FARALLON CONSULTING

Washington
Issaquah | Bellingham | Seattle

Oregon
Portland | Baker City

California
Oakland | Folsom | Irvine

August 21, 2020

Mr. Michael R. Warfel, Cleanup Project Manager
Washington State Department of Ecology
Northwest Regional Office, Toxics Cleanup Program
3190 160th Avenue Southeast
Bellevue, Washington 98008-5452

RE: REMEDIAL INVESTIGATION/FEASIBILITY STUDY REPORT AND CLEANUP ACTION PLAN
BELLEVUE PLAZA PROPERTY
117 106TH AVENUE NORTHEAST
BELLEVUE, WASHINGTON
FARALLON PN: 397-034

Dear Mr. Warfel:

Farallon Consulting, L.L.C. (Farallon) has prepared this letter on behalf of Bellevue Investors I LLC (Bellevue Investors) to provide the Washington State Department of Ecology (Ecology) with the *Remedial Investigation/Feasibility Study Report and Cleanup Action Plan* prepared by Farallon dated August 21, 2020, prepared by Farallon (collectively herein referred to as the CAP) for the properties at 117 106th Avenue Northeast, 10502 Main Street, and 10510 Main Street in Bellevue, Washington (herein referred to as the Bellevue Plaza Property) (Attachment A).

The enclosed CAP was prepared to provide supplemental information to Ecology to further support Bellevue Investor's response to the Ecology letter regarding Preliminary Determination of Liability for Release of Hazardous Substances at the following Contaminated Site: Name, Bellevue Plaza Solvent Plume; 117 106th Avenue Northeast, Bellevue WA 98004; Cleanup Site ID, 15145; Facility Site ID, 60393; County Assessor's Parcel Numbers, 154410-0352, 154410-0353 dated June 15, 2020, from Mr. Michael Warfel to Bellevue Investors (PLP Notice Letter). Bellevue Investors initial response to the PLP Notice Letter was provided to Ecology in the letter regarding Preliminary Determination of Liability, Bellevue Plaza Solvent Plume Site dated August 14, 2020, prepared on behalf of Bellevue Investors by Michael L. Dunning, Perkins Coie LLP.

The CAP includes a description of the technical elements completed for an Remedial Investigation and Feasibility Study sufficient to support the selection and implementation of a permanent cleanup solution in accordance with MTCA requirements for the independent cleanup action, which is currently being performed in conjunction with redevelopment of the Bellevue Plaza Property.

Farallon is providing this information now to help Ecology better understand documented conditions at the Bellevue Plaza Property and at the Town and Country Cleaners and Kwik Cleaners source sites to help advance discussions relating to the PLP notifications and pending Agreed Order discussions. Please contact the undersigned at (425) 295-0804 if you have questions or require additional information.

Sincerely,

Farallon Consulting, L.L.C.

J. Riley Conkin, L.G., L.H.G.
Principal Geologist

Attachment A, Remedial Investigation/Feasibility Study Report and Cleanup Action Plan, Bellevue Plaza Property, August 21, 2020

cc: Bob Warren, Ecology, Toxics Cleanup Program
Nick Lenington, Bellevue Investors I LLC
Jim Broadlick, Bellevue Investors I LLC
Lisa Lui, Bellevue Investors I LLC
Michael L. Dunning, Perkins Coie LLP

JRC:cm

ATTACHMENT A

REMEDIAL INVESTIGATION/FEASIBILITY STUDY REPORT AND CLEANUP ACTION PLAN
Bellevue Plaza Property
117 106th Avenue Northeast
Bellevue, Washington

Farallon PN: 397-034

FARALLON CONSULTING

Washington
Issaquah | Bellingham | Seattle
Oregon
Portland | Baker City
California
Oakland | Folsom | Irvine

REMEDIAL INVESTIGATION/FEASIBILITY STUDY REPORT AND CLEANUP ACTION PLAN

BELLEVUE PLAZA PROPERTY
117 106TH AVENUE NORTHEAST, 10502 MAIN STREET, AND 10510 MAIN STREET
BELLEVUE, WASHINGTON

Submitted by:
Farallon Consulting, L.L.C.
975 5th Avenue Northwest
Issaquah, Washington 98027

Farallon PN: 397-034

For:
Bellevue Investors I LLC
505 5th Avenue South, Suite 900
Seattle, Washington 98104

August 21, 2020

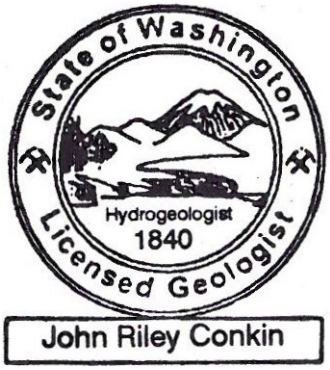
Prepared by:

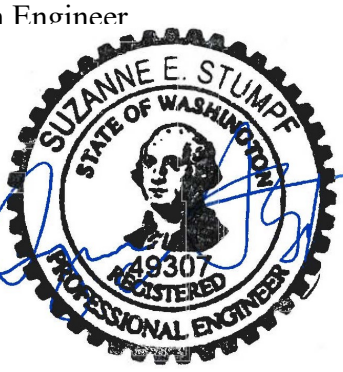
Logan S. Schumacher, L.G.
Project Geologist

Suzy Stumpf, P.E.
Senior Design Engineer

Reviewed by:

J. Riley Conkin, L.G., L.H.G.
Principal Geologist





CONTENT

FIGURES

TABLES

APPENDICES

ACRONYMS AND ABBREVIATIONS

ARARs	applicable or relevant and appropriate requirements
bgs	below ground surface
Bellevue Investors	Bellevue Investors I LLC
Bellevue Plaza Property	property at 117 106th Avenue Northeast in Bellevue, Washington
BTEX	benzene, toluene, ethylbenzene, and total xylenes
CAP	Remedial Investigation/Feasibility Study Report and Cleanup Action Plan
CFR	Code of Federal Regulations
COC	constituents of concern
COPC	constituent of potential concern
DCA	dichloroethane
DCE	dichloroethene
Drago Wrap	Drago Wrap Vapor Intrusion Barrier
DRO	total petroleum hydrocarbons as diesel-range organics
Ecology	Washington State Department of Ecology
Ecology Guidance	Draft *Guidance for Evaluating Soil Vapor Intrusion in Washington State: Investigation and Remedial Action* revised February 2016, prepared by Washington State Department of Ecology
EPA	U.S. Environmental Protection Agency
ESA	Environmental Site Assessment
Farallon	Farallon Consulting, L.L.C.
FS	Feasibility Study
GRO	total petroleum hydrocarbons as gasoline-range organics
HASP	Health and Safety Plan
HVOC	halogenated volatile organic compound
µg/l	micrograms per liter
mg/kg	milligrams per kilogram
MTCA	Washington State Model Toxics Control Act
NAVD88	North American Vertical Datum of 1988
NPDES	National Pollution Discharge Elimination System

NFA	No Further Action
OnSite	OnSite Environmental Inc. of Redmond, Washington
ORO	total petroleum hydrocarbons as oil-range organics
PCE	tetrachloroethene
PCS	petroleum-contaminated soil
Phase I ESA Report	*Phase I Environmental Site Assessment Report, Bellevue Plaza Shopping Center, 117 106th Avenue Northeast, Bellevue, Washington* dated March 1, 2016 and *Phase I Environmental Site Assessment Report, 10502 and 10510 Main Street, Bellevue, Washington* dated February 12, 2018, prepared by Farallon Consulting, L.L.C.
PID	photoionization detector
QA/QC	quality assurance/quality control
RCRA	Resource Conservation and Recovery Act
RCW	Revised Code of Washington
RI	Remedial Investigation
TCE	trichloroethene
TEE	Terrestrial Ecological Evaluation
TPH	total petroleum hydrocarbons
UST	underground storage tank
VCP	Voluntary Cleanup Program
VOC	volatile organic compound
WAC	Washington Administrative Code

1.0 INTRODUCTION

Farallon Consulting, L.L.C. (Farallon) has prepared this Remedial Investigation/Feasibility Study Report and Cleanup Action Plan (collectively referred to herein as the CAP) on behalf of Bellevue Investors I LLC (Bellevue Investors) for the properties at 117 106th Avenue Northeast, 10502 Main Street, and 10510 Main Street in Bellevue, Washington (herein referred to as the Bellevue Plaza Property) (Figures 1 and 2). The purpose of the CAP is to provide a final cleanup alternative for the Bellevue Plaza Property that is consistent with the Washington State Model Toxics Control Act (MTCA), Revised Code of Washington (RCW) 70.105D and its implementing regulation in Chapter 173-340 of the Washington Administrative Code (WAC), to describe the planned permanent remedial action and to provide protocols for managing contaminated and potentially contaminated media that will be encountered during the planned permanent remedial action at the Bellevue Plaza Property. This CAP was prepared to address items required by the Washington State Department of Ecology (Ecology) Toxics Cleanup Program and listed in the *Remedial Investigation Checklist* (Ecology 2016c), *Feasibility Study Checklist* (Ecology 2016b), and *Cleanup Action Plan Checklist* (Ecology 2016a).

The Bellevue Plaza Property consists of King County Parcel Nos. 154410-0348, 154410-0351, 154410-0352, and 154410-0362, which total 171,463 square feet of land. Parcel No. 154410-0348 is developed with a 1,792-square-foot, one-story, wood-framed building constructed in 1989 and currently occupied by Jiffy Lube, Inc. (Jiffy Lube parcel), which is located on the southeastern portion of the Bellevue Plaza Property and associated with the address at 10510 Main Street in Bellevue, Washington (Figure 2). Parcel No. 154410-0351 is developed with a 3,355-square-foot, one-story masonry building constructed in 1952 and currently occupied by Security Safe & Lock, Inc. (Locksmith parcel), which is located on the southwestern portion of the Bellevue Plaza Property and associated with the address at 10502 Main Street in Bellevue, Washington (Figure 2).

Parcel Nos. 154410-0352 and 154410-0362 are developed with a 60,844-square-foot, two-story masonry building with paved parking areas developed in the late 1950s and early 1960s, and comprise the northern portion of the Bellevue Plaza Property. The building currently is occupied by 18 retail, restaurant, and fitness tenants that use the building for office space, retail sales, restaurant and dining spaces, and fitness studios (Bellevue Plaza Shopping Center parcels), and is located on the central and northern portions of the Bellevue Plaza Property and generally associated with the address at 117 106th Avenue Northeast in Bellevue, Washington (Figure 2). All three buildings are surrounded by asphalt-paved parking areas. Bellevue Investors purchased the Bellevue Plaza Property assemblage between 2016 and 2018.

The results of a comprehensive Remedial Investigation (RI) completed between 2016 and 2020 at the Bellevue Plaza Property indicate a localized area of soil and groundwater containing total petroleum hydrocarbons (TPH) as diesel-range organics (DRO), as oil-range organics (ORO), and/or as gasoline-range organics (GRO) at concentrations exceeding the MTCA Method A cleanup levels on the southeastern portion of the Bellevue Plaza Property (Figures 2 and 3). The halogenated volatile organic compound (HVOC) 1,2-dichloroethane (1,2-DCA) also was detected

at concentrations exceeding the MTCA Method A cleanup level in groundwater samples collected from two monitoring wells installed on the southeastern portion of the Bellevue Plaza Property (Figure 2). The nature of the DRO, ORO, GRO, and/or 1,2-DCA concentrations exceeding the MTCA Method A cleanup levels is likely from confirmed and suspected releases from the historical gasoline service station operations and/or the more recent automotive service facility operations associated with the Jiffy Lube parcel on the southeastern portion of the Bellevue Plaza Property (Figure 4).

In addition, several localized areas of HVOC-contaminated soil and groundwater have been identified on the western portion of the Bellevue Plaza Property, including HVOC-contaminated soil and groundwater on the up-gradient, northwestern portion of the Bellevue Plaza Property. Based on groundwater elevations calculated using depth-to-water measurements taken on multiple events during the RI in monitoring wells on the Bellevue Plaza Property and on an adjacent property to the north, the interpreted groundwater flow direction beneath the majority of the Bellevue Plaza Property is generally toward the south (Figures 5 and 5A). Based on groundwater quality sampling results and interpreted flow direction, these data indicate the migration of HVOCs, specifically, the dry cleaning solvent tetrachloroethene (PCE) and associated degradation compounds trichloroethene (TCE), cis 1,2-dichloroethene (cis-1,2-DCE), and/or vinyl chloride at concentrations exceeding MTCA cleanup levels, from an up-gradient off-property source to the north of the Bellevue Plaza Property. The sources of the PCE and associated degradation compounds are consistent with the confirmed release(s) of PCE and subsequent migration from a dry cleaning facility north of the Bellevue Plaza Property identified as the Town and Country Cleaners Site located at 310 105th Avenue Northeast in Bellevue, Washington (Figures 2 and 5A).

Farallon performed a subsurface investigation in the alley right-of-way on the eastern side of the Town and Country Cleaners building in July 2020 (Figure 2). The July 2020 subsurface investigation included soil gas, soil, and groundwater monitoring well installation and sampling. PCE was detected at elevated concentrations ranging from 38,000 to 110,000 micrograms per cubic meter, which exceeds the MTCA Method B screening level for a default residential setting by over 350 percent, confirming the presence of a high concentration HVOC source at the Town and Country Cleaners Site (Figure 6A). Further, HVOCs also were detected at concentrations exceeding MTCA cleanup levels and/or screening levels in soil and groundwater samples collected from monitoring wells installed the alley right-of-way on the eastern side of the Town and Country Cleaners building (Figures 7B and 10). These data are consistent with and confirm the continued release and migration of PCE and associated degradation products from a source(s) on the Town and Country Cleaners Site in soil gas, soil, and groundwater. According to Ecology, the Town and Country Cleaners Site was assigned Ecology Facility Site Identification No. 2319 (Appendix A).

A localized area of HVOC-contaminated soil and groundwater also is present on the southwestern portion of the Bellevue Plaza Property. The available data indicate migration of HVOCs from an off-property source to the west of the Bellevue Plaza Property, and are consistent with the confirmed release(s) and migration of the dry cleaning solvent PCE from a former dry cleaning facility located on the west-adjacent property and recently identified in Ecology records as Kwik Cleaners, formerly located at 10456 Main Street in Bellevue, Washington (Figures 2 and 4).

According to Ecology records, the former Kwik Cleaners Site was located on the southeastern portion of the Ernst Home Center Bellevue Way Site located at 44 Bellevue Way Northeast, and was assigned Ecology Facility Site Identification No. 21152971 (Appendix B).

An RI and focused feasibility study (FS) were conducted to satisfy requirements of MTCA (WAC 173-340-350) and to support the selection of a permanent remedial action alternative for the Bellevue Plaza Property. During due diligence for the acquisition of the Bellevue Plaza Property, which was conducted between 2016 and 2018, Farallon conducted Phase I Environmental Site Assessments (ESAs) of the Bellevue Plaza Property on behalf of Bellevue Investors in March 2016 and February 2018. Based on the results of the Phase I ESAs, a comprehensive multi-phase RI was performed between 2016 and 2020 to complete the RI for the Bellevue Plaza Property.

The purpose of the RI was to evaluate the potential release of constituents of potential concern (COPCs) identified for the Bellevue Plaza Property due to current and/or historical operations on the Bellevue Plaza Property, and to evaluate the potential release and migration of COPCs to the Bellevue Plaza Property from current and/or former operations on properties in the vicinity of the Bellevue Plaza Property. The COPCs identified for the Bellevue Plaza Property included: DRO; ORO; GRO; benzene, toluene, ethylbenzene, and total xylenes (BTEX); HVOCs; and Resource Conservation and Recovery Act (RCRA) metals (silver, arsenic, barium, cadmium, chromium, mercury, lead, and selenium).

Based on the results of the RI completed at the Bellevue Plaza Property, soil gas, soil, and groundwater have been identified as the media of concern. DRO, ORO, GRO, BTEX, and the HVOCs PCE, TCE, 1,2-DCE, vinyl chloride, and 1,2-DCA have been identified as the constituents of concern (COCs) at the Bellevue Plaza Property.

Sufficient data have been obtained at the Bellevue Plaza Property to proceed with selection, design, and implementation of a permanent remedial action in accordance with MTCA. The permanent remedial action for the Bellevue Plaza Property was implemented during March 2020 in conjunction with early redevelopment construction activities, which were temporarily paused during March 2020 in response to Governor Inslee's COVID-19 Response February 29, 2020 Stay Home Stay Safe Order. Redevelopment construction and remedial activities were resumed at the Bellevue Plaza Property on May 4, 2020 consistent with Governor Inslee's April 24, 2020 determination to allow construction projects to re-start.

Activities at the Bellevue Plaza Property since the re-start in May 2020 include excavation for utility replacement work on the western portion of the Bellevue Plaza Property, shoring installation and installation of temporary dewatering measures, and initiation of mass excavation on the southern portion of the Bellevue Plaza Property. The overall remedial action for the Bellevue Plaza Property includes: removal of COCs in soil exceeding MTCA Method A cleanup levels to the maximum extent practicable by excavation, transport, and disposal at approved permitted facilities off the Bellevue Plaza Property; reduction of COCs in groundwater exceeding MTCA Method A cleanup levels to the maximum extent practicable by temporary dewatering, treatment, and discharge during construction to either the stormwater or sanitary sewer systems; and installation of long-term permanent groundwater and vapor mitigation barrier systems beneath and adjacent to the new

underground parking garage followed by compliance groundwater monitoring for natural attenuation.

This CAP includes a description of the technical elements completed for an RI and FS sufficient to support the permanent cleanup solution implemented in accordance with MTCA requirements for a cleanup action. Excavation of contaminated soil and dewatering of affected groundwater during redevelopment, and installation of long-term permanent groundwater and vapor mitigation barrier systems beneath and adjacent to the new underground parking garage will provide a permanent cleanup solution to the maximum extent practicable for the Bellevue Plaza Property. The long-term permanent groundwater and vapor barrier systems will eliminate the risk of exposure to HVOC-contaminated groundwater and/or soil vapor intrusion to indoor air by allowing continued migration of HVOC-contaminated groundwater released at the adjacent Town and Country Cleaners Site and former Kwik Cleaner Site along the natural groundwater flow path beneath the western portion of the Bellevue Plaza Property until the confirmed HVOC sources migrating from the adjacent Town and Country Cleaners Site and former Kwik Cleaner Site are remediated.

The cleanup action for the Bellevue Plaza Property is currently being conducted as an independent remedial action pursuant to WAC 173-340-515 and 173-340-545 to address the affected media to the maximum extent practicable in accordance with applicable requirements of MTCA, including providing Ecology with information on the Bellevue Plaza Property and remedial action and providing public notification prior to initiating the selected remedial action. Remedial activities also will meet the threshold requirements of WAC 173-340-360 to protect human health and the environment, comply with cleanup standards, and comply with applicable state and federal laws. Upon completion of remedial activities, Bellevue Investors will provide Ecology with information on the completed permanent cleanup action at the Bellevue Plaza Property.

1.1 PURPOSE

Known and suspected areas with environmental concerns at the Bellevue Plaza Property have been sufficiently characterized to support the development and implementation of the permanent remedial action. However, the potential exists for limited areas of uncharacterized soil and/or groundwater contamination to be encountered during redevelopment activities. The purpose of this CAP is to:

- Summarize results of the RI and FS, including: the nature and extent of the confirmed source of contamination originating on the Bellevue Plaza Property; the nature and extent of contamination migrating onto the Bellevue Plaza Property from off-property sources; development of a conceptual site model for the Bellevue Plaza Property and vicinity; focused evaluation of feasible cleanup alternatives; and selection of a feasible cleanup alternative and identification of cleanup standards;
- Describe the selected cleanup action and its implementation;
- Provide guidance for the identification of potentially contaminated media;

- Describe procedures for the segregation and temporary storage of confirmed and/or potentially contaminated media and, as necessary, treatment and/or disposal off of the Bellevue Plaza Property;
- Provide protocols for sampling and analysis of confirmed and/or potentially contaminated media;
- Describe treatment and/or disposal options for contaminated media;
- Describe the installation and operation of long-term permanent groundwater and vapor barrier systems and associated compliance monitoring and reporting; and
- Present the requirements for documentation of the contaminated media, sampling, analysis, and treatment and/or disposal of contaminated media encountered during Bellevue Plaza Property redevelopment activities.

1.2 ORGANIZATION

This CAP has been organized as follows.

- **Section 2, Bellevue Plaza Property and Vicinity Background,** provides a description of the Bellevue Plaza Property and environmental setting, and a summary of the Bellevue Plaza Property geology and hydrogeology.
- **Section 3, Previous Environmental Investigations,** provides a summary of previous investigations conducted at the Bellevue Plaza Property.
- **Section 4, Remedial Investigation,** provides a summary of the RI field program and results.
- **Section 5, Conceptual Site Model,** provides a summary of the conceptual site model for the Bellevue Plaza Property, including a summary of confirmed and suspected contaminated areas. Section 5 also includes other technical elements that include identification of applicable or relevant and appropriate requirements (ARARs), a description of COCs and media of concern, a summary of results of a Terrestrial Ecological Evaluation (TEE), and identification of cleanup standards.
- **Section 6, Feasibility Study,** provides a summary of the scope of work and results of the focused FS, presents potentially feasible cleanup action alternatives for the Bellevue Plaza Property, and identifies the cleanup action alternative recommended for implementation at the Bellevue Plaza Property and the rationale for its selection.
- **Section 7, Cleanup Action,** provides the protocols for CAP implementation, including: the identification, sampling, analysis, segregation, storage, treatment, and off-property disposal of contaminated soil; management of the temporary dewatering system, including treatment of contaminated groundwater and discharge during construction; installation of permanent groundwater and vapor barrier mitigation systems beneath and adjacent to the new underground parking garage; and implementation of a compliance groundwater

monitoring program and operation and maintenance plans for the mitigation systems post-construction. Section 7 also describes the documentation requirements for fieldwork.

- **Section 8, References,** provides a listing of source materials used in preparing the CAP.
- **Section 9, Limitations,** provides Farallon's standard limitations.

2.0 BELLEVUE PLAZA PROPERTY AND VICINITY BACKGROUND

This section provides a description of the Bellevue Plaza Property features and location; a summary of historical and current property use for the Bellevue Plaza Property and relevant adjacent properties; and a description of the local geology, hydrogeology, and land use pertaining to the Bellevue Plaza Property.

2.1 BELLEVUE PLAZA PROPERTY DESCRIPTION

The Bellevue Plaza Property consists of King County Parcel Nos. 154410-0348, 154410-0351, 154410-0352, and 154410-0362, which total 171,463 square feet of land. Parcel No. 154410-0348 is developed with a 1,792-square-foot, one-story, wood-framed building constructed in 1989 and currently occupied by Jiffy Lube, Inc. (Jiffy Lube parcel), which is located on the southeastern portion of the Bellevue Plaza Property and associated with the address at 10510 Main Street in Bellevue, Washington (Figures 2 and 3). Parcel No. 154410-0351 is developed with a 3,355-square-foot, one-story masonry building constructed in 1952 and currently occupied by Security Safe & Lock, Inc. (Locksmith parcel), which is located on the southwestern portion of the Bellevue Plaza Property and associated with the address at 10502 Main Street in Bellevue, Washington (Figure 2). Parcel Nos. 154410-0352 and 154410-0362 are developed with a 60,844-square-foot, two-story masonry building with paved parking areas developed in the late 1950s and early 1960s. The building currently is occupied by 18 retail, restaurant, and fitness tenants that use the building for office space, retail sales, restaurant and dining spaces, and fitness studios (Bellevue Plaza Shopping Center parcels), and is located on the central and northern portions of the Bellevue Plaza Property and generally associated with the address at 117 106th Avenue Northeast in Bellevue, Washington (Figure 2).

All three buildings are surrounded by asphalt-paved parking areas. Access to the Bellevue Plaza Property is gained from Northeast 2nd Street to the north, 105th Avenue Northeast to the west, Main Street to the south, and 106th Avenue Northeast to the east.

The Bellevue Plaza Property is in a commercial/residential area of downtown Bellevue. Bellevue Plaza Property topography is relatively flat and generally slopes toward the south. The approximate surface elevation of the Bellevue Plaza Property is 94 feet North American Vertical Datum of 1988 (NAVD88).

The Jiffy Lube parcel originally was developed with a gasoline service station in 1964 (Figure 4). The gasoline service station, dispensers, and underground storage tanks (USTs) were removed in 1988 and the current commercial building was developed in 1989. City directory listings for the Bellevue Plaza Property address included Prestige Stations/Hal's Richfield Service Station from 1964 to 1988, Jiffy Lube International Inc. in 1989, and Oil Express Inc. in 2000 and 2005. The Locksmith parcel was originally developed with the current commercial building in 1952. City directory listings for the Bellevue Plaza Property address included The Coach House in 1971, Bellevue Auto in 1976, and Security Safe & Lock Inc from 1987 to the present (Farallon 2016, 2018a).

2.2 ADJACENT PROPERTIES

Adjacent properties were depicted as undeveloped wooded land since at least the early 1940s with the exception of some commercial businesses fronting Bellevue Way, west of the Bellevue Plaza Property. According to Sanborn maps, a gasoline service station and oil facility was present approximately 375 feet west-southwest of the Bellevue Plaza Property from at least 1944 through 1955 (Figure 4). According to Sanborn maps, by at least 1955, two auto sales and repair facilities with gasoline service stations were present approximately 340 feet west of and south-adjacent to the Bellevue Plaza Property.

By the 1950s, commercial businesses were developed north and south of the Bellevue Plaza Property across Northeast 2nd Street and Main Street, respectively. From the early 1960s to the early 2000s, all adjacent properties were developed with commercial businesses. From 2005 to the present, the northeast-adjacent property across 106th Avenue Northeast and properties south of the Bellevue Plaza Property across Main Street were developed with mixed-use commercial and residential buildings. City directory listings for adjacent properties included Rite Aid Pharmacy, 24 Hour Fitness, and Pacific Tower Cleaners east and northeast of the Bellevue Plaza Property from 1999 to the present (Farallon 2016, 2018a).

During Farallon's (2016, 2018a) Phase I ESAs and subsequent review of additional information obtained from Ecology records, five former and/or current dry cleaning operations were identified as confirmed or potential sources of the HVOC contamination present on the Bellevue Plaza Property. Summaries of the former and/or current dry cleaning operations identified in the Bellevue Plaza Property vicinity, including available characterization and/or cleanup information, are provided below:

- Town and Country Cleaners Site located north of the Bellevue Plaza Property at 310 105th Avenue Northeast in Bellevue, Washington (Figures 2 and 5). Ecology documents reviewed by Farallon confirmed the release of PCE to soil on the eastern portion of the Town and Country Cleaners Site at elevated concentrations of up to 67 milligrams per kilogram (mg/kg), exceeding the MTCA cleanup level in late 1989 (Appendix A). The releases were reportedly the result of the storage of PCE still bottoms derived from the dry cleaning operation, which were stored in containers outside the eastern side of the building. A limited shallow subsurface investigation was conducted in early 1990 following discovery of the PCE release that included only shallow soil sampling in a localized area on the eastern portion of the property. Subsequently, a small excavation of approximately 3 cubic yards was performed at the property in the early 1990s. PCE was present in soil samples collected at the final limits of the localized excavation area. In October 1990, three shallow 2-inch-diameter vapor probes were installed to depths of approximately 15 feet bgs in the alley on the eastern side of the building. PCE was detected in the soil samples collected from the vapor probe borings. However, no further investigation of soil and/or groundwater was performed at that time. A No Further Action (NFA) determination was obtained in January 1997 from the Seattle-King County Department of Public Health for the Town and Country Cleaners Site based on the results of the limited excavation performed in 1990. In 2008, a Local Source Control Partnership Site report was prepared

by Ecology in response to improper disposal of waste from the dry cleaning operations at the Town and Country Cleaners Site to the sanitary sewer. According to the report, the issue was resolved and Ecology did not recommend any further action to evaluate the issue.

Farallon performed a subsurface investigation in the alley right-of-way on the eastern side of the Town and Country Cleaners building in July 2020. The July 2020 subsurface investigation included soil gas, soil, and groundwater monitoring well installation and sampling. PCE was detected at elevated concentrations ranging from 38,000 to 110,000 micrograms per cubic meter, which exceeds the MTCA Method B screening level for a default residential setting by over 350 percent, confirming the presence of a high concentration HVOC source at the Town and Country Cleaners Site (Figure 6A). Further, HVOCs also were detected at concentrations exceeding MTCA cleanup levels and/or screening levels in soil and groundwater samples collected from monitoring wells installed the alley right-of-way on the eastern side of the Town and Country Cleaners building (Figures 7B and 10). These data are consistent with and confirm the continued release and migration of PCE and associated degradation products from a source(s) on the Town and Country Cleaners Site in soil gas, soil, and groundwater.

- Michael's Fine Dry Cleaners (Michael's Cleaners Parcel) is northeast of the Bellevue Plaza Property at 217 106th Avenue Northeast in Bellevue, Washington (Figure 2). Farallon performed multiple phases of subsurface investigation at this property and several adjacent properties in 2017 and 2020 (herein identified as the Taco Time/Michael's Property Assemblage). Soil gas, soil, and groundwater sampling performed south- and west-adjacent to the dry cleaning operations on the Michael's Cleaners Parcel for petroleum hydrocarbons and HVOCs were reported non-detect or at concentrations less than the MTCA cleanup levels and/or screening levels in soil gas, soil, and groundwater samples. However, soil and groundwater samples collected from additional monitoring wells installed in July 2020 on the western portion of the Taco Time/Michael's Property Assemblage detected concentrations of HVOCs in soil and groundwater exceeding MTCA Method A cleanup levels consistent with migration from the confirmed source(s) on the up-gradient Town and Country Cleaners Site.
- Pacific Tower Cleaners Site, identified as Ecology Voluntary Cleanup Program (VCP) No. NW2394, located east of the Bellevue Plaza Property at 166 106th Avenue Northeast in Bellevue, Washington (Figures 2 and 5). A confirmed release of PCE to soil was identified at the Pacific Cleaners Site in 2008. According to available information for the site, soil was the only affected medium at the site. Subsequently, Ecology issued an NFA determination for the site in 2017, which includes an environmental covenant with institutional and engineering controls to address residual PCE-contaminated soil left in-place beneath the existing building. HVOCs were reported non-detect in groundwater samples collected from a single well installed proximate to the PCE source area.
- Kwik Cleaners Site formerly located on the west-adjacent property at 10456 Main Street in Bellevue, Washington (Figures 2 and 4). According to Ecology records obtained in September 2019, recent subsurface investigations performed by others in 2018 at the west-

adjacent Kwik Cleaners Site confirmed the release of PCE to soil and groundwater (Appendix B).

- Ultra Custom Cleaners Main Street Site (also known as Alamo Manhattan Main Street Site, identified as Ecology VCP Project No.: NW2811) formerly located on the south-adjacent property at 10505 and 10507 Main Street in Bellevue, Washington (Figure 4). Petroleum hydrocarbon and PCE sources were confirmed in soil and groundwater at the site in 2012. A cleanup action, including source removal by excavation, was conducted during redevelopment of the site in 2013. Residual PCE soil and groundwater contamination exceeding MTCA cleanup levels was left in-place following completion of the source removal excavations. Ecology issued an NFA determination for the site in July 2017, which includes an environmental covenant with institutional and engineering controls to address residual PCE-contaminated soil and groundwater left in-place beneath the existing building.

2.3 GEOLOGY AND HYDROGEOLOGY

The Bellevue Plaza Property is in southern downtown Bellevue, Washington, in the eastern Puget Lowland region. Surficial geology in the Bellevue Plaza Property vicinity generally consists of glacial till, sands, and gravels. The glacial till consists of dense gravelly sandy silt to silty sand with varied quantities of clay and scattered cobbles and boulders. These glacially derived materials were deposited by the Cordilleran Ice Sheet during the Vashon Stade of glaciation.

The general stratigraphy at the Bellevue Plaza Property consists of a fill layer comprising sand and silty sand of variable thickness from a depth of approximately 4 to 7 feet below ground surface (bgs). The fill is underlain primarily by silty sand to depths ranging from approximately 15 to 25 feet bgs underlain by silt and silty sand to depths ranging from 25 to 95 feet bgs and poorly graded sand to the maximum depth explored of approximately 120 feet bgs. Boring logs and monitoring well construction details are provided in Appendix C.

A first-encountered groundwater-bearing zone is present at an average depth of approximately 38 feet bgs in borings advanced at the Bellevue Plaza Property (Figures 2). Groundwater was measured at depths ranging from 23.51 to 46.98 feet bgs (elevations ranging from 59.81 to 46.05 feet NAVD88) in monitoring wells FMW-1 through FMW-19 and MW-1 through MW-4 at the Bellevue Plaza Property during multiple groundwater monitoring events between 2016 and 2019 (Table 1). Based on groundwater elevations calculated using the depth to water measured during multiple groundwater events between 2016 and 2019 in monitoring wells on the Bellevue Plaza Property and on an adjacent property to the north, the interpreted groundwater flow direction beneath the majority of the Bellevue Plaza Property is generally toward the south with a groundwater divide or confluence present beneath the Jiffy Lube and Locksmith parcels on the southern portion of the Bellevue Plaza Property where the groundwater flow direction varies from northerly to westerly (Figures 5 and 5A; Table 1). The groundwater divide or confluence on the southern portion of the Bellevue Plaza Property is likely the result of recharge from higher elevation areas proximate to the south and east of the Bellevue Plaza Property.

2.4 GROUNDWATER USE

City of Bellevue water is acquired through the Cascade Water Alliance, which purchases water from the City of Seattle. The water is sourced from the Cedar River and South Fork Tolt River watersheds. There are no drinking water supply wells within a 1-mile radius of the Bellevue Plaza Property (Farallon 2016, 2018a). Groundwater at the Bellevue Plaza Property is not used as a drinking water source.

3.0 PREVIOUS ENVIRONMENTAL INVESTIGATIONS

This section describes previous investigations conducted at the Bellevue Plaza Property by Farallon and others. Additional information pertaining to the investigation activities are provided in the referenced documents.

3.1 JIFFY LUBE PARCEL – 1987 AND 1988

A subsurface investigation was performed on the Jiffy Lube parcel by Brown and Caldwell Consulting Engineers in 1987 and is summarized in the letter regarding Transmittal of Soil Sample Analytical Results for Arco Service Station 5239 in Bellevue, Washington dated August 13, 1987, from Messrs. Glen M. Wyatt and George D. Chouinard of Brown and Caldwell Consulting Engineers (1987) to Mr. Craig S. Baker of Ecology (Appendix D). Five borings were advanced on the Bellevue Plaza Property during the 1987 investigation (Figure 4). Total fuel hydrocarbons were detected at a concentration of 390 mg/kg in a soil sample collected from boring B4 at a depth of 23.5 to 24.0 feet bgs, which exceeded the Ecology cleanup level at the time (Figure 4).

During 1988, a limited excavation was performed on the eastern portion of the Jiffy Lube parcel as part of the redevelopment activities for the new Jiffy Lube, Inc. building basement (Figures 3 and 4). Petroleum product lines were discovered and removed during the excavation activities. According to the letter regarding Hydrocarbons Test Results, Proposed Jiffy Lube, NW Corner Main Street and 106th Street, Bellevue, Washington dated September 30, 1988, from Messrs. Douglas P. Dayton and Terry L. Giles of Giles Engineering Associates, Inc. (1988) to Mr. Jim Borden of Jiffy Lube International, Inc., approximately 5 to 15 gallons of petroleum fuel was released into the excavation (Appendix D). Due to observations of petroleum odors in the excavated soil, two soil stockpiles were temporarily present on the western portion of the Jiffy Lube parcel and were sampled for TPH, benzene, toluene, and xylenes. Soil samples collected from the stockpiles contained concentrations of TPH, benzene, toluene, and xylenes that exceeded the Ecology soil cleanup levels at the time. According to Giles Engineering Associates, Inc. (1988), the soil excavated during the redevelopment activities in 1988 was temporarily stockpiled on the Jiffy Lube parcel, tilled, and then hauled off the Bellevue Plaza Property for disposal as clean soil. No documentation of performance or confirmation soil sampling from the final limits of the redevelopment excavation area was provided. In addition, Farallon has not been provided waste disposal documentation for the soil hauled off the Bellevue Plaza Property.

3.2 PHASE I ENVIRONMENTAL SITE ASSESSMENTS – 2016 AND 2018

Farallon completed two Phase I ESAs during the acquisition of the Bellevue Plaza Property assemblage on behalf of Bellevue Investors in March 2016 and February 2018, pursuant to the processes outlined in ASTM International Standard E1527-13. The results from the Phase I ESAs were documented in the *Phase I Environmental Site Assessment Report, Bellevue Plaza Shopping Center, 117 106th Avenue Northeast, Bellevue, Washington* dated March 1, 2016 (Farallon 2016) and *Phase I Environmental Site Assessment Report, 10502 and 10510 Main Street, Bellevue, Washington* dated February 12, 2018, prepared by Farallon (2018a) (Phase I ESA Report).

Historically, the Bellevue Plaza Shopping Center parcels were undeveloped wooded land from at least the early 1940s through the mid-1950s. By the late 1950s through the mid-1960s, the Bellevue Plaza Shopping Center parcels had been developed in several phases as the two-story Bellevue Plaza Shopping Center (Figure 4). Initially, the northern portion of the Bellevue Plaza Shopping Center was an unpaved vacant lot that was developed with asphalt-paved parking areas in the late 1960s and with a fully paved parking area by the late 1970s. The Bellevue Plaza Shopping Center has remained relatively unchanged from the mid-1960s to the present and has been occupied by several commercial businesses. City directory listings for the Bellevue Plaza Shopping Center addresses from the 1960s through the 1980s included Montgomery Ward, Ernst Hardware, Color Tile, Pogacha Restaurant, and Pic-A-Dilly Fashions; and from the 1990s to late 2019 included Parker Paint, Evangel Bookstore, Great Clips, Aqua Quip, Deli of Europe, Moms and Tots, and Mamasan Restaurant.

Historically, the Locksmith and Jiffy Lube parcels appeared to be undeveloped and vegetated in the mid-1940s. The Locksmith building was constructed in 1952 as a car sales facility showroom, and was apparent in the 1955 aerial photograph reviewed. The Locksmith parcel building was remodeled in 1958, and in 1960 to include a repair garage. By at least 1965, the Locksmith parcel building appeared in its most recent configuration and was surrounded by vehicles prior to demolition in May 2020 (Figure 4).

According to historical assessor information reviewed by Farallon, a gasoline service station was constructed on the southeastern portion of the Bellevue Plaza Property on the Jiffy Lube parcel in 1973 that included four pump islands, pump and dispenser piping, and associated USTs (Figure 4). The southeastern portion of the Bellevue Plaza Property appeared developed with a building and a separate canopy-covered area on the southeastern portion of the Jiffy Lube parcel, both associated with a gasoline service station. By at least 1977, the building on the Jiffy Lube parcel appeared to have been remodeled, and the southeastern canopied area appeared to have been removed from the building (Figure 4). According to records reviewed at the City of Bellevue, Washington, concentrations of petroleum hydrocarbons were detected in several soil samples collected during demolition of the gasoline service station in approximately 1988. The more recent Jiffy Lube parcel building was constructed in 1989, and the Bellevue Plaza Property has appeared relatively unchanged until demolition in May 2020 (Figures 2 and 3).

City directory listings for the Locksmith parcel building address included The Coach House in 1971, Bellevue Auto in 1976, and Security Safe & Lock Inc from 1987 to the present. City directory listings for the Jiffy Lube parcel building address included Oil Express Inc in 2010, and Prestige Stations/Hal's Richfield Service Station from 1964 to the late 1990s. Jiffy Lube International Inc was listed at 10501 Main Street in 1995, and Oil Express Inc in 2000 and 2005.

The Phase I ESA Report identified the following recognized environmental conditions in connection with the Bellevue Plaza Property:

- The potential migration of hazardous substances to the Bellevue Plaza Property from former and/or current operations at properties in the vicinity of the Bellevue Plaza Property;

- The potential release of hazardous substances associated with historical operations on the Bellevue Plaza Property, including former auto repair operations at the Locksmith parcel, and former gasoline service station operations at the Jiffy Lube parcel;
- The potential release of hazardous substances associated with a suspected heating oil UST reported on the Locksmith parcel; and
- The potential release of hazardous substances associated with ongoing auto service operations at the Jiffy Lube parcel.

4.0 REMEDIAL INVESTIGATION

This section provides a description of the RI field program completed at the Bellevue Plaza Property by Farallon, and includes the scope of work for the RI and the results of the RI. A comprehensive multi-phase subsurface investigation that collectively comprises the RI was completed at the Bellevue Plaza Property by Farallon between February 2016 and August 2020. The purpose of the RI was to assess the potential for the recognized environmental conditions identified during the Phase I ESAs to have adversely affected soil gas, soil, and/or groundwater quality at the Bellevue Plaza Property, and to provide sufficient information to support the evaluation of technically feasible cleanup action alternatives and selection of a cleanup alternative for the Bellevue Plaza Property.

The scope of work for the multi-phase RI was developed based on Farallon's actual knowledge of the Bellevue Plaza Property and vicinity, review of the prior investigations conducted by others, discussions with Bellevue Investors, and review of additional information obtained from Ecology for adjacent properties following completion of the Phase I ESAs.

4.1 REMEDIAL INVESTIGATION FIELD PROGRAM ACTIVITIES

The following sections describe the main elements of the multiple phases of RI completed by Farallon in February and March 2016, December 2017 through February 2018, June 2018, April through November 2019, and June through August 2020 at the Bellevue Plaza Property and at several up-gradient properties north of the Bellevue Plaza Property. The main elements of the RI field program included:

- Sampling shallow soil gas at four locations beneath the Locksmith parcel and Jiffy Lube parcel buildings;
- Advancement and sampling of 34 reconnaissance borings;
- Installation and development 31 groundwater monitoring wells;
- Submitting eight soil gas samples for laboratory analysis for volatile organic compounds (VOCs), including BTEX and HVOCs, by Modified U.S. Environmental Protection Agency (EPA) Method TO-15;
- Submitting over 400 soil samples for laboratory analysis for GRO by Northwest Method NWTPH-Gx, DRO and ORO by Northwest Method NWTPH-Dx, BTEX by EPA Method 8260C, HVOCs by EPA Method 8260C, and/or RCRA metals by EPA Methods 6010C and 7471B; and
- Performing multiple groundwater monitoring events between February 2016 and July 2020, including measurement of groundwater levels and/or collection of over 100 groundwater samples for laboratory analysis for GRO, DRO, ORO, BTEX, and/or HVOCs by the methods described above.

A Farallon Geologist observed subsurface conditions during drilling, and prepared boring and well construction logs recording soil types encountered; visual evidence of potential contamination, if present (e.g., soil staining); VOC vapor concentrations as measured using a photoionization detector (PID); and well construction details. Sampling locations are shown on Figures 2 and 3. The boring and well construction logs are included in Appendix C.

The soil sample aliquots retained for BTEX and HVOC analysis were collected in accordance with EPA Method 5035A. Soil and groundwater samples collected and retained during the RI for laboratory analysis were placed on ice in a cooler and delivered under standard chain-of-custody protocols to OnSite Environmental Inc. of Redmond, Washington (OnSite) for potential laboratory analysis for GRO, DRO, ORO, BTEX, HVOCs, total lead, and/or RCRA 8 metals by the methods described above. The complete laboratory analytical reports for samples collected during the RI are provided in Appendix E.

4.1.1 Bellevue Shopping Center Parcels

The subsurface investigation at the Bellevue Plaza Shopping Center parcels included: advancement and sampling of a series of deep borings; and monitoring well installation, development, and sampling.

Cascade Drilling, Inc. of Woodinville, Washington at the direction of Farallon advanced deep borings MW-1 through MW-4 on the Bellevue Plaza Shopping Center parcels to total depths of 56.5 to 60 feet bgs between February 23 and 26, 2016 using a hollow-stem-auger drill rig (Figure 2). Soil samples were collected at 5-foot intervals during drilling. Monitoring wells were completed in all four borings.

Advanced Drilling Technologies, L.L.C. of Snohomish, Washington at the direction of GeoEngineers, Inc. advanced deep borings GEI-1 through GEI-5 at the Bellevue Plaza Property as part of a geotechnical investigation to total depths of 81.5 to 120.5 feet bgs between June 25 and 29, 2018 using a hollow-stem-auger drill rig (Figure 2). Soil samples were collected at 5-foot intervals during drilling. A Farallon Geologist observed subsurface conditions during drilling, collected and retained split soil samples for laboratory analysis, and prepared boring logs recording soil types encountered; visual evidence of potential contamination, if present (e.g., soil staining); and VOC vapor concentrations as measured using a PID. A total of 77 soil samples were retained for laboratory analysis during installation of the geotechnical borings.

4.1.2 Jiffy Lube and Locksmith Parcels

The subsurface investigation at the Jiffy Lube and Locksmith parcels included: advancement and sampling of a series of shallow and deep borings; collection of subslab soil gas samples; and monitoring well installation and sampling.

4.1.2.1 Shallow Borings

Holt Services, Inc. of Edgewood, Washington advanced shallow borings B-2 through B-5 at the direction of Farallon to a total depth of 20 feet bgs on December 18, 2017 using a direct-push Geoprobe drill rig (Figure 2).

Soil samples were collected from borings B-2 through B-5 at 5-foot intervals to the total depth drilled of 20 feet bgs and submitted to OnSite for potential laboratory analysis for GRO, DRO, ORO, BTEX, HVOCs, and/or total lead.

4.1.2.2 Deep Borings

Holt Services, Inc. advanced deep borings B-1 and FMW-1 through FMW-4 at the direction of Farallon to total depths of 55 to 60 feet bgs between December 11 and 15, 2017 using a sonic drill rig on the Locksmith and Jiffy Lube parcels (Figure 2). Soil samples were collected at 5-foot intervals during drilling.

A total of 44 soil samples were retained for laboratory analysis and transferred directly into laboratory-prepared glass sample containers fitted with Teflon-lined lids. The sample aliquots retained for BTEX and HVOC analysis were collected in accordance with EPA Method 5035A. The samples were placed on ice in a cooler and delivered under standard chain-of-custody protocols to OnSite for potential laboratory analysis for GRO, DRO, ORO, BTEX, HVOCs, and total lead.

4.1.2.3 Subslab Soil Gas Sampling

Farallon collected four discrete subslab soil gas samples on February 13, 2018 from permanently installed Vapor Pin sampling points on the Jiffy Lube and Locksmith parcels to evaluate the subsurface conditions for potential releases of VOCs associated with historical and/or current uses of the Bellevue Plaza Property and, where appropriate, to evaluate the soil gas concentrations relative to Ecology guidance for evaluating potential soil vapor intrusion to indoor air in accordance with the Ecology (2010) Draft *Guidance for Evaluating Soil Vapor Intrusion in Washington State: Investigation and Remedial Action* dated 2010, revised 2016 (Ecology Guidance). Subslab soil gas samples LS-NW and LS-E were collected beneath the northwestern and eastern portions of the Locksmith parcel building, and subslab soil gas samples JL-B and JL-D were collected beneath the Jiffy Lube parcel building and trash dumpster area, respectively (Figure 6).

The discrete soil gas samples were collected in 6-liter Summa canisters from within a temporary helium-filled shroud to prevent sample contamination from the ambient atmosphere above the building slab. The soil gas samples were submitted under standard chain-of-custody protocols to Fremont Analytical, Inc. in Seattle, Washington for laboratory analysis for VOCs, including BTEX and HVOCs, by Modified EPA Method TO-15.

4.1.2.4 Monitoring Well Installation and Sampling – 2016 through 2018

Deep borings MW-1 through MW-4 were completed as groundwater monitoring wells on the Bellevue Shopping Center parcels in 2016 (Figure 2). Deep borings FMW-1 through FMW-4, and GEI-3 were completed as monitoring wells on the Locksmith and Jiffy Lube parcels in 2018 (Figure 2). The wells were constructed of 2-inch-diameter polyvinyl chloride casing. Monitoring wells FMW-1, FMW-2, and FMW-4 were constructed with a

0.010-inch slotted screen at a depth of 35 to 50 feet bgs; monitoring well FMW-3 was constructed with a 0.010-inch slotted screen at a depth of 30 to 45 feet bgs; monitoring well GEI-3 was constructed with a 0.020-inch slotted screen at a depth of 80 to 90 feet bgs; monitoring well MW-1 was constructed with a 0.010-inch slotted screen at a depth of 45 to 60 feet bgs; and monitoring wells MW-2 through MW-4 were constructed with a 0.010-inch slotted screen at a depth of 41 to 56 feet bgs (Table 1). Additional well construction information is provided on the boring logs in Appendix C.

A groundwater monitoring event was conducted on February 29 and March 1, 2016 following development of monitoring wells MW-1 through MW-4 on the Bellevue Plaza Shopping Center parcels, which included depth-to-water measurements and collection of groundwater samples from monitoring wells MW-1 through MW-4. The measured depth to groundwater ranged from 28.53 to 43.83 feet bgs in monitoring wells MW-1 through MW-4 prior to the start of groundwater sampling activities (Table 1). Water-quality parameters, including temperature, pH, conductivity, dissolved oxygen, turbidity, and oxygen-reduction potential, were monitored during purging using a portable water-quality meter. After field parameters had stabilized, Farallon collected a groundwater sample from each well using low-flow purging and sampling methods. The groundwater samples were collected in laboratory-supplied sample containers, placed on ice in a cooler, and delivered under standard chain-of-custody protocols to OnSite for laboratory analysis for GRO, DRO, ORO, BTEX, and HVOCs by the methods described above.

A groundwater monitoring event was conducted on January 4, 2018 following development of monitoring wells FMW-1 through FMW-4 on the Jiffy Lube and Locksmith parcels, which included depth-to-water measurements and collection of groundwater samples from monitoring wells FMW-1 through FMW-4 and depth-to-water measurements in monitoring wells MW-1 through MW-4. The measured depth to groundwater ranged from 27.96 to 45.92 feet bgs in monitoring wells FMW-1 through FMW-4 prior to the start of groundwater sampling activities (Table 1). Water-quality parameters, including temperature, pH, conductivity, dissolved oxygen, turbidity, and oxygen-reduction potential, were monitored during purging using a portable water-quality meter. After field parameters had stabilized, Farallon collected a groundwater sample from each well using low-flow purging and sampling methods. The groundwater samples were collected in laboratory-supplied sample containers, placed on ice in a cooler, and delivered under standard chain-of-custody protocols to OnSite for laboratory analysis for GRO, DRO, ORO, BTEX, and HVOCs by the methods described above.

4.1.3 Additional Subsurface Investigation – 2019

During April through November 2019, additional subsurface investigation was conducted to further characterize and refine the nature and extent of COCs in soil and groundwater at the Bellevue Plaza Property. The additional subsurface investigation included: soil sampling; installation and development of 15 new monitoring wells; and performing multiple groundwater monitoring events at the Bellevue Plaza Property (Figures 2 and 3).

Monitoring wells FMW-5 through FMW-13 were installed on the northwestern and central western portions of the Bellevue Plaza Property to refine the nature and extent of the HVOC groundwater plume migrating onto the Bellevue Plaza Property from the confirmed HVOC source on the Town and Country Cleaners Site north of the Bellevue Plaza Property (Figure 2).

Monitoring wells FMW-14 through FMW-18 were installed proximate to the southwestern portion of the Bellevue Plaza Property to further refine the nature and extent of the HVOC groundwater plume migrating onto the Bellevue Plaza Property from the confirmed HVOC source on the west-adjacent Kwik Cleaners Site (Figure 2).

Monitoring well FMW-19 was installed proximate to prior boring B-1 on the southeastern portion of the Bellevue Plaza Property to further characterize the nature and extent of petroleum hydrocarbons and the HVOC 1,2-DCA detected in soil and groundwater associated with historical and/or current operations of an automotive service station on the southeastern portion of the Bellevue Plaza Property (Figures 2 and Figure 4).

4.1.4 Additional Subsurface Investigation – 2020

Between June and August 2020, additional subsurface investigation was conducted to further characterize and refine the nature and extent of COCs in soil gas, soil, and/or groundwater on the Bellevue Plaza Property and several properties up-gradient of the Bellevue Plaza Property. The additional subsurface investigation included:

- Advancement and sampling of six deep borings on the west-central portion of the Bellevue Plaza Property (Figure 2); and
- Soil gas sampling; soil sampling; installation and development of six new monitoring wells; and performing a groundwater monitoring event for the new wells and existing wells installed at the Taco Time/Michael's Property Assemblage and in the adjacent right-of-way on the eastern side of the Town and Country Cleaners Site (Figures 2 and 6A).

Two soil gas samples were collected from two existing shallow wells installed previously in the alley right-of-way adjacent to the eastern portion of the Town & Country Cleaners Site (Figure 6A). A shallow groundwater sample also was collected from a depth of approximately 16 feet bgs in an existing shallow well TCMW-1 east-adjacent to the Town and Country Cleaners Site.

Five additional monitoring wells, TT-FMW-3 through TT-FMW-7, were installed on the western and eastern portions of the Taco Time Property Assemblage, and one monitoring well, TCMW-2, was installed in the adjacent right-of-way east of the Town and Country Cleaners Site to further refine the nature and extent of the HVOC groundwater plume migrating onto the western portion of the Taco Time Property Assemblage and onto the Bellevue Plaza Property from the confirmed HVOC source on the Town and Country Cleaners Site north of the Bellevue Plaza Property (Figure 2).

4.2 REMEDIAL INVESTIGATION RESULTS

This section presents the results of the RI field program performed by Farallon, including a description of the Bellevue Plaza Property geology and hydrogeology, and soil gas, soil, and groundwater analytical results. Select laboratory analytical results for soil gas, soil, and groundwater are summarized on Figures 6 through 28 and Tables 2 through 8.

4.2.1 Geology and Hydrogeology

The general stratigraphy at the Bellevue Plaza Property consists of a fill layer comprising sand and silty sand of variable thickness from a depth of approximately 4 to 7 feet bgs. The fill is underlain primarily by silty sand to depths ranging from approximately 15 to 25 feet bgs underlain by silt and silty sand to depths ranging from 25 to 95 feet bgs and poorly graded sand to the maximum depth explored of approximately 120 feet bgs (Figures 3 and 11 through 16). Boring logs and monitoring well construction details are provided in Appendix C.

A first-encountered groundwater-bearing zone is present at elevations ranging from 59.81 to 46.05 feet NAVD88 within the sand and silty sand units calculated from measured depths in monitoring wells FMW-1 through FMW-19 and MW-1 through MW-4 at the Bellevue Plaza Property during multiple groundwater monitoring events between 2016 and 2019 (Figure 11, Table 1). Based on groundwater elevations calculated using the depth to water measured during multiple groundwater events between 2016 and 2019 in monitoring wells on the Bellevue Plaza Property and on an adjacent property to the north, the interpreted groundwater flow direction beneath the majority of the Bellevue Plaza Property is generally toward the south with a groundwater divide or confluence present beneath the Jiffy Lube and Locksmith parcels on the southern portion of the Bellevue Plaza Property where the groundwater flow direction varies from northerly to westerly (Figures 5 and 5A; Table 1). The groundwater divide or confluence on the southern portion of the Bellevue Plaza Property is likely the result of recharge from higher elevation areas proximate to the south and east of the Bellevue Plaza Property.

A deeper groundwater-bearing zone was encountered within a poorly graded sand in the geotechnical borings GEI-1 and GEI-3 at approximately 100 feet bgs (elevation of -2 feet NAVD88) advanced on the northwestern portion of Bellevue Plaza Property. The deeper groundwater-bearing zone is present at elevations ranging from 47.33 to 45.69 feet NAVD88 calculated from measured depths in monitoring well GEI-3 (Table 1).

4.2.2 Soil Gas Sampling Results

The RI included a limited soil gas survey at the southern portion of the Bellevue Plaza Property. Farallon collected four discrete subslab soil gas samples on February 13, 2018 from permanently installed Vapor Pin sampling points on the Jiffy Lube and Locksmith parcels to evaluate the subsurface conditions for potential releases of VOCs associated with historical and/or current uses of the Bellevue Plaza Property and, where appropriate, to evaluate the soil gas concentrations relative to Ecology Guidance. Subslab soil gas samples LS-NW and LS-E were collected beneath the northwestern and eastern portions of the Locksmith parcel building, and subslab soil gas

samples JL-B and JL-D were collected beneath the Jiffy Lube parcel building and trash dumpster area, respectively (Figure 6).

The petroleum-based VOCs benzene, m,p-xylene, and o-xylene were detected at concentrations exceeding the MTCA Method B screening level for a default residential setting but less than for a commercial setting in soil gas sample JL-B collected beneath the slab of the former Jiffy Lube parcel service building (Figure 6; Table 2). These data are indicative of a likely release of petroleum products to the shallow subsurface on the southern portion of the Bellevue Plaza Property, which is consistent with the soil and groundwater sampling results described below for the Jiffy Lube parcel (Figures 8 and 9). PCE was the only HVOC detected at concentrations less than the default residential setting in soil gas samples collected from the southern portion of Bellevue Plaza Property (Figure 6; Table 3). The highest PCE concentration in soil gas was detected in the soil gas sample collected on the southwestern boundary of the Bellevue Plaza Property on the Locksmith parcel (Figure 6; Table 3). The PCE detected in soil gas samples on the southwestern portion of the Bellevue Plaza Property is consistent with the confirmed release and migration of PCE from operations on the former Kwik Cleaners Site at the west-adjacent property (Figures 7, 7A, and 10).

Soil gas samples identified as TC-SG-1 and TC-SG-2 were collected from two existing shallow wells installed previously in the alley right-of-way adjacent to the eastern portion of the Town & Country Cleaners property (Figure 6A). PCE was detected at elevated concentrations ranging from 38,000 to 110,000 micrograms per cubic meter, which exceeds the MTCA Method B screening level for a default residential setting by over 350 percent (Figure 6A; Table 3). In addition, elevated concentrations of TCE also were detected in both samples at elevated concentrations exceeding the MTCA Method B screening level for a default residential setting. These data confirm the release and presence of an ongoing PCE source and associated degradation products to soil gas at the Town and Country Cleaners Site.

The petroleum-based VOC benzene was detected at concentrations exceeding the MTCA Method B screening level for a default residential setting but less than for a commercial setting in four soil gas samples collected on the Taco Time/Michael's Property Assemblage proximate to the Michael's Fine Dry Cleaners operational area (Figure 6A, Table 2). PCE and associated HVOC degradation compounds were detected a low concentrations less than the MTCA Method B screening levels for a default residential setting and a commercial setting in the soil gas samples collected proximate to the Michael's Fine Dry Cleaners operational area (Table 3).

4.2.3 Soil Sample Results

4.2.3.1 Town and Country Cleaners Site Right-of-Way

PCE was detected in soil samples collected at depths ranging from 2.5 to 45 feet bgs, including concentrations exceeding the MTCA Method A cleanup level at 2.5 feet and 40 feet bgs during the installation of monitoring well TCMW-2 in the alley right-of-way on the eastern side of the Town and Country Cleaners Site building (Figures 3, 7C, and 16; Table 5). These data and the elevated PCE and TCE soil gas concentrations detected in the adjacent shallow vapor wells installed in the alley right-of-way on eastern portion of the

Town and Country Cleaners Site indicate that well TCMW-2 is likely up-gradient or cross-gradient of the main source(s) area at the Town & Country Site (Figures 7C and 10).

4.2.3.2 Taco Time/Michael's Property Assemblage

PCE also was detected in soil samples collected from monitoring well borings TT-FMW-3, TT-FMW-6, and TT-FMW-7 at depths ranging from 30 to 55 feet bgs, which were installed on the western portion of the down-gradient Taco Time/Michael's Property Assemblage (Figures 3, 7C, and 16; Table 5). The highest concentration of PCE exceeding the MTCA Method A cleanup level was detected in a soil sample collected from monitoring well boring TT-FMW-7 at 55 feet bgs, which is the closest cross- and down-gradient well to the Town & Country Source Site (Figures 7C and 10). These data are consistent with and confirm the release and migration of PCE and associated degradation products from the Town & Country Source Site in soil gas, soil, and groundwater onto the western portion of the Taco Time Property and the northwestern and western portions of the down-gradient Bellevue Plaza Property.

4.2.3.3 Bellevue Plaza Property

PCE and/or associated degradation products TCE, cis-1,2-DCE, trans-1,2-DCE, and vinyl chloride were detected at concentrations less than MTCA Method A or B cleanup levels in soil samples collected from borings MW-1, FMW-5 through FMW-10, FMW-13, B-28, B-29, B-31, B-33, GEI-1, and GEI-3 at depths ranging from 10 to 75 feet bgs on the up-gradient northwestern and west-central portions of the Bellevue Plaza Property (Figure 7; Table 5). HVOCs were reported non-detect in deeper soil samples collected between 90 feet and 120 feet bgs from borings GEI-1 and GEI-3 (Figures 3, 7, 11, and 12; Table 5). HVOCs were reported non-detect in all soil samples collected from borings MW-2, MW-3, FMW-11, FMW-12, and GEI-4 at depths ranging from 5 to 95 feet bgs advanced on the northeastern and east-central portions of the Bellevue Plaza Property (Figure 7A; Table 5). Based on these pre-excavation soil samples, the estimated extent of HVOC-contaminated soil on the northwestern and west-central portions of the Bellevue Plaza Property are highlighted in orange at 5-foot elevation intervals starting at approximately 79 feet NAVD88 extending to an estimated elevation of approximately 33 feet NAVD88 on Figures 19 through 28. These data are consistent with the release and migration of PCE and associated degradation products from the confirmed source(s) on the Town and Country Cleaners Site onto the northwestern and west-central portions of the Bellevue Plaza Property (Figures 3, 7, 10, 11, and 16).

Low concentrations of DRO and/or ORO, less than the MTCA Method A cleanup level, were detected in soil samples collected from borings MW-1 through MW-3, FMW-6, FMW-13, B-9, B-11, B-12, and GEI-3 at depths ranging from 2.5 to 25 feet bgs on the northern half of the Bellevue Plaza Property (Figure 5; Table 5). Petroleum hydrocarbons were reported non-detect in deeper soil samples collected from borings MW-1 through MW-3, FMW-6, FMW-13, B-9, and GEI-3 (Figure 8; Table 5). DRO and ORO were reported non-detect at the laboratory practical quantitation limit (PQL) in soil samples collected from borings FMW-7 through FMW-12, B-6 through B-8, and B-10 advanced on the northern half of the Bellevue

Plaza Property (Figure 8, Table 5). Based on these pre-excavation samples, the estimated extent of DRO- and ORO-contaminated soil on the northern portion of the Bellevue Plaza Property is highlighted in green at 5-foot elevation intervals starting at 93 feet NAVD88 extending to an estimated elevation of approximately 68 feet NAVD88 on Figures 17 through 21. These pre-excavation data indicate several localized areas of DRO and/or ORO at concentrations less than the MTCA Method A cleanup level in the shallow subsurface on the northern half of the Bellevue Plaza Property.

PCE was detected at concentrations exceeding the MTCA Method A cleanup level of 0.05 mg/kg in the soil samples collected from borings FMW-14, FMW-16, and GEI-5 at depths ranging from 2.5 to 75 feet bgs proximate to southwestern boundary of the Bellevue Plaza Property (Figure 7A; Table 5). The highest concentrations of PCE detected in soil samples collected from borings advanced on the Bellevue Plaza Property were from borings FMW-16 and B-20, which were advanced adjacent to the eastern boundary of the adjacent Kwik Cleaners Site (Figure 7A). Increased concentrations of PCE relative to the soil samples collected from borings GEI-5, FMW-16, and B-20 were detected in soil samples collected from a series of borings advanced on the west-adjacent Kwik Cleaners Site, including borings GP-1 , GP-2, GP-11 through GP-17, and FMW-14 (Figures 3, 7A, and 15). PCE, and to a lesser extent, TCE also were detected at low concentrations, less than the MTCA Method A cleanup level of 0.05 mg/kg, in soil samples collected at depths ranging from 3 to 70 feet bgs from borings B2, FMW-3, FMW-4, FMW-14 through FMW-17, and GEI-5 advanced proximate to the southwestern boundary of the Bellevue Plaza Property (Table 5). HVOCs were reported non-detect at the laboratory PQL in deeper soil samples collected from borings FMW-3, FMW-4, FMW-14 through FMW-17, and GEI-5 to a total depth of 80 feet bgs (Figure 7A; Table 5). ORO also was detected at a concentration of 3,100 mg/kg, exceeding the MTCA Method A cleanup level of 2,000 mg/kg, in a shallow soil sample collected at 5 feet bgs from boring FMW-16 on the southwestern portion of the Bellevue Plaza Property within the HVOC-contaminated soil area (Figures 7A and 8; Table 4).

Based on these pre-excavation data, the estimated extent of HVOC-contaminated soil on the southwestern portion of the Bellevue Plaza Property is highlighted in orange at 5-foot elevation intervals starting at 88 feet NAVD88 extending to the estimated bottom of excavation elevation of approximately 43 feet NAVD88 on Figures 18 through 26. These data are consistent with the release and migration from the confirmed source(s) on the west-adjacent Kwik Cleaners Site (Figures 3, 7A, and 15).

DRO and/or ORO also were detected at concentrations less than the MTCA Method A cleanup level in soil samples collected at 2.5 to 20.0 feet bgs from borings MW-4, FMW-16 through FMW-19, B-1, B-3, B-5, B-13, B-14, B-16, B-17, and GEI-5 advanced on the southern portion of the Bellevue Plaza Property (Figure 8).

1,2-DCA, GRO, benzene, ethylbenzene, and xylenes also were identified in soil samples collected from borings advanced pre-excavation on the Jiffy Lube parcel on the southeastern portion of the Bellevue Plaza Property. The HVOC 1,2-DCA was detected at concentrations ranging from 0.011 to 0.16 mg/kg, less than the MTCA Method A cleanup

level of 11 mg/kg, in soil samples collected from borings B1, MW-4, and FMW-19 advanced on the southeastern portion of the Bellevue Plaza Property at depths ranging from 45 feet bgs to a maximum depth of 56 feet bgs (Figure 7; Table 5). 1,2-DCA was reported non-detect at the laboratory PQL in the remaining soil samples collected from all borings advanced on the southern portion of the Bellevue Plaza Property (Figure 7; Table 5). Based on pre-excavation samples, the estimated extents of petroleum-contaminated soil (PCS) and HVOC-contaminated soil on the southeastern portion of the Bellevue Plaza Property are highlighted in green and orange, respectively, at 5-foot elevation intervals starting at 93 feet NAVD88 extending to an estimated elevation of approximately 43 feet NAVD88 on Figures 17 through 26.

These data indicate a likely release of petroleum hydrocarbons and the HVOC 1,2-DCA to the shallow subsurface on the southeastern portion of Bellevue Plaza Property, and are consistent with the low concentrations of VOCs detected in the subslab soil gas samples collected beneath the Jiffy Lube parcel building and in the trash dumpster area (Figures 7 and 8). The nature of the source is likely from the historical gasoline service station operations and/or the current automotive service facility operations on the southeastern portion of the Bellevue Plaza Property.

4.2.4 Groundwater Sampling Results

4.2.4.1 Town and Country Cleaners Site Right-of-Way

PCE and TCE were detected at concentrations exceeding the MTCA Method A cleanup levels in a shallow groundwater sample collected from a depth of approximately 16 feet bgs in shallow well TCMW-1 east-adjacent to the Town & Country Site (Figure 10; Table 8). A low concentration of associated degradation compound cis-1,2-DCE was also detected in a groundwater sample collected from shallow well TCMW-1. PCE also was detected at a concentration of 0.24 ug/l in a groundwater sample collected from deep monitoring well TCMW-2, which was installed in the alley right-of-way on the eastern side of the Town & Country Site (Figure 2). These data indicate that monitoring wells TCM-1 and TCMW-2 are likely up-gradient or cross-gradient of the HVOC source(s) area at the Town and Cleaners Site. Further, these data confirm the release and presence of an ongoing PCE source and associated degradation products to soil gas, soil, and groundwater at the Town and Cleaners Site.

4.2.4.2 Taco Time/Michael's Property Assemblage

PCE and associated degradation compounds TCE and/or cis-1,2-DCE were detected in the groundwater samples collected from monitoring wells TT-FMW-3, TT-FMW-6, and TT-FMW-7, which were installed along the western portion of the Taco Time Property. The highest concentration of PCE exceeding the MTCA Method A cleanup level was detected in monitoring well TT-FMW-7, which is the closest cross- and down-gradient well to the Town & Country Source Site (Figure 10, Table 8). Groundwater samples collected from monitoring wells MW-1, MW-2, TT-FMW-4, and TT-FMW-5, installed on the central and eastern portions of the Taco Time/Michael's Property Assemblage, were reported non-

detect at the laboratory PQL for HVOCs (Figure 10, Table 8). These data are consistent with and confirm the release and migration of PCE and associated degradation products from the Town & Country Site in soil gas, soil, and groundwater onto the western portion of the Taco Time Property, and the northwestern and western portions of the down-gradient Bellevue Plaza Property (Figure 10).

4.2.4.3 Bellevue Plaza Property

PCE and associated degradation compounds TCE, cis-1,2-DCE, and/or vinyl chloride were detected at concentrations exceeding the MTCA Method A or B cleanup levels in the groundwater samples collected from monitoring wells MW-1, FMW-5 through FMW-7, FMW-10, and FMW-13 on the northwestern and western portions of the Bellevue Plaza Property (Figure 10; Table 8). The highest concentrations of HVOCs in groundwater were detected in monitoring well FMW-5 on the up-gradient northwestern boundary of the Bellevue Plaza Property, with a general decrease in concentrations down-gradient, toward the south (Figure 10). Groundwater samples collected from monitoring wells MW-2, MW-3, FMW-8, FMW-9, FMW-11, FMW-12, and FMW-15 installed on the eastern portion of the Bellevue Plaza Property were reported less than the MTCA Method A or B cleanup levels or non-detect at the laboratory PQL for PCE and its associated degradation products, and bound the cross-gradient extent of the HVOC-contaminated groundwater plume on the Bellevue Plaza Property (Figure 10; Table 8). These data indicate migration from an up-gradient off-property source to the north of the Bellevue Plaza Property, and are consistent with the confirmed release(s) and migration of dry cleaning solvent from the Town and Country Cleaners Site north of the Bellevue Plaza Property (Figure 10).

A separate and distinct HVOC groundwater plume with only PCE exceeding the MTCA Method A cleanup level is present on the southwestern portion of the Bellevue Plaza Property (Figure 10). PCE was detected at concentrations exceeding the MTCA Method A cleanup level in monitoring wells FMW-16 and FMW-17 on the southwestern boundary of the Bellevue Plaza Property proximate to the west-adjacent Kwik Cleaners Site (Figure 10). PCE was detected at concentrations exceeding the MTCA Method A cleanup level in groundwater samples collected from monitoring well FMW-14 and reconnaissance groundwater samples collected from borings GP-2, GP-11, GP-13, and GP-15 on the west-adjacent Kwik Cleaners Site (Figure 10). PCE was detected at decreasing concentrations, less than the MTCA Method A cleanup level, or reported non-detect at the laboratory PQL in the groundwater samples collected from monitoring wells FMW-2, FMW-3, FMW-4, FMW-15, and FMW-18, which bound the eastern extent of the PCE plume extending onto the southwestern portion of the Bellevue Plaza Property (Figure 10).

The HVOC 1,2-DCA was detected at concentrations of exceeding the MTCA Method B cleanup level in the groundwater samples collected from monitoring wells MW-4 and FMW-19, and a reconnaissance groundwater sample collected from boring B-1 advanced on the southeastern portion of the Bellevue Plaza Property (Figure 10; Table 8). TCE also was detected at a concentration of 12 micrograms per liter (µg/l), exceeding the MTCA Method A cleanup level in the reconnaissance groundwater sample collected from boring

B-1. 1,2-DCA was reported non-detect at the laboratory PQL in the remaining groundwater samples collected at the Bellevue Plaza Property (Figure 10; Table 8). These data indicate a localized area of groundwater contamination exceeding the MTCA Method B cleanup level for 1,2-DCA on the Jiffy Lube parcel likely resulting from releases associated with the historical gasoline service station operations and/or the current automotive service facility operations on the southern portion of the Bellevue Plaza Property (Figure 10).

The petroleum compounds DRO and benzene also were detected at concentrations of 2,000 and 130 µg/l, respectively, exceeding the MTCA Method A cleanup levels, in the reconnaissance groundwater sample collected from boring B-1 on the southeastern portion of the Bellevue Plaza Property (Figure 9; Table 7). DRO, ORO, and/or GRO were detected at concentrations exceeding MTCA Method A cleanup levels in subsequent groundwater samples collected from monitoring wells FMW-1 and FMW-19 installed proximate to boring B-1 on the southeastern portion of the Bellevue Plaza Property (Figure 9; Table 7). GRO also was detected at low concentrations, less than the MTCA Method A cleanup level, in the reconnaissance groundwater sample collected from boring B-1 and the groundwater samples collected from monitoring wells FMW-5, FMW-13, and FMW-18 at the Bellevue Plaza Property (Figure 9). All other petroleum analytes, including DRO, GRO, ORO, and BTEX, were reported non-detect at the laboratory PQL in the groundwater samples collected from monitoring wells FMW-2, FMW-3, FMW-4, FMW-6 through FMW-13, FWM-15 through FMW-17, and MW-1 through MW-4 at the Bellevue Plaza Property (Figure 9; Table 7).

The source of the DRO, ORO, GRO, benzene, and the HVOCs 1,2-DCA and TCE detected at concentrations exceeding MTCA Method A cleanup levels in groundwater samples collected from boring B-1 and/or monitoring wells FMW-1 and FMW-19 is likely from historical gasoline service station operations and/or the current automotive service facility operations on the southern portion of the Bellevue Plaza Property.

5.0 CONCEPTUAL SITE MODEL

A conceptual site model provides a basis for identifying data gaps and developing additional characterization and/or feasibility testing activities necessary to complete an RI/FS sufficient to support development and design of a technically feasible cleanup for contaminated media. A sufficient amount of data documenting subsurface conditions has been obtained at the Bellevue Plaza Property to proceed with design of the selected permanent remedial action. However, the conceptual site model for the Bellevue Plaza Property is dynamic and will be refined throughout the remedial action process as additional information becomes available. Provided below is Farallon's current conceptual site model based on the available data for the Bellevue Plaza Property, relevant adjacent properties, and Bellevue Investor's current redevelopment project. This section also provides a summary of the technical elements applicable to cleanup of soil containing COCs at concentrations exceeding applicable MTCA cleanup levels and/or detectable concentrations of COCs at the Bellevue Plaza Property. These technical elements include identification of the COCs and the cleanup standards appropriate for the Bellevue Plaza Property, considering the future planned use and zoning of the property.

5.1 CONSTITUENTS OF CONCERN

The COCs are defined as the chemicals that have been detected at concentrations exceeding MTCA cleanup levels and/or that require special handling if occurring in soil excavated for off-Bellevue Plaza Property disposal. Provided below are the COCs identified by medium of potential concern.

5.1.1 Soil Gas and Indoor Air

Benzene and xylenes were detected at concentrations exceeding the MTCA Method B screening level for soil gas for a default residential setting but at concentrations less than the Modified MTCA Method B screening levels calculated for a commercial setting such as the Bellevue Plaza Property (Table 2; Figure 6). PCE also has been detected in groundwater at concentrations exceeding the screening level for groundwater for potential vapor intrusion to indoor air. Therefore, PCE is identified as a COC for soil gas or indoor air. DRO; ORO; GRO; BTEX; and the HVOCs TCE, 1,2-DCE, vinyl chloride, and 1,2-DCA have been retained as COPCs.

5.1.2 Soil

DRO; ORO; GRO; BTEX; and the HVOCs PCE, TCE, 1,2-DCE, vinyl chloride, and 1,2-DCA have been identified as the COCs for soil at the Bellevue Plaza Property.

5.1.3 Groundwater

DRO; ORO; GRO; BTEX; and the HVOCs PCE, TCE, 1,2-DCE, vinyl chloride, and 1,2-DCA have been identified as the COCs for groundwater at the Bellevue Plaza Property.

5.2 CONFIRMED AND SUSPECTED SOURCE AREAS

5.2.1 Jiffy Lube Parcel

The results of the RI have confirmed a localized source of DRO, ORO, GRO, and 1,2-DCA in soil and groundwater from suspected releases associated with historical and/or more recent operations of an automotive service station on the southeastern portion of the Bellevue Plaza Property. Figures 9 and 10 show the approximate extent of the localized areas of petroleum hydrocarbons and 1,2-DCA exceeding MTCA Method A cleanup levels in groundwater on the southeastern portion of the Bellevue Plaza Property, respectively.

5.2.2 Town and Country Cleaners Site

The results of the RI have confirmed the release and migration of HVOCs associated with dry cleaning operations on the Town and Country Cleaners Site north of the Bellevue Plaza Property. Soil and groundwater are affected on the western portion of the Taco Time/Michael's Property Assemblage, and the northwestern and western portions of the Bellevue Plaza Property from the release and migration of PCE and associated degradation compounds from the Town and Country Cleaners Site onto the Bellevue Plaza Property. Figure 10 shows the approximate extent of HVOC-contaminated groundwater plume migrating from the Town and Country Cleaners Site onto the northwestern and west-central portions of the Bellevue Plaza Property.

5.2.3 Kwik Cleaners Site

The results of the RI have confirmed the release and migration of HVOCs associated with former dry cleaning operations on the Kwik Cleaners Site adjacent to the southwestern portion of the Bellevue Plaza Property. Soil and groundwater are affected on the southwestern portion of the Bellevue Plaza Property from the release and migration of PCE from the adjacent Kwik Cleaners Site exceeding MTCA Method A cleanup levels onto the Bellevue Plaza Property. The approximate extent of HVOC-contaminated groundwater migrating from the Kwik Cleaners Site onto the Bellevue Plaza Property is shown on Figure 10.

5.3 AFFECTED MEDIA

Indoor air is a medium of concern at the Bellevue Plaza Property because VOCs were detected at concentrations exceeding regulatory screening levels applicable to the Bellevue Plaza Property in soil samples, groundwater samples, and/or discrete soil gas samples collected at the Bellevue Plaza Property (Tables 2 through 8; Figures 6, 9, and 10). The current source removal excavation of affected soil to the maximum extent practicable, source reduction by dewatering of affected groundwater during construction, and installation of long-term permanent groundwater and vapor barrier mitigation systems in the new underground parking structure will eliminate potential vapor intrusion into the new building structures and result in elimination of indoor air as a future medium of concern. The potential for short-term exposure to soil gas during cleanup activities is addressed in the Health and Safety Plan (HASP) prepared for the Bellevue Plaza Property.

Soil has been confirmed as the medium of concern at the Bellevue Plaza Property. The planned excavation and removal of all affected soil exceeding MTCA cleanup levels to the maximum extent practicable and the installation of the planned groundwater and vapor barrier systems will eliminate soil as a future medium of concern on the Bellevue Plaza Property.

Groundwater is a medium of concern at the Bellevue Plaza Property because COCs were detected in the groundwater samples collected from the Bellevue Plaza Property at concentrations exceeding MTCA cleanup levels and/or screening levels (Tables 7 and 8; Figures 9 and 10). The proposed final limits of the excavation for the underground parking garage associated with the new buildings will be partially completed within the groundwater-bearing zone beneath the Bellevue Plaza Property (Figure 11). Contaminated wastewater generated from groundwater dewatering and/or stormwater collection during excavation and shoring activities for construction of the new building structures will be treated with a temporary construction dewatering/stormwater system and discharged to either the stormwater or sanitary sewer system in accordance with local and state standards. The potential for short-term exposure to contaminated groundwater during cleanup activities is addressed in the HASP prepared for the Bellevue Plaza Property. Following completion of the new underground parking structure, potentially contaminated groundwater migrating from the Town and Country Cleaners Site and Kwik Cleaners Site will continue to passively migrate along the natural groundwater flow path beneath the Bellevue Plaza Property within the permeable horizontal gravel layer beneath the parking structure. The long-term groundwater and vapor barrier mitigation systems will be protective of the direct contact and groundwater/vapor intrusion pathways until the sources on the up-gradient source properties and affected groundwater are remediated. Further, the permeable horizontal gravel layer will not exacerbate the current or future groundwater contaminant plume configuration migrating from the source properties.

5.4 TECHNICAL ELEMENTS FOR CLEANUP

5.4.1 Applicable or Relevant and Appropriate Requirements

The cleanup action for the Bellevue Plaza Property is being conducted as an independent remedial action pursuant to WAC 173-340-515 and 173-340-545. It will address the affected media to the maximum extent practicable in accordance with applicable requirements of MTCA, including providing Ecology with information on the Bellevue Plaza Property and remedial action and providing public notification prior to initiating the selected remedial action. Remedial activities also will meet the threshold requirements of WAC 173-340-360 to protect human health and the environment, comply with cleanup standards, and comply with applicable state and federal laws. Upon completion of remedial activities, Bellevue Investors will provide Ecology with information on the permanent cleanup action completed at the Bellevue Plaza Property. The independent remedial action is being conducted in accordance with applicable standard local permit requirements.

The primary ARARs related to the remedial action include:

- MTCA, RCW 70.105D and WAC 173-340;

- Washington State Solid Waste Management Laws and Regulations, RCW 70.95 and WAC 173-351 and 173-304;
- Washington State Dangerous Waste Regulation, WAC 173-303;
- Ecology Guidance; and
- *Guidance for Remediation of Petroleum Contaminated Sites* revised June 2016 (Ecology 2011).

These primary ARARs are anticipated to be the most applicable to the remedial action because they provide the framework for the remedial action, including applicable and relevant regulatory guidelines, cleanup standards, waste disposal criteria, references for additional ARARs, and standards for documentation of the remedial action.

Other applicable ARARs for cleanup of the Bellevue Plaza Property include:

- Occupational Safety and Health Act, Part 1910 of Title 29 of the Code of Federal Regulations (29 CFR 1910);
- Safety Standards for Construction Work, WAC 296-155; and
- Accreditation of Environmental Laboratories, WAC 173-50.

Bellevue Investors is responsible and obtained the additional permits from the City of Bellevue prior to implementation of the remedial action for the Bellevue Plaza Property. Additional permits obtained include but are not limited to a Master Development Permit and Construction Dewatering Discharge Permit.

5.4.2 Cleanup Standards

As defined in WAC 173-340-700, cleanup standards include establishing cleanup levels and the points of compliance at which the cleanup levels are to be attained. The cleanup standards for the Bellevue Plaza Property have been established in accordance with WAC 173-340-700 through 173-340-760 to be protective of human health and the environment.

5.4.2.1 Cleanup Levels

The cleanup levels are the concentrations of COCs that are to be met for each medium of concern at the points of compliance defined for the Bellevue Plaza Property. The cleanup levels for COCs in the media of concern, soil and groundwater, are presented below.

The cleanup levels for soil at the Bellevue Plaza Property are the MTCA Method A or B soil cleanup levels for unrestricted land use:

PCE	0.05 mg/kg	MTCA Method A carcinogenic exposure cleanup level protective of direct contact (ingestion only) and groundwater.
TCE	0.03 mg/kg	MTCA Method A carcinogenic exposure cleanup level protective of direct contact (ingestion only) and groundwater.
cis-1,2-DCE	160 mg/kg	MTCA Method B non-carcinogenic exposure cleanup level protective of direct contact (ingestion only)
trans-1,2-DCE	1,600 mg/kg	MTCA Method B non-carcinogenic exposure cleanup level protective of direct contact (ingestion only).
Vinyl Chloride	0.67 mg/kg	MTCA Method B carcinogenic exposure cleanup level protective of direct contact (ingestion only).
1,2-DCA	11 mg/kg	MTCA Method B carcinogenic exposure cleanup level protective of direct contact (ingestion only).
GRO	30 mg/kg	MTCA Method A cleanup level based on protection of groundwater for non-carcinogenic effects during drinking water use.
DRO	2,000 mg/kg	MTCA Method A cleanup level based on protection of groundwater for non-carcinogenic effects during drinking water use.
ORO	2,000 mg/kg	MTCA Method A cleanup level based on protection of groundwater for non-carcinogenic effects during drinking water use.
Benzene	0.03 mg/kg	MTCA Method A cleanup level based on applicable state and federal law.
Toluene	7 mg/kg	MTCA Method A cleanup level based on applicable state and federal law.
Ethylbenzene	6 mg/kg	MTCA Method A cleanup level based on applicable state and federal law.
Xylenes	9 mg/kg	MTCA Method A cleanup level based on xylenes not exceeding the maximum allowed cleanup level for TPH and on prevention of adverse aesthetic characteristics.

The cleanup levels for COCs in groundwater are provided below:

PCE	5 µg/l	MTCA Method A cleanup level based on applicable state and federal laws.
TCE	5 µg/l	MTCA Method A cleanup level based on applicable state and federal laws.
cis-1,2-DCE	16 µg/l	MTCA Method B non-carcinogenic standard formula value.
trans-1,2-DCE	160 µg/l	MTCA Method B non-carcinogenic standard formula value.
Vinyl Chloride	0.2 µg/l	MTCA Method A cleanup level based on applicable state and federal laws.

1,2-DCA	5 µg/l	MTCA Method A cleanup level based on applicable state and federal laws.
GRO	800 ug/l	MTCA Method A cleanup level based on applicable state and federal laws (benzene present).
DRO	500 ug/l	MTCA Method A cleanup level based on applicable state and federal laws.
ORO	500 ug/l	MTCA Method A cleanup level based on applicable state and federal laws (benzene present).
Benzene	5 ug/l	MTCA Method A cleanup level based on applicable state and federal laws.
Toluene	1,000 ug/l	MTCA Method A cleanup level based on applicable state and federal laws.
Ethylbenzene	700 ug/l	MTCA Method A cleanup level based on applicable state and federal laws.
Xylenes	1,000 ug/l	MTCA Method A cleanup level based on applicable state and federal laws.

5.4.2.2 Points of Compliance

The points of compliance are the locations at which cleanup levels for the COCs in each medium of concern must be attained to meet the requirements of MTCA for an independent remedial action for the Bellevue Plaza Property. The point of compliance for the Bellevue Plaza Property was established in accordance with WAC 173-340-740(6) for soil, and WAC 173-340-720(8) for groundwater.

The point of compliance for soil is defined as all soil at the Bellevue Plaza Property where analytical results of in-situ soil samples have detected concentrations of COCs exceeding the MTCA Method A or B cleanup level in soil (i.e., the standard point of compliance under MTCA).

The standard point of compliance for groundwater is defined as the uppermost level of the saturated zone extending vertically to the lowest depth that potentially could be impacted by the COCs throughout the Bellevue Plaza Property. This includes the first-encountered groundwater-bearing zone at the Bellevue Plaza Property. Source removal of PCS and HVOC-contaminated soil exceeding MTCA cleanup levels to the maximum extent practicable and temporary dewatering during construction at Bellevue Plaza Property is expected to remediate the localized source area of petroleum hydrocarbon- and 1,2-DCA-contaminated groundwater on the Jiffy Lube parcel on the southeastern portion of the Bellevue Plaza Property.

In addition, source removal excavations on the western portion of Bellevue Plaza Property will result in removal of HVOCs exceeding MTCA Method A cleanup levels to the maximum extent practicable associated with the off-property sources, and temporary dewatering for construction on the western portion of the Bellevue Plaza Property also will result in source reductions of HVOC-contaminated groundwater migrating from off-property sources and improve overall groundwater quality. However, due to technical

implementability limitations, no active remediation will be conducted for the HVOC groundwater plumes migrating beneath the western portion of the Bellevue Plaza Property because of continued migration of HVOCs in groundwater from the off-property Town and Country Cleaners Site and Kwik Cleaners Site. Potentially contaminated groundwater will continue to passively migrate along the natural groundwater flow path beneath the Bellevue Plaza Property within the permeable horizontal gravel layer beneath the new underground parking structure. The long-term groundwater and vapor barrier mitigation systems will be protective of the direct contact and groundwater/vapor intrusion pathways until the sources on the up-gradient source properties and affected groundwater are remediated.

5.4.3 Terrestrial Ecological Evaluation

A TEE is required by WAC 173-340-7490 at any property where there has been a release of a hazardous substance to soil. The regulation requires that one of the following actions be taken:

- Documenting a TEE exclusion using the criteria presented in WAC 173-340-7491;
- Conducting a simplified TEE in accordance with WAC 173-340-7492; or
- Conducting a Bellevue Plaza Property-specific TEE in accordance with WAC 173-340-7493.

Based on the criteria for TEE exclusion in WAC 173-340-7491(1)(c)(i), the Bellevue Plaza Property is excluded from a TEE because there is less than 1.5 acres of contiguous undeveloped land on the Bellevue Plaza Property or within 500 feet of any area of the Bellevue Plaza Property, and the Bellevue Plaza Property is not contaminated with the hazardous substances listed in WAC 173-340-7491(1)(c)(ii). No further consideration of ecological impacts is required under MTCA.

5.5 CONCEPTUAL SITE MODEL SUMMARY

The general stratigraphy at the Site consists of a fill layer comprising sand and silty sand from a depth of approximately 4 to 7 feet bgs. The fill is underlain primarily by silty sand to depths ranging from approximately 15 to 25 feet bgs followed by silt and silty sand to depths ranging from 25 to 95 feet bgs and poorly graded sand to the maximum depth explored of approximately 120 feet bgs (Figures 3 and 11 through 16; Table 1). Based on groundwater elevations calculated using the depth to water measured during multiple groundwater monitoring events from 2016 through 2019 in monitoring wells on the Bellevue Plaza Property and on adjacent properties to the north, the interpreted groundwater flow direction beneath the majority of the Bellevue Plaza Property is generally toward the south with a groundwater divide or confluence present beneath the Jiffy Lube and Locksmith parcels on the southern portion of the Site where the groundwater flow direction varies from northerly to westerly (Figures 5 and 5A; Table 1). The groundwater divide or confluence on the southern portion of the Site is likely the result of recharge from higher elevation areas to the south and east of the Bellevue Plaza Property.

The results of a comprehensive RI completed between 2016 and 2020 at the Bellevue Plaza Property indicate a localized area of soil and groundwater containing petroleum hydrocarbons at concentrations exceeding the MTCA Method A cleanup levels on the southeastern portion of the

Bellevue Plaza Property (Figures 8 and 9). The HVOC 1,2-DCA also was detected at concentrations exceeding the MTCA Method A cleanup level in groundwater samples collected from two monitoring wells installed on the southeastern portion of the Bellevue Plaza Property (Figure 10). The nature of the DRO, ORO, GRO, and/or 1,2-DCA concentrations exceeding the MTCA Method A cleanup levels is likely from confirmed and suspected releases from the historical gasoline service station operations and/or the current automotive service facility operations on the southeastern portion of the Bellevue Plaza Property (Figure 4).

In addition, several localized areas of HVOC-contaminated soil and groundwater have been identified on the western portion of the Bellevue Plaza Property, including HVOC-contaminated soil and groundwater on the up-gradient northwestern and west-central portions of the Bellevue Plaza Property. Based on groundwater elevations calculated using depth-to-water measurements on multiple events during the RI in monitoring wells on the Bellevue Plaza Property and on the up-gradient Taco Time/Michael's Property Assemblage and in the right-of-way on the eastern side of the Town and Country Cleaners Site to the north, the interpreted groundwater flow direction beneath the majority of the Bellevue Plaza Property is generally toward the south (Figures 5 and 5A). Based on the soil gas, soil, and groundwater quality sampling results for the Bellevue Plaza Property and the up-gradient Taco Time/Michael's Property Assemblage and Town and Country Cleaners Site and the interpreted flow direction, these data indicate the migration of HVOCs, specifically, the dry cleaning solvent PCE and associated degradation compounds TCE, cis-1,2-DCE, and/or vinyl chloride at concentrations exceeding MTCA cleanup levels, from an up-gradient off-property source to the north of the Bellevue Plaza Property. The source of the PCE and associated degradation compounds is consistent with the confirmed release(s) of PCE and subsequent migration from a dry cleaning facility north of the Bellevue Plaza Property identified as the Town and Country Cleaners Site located at 310 105th Avenue Northeast in Bellevue, Washington (Figures 6A, 7B, and 10).

A localized area of HVOC-contaminated soil and groundwater also is present on the southwestern portion of the Bellevue Plaza Property. The available data indicate migration of HVOCs from an off-property source to the west of the Bellevue Plaza Property, and are consistent with the confirmed release(s) and migration of the dry cleaning solvent PCE from a former dry cleaning facility located on the west-adjacent property and recently identified in Ecology records as Kwik Cleaners, formerly located at 10456 Main Street in Bellevue, Washington (Figures 7A and 10).

Sufficient data have been obtained at the Bellevue Plaza Property to proceed with selection, design, and implementation of a permanent remedial action in accordance with MTCA. The cleanup action for the Bellevue Plaza Property is being conducted as an independent remedial action pursuant to WAC 173-340-515 and 173-340-545 to address the affected media to the maximum extent practicable in accordance with applicable requirements of MTCA, including providing Ecology with information on the Bellevue Plaza Property and remedial action and providing public notification prior to initiating the selected remedial action. Remedial activities also will meet the threshold requirements of WAC 173-340-360 to protect human health and the environment, comply with cleanup standards, and comply with applicable state and federal laws.

6.0 FEASIBILITY STUDY

This section provides a summary of the scope of work and results of the focused FS, presents potentially feasible cleanup action alternatives specifically for the Bellevue Plaza Property, and identifies the alternative recommended and implemented for the cleanup of the Bellevue Plaza Property. The purpose of an FS is to develop and evaluate cleanup action alternatives to facilitate selection of a final cleanup action at a site in accordance with WAC 173-340-350(8). An FS typically includes an extensive development, screening, and evaluation process for numerous remedial alternatives. However, because Bellevue Plaza Property-specific conditions preclude many potential remediation alternatives, including: effective remediation of the HVOC groundwater plumes migrating onto the Bellevue Plaza Property is not feasible because the HVOC groundwater plumes are migrating onto the Bellevue Plaza Property from confirmed sources on adjacent properties, and the excavation activities being planned as part of the redevelopment of the Bellevue Plaza Property will remove all the COCs in soil exceeding MTCA Method A cleanup levels to the maximum extent practicable within the Bellevue Plaza Property boundary.

Based on these factors, Farallon engaged in a preliminary screening of potential remediation technologies typically applied to sites contaminated with the same, or comparable, COCs in order to eliminate technologies that did not meet the minimum requirements of implementability, effectiveness, and cost and to identify those technologies that would be most favorable for application considering current and potential future conditions at the Bellevue Plaza Property. The technologies were evaluated primarily with respect to implementability and effectiveness. The technologies were also evaluated with respect to cost relative to other process options considered for the affected environmental media (e.g., soil gas, soil, and groundwater). Treatment technologies considered included in-situ and ex-situ physical, chemical, and biological techniques. Containment or barrier technologies considered included physical barriers such as constructed membranes and vertical barriers such as permeable reactive barrier walls. Source removal by excavation, soil disposal at an approved landfill, institutional controls, and engineered controls were also considered.

The preliminary screening resulted in the elimination of technologies because they were not amenable, or were less suited to Bellevue Plaza Property-specific conditions, than other technologies and/or would perform less well in the FS when evaluated with regard to implementability, effectiveness, and/or cost considerations. Following completion of the preliminary screening process, the evaluation focused on a limited number of potentially feasible remediation technologies that are capable of achieving remediation goals based on consideration of applicable MTCA criteria, the Bellevue Plaza Property-specific conditions, and Farallon's professional experience.

The recommended and implemented remedial action includes: source removal by excavation of PCS and Contained-In soil and off-property disposal; source reduction by temporary dewatering of affected groundwater; and installation of long-term permanent groundwater and vapor barrier mitigation systems in conjunction with the planned redevelopment of the Bellevue Plaza Property

in 2020. This remedial action is sufficient to meet the requirements under MTCA for a permanent remedial action.

6.1 EVALUATION OF FEASIBLE CLEANUP TECHNOLOGIES

As part of the FS, Farallon evaluated remediation technologies for the Bellevue Plaza Property with respect to the cleanup requirements set forth in MTCA. The FS considered the requirements under WAC 173-340-350, property-specific conditions, and the criteria defined in WAC 173-340-360 for screening potentially feasible remedial alternatives for the Bellevue Plaza Property. A cleanup action alternative must satisfy the following threshold criteria, as specified in WAC 173-340-360(2):

- Protect human health and the environment;
- Comply with cleanup standards;
- Comply with applicable state and federal laws; and
- Provide for compliance monitoring.

These criteria represent the minimum standards for an acceptable cleanup action. In addition to meeting the threshold criteria, cleanup actions under MTCA must:

- Use permanent solutions to the maximum extent practicable; and
- Provide for a reasonable restoration time frame.

The evaluation of potentially feasible cleanup action alternatives and results of the FS are provided below.

6.2 EVALUATION OF POTENTIALLY FEASIBLE CLEANUP ACTION ALTERNATIVES

This section presents the evaluation of potentially feasible cleanup action alternatives for the Bellevue Plaza Property with respect to the requirements set forth in MTCA under WAC 173-340-350 through 173-340-370. During the screening of potentially feasible remedial alternatives, Farallon also considered property-specific conditions, including the distribution of COCs in the affected media, and impacts to future use of the Bellevue Plaza Property and occupants. Provided below is an overview of the evaluation of potential remediation technologies conducted by Farallon using the screening process set forth in MTCA under WAC 173-340-350(8)(b), and the focused screening of potential remediation technologies using the requirements and procedures for selecting cleanup actions set forth in MTCA under WAC 173-340-360(2)(a) and (b).

6.3 EVALUATION PROCESS

Farallon used the criteria in WAC 173-340-360(3)(f) to qualitatively evaluate potentially applicable cleanup action alternatives. Those criteria include:

- Protectiveness: Overall protectiveness of human health and the environment, including the degree to which existing risks are reduced, the time required to reduce risk at the facility and attain cleanup standards, on-property risks resulting from implementing the alternative, and the improvement of overall environmental quality.
- Permanence: The degree to which the alternative permanently reduces the toxicity, mobility, or volume of hazardous substances, including the adequacy of the alternative in destroying the hazardous substances, the reduction or elimination of hazardous substance releases and sources of releases, the degree of irreversibility of the waste treatment process, and the characteristics and quantity of treatment residuals generated.
- Long-term effectiveness: Long-term effectiveness includes the degree of certainty that the alternative will be successful, the reliability of the alternative during the period of time that hazardous substances are expected to remain on the Bellevue Plaza Property at concentrations that exceed cleanup levels, and the magnitude of residual risk with the alternative in place. The following types of cleanup action components may be used as a guide in assessing the relative degree of long-term effectiveness, presented in descending order: reuse or recycling; destruction or detoxification; immobilization or solidification; on- or off-property disposal in an engineered, lined, and monitored facility; on-property isolation or containment with attendant engineering controls; and institutional controls and monitoring.
- Management of short-term risks: The risk to human health and the environment associated with the alternative during construction and implementation, and the effectiveness of measures that will be taken to manage such risks.
- Technical and administrative implementability: Ability to be implemented, including consideration of whether the alternative is technically feasible, administrative and regulatory requirements, permitting, scheduling, size, complexity, monitoring requirements, and access.
- Consideration of public concerns: Whether the community has concerns regarding the alternative and, if so, the extent to which the alternative addresses those concerns. This process involves concerns from individuals, community groups, local governments, federal and state agencies, or any other organization that may have an interest in or knowledge of the Bellevue Plaza Property.
- Cost: The cost to implement the alternative, including the cost of construction, the net present value of any long-term costs, and potential Ecology oversight costs. Long-term costs include operation and maintenance, monitoring, and reporting costs.

Farallon performed a preliminary screening of potential remediation technologies typically applied to sites contaminated with the same or comparable COCs to eliminate technologies that did not

meet the minimum requirements for protectiveness, permanence, implementability, and cost as described above. Farallon eliminated a number of remediation technologies during the initial screening process, as set forth in MTCA under WAC 173-340-350(8)(b). These technologies included: soil flushing and extraction; injection using chemical oxidant or bioremediation; and long-term groundwater pumping and treatment.

6.4 POTENTIAL CLEANUP ACTION ALTERNATIVES

The preliminary screening of potential remediation technologies identified the following cleanup action alternatives as potentially applicable to the Bellevue Plaza Property:

- No remedial action;
- Active in-situ remediation of soil gas, soil, and/or groundwater using air sparge and soil vapor extraction; and
- Source removal by soil excavation; source reduction of affected groundwater by temporary dewatering, and installation and operation of permanent engineering and institutional controls to eliminate future exposure pathways.

After screening to identify the three potential cleanup action alternatives, the need for a potential remediation technology to be implemented in conjunction with planned Bellevue Plaza Property redevelopment, which includes construction of three multi-story buildings and a large-scale excavation for an underground parking garage, was considered.

Farallon concluded that "no remedial action" was not an acceptable cleanup action alternative because there are concentrations of one or more COCs in soil and groundwater at the Bellevue Plaza Property that exceed established MTCA cleanup levels and constitute a potential threat to human health and/or the environment.

Farallon concluded that the active in-situ remediation of soil and/or groundwater using air sparge and soil vapor extraction cleanup action alternative was not technically feasible because the main sources of HVOC contamination affecting soil and groundwater on the western portion of the Bellevue Plaza Property are migrating from off-property sources on the Town and Country Cleaners Site and Kwik Cleaners Site. Active in-situ remediation of HVOC-contaminated soil and groundwater on the Bellevue Plaza Property resulting from migration from off-property sources would not be resolved in a reasonable restoration time frame without first addressing the sources on the adjacent Town and Country Cleaners Site and Kwik Cleaners Site.

The soil excavation, temporary dewatering of groundwater, and installation of long-term permanent groundwater and vapor barrier systems cleanup action alternative is considered feasible and applicable to the Bellevue Plaza Property, and consists of excavation of soil with detectable concentrations of COCs or concentrations that may exceed MTCA cleanup levels within practicable excavation limits, and off-property disposal of that soil. Source reduction in the first-encountered groundwater-bearing zone will occur as a result of the active dewatering during excavation. Groundwater generated during dewatering on the western and southeastern portions

of the Bellevue Plaza Property will likely have concentrations of COCs that exceed MTCA cleanup levels, which will be treated and discharged to the stormwater system. Construction-generated dewatering water or stormwater will need to comply with the requirements of the National Pollution Discharge Elimination System (NPDES) Construction Stormwater General Permit obtained for the project and an Administrative Order issued by the Ecology Water Quality Program. The Administrative Order establishes Indicator Levels for the project based on known contaminants for compliance with Water Quality Standards for the Surface Water of the State of Washington (WAC 173-200). The Administrative Order defines the conditions and actions necessary to comply with the Construction Stormwater General Permit.

Upon completion of the source removal excavation and source reduction dewatering, installation and operation of permanent engineering and institutional controls will be implemented to eliminate future exposure pathways to continued migration of HVOC-contaminated groundwater plumes from the Town and Country Cleaners Site and Kwik Cleaners Site migrating beneath the Bellevue Plaza Property.

This alternative satisfies the minimum threshold requirements for a cleanup action under WAC 173-340-360(2), is a permanent solution, and will achieve the cleanup levels at the points of compliance for COCs in the short term. Excavation will protect human health and the environment by permanently reducing the volume of hazardous substances in both soil and shallow groundwater at the Bellevue Plaza Property. The restoration time frame is considered reasonable and will be effective in the long term. Implemented in combination with the redevelopment of the Bellevue Plaza Property, the excavation and groundwater dewatering alternative is cost-effective and highly implementable. A description of the selected alternative recommended and implemented for the cleanup action is provided below.

6.5 RECOMMENDED CLEANUP ACTION ALTERNATIVE

The current redevelopment includes construction of three multi-story buildings, including an underground parking garage that requires soil excavation to estimated depths of approximately 40 to 50 feet bgs. The technical approach for the recommended and recently implemented cleanup action includes source removal by excavation of soil with detectable concentrations of petroleum hydrocarbons and HVOCs within the excavation limits on the Bellevue Plaza Property, followed by transport and disposal at approved permitted facilities off of the Bellevue Plaza Property.

The redevelopment includes excavation into the first-encountered groundwater-bearing zone at an approximate elevation range of 59 to 46 feet NAVD88 on the Bellevue Plaza Property. Contaminated wastewater generated from groundwater dewatering or stormwater collection during excavation and shoring activities for construction of the new underground parking garage is being treated with a temporary construction dewatering/stormwater system and discharged to either the stormwater or sanitary sewer system in accordance with local and state standards.

Following completion of the excavation for the new underground parking structure, long-term groundwater and vapor barrier systems will be installed beneath and adjacent to the subsurface portion of the underground parking garage to mitigate potential vapor and/or groundwater

intrusion from continued migration of HVOC-contaminated groundwater from sources on the adjacent Town and Country Cleaners Site and Kwik Cleaners Site. The long-term groundwater and vapor barrier systems will be designed to meet the requirements of MTCA and the Ecology Guidance to ensure protection of human health and the environment on the Bellevue Plaza Property.

A detailed evaluation of the recommended cleanup action alternative, to demonstrate that the soil excavation and groundwater dewatering cleanup action alternative meets MTCA threshold and other requirements set forth under WAC 173-340-360(2)(a) and (b), is provided below.

6.5.1 Protection of Human Health and the Environment

The recommended cleanup action alternative will protect human health and the environment by excavating soil that may have concentrations of COCs exceeding MTCA cleanup levels within practicable excavation limits. The selected groundwater cleanup action alternative will protect human health and the environment through reduction of mass by removal, treatment, and/or destruction of COCs to less than MTCA cleanup levels.

6.5.2 Compliance with Cleanup Standards

The recommended cleanup action alternative will comply with cleanup standards by meeting MTCA cleanup levels for COCs in soil and groundwater to the maximum extent practicable at the points of compliance. The points of compliance are defined in WAC 173-340-200 as the locations where cleanup levels established in accordance with WAC 173-340-720 through 173-340-760 will be attained to meet the requirements of MTCA. The points of compliance for the Bellevue Plaza Property are defined in Section 5.4.2.2, Points of Compliance. The recommended cleanup alternative, including source removal by excavation, source reduction by temporary dewatering, and installation of the long-term groundwater and vapor barrier mitigation systems, will be fully protective of human health and the environment on the Bellevue Plaza Property until the sources on the up-gradient source properties and affected groundwater are remediated.

The point of compliance for soil is defined as all soil at the Bellevue Plaza Property where analytical results of in-situ soil samples have detected concentrations of COCs exceeding the MTCA Method A or B cleanup levels in soil.

The standard point of compliance for groundwater is defined as the uppermost level of the saturated zone extending vertically to the lowest depth that potentially could be impacted by the COCs throughout the Bellevue Plaza Property. This includes the first-encountered groundwater-bearing zone at the Bellevue Plaza Property. Source removal of PCS and HVOC-contaminated soil exceeding MTCA cleanup levels to the maximum extent practicable and temporary dewatering during construction at Bellevue Plaza Property is expected to remediate the localized source area of petroleum hydrocarbon- and 1,2-DCA-contaminated groundwater on the Jiffy Lube parcel on the southeastern portion of the Bellevue Plaza Property.

In addition, source removal excavations on the western portions of Bellevue Plaza Property will result in removal of HVOCs exceeding MTCA Method A cleanup levels to the maximum extent

practicable associated with the off-property sources, and temporary dewatering for construction on the western portion of the Bellevue Plaza Property also will result in source reductions of HVOC-contaminated groundwater migrating from off-property sources and improve overall groundwater quality. However, due to technical implementability limitations, no active remediation will be conducted for the HVOC groundwater plumes migrating beneath the western portion of the Bellevue Plaza Property because of continued migration of HVOCs in groundwater from the off-property Town and Country Cleaners Site and Kwik Cleaners Site. Potentially contaminated groundwater migrating from the Town and Country Cleaners Site and Kwik Cleaners Site will continue to passively migrate along the natural groundwater flow path beneath the Bellevue Plaza Property within the permeable horizontal gravel layer beneath the new underground parking structure. The long-term groundwater and vapor barrier mitigation systems will be protective of the direct contact and groundwater/vapor intrusion pathways until the sources on the up-gradient source properties and affected groundwater are remediated.

6.5.3 Compliance with Applicable State and Federal Laws

The recommended cleanup action alternative will comply with the requirements of MTCA and applicable federal laws. The cleanup action is being conducted as an independent cleanup action in accordance with applicable MTCA requirements.

6.5.4 Provision for Compliance Monitoring

The recommended cleanup action alternative for soil provides for compliance monitoring during excavation activities by collection of soil performance and confirmation samples at various depths prior to and during excavation, and/or at the bottom of the excavation. The recommended cleanup action alternative for groundwater provides for compliance monitoring after completion of the excavation by groundwater sampling at the points of compliance.

6.5.5 Permanence

The recommended cleanup action alternative for soil and groundwater will result in immediate and permanent achievement of cleanup action objectives. It is anticipated that soil with detectable concentrations of COCs or concentrations exceeding the MTCA cleanup levels within practicable excavation limits can be removed from the Bellevue Plaza Property and disposed of at an off-property facility as PCS or under a Contained-In determination. Soil with detectable concentrations of COCs or concentrations exceeding MTCA cleanup levels will not be left in-place at the Bellevue Plaza Property within the practicable excavation limits. The combined source removal excavation and source reduction through temporary construction dewatering will provide a permanent cleanup solution for the localized source area on the Jiffy Lube parcel. In addition, the source removal excavation and temporary dewatering on the western portion of the Bellevue Plaza Property will provide a significant overall mass reduction of HVOCs in soil and in the first-encountered groundwater-bearing zone proximate to the western portion of the Bellevue Plaza Property to the maximum extent practicable.

6.5.6 Restoration Time Frame

The recommended cleanup action alternative will meet threshold requirements and cleanup action objectives in a reasonable restoration time frame. Excavation, removal, and off-property disposal of soil with concentrations of COCs that may exceed MTCA cleanup levels will result in immediate achievement of cleanup action objectives for soil. Temporary dewatering during construction will remove and reduce the overall mass of COCs in groundwater that exceed MTCA cleanup levels.

6.5.7 Reduction of Toxicity, Mobility, and Volume of Contaminants

The recommended cleanup action alternative for soil will immediately and permanently eliminate the volume of COCs in soil contributing to groundwater on the southeastern portion of the Bellevue Plaza Property, resulting in permanent elimination of contaminant toxicity and mobility from the confirmed source originating on Jiffy Lube parcel at the Bellevue Plaza Property. Contaminated soil will be transported to licensed facilities for treatment and disposal. Contaminated groundwater generated during dewatering will be treated prior to discharge, as needed.

6.5.8 Short-Term Risks

The recommended cleanup action alternative involves short-term risks associated with the excavation, handling, and sampling of soil and/or groundwater with concentrations of COCs exceeding MTCA cleanup levels. Potential short-term risks to human health from vapors, dust emissions, and truck traffic may be increased during cleanup activities. Dust control and air-monitoring programs have been implemented to effectively minimize these short-term risks.

6.5.9 Implementability

The recommended cleanup action alternative is readily implementable at the Bellevue Plaza Property. Excavation and transportation of soil with concentrations of COCs is a common practice that has proven successful at other facilities. Dewatering of groundwater-bearing zones is also a common practice during excavation and subsurface construction activities. The soil and the associated groundwater-bearing zone with concentrations of COCs exceeding MTCA cleanup levels can be accessed, dewatered, and removed using standard dewatering and excavating equipment. The installation and operation and maintenance of long-term permanent groundwater and vapor barrier systems beneath and adjacent to the new parking garage structure are common practice, readily implementable, and will be protective of human health and the environment to the maximum extent practicable for the Bellevue Plaza Property. Long-term compliance groundwater monitoring, post construction, will ensure that the effective operation of the permanent barrier mitigation systems until the off-property sources are addressed.

7.0 CLEANUP ACTION

This section presents a summary of the cleanup action, including a plan for environmental media management currently being implemented in conjunction with the construction project. The cleanup action includes: excavation of contaminated soil and dewatering of affected groundwater during redevelopment; installation of groundwater and vapor mitigation barrier systems; and compliance groundwater monitoring, which will provide a permanent cleanup solution to the maximum extent practicable for the Bellevue Plaza Property. The new building groundwater and vapor barrier systems will eliminate the risk of exposure to HVOC-contaminated groundwater and/or soil vapor intrusion to indoor air by allowing passive migration of HVOC-contaminated groundwater along the natural groundwater flow path beneath the Bellevue Plaza Property until the HVOC sources on the adjacent Town and Country Cleaners Site and Kwik Cleaners Site are remediated.

The general sequence of work pertaining to the cleanup action consists of the following main elements:

- Bellevue Plaza Property preparation.
- Demolition of the existing buildings, decommissioning of the groundwater monitoring wells, and permanent decommissioning by removal of the suspected UST on the Locksmith parcel.
- Performance soil sampling in select areas to further refine and bound estimated PCS and Contained-In soil extents and volumes following building demolition and preceding excavation.
- Installation of a pre-discharge water treatment system for dewatering water generated during construction on the Bellevue Plaza Property, and monitoring and reporting of the dewatering discharge to confirm that the authorized discharge limits are met.
- Installation and operation of a temporary dewatering system during the construction of the underground parking garage, which will generate contaminated groundwater requiring treatment and discharge to the stormwater system or sanitary sewer system.
- Installation of soldier piles for the shoring system, which will generate PCS and/or Contained-In soil from drill cuttings in select areas.
- Construction excavation to design elevations ranging from approximately 45 to 35 feet NAVD88 depending on location at the Bellevue Plaza Property.
- PCS and Contained-In soil excavation using a horizontal 30- by 30-foot grid system and discrete vertical lifts (the lifts are 5 feet thick) between elevations of approximately 93 to 36 feet NAVD88.
- Off-Bellevue Plaza Property disposal of PCS and Contained-In soil in accordance with hazardous waste regulations and guidance.

removed from the Bellevue Plaza Property to demonstrate that the cleanup standards are attained to the maximum extent practicable.

- Installation of long-term permanent groundwater and vapor barrier systems to eliminate the risk of exposure to HVOC-contaminated groundwater and/or soil vapor intrusion to indoor air in the new buildings. The permanent groundwater barrier system will allow the HVOC-contaminated groundwater plumes migrating onto the Bellevue Plaza Property from adjacent source properties to passively continue migration along the natural groundwater flow path beneath the western portion of the new underground parking garage at the Bellevue Plaza Property until the confirmed HVOC sources on the adjacent Town and Country Cleaners Site and Kwik Cleaners Site are remediated.
- Installation of a compliance groundwater monitoring network and implementation of a compliance groundwater monitoring program. The compliance groundwater monitoring program will be used to assess groundwater flow, gradient, and quality at the Bellevue Plaza Property to ensure that the natural groundwater flow path of the HVOC groundwater plumes migrating from the Town and Country Cleaners Site and Kwik Cleaners Site remains consistent with pre-construction conditions.

7.1 CONSTRUCTION MANAGEMENT

All construction work is being managed by Bellevue Investors and its general contractor. The redevelopment of the Bellevue Plaza Property includes construction of three multi-story buildings with an underground parking garage. Farallon's role is to provide construction-phase environmental consulting services to and at the direction of Bellevue Investors during implementation of the cleanup action described herein, to coordinate the observation and segregation of contaminated soil from clean soil with Bellevue Investors and its contractors. In addition, Farallon is supporting Bellevue Investors and its contractors with associated profiling, permitting, reporting, and treatment and/or disposal of contaminated waste, as necessary.

7.2 CLEANUP OBJECTIVES

The selected remedial action for the Bellevue Plaza Property is protective of both human health and the environment, and will result in a final cleanup solution for the Bellevue Plaza Property.

7.3 DEFINITION AND DELINEATION OF EXCAVATION AREAS

Representative soil samples were collected during multiple phases of the RI at the Bellevue Plaza Property from 2016 through 2019 to sufficiently characterize the lateral and vertical extent of clean versus contaminated soil in preparation for excavation. Based on these pre-excavation data, the Bellevue Plaza Property has been divided into 30- by 30-foot grid areas for the purpose of characterizing and estimating the volume of contaminated soil in the main excavation area for redevelopment. Summaries of in-situ soil sample analytical results prior to excavation and sample elevations for select HVOCs and petroleum hydrocarbons are shown on Figures 7 and 8, respectively. The proposed final excavation depths for the underground parking structure are shown in cross-section on Figures 3 and 11 through 15. Soil sample analytical results for select

petroleum hydrocarbons and HVOCs, including excavation grid area, sample locations, sample depths, and corresponding elevations, are summarized on Tables 4 and 5, respectively.

7.4 BELLEVUE PLAZA PROPERTY PREPARATION

Bellevue Plaza Property preparation activities were conducted by GLY Inc. (General Contractor) prior to implementation of the cleanup action in January 2020, including installation of security fencing and other measures, and implementation of erosion control and shoring/slope stability measures as necessary to ensure traffic control and protection of workers in the work zones.

7.5 DEMOLITION, AND MONITORING WELL AND UST DECOMMISSIONING

Bellevue Plaza Property buildings and subsurface utilities no longer required were demolished in May 2020 as part of the redevelopment. Hazardous building materials abatement was conducted by the demolition subcontractor at the direction of the General Contractor.

Monitoring wells MW-1 through MW-4, FMW-1 through FMW-19, and GEI-1 and GEI-3 within the construction excavation footprint of the Bellevue Plaza Property were decommissioned in March 2020 by a Washington State-licensed driller in advance of construction in accordance with the Minimum Standards for Construction and Maintenance of Wells (WAC 173-160). The monitoring wells were decommissioned by backfilling the well casing with bentonite chips from the total depth of the installation to surface grade in accordance with WAC 173-160-381. The flush-mounted well monuments were removed and discarded.

A heating oil UST on the western portion of the Locksmith parcel was permanently decommissioned on May 29, 2020 by excavation and removal in accordance with Washington State Underground Storage Tank Regulations (WAC 173-360) and the Ecology Guidance. A certified specialty subcontractor selected by the General Contractor provides a UST Decommissioner to conduct the UST decommissioning and removal activities, which included sampling and profiling residual product in in the UST in late March 2020 by Farallon, and subsequent inerting and rinsing the interior of the UST and removing the UST from the Bellevue Plaza Property for recycling in May 2020.

Farallon supported the permitting and inspection activities required for permanent decommissioning of the UST. Farallon provided a Washington State-certified Bellevue Plaza Property Assessor to observe the UST decommissioning activities, including collection and profiling of a residual product sample from the UST in March 2020 prior to removal, and confirmation soil sampling at the limits of soil excavation during removal of the UST in May 2020 in accordance with Ecology regulations. The UST Site Check/Site Assessment Checklist form will be completed and submitted to Ecology in a separate report to the Ecology Tanks Section. The results from the UST decommissioning activities also will be incorporated into the Cleanup Action Closure Report that will be prepared for the Bellevue Plaza Property following completion of the remedial action.

7.6 TEMPORARY GROUNDWATER DEWATERING, TREATMENT, AND DISPOSAL

A temporary groundwater dewatering system has been installed and is operating to dewater the first-encountered groundwater-bearing zone during excavation for construction. The dewatering system includes a series of vertical wells installed on the outside of the vertical shoring walls to dewater the lower elevations of the excavation. Dewatering will allow for the emplacement of the horizontal gravel layer on the western portion of the Bellevue Plaza Property and to install the foundation and footing elements for the new underground parking garage and buildings. Special segregation, treatment, and disposal of groundwater generated during dewatering is required because of the presence of the petroleum hydrocarbon- and HVOC-contaminated groundwater associated with the localized source on the Jiffy Lube parcel, and the HVOC-contaminated soil and groundwater that has migrated onto the Bellevue Plaza Property from confirmed sources on the adjacent Town and Country Cleaners Site and Kwik Cleaners Site.

Groundwater generated during dewatering requires additional treatment because of the presence of HVOCs prior to discharge to the stormwater system to meet the requirements of the NPDES permit and associated Administrative Order issued for the discharge to surface water.

7.7 OFF-PROPERTY SOIL DISPOSAL

Based on the RI completed at the Bellevue Plaza Property, three types of soil are anticipated to be encountered during excavation:

- Clean Soil containing no detectable concentrations of petroleum hydrocarbons or VOCs including HVOCs, concentrations of metals less than MTCA cleanup levels, and no obvious visual or olfactory evidence of contamination; and meeting acceptance criteria for uncontaminated soil disposal or reuse at a facility/site selected by Bellevue Investors;
- Soil containing detectable concentrations of HVOCs; exhibiting other evidence of contamination such as visual staining, solvent-like odors, or measurable volatile organic vapors; and/or containing concentrations exceeding MTCA cleanup levels designating it as Contained-In soil that is being disposed of as nonhazardous waste at an approved Subtitle D landfill under a Contained-In determination obtained from Ecology; and
- PCS containing detectable concentrations of petroleum hydrocarbons or petroleum-range VOCs, or concentrations of metals exceeding cleanup levels; exhibiting other evidence of contamination such as visual staining, petroleum- or solvent-like odors, or measurable volatile organic vapors; and/or containing constituent concentrations exceeding cleanup levels or acceptance criteria for disposal as uncontaminated soil, and that is being disposed of as nonhazardous PCS at a facility/site selected by Bellevue Investors.

Field observations and the laboratory analytical results of in-situ soil samples collected during the RI prior to initiating excavation were used to estimate the distribution of contaminated soil requiring special handling and disposal off of the Bellevue Plaza Property at Ecology-approved permitted treatment, storage, and disposal facilities. Additional performance soil sampling

currently is being conducted during excavation to refine the estimated areas of Contained-In soil and PCS requiring special handling and off-property disposal.

The estimated contaminated soil excavation grid areas based on pre-excavation soil sampling results, in 5-foot elevation lifts are shown on Figures 17 through 28. Grid areas designating as PCS are shown in green and grid areas designating as Contained-In soil are shown in orange. The estimated areas of contaminated soil at 5-foot elevation intervals starting at 93 feet NAVD88 extending to an estimated elevation of approximately 33 feet NAVD88 are shown on Figures 17 through 28. The planned final excavation depths for the underground parking structure are shown in cross-section on Figures 3 and 11 through 15. Table 9 provides a summary of the pre-excavation estimated contaminated soil volumes and tonnages within each development phase area for Contained-In soil. Table 10 provides a summary of the pre-excavation estimated contaminated soil volumes and tonnages within each development phase area for PCS. Also included in Tables 9 and 10 are detailed pre-excavation estimates of soil volumes and tonnages for Contained-In soil and PCS within each grid area per 5-foot elevation lift, which will require transportation and disposal off of the Bellevue Plaza Property.

Farallon is and will continue to perform compliance soil sampling during active excavation activities in accordance with the procedures described in Section 7.10, Confirmation Soil Sampling. Results of field-screening and compliance monitoring laboratory analytical testing is being used by Farallon to delineate soil categories in-situ within the active excavation using the 30- by 30-foot grid cells. In-situ soil categorization is conveyed to the General Contractor and the Excavation Subcontractor with a system of field markings and direct communication with equipment operators. Once excavated, the Excavation Subcontractor is responsible for maintaining the temporary physical segregation of soil categories until loaded into containers or trucks for off-property disposal.

Waste soil is being tracked using a Waste Inventory Form. Performance soil sampling during excavation, and supplementary waste soil sampling of stockpiled materials, is being used to assist with profiling the waste soil for disposal if Bellevue Investors or its Excavation Subcontractor select an alternate disposal facility for all, or portions, of the waste soil. Documentation of soil disposal is maintained in the project file.

Wastewater generated during construction from active dewatering and/or stormwater runoff will be captured by the construction dewatering/stormwater system, and treated and discharged to the stormwater sewer under the NPDES permit and associated Administrative Order on consent. A King County Industrial Waste Program Discharge Authorization Permit for Construction was also be obtained as an alternate discharge option, if needed.

7.8 IDENTIFICATION OF CONTAMINATED SOIL

Field-screening is being performed during Bellevue Plaza Property excavation activities to identify, classify, and refine volumes of contaminated soil in areas of confirmed and suspected contamination. Field-screening consists of visual and olfactory observations, including evidence of soil staining or discoloration and/or noticeable VOC odors. In addition, field-screening of

contaminated soil for the presence of VOC vapors is being performed using a PID. The results of the field-screening are evaluated by Farallon to help classify and segregate soil, and to assess whether laboratory analysis of soil samples is necessary to sufficiently characterize soil for off-Bellevue Plaza Property disposal.

7.9 PERFORMANCE SOIL SAMPLING

Performance soil sampling provides soil analytical results to refine the areas with soil requiring special handling and disposal, to classify waste soil, and/or to identify the presence of COCs in an excavation area with confirmed or suspected contaminated soil. Performance soil sampling analytical results indicate whether COCs are present at concentrations exceeding cleanup levels and/or disposal criteria, and are used to guide the lateral and vertical extents of excavation needed to achieve the cleanup standards. Results of the subsurface investigation conducted as part of the RI between 2016 and 2019 pre-excavation provided performance monitoring data sufficient for project planning and selection of a feasible cleanup action alternative.

Additional performance soil sampling is currently being conducted during excavation and includes collection of in-situ soil samples for laboratory analysis to quantify concentrations of COCs in soil. Discrete soil samples are being collected from the excavation grids, as needed, to guide the excavation and to serve as confirmation samples where cleanup levels are attained. The procedures for soil sample collection (e.g., frequency, location) and sample handling and analysis are described in the following subsections.

7.9.1 Soil Sampling Frequency

The location and frequency of performance soil sampling is dependent on analytical data existing at the time, field observations, results from field-screening, and the configuration of the cleanup action excavation. Performance monitoring soil samples serve as confirmation samples where cleanup levels have been attained.

The location and frequency of performance soil sampling is at the discretion of Farallon pending approval of the locations, methodology, and timing by the General Contractor. If soil designating as PCS or Contained-In soil is confirmed within a 30- by 30-foot grid area, the grid area may be further divided into subareas, and additional performance soil samples collected to assess and define the lateral extent of PCS or Contained-In soil within the grid area and minimize the quantity of soil requiring special handling and disposal. The frequency of performance soil sampling may be higher near the lateral and vertical limits of an excavation area to provide sufficient samples for confirmation monitoring. At minimum, performance soil sampling will consist of soil sampling using a hand auger or track-mounted excavator. The performance soil samples are generally being submitted to the analytical laboratory for expedited analysis on a 24-hour turnaround.

Further performance soil sampling is being conducted, as needed, with the objective of identifying the boundaries of Clean Soil. If analytical results indicate that the criteria for Clean Soil (see Section 7.7, Off-Property Soil Disposal) have been achieved within the cleanup action excavation grid area or sidewall, the performance soil samples are considered confirmation soil samples (see

Section 7.10, Confirmation Soil Sampling). If analytical results indicate that criteria for Clean Soil have not been achieved, the soil samples are considered performance soil samples and additional cleanup action excavation is being conducted. Farallon is coordinating approval with the General Contractor on the scheduling, methodology, and locations for all required performance sampling.

7.9.2 Soil Sample Locations

The location of the performance soil samples is dependent on existing sampling results, excavation progress each day, and the configuration of the final remedial excavation limits. The soil sample locations are selected at the discretion of the Field Scientist based on the grid excavation areas, prior soil sampling results, and field-screening observations of soil conditions.

7.9.3 Soil Sample Identification

The soil samples collected for performance monitoring from each sample location are assigned a unique sample identifier and number. The sample identification is placed on the sample label, Field Report form, Sample Summary forms, and Chain of Custody form.

7.9.4 Soil Sample Collection and Handling Procedures

Performance soil samples are being collected directly from the excavation sidewall or bottom if the excavation is less than 4 feet deep, or from the center of a track hoe bucket filled with soil that is representative of the sample area if the excavation is greater than 4 feet deep or if potentially hazardous conditions exist due to physical hazards or vapors.

The performance soil samples are being collected using either stainless steel or plastic sampling tools. Non-dedicated sampling equipment is decontaminated between uses as appropriate, with the exception of the track hoe bucket. Farallon is performing the following general procedures:

- Measuring soil sample locations using a field-grade geographic positioning system or hand-measured coordinates relative to a landmark at the Bellevue Plaza Property using a measuring tape or other measuring device, and plot the soil sample location on a scaled Bellevue Plaza Property plan. At the discretion of Farallon and pending approval of the General Contractor, select sample locations will be surveyed by the General Contractor, or subcontracted surveyors, relative to established horizontal and vertical datums. Digital photographs and/or video will be taken periodically to document excavation progress and to depict the final limits of the remedial excavation.
- Logging information for each excavation and during each sampling event, including the following, at a minimum: soil sample depth or elevation, Unified Soil Classification System description, soil moisture, physical indications of potential COCs, field-screening results, and sample identifiers.
- Immediately transferring the soil sample into laboratory-supplied sample containers. Soil samples to be analyzed for VOCs will be collected and prepared in accordance with EPA Method 5035A field sampling protocols. Care is taken not to handle the seal or the inside cap of the container when the sample is placed into the containers. The seals/caps will be secured.

- Labeling the soil sample container with the medium (i.e., soil), date, time sampled, unique sample identification and number, project name, project number, and sampler's initials.
- Logging the soil sample on a Chain of Custody form, and place the soil sample into a chilled cooler for transport to the laboratory under chain-of-custody protocols.
- Discarding disposable sampling equipment and health and safety supplies in an appropriate waste dumpster at the Bellevue Plaza Property.

7.10 CONFIRMATION SOIL SAMPLING

Results of confirmation soil sampling are being used to confirm that the cleanup action excavation has removed PCS or Contained-In soil laterally and vertically within an area. The results of confirmation soil sampling will also be used to document attainment of cleanup levels at the final limits of the cleanup action excavation, and that criteria for Clean Soil have been achieved at the limits of the cleanup action excavation to the maximum extent practicable.

Remaining soil to be excavated as part of the construction project is being handled as Clean Soil unless unforeseen conditions are encountered. Confirmation soil sampling consists of collecting discrete in-situ soil samples from the base and/or sidewalls at the final limits of the completed cleanup action excavation in the manner described for performance soil sampling in Section 7.9.4, Soil Sample Collection and Handling Procedures. As described in Section 7.9.1, Performance Soil Sampling Frequency, performance soil samples are being used as confirmation soil samples in cases where the analytical results for the performance soil samples confirm that cleanup standards have been attained and that soil remaining at the limits of excavation in an area meets the criteria for Clean Soil.

7.11 PERMANENT GROUNDWATER AND VAPOR BARRIER SYSTEMS

The long-term groundwater and vapor barrier mitigation systems will be installed during construction of the new underground parking garage. The barrier mitigation systems will eliminate the risk of exposure to HVOC-contaminated groundwater, soil, and/or soil vapor intrusion to indoor air at concentrations exceeding MTCA cleanup levels and/or screening levels by allowing passive migration of HVOC-contaminated groundwater along the natural groundwater flow path beneath the Bellevue Plaza Property until the HVOC sources on the adjacent Town and Country Cleaners Site and Kwik Cleaners Site are remediated. The proposed updated layout of the groundwater and vapor barrier mitigation systems are shown in plan view on Figure 29. Additional detailed construction drawing excerpts of the groundwater and vapor barrier mitigation systems are provided in Appendix F. The updated long-term groundwater and vapor barrier mitigation systems will include:

- Use of a waterproof concrete for the vertical building foundation walls that extend below the groundwater-bearing zone to approximate elevations ranging between 43 and 36 feet NAVD88 and comprise the top 12 inches of the foundation mat slab of the underground parking garage;

- Emplacement of a horizontal permeable gravel layer beneath the western portion of the underground parking garage;
- Installation of vertical drainage mat along the northwestern portion of the northern building foundation wall for the new underground parking garage; and
- Installation of a vapor barrier rated for environmental contaminants, including HVOCs and petroleum hydrocarbons, around the entire perimeter of the underground parking garage foundation walls to the top of the shoring wall and that extends under the entire horizontal underground parking garage foundation slab.

The physical structure of the new underground parking garage, including the long-term permanent groundwater and vapor barrier mitigation systems, will prevent groundwater and/or soil gas with HVOCs from entering the Bellevue Plaza Property building structures, and will allow for passive migration of the HVOC-contaminated groundwater along the natural groundwater flow path through the Bellevue Plaza Property until the source properties are remediated. The completed permanent groundwater and vapor barrier mitigation systems address the anticipated continued migration of HVOC-contaminated groundwater from the adjacent source properties because they eliminate the groundwater and vapor intrusion exposure pathways on the Bellevue Plaza Property.

7.11.1 Installation of Groundwater Barrier System

The permanent groundwater barrier system at the Bellevue Plaza Property will include emplacement of a permeable horizontal gravel layer beneath the underground parking structure on the western portion of the Bellevue Plaza Property, highlighted in blue on Figure 29. The permeable gravel layer will allow continued passive flow of HVOC-contaminated groundwater migrating from the up-gradient Town and Country Cleaners Site along the natural groundwater flow path from north to south beneath the western portion of the new underground parking garage. In addition, a vertical drain system will be installed at an approximate elevation of 60 to 43 feet NAVD88 between the vertical shoring wall and new building footing walls on the affected western portion of the north shoring wall, highlighted in purple on Figure 29. This vertical drain system will allow HVOC-contaminated groundwater potentially intercepting the lower portion of the vertical foundation wall at the northern property boundary to be directed to the underlying horizontal permeable gravel layer. A vapor barrier and waterproof concrete will be used for the parking garage foundation walls and floor slab that extend below the groundwater-bearing zone throughout the entire parking garage footprint to prevent contaminated groundwater and/or vapor intrusion into the underground parking garage, shown as the hatched area on Figure 29.

7.11.2 Installation of Vapor Barrier System

The vapor barrier system design comprises a 20-millimeter (mil) high density polyethylene liner that will wrap entire perimeter of the underground parking garage foundation walls to the top of the shoring wall and extend under the entire horizontal underground parking garage foundation slab (Figure 29). The vapor barrier will extend from unsaturated into saturated soil conditions and be placed in direct contact with the vertical foundation walls and horizontally below the mat slab foundation (Appendix F).

The vapor barrier currently proposed by the General Contractor is a 20-mil Drago Wrap Vapor Intrusion Barrier (Drago Wrap) from Stego Industries, LLC of San Clemente, California (Appendix G). Drago Wrap is specifically engineered to mitigate the identified COCs for the Bellevue Plaza Property, including HVOCs and petroleum products per the American Society for Testing and Materials Standard E1745. Drago Wrap is a multi-layered plastic extrusion that meets the standards of ASTME1745 for water vapor retarders in contact with soil or granular fill under concrete slabs. Drago Wrap will be installed per the manufacturer's specifications (Appendix G).

7.12 GROUNDWATER COMPLIANCE MONITORING PROGRAM

Compliance groundwater monitoring will be conducted as part of the permanent cleanup action. At a minimum, groundwater will be monitored annually for a period of 2 years using the proposed compliance monitoring well network as shown on Figure 29.

Compliance groundwater monitoring events will include measurement of water levels and total monitoring well depths, and collection of groundwater samples from the proposed monitoring wells installed in the adjacent rights-of-way on the up-gradient and down-gradient areas of the Bellevue Plaza Property (Figure 29). The results of the groundwater monitoring events will be used to assess groundwater flow, gradient, and quality at the Bellevue Plaza Property to ensure that the natural groundwater flow path of the HVOC groundwater plumes migrating from the Town and Country Cleaners Site and Kwik Cleaners Site remains consistent with pre-construction conditions. Additional compliance monitoring events beyond the proposed 2 years will be evaluated at the end of the 2-year period.

Groundwater samples will be collected directly from the pump outlet following stabilization of the geochemical parameters in accordance with the EPA (1996) guidance for low-flow purging and sampling.

7.13 OPERATIONS AND MAINTENANCE PLAN

Operations and maintenance will be conducted as part of the selected cleanup action to: evaluate the integrity of the groundwater and vapor barrier systems; evaluate the condition of the compliance groundwater monitoring wells; and evaluate whether any damage has occurred that could affect the integrity or performance of the barrier systems or monitoring wells at the Bellevue Plaza Property. The barrier mitigation systems will eliminate the risk of exposure to HVOC-contaminated groundwater and/or soil vapor intrusion to indoor air by allowing passive migration of HVOC-contaminated groundwater along the natural groundwater flow path beneath the Bellevue Plaza Property until the HVOC sources on the adjacent Town and Country Cleaners Site and Kwik Cleaners Site are remediated. The lower level of the underground parking garage and compliance groundwater monitoring well network will be inspected on an annual basis to ensure that the groundwater and vapor barrier systems are working as designed.

The annual inspection will be conducted by qualified personnel inspecting the barrier systems and compliance monitoring wells. The results of the annual inspection will be documented in a field report, and photographs of the interior walls and floor of the lower level of the underground

parking structure and monitoring wells will be obtained during each inspection and maintained in the electronic project file.

If damage to the barrier systems and/or compliance monitoring wells is observed and/or reported during or outside the annual operations and maintenance inspections, a report will be filed with the Bellevue Plaza Property facilities manager and property owner.

Damage to the barrier systems and/or compliance monitoring wells will be promptly repaired by retaining the appropriate contractor. A report documenting the repair will be submitted maintained in the electronic project file and copies provided to appropriate local or state agencies, as needed.

7.14 UNFORESEEN CONDITIONS

Unforeseen conditions may be encountered during excavation at a formerly developed property with a long history of various uses. Unforeseen conditions that may be encountered during implementation of the cleanup action include but are not limited to discovery of USTs or contaminated media outside the areas of PCS or Contained-In soil shown on Figures 16 through 27.

In the event that a UST(s) is encountered during construction excavation, the General Contractor will temporarily suspend excavation activities proximate to the UST and immediately notify Bellevue Investors and Farallon as soon as possible after the encounter. Each UST encountered will be permanently decommissioned by excavation and removal in accordance with Washington State Underground Storage Tank Regulations (WAC 173-360) and the Ecology Guidance. A certified specialty subcontractor selected by the General Contractor will provide a UST Decommissioner to conduct the UST decommissioning and removal activities, which will include inerting and rinsing the interior of the UST, as necessary, and removing the UST from the Bellevue Plaza Property for recycling.

At the request of Bellevue Investors, Farallon will support the permitting and inspection activities required for permanent decommissioning of USTs encountered during construction excavation. Farallon will provide a Washington State-certified Bellevue Plaza Property Assessor to observe the UST decommissioning activities, and will perform performance and/or confirmation soil sampling at the limits of soil excavation related to removal of the UST in accordance with Ecology regulations. Confirmation soil samples will be collected from the UST excavation and submitted for analysis for appropriate constituents based on field observations, Ecology guidance, and regulatory requirements. Farallon will complete the UST Site Check/Site Assessment Checklist form and submit it to Ecology following receipt of the confirmation soil sample analytical data. The results from the UST decommissioning activities will be incorporated into the Cleanup Action Closure Report that will be prepared for the Bellevue Plaza Property.

If field observations indicate the presence of potentially contaminated soil, groundwater, and/or stormwater related to USTs, or other potentially affected media during construction excavation, excavation work will stop pending characterization of the potentially contaminated media and development of an appropriate treatment and/or disposal alternative by Farallon to be approved by

Bellevue Investors. The General Contractor will direct the appropriate subcontractor(s) to implement the selected treatment and/or disposal remedy. Following characterization and delineation of contaminated media, the media will be removed or remediated to the maximum extent practicable.

7.15 QUALITY ASSURANCE/QUALITY CONTROL

Quality assurance/quality control (QA/QC) samples will be collected and analyzed with the primary field samples during the cleanup action excavation to provide for data quality assessment. At minimum, QA/QC sampling will include collection of trip blanks, which will be used to check for procedural contamination, cross-contamination, and contamination during shipment and storage of samples collected for VOC analysis.

The exact number of trip blanks will be dependent on the number of soil samples collected during cleanup action excavation activities. The anticipated frequency will be 1 QA/QC sample for every 20 primary soil samples submitted for laboratory analysis (i.e., approximately 5 percent). The analytical laboratory will provide results of laboratory QC testing for Farallon review, including matrix spikes, matrix spike duplicates, laboratory blanks, and laboratory duplicates.

7.16 SEGREGATION AND TEMPORARY STORAGE OF CONTAMINATED SOIL

Farallon is observing and directing the segregation of contaminated soil from clean soil during excavation on the Bellevue Plaza Property based on field-screening and the results of prior in-situ performance sampling. The Excavation Subcontractor is excavating contaminated soil and segregating it from clean soil for transport off the Bellevue Plaza Property. Based on the available data for the Bellevue Plaza Property, three types of soil have been and/or are anticipated for segregation during excavation:

- PCS containing detectable concentrations of petroleum hydrocarbons or VOCs, or concentrations of metals exceeding cleanup levels; exhibiting other evidence of contamination such as visual staining, petroleum- or solvent-like odors, or measurable volatile organic vapors; and/or containing constituent concentrations exceeding cleanup levels or acceptance criteria for disposal as uncontaminated soil, and that is being disposed of as nonhazardous PCS at a facility/site selected by Bellevue Investors.
- Soil containing detectable concentrations of HVOCs; exhibiting other evidence of contamination such as visual staining, solvent-like odors, or measurable volatile organic vapors; and/or containing concentrations exceeding MTCA cleanup levels designating it as Contained-In soil that is being disposed of as nonhazardous waste at an approved Subtitle D landfill under a Contained-In determination to be obtained from Ecology (pending); and
- Clean Soil containing no detectable concentrations of petroleum hydrocarbons or VOCs including HVOCs, concentrations of metals less than MTCA cleanup levels, and no obvious visual or olfactory evidence of contamination; and meeting acceptance criteria for uncontaminated soil disposal or reuse at a facility/site selected by Bellevue Investors.

Direct loading of PCS into trucks and Contained-In soil into containers and/or trucks is currently being conducted, with occasional temporary stockpiling. When direct loading into trucks and/or containers is not feasible, temporary stockpiles for excavated soil or drill cuttings generated during shoring installation are being maintained by the Excavation Subcontractor as needed to contain and segregate contaminated soil from Clean Soil until PCS or Contained-In soil can be loaded into trucks or containers and hauled to the appropriate selected disposal facility.

The Excavation Subcontractor is using discretion as to best means and methods to construct and maintain temporary stockpiles to prevent commingling of soil categories. The Excavation Subcontractor may consider use of fixed markers to position stockpiles, physical barriers such as traffic plates beneath stockpiles to protect underlying Clean Soil, and concrete blocks between stockpiles to prevent commingling of soil categories. The Excavation Contractor is responsible for maintaining and covering the temporary stockpiles with plastic sheeting or tarps to prevent wind or runoff transport of contaminated soil, and to prevent stockpile cross-contamination pending load-out.

Construction workers who will be exposed to PCS or Contained-In soil within an exclusion zone, established and controlled by the General Contractor or a designated subcontractor, while performing their work must have successfully completed 40-Hour Hazardous Waste Operations and Emergency Response training in accordance with 29 CFR 1910.120, and will have completed Annual 8-Hour Hazardous Waste Operations and Emergency Response refresher training, as needed.

7.17 ANALYTICAL METHODS AND TURNAROUND TIMES

Soil samples collected for performance monitoring, confirmation monitoring, and additional waste profiling are being analyzed for the appropriate COCs identified during field-screening. Samples of contaminated or potentially contaminated soil are being analyzed by the following analytical methods:

- Short list HVOCs, including PCE, TCE, DCE isomers, and vinyl chloride, by EPA Method 8260;
- GRO by Northwest Method NWTPH-Gx;
- Petroleum VOCs BTEX by EPA Method 8260; and
- DRO and ORO by Northwest Method NWTPH-Dx.

If other chemical analyses are required for profiling by the waste disposal facility, the analyses will also be performed using EPA- or state-approved analytical test methods.

The soil samples are being transported by courier or a Farallon representative to an Ecology-accredited laboratory. Farallon is receiving analytical results from the laboratory in both electronic and hard-copy formats. The data undergoes a QA/QC review at the time of receipt. The analytical results are being compiled into an electronic database for data management and to facilitate mapping.

The performance and confirmation soil samples are being analyzed on an appropriate turnaround schedule to expedite soil cleanup activities and minimize disruption to the construction schedule.

7.18 DOCUMENTATION REQUIREMENTS

Documentation will be necessary to report cleanup activities conducted at the Bellevue Plaza Property to Ecology to meet the MTCA requirements of an independent remedial action. The document control system to be implemented to manage data during the cleanup action includes the following elements as appropriate: Field Report forms, Bellevue Plaza Property maps, field-screening documentation, sampling event documentation, Chain of Custody forms, laboratory analytical reports, digital photographs and/or video, Waste Inventory forms, and waste management labels. Transport and disposal manifests for PCS and Contained-In soil disposed of off the Bellevue Plaza Property will be submitted with project documentation in the Cleanup Action Closure Report and maintained in project files.

7.18.1 Field Documentation

Field personnel will be required to keep a daily field log on a Field Report form. Field notes will be as descriptive and inclusive as possible, allowing independent parties to reconstruct the implementation of the cleanup action and sampling activities from the recorded information. Language will be objective, factual, and free of inappropriate terminology.

At a minimum, field documentation will include the date, job number, project identification and location, weather conditions, sample collection data, field equipment used, and notation of any activity performed in a manner other than as specified in this CAP. If other forms are completed or used (e.g., Chain of Custody forms, maps), they will be referred to in and attached to the Field Report form.

Supplementary documentation forms will be used to augment the Field Report form. These forms will include Soil Sampling forms, Waste Inventory forms, and other sampling event data documentation that may be developed to facilitate documentation of the cleanup action.

Sample labels will be filled out and affixed to appropriate containers during sample collection. Soil samples collected during the cleanup action will be uniquely identified, labeled, and documented in the field at the time of collection. Each sample container will have a label identifying the following: the project number, the project name, the unique sample identification number, preservatives (if applicable), required analyses, sampler's initials, and the date and time at which the sample was collected.

A Chain of Custody form will be completed by Farallon at the time of sample collection. All samples submitted to the laboratory will be accompanied by the Chain of Custody form. Formal chain-of-custody protocols are designed to create an accurate written record that can be used to trace the possession and handling of the sample from the moment of its collection through analysis and reporting of analytical values. These protocols will be followed whenever samples are collected, transferred, stored, analyzed, or destroyed.

At the laboratory, each sample will be assigned a unique, sequential laboratory identification number that is stamped or written on the Chain of Custody form. Samples will be held by the laboratory under internal custody in the Sample Control room using the appropriate storage technique (i.e., ambient, refrigeration, frozen). The laboratory Project Manager assigned to a particular client is responsible for tracking the status of the samples throughout the laboratory. Samples will be signed out of the Sample Control room using a sample control logbook, which will be filled out by the analyst who will prepare the samples for analysis.

7.18.2 Health and Safety

A HASP is required for all field activities (WAC 173-340-820). Farallon has prepared and is operating under the protocols and responsibilities of its own HASP. Other parties involved with construction, including the General Contractor and subcontractors, are responsible for the preparation and implementation of their own HASP(s). HASPs will comply with the requirements of the Occupational Safety and Health Act of 1970 and the Washington Industrial Safety and Health Act (RCW 49.17). Farallon's HASP will be available for review at all times during implementation, and will include provisions for periodic briefings and limitations with regards to use of the Farallon HASP by others. Although a HASP is required, Ecology approval of the plan is not necessary.

7.18.3 Cleanup Action Report

Upon completion of the remedial action and assuming that the cleanup levels are attained at points of compliance for the Bellevue Plaza Property, a Cleanup Action Report will be prepared and submitted to Ecology. The Cleanup Action Report will include a summary of the results of the remedial action conducted at the Bellevue Plaza Property. The Cleanup Action Report will include the following work elements:

- Summary of characterization and remediation conducted at the Bellevue Plaza Property;
- Reconciliation of contaminated media transported, treated, and disposed of off the Bellevue Plaza Property;
- Preparation of plan maps, cross-sections, and summary tables for confirmation sampling, as necessary; and
- Conclusions regarding the effectiveness of the cleanup and recommendations for compliance monitoring and reporting, as needed.

The final Cleanup Action Report will be provided to Ecology for review and document the completion of the permanent cleanup action for the Bellevue Plaza Property.

8.0 REFERENCES

Brown and Caldwell Consulting Engineers. 1987. Letter Regarding Transmittal of Soil Sample Analytical Results for Arco Service Station 5239 in Bellevue, Washington. From Glen M. Wyatt and George D. Chouinard. To Craig S. Baker, Washington State Department of Ecology. August 13.

Farallon Consulting, L.L.C. (Farallon). 2016. *Phase I Environmental Site Assessment Report, Bellevue Plaza Shopping Center, 117 106th Avenue Northeast, Bellevue, Washington*. Prepared for City Investors LLC. March 1.

———. 2018a. *Phase I Environmental Site Assessment Report, 10502 and 10510 Main Street, Bellevue, Washington.* Prepared for City Investors LLC. February 12.

———. 2018b. Letter Regarding Summary of Subsurface Investigation Report, Bellevue Plaza Site, 117 106th Avenue Northeast, Bellevue, Washington. From Joe Rounds and J. Riley Conkin. To Raymond Burdick, Bellevue Investors I LLC. September 18.

Galster, Richard W., and William T. Laprade. 1991. "Geology of Ruston, Washington, United States of America." *Bulletin of the Association of Engineering Geologists*. 28 (no. 3): 235-302.

Giles Engineering Associates, Inc. 1988. Letter Regarding Hydrocarbon Test Results, Proposed Jiffy Lube, NW Corner Main Street and 106th Street, Bellevue, Washington. From Douglas P. Dayton and Terry L. Giles. To Jim Borden, Jiffy Lube International, Inc. September 30.

U.S. Environmental Protection Agency (EPA). 1996. *Low Stress (Low Flow) Purging and Sampling Procedure for the Collection of Groundwater Samples from Monitoring Wells*. Publication No. EQASOP-GW4. Revised September 2017. July 30.

Washington State Department of Ecology (Ecology). 2010. Draft *Guidance for Evaluating Soil Vapor Intrusion in Washington State: Investigation and Remedial Action*. Publication No. 09-09-047. Revised February 2016. October.

———. 2011. *Guidance for Remediation of Petroleum Contaminated Sites*. Publication 10-09-057. Revised June 2016. September.

———. 2016a. *Cleanup Action Plan Checklist*. Publication No. 16-09-008. May.

———. 2016b. *Feasibility Study Checklist*. Publication No. 16-09-007. May.

———. 2016c. *Remedial Investigation Checklist*. Publication No. 16-09-006. May.

9.0 LIMITATIONS

9.1 GENERAL LIMITATIONS

The conclusions contained in this report/assessment are based on professional opinions with regard to the subject matter. These opinions have been arrived at in accordance with currently accepted hydrogeologic and engineering standards and practices applicable to this location. The conclusions contained herein are subject to the following inherent limitations:

- **Accuracy of Information**. Certain information used by Farallon in this report/assessment has been obtained, reviewed, and evaluated from various sources believed to be reliable. Farallon's conclusions, opinions, and recommendations are based in part on such information. Farallon's services did not include verification of its accuracy or authenticity. Should the information upon which Farallon relied prove to be inaccurate or unreliable, Farallon reserves the right to amend or revise its conclusions, opinions, and/or recommendations.
- **Reconnaissance and/or Characterization.** Farallon performed a reconnaissance and/or characterization of the Bellevue Plaza Property that is the subject of this report/assessment to document current conditions. Farallon focused on areas deemed more likely to exhibit hazardous materials conditions. Contamination may exist in other areas of the Bellevue Plaza Property that were not investigated or were inaccessible. Bellevue Plaza Property activities beyond Farallon's control could change at any time after the completion of this report/assessment.

For the foregoing reasons, Farallon cannot and does not warrant or guarantee that the Bellevue Plaza Property is free of hazardous or potentially hazardous substances or conditions, or that latent or undiscovered conditions will not become evident in the future. Farallon's observations, findings, and opinions can be considered valid only as of the date of the report hereof.

This report/assessment has been prepared in accordance with the contract for services between Farallon and Bellevue Investors I LLC, and currently accepted industry standards. No other warranties, representations, or certifications are made.

9.2 LIMITATION ON RELIANCE BY THIRD PARTIES

Reliance by third parties is prohibited. This report/assessment has been prepared for the exclusive use of Bellevue Investors I LLC to address the unique needs of Bellevue Investors I LLC at the Bellevue Plaza Property at a specific point in time. Services have been provided to Bellevue Investors I LLC in accordance with a contract for services between Farallon and Bellevue Investors I LLC, and generally accepted environmental practices for the subject matter at the time this report was prepared.

No other party may rely on this report unless Farallon agrees in advance to such reliance in writing. Any use, interpretation, or reliance upon this report/assessment by anyone other than

Bellevue Investors I LLC is at the sole risk of that party, and Farallon will have no liability for such unauthorized use, interpretation, or reliance.

Do not rely on this report/assessment if:

- It was not prepared for you;
- It was not prepared for your project;
- It was not prepared for your specific Bellevue Plaza Property; or
- It was not prepared under an approved scope of work for which you are under contract with Farallon.

TABLES

REMEDIAL INVESTIGATION/FEASIBILITY STUDY REPORT AND
CLEANUP ACTION PLAN
Bellevue Plaza Property
117 106th Avenue Northeast, 10502 Main Street, and 10510 Main Street
Bellevue, Washington

Farallon PN: 397-034

Table 1
Monitoring Well Construction and Groundwater Elevations
117 106th Avenue Northeast
Bellevue, Washington
Farallon PN: 397-034

Location	Date Measured	Well Head Elevation NAVD88 (feet)	Well Screen Interval (feet bgs)		Well Screen Elevation		Depth to Water (feet)[1]	Total Well Depth (feet)[1]	Groundwater Elevation (feet)[2]
			Top	Bottom	Top	Bottom			
310 105th Avenue Northeast – Town & Country Cleaners Site									
TCMW-1[3]	7/30/2020	117	NA	NA	NA	NA	14.50	16.70	102.50
TCMW-2[3]	8/3/2020	117	55	75	62	42	56.67	75.46	60.33
201-221 106th Avenue Northeast, Bellevue, WA – Taco Time/Michael's Property Assemblage									
TT-MW-1	5/8/2017	113.35	75	90	38.35	23.35	52.64	91.99	60.71
	1/4/2018						53.09	89.98	60.26
	9/4/2019						55.56	89.92	57.79
	11/12/2019						55.51	89.85	57.84
	1/20/2020						55.75	90.79	57.60
	7/30/2020						55.57	89.80	57.78
TT-MW-2	5/8/2017	109.85	65	80	44.85	29.85	48.90	82.16	60.95
	1/4/2018						49.32	80.45	60.53
	9/3/2019						51.43	81.54	58.42
	11/12/2019						51.78	80.46	58.07
	1/20/2020						51.94	81.35	57.91
	7/30/2020						51.91	80.51	57.94
TT-FMW-3[3]	7/30/2020	108.1	50	70	58.1	38.1	49.55	70.68	58.55
TT-FMW-4[3]	7/30/2020	109.7	50	70	59.7	39.7	50.40	69.31	59.30
TT-FMW-5[3]	7/30/2020	118.5	60	80	58.5	38.5	59.75	80.45	58.75
TT-FMW-6[3]	7/31/2020	105.9	48	68	57.9	37.9	48.95	NM	56.95
TT-FMW-7[3]	7/30/2020	110.4	50	70	60.4	40.4	50.22	69.85	60.18
117 106th Avenue Northeast – Bellevue Plaza Property									
MW-1	2/29/2016	83.31	45	60	38.31	23.31	28.53	NM	54.78
	5/8/2017						27.73	55.00	55.58
	1/4/2018						27.96	54.29	55.35
	7/1/2019						29.71	54.36	53.60
	9/3/2019						29.95	54.34	53.36
	11/12/2019						30.46	54.34	52.85
	1/20/2020						30.38	54.68	52.93
MW-2	2/29/2016	97.8	41	56	56.80	41.80	41.68	55.69	56.12
	5/8/2017						40.94	56.13	56.86
	1/4/2018						41.92	55.62	55.88
	7/1/2019						44.12	55.65	53.68
	9/4/2019						44.55	55.98	53.25
	11/12/2019						44.80	55.62	53.00
	1/20/2020						45.10	55.65	52.70

Table 1
Monitoring Well Construction and Groundwater Elevations
117 106th Avenue Northeast
Bellevue, Washington
Farallon PN: 397-034

Location	Date Measured	Well Head Elevation NAVD88 (feet)	Well Screen Interval (feet bgs)		Well Screen Elevation		Depth to Water (feet)[1]	Total Well Depth (feet)[1]	Groundwater Elevation (feet)[2]
			Top	Bottom	Top	Bottom			
MW-3	2/29/2016	93.72	40	56	53.72	37.72	37.31	55.41	56.41
	5/8/2017						35.36	55.88	58.36
	1/4/2018						36.65	55.53	57.07
	7/1/2019						38.31	54.98	55.41
	9/3/2019						38.75	54.92	54.97
	11/12/2019						39.00	54.97	54.72
	1/20/2020						39.13	55.50	54.59
MW-4	2/29/2016	94.34	41	56	53.34	38.34	43.83	55.83	50.51
	5/8/2017						42.39	56.92	51.95
	1/4/2018						41.94	55.75	52.40
	9/4/2019						44.14	55.89	50.20
	11/12/2019						44.26	55.80	50.08
	1/20/2020						44.25	55.85	50.09
FMW-1	1/4/2018	97.87	35	50	62.87	47.87	45.92	49.95	51.95
	4/17/2019						46.98	49.95	50.89
	9/4/2019						NM	NM	NM
	11/12/2019								
	1/20/2020								
FMW-2	1/4/2018	91.07	35	50	56.07	41.07	37.63	50.00	53.44
	7/1/2019						39.65	49.90	51.42
	9/3/2019						39.92	49.94	51.15
	11/12/2019						40.19	49.95	50.88
	1/20/2020						40.53	50.12	50.54
FMW-3	1/4/2018	90.14	30	45	60.14	45.14	36.77	42.76	53.37
	7/1/2019						38.52	42.70	51.62
	9/3/2019						38.85	42.76	51.29
	11/12/2019						39.21	42.77	50.93
	1/20/2020						39.48	42.81	50.66
FMW-4	1/4/2018	89.79	35	50	54.79	39.79	38.35	50.64	51.44
	4/17/2019						39.56	50.65	50.23
	7/1/2019						43.74	55.80	46.05
	9/3/2019						40.57	50.61	49.22
	11/12/2019						40.30	50.70	49.49
	1/20/2020						40.46	51.04	49.33
FMW-5	7/1/2019	101.7	43.5	58.5	58.20	43.20	41.89	57.87	59.81
	9/3/2019						42.15	57.83	59.55
	11/12/2019						42.49	57.89	59.21
	1/20/2020						42.75	57.80	58.95

Table 1
Monitoring Well Construction and Groundwater Elevations
117 106th Avenue Northeast
Bellevue, Washington
Farallon PN: 397-034

Location	Date Measured	Well Head Elevation NAVD88 (feet)	Well Screen Interval (feet bgs)		Well Screen Elevation		Depth to Water (feet)[1]	Total Well Depth (feet)[1]	Groundwater Elevation (feet)[2]
			Top	Bottom	Top	Bottom			
FMW-6	7/1/2019	97.45	50	65	47.45	32.45	41.35	65.72	56.1
	9/3/2019						41.81	65.69	55.64
	11/12/2019						41.98	65.70	55.47
	1/20/2020						42.05	66.10	55.40
FMW-7	7/1/2019	99.98	35	50	64.98	49.98	40.83	50.40	59.15
	9/3/2019						41.29	50.41	58.69
	11/12/2019						41.59	50.39	58.39
	1/20/2020						41.75	50.40	58.23
FMW-8	7/1/2019	83.41	30	45	53.41	38.41	24.33	45.22	59.08
	9/3/2019						24.88	45.22	58.53
	11/12/2019						25.23	45.22	58.18
	1/20/2020						25.28	45.52	58.13
FMW-9	7/1/2019	82.96	28	38	54.96	44.96	23.51	38.09	59.45
	9/3/2019						24.24	38.51	58.72
	11/12/2019						24.70	38.07	58.26
	1/20/2020						24.66	38.16	58.30
FMW-10	7/1/2019	86.67	35	50	51.67	36.67	29.06	49.91	57.61
	9/3/2019						29.12	49.91	57.55
	11/12/2019						29.79	49.90	56.88
	1/20/2020						29.68	50.35	56.99
FMW-11	7/1/2019	93.73	40	55	53.73	38.73	39.16	55.21	54.57
	9/3/2019						39.74	55.21	53.99
	11/12/2019						40.11	55.24	53.62
	1/20/2020						40.11	55.84	53.62
FMW-12	7/1/2019	93.91	40	55	53.91	38.91	41.11	55.24	52.8
	9/3/2019						41.62	56.22	52.29
	11/12/2019						42.06	55.25	51.85
	1/20/2020						42.28	55.94	51.63
FMW-13	7/1/2019	80.16	35	45	45.16	35.16	30.72	44.70	49.44
	9/3/2019						31.10	44.71	49.06
	11/12/2019						31.36	44.73	48.80
	1/20/2020						31.55	44.70	48.61
FMW-14	7/1/2019	81.97	49	59	32.97	22.97	33.74	59.08	48.23
	9/3/2019						34.09	59.06	47.88
	11/12/2019						34.44	59.11	47.53
	1/20/2020						34.63	59.22	47.34

Table 1
Monitoring Well Construction and Groundwater Elevations
117 106th Avenue Northeast
Bellevue, Washington
Farallon PN: 397-034

Location	Date Measured	Well Head Elevation NAVD88 (feet)	Well Screen Interval (feet bgs)		Well Screen Elevation		Depth to Water (feet)[1]	Total Well Depth (feet)[1]	Groundwater Elevation (feet)[2]
			Top	Bottom	Top	Bottom			
FMW-15	7/1/2019	81.04	45	55	36.04	26.04	32.45	55.23	48.59
	9/3/2019						32.74	55.23	48.3
	11/12/2019						33.02	55.26	48.02
	1/20/2020						33.17	55.25	47.87
FMW-16	7/1/2019	87.42	35	50	52.42	37.42	37.61	50.18	49.81
	9/3/2019						37.85	50.16	49.57
	11/12/2019						38.12	50.19	49.30
	1/20/2020						38.34	50.48	49.08
FMW-17	7/1/2019	89.23	35	50	54.23	39.23	39.28	49.88	49.95
	9/3/2019						39.54	49.86	49.69
	11/12/2019						39.78	49.84	49.45
	1/20/2020						39.99	49.90	49.24
FMW-18	7/1/2019	91.67	35	50	56.67	41.67	40.24	50.27	51.43
	9/3/2019						40.23	50.24	51.44
	11/12/2019						42.42	50.24	49.25
	1/20/2020						40.76	50.75	50.91
FMW-19	7/1/2019	97.68	40	55	57.68	42.68	47.81	55.28	49.87
	9/3/2019						47.91	55.27	49.77
	11/12/2019						48.14	55.27	49.54
	1/20/2020						48.22	55.70	49.46
GEI -1	7/1/2019	NS	No Screen				35.36	>100.00	N/A
	9/3/2019						35.70	122.45	N/A
	11/12/2019						36.02	122.21	N/A
	1/20/2020						36.30	122.04	N/A
GEI-3	7/1/2019	81.06	80	90	1.06	-8.94	35.37	88.41	45.69
	9/3/2019						33.73	88.34	47.33
	11/12/2019						34.03	88.40	47.03
	1/20/2020						34.17	88.36	46.89

NOTES:

[1]In feet below top of well casing.

[2]In feet NAVD88.

[3]Survey results pending. Top of casing elevation estimated from land surface elevations collected during site wide survey. Wells TCMW-1 and TCMW-2 top of casing elevations are estimated from land surface elevations and projected gradient from on site observation and photography coupled with the land surface elevations collected during site wide survey.

NA = Not Available

NAVD88 = North American Vertical Datum of 1988

NM = Not Measured. Obstruction in casing.

NS = Not Surveyed

N/A = Not Applicable

Table 2
Soil Gas Analytical Results for BTEX
117 106th Avenue Northeast
Bellevue, Washington
Farallon PN: 397-034

Sample Identification	Sample Location	Sample Type	Sample Depth (feet)[1]	Sample Date	Analytical Results (micrograms per cubic meter)[2]				
					Benzene	Toluene	Ethylbenzene	m,p-Xylene	o-Xylene
201-221 106th Avenue Northeast, Bellevue, WA – Taco Time/Michael's Property Assemblage									
SG1-042817	SG-1	Subslab	0.50	04/28/17	**14.2**	71.5	109	401	194
SG2-042817	SG-2	Subslab	0.50	04/28/17	4.55	6.39	4.76	15.5	7.67
SG3-042817	SG-3	Subslab	0.50	04/28/17	**24.5**	35.1	6.71	20.4	9.92
SG5-042817	SG-5	Subslab	0.50	04/28/17	**13.1**	15.9	4.22	7.66	3.6
10510 Main Street - Jiffy Lube Parcel									
JL-B-SG-021318	Jiffy Lube Basement	Soil Gas	1.0	2/13/2018	**42.1**	1,060	659	**4,530**	**2,800**
JL-D-SG-021318	Jiffy Lube Dumpster	Soil Gas	1.0	2/13/2018	1.47	3.62	1.43	7.43	3.3
10502 Main Street - Locksmith Parcel									
LS-NW-SG-021318	Locksmith NW Corner	Soil Gas	1.0	2/13/2018	0.767	< 0.188	0.391	1.43	0.651
LS-E-SG-021318	Locksmith Eastern Side	Soil Gas	1.0	2/13/2018	0.543	2.34	1.64	6.58	3.23
MTCA Method B Soil Gas Screening Level[3]					**11**	**76,000**	**15,000**	**1,500**	
Modified MTCA Method B Soil Gas Screening Level - Commercial Exposure Scenario[4]					**56**	**725,870**	**145,072**	**14,493**	

NOTES:

Results in **bold** denote concentrations exceeding applicable screening levels.

Results highlighted denote a detectable concentration.

< denotes analyte not detected at or exceeding the laboratory reporting limit listed.

BTEX = benzene, toluene, ethylbenzene, and xylenes

[1] Feet below ground surface.

[2] Analyzed by U.S. Environmental Protection Agency Method Modified TO-15.

[3] Washington State Model Toxics Control Act Cleanup Regulation (MTCA) Method B Screening Level for Shallow Soil Gas, Table B-1 of Appendix B of *Guidance for Evaluating Soil Vapor Intrusion in Washington State: Investigation and Remedial Action* . Revised April 6, 2015.

[4] MTCA Method B Screening Level for Shallow Soil Gas, Table B-1 of Appendix B of *Guidance for Evaluating Soil Vapor Intrusion in Washington State: Investigation and Remedial Action* . Revised April 6, 2015. Modified Commercial Exposure Scenario.

Table 3
Soil Gas Analytical Results for HVOCs
117 106th Avenue Northeast
Bellevue, Washington
Farallon PN: 397-034

Sample Identification	Sample Location	Sample Type	Sample Depth (feet)[1]	Sample Date	Analytical Results (micrograms per cubic meter)[2]				
					PCE	TCE	cis-1,2-DCE	trans-1,2-DCE	Vinyl Chloride
310 105th Avenue Northeast – Town & Country Cleaners Site									
TC-1-073120	TC-1	Soil Gas	NA	7/31/2020	**38,000 E**	**2,400**	59	< 15	< 10
TC-2-073120	TC-2	Soil Gas	NA	7/31/2020	**110,000 E**	**10,000 E**	990	130	< 11
201-221 106th Avenue Northeast, Bellevue, WA – Taco Time/Michael's Property Assemblage									
SG1-042817	SG-1	Subslab	0.50	4/28/2017	60.3	1.4	0.969	0.074	< 0.217
SG2-042817	SG-2	Subslab	0.50	4/28/2017	26.3	0.184	0.98	0.0721	< 0.217
SG3-042817	SG-3	Subslab	0.50	4/28/2017	39.3	0.19	0.93	0.029	< 0.217
SG5-042817	SG-5	Subslab	0.50	4/28/2017	6.38	0.20	1.01	0.116	< 0.217
10510 Main Street - Jiffy Lube Parcel									
JL-B-SG-021318	Jiffy Lube Basement	Soil Gas	1.0	2/13/2018	12.2	< 0.0914	< 0.0793	< 0.0238	< 0.217
JL-D-SG-021318	Jiffy Lube Dumpster	Soil Gas	1.0	2/13/2018	5.2	< 0.0914	< 0.0793	< 0.0238	< 0.217
10502 Main Street - Locksmith Parcel									
LS-NW-SG-021318	Locksmith NW Corner	Soil Gas	1.0	2/13/2018	152	< 0.0914	< 0.0793	< 0.0238	< 0.217
LS-E-SG-021318	Locksmith Eastern Side	Soil Gas	1.0	2/13/2018	118	< 0.0914	< 0.0793	< 0.0238	< 0.217
MTCA Method B Soil Gas Screening Level[3] Residential					**320**	**12**	**NE**	**NE**	**9.4**
Modified MTCA Method B Soil Gas Screening Level - Commercial Exposure Scenario[4]					**1,672**	**64.8**	**NE**	**NE**	**49**

NOTES:

Results in **bold** denote concentrations exceeding applicable screening levels.

Results highlighted denote a detectable concentration.

< denotes analyte not detected at or exceeding the reporting limit listed.

[1]Feet below ground surface.

[2]Analyzed by U.S. Environmental Protection Agency Method Modified TO-15.

[3]Washington State Model Toxics Control Act Cleanup Regulation (MTCA) Method B Screening Level for Shallow Soil Gas, Table B-1 of Appendix B of *Guidance for Evaluating Soil Vapor Intrusion in Washington State: Investigation and Remedial Action* . Revised April 6, 2015.

[4]MTCA Method B Screening Level for Shallow Soil Gas, Table B-1 of Appendix B of *Guidance for Evaluating Soil Vapor Intrusion in Washington State: Investigation and Remedial Action* . Revised April 6, 2015. Modified Commercial Exposure Scenario.

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

HVOCs = halogenated volatile organic compounds

NA = not available

PCE = tetrachloroethene

TCE = trichloroethene

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

Table 4
Soil Analytical Results for TPH and BTEX
117 106th Avenue Northeast
Bellevue, WA
Farallon PN: 397-034

Sample Location	Sample Identification	Sample Depth (feet)[1]	Sample Elevation (feet NAVD88)	Sample Date	Analytical Results (milligrams per kilogram)						
					DRO[2]	ORO[2]	GRO[3]	Benzene[4]	Toluene[4]	Ethylbenzene[4]	Xylenes[4]
201-221 106th Avenue Northeast, Bellevue, WA – Taco Time/Michael's Property Assemblage											
TT-MW-1	MW-1-5.0	5.0	108.4	4/28/2017	< 29	< 58	< 5.3	< 0.020	< 0.053	< 0.053	< 0.106
	MW-1-10.0	10.0	103.4	4/28/2017	< 27	< 55	< 4.7	< 0.020	< 0.047	< 0.047	< 0.094
	MW-1-15.0	15.0	98.4	4/28/2017	< 28	< 56	< 4.6	< 0.020	< 0.046	< 0.046	< 0.092
	MW-1-80.0	80.0	33.4	4/28/2017	< 31	< 61	< 5.6	< 0.020	< 0.056	< 0.056	< 0.112
TT-MW-2	MW-2-5.0	5.0	104.9	5/1/2017	< 28	< 56	< 4.5	< 0.020	< 0.045	< 0.045	< 0.09
	MW-2-10.0	10.0	99.9	5/1/2017	< 28	< 56	< 4.2	< 0.020	< 0.042	< 0.042	< 0.084
	MW-2-15.0	15.0	94.9	5/1/2017	< 27	< 54	< 4.6	< 0.020	< 0.046	< 0.046	< 0.092
	MW-2-75.0	75.0	34.9	5/1/2017	< 31	< 62	< 5.8	< 0.020	< 0.058	< 0.058	< 0.116
TT-FMW-3	FMW-3-5.0	5.0	103.1	7/22/2020	< 27	< 54	< 4.6	< 0.00077	< 0.0039	< 0.00077	< 0.00227
	FMW-3-15.0	15.0	93.1	7/22/2020	< 27	< 53	< 4.0	< 0.00077	< 0.0038	< 0.00077	< 0.00227
	FMW-3-30.0	30.0	78.1	7/22/2020	< 27	< 54	< 3.9	< 0.00067	< 0.0034	< 0.00067	< 0.00197
TT-FMW-4	FMW-4-5.0	5.0	104.7	7/23/2020	< 27	< 54	< 3.9	< 0.00079	< 0.0040	< 0.00079	< 0.00239
	FMW-4-15.0	15.0	94.7	7/23/2020	< 27	< 54	< 4.3	< 0.00077	< 0.0039	< 0.00077	< 0.00227
	FMW-4-40.0	40.0	69.7	7/23/2020	< 26	< 53	< 4.8	< 0.00096	< 0.0048	< 0.00096	< 0.00286
TT-FMW-5	FMW-5-5.0	5.0	113.5	7/24/2020	< 28	< 55	< 4.1	< 0.00078	< 0.0039	< 0.00078	< 0.00238
	FMW-5-10.0	10.0	108.5	7/24/2020	< 27	< 54	< 4.5	< 0.00074	< 0.0037	< 0.00074	< 0.00224
	FMW-5-25.0	25.0	93.5	7/24/2020	< 27	< 54	< 4.7	< 0.00078	< 0.0039	< 0.00078	< 0.00238
TT-FMW-6	FMW-6-5.0	5.0	100.9	7/27/2020	< 27	< 54	< 3.9	< 0.00075	< 0.0037	< 0.00075	< 0.0033
	FMW-6-15.0	15.0	90.9	7/27/2020	< 27	< 53	< 4.1	< 0.0011	< 0.0054	< 0.0011	< 0.00257
	FMW-6-35.0	35.0	70.9	7/27/2020	< 27	< 54	< 4.0	< 0.00087	< 0.0043	< 0.00087	< 0.00225
TT-FMW-7	FMW-7-5.0	5.0	105.4	7/28/2020	< 26	< 53	< 4.1	< 0.00084	< 0.0042	< 0.00084	< 0.00283
	FMW-7-10.0	10.0	100.4	7/28/2020	< 28	< 56	< 4.6	< 0.00093	< 0.0046	< 0.00093	< 0.00242
	FMW-7-15.0	15.0	95.4	7/28/2020	< 27	< 54	< 4.5	< 0.00082	< 0.0041	< 0.00082	< 0.00254
MTCA Method A Cleanup Levels for Soil[5]					**2,000**	**2,000**	**30/100[6]**	**0.03**	**7**	**6**	**9**

Table 4
Soil Analytical Results for TPH and BTEX
117 106th Avenue Northeast
Bellevue, WA
Farallon PN: 397-034

Excavation Grid Area	Sample Location	Sample Identification	Sample Depth (feet)[1]	Sample Elevation (feet NAVD88)	Sample Date	Analytical Results (milligrams per kilogram)						
						DRO[2]	ORO[2]	GRO[3]	Benzene[4]	Toluene[4]	Ethylbenzene[4]	Xylenes[4]
117 106th Avenue Northeast – Bellevue Plaza Property												
Remedial Investigation Results												
A1	FMW-5	FMW-5-5.0	5.0	96.50	6/3/2019	< 28	< 56	< 5.4	< 0.00085	< 0.0042	< 0.00085	< 0.00255
		FMW-5-10.0	10.0	91.50	6/3/2019	< 28	< 56	< 5.4	< 0.00085	< 0.0042	< 0.00085	< 0.00255
		FMW-5-15.0	15.0	86.50	6/3/2019	< 27	< 55	< 4.5	< 0.00078	< 0.0039	< 0.00078	< 0.00238
		FMW-5-20.0	20.0	81.50	6/3/2019	< 28	< 55	< 4.6	< 0.00084	< 0.0042	< 0.00084	< 0.00254
		FMW-5-25.0	25.0	76.50	6/3/2019	< 27	< 53	< 4.9	< 0.00078	< 0.0039	< 0.00078	< 0.00238
		FMW-5-30.0	30.0	71.50	6/3/2019	< 27	< 54	< 4.9	< 0.00081	< 0.0040	< 0.00081	< 0.00241
		FMW-5-35.0	35.0	66.50	6/3/2019	< 27	< 54	< 4.6	< 0.00076	< 0.0038	< 0.00076	< 0.00226
		FMW-5-50.0	50.0	51.50	6/3/2019	< 27	< 54	< 4.9	< 0.00093	< 0.0046	< 0.00093	< 0.00283
		FMW-5-55.0	55.0	46.50	6/3/2019	< 30	< 60	< 5.6	0.0067	0.011	0.0072	0.022
		FMW-5-60.0	60.0	41.50	6/3/2019	38	< 56	13 T	< 0.00083	< 0.0042	0.0036	0.011
A5	FMW-10	FMW-10-5'	5.0	81.2	6/4/2019	< 30	< 60	< 6.7	< 0.0010	< 0.0051	< 0.0010	< 0.0030
		FMW-10-10'	10.0	76.2	6/4/2019	< 27	< 54	< 5.7	< 0.0011	< 0.0054	< 0.0011	< 0.0032
		FMW-10-15'	15.0	71.2	6/4/2019	< 26	< 52	< 5.2	< 0.00093	< 0.0047	< 0.00093	< 0.0028
		FMW-10-20'	20.0	66.2	6/4/2019	< 27	< 53	< 4.8	< 0.00094	< 0.0047	< 0.00094	< 0.0028
		FMW-10-25'	25.0	61.2	6/4/2019	< 27	< 53	< 5.1	< 0.00092	< 0.0046	< 0.00092	< 0.0027
		FMW-10-30'	30.0	56.2	6/4/2019	< 27	< 55	< 5.1	< 0.00090	< 0.0045	< 0.00090	< 0.0027
		FMW-10-35'	35.0	51.2	6/4/2019	< 28	< 57	< 5.7	< 0.00097	< 0.0049	< 0.00097	< 0.0028
		FMW-10-50'	50.0	36.2	6/4/2019	< 28	< 56	< 5.6	< 0.0010	< 0.0051	< 0.0010	< 0.0030
		FMW-10-55'	55.0	31.2	6/4/2019	< 29	< 59	< 5.9	< 0.00096	< 0.0048	< 0.00096	< 0.0028
A7	TP-4	TP4-5.0	5.0	76.5	2/4/2020	< 27	< 54	< 5.5	< 0.0011	< 0.0053	< 0.0011	< 0.0032
		TP4-8.5	8.5	73.0	2/4/2020	< 28	< 55	< 5.5	< 0.00087	< 0.0044	< 0.00087	< 0.00257
A8	GEI-3	GEI-3-2.5	2.5	78.9	6/29/2018	< 31	350	< 6.3	< 0.0011	< 0.0055	< 0.0011	< 0.0033
		GEI-3-5.0	5.0	76.4	6/29/2018	< 47	610	< 5.2	< 0.00093	< 0.0047	< 0.00093	< 0.00283
		GEI-3-7.5	7.5	73.9	6/29/2018	< 29	86	< 5.3	< 0.00097	< 0.0048	< 0.00097	< 0.00287
		GEI-3-10.0	10.0	71.4	6/29/2018	< 27	< 55	< 5.5	< 0.00094	< 0.0047	< 0.00094	< 0.00284
		GEI-3-15.0	15.0	66.4	6/29/2018	< 28	< 57	< 5.8	< 0.0010	< 0.0052	< 0.0010	< 0.0031
		GEI-3-20	20.0	61.4	6/29/2018	---	---	< 5.1	< 0.00089	< 0.0044	< 0.00089	< 0.00269
		GEI-3-25.0	25.0	56.4	6/29/2018	< 27	< 55	< 5.7	< 0.00091	< 0.0045	< 0.00091	< 0.00271
		GEI-3-40.0	40.0	41.4	6/29/2018	< 32	< 64	< 7.0	< 0.0011	< 0.0057	< 0.0011	< 0.0034
		GEI-3-45.0	45.0	36.4	6/29/2018	---	---	---	< 0.00099	< 0.0050	< 0.00099	< 0.00299
		GEI-3-50.0	50.0	31.4	6/29/2018	---	---	---	< 0.0011	< 0.0055	< 0.0011	< 0.0033
		GEI-3-55.0	55.0	26.4	6/29/2018	---	---	---	< 0.0012	< 0.0060	< 0.0012	< 0.0036
		GEI-3-60.0	60.0	21.4	6/29/2018	---	---	---	< 0.0011	< 0.0056	< 0.0011	< 0.0033
		GEI-3-90.0	90.0	-8.6	6/29/2018	---	---	---	< 0.0011	< 0.0054	< 0.0011	< 0.0033
MTCA Method A Cleanup Levels for Soil[5]						**2,000**	**2,000**	**30/100[6]**	**0.03**	**7**	**6**	**9**

Table 4
Soil Analytical Results for TPH and BTEX
117 106th Avenue Northeast
Bellevue, WA
Farallon PN: 397-034

Excavation Grid Area	Sample Location	Sample Identification	Sample Depth (feet)[1]	Sample Elevation (feet NAVD88)	Sample Date	Analytical Results (milligrams per kilogram)						
						DRO[2]	ORO[2]	GRO[3]	Benzene[4]	Toluene[4]	Ethylbenzene[4]	Xylenes[4]
Remedial Investigation Results (continued)												
A9	B-25	B25-5.0	5.0	75.4	9/19/2019	< 28	< 55	< 4.6	< 0.00091	< 0.0046	< 0.00091	< 0.00271
		B25-10.0	10.0	70.4	9/19/2019	< 27	< 54	< 4.9	< 0.00094	< 0.0047	< 0.00094	< 0.00284
		B25-15.0	15.0	65.4	9/19/2019	< 28	< 56	< 5.4	< 0.00089	< 0.0044	< 0.00089	< 0.00269
	TP-3	TP3-5.0	5.0	75.8	2/4/2020	< 29	77	< 6.6	< 0.0011	< 0.0057	< 0.0011	< 0.0034
		TP3-10.0	10.0	70.8	2/4/2020	< 32	< 64	< 6.8	< 0.0011	< 0.0057	< 0.0011	< 0.0034
		TP3-12.0	12.0	68.8	2/4/2020	< 30	< 60	< 5.7	< 0.00076	< 0.0038	< 0.00076	< 0.00226
A10	B-24	B24-5.0	5.0	75.7	9/19/2019	< 28	< 56	< 6.1	< 0.0016	< 0.0078	< 0.0016	< 0.0047
		B24-10.0	10.0	70.7	9/19/2019	< 57	550	< 5.5	< 0.0011	< 0.0053	< 0.0011	< 0.0032
		B24-15.0	15.0	65.7	9/19/2019	< 28	< 55	< 5.2	< 0.00095	< 0.0048	< 0.00095	< 0.00285
	TP-2	TP2-5.0	5.0	76.0	2/3/2020	< 30	< 59	< 6.0	< 0.00096	< 0.0048	< 0.00096	< 0.00286
		TP2-10.0	10.0	71.0	2/3/2020	< 30	130	< 5.8	< 0.0010	< 0.0051	< 0.0010	< 0.0030
		TP2-13.0	13.0	68.0	2/3/2020	< 30	< 61	< 6.8	< 0.00093	< 0.0047	< 0.00093	< 0.00283
A11	TP-1	TP1-5.0	5.0	76.4	2/3/2020	< 29	< 59	< 5.4	< 0.00092	< 0.0046	< 0.00092	< 0.00272
		TP1-10.0	10.0	71.4	2/3/2020	< 31	< 61	< 6.2	< 0.00099	< 0.0050	< 0.00099	< 0.00299
		TP1-12.0	12.0	69.4	2/3/2020	< 30	< 59	< 5.1	< 0.00091	< 0.0046	< 0.00091	< 0.00271
A12	FMW-13	FMW-13-5.0	5.0	75.7	5/1/2019	< 140	1,200	< 6.1	< 0.0011	< 0.0055	< 0.0011	< 0.0033
		FMW-13-10.0	10.0	70.7	5/1/2019	< 29	< 57	< 5.6	< 0.0011	< 0.0054	< 0.0011	< 0.0033
		FMW-13-15.0	15.0	65.7	5/1/2019	< 28	< 57	< 5.9	< 0.00084	< 0.0042	< 0.00084	< 0.0025
		FMW-13-20.0	20.0	60.7	5/1/2019	< 27	< 54	< 5.5	< 0.0010	< 0.0050	< 0.0010	< 0.0030
		FMW-13-25.0	25.0	55.7	5/1/2019	< 27	< 54	< 5.3	< 0.00097	< 0.0049	< 0.00097	< 0.0028
A13	B-23	B23-5.0	5.0	75.5	9/19/2019	< 53	820	< 6.8	< 0.0018	< 0.0092	0.0037	0.028
		B23-10.0	10.0	70.5	9/19/2019	< 28	< 55	< 6.8	< 0.0013	< 0.0067	< 0.0013	< 0.004
		B23-15.0	15.0	65.5	9/19/2019	< 28	< 55	< 5.6	< 0.0014	< 0.0068	< 0.0014	< 0.0041
A14	B-22	B22-5.0	5.0	76.1	9/19/2019	< 28	< 55	< 6.7	< 0.0012	< 0.0059	< 0.0012	< 0.0036
		B22-10.0	10.0	71.1	9/19/2019	< 31	< 62	< 6.2	< 0.00096	< 0.0048	< 0.00096	< 0.00286
		B22-15.0	15.0	66.1	9/19/2019	< 28	< 56	< 6.2	< 0.00089	< 0.0045	< 0.00089	< 0.00269
	TP-5	TP5-5.0	5.0	76.2	2/4/2020	< 32	< 65	< 6.6	< 0.0012	< 0.0060	< 0.0012	< 0.0036
		TP5-10.0	10.0	71.2	2/4/2020	< 32	< 63	< 5.7	< 0.0010	< 0.0052	< 0.0010	< 0.0031
		TP5-15.0	15.0	66.2	2/4/2020	< 31	< 61	< 5.9	< 0.0011	< 0.0055	< 0.0011	< 0.0033
A15	FMW-14	FMW-14-5.0	5.0	77.8	5/2/2019	< 270	**2,600**	< 4.9	< 0.00089	< 0.0045	< 0.00089	< 0.0026
		FMW-14-9.0	9.0	73.8	5/2/2019	< 30	< 60	< 5.2	< 0.00083	< 0.0042	< 0.00083	< 0.0025
		FMW-14-10.0	10.0	72.8	5/2/2019	< 28	< 55	< 5.0	< 0.00069	< 0.0035	< 0.00069	< 0.0020
		FMW-14-15.0	15.0	67.8	5/2/2019	< 30	< 59	< 5.1	< 0.00086	< 0.0043	< 0.00086	< 0.0025
		FMW-14-20.0	20.0	62.8	5/2/2019	< 29	< 57	< 4.5	< 0.00077	< 0.0039	< 0.00077	< 0.0022
A18	PH-29	PH-29-3.0-011620	3.0	85.3	1/16/2020	< 26	< 53	< 5.7	< 0.0011	< 0.0057	< 0.0011	< 0.0034
A19	PH-30	PH30-4.0-011620	4.0	83.5	1/16/2020	< 28	< 56	< 5.2	< 0.00094	< 0.0047	< 0.00094	< 0.00284
A20	PH-31	PH31-3.0-011620	3.0	84.5	1/16/2020	< 29	< 58	< 5.0	< 0.00086	< 0.0043	< 0.00086	< 0.00256
MTCA Method A Cleanup Levels for Soil[5]						**2,000**	**2,000**	**30/100[6]**	**0.03**	**7**	**6**	**9**

Table 4
Soil Analytical Results for TPH and BTEX
117 106th Avenue Northeast
Bellevue, WA
Farallon PN: 397-034

Excavation Grid Area	Sample Location	Sample Identification	Sample Depth (feet)[1]	Sample Elevation (feet NAVD88)	Sample Date	Analytical Results (milligrams per kilogram)						
						DRO[2]	ORO[2]	GRO[3]	Benzene[4]	Toluene[4]	Ethylbenzene[4]	Xylenes[4]
Remedial Investigation Results (continued)												
A21	PH-32	PH32-3.5-011620	3.5	84.7	1/16/2020	< 27	< 54	< 5.0	< 0.00092	< 0.0046	< 0.00092	< 0.00272
	PH-33	PH33-3.0-011620	3.0	85.0	1/16/2020	< 27	200	< 4.7	< 0.0010	< 0.0052	< 0.0010	< 0.0031
	PH-34	PH34-4.0-011620	4.0	84.0	1/16/2020	< 130	960	< 4.7	< 0.00085	< 0.0042	< 0.00085	< 0.00255
B6	B-27	B27-5.0	5.0	77.1	9/19/2019	< 28	< 56	< 5.5	< 0.0012	< 0.0059	0.0057	0.05
		B27-10.0	10.0	72.1	9/19/2019	< 28	< 55	< 5.7	< 0.0010	< 0.0052	< 0.0010	< 0.0031
		B27-15.0	15.0	67.1	9/19/2019	< 28	< 56	< 6.9	< 0.0016	< 0.0078	< 0.0016	< 0.0047
B7	B-26	B26-5.0	5.0	76.5	9/19/2019	< 57	740	< 5.7	< 0.0010	< 0.0052	0.0014	0.0109
		B26-10.0	10.0	71.5	9/19/2019	< 27	< 54	< 6.1	< 0.00095	< 0.0048	< 0.00095	< 0.00285
		B26-15.0	15.0	66.5	9/19/2019	< 28	< 56	< 5.2	< 0.00092	< 0.0046	< 0.00092	< 0.00272
	B-28	B-28-5.0	5.0	77.1	6/15/2020	< 28	< 56	< 4.2	< 0.00067	< 0.0033	< 0.00067	< 0.00197
		B-28-10.0	10.0	72.1	6/15/2020	< 26	< 52	< 5.0	< 0.00081	< 0.0040	< 0.00081	< 0.00241
		B-28-15.0	15.0	67.1	6/15/2020	< 28	< 55	< 4.0	< 0.00069	< 0.0034	< 0.00069	< 0.00209
		B-28-20.0	20.0	62.1	6/15/2020	< 29	< 58	< 4.7	< 0.00082	< 0.0041	< 0.00082	< 0.00242
B9	B-29	B-29-5.0	5.0	76.9	6/15/2020	< 27	200	< 4.1	< 0.00072	< 0.0036	< 0.00072	< 0.00212
		B-29-10.0	10.0	71.9	6/15/2020	< 27	63	< 3.7	< 0.00068	< 0.0034	< 0.00068	< 0.00208
		B-29-15.0	15.0	66.9	6/15/2020	< 27	< 54	< 4.2	< 0.00068	< 0.0034	< 0.00068	< 0.00208
		B-29-20.0	20.0	61.9	6/15/2020	< 28	< 55	< 3.7	< 0.00072	< 0.0036	< 0.00072	< 0.00212
B11	B-31	B-31-5.0	5.0	76.5	6/18/2020	< 28	< 57	< 4.5	< 0.00070	< 0.0035	< 0.00070	< 0.0021
		B-31-10.0	10.0	71.5	6/18/2020	< 29	< 57	< 4.9	< 0.00094	< 0.0047	< 0.00094	< 0.00284
		B-31-15.0	15.0	66.5	6/18/2020	< 30	< 59	< 5.3	< 0.00085	< 0.0042	< 0.00085	< 0.00255
		B-31-20.0	20.0	61.5	6/18/2020	< 27	< 54	< 4.1	< 0.00068	< 0.0034	< 0.00068	< 0.00208
B14	B-21	B21-5.0	5.0	76.3	9/19/2019	< 31	< 62	< 7.8	< 0.0011	< 0.0057	< 0.0011	< 0.0034
		B21-10.0	10.0	71.3	9/19/2019	< 29	< 59	< 5.6	< 0.0011	< 0.0055	< 0.0011	< 0.0033
		B21-15.0	15.0	66.3	9/19/2019	< 28	< 55	< 6.3	< 0.00086	< 0.0043	< 0.00086	< 0.00256
B15	B-20	B20-5.0	5.0	76.7	9/19/2019	< 140	1,100	6.5	< 0.0014	< 0.0069	< 0.0014	0.0085
		B20-10.0	10.0	71.7	9/19/2019	< 30	< 61	< 7.3	< 0.0016	< 0.0080	< 0.0016	< 0.0048
		B20-15.0	15.0	66.7	9/19/2019	< 27	< 54	< 6.6	< 0.00083	< 0.0042	< 0.00083	< 0.00253
MTCA Method A Cleanup Levels for Soil[5]						**2,000**	**2,000**	**30/100[6]**	**0.03**	**7**	**6**	**9**

Table 4
Soil Analytical Results for TPH and BTEX
117 106th Avenue Northeast
Bellevue, WA
Farallon PN: 397-034

Excavation Grid Area	Sample Location	Sample Identification	Sample Depth (feet)[1]	Sample Elevation (feet NAVD88)	Sample Date	Analytical Results (milligrams per kilogram)						
						DRO[2]	ORO[2]	GRO[3]	Benzene[4]	Toluene[4]	Ethylbenzene[4]	Xylenes[4]
Remedial Investigation Results (continued)												
B17	B-19	B19-5.0	5.0	80.6	9/19/2019	< 140	1,900	< 6.7	< 0.0015	< 0.0073	< 0.0015	< 0.0044
		B19-10.0	10.0	75.6	9/19/2019	< 32	< 65	< 7.7	< 0.0012	< 0.0059	< 0.0012	< 0.0036
		B19-15.0	15.0	70.6	9/19/2019	< 29	< 57	< 5.5	< 0.0010	< 0.0052	< 0.0010	< 0.0031
	GEI-5	GEI-5-2.5	2.5	82.9	6/26/2018	< 27	510	< 5.3	< 0.00099	< 0.0049	< 0.00099	< 0.00299
		GEI-5-5.0	5.0	80.4	6/26/2018	< 27	170	< 5.0	< 0.0012	< 0.0058	< 0.0012	< 0.0035
		GEI-5-7.5	7.5	77.9	6/26/2018	< 27	340	< 5.3	< 0.0011	< 0.0054	< 0.0011	< 0.0033
		GEI-5-10.0	10.0	75.4	6/26/2018	53 N	410	< 5.8	< 0.0011	< 0.0053	< 0.0011	< 0.0032
		GEI-5-16.0	16.0	69.4	6/26/2018	< 27	< 54	< 6.3	< 0.0011	< 0.0055	< 0.0011	< 0.0033
		GEI-5-20.0	20.0	65.4	6/26/2018	< 27	< 54	< 5.2	< 0.0013	< 0.0067	< 0.0013	< 0.0040
		GEI-5-25.0	25.0	60.4	6/26/2018	---	---	---	< 0.0012	< 0.0061	< 0.0012	< 0.0037
		GEI-5-30.0	30.0	55.4	6/26/2018	---	---	---	< 0.0012	< 0.0060	< 0.0012	< 0.0036
		GEI-5-35.0	35.0	50.4	6/26/2018	---	---	---	< 0.0010	< 0.0051	< 0.0010	< 0.0031
		GEI-5-40.0	40.0	45.4	6/26/2018	---	---	---	< 0.0012	< 0.0060	< 0.0012	< 0.0036
		GEI-5-45.0	45.0	40.4	6/26/2018	---	---	---	< 0.00091	< 0.0046	< 0.00091	< 0.00271
		GEI-5-50.0	50.0	35.4	6/26/2018	---	---	---	< 0.0012	< 0.0058	< 0.0012	< 0.0035
		GEI-5-55.0	55.0	30.4	6/26/2018	---	---	---	< 0.0011	< 0.0056	< 0.0011	< 0.0034
		GEI-5-60.0	60.0	25.4	6/26/2018	---	---	---	< 0.0010	< 0.0052	< 0.0010	< 0.0031
		GEI-5-80.0	80.0	5.4	6/26/2018	---	---	---	< 0.0011	< 0.0054	< 0.0011	< 0.0033
B18	FMW-16	FMW-16-5.0	5.0	82.5	5/8/2019	< 270	**3,100**	< 5.8	< 0.0010	< 0.0052	< 0.0010	< 0.0031
		FMW-16-10.0	10.0	77.5	5/8/2019	< 31	< 62	< 6.5	< 0.0011	< 0.0054	< 0.0011	< 0.0033
		FMW-16-15.0	15.0	72.5	5/8/2019	< 28	< 55	< 4.8	< 0.00086	< 0.0043	< 0.00086	< 0.0025
		FMW-16-20.0	20.0	67.5	5/8/2019	< 27	< 53	< 5.6	< 0.0011	< 0.0054	< 0.0011	< 0.0033
		FMW-16-25.0	25.0	62.5	5/8/2019	< 31	< 62	< 7.5	< 0.0012	< 0.0062	< 0.0012	< 0.0037
B19	B-18	B18-5.0	5.0	83.3	9/19/2019	< 27	< 54	< 6.2	< 0.0013	< 0.0064	< 0.0013	< 0.0038
		B18-10.0	10.0	78.3	9/19/2019	< 28	< 56	< 6.7	< 0.0012	< 0.0060	< 0.0012	< 0.0036
		B18-15.0	15.0	73.3	9/19/2019	< 30	< 59	< 6.5	< 0.00091	< 0.0046	< 0.00091	< 0.00271
B20	B2	B2-5.0	5.0	83.05	12/18/2017	< 29	< 58	< 6.9	< 0.0014	< 0.0068	< 0.0014	< 0.0041
		B2-15.0	15.0	73.05	12/18/2017	< 29	< 57	< 7.5	< 0.0013	< 0.0064	< 0.0013	< 0.0039
		B2-20.0	20.0	68.05	12/18/2017	< 28	< 55	< 6.9	< 0.0013	< 0.0063	< 0.0013	< 0.0038
	FMW-17	FMW-17-3.0	3.0	85.2	5/10/2019	< 28	270	< 15	< 0.00099	< 0.0049	< 0.00099	< 0.0029
		FMW-17-5.0	5.0	83.2	5/10/2019	< 29	< 58	< 6.6	< 0.0010	< 0.0050	< 0.0010	< 0.0030
		FMW-17-10.0	10.0	78.2	5/10/2019	28	210	< 52	< 0.00098	< 0.0049	< 0.00098	< 0.0029
		FMW-17-15.0	15.0	73.2	5/10/2019	< 27	< 55	< 6.7	< 0.0012	< 0.0059	< 0.0012	< 0.0035
		FMW-17-20.0	20.0	68.2	5/10/2019	< 27	< 54	< 6.0	< 0.0011	< 0.0057	< 0.0011	< 0.0034
		FMW-17-25.0	25.0	63.2	5/10/2019	< 26	< 53	< 5.3	< 0.0011	< 0.0053	< 0.0011	< 0.0032
MTCA Method A Cleanup Levels for Soil[5]						**2,000**	**2,000**	**30/100[6]**	**0.03**	**7**	**6**	**9**

Table 4
Soil Analytical Results for TPH and BTEX
117 106th Avenue Northeast
Bellevue, WA
Farallon PN: 397-034

Excavation Grid Area	Sample Location	Sample Identification	Sample Depth (feet)[1]	Sample Elevation (feet NAVD88)	Sample Date	Analytical Results (milligrams per kilogram)						
						DRO[2]	ORO[2]	GRO[3]	Benzene[4]	Toluene[4]	Ethylbenzene[4]	Xylenes[4]
Remedial Investigation Results (continued)												
B21	FMW-3	MW 3-5.0	5.0	85.36	12/14/2017	---	---	---	---	---	---	---
		MW 3-10.0	10.0	80.36	12/14/2017	< 30	< 60	< 7.5	< 0.0013	< 0.0065	< 0.0013	< 0.0078
		MW 3-20.0	20.0	70.36	12/14/2017	< 27	< 54	< 5.7	< 0.0016	< 0.0081	< 0.0016	< 0.0097
		MW 3-30.0	30.0	60.36	12/14/2017	< 27	< 53	< 5.4	< 0.0012	< 0.0058	< 0.0012	< 0.0070
C18	FMW-4	MW 4-5.0	5.0	85.26	12/14/2017	---	---	---	---	---	---	---
		MW 4-10.0	10.0	80.26	12/14/2017	< 28	< 57	< 6.6	< 0.0013	< 0.0064	< 0.0013	< 0.0077
		MW 4-20.0	20.0	70.26	12/14/2017	< 27	< 54	< 5.5	< 0.0011	< 0.0054	< 0.0011	< 0.0065
		MW 4-25.0	25.0	65.26	12/14/2017	< 27	< 53	< 6.3	< 0.0013	< 0.0067	< 0.0013	< 0.0080
D1	FMW-6	FMW-6-5.0	5.0	93.0	5/13/2019	< 29	130	< 4.7	< 0.00086	< 0.0043	< 0.00086	< 0.0025
		FMW-6-10.0	10.0	88.0	5/13/2019	< 81	1,200	< 4.5	< 0.00079	< 0.0040	< 0.00079	< 0.0023
		FMW-6-15.0	15.0	83.0	5/13/2019	< 29	62	< 4.4	< 0.00077	< 0.0039	< 0.00077	< 0.0022
		FMW-6-20.0	20.0	78.0	5/13/2019	< 26	< 52	< 3.3	< 0.00076	< 0.0038	< 0.00076	< 0.0022
		FMW-6-25.0	25.0	73.0	5/13/2019	< 27	< 54	< 4.1	< 0.00072	< 0.0036	< 0.00072	< 0.0021
D3	MW-1	MW1-5.5-022416	5.5	77.8	2/23/2016	< 84	590	< 5.4	< 0.020	< 0.054	< 0.054	< 0.108
		MW1-10.2-022416	10.2	73.1	2/23/2016	< 27	< 55	< 6.0	< 0.020	< 0.060	< 0.060	< 0.120
		MW1-15.0-022416	15.0	68.3	2/23/2016	< 27	< 55	< 4.7	< 0.020	< 0.047	< 0.047	< 0.094
		MW1-20.1-022416	20.1	63.2	2/23/2016	< 28	< 55	< 6.0	< 0.020	< 0.060	< 0.060	< 0.12
		MW1-25.5-022416	25.5	57.8	2/23/2016	< 28	< 56	< 5.6	< 0.020	< 0.056	< 0.056	< 0.112
		MW1-46.0-022416	46.0	37.3	2/23/2016	< 32	< 63	< 7.7	< 0.020	< 0.077	< 0.077	< 0.154
		MW1-51.5-022416	51.5	31.8	2/23/2016	< 32	< 63	< 7.1	< 0.020	< 0.071	< 0.071	< 0.142
		MW1-55.0-022416	55.0	28.3	2/24/2016	< 31	< 63	< 7.1	< 0.020	< 0.071	< 0.071	< 0.142
		MW1-60.8-022416	60.8	22.5	2/24/2016	< 32	< 64	< 7.2	< 0.020	< 0.072	< 0.072	< 0.144
D5	FMW-9	FMW-9-5.0	5.0	78.0	4/30/2019	< 29	< 57	< 6.0	< 0.00099	< 0.0049	< 0.00099	< 0.0029
		FMW-9-10.0	10.0	73.0	4/30/2019	< 28	< 56	< 5.1	< 0.00088	< 0.0044	< 0.00088	< 0.0026
		FMW-9-15.0	15.0	68.0	4/30/2019	< 28	< 56	< 5.2	< 0.00096	< 0.0048	< 0.00096	< 0.0028
		FMW-9-20.0	20.0	63.0	4/30/2019	< 28	< 55	< 5.3	< 0.00091	< 0.0045	< 0.00091	< 0.0027
		FMW-9-25.0	25.0	58.0	4/30/2019	< 28	< 56	< 4.1	< 0.00069	< 0.0035	< 0.00069	< 0.0020
D10	B-32	B-32-5.0	5.0	77.9	6/19/2020	< 28	< 56	< 5.1	< 0.00086	< 0.0043	< 0.00086	< 0.00256
		B-32-10.0	10.0	72.9	6/19/2020	45	< 56	< 4.6	< 0.00086	< 0.0043	< 0.00086	< 0.00256
		B-32-15.0	15.0	67.9	6/19/2020	< 27	< 54	< 4.4	< 0.00092	< 0.0046	< 0.00092	< 0.00272
		B-32-20.0	20.0	62.9	6/19/2020	< 27	< 55	< 4.4	< 0.00095	< 0.0047	< 0.00095	< 0.00285
D11	B-30	B-30-5.0	5.0	76.9	6/18/2020	< 31	< 61	< 6.3	< 0.00087	< 0.0044	< 0.00087	< 0.00257
		B-30-10.0	10.0	71.9	6/18/2020	< 28	< 56	< 3.9	< 0.00068	< 0.0034	< 0.00068	< 0.00208
		B-30-15.0	15.0	66.9	6/18/2020	< 28	< 57	< 4.1	< 0.00083	< 0.0042	< 0.00083	< 0.00253
		B-30-20.0	20.0	61.9	6/18/2020	< 29	< 58	< 5.4	< 0.00083	< 0.0042	< 0.00083	< 0.00253
MTCA Method A Cleanup Levels for Soil[5]						**2,000**	**2,000**	**30/100[6]**	**0.03**	**7**	**6**	**9**

Table 4
Soil Analytical Results for TPH and BTEX
117 106th Avenue Northeast
Bellevue, WA
Farallon PN: 397-034

Excavation Grid Area	Sample Location	Sample Identification	Sample Depth (feet)[1]	Sample Elevation (feet NAVD88)	Sample Date	Analytical Results (milligrams per kilogram)						
						DRO[2]	ORO[2]	GRO[3]	Benzene[4]	Toluene[4]	Ethylbenzene[4]	Xylenes[4]
Remedial Investigation Results (continued)												
D16	FMW-15	FMW-15-5.0	5.0	76.3	5/3/2019	< 28	< 55	< 4.5	< 0.00085	< 0.0043	< 0.00085	< 0.0025
		FMW-15-15.0	15.0	66.3	5/3/2019	< 27	< 54	< 5.8	< 0.0011	< 0.0055	< 0.0011	< 0.0033
		FMW-15-20.0	20.0	61.3	5/3/2019	< 27	< 53	< 5.6	< 0.0012	< 0.0059	< 0.0012	< 0.0035
		FMW-15-25.0	25.0	56.3	5/3/2019	< 27	< 54	< 5.1	< 0.00095	< 0.0047	< 0.00095	< 0.0028
		FMW-15-32.5	32.5	48.8	5/3/2019	< 30	< 61	7.9	< 0.00090	< 0.0045	0.11	0.45
D21	FMW-2	MW2-5.0	5.0	86.06	12/13/2017	---	---	---	---	---	---	---
		MW2-10.0	10.0	81.06	12/13/2017	< 29	< 58	< 6.2	< 0.0014	< 0.0068	< 0.0014	< 0.0082
		MW2-20.0	20.0	71.06	12/13/2017	< 27	< 53	< 5.3	< 0.0012	< 0.0060	< 0.0012	< 0.0072
		MW2-25.0	25.0	66.06	12/13/2017	< 27	< 54	< 5.5	< 0.0013	< 0.0066	< 0.0013	< 0.0079
		MW2-30.0	30.0	61.06	12/13/2017	< 26	< 53	< 5.8	< 0.0011	< 0.0057	< 0.0011	< 0.0034
		MW2-55.0	55.0	36.06	12/13/2017	< 31	< 63	< 7.5	< 0.0015	< 0.0073	< 0.0015	< 0.0088
D7	B-33	B-33-5.0	5.0	78.4	6/19/2020	< 27	< 54	< 4.2	< 0.00092	< 0.0046	< 0.00092	< 0.00272
		B-33-10.0	10.0	73.4	6/19/2020	< 27	< 54	< 4.6	< 0.00082	< 0.0041	< 0.00082	< 0.00242
		B-33-15.0	15.0	68.4	6/19/2020	< 27	< 53	< 5.0	< 0.00090	< 0.0045	< 0.00090	< 0.0027
		B-33-20.0	20.0	63.4	6/19/2020	< 27	< 55	< 4.1	< 0.00083	< 0.0041	< 0.00083	< 0.00253
E3	FMW-8	FMW-8-5.0	5.0	78.8	4/29/2019	< 27	< 53	< 5.1	< 0.00090	< 0.0045	< 0.00090	< 0.0027
		FMW-8-10.0	10.0	73.8	4/29/2019	< 27	< 53	< 4.9	< 0.00095	< 0.0048	< 0.00095	< 0.0028
		FMW-8-15.0	15.0	68.8	4/29/2019	< 28	< 56	< 3.7	< 0.00067	< 0.0034	< 0.00067	< 0.0019
		FMW-8-20.0	20.0	63.8	4/29/2019	< 28	< 57	< 5.9	< 0.0011	< 0.0055	< 0.0011	< 0.0033
		FMW-8-25.0	25.0	58.8	4/29/2019	< 29	< 58	< 5.2	< 0.00094	< 0.0047	< 0.00094	< 0.0028
E8	FMW-11	FMW-11-5.0	5.0	89.3	5/7/2019	< 28	< 56	< 4.4	< 0.00077	< 0.0038	< 0.00077	< 0.0022
		FMW-11-10.0	10.0	84.3	5/7/2019	< 34	< 69	< 7.6	< 0.0011	< 0.0056	< 0.0011	< 0.0034
		FMW-11-15.0	15.0	79.3	5/7/2019	< 27	< 55	< 5.2	< 0.00079	< 0.0040	< 0.00079	< 0.0023
		FMW-11-20.0	20.0	74.3	5/7/2019	< 27	< 53	< 4.5	< 0.00079	< 0.0040	< 0.00079	< 0.0023
		FMW-11-25.0	25.0	69.3	5/7/2019	< 26	< 53	< 4.0	< 0.00076	< 0.0038	< 0.00076	< 0.0022
E11	FMW-12	FMW-12-10.0	10.0	84.3	5/6/2019	< 30	< 60	< 5.1	< 0.00097	< 0.0048	< 0.00097	< 0.0028
		FMW-12-15.0	15.0	79.3	5/6/2019	< 40	< 80	< 9.7	< 0.0015	< 0.0075	< 0.0015	< 0.0045
		FMW-12-20.0	20.0	74.3	5/6/2019	< 27	< 54	< 4.7	< 0.00082	< 0.0041	< 0.00082	< 0.0024
		FMW-12-25.0	25.0	69.3	5/6/2019	< 26	< 52	< 4.4	< 0.00087	< 0.0043	< 0.00087	< 0.0025
		FMW-12-30.0	30.0	64.3	5/6/2019	< 27	< 54	< 4.7	< 0.00079	< 0.0039	< 0.00079	< 0.0023
		FMW-12-35.0	35.0	59.3	5/6/2019	< 28	< 56	< 4.5	< 0.00077	< 0.0038	< 0.00077	< 0.0022
E18	FMW-18	FMW-18-5.0	5.0	86.9	5/9/2019	< 52	660	< 5.8	< 0.0011	< 0.0053	< 0.0011	< 0.0032
		FMW-18-10.0	10.0	81.9	5/9/2019	< 28	< 56	< 6.7	< 0.0011	< 0.0053	< 0.0011	< 0.0032
		FMW-18-15.0	15.0	76.9	5/9/2019	< 29	< 57	< 6.7	< 0.0011	< 0.0055	< 0.0011	< 0.0033
		FMW-18-20.0	20.0	71.9	5/9/2019	< 27	< 54	< 6.6	< 0.0012	< 0.0060	< 0.0012	< 0.0036
		FMW-18-25.0	25.0	66.9	5/9/2019	< 27	< 54	< 5.2	< 0.0011	< 0.0054	< 0.0011	< 0.0033
		FMW-18-30.0	30.0	61.9	5/9/2019	< 28	< 56	< 6.1	< 0.0013	< 0.0063	< 0.0013	< 0.0038
MTCA Method A Cleanup Levels for Soil[5]						**2,000**	**2,000**	**30/100[6]**	**0.03**	**7**	**6**	**9**

Table 4
Soil Analytical Results for TPH and BTEX
117 106th Avenue Northeast
Bellevue, WA
Farallon PN: 397-034

Excavation Grid Area	Sample Location	Sample Identification	Sample Depth (feet)[1]	Sample Elevation (feet NAVD88)	Sample Date	Analytical Results (milligrams per kilogram)						
						DRO[2]	ORO[2]	GRO[3]	Benzene[4]	Toluene[4]	Ethylbenzene[4]	Xylenes[4]
Remedial Investigation Results (continued)												
F1	FMW-7	FMW-7-5.0	5.0	93.7	5/14/2019	< 29	< 57	< 4.8	< 0.00081	< 0.0040	< 0.00081	< 0.0024
		FMW-7-10.0	10.0	88.7	5/14/2019	< 27	< 54	< 4.1	< 0.00075	< 0.0038	< 0.00075	< 0.0022
		FMW-7-15.0	15.0	83.7	5/14/2019	< 27	< 54	< 4.4	< 0.00074	< 0.0037	< 0.00074	< 0.0022
		FMW-7-20.0	20.0	78.7	5/14/2019	< 27	< 53	< 4.3	< 0.00087	< 0.0044	< 0.00087	< 0.0025
		FMW-7-25.0	25.0	73.7	5/14/2019	< 27	< 54	< 4.6	< 0.00084	< 0.0042	< 0.00084	< 0.0025
		FMW-7-35.0	35.0	63.7	5/14/2019	< 27	< 55	< 3.9	< 0.00084	< 0.0042	< 0.00084	< 0.0025
G20	B4	B4-5.0	5.0	92.90	12/18/2017	< 27 H	< 54 H	< 6.4 H	< 0.0012 H	< 0.0062 H	< 0.0012 H	0.0038 H
		B4-10.0	10.0	87.90	12/18/2017	< 28	< 56	< 6.9	< 0.0013	< 0.0065	< 0.0013	< 0.0039
		B4-15.0	15.0	82.90	12/18/2017	< 28	< 57	< 7.5	< 0.0011	< 0.0056	< 0.0011	< 0.0034
		B4-20.0	20.0	77.90	12/18/2017	< 29	< 58	< 7.7	< 0.0012	< 0.0061	< 0.0012	< 0.0036
G21	B3	B3-5.0	5.0	92.90	12/18/2017	< 27 H	< 54 H	< 6.7 H	< 0.0013 H	< 0.0063 H	< 0.0013 H	< 0.0038 H
		B3-10.0	10.0	87.90	12/18/2017	330 N	830	< 8.7	< 0.0013	< 0.0064	< 0.0013	0.0015
		B3-15.0	15.0	82.90	12/18/2017	85 N	230	< 6.6	< 0.00097	< 0.0048	< 0.00097	< 0.00287
		B3-20.0	20.0	77.90	12/18/2017	< 27	< 54	< 5.9	< 0.0015	< 0.0076	< 0.0015	< 0.0045
H2	B-7	B-7-5.0	5.0	92.0	5/20/2019	< 27	< 55	< 3.9	< 0.00071	< 0.0036	< 0.00071	< 0.0021
		B-7-10.0	10.0	87.0	5/20/2019	< 27	< 53	< 5.2	< 0.00086	< 0.0043	< 0.00086	< 0.0025
		B-7-15.0	15.0	82.0	5/20/2019	< 27	< 54	< 5.3	< 0.00089	< 0.0045	< 0.00089	< 0.0026
		B-7-20.0	20.0	77.0	5/20/2019	< 28	< 55	< 5.2	< 0.00091	< 0.0045	< 0.00091	< 0.0027
H17	B-13	B-13-5.0	5.0	89.6	5/21/2019	< 29	< 57	< 5.2	< 0.00073	< 0.0037	< 0.00073	< 0.0022
		B-13-10.0	10.0	84.6	5/21/2019	< 31	350	< 6.1	< 0.00083	< 0.0041	< 0.00083	< 0.0025
		B-13-15.0	15.0	79.6	5/21/2019	< 27	< 55	< 4.7	< 0.00072	< 0.0036	< 0.00072	< 0.0021
		B-13-20.0	20.0	74.6	5/21/2019	< 31	< 63	< 6.0	< 0.00094	< 0.0047	< 0.00094	< 0.0028
		B-13-23.5	23.5	71.1	5/21/2019	< 31	< 62	< 5.8	< 0.00083	< 0.0041	< 0.00083	< 0.0025
MTCA Method A Cleanup Levels for Soil[5]						**2,000**	**2,000**	**30/100[6]**	**0.03**	**7**	**6**	**9**

Table 4
Soil Analytical Results for TPH and BTEX
117 106th Avenue Northeast
Bellevue, WA
Farallon PN: 397-034

Excavation Grid Area	Sample Location	Sample Identification	Sample Depth (feet)[1]	Sample Elevation (feet NAVD88)	Sample Date	Analytical Results (milligrams per kilogram)						
						DRO[2]	ORO[2]	GRO[3]	Benzene[4]	Toluene[4]	Ethylbenzene[4]	Xylenes[4]
Remedial Investigation Results (continued)												
H18	B1	B1-5.0	5.0	93.04	12/11/2017	< 28	< 56	< 6.6	< 0.0011	< 0.0057	< 0.0011	< 0.0034
		B1-10.0	10.0	88.04	12/11/2017	< 28	< 56	< 6.3	< 0.0013	< 0.0064	< 0.0013	< 0.0039
		B1-20.0	20.0	78.04	12/11/2017	< 31	< 61	< 7.5	< 0.0013	< 0.0064	< 0.0013	< 0.0039
		B1-35.0	35.0	63.04	12/11/2017	< 31 H	< 63 H	< 8.7 H	< 0.0012 H	< 0.0058 H	0.0020 H	0.019 H
		B1-40.0	40.0	58.04	12/11/2017	< 32 H	< 63 H	< 7.3 H	< 0.0011 H	< 0.0055 H	0.0028 H	0.0024 H
	FMW-19	FMW-19-5.0	5.0	92.9	5/15/2019	< 29	61	< 5.8	< 0.0010	< 0.0052	< 0.0010	< 0.0031
		FMW-19-10.0	10.0	87.9	5/15/2019	< 28	< 57	< 5.3	< 0.0010	< 0.0051	< 0.0010	< 0.0030
		FMW-19-15.0	15.0	82.9	5/15/2019	< 140	680	< 6.5	< 0.0012	< 0.0060	< 0.0012	< 0.0036
		FMW-19-20.0	20.0	77.9	5/15/2019	< 28	< 57	< 7	< 0.0013	< 0.0063	< 0.0013	< 0.0038
		FMW-19-25.0	25.0	72.9	5/15/2019	< 28	< 55	< 5.6	< 0.0010	< 0.0052	< 0.0010	< 0.0031
		FMW-19-30.0	30.0	67.9	5/15/2019	< 28	< 55	< 6.3	< 0.0012	< 0.0059	< 0.0012	< 0.0036
		FMW-19-35.0	35.0	62.9	5/15/2019	< 31	< 63	< 6.5	0.0021	< 0.0053	< 0.0011	< 0.0032
		FMW-19-40.0	40.0	57.9	5/15/2019	< 31	< 61	< 6.0	0.0016	< 0.0052	0.0024	< 0.0031
		FMW-19-45.0	45.0	52.9	5/15/2019	< 31	< 63	< 7.3	< 0.0012	< 0.0059	< 0.0012	< 0.0036
		FMW-19-50.0	50.0	47.9	5/15/2019	< 31	< 63	< 6.5	< 0.0010	< 0.0052	< 0.0010	< 0.0031
	MW-4	MW4-5.9-022616	5.9	88.4	2/26/2016	< 280	1,600	< 6.2	< 0.020	< 0.062	< 0.062	< 0.124
		MW4-11.0-022616	11.0	83.3	2/26/2016	< 29	< 57	< 6.2	< 0.020	< 0.062	< 0.062	< 0.124
		MW4-15.2-022616	15.2	79.1	2/26/2016	< 28	< 57	< 6.0	< 0.020	< 0.060	< 0.060	< 0.120
		MW4-21.0-022616	21.0	73.3	2/26/2016	< 31	< 63	< 7.4	< 0.020	< 0.074	< 0.074	< 0.148
		MW4-25.5-022616	25.5	68.8	2/26/2016	< 32	< 64	< 7.6	< 0.020	< 0.076	< 0.076	< 0.152
		MW4-46.0-022616	46.0	48.3	2/26/2016	< 32	< 63	< 7.3	< 0.020	< 0.073	< 0.073	< 0.146
		MW4-51.0-022616	51.0	43.3	2/26/2016	< 32	< 63	< 7.3	< 0.020	< 0.073	< 0.073	< 0.146
		MW4-56.5-022616	56.5	37.8	2/26/2016	< 31	< 63	< 7.3	< 0.020	< 0.073	< 0.073	< 0.146
H19	B-17	B-17-5.0	5.0	93.0	5/21/2019	40 N	540	< 6.0	< 0.0011	< 0.0054	< 0.0011	0.0051
		B-17-10.0	10.0	88.0	5/21/2019	< 28	< 55	< 6.3	< 0.0012	< 0.0058	< 0.0012	< 0.0035
		B-17-15.0	15.0	83.0	5/21/2019	< 29	< 58	< 6.9	< 0.0012	< 0.0062	< 0.0012	< 0.0037
		B-17-20.0	20.0	78.0	5/21/2019	< 27	< 54	10	< 0.056	< 0.28	0.26	2.22
		B-17-23.5	23.5	74.5	5/21/2019	< 27	< 53	13	< 0.0013	0.060	0.085	0.72
I1	B-6	B-6-5.0	5.0	93.0	5/21/2019	< 27	< 54	< 4.3	< 0.00074	< 0.0037	< 0.00074	< 0.0022
		B-6-10.0	10.0	88.0	5/21/2019	< 27	< 54	< 3.9	< 0.00072	< 0.0036	< 0.00072	< 0.0021
		B-6-14.0	14.0	84.0	5/21/2019	< 27	< 54	< 4.4	< 0.00074	< 0.0037	< 0.00074	< 0.0022
MTCA Method A Cleanup Levels for Soil[5]						**2,000**	**2,000**	**30/100[6]**	**0.03**	**7**	**6**	**9**

Table 4
Soil Analytical Results for TPH and BTEX
117 106th Avenue Northeast
Bellevue, WA
Farallon PN: 397-034

Excavation Grid Area	Sample Location	Sample Identification	Sample Depth (feet)[1]	Sample Elevation (feet NAVD88)	Sample Date	Analytical Results (milligrams per kilogram)						
						DRO[2]	ORO[2]	GRO[3]	Benzene[4]	Toluene[4]	Ethylbenzene[4]	Xylenes[4]
Remedial Investigation Results (continued)												
I2	MW-2	MW2-5.4-022416	5.4	92.4	2/24/2016	< 28	130	< 5.9	< 0.020	< 0.059	< 0.059	< 0.118
		MW2-10.3-022416	10.3	87.5	2/24/2016	< 27	< 55	< 5.9	< 0.020	< 0.059	< 0.059	< 0.118
		MW2-15.1-022416	15.1	82.7	2/24/2016	< 27	160	< 5.5	< 0.020	< 0.055	< 0.055	< 0.110
		MW2-20.2-022416	20.2	77.6	2/24/2016	< 27	110	< 5.6	< 0.020	< 0.056	< 0.056	< 0.112
		MW2-25.0-022416	25.0	72.8	2/24/2016	< 27	170	< 5.5	< 0.020	< 0.055	< 0.055	< 0.110
		MW2-30.0-022416	30.0	67.8	2/24/2016	< 27	< 54	< 5.4	< 0.020	< 0.054	< 0.054	< 0.108
		MW2-35.0-022416	35.0	62.8	2/24/2016	< 27	< 54	< 5.3	< 0.020	< 0.053	< 0.053	< 0.106
		MW2-45.5-022516	45.5	52.3	2/25/2016	< 31	< 61	< 6.9	< 0.020	< 0.069	< 0.069	< 0.138
		MW2-50.0-022516	50.0	47.8	2/25/2016	< 32	< 63	< 7.3	< 0.020	< 0.073	< 0.073	< 0.146
		MW2-56.5-022516	56.5	41.3	2/25/2016	< 31	< 63	< 7.3	< 0.020	< 0.073	< 0.073	< 0.146
I3	B-9	B-9-5.0	5.0	92.0	5/20/2019	< 27	< 55	< 4.8	< 0.00080	< 0.0040	< 0.00080	< 0.0024
		B-9-10.0	10.0	87.0	5/20/2019	< 140	690	< 4.5	< 0.00086	< 0.0043	< 0.00086	< 0.0025
		B-9-14.0	14.0	83.0	5/20/2019	< 27	< 54	< 5.0	< 0.00082	< 0.0041	< 0.00082	< 0.0024
I10	B-11	B-11-10.0	10.0	84.1	5/20/2019	< 28	< 55	< 4.9	< 0.00083	< 0.0041	< 0.00083	< 0.0025
		B-11-15.0	15.0	79.1	5/20/2019	< 150	1,400	< 5.7	< 0.00078	< 0.0039	< 0.00078	< 0.0023
		B-11-20.0	20.0	74.1	5/20/2019	< 28	< 56	< 4.4	< 0.00065	< 0.0032	< 0.00065	< 0.0019
		B-11-25.0	25.0	69.1	5/20/2019	< 27	< 55	< 4.7	< 0.00076	< 0.0038	< 0.00076	< 0.0022
I11	B-12	B-12-5.0	5.0	88.8	5/20/2019	< 30	110	< 5.7	< 0.00099	< 0.0049	< 0.00099	< 0.0029
		B-12-10.0	10.0	83.8	5/20/2019	< 40	330	< 7.6	< 0.0013	< 0.0063	< 0.0013	< 0.0038
		B-12-15.0	15.0	78.8	5/20/2019	< 28	< 56	< 5.7	< 0.0012	< 0.0059	< 0.0012	< 0.0036
		B-12-20.0	20.0	73.8	5/20/2019	< 30	230	< 6.3	< 0.0011	< 0.0056	< 0.0011	< 0.0033
I19	B-16	B-16-5.0	5.0	93.0	5/21/2019	< 28	110	< 6.2	< 0.0012	< 0.0058	< 0.0012	< 0.0035
		B-16-10.0	10.0	88.0	5/21/2019	< 29	< 58	< 6.6	< 0.0011	< 0.0057	< 0.0011	< 0.0034
		B-16-15.0	15.0	83.0	5/21/2019	< 27	< 54	< 6.5	< 0.0012	< 0.0060	< 0.0012	< 0.0036
		B-16-19.0	19.0	79.0	5/21/2019	< 27	< 53	12	< 0.0012	0.0078	0.019	0.165
		B-16-25.0	25.0	73.0	5/21/2019	< 27	< 54	17	< 0.0012	0.019	0.039	0.40
	B5	B5-5.0	5.0	92.90	12/18/2017	< 27 H	< 53 H	< 7.0 H	< 0.0011 H	< 0.0055 H	< 0.0011 H	< 0.0033 H
		B5-10.0	10.0	87.90	12/18/2017	< 27	< 54	< 7.0	< 0.0012	< 0.0061	< 0.0012	< 0.0037
		B5-15.0	15.0	82.90	12/18/2017	< 27	140	< 6.3	< 0.0010	< 0.0052	< 0.0010	< 0.0031
		B5-20.0	20.0	77.90	12/18/2017	< 28	< 56	< 6.1	< 0.0012	< 0.0060	< 0.0012	< 0.0036
J2	B-8	B-8-5.0	5.0	93.0	5/20/2019	< 26	< 52	< 4.5	< 0.00088	< 0.0044	< 0.00088	< 0.0026
		B-8-10.0	10.0	88.0	5/20/2019	< 28	< 55	< 4.6	< 0.00076	< 0.0038	< 0.00076	< 0.0022
		B-8-15.0	15.0	83.0	5/20/2019	< 27	< 54	< 4.7	< 0.00093	< 0.0046	< 0.00093	< 0.0028
		B-8-19.0	19.0	79.0	5/20/2019	< 27	< 54	< 4.6	< 0.00091	< 0.0045	< 0.00091	< 0.0027
MTCA Method A Cleanup Levels for Soil[5]						**2,000**	**2,000**	**30/100[6]**	**0.03**	**7**	**6**	**9**

Table 4
Soil Analytical Results for TPH and BTEX
117 106th Avenue Northeast
Bellevue, WA
Farallon PN: 397-034

Excavation Grid Area	Sample Location	Sample Identification	Sample Depth (feet)[1]	Sample Elevation (feet NAVD88)	Sample Date	Analytical Results (milligrams per kilogram)						
						DRO[2]	ORO[2]	GRO[3]	Benzene[4]	Toluene[4]	Ethylbenzene[4]	Xylenes[4]
Remedial Investigation Results (continued)												
J8	B-10	B-10-5.0	5.0	89.4	5/20/2019	< 30	< 59	< 6.0	< 0.00099	< 0.0049	< 0.00099	< 0.0029
		B-10-10.0	10.0	84.4	5/20/2019	< 33	< 65	< 6.0	< 0.0012	< 0.0059	< 0.0012	< 0.0036
		B-10-15.0	15.0	79.4	5/20/2019	< 28	< 55	< 4.2	< 0.00078	< 0.0039	< 0.00078	< 0.0023
		B-10-20.0	20.0	74.4	5/20/2019	< 27	< 54	< 4.1	< 0.0007	< 0.0035	< 0.0007	< 0.0021
		B-10-24.5	24.5	69.9	5/20/2019	< 27	< 54	< 5.5	< 0.00096	< 0.0048	< 0.00096	< 0.0028
J10	MW-3	MW3-6.0-022516	6.0	87.7	2/25/2016	36	120	< 7.6	< 0.020	< 0.076	< 0.076	< 0.152
		MW3-10.1-022516	10.1	83.6	2/25/2016	< 31	110	< 6.5	< 0.020	< 0.065	< 0.065	< 0.130
		MW3-15.1-022516	15.1	78.6	2/25/2016	< 28	140	< 5.7	< 0.020	< 0.057	< 0.057	< 0.114
		MW3-20.3-022516	20.3	73.4	2/25/2016	< 28	< 56	< 5.6	< 0.020	< 0.056	< 0.056	< 0.112
		MW3-25.6-022516	25.6	68.1	2/25/2016	< 28	< 55	< 5.1	< 0.020	< 0.051	< 0.051	< 0.102
		MW3-31.0-022516	31.0	62.7	2/25/2016	< 28	< 55	< 5.2	< 0.020	< 0.052	< 0.052	< 0.104
		MW3-45.1-022516	45.1	48.6	2/25/2016	< 32	< 63	< 6.9	< 0.020	< 0.069	< 0.069	< 0.138
		MW3-51.0-022516	51.0	42.7	2/25/2016	< 31	< 63	< 7.3	< 0.020	< 0.073	< 0.073	< 0.146
		MW3-56.5-022516	56.5	37.2	2/25/2016	< 31	< 63	< 7.2	< 0.020	< 0.072	< 0.072	< 0.144
J17	B-14	B-14-5.0	5.0	90.1	5/21/2019	< 150	1,600	< 6.6	< 0.00097	< 0.0048	< 0.00097	< 0.0028
		B-14-10.0	10.0	85.1	5/21/2019	< 28	< 55	< 5.0	< 0.00098	< 0.0049	< 0.00098	< 0.0029
		B-14-15.0	15.0	80.1	5/21/2019	< 28	140	< 6.4	< 0.0011	< 0.0057	< 0.0011	< 0.0034
		B-14-20.0	20.0	75.1	5/21/2019	< 32	< 63	< 6.7	< 0.0011	< 0.0056	< 0.0011	< 0.0033
		B-14-24.5	24.5	70.6	5/21/2019	< 31	< 63	< 6.3	< 0.0011	< 0.0055	< 0.0011	< 0.0033
	B-15	B-15-5.0	5.0	90.3	5/21/2019	< 28	< 56	< 5.4	< 0.00093	< 0.0046	< 0.00093	< 0.0028
		B-15-10.0	10.0	85.3	5/21/2019	< 27	< 53	< 6.5	< 0.0012	< 0.0059	< 0.0012	< 0.0036
		B-15-15.0	15.0	80.3	5/21/2019	< 36	< 72	< 10	< 0.0016	< 0.0081	< 0.0016	< 0.0048
		B-15-20.0	20.0	75.3	5/21/2019	< 28	< 56	< 6.6	< 0.0013	< 0.0065	< 0.0013	< 0.0039
		B-15-24.5	24.5	70.8	5/21/2019	< 32	< 64	< 6.6	< 0.0011	< 0.0055	< 0.0011	< 0.0033
J20	FMW-1	MW1-5.0	5.0	92.81	12/12/2017	---	---	---	---	---	---	---
		MW1-10.0	10.0	87.81	12/12/2017	< 28	< 55	< 6.1	< 0.0012	< 0.0062	< 0.0012	< 0.0037
		MW1-15.0	15.0	82.81	12/12/2017	< 29	< 57	< 6.5	< 0.0012	< 0.0062	< 0.0012	< 0.0037
		MW1-20.0	20.0	77.81	12/12/2017	< 29	< 58	< 6.2	< 0.0013	< 0.0066	< 0.0013	< 0.0040
		MW1-35.0	35.0	62.81	12/12/2017	< 28	< 56	< 5.9	< 0.0013	< 0.0067	< 0.0013	< 0.0040
MTCA Method A Cleanup Levels for Soil[5]						**2,000**	**2,000**	**30/100[6]**	**0.03**	**7**	**6**	**9**

NOTES:

Results in **bold** denote concentrations exceeding applicable cleanup levels.

Results highlighted denote a detectable concentration.

< denotes analyte not detected at or exceeding the laboratory reporting limit listed.

[1]Depth in feet below ground surface.

[2]Analyzed by Northwest Method NWTPH-Dx.

[3]Analyzed by Northwest Method NWTPH-Gx.

[4]Analyzed by U.S. Environmental Protection Agency Method 8021B, 8260C, or 8260D.

[5]Washington State Model Toxics Control Act Cleanup Regulation (MTCA) Method A Soil Cleanup Levels for Unrestricted Land Uses, Table 740-1 of Section 900 of Chapter 173-340 of the Washington Administrative Code, as revised 2013.

[6]Cleanup level is 30 milligrams per kilogram if benzene is detected and 100 milligrams per kilogram if benzene is not detected.

[7]Analyzed by Northwest Method NWTPH-HCID.

BTEX = benzene, toluene, ethylbenzene and xylenes

DRO = TPH as diesel-range organics

GRO = TPH as gasoline-range organics

H = sample analyzed outside of holding time

HCID = hydrocarbon identification

M = hydrocarbons in the gasoline-range are impacting the diesel-range result

N = hydrocarbons in the oil-range are impacting the diesel-range result

NA = not applicable

NAVD88 = North American Vertical Datum of 1988

O = hydrocarbons indicative of heavier fuels are present in the sample and are impacting the gasoline result

ORO = TPH as oil-range organics

T = The sample chromatogram is not similar to typical gas.

TPH = total petroleum hydrocarbons

U1 = The reporting limit has been raised due to interferences in the sample.

Table 5
Soil Analytical Results for HVOCs
117 106th Avenue Northeast
Bellevue, Washington
Farallon PN: 397-034

Sample Location	Sample Identification	Sample Depth (feet)[1]	Sample Elevation (feet NAVD88)	Sample Date	Analytical Results (milligrams per kilogram)[2]					
					PCE	TCE	cis-1,2-DCE	trans-1,2-DCE	Vinyl Chloride	1,2-DCA
310 105th Avenue Northeast – Town & Country Cleaners Site										
TCMW-2	TCMW-2-2.5	2.5	114.5	7/31/2020	**0.062**	0.0046	0.0041	< 0.0013	< 0.0013	---
	TCMW-2-5.0	5.0	112.0	7/31/2020	0.024	0.0018	< 0.00087	< 0.00087	< 0.00087	---
	TCMW-2-10.0	10.0	107.0	7/31/2020	0.0055	< 0.00065	< 0.00065	< 0.00065	< 0.00065	---
	TCMW-2-15.0	15.0	102.0	7/31/2020	0.0013	0.0012	< 0.00082	< 0.00082	< 0.00082	---
	TCMW-2-20.0	20.0	97.0	7/31/2020	0.032	< 0.00080	< 0.00080	< 0.00080	< 0.00080	---
	TCMW-2-25.0	25.0	92.0	7/31/2020	0.020	< 0.00070	< 0.00070	< 0.00070	< 0.00070	---
	TCMW-2-30.0	30.0	87.0	7/31/2020	0.048	< 0.00082	< 0.00082	< 0.00082	< 0.00082	---
	TCMW-2-35.0	35.0	82.0	7/31/2020	0.0022	< 0.00089	< 0.00089	< 0.00089	< 0.00089	---
	TCMW-2-40.0	40.0	77.0	7/31/2020	**0.078**	< 0.00086	< 0.00086	< 0.00086	< 0.00086	---
	TCMW-2-45.0	45.0	72.0	7/31/2020	0.0097	< 0.00098	< 0.00098	< 0.00098	< 0.00098	---
	TCMW-2-50.0	50.0	67.0	7/31/2020	< 0.0011	< 0.0011	< 0.0011	< 0.0011	< 0.0011	---
	TCMW-2-55.0	55.0	62.0	7/31/2020	< 0.00090	< 0.00090	< 0.00090	< 0.00090	< 0.00090	---
	TCMW-2-60.0	60.0	57.0	7/31/2020	< 0.00098	< 0.00098	< 0.00098	< 0.00098	< 0.00098	---
	TCMW-2-65.0	65.0	52.0	7/31/2020	< 0.00095	< 0.00095	< 0.00095	< 0.00095	< 0.00095	---
	TCMW-2-70.0	70.0	47.0	7/31/2020	< 0.00098	< 0.00098	< 0.00098	< 0.00098	< 0.00098	---
	TCMW-2-75.0	75.0	42.0	7/31/2020	< 0.00091	< 0.00091	< 0.00091	< 0.00091	< 0.00091	---
201-221 106th Avenue Northeast, Bellevue, WA – Taco Time/Michael's Property Assemblage										
TT-MW-1	MW-1-5.0	5.0	108.4	4/28/2017	< 0.00088	< 0.00088	< 0.00088	< 0.00088	< 0.00088	---
	MW-1-10.0	10.0	103.4	4/28/2017	< 0.00073	< 0.00073	< 0.00073	< 0.00073	< 0.00073	---
	MW-1-15.0	15.0	98.4	4/28/2017	< 0.00075	< 0.00075	< 0.00075	< 0.00075	< 0.00075	---
	MW-1-30.0	30.0	83.4	4/28/2017	< 0.00085	< 0.00085	< 0.00085	< 0.00085	< 0.00085	---
	MW-1-50.0	50.0	63.4	4/28/2017	< 0.00097	< 0.00097	< 0.00097	< 0.00097	< 0.00097	---
	MW-1-60.0	60.0	53.4	4/28/2017	< 0.00084	< 0.00084	< 0.00084	< 0.00084	< 0.00084	---
	MW-1-75.0	75.0	38.4	4/28/2017	< 0.00089	< 0.00089	< 0.00089	< 0.00089	< 0.00089	---
	MW-1-80.0	80.0	33.4	4/28/2017	< 0.00088	< 0.00088	< 0.00088	< 0.00088	< 0.00088	---
	MW-1-90.0	90.0	23.4	4/28/2017	< 0.00091	< 0.00091	< 0.00091	< 0.00091	< 0.00091	---
TT-MW-2	MW-2-5.0	5.0	104.9	5/1/2017	0.0014	< 0.00077	< 0.00077	< 0.00077	< 0.00077	---
	MW-2-10.0	10.0	99.9	5/1/2017	< 0.00074	< 0.00074	< 0.00074	< 0.00074	< 0.00074	---
	MW-2-15.0	15.0	94.9	5/1/2017	< 0.00087	< 0.00087	< 0.00087	< 0.00087	< 0.00087	---
	MW-2-30.0	30.0	79.9	5/1/2017	< 0.00082	< 0.00082	< 0.00082	< 0.00082	< 0.00082	---
	MW-2-45.0	45.0	64.9	5/1/2017	< 0.0011	< 0.0011	< 0.0011	< 0.0011	< 0.0011	---
	MW-2-55.0	55.0	54.9	5/1/2017	< 0.00091	< 0.00091	< 0.00091	< 0.00091	< 0.00091	---
	MW-2-70.0	70.0	39.9	5/1/2017	< 0.00091	< 0.00091	< 0.00091	< 0.00091	< 0.00091	---
	MW-2-75.0	75.0	34.9	5/1/2017	< 0.00087	< 0.00087	< 0.00087	< 0.00087	< 0.00087	---
	MW-2-80.0	80.0	29.9	5/1/2017	< 0.00086	< 0.00086	< 0.00086	< 0.00086	< 0.00086	---
MTCA Cleanup Levels for Soil[3]					**0.05**	**0.03**	**160[4]**	**1,600[4]**	**0.67[4]**	**11[4]**

Table 5
Soil Analytical Results for HVOCs
117 106th Avenue Northeast
Bellevue, Washington
Farallon PN: 397-034

Sample Location	Sample Identification	Sample Depth (feet)[1]	Sample Elevation (feet NAVD88)	Sample Date	Analytical Results (milligrams per kilogram)[2]					
					PCE	TCE	cis-1,2-DCE	trans-1,2-DCE	Vinyl Chloride	1,2-DCA
TT-FMW-3	FMW-3-5.0	5.0	103.1	7/22/2020	< 0.00077	< 0.00077	< 0.00077	< 0.00077	< 0.00077	---
	FMW-3-10.0	10.0	98.1	7/22/2020	< 0.00075	< 0.00075	< 0.00075	< 0.00075	< 0.00075	---
	FMW-3-15.0	15.0	93.1	7/22/2020	< 0.00077	< 0.00077	< 0.00077	< 0.00077	< 0.00077	---
	FMW-3-20.0	20.0	88.1	7/22/2020	< 0.00072	< 0.00072	< 0.00072	< 0.00072	< 0.00072	---
	FMW-3-25.0	25.0	83.1	7/22/2020	< 0.00082	< 0.00082	< 0.00082	< 0.00082	< 0.00082	---
	FMW-3-30.0	30.0	78.1	7/22/2020	< 0.00067	< 0.00067	< 0.00067	< 0.00067	< 0.00067	---
	FMW-3-35.0	35.0	73.1	7/22/2020	< 0.00066	< 0.00066	< 0.00066	< 0.00066	< 0.00066	---
	FMW-3-40.0	40.0	68.1	7/22/2020	0.0022	< 0.00076	< 0.00076	< 0.00076	< 0.00076	---
	FMW-3-45.0	45.0	63.1	7/22/2020	< 0.00076	< 0.00076	< 0.00076	< 0.00076	< 0.00076	---
	FMW-3-50.0	50.0	58.1	7/22/2020	< 0.00043	< 0.00043	< 0.00043	< 0.00043	< 0.00043	---
	FMW-3-55.0	55.0	53.1	7/22/2020	< 0.00084	< 0.00084	< 0.00084	< 0.00084	< 0.00084	---
	FMW-3-60.0	60.0	48.1	7/22/2020	< 0.00085	< 0.00085	< 0.00085	< 0.00085	< 0.00085	---
	FMW-3-65.0	65.0	43.1	7/22/2020	< 0.00080	< 0.00080	< 0.00080	< 0.00080	< 0.00080	---
	FMW-3-70.0	70.0	38.1	7/22/2020	< 0.00086	< 0.00086	< 0.00086	< 0.00086	< 0.00086	---
TT-FMW-4	FMW-4-5.0	5.0	104.7	7/23/2020	< 0.00079	< 0.00079	< 0.00079	< 0.00079	< 0.00079	---
	FMW-4-10.0	10.0	99.7	7/23/2020	< 0.00072	< 0.00072	< 0.00072	< 0.00072	< 0.00072	---
	FMW-4-15.0	15.0	94.7	7/23/2020	< 0.00077	< 0.00077	< 0.00077	< 0.00077	< 0.00077	---
	FMW-4-20.0	20.0	89.7	7/23/2020	< 0.00081	< 0.00081	< 0.00081	< 0.00081	< 0.00081	---
	FMW-4-25.0	25.0	84.7	7/23/2020	< 0.00084	< 0.00084	< 0.00084	< 0.00084	< 0.00084	---
	FMW-4-30.0	30.0	79.7	7/23/2020	< 0.00083	< 0.00083	< 0.00083	< 0.00083	< 0.00083	---
	FMW-4-35.0	35.0	74.7	7/23/2020	< 0.00076	< 0.00076	< 0.00076	< 0.00076	< 0.00076	---
	FMW-4-40.0	40.0	69.7	7/23/2020	< 0.00096	< 0.00096	< 0.00096	< 0.00096	< 0.00096	---
	FMW-4-45.0	45.0	64.7	7/23/2020	< 0.00086	< 0.00086	< 0.00086	< 0.00086	< 0.00086	---
	FMW-4-50.0	50.0	59.7	7/23/2020	< 0.0010	< 0.0010	< 0.0010	< 0.0010	< 0.0010	---
	FMW-4-55.0	55.0	54.7	7/23/2020	< 0.00084	< 0.00084	< 0.00084	< 0.00084	< 0.00084	---
	FMW-4-60.0	60.0	49.7	7/23/2020	< 0.00087	< 0.00087	< 0.00087	< 0.00087	< 0.00087	---
	FMW-4-65.0	65.0	44.7	7/23/2020	< 0.00091	< 0.00091	< 0.00091	< 0.00091	< 0.00091	---
	FMW-4-70.0	70.0	39.7	7/23/2020	< 0.00097	< 0.00097	< 0.00097	< 0.00097	< 0.00097	---
MTCA Cleanup Levels for Soil[3]					**0.05**	**0.03**	**160[4]**	**1,600[4]**	**0.67[4]**	**11[4]**

Table 5
Soil Analytical Results for HVOCs
117 106th Avenue Northeast
Bellevue, Washington
Farallon PN: 397-034

Sample Location	Sample Identification	Sample Depth (feet)[1]	Sample Elevation (feet NAVD88)	Sample Date	Analytical Results (milligrams per kilogram)[2]					
					PCE	TCE	cis-1,2-DCE	trans-1,2-DCE	Vinyl Chloride	1,2-DCA
TT-FMW-5	FMW-5-5.0	5.0	113.5	7/24/2020	< 0.00078	< 0.00078	< 0.00078	< 0.00078	< 0.00078	---
	FMW-5-10.0	10.0	108.5	7/24/2020	< 0.00074	< 0.00074	< 0.00074	< 0.00074	< 0.00074	---
	FMW-5-15.0	15.0	103.5	7/24/2020	< 0.00082	< 0.00082	< 0.00082	< 0.00082	< 0.00082	---
	FMW-5-20.0	20.0	98.5	7/24/2020	< 0.00038	< 0.00038	< 0.00038	< 0.00038	< 0.00038	---
	FMW-5-25.0	25.0	93.5	7/24/2020	< 0.00078	< 0.00078	< 0.00078	< 0.00078	< 0.00078	---
	FMW-5-30.0	30.0	88.5	7/24/2020	< 0.00083	< 0.00083	< 0.00083	< 0.00083	< 0.00083	---
	FMW-5-35.0	35.0	83.5	7/24/2020	< 0.00078	< 0.00078	< 0.00078	< 0.00078	< 0.00078	---
	FMW-5-40.0	40.0	78.5	7/24/2020	< 0.00086	< 0.00086	< 0.00086	< 0.00086	< 0.00086	---
	FMW-5-45.0	45.0	73.5	7/24/2020	< 0.0010	< 0.0010	< 0.0010	< 0.0010	< 0.0010	---
	FMW-5-50.0	50.0	68.5	7/24/2020	< 0.00085	< 0.00085	< 0.00085	< 0.00085	< 0.00085	---
	FMW-5-55.0	55.0	63.5	7/24/2020	< 0.00093	< 0.00093	< 0.00093	< 0.00093	< 0.00093	---
	FMW-5-60.0	60.0	58.5	7/24/2020	< 0.00089	< 0.00089	< 0.00089	< 0.00089	< 0.00089	---
	FMW-5-65.0	65.0	53.5	7/24/2020	< 0.00083	< 0.00083	< 0.00083	< 0.00083	< 0.00083	---
	FMW-5-70.0	70.0	48.5	7/24/2020	< 0.00089	< 0.00089	< 0.00089	< 0.00089	< 0.00089	---
	FMW-5-75.0	75.0	43.5	7/24/2020	< 0.00088	< 0.00088	< 0.00088	< 0.00088	< 0.00088	---
	FMW-5-80.0	80.0	38.5	7/24/2020	< 0.00091	< 0.00091	< 0.00091	< 0.00091	< 0.00091	---
TT-FMW-6	FMW-6-5.0	5.0	100.9	7/27/2020	< 0.00075	< 0.00075	< 0.00075	< 0.00075	< 0.00075	---
	FMW-6-10.0	10.0	95.9	7/27/2020	< 0.00082	< 0.00082	< 0.00082	< 0.00082	< 0.00082	---
	FMW-6-15.0	15.0	90.9	7/27/2020	< 0.0011	< 0.0011	< 0.0011	< 0.0011	< 0.0011	---
	FMW-6-20.0	20.0	85.9	7/27/2020	< 0.00079	< 0.00079	< 0.00079	< 0.00079	< 0.00079	---
	FMW-6-25.0	25.0	80.9	7/27/2020	< 0.00078	< 0.00078	< 0.00078	< 0.00078	< 0.00078	---
	FMW-6-30.0	30.0	75.9	7/27/2020	0.0014	< 0.00091	< 0.00091	< 0.00091	< 0.00091	---
	FMW-6-35.0	35.0	70.9	7/27/2020	0.0026	< 0.00087	< 0.00087	< 0.00087	< 0.00087	---
	FMW-6-40.0	40.0	65.9	7/27/2020	< 0.00076	< 0.00076	< 0.00076	< 0.00076	< 0.00076	---
	FMW-6-45.0	45.0	60.9	7/27/2020	< 0.00083	< 0.00083	< 0.00083	< 0.00083	< 0.00083	---
	FMW-6-50.0	50.0	55.9	7/27/2020	0.022	0.0048	< 0.00090	< 0.00090	< 0.00090	---
	FMW-6-55.0	55.0	50.9	7/27/2020	0.0018	< 0.00097	< 0.00097	< 0.00097	< 0.00097	---
	FMW-6-60.0	60.0	45.9	7/27/2020	< 0.0010	< 0.0010	< 0.0010	< 0.0010	< 0.0010	---
	FMW-6-65.0	65.0	40.9	7/27/2020	< 0.0010	< 0.0010	< 0.0010	< 0.0010	< 0.0010	---
	FMW-6-70.0	70.0	35.9	7/27/2020	< 0.00087	< 0.00087	< 0.00087	< 0.00087	< 0.00087	---
MTCA Cleanup Levels for Soil[3]					**0.05**	**0.03**	**160[4]**	**1,600[4]**	**0.67[4]**	**11[4]**

Table 5
Soil Analytical Results for HVOCs
117 106th Avenue Northeast
Bellevue, Washington
Farallon PN: 397-034

Sample Location	Sample Identification	Sample Depth (feet)[1]	Sample Elevation (feet NAVD88)	Sample Date	Analytical Results (milligrams per kilogram)[2]					
					PCE	TCE	cis-1,2-DCE	trans-1,2-DCE	Vinyl Chloride	1,2-DCA
TT-FMW-7	FMW-7-5.0	5.0	105.4	7/28/2020	< 0.00084	< 0.00084	< 0.00084	< 0.00084	< 0.00084	---
	FMW-7-10.0	10.0	100.4	7/28/2020	< 0.00093	< 0.00093	< 0.00093	< 0.00093	< 0.00093	---
	FMW-7-15.0	15.0	95.4	7/28/2020	< 0.00082	< 0.00082	< 0.00082	< 0.00082	< 0.00082	---
	FMW-7-20.0	20.0	90.4	7/28/2020	0.0020	< 0.00074	< 0.00074	< 0.00074	< 0.00074	---
	FMW-7-25.0	25.0	85.4	7/28/2020	< 0.00088	< 0.00088	< 0.00088	< 0.00088	< 0.00088	---
	FMW-7-30.0	30.0	80.4	7/28/2020	< 0.00085	< 0.00085	< 0.00085	< 0.00085	< 0.00085	---
	FMW-7-35.0	35.0	75.4	7/28/2020	0.0043	< 0.0010	< 0.0010	< 0.0010	< 0.0010	---
	FMW-7-40.0	40.0	70.4	7/28/2020	0.0027	< 0.00091	< 0.00091	< 0.00091	< 0.00091	---
	FMW-7-45.0	45.0	65.4	7/28/2020	< 0.00095	< 0.00095	< 0.00095	< 0.00095	< 0.00095	---
	FMW-7-50.0	50.0	60.4	7/28/2020	< 0.00090	< 0.00090	< 0.00090	< 0.00090	< 0.00090	---
	FMW-7-55.0	55.0	55.4	7/28/2020	**0.17**	0.013	< 0.0010	< 0.0010	< 0.0010	---
	FMW-7-60.0	60.0	50.4	7/28/2020	< 0.00089	< 0.00089	< 0.00089	< 0.00089	< 0.00089	---
	FMW-7-65.0	65.0	45.4	7/28/2020	< 0.00096	< 0.00096	< 0.00096	< 0.00096	< 0.00096	---
	FMW-7-70.0	70.0	40.4	7/28/2020	< 0.00091	< 0.00091	< 0.00091	< 0.00091	< 0.00091	---
MTCA Cleanup Levels for Soil[3]					**0.05**	**0.03**	**160[4]**	**1,600[4]**	**0.67[4]**	**11[4]**

Table 5
Soil Analytical Results for HVOCs
117 106th Avenue Northeast
Bellevue, Washington
Farallon PN: 397-034

Excavation Grid Area	Sample Location	Sample Identification	Sample Depth (feet)[1]	Sample Elevation (feet NAVD88)	Sample Date	Analytical Results (milligrams per kilogram)[2]					
						PCE	TCE	cis-1,2-DCE	trans-1,2-DCE	Vinyl Chloride	1,2-DCA
117 106th Avenue Northeast – Bellevue Plaza Property											
Remedial Investigation Results											
A1	FMW-5	FMW-5-5.0	5.0	96.50	6/3/2019	< 0.00085	< 0.00085	< 0.00085	< 0.00085	< 0.00085	< 0.00085
		FMW-5-10.0	10.0	91.50	6/3/2019	< 0.00085	< 0.00085	< 0.00085	< 0.00085	< 0.00085	< 0.00085
		FMW-5-15.0	15.0	86.50	6/3/2019	< 0.00078	< 0.00078	< 0.00078	< 0.00078	< 0.00078	< 0.00078
		FMW-5-20.0	20.0	81.50	6/3/2019	< 0.00084	< 0.00084	< 0.00084	< 0.00084	< 0.00084	< 0.00084
		FMW-5-25.0	25.0	76.50	6/3/2019	0.0043	0.0028	< 0.00078	< 0.00078	< 0.00078	< 0.00078
		FMW-5-30.0	30.0	71.50	6/3/2019	0.0031	0.0020	< 0.00081	< 0.00081	< 0.00081	< 0.00081
		FMW-5-35.0	35.0	66.50	6/3/2019	0.0049	0.0026	< 0.00076	< 0.00076	< 0.00076	< 0.00076
		FMW-5-40.0	40.0	61.50	6/3/2019	0.0079	0.0060	0.0021	< 0.00090	< 0.00090	< 0.00090
		FMW-5-45.0	45.0	56.50	6/3/2019	0.0094	0.0082	0.0037	< 0.00085	< 0.00085	< 0.00085
		FMW-5-50.0	50.0	51.50	6/3/2019	0.018	0.0068	0.0042	< 0.00093	< 0.00093	< 0.00093
		FMW-5-55.0	55.0	46.50	6/3/2019	0.043	0.0052	< 0.00088	< 0.00088	< 0.00088	< 0.00088
		FMW-5-60.0	60.0	41.50	6/3/2019	< 0.00083	< 0.00083	< 0.00083	< 0.00083	< 0.00083	< 0.00083
		FMW-5-65.0	65.0	36.50	6/3/2019	< 0.00089	< 0.00089	< 0.00089	< 0.00089	< 0.00089	< 0.00089
		FMW-5-70.0	70.0	31.50	6/3/2019	< 0.00095	< 0.00095	< 0.00095	< 0.00095	< 0.00095	< 0.00095
		FMW-5-75.0	75.0	26.50	6/3/2019	< 0.00069	< 0.00069	< 0.00069	< 0.00069	< 0.00069	< 0.00069
A5	FMW-10	FMW-10-5'	5.0	81.2	6/4/2019	< 0.0010	< 0.0010	< 0.0010	< 0.0010	< 0.0010	< 0.0010
		FMW-10-10'	10.0	76.2	6/4/2019	< 0.0011	< 0.0011	< 0.0011	< 0.0011	< 0.0011	< 0.0011
		FMW-10-15'	15.0	71.2	6/4/2019	< 0.00093	< 0.00093	< 0.00093	< 0.00093	< 0.00093	< 0.00093
		FMW-10-20'	20.0	66.2	6/4/2019	< 0.00094	< 0.00094	< 0.00094	< 0.00094	< 0.00094	< 0.00094
		FMW-10-25'	25.0	61.2	6/4/2019	< 0.00092	< 0.00092	0.0053	< 0.00092	< 0.00092	< 0.00092
		FMW-10-30'	30.0	56.2	6/4/2019	< 0.00090	0.0010	0.00096	< 0.00090	< 0.00090	< 0.00090
		FMW-10-35'	35.0	51.2	6/4/2019	0.0063	0.0040	0.0017	< 0.00097	< 0.00097	< 0.00097
		FMW-10-40'	40.0	46.2	6/4/2019	< 0.00083	< 0.00083	< 0.00083	< 0.00083	< 0.00083	< 0.00083
		FMW-10-45'	45.0	41.2	6/4/2019	< 0.00087	< 0.00087	0.0012	< 0.00087	< 0.00087	< 0.00087
		FMW-10-50'	50.0	36.2	6/4/2019	< 0.0010	< 0.0010	< 0.0010	< 0.0010	< 0.0010	< 0.0010
		FMW-10-55'	55.0	31.2	6/4/2019	< 0.00096	0.0092	0.064	< 0.00096	0.0011	< 0.00096
		FMW-10-60'	60.0	26.2	6/4/2019	< 0.0011	< 0.0011	< 0.0011	< 0.0011	< 0.0011	< 0.0011
		FMW-10-65'	65.0	21.2	6/4/2019	< 0.0010	0.0042	0.57	0.0020	0.0037	< 0.0010
		FMW-10-70'	70.0	16.2	6/4/2019	< 0.0011	< 0.0011	0.013	< 0.0011	0.020	< 0.0011
		FMW-10-75'	75.0	11.2	6/4/2019	< 0.00099	< 0.00099	0.0056	< 0.00099	0.012	< 0.00099
A7	TP-4	TP4-5.0	5.0	76.5	2/4/2020	0.0020	< 0.0011	< 0.0011	< 0.0011	< 0.0011	< 0.0011
		TP4-8.5	8.5	73.0	2/4/2020	< 0.00087	< 0.00087	< 0.00087	< 0.00087	< 0.00087	< 0.00087
MTCA Cleanup Levels for Soil[3]						**0.05**	**0.03**	**160[4]**	**1,600[4]**	**0.67[4]**	**11[4]**

Table 5
Soil Analytical Results for HVOCs
117 106th Avenue Northeast
Bellevue, Washington
Farallon PN: 397-034

Excavation Grid Area	Sample Location	Sample Identification	Sample Depth (feet)[1]	Sample Elevation (feet NAVD88)	Sample Date	Analytical Results (milligrams per kilogram)[2]					
						PCE	TCE	cis-1,2-DCE	trans-1,2-DCE	Vinyl Chloride	1,2-DCA
Remedial Investigation Results (continued)											
A8	GEI-3	GEI-3-2.5	2.5	78.9	6/29/2018	< 0.0011	< 0.0011	< 0.0011	< 0.0011	< 0.0011	< 0.0011
		GEI-3-5.0	5.0	76.4	6/29/2018	< 0.00093	< 0.00093	< 0.00093	< 0.00093	< 0.00093	< 0.00093
		GEI-3-7.5	7.5	73.9	6/29/2018	< 0.00097	< 0.00097	< 0.00097	< 0.00097	< 0.00097	< 0.00097
		GEI-3-10.0	10.0	71.4	6/29/2018	< 0.00094	< 0.00094	< 0.00094	< 0.00094	< 0.00094	< 0.00094
		GEI-3-15.0	15.0	66.4	6/29/2018	< 0.0010	< 0.0010	< 0.0010	< 0.0010	< 0.0010	< 0.0010
		GEI-3-20	20.0	61.4	6/29/2018	< 0.00089	< 0.00089	0.0079	< 0.00089	0.0020	< 0.00089
		GEI-3-25.0	25.0	56.4	6/29/2018	< 0.00091	< 0.00091	0.0018	< 0.00091	< 0.00091	< 0.00091
		GEI-3-40.0	40.0	41.4	6/29/2018	< 0.0011	< 0.0011	0.0032	< 0.0011	< 0.0011	< 0.0011
		GEI-3-45.0	45.0	36.4	6/29/2018	< 0.00099	< 0.00099	0.0098	< 0.00099	< 0.00099	< 0.00099
		GEI-3-50.0	50.0	31.4	6/29/2018	0.0091	0.0021	0.0041	< 0.0011	< 0.0011	< 0.0011
		GEI-3-55.0	55.0	26.4	6/29/2018	< 0.0012	< 0.0012	0.0021	< 0.0012	0.0036	< 0.0012
		GEI-3-60.0	60.0	21.4	6/29/2018	< 0.0011	< 0.0011	< 0.0011	< 0.0011	< 0.0011	< 0.0011
		GEI-3-90.0	90.0	-8.6	6/29/2018	< 0.0011	< 0.0011	< 0.0011	< 0.0011	< 0.0011	< 0.0011
A9	B-25	B25-5.0	5.0	75.4	9/19/2019	< 0.00091	< 0.00091	< 0.00091	< 0.00091	< 0.00091	< 0.00091
		B25-10.0	10.0	70.4	9/19/2019	0.0018	< 0.00094	< 0.00094	< 0.00094	< 0.00094	< 0.00094
		B25-15.0	15.0	65.4	9/19/2019	**1.6**	**0.19**	0.052	< 0.00089	0.0024	< 0.00089
	TP-3	TP3-5.0	5.0	75.8	2/4/2020	< 0.0011	< 0.0011	< 0.0011	< 0.0011	< 0.0011	< 0.0011
		TP3-10.0	10.0	70.8	2/4/2020	< 0.0011	< 0.0011	< 0.0011	< 0.0011	< 0.0011	< 0.0011
		TP3-12.0	12.0	68.8	2/4/2020	0.0011	0.00079	< 0.00076	< 0.00076	< 0.00076	< 0.00076
A10	B-24	B24-5.0	5.0	75.7	9/19/2019	< 0.0016	< 0.0016	< 0.0016	< 0.0016	< 0.0016	< 0.0016
		B24-10.0	10.0	70.7	9/19/2019	0.0033	< 0.0011	< 0.0011	< 0.0011	< 0.0011	< 0.0011
		B24-15.0	15.0	65.7	9/19/2019	0.0011	< 0.00095	< 0.00095	< 0.00095	< 0.00095	< 0.00095
	TP-2	TP2-5.0	5.0	76.0	2/3/2020	< 0.00096	< 0.00096	< 0.00096	< 0.00096	< 0.00096	< 0.00096
		TP2-10.0	10.0	71.0	2/3/2020	< 0.0010	< 0.0010	< 0.0010	< 0.0010	< 0.0010	< 0.0010
		TP2-13.0	13.0	68.0	2/3/2020	0.0070	0.0010	< 0.00093	< 0.00093	< 0.00093	< 0.00093
A11	TP-1	TP1-5.0	5.0	76.4	2/3/2020	< 0.00092	< 0.00092	< 0.00092	< 0.00092	< 0.00092	< 0.00092
		TP1-10.0	10.0	71.4	2/3/2020	< 0.00099	< 0.00099	< 0.00099	< 0.00099	< 0.00099	< 0.00099
		TP1-12.0	12.0	69.4	2/3/2020	< 0.00091	< 0.00091	< 0.00091	< 0.00091	< 0.00091	< 0.00091
MTCA Cleanup Levels for Soil[3]						**0.05**	**0.03**	**160[4]**	**1,600[4]**	**0.67[4]**	**11[4]**

Table 5
Soil Analytical Results for HVOCs
117 106th Avenue Northeast
Bellevue, Washington
Farallon PN: 397-034

Excavation Grid Area	Sample Location	Sample Identification	Sample Depth (feet)[1]	Sample Elevation (feet NAVD88)	Sample Date	Analytical Results (milligrams per kilogram)[2]					
						PCE	TCE	cis-1,2-DCE	trans-1,2-DCE	Vinyl Chloride	1,2-DCA
Remedial Investigation Results (continued)											
A12	FMW-13	FMW-13-5.0	5.0	75.7	5/1/2019	< 0.0011	< 0.0011	< 0.0011	< 0.0011	< 0.0011	< 0.0011
		FMW-13-10.0	10.0	70.7	5/1/2019	< 0.0011	< 0.0011	< 0.0011	< 0.0011	< 0.0011	< 0.0011
		FMW-13-15.0	15.0	65.7	5/1/2019	0.0017	< 0.00084	< 0.00084	< 0.00084	< 0.00084	< 0.00084
		FMW-13-20.0	20.0	60.7	5/1/2019	0.0022	< 0.0010	< 0.0010	< 0.0010	< 0.0010	< 0.0010
		FMW-13-25.0	25.0	55.7	5/1/2019	0.0052	0.0023	< 0.00097	< 0.00097	< 0.00097	< 0.00097
		FMW-13-30.0	30.0	50.7	5/1/2019	< 0.00098	< 0.00098	< 0.00098	< 0.00098	< 0.00098	< 0.00098
		FMW-13-35.0	35.0	45.7	5/1/2019	0.017	0.0057	0.0053	< 0.0011	< 0.0011	< 0.0011
		FMW-13-40.0	40.0	40.7	5/1/2019	0.035	0.0084	0.0051	< 0.0010	< 0.0010	< 0.0010
		FMW-13-45.0	45.0	35.7	5/1/2019	< 0.0013	< 0.0013	0.0048	< 0.0013	0.0050	< 0.0013
		FMW-13-50.0	50.0	30.7	5/1/2019	< 0.0012	< 0.0012	< 0.0012	< 0.0012	0.0014	< 0.0012
		FMW-13-55.0	55.0	25.7	5/1/2019	< 0.0011	< 0.0011	< 0.0011	< 0.0011	0.0013	< 0.0011
		FMW-13-60.0	60.0	20.7	5/1/2019	< 0.0011	< 0.0011	< 0.0011	< 0.0011	< 0.0011	< 0.0011
		FMW-13-65.0	65.0	15.7	5/1/2019	< 0.0011	< 0.0011	< 0.0011	< 0.0011	< 0.0011	< 0.0011
		FMW-13-70.0	70.0	10.7	5/1/2019	< 0.0011	< 0.0011	< 0.0011	< 0.0011	< 0.0011	< 0.0011
		FMW-13-75.0	75.0	5.7	5/1/2019	< 0.0012	< 0.0012	< 0.0012	< 0.0012	< 0.0012	< 0.0012
A13	B-23	B23-5.0	5.0	75.5	9/19/2019	0.0053	< 0.0018	< 0.0018	< 0.0018	< 0.0018	< 0.0018
		B23-10.0	10.0	70.5	9/19/2019	< 0.0013	< 0.0013	< 0.0013	< 0.0013	< 0.0013	< 0.0013
		B23-15.0	15.0	65.5	9/19/2019	< 0.0014	< 0.0014	< 0.0014	< 0.0014	< 0.0014	< 0.0014
A14	B-22	B22-5.0	5.0	76.1	9/19/2019	0.0012	< 0.0012	< 0.0012	< 0.0012	< 0.0019	< 0.0012
		B22-10.0	10.0	71.1	9/19/2019	0.0023	< 0.00096	< 0.00096	< 0.00096	< 0.0015	< 0.00096
		B22-15.0	15.0	66.1	9/19/2019	< 0.00089	< 0.00089	< 0.00089	< 0.00089	< 0.0014	< 0.00089
	TP-5	TP5-5.0	5.0	76.2	2/4/2020	0.025	< 0.0012	< 0.0012	< 0.0012	< 0.0012	< 0.0012
		TP5-10.0	10.0	71.2	2/4/2020	< 0.0010	< 0.0010	< 0.0010	< 0.0010	< 0.0010	< 0.0010
		TP5-15.0	15.0	66.2	2/4/2020	< 0.0011	< 0.0011	< 0.0011	< 0.0011	< 0.0011	< 0.0011
MTCA Cleanup Levels for Soil[3]						**0.05**	**0.03**	**160[4]**	**1,600[4]**	**0.67[4]**	**11[4]**

Table 5
Soil Analytical Results for HVOCs
117 106th Avenue Northeast
Bellevue, Washington
Farallon PN: 397-034

Excavation Grid Area	Sample Location	Sample Identification	Sample Depth (feet)[1]	Sample Elevation (feet NAVD88)	Sample Date	Analytical Results (milligrams per kilogram)[2]					
						PCE	TCE	cis-1,2-DCE	trans-1,2-DCE	Vinyl Chloride	1,2-DCA
Remedial Investigation Results (continued)											
A15	FMW-14	FMW-14-5.0	5.0	77.8	5/2/2019	0.0017	< 0.00089	< 0.00089	< 0.00089	< 0.00089	< 0.00089
		FMW-14-9.0	9.0	73.8	5/2/2019	< 0.00083	< 0.00083	< 0.00083	< 0.00083	< 0.00083	< 0.00083
		FMW-14-10.0	10.0	72.8	5/2/2019	< 0.00069	< 0.00069	< 0.00069	< 0.00069	< 0.00069	< 0.00069
		FMW-14-15.0	15.0	67.8	5/2/2019	< 0.00086	< 0.00086	< 0.00086	< 0.00086	< 0.00086	< 0.00086
		FMW-14-20.0	20.0	62.8	5/2/2019	< 0.00077	< 0.00077	< 0.00077	< 0.00077	< 0.00077	< 0.00077
		FMW-14-25.0	25.0	57.8	5/2/2019	0.00096	< 0.00090	< 0.00090	< 0.00090	< 0.00090	< 0.00090
		FMW-14-30.0	30.0	52.8	5/2/2019	0.0074	< 0.00096	< 0.00096	< 0.00096	< 0.00096	< 0.00096
		FMW-14-35.0	35.0	47.8	5/2/2019	0.035	0.0016	< 0.00096	< 0.00096	< 0.00096	< 0.00096
		FMW-14-40.0	40.0	42.8	5/2/2019	**0.051**	< 0.00087	< 0.00087	< 0.00087	< 0.00087	< 0.00087
		FMW-14-45.0	45.0	37.8	5/2/2019	0.0027	< 0.00079	< 0.00079	< 0.00079	< 0.00079	< 0.00079
		FMW-14-50.0	50.0	32.8	5/2/2019	< 0.00091	< 0.00091	< 0.00091	< 0.00091	< 0.00091	< 0.00091
		FMW-14-55.0	55.0	27.8	5/2/2019	**0.074**	0.00094	< 0.00084	< 0.00084	< 0.00084	< 0.00084
		FMW-14-60.0	60.0	22.8	5/2/2019	**0.067**	< 0.0012	< 0.0012	< 0.0012	< 0.0012	< 0.0012
		FMW-14-65.0	65.0	17.8	5/2/2019	< 0.00089	< 0.00089	< 0.00089	< 0.00089	< 0.00089	< 0.00089
		FMW-14-70.0	70.0	12.8	5/2/2019	0.027	< 0.0010	< 0.0010	< 0.0010	< 0.0010	< 0.0010
		FMW-14-75.0	75.0	7.8	5/2/2019	**0.085**	0.0014	< 0.00093	< 0.00093	< 0.00093	< 0.00093
A18	PH-29	PH-29-3.0-011620	3.0	85.3	1/16/2020	< 0.0011	< 0.0011	< 0.0011	< 0.0011	< 0.0011	< 0.0011
A19	PH-30	PH30-4.0-011620	4.0	83.5	1/16/2020	0.0069	< 0.00094	< 0.00094	< 0.00094	< 0.00094	< 0.00094
A20	PH-31	PH31-3.0-011620	3.0	84.5	1/16/2020	0.024	< 0.00086	< 0.00086	< 0.00086	< 0.00086	< 0.00086
A21	PH-32	PH32-3.5-011620	3.5	84.7	1/16/2020	0.0016	< 0.00092	< 0.00092	< 0.00092	< 0.00092	< 0.00092
	PH-33	PH33-3.0-011620	3.0	85.0	1/16/2020	< 0.0010	< 0.0010	< 0.0010	< 0.0010	< 0.0010	< 0.0010
	PH-34	PH34-4.0-011620	4.0	84.0	1/16/2020	0.0026	< 0.00085	< 0.00085	< 0.00085	< 0.00085	< 0.00085
B6	B-27	B27-5.0	5.0	77.1	9/19/2019	< 0.0012	< 0.0012	< 0.0012	< 0.0012	< 0.0015	< 0.0012
		B27-10.0	10.0	72.1	9/19/2019	< 0.0010	< 0.0010	< 0.0010	< 0.0010	< 0.0014	< 0.0010
		B27-15.0	15.0	67.1	9/19/2019	< 0.0016	< 0.0016	< 0.0016	< 0.0016	< 0.0020	< 0.0016
MTCA Cleanup Levels for Soil[3]						**0.05**	**0.03**	**160[4]**	**1,600[4]**	**0.67[4]**	**11[4]**

Table 5
Soil Analytical Results for HVOCs
117 106th Avenue Northeast
Bellevue, Washington
Farallon PN: 397-034

Excavation Grid Area	Sample Location	Sample Identification	Sample Depth (feet)[1]	Sample Elevation (feet NAVD88)	Sample Date	Analytical Results (milligrams per kilogram)[2]					
						PCE	TCE	cis-1,2-DCE	trans-1,2-DCE	Vinyl Chloride	1,2-DCA
Remedial Investigation Results (continued)											
B7	B-26	B26-5.0	5.0	76.5	9/19/2019	< 0.0010	< 0.0010	< 0.0010	< 0.0010	< 0.0013	< 0.0010
		B26-10.0	10.0	71.5	9/19/2019	< 0.00095	< 0.00095	< 0.00095	< 0.00095	< 0.0012	< 0.00095
		B26-15.0	15.0	66.5	9/19/2019	< 0.00092	< 0.00092	< 0.00092	< 0.00092	< 0.0012	< 0.00092
	B-28	B-28-5.0	5.0	77.1	6/15/2020	< 0.00067	< 0.00067	< 0.00067	< 0.00067	< 0.00067	---
		B-28-10.0	10.0	72.1	6/15/2020	< 0.00081	< 0.00081	< 0.00081	< 0.00081	< 0.00081	---
		B-28-15.0	15.0	67.1	6/15/2020	< 0.00069	< 0.00069	< 0.00069	< 0.00069	< 0.00069	---
		B-28-20.0	20.0	62.1	6/15/2020	< 0.00082	< 0.00082	0.00095	< 0.00082	< 0.00082	---
		B-28-25.0	25.0	57.1	6/15/2020	< 0.00066	< 0.00066	< 0.00066	< 0.00066	< 0.00066	---
		B-28-30.0	30.0	52.1	6/15/2020	< 0.00080	< 0.00080	< 0.00080	< 0.00080	< 0.00080	---
		B-28-35.0	35.0	47.1	6/15/2020	< 0.00070	0.0016	0.0015	< 0.00070	< 0.00070	---
		B-28-40.0	40.0	42.1	6/15/2020	0.0026	0.0071	0.0035	< 0.00078	< 0.00078	---
		B-28-45.0	45.0	37.1	6/15/2020	0.0020	0.0057	0.0017	< 0.00073	< 0.00073	---
		B-28-50.0	50.0	32.1	6/15/2020	0.0017	0.015	0.0087	< 0.00087	< 0.00087	---
B9	B-29	B-29-5.0	5.0	76.9	6/15/2020	< 0.00072	< 0.00072	< 0.00072	< 0.00072	< 0.00072	---
		B-29-10.0	10.0	71.9	6/15/2020	< 0.00068	< 0.00068	< 0.00068	< 0.00068	< 0.00068	---
		B-29-15.0	15.0	66.9	6/15/2020	0.023	0.0063	0.0024	< 0.00068	< 0.00068	---
		B-29-20.0	20.0	61.9	6/15/2020	**0.056**	0.015	0.0062	< 0.00072	< 0.00072	---
		B-29-25.0	25.0	56.9	6/15/2020	**0.068**	0.016	0.0068	< 0.00071	< 0.00071	---
		B-29-30.0	30.0	51.9	6/15/2020	0.029	0.0069	0.0033	< 0.00068	< 0.00068	---
		B-29-35.0	35.0	46.9	6/15/2020	0.027	0.0061	0.0037	< 0.00067	0.0014	---
		B-29-40.0	40.0	41.9	6/15/2020	0.0045	0.0012	0.0015	< 0.00074	0.00094	---
		B-29-45.0	45.0	36.9	6/15/2020	0.0015	< 0.00083	0.045	0.0010	0.0014	---
		B-29-50.0	50.0	31.9	6/15/2020	< 0.00092	< 0.00092	0.033	< 0.00092	0.0061	---
B11	B-31	B-31-5.0	5.0	76.5	6/18/2020	< 0.00070	< 0.00070	< 0.00070	< 0.00070	< 0.00070	---
		B-31-10.0	10.0	71.5	6/18/2020	< 0.00094	< 0.00094	< 0.00094	< 0.00094	< 0.00094	---
		B-31-15.0	15.0	66.5	6/18/2020	< 0.00085	< 0.00085	< 0.00085	< 0.00085	< 0.00085	---
		B-31-20.0	20.0	61.5	6/18/2020	< 0.00068	< 0.00068	< 0.00068	< 0.00068	< 0.00068	---
		B-31-25.0	25.0	56.5	6/18/2020	< 0.00074	< 0.00074	< 0.00074	< 0.00074	< 0.00074	---
		B-31-30.0	30.0	51.5	6/18/2020	< 0.00071	< 0.00071	< 0.00071	< 0.00071	< 0.00071	---
		B-31-35.0	35.0	46.5	6/18/2020	**0.063**	0.0077	0.0016	< 0.00089	< 0.00089	---
		B-31-40.0	40.0	41.5	6/18/2020	**0.073**	0.010	0.0034	< 0.00085	< 0.00085	---
		B-31-45.0	45.0	36.5	6/18/2020	0.023	0.0031	0.0013	< 0.00075	< 0.00075	---
		B-31-50.0	50.0	31.5	6/18/2020	**0.067**	0.0098	0.0083	< 0.00092	0.0011	---
MTCA Cleanup Levels for Soil[3]						**0.05**	**0.03**	**160[4]**	**1,600[4]**	**0.67[4]**	**11[4]**

Table 5
Soil Analytical Results for HVOCs
117 106th Avenue Northeast
Bellevue, Washington
Farallon PN: 397-034

Excavation Grid Area	Sample Location	Sample Identification	Sample Depth (feet)[1]	Sample Elevation (feet NAVD88)	Sample Date	Analytical Results (milligrams per kilogram)[2]					
						PCE	TCE	cis-1,2-DCE	trans-1,2-DCE	Vinyl Chloride	1,2-DCA
Remedial Investigation Results (continued)											
B14	B-21	B21-5.0	5.0	76.3	9/19/2019	< 0.0011	< 0.0011	< 0.0011	< 0.0011	< 0.0018	< 0.0011
		B21-10.0	10.0	71.3	9/19/2019	0.0015	< 0.0011	< 0.0011	< 0.0011	< 0.0014	< 0.0011
		B21-15.0	15.0	66.3	9/19/2019	0.0011	< 0.00086	< 0.00086	< 0.00086	< 0.0014	< 0.00086
B15	B-20	B20-5.0	5.0	76.7	9/19/2019	0.029	< 0.0014	< 0.0014	< 0.0014	< 0.0022	< 0.0014
		B20-10.0	10.0	71.7	9/19/2019	**0.11**	< 0.0016	< 0.0016	< 0.0016	< 0.0026	< 0.0016
		B20-15.0	15.0	66.7	9/19/2019	0.0042	< 0.00083	< 0.00083	< 0.00083	< 0.0013	< 0.00083
B17	B-19	B19-5.0	5.0	80.6	9/19/2019	0.024	< 0.0015	< 0.0015	< 0.0015	< 0.0023	< 0.0015
		B19-10.0	10.0	75.6	9/19/2019	0.034	< 0.0012	< 0.0012	< 0.0012	< 0.0019	< 0.0012
		B19-15.0	15.0	70.6	9/19/2019	0.014	< 0.0010	< 0.0010	< 0.0010	< 0.0017	< 0.0010
	GEI-5	GEI-5-2.5	2.5	82.9	6/26/2018	**0.056**	< 0.00099	< 0.00099	< 0.00099	< 0.00099	< 0.00099
		GEI-5-5.0	5.0	80.4	6/26/2018	0.015	< 0.0012	< 0.0012	< 0.0012	< 0.0012	< 0.0012
		GEI-5-7.5	7.5	77.9	6/26/2018	**0.056**	< 0.0011	< 0.0011	< 0.0011	< 0.0011	< 0.0011
		GEI-5-10.0	10.0	75.4	6/26/2018	0.038	< 0.0011	< 0.0011	< 0.0011	< 0.0011	< 0.0011
		GEI-5-16.0	16.0	69.4	6/26/2018	0.023	< 0.0011	< 0.0011	< 0.0011	< 0.0011	< 0.0011
		GEI-5-20.0	20.0	65.4	6/26/2018	0.015	< 0.0013	< 0.0013	< 0.0013	< 0.0013	< 0.0013
		GEI-5-25.0	25.0	60.4	6/26/2018	0.031	< 0.0012	< 0.0012	< 0.0012	< 0.0012	< 0.0012
		GEI-5-30.0	30.0	55.4	6/26/2018	0.017	< 0.0012	< 0.0012	< 0.0012	< 0.0012	< 0.0012
		GEI-5-35.0	35.0	50.4	6/26/2018	**0.10**	0.0015	< 0.0010	< 0.0010	< 0.0010	< 0.0010
		GEI-5-40.0	40.0	45.4	6/26/2018	0.046	< 0.0012	< 0.0012	< 0.0012	< 0.0012	< 0.0012
		GEI-5-45.0	45.0	40.4	6/26/2018	**0.063**	< 0.00091	< 0.00091	< 0.00091	< 0.00091	< 0.00091
		GEI-5-50.0	50.0	35.4	6/26/2018	0.031	< 0.0012	< 0.0012	< 0.0012	< 0.0012	< 0.0012
		GEI-5-55.0	55.0	30.4	6/26/2018	0.014	< 0.0011	< 0.0011	< 0.0011	< 0.0011	< 0.0011
		GEI-5-60.0	60.0	25.4	6/26/2018	0.0056	< 0.0010	< 0.0010	< 0.0010	< 0.0010	< 0.0010
		GEI-5-80.0	80.0	5.4	6/26/2018	< 0.0011	< 0.0011	< 0.0011	< 0.0011	< 0.0011	< 0.0011
MTCA Cleanup Levels for Soil[3]						**0.05**	**0.03**	**160[4]**	**1,600[4]**	**0.67[4]**	**11[4]**

Table 5
Soil Analytical Results for HVOCs
117 106th Avenue Northeast
Bellevue, Washington
Farallon PN: 397-034

Excavation Grid Area	Sample Location	Sample Identification	Sample Depth (feet)[1]	Sample Elevation (feet NAVD88)	Sample Date	Analytical Results (milligrams per kilogram)[2]					
						PCE	TCE	cis-1,2-DCE	trans-1,2-DCE	Vinyl Chloride	1,2-DCA
Remedial Investigation Results (continued)											
B18	FMW-16	FMW-16-5.0	5.0	82.5	5/8/2019	**0.066**	< 0.0010	< 0.0010	< 0.0010	< 0.0010	< 0.0010
		FMW-16-10.0	10.0	77.5	5/8/2019	**0.066**	< 0.0011	< 0.0011	< 0.0011	< 0.0011	< 0.0011
		FMW-16-15.0	15.0	72.5	5/8/2019	0.0033	< 0.00086	< 0.00086	< 0.00086	< 0.00086	< 0.00086
		FMW-16-20.0	20.0	67.5	5/8/2019	0.014	< 0.0011	< 0.0011	< 0.0011	< 0.0011	< 0.0011
		FMW-16-25.0	25.0	62.5	5/8/2019	0.0025	< 0.0012	< 0.0012	< 0.0012	< 0.0012	< 0.0012
		FMW-16-30.0	30.0	57.5	5/8/2019	0.0032	< 0.0012	< 0.0012	< 0.0012	< 0.0012	< 0.0012
		FMW-16-35.0	35.0	52.5	5/8/2019	0.012	< 0.0011	< 0.0011	< 0.0011	< 0.0011	< 0.0011
		FMW-16-40.0	40.0	47.5	5/8/2019	0.0012	< 0.0011	< 0.0011	< 0.0011	< 0.0011	< 0.0011
		FMW-16-45.0	45.0	42.5	5/8/2019	< 0.00095	< 0.00095	< 0.00095	< 0.00095	< 0.00095	< 0.00095
		FMW-16-50.0	50.0	37.5	5/8/2019	< 0.0012	< 0.0012	< 0.0012	< 0.0012	< 0.0012	< 0.0012
		FMW-16-55.0	55.0	32.5	5/8/2019	< 0.0011	< 0.0011	< 0.0011	< 0.0011	< 0.0011	< 0.0011
		FMW-16-60.0	60.0	27.5	5/8/2019	< 0.0011	< 0.0011	< 0.0011	< 0.0011	< 0.0011	< 0.0011
		FMW-16-65.0	65.0	22.5	5/8/2019	< 0.0010	< 0.0010	< 0.0010	< 0.0010	< 0.0010	< 0.0010
		FMW-16-70.0	70.0	17.5	5/8/2019	< 0.00085	< 0.00085	< 0.00085	< 0.00085	< 0.00085	< 0.00085
		FMW-16-75.0	75.0	12.5	5/8/2019	< 0.0010	< 0.0010	< 0.0010	< 0.0010	< 0.0010	< 0.0010
B19	B-18	B18-5.0	5.0	83.3	9/19/2019	0.0031	< 0.0013	< 0.0013	< 0.0013	< 0.0020	< 0.0013
		B18-10.0	10.0	78.3	9/19/2019	0.022	< 0.0012	< 0.0012	< 0.0012	< 0.0016	< 0.0012
		B18-15.0	15.0	73.3	9/19/2019	0.0092	< 0.00091	< 0.00091	< 0.00091	< 0.0015	< 0.00091
MTCA Cleanup Levels for Soil[3]						**0.05**	**0.03**	**160[4]**	**1,600[4]**	**0.67[4]**	**11[4]**

Table 5
Soil Analytical Results for HVOCs
117 106th Avenue Northeast
Bellevue, Washington
Farallon PN: 397-034

Excavation Grid Area	Sample Location	Sample Identification	Sample Depth (feet)[1]	Sample Elevation (feet NAVD88)	Sample Date	Analytical Results (milligrams per kilogram)[2]					
						PCE	TCE	cis-1,2-DCE	trans-1,2-DCE	Vinyl Chloride	1,2-DCA
Remedial Investigation Results (continued)											
B20	B2	B2-5.0	5.0	83.1	12/18/2017	0.0027	< 0.0014	< 0.0014	< 0.0014	< 0.0014	< 0.0014
		B2-10.0	10.0	78.1	12/18/2017	0.0050	< 0.0016	< 0.0016	< 0.0016	< 0.0016	< 0.0016
		B2-15.0	15.0	73.1	12/18/2017	0.0097	< 0.0013	< 0.0013	< 0.0013	< 0.0013	< 0.0013
		B2-20.0	20.0	68.1	12/18/2017	0.0074	< 0.0013	< 0.0013	< 0.0013	< 0.0013	< 0.0013
	FMW-17	FMW-17-3.0	3.0	85.2	5/10/2019	0.0018	< 0.00099	< 0.00099	< 0.00099	< 0.00099	< 0.00099
		FMW-17-5.0	5.0	83.2	5/10/2019	0.0021	< 0.0010	< 0.0010	< 0.0010	< 0.0010	< 0.0010
		FMW-17-10.0	10.0	78.2	5/10/2019	0.0030	< 0.00098	< 0.00098	< 0.00098	< 0.00098	< 0.00098
		FMW-17-15.0	15.0	73.2	5/10/2019	0.0022	< 0.0012	< 0.0012	< 0.0012	< 0.0012	< 0.0012
		FMW-17-20.0	20.0	68.2	5/10/2019	0.0039	< 0.0011	< 0.0011	< 0.0011	< 0.0011	< 0.0011
		FMW-17-25.0	25.0	63.2	5/10/2019	< 0.0011	< 0.0011	< 0.0011	< 0.0011	< 0.0011	< 0.0011
		FMW-17-30.0	30.0	58.2	5/10/2019	0.0035	< 0.0011	< 0.0011	< 0.0011	< 0.0011	< 0.0011
		FMW-17-35.0	35.0	53.2	5/10/2019	0.0013	< 0.0011	< 0.0011	< 0.0011	< 0.0011	< 0.0011
		FMW-17-40.0	40.0	48.2	5/10/2019	0.017	< 0.0011	< 0.0011	< 0.0011	< 0.0011	< 0.0011
		FMW-17-45.0	45.0	43.2	5/10/2019	< 0.0011	< 0.0011	< 0.0011	< 0.0011	< 0.0011	< 0.0011
		FMW-17-50.0	50.0	38.2	5/10/2019	0.027	< 0.0011	< 0.0011	< 0.0011	< 0.0011	< 0.0011
		FMW-17-55.0	55.0	33.2	5/10/2019	0.026	0.0016	0.0019	< 0.0010	< 0.0010	< 0.0010
		FMW-17-60.0	60.0	28.2	5/10/2019	< 0.0011	< 0.0011	0.0049	< 0.0011	< 0.0011	< 0.0011
		FMW-17-70.0	70.0	18.2	5/10/2019	< 0.00095	< 0.00095	< 0.00095	< 0.00095	< 0.00095	< 0.00095
		FMW-17-75.0	75.0	13.2	5/10/2019	< 0.00088	< 0.00088	< 0.00088	< 0.00088	< 0.00088	< 0.00088
B21	FMW-3	MW 3-5.0	5.0	85.36	12/14/2017	0.0016 H	< 0.0014 H	< 0.0014 H	< 0.0014 H	< 0.0014 H	< 0.0014 H
		MW 3-10.0	10.0	80.36	12/14/2017	0.0020	< 0.0013	< 0.0013	< 0.0013	< 0.0013	< 0.0013
		MW 3-15.0	15.0	75.36	12/14/2017	< 0.0013 H	< 0.0013 H	< 0.0013 H	< 0.0013 H	< 0.0013 H	< 0.0013 H
		MW 3-20.0	20.0	70.36	12/14/2017	0.0019	< 0.0016	< 0.0016	< 0.0016	< 0.0016	< 0.0016
		MW 3-25.0	25.0	65.36	12/14/2017	< 0.0012 H	< 0.0012 H	< 0.0012 H	< 0.0012 H	< 0.0012 H	< 0.0012 H
		MW 3-30.0	30.0	60.36	12/14/2017	< 0.0012	< 0.0012	< 0.0012	< 0.0012	< 0.0012	< 0.0012
		MW 3-35.0	35.0	55.36	12/14/2017	< 0.0019	< 0.0019	< 0.0019	< 0.0019	< 0.0019	< 0.0019
		MW 3-40.0	40.0	50.36	12/14/2017	< 0.0012	< 0.0012	< 0.0012	< 0.0012	< 0.0012	< 0.0012
		MW 3-55.0	55.0	35.36	12/14/2017	< 0.0012	< 0.0012	< 0.0012	< 0.0012	< 0.0012	< 0.0012
		MW 3-60.0	60.0	30.36	12/14/2017	< 0.0013	< 0.0013	< 0.0013	< 0.0013	< 0.0013	< 0.0013
MTCA Cleanup Levels for Soil[3]						**0.05**	**0.03**	**160[4]**	**1,600[4]**	**0.67[4]**	**11[4]**

Table 5
Soil Analytical Results for HVOCs
117 106th Avenue Northeast
Bellevue, Washington
Farallon PN: 397-034

Excavation Grid Area	Sample Location	Sample Identification	Sample Depth (feet)[1]	Sample Elevation (feet NAVD88)	Sample Date	Analytical Results (milligrams per kilogram)[2]					
						PCE	TCE	cis-1,2-DCE	trans-1,2-DCE	Vinyl Chloride	1,2-DCA
Remedial Investigation Results (continued)											
C18	FMW-4	MW 4-5.0	5.0	85.26	12/14/2017	0.0033 H	< 0.0011 H	< 0.0011 H	< 0.0011 H	< 0.0011 H	< 0.0011 H
		MW 4-10.0	10.0	80.26	12/14/2017	0.0068	< 0.0013	< 0.0013	< 0.0013	< 0.0013	< 0.0013
		MW 4-15.0	15.0	75.26	12/14/2017	0.0029 H	< 0.0013 H	< 0.0013 H	< 0.0013 H	< 0.0013 H	< 0.0013 H
		MW 4-20.0	20.0	70.26	12/14/2017	< 0.0011	< 0.0011	< 0.0011	< 0.0011	< 0.0011	< 0.0011
		MW 4-25.0	25.0	65.26	12/14/2017	0.0027	< 0.0013	< 0.0013	< 0.0013	< 0.0013	< 0.0013
		MW 4-30.0	30.0	60.26	12/14/2017	0.0079	< 0.0012	< 0.0012	< 0.0012	< 0.0012	< 0.0012
		MW 4-35.0	35.0	55.26	12/15/2017	0.011	< 0.00086	< 0.00086	< 0.00086	< 0.00086	< 0.00086
		MW 4-40.0	40.0	50.26	12/15/2017	< 0.0010 H	< 0.0010 H	< 0.0010 H	< 0.0010 H	< 0.0010 H	< 0.0010 H
		MW 4-45.0	45.0	45.26	12/15/2017	< 0.00094	< 0.00094	< 0.00094	< 0.00094	< 0.00094	< 0.00094
		MW 4-55.0	55.0	35.26	12/15/2017	< 0.0010	< 0.0010	< 0.0010	< 0.0010	< 0.0010	< 0.0010
		MW 4-60.0	60.0	30.26	12/15/2017	< 0.0010	< 0.0010	< 0.0010	< 0.0010	< 0.0010	< 0.0010
D1	FMW-6	FMW-6-5.0	5.0	93.0	5/13/2019	< 0.00086	< 0.00086	< 0.00086	< 0.00086	< 0.00086	< 0.00086
		FMW-6-10.0	10.0	88.0	5/13/2019	< 0.00079	< 0.00079	< 0.00079	< 0.00079	< 0.00079	< 0.00079
		FMW-6-15.0	15.0	83.0	5/13/2019	< 0.00077	< 0.00077	< 0.00077	< 0.00077	< 0.00077	< 0.00077
		FMW-6-20.0	20.0	78.0	5/13/2019	< 0.00076	< 0.00076	< 0.00076	< 0.00076	< 0.00076	< 0.00076
		FMW-6-25.0	25.0	73.0	5/13/2019	0.0011	0.0046	0.0038	< 0.00072	< 0.00072	< 0.00072
		FMW-6-30.0	30.0	68.0	5/13/2019	0.0018	0.0019	0.0012	< 0.00077	< 0.00077	< 0.00077
		FMW-6-35.0	35.0	63.0	5/13/2019	0.0019	0.0010	< 0.00075	< 0.00075	< 0.00075	< 0.00075
		FMW-6-40.0	40.0	58.0	5/13/2019	0.012	0.0040	0.0018	< 0.00084	< 0.00084	< 0.00084
		FMW-6-45.0	45.0	53.0	5/13/2019	0.0079	0.0058	0.0019	< 0.00073	< 0.00073	< 0.00073
		FMW-6-50.0	50.0	48.0	5/13/2019	0.015	0.016	0.010	< 0.00084	< 0.00084	< 0.00084
		FMW-6-55.0	55.0	43.0	5/13/2019	< 0.00089	< 0.00089	0.021	< 0.00089	0.0029	< 0.00089
		FMW-6-60.0	60.0	38.0	5/13/2019	< 0.00079	< 0.00079	< 0.00079	< 0.00079	0.0099	< 0.00079
		FMW-6-65.0	65.0	33.0	5/13/2019	< 0.0011	< 0.0011	< 0.0011	< 0.0011	0.10	< 0.0011
		FMW-6-70.0	70.0	28.0	5/13/2019	< 0.0010	< 0.0010	0.070	< 0.0010	0.17	< 0.0010
		FMW-6-75.0	75.0	23.0	5/13/2019	< 0.0012	< 0.0012	0.10	< 0.0012	0.082	< 0.0012
D3	MW-1	MW1-5.5-022416	5.5	77.8	2/23/2016	< 0.0010	< 0.0010	< 0.0010	< 0.0010	< 0.0010	< 0.0010
		MW1-10.2-022416	10.2	73.1	2/23/2016	< 0.00093	0.0025	0.0029	< 0.00093	< 0.00093	< 0.00093
		MW1-15.0-022416	15.0	68.3	2/23/2016	0.00096	0.024	0.053	0.0011	0.0057	< 0.00089
		MW1-20.1-022416	20.1	63.2	2/23/2016	0.0012	0.0017	0.0013	< 0.0011	< 0.0011	< 0.0011
		MW1-25.5-022416	25.5	57.8	2/23/2016	0.0014	0.0026	0.0027	< 0.0010	< 0.0010	< 0.0010
		MW1-46.0-022416	46.0	37.3	2/23/2016	0.031	0.019	0.0096	< 0.0013	< 0.0013	< 0.0013
		MW1-51.5-022416	51.5	31.8	2/23/2016	< 0.0013	< 0.0013	< 0.0013	< 0.0013	0.055	< 0.0013
		MW1-55.0-022416	55.0	28.3	2/24/2016	0.0014	0.0019	0.0035	< 0.0012	0.029	< 0.0012
		MW1-60.8-022416	60.8	22.5	2/24/2016	< 0.0012	< 0.0012	< 0.0012	< 0.0012	0.0023	< 0.0012
MTCA Cleanup Levels for Soil[3]						**0.05**	**0.03**	**160[4]**	**1,600[4]**	**0.67[4]**	**11[4]**

Table 5
Soil Analytical Results for HVOCs
117 106th Avenue Northeast
Bellevue, Washington
Farallon PN: 397-034

Excavation Grid Area	Sample Location	Sample Identification	Sample Depth (feet)[1]	Sample Elevation (feet NAVD88)	Sample Date	Analytical Results (milligrams per kilogram)[2]					
						PCE	TCE	cis-1,2-DCE	trans-1,2-DCE	Vinyl Chloride	1,2-DCA
Remedial Investigation Results (continued)											
D4	GEI-1	GEI-1-1-25.0	25.0	58.2	6/25/2018	< 0.00093	< 0.00093	< 0.00093	< 0.00093	< 0.00093	< 0.00093
		GEI-1-40.0	40.0	43.2	6/25/2018	< 0.0011	0.0017	0.0042	< 0.0011	< 0.0011	< 0.0011
		GEI-1-45.0	45.0	38.2	6/25/2018	< 0.0010	< 0.0010	0.046	< 0.0010	< 0.0010	< 0.0010
		GEI-1-65.0	65.0	18.2	6/25/2018	< 0.0011	< 0.0011	< 0.0011	< 0.0011	< 0.0011	< 0.0011
		GEI-1-90.0	90.0	-6.8	6/25/2018	< 0.0010	< 0.0010	< 0.0010	< 0.0010	< 0.0010	< 0.0010
		GEI-1-120.0	120.0	-36.8	6/25/2018	< 0.0011	< 0.0011	< 0.0011	< 0.0011	< 0.0011	< 0.0011
D5	FMW-9	FMW-9-5.0	5.0	78.0	4/30/2019	< 0.00099	< 0.00099	< 0.00099	< 0.00099	< 0.00099	< 0.00099
		FMW-9-10.0	10.0	73.0	4/30/2019	< 0.00088	< 0.00088	< 0.00088	< 0.00088	< 0.00088	< 0.00088
		FMW-9-15.0	15.0	68.0	4/30/2019	0.0013	0.0011	< 0.00096	< 0.00096	< 0.00096	< 0.00096
		FMW-9-20.0	20.0	63.0	4/30/2019	< 0.00091	< 0.00091	0.023	< 0.00091	< 0.00091	< 0.00091
		FMW-9-25.0	25.0	58.0	4/30/2019	< 0.00069	< 0.00069	< 0.00069	< 0.00069	< 0.00069	< 0.00069
		FMW-9-30.0	30.0	53.0	4/30/2019	< 0.00081	< 0.00081	< 0.00081	< 0.00081	< 0.00081	< 0.00081
		FMW-9-35.0	35.0	48.0	4/30/2019	< 0.00078	< 0.00078	< 0.00078	< 0.00078	< 0.00078	< 0.00078
		FMW-9-40.0	40.0	43.0	4/30/2019	< 0.00096	< 0.00096	< 0.00096	< 0.00096	< 0.00096	< 0.00096
		FMW-9-45.0	45.0	38.0	4/30/2019	< 0.00095	< 0.00095	< 0.00095	< 0.00095	< 0.00095	< 0.00095
		FMW-9-50.0	50.0	33.0	4/30/2019	< 0.00090	< 0.00090	< 0.00090	< 0.00090	< 0.00090	< 0.00090
		FMW-9-55.0	55.0	28.0	4/30/2019	< 0.00095	< 0.00095	< 0.00095	< 0.00095	< 0.00095	< 0.00095
		FMW-9-60.0	60.0	23.0	4/30/2019	< 0.00094	< 0.00094	< 0.00094	< 0.00094	< 0.00094	< 0.00094
		FMW-9-65.0	65.0	18.0	4/30/2019	< 0.00089	< 0.00089	< 0.00089	< 0.00089	< 0.00089	< 0.00089
		FMW-9-70.0	70.0	13.0	4/30/2019	< 0.00084	< 0.00084	< 0.00084	< 0.00084	0.0013	< 0.00084
		FMW-9-75.0	75.0	8.0	4/30/2019	< 0.00082	< 0.00082	< 0.00082	< 0.00082	0.0058	< 0.00082
D7	B-33	B-33-5.0	5.0	78.4	6/19/2020	< 0.00092	< 0.00092	< 0.00092	< 0.00092	< 0.00092	---
		B-33-10.0	10.0	73.4	6/19/2020	< 0.00082	< 0.00082	< 0.00082	< 0.00082	< 0.00082	---
		B-33-15.0	15.0	68.4	6/19/2020	< 0.00090	< 0.00090	< 0.00090	< 0.00090	< 0.00090	---
		B-33-20.0	20.0	63.4	6/19/2020	< 0.00083	< 0.00083	< 0.00083	< 0.00083	< 0.00083	---
		B-33-25.0	25.0	58.4	6/19/2020	< 0.00087	< 0.00087	< 0.00087	< 0.00087	< 0.00087	---
		B-33-30.0	30.0	53.4	6/19/2020	< 0.00085	< 0.00085	< 0.00085	< 0.00085	< 0.00085	---
		B-33-35.0	35.0	48.4	6/19/2020	< 0.00088	< 0.00088	< 0.00088	< 0.00088	< 0.00088	---
		B-33-40.0	40.0	43.4	6/19/2020	< 0.0010	0.0013	< 0.0010	< 0.0010	< 0.0010	---
		B-33-45.0	45.0	38.4	6/19/2020	< 0.0011	0.0043	< 0.0011	< 0.0011	< 0.0011	---
		B-33-50.0	50.0	33.4	6/19/2020	< 0.0011	< 0.0011	< 0.0011	< 0.0011	< 0.0011	---
MTCA Cleanup Levels for Soil[3]						**0.05**	**0.03**	**160[4]**	**1,600[4]**	**0.67[4]**	**11[4]**

Table 5
Soil Analytical Results for HVOCs
117 106th Avenue Northeast
Bellevue, Washington
Farallon PN: 397-034

Excavation Grid Area	Sample Location	Sample Identification	Sample Depth (feet)[1]	Sample Elevation (feet NAVD88)	Sample Date	Analytical Results (milligrams per kilogram)[2]					
						PCE	TCE	cis-1,2-DCE	trans-1,2-DCE	Vinyl Chloride	1,2-DCA
Remedial Investigation Results (continued)											
D10	B-32	B-32-5.0	5.0	77.9	6/19/2020	< 0.00086	< 0.00086	< 0.00086	< 0.00086	< 0.00086	---
		B-32-10.0	10.0	72.9	6/19/2020	< 0.00086	< 0.00086	< 0.00086	< 0.00086	< 0.00086	---
		B-32-15.0	15.0	67.9	6/19/2020	< 0.00092	< 0.00092	< 0.00092	< 0.00092	< 0.00092	---
		B-32-20.0	20.0	62.9	6/19/2020	< 0.00095	< 0.00095	< 0.00095	< 0.00095	< 0.00095	---
		B-32-25.0	25.0	57.9	6/19/2020	< 0.00080	< 0.00080	< 0.00080	< 0.00080	< 0.00080	---
		B-32-30.0	30.0	52.9	6/19/2020	< 0.0013	< 0.0013	< 0.0013	< 0.0013	< 0.0013	---
		B-32-35.0	35.0	47.9	6/19/2020	< 0.0013	< 0.0013	< 0.0013	< 0.0013	< 0.0013	---
		B-32-40.0	40.0	42.9	6/19/2020	< 0.0011	< 0.0011	< 0.0011	< 0.0011	< 0.0011	---
		B-32-45.0	45.0	37.9	6/19/2020	< 0.0011	< 0.0011	< 0.0011	< 0.0011	< 0.0011	---
		B-32-50.0	50.0	32.9	6/19/2020	< 0.0010	< 0.0010	< 0.0010	< 0.0010	< 0.0010	---
D11	B-30	B-30-5.0	5.0	76.9	6/18/2020	< 0.00087	< 0.00087	< 0.00087	< 0.00087	< 0.00087	---
		B-30-10.0	10.0	71.9	6/18/2020	< 0.00068	< 0.00068	< 0.00068	< 0.00068	< 0.00068	---
		B-30-15.0	15.0	66.9	6/18/2020	< 0.00083	< 0.00083	< 0.00083	< 0.00083	< 0.00083	---
		B-30-20.0	20.0	61.9	6/18/2020	< 0.00083	< 0.00083	< 0.00083	< 0.00083	< 0.00083	---
		B-30-25.0	25.0	56.9	6/18/2020	< 0.00074	< 0.00074	< 0.00074	< 0.00074	< 0.00074	---
		B-30-30.0	30.0	51.9	6/18/2020	< 0.00072	< 0.00072	< 0.00072	< 0.00072	< 0.00072	---
		B-30-35.0	35.0	46.9	6/18/2020	< 0.00081	< 0.00081	< 0.00081	< 0.00081	< 0.00081	---
		B-30-40.0	40.0	41.9	6/18/2020	< 0.00090	< 0.00090	< 0.00090	< 0.00090	< 0.00090	---
		B-30-45.0	45.0	36.9	6/18/2020	< 0.00081	< 0.00081	< 0.00081	< 0.00081	< 0.00081	---
		B-30-50.0	50.0	31.9	6/18/2020	< 0.00039	< 0.00039	< 0.00039	< 0.00039	< 0.00039	---
D16	FMW-15	FMW-15-5.0	5.0	76.3	5/3/2019	< 0.00085	< 0.00085	< 0.00085	< 0.00085	< 0.00085	< 0.00085
		FMW-15-10.0	10.0	71.3	5/3/2019	0.0015	< 0.00075	< 0.00075	< 0.00075	< 0.00075	< 0.00075
		FMW-15-15.0	15.0	66.3	5/3/2019	0.0039	< 0.0011	< 0.0011	< 0.0011	< 0.0011	< 0.0011
		FMW-15-20.0	20.0	61.3	5/3/2019	0.0053	< 0.0012	< 0.0012	< 0.0012	< 0.0012	< 0.0012
		FMW-15-25.0	25.0	56.3	5/3/2019	0.0019	< 0.00095	< 0.00095	< 0.00095	< 0.00095	< 0.00095
		FMW-15-30.0	30.0	51.3	5/3/2019	0.0034	< 0.00081	< 0.00081	< 0.00081	< 0.00081	< 0.00081
		FMW-15-32.5	32.5	48.8	5/3/2019	< 0.00090	< 0.00090	< 0.00090	< 0.00090	< 0.00090	< 0.00090
		FMW-15-35.0	35.0	46.3	5/3/2019	< 0.00086	< 0.00086	< 0.00086	< 0.00086	< 0.00086	< 0.00086
		FMW-15-40.0	40.0	41.3	5/3/2019	< 0.00096	< 0.00096	< 0.00096	< 0.00096	< 0.00096	< 0.00096
		FMW-15-45.0	45.0	36.3	5/3/2019	< 0.0011	< 0.0011	< 0.0011	< 0.0011	< 0.0011	< 0.0011
		FMW-15-50.0	50.0	31.3	5/3/2019	< 0.0010	< 0.0010	< 0.0010	< 0.0010	< 0.0010	< 0.0010
		FMW-15-55.0	55.0	26.3	5/3/2019	< 0.0010	< 0.0010	< 0.0010	< 0.0010	< 0.0010	< 0.0010
		FMW-15-60.0	60.0	21.3	5/3/2019	< 0.00093	< 0.00093	< 0.00093	< 0.00093	< 0.00093	< 0.00093
		FMW-15-65.0	65.0	16.3	5/3/2019	< 0.00090	< 0.00090	< 0.00090	< 0.00090	< 0.00090	< 0.00090
		FMW-15-75.0	75.0	6.3	5/3/2019	< 0.00087	< 0.00087	< 0.00087	< 0.00087	< 0.00087	< 0.00087
MTCA Cleanup Levels for Soil[3]						**0.05**	**0.03**	**160[4]**	**1,600[4]**	**0.67[4]**	**11[4]**

Table 5
Soil Analytical Results for HVOCs
117 106th Avenue Northeast
Bellevue, Washington
Farallon PN: 397-034

Excavation Grid Area	Sample Location	Sample Identification	Sample Depth (feet)[1]	Sample Elevation (feet NAVD88)	Sample Date	Analytical Results (milligrams per kilogram)[2]					
						PCE	TCE	cis-1,2-DCE	trans-1,2-DCE	Vinyl Chloride	1,2-DCA
Remedial Investigation Results (continued)											
D21	FMW-2	MW2-5.0	5.0	86.06	12/13/2017	< 0.0014 H	< 0.0014 H	< 0.0014 H	< 0.0014 H	< 0.0014 H	< 0.0014 H
		MW2-10.0	10.0	81.06	12/13/2017	< 0.0014	< 0.0014	< 0.0014	< 0.0014	< 0.0014	< 0.0014
		MW2-20.0	20.0	71.06	12/13/2017	< 0.0012	< 0.0012	< 0.0012	< 0.0012	< 0.0012	< 0.0012
		MW2-25.0	25.0	66.06	12/13/2017	< 0.0013	< 0.0013	< 0.0013	< 0.0013	< 0.0013	< 0.0013
		MW2-30.0	30.0	61.06	12/13/2017	< 0.0011	< 0.0011	< 0.0011	< 0.0011	< 0.0011	< 0.0011
		MW2-35.0	35.0	56.06	12/13/2017	< 0.0013	< 0.0013	< 0.0013	< 0.0013	< 0.0013	< 0.0013
		MW2-40.0	40.0	51.06	12/13/2017	< 0.0015	< 0.0015	< 0.0015	< 0.0015	< 0.0015	< 0.0015
		MW2-45.0	45.0	46.06	12/13/2017	< 0.0011	< 0.0011	< 0.0011	< 0.0011	< 0.0011	< 0.0011
		MW2-50.0	50.0	41.06	12/13/2017	< 0.0013	< 0.0013	< 0.0013	< 0.0013	< 0.0013	< 0.0013
		MW2-55.0	55.0	36.06	12/13/2017	< 0.0015	< 0.0015	< 0.0015	< 0.0015	< 0.0015	< 0.0015
E3	FMW-8	FMW-8-5.0	5.0	78.8	4/29/2019	< 0.00090	< 0.00090	< 0.00090	< 0.00090	< 0.00090	< 0.00090
		FMW-8-10.0	10.0	73.8	4/29/2019	< 0.00095	< 0.00095	< 0.00095	< 0.00095	< 0.00095	< 0.00095
		FMW-8-15.0	15.0	68.8	4/29/2019	< 0.00067	0.0017	< 0.00067	< 0.00067	< 0.00067	< 0.00067
		FMW-8-20.0	20.0	63.8	4/29/2019	< 0.0011	< 0.0011	< 0.0011	< 0.0011	< 0.0011	< 0.0011
		FMW-8-25.0	25.0	58.8	4/29/2019	< 0.00094	< 0.00094	< 0.00094	< 0.00094	< 0.00094	< 0.00094
		FMW-8-30.0	30.0	53.8	4/29/2019	< 0.00073	< 0.00073	< 0.00073	< 0.00073	< 0.00073	< 0.00073
		FMW-8-35.0	35.0	48.8	4/29/2019	< 0.0010	< 0.0010	< 0.0010	< 0.0010	< 0.0010	< 0.0010
		FMW-8-40.0	40.0	43.8	4/29/2019	< 0.0010	< 0.0010	< 0.0010	< 0.0010	< 0.0010	< 0.0010
		FMW-8-45.0	45.0	38.8	4/29/2019	< 0.0010	0.0040	0.041	< 0.0010	< 0.0010	< 0.0010
		FMW-8-50.0	50.0	33.8	4/29/2019	< 0.00089	< 0.00089	0.0068	< 0.00089	0.0077	< 0.00089
		FMW-8-55.0	55.0	28.8	4/29/2019	< 0.0011	< 0.0011	< 0.0011	< 0.0011	< 0.0011	< 0.0011
		FMW-8-60.0	60.0	23.8	4/29/2019	< 0.00095	< 0.00095	< 0.00095	< 0.00095	< 0.00095	< 0.00095
		FMW-8-65.0	65.0	18.8	4/30/2019	< 0.0012	< 0.0012	< 0.0012	< 0.0012	< 0.0012	< 0.0012
		FMW-8-70.0	70.0	13.8	4/30/2019	< 0.0010	< 0.0010	< 0.0010	< 0.0010	< 0.0010	< 0.0010
		FMW-8-75.0	75.0	8.8	4/30/2019	< 0.0011	< 0.0011	< 0.0011	< 0.0011	< 0.0011	< 0.0011
MTCA Cleanup Levels for Soil[3]						**0.05**	**0.03**	**160[4]**	**1,600[4]**	**0.67[4]**	**11[4]**

Table 5
Soil Analytical Results for HVOCs
117 106th Avenue Northeast
Bellevue, Washington
Farallon PN: 397-034

Excavation Grid Area	Sample Location	Sample Identification	Sample Depth (feet)[1]	Sample Elevation (feet NAVD88)	Sample Date	Analytical Results (milligrams per kilogram)[2]					
						PCE	TCE	cis-1,2-DCE	trans-1,2-DCE	Vinyl Chloride	1,2-DCA
Remedial Investigation Results (continued)											
E8	FMW-11	FMW-11-5.0	5.0	89.3	5/7/2019	< 0.00077	< 0.00077	< 0.00077	< 0.00077	< 0.00077	< 0.00077
		FMW-11-10.0	10.0	84.3	5/7/2019	< 0.0011	< 0.0011	< 0.0011	< 0.0011	< 0.0011	< 0.0011
		FMW-11-15.0	15.0	79.3	5/7/2019	< 0.00079	< 0.00079	< 0.00079	< 0.00079	< 0.00079	< 0.00079
		FMW-11-20.0	20.0	74.3	5/7/2019	< 0.00079	< 0.00079	< 0.00079	< 0.00079	< 0.00079	< 0.00079
		FMW-11-25.0	25.0	69.3	5/7/2019	< 0.00076	< 0.00076	< 0.00076	< 0.00076	< 0.00076	< 0.00076
		FMW-11-30.0	30.0	64.3	5/7/2019	< 0.00088	< 0.00088	< 0.00088	< 0.00088	< 0.00088	< 0.00088
		FMW-11-35.0	35.0	59.3	5/7/2019	< 0.00077	< 0.00077	< 0.00077	< 0.00077	< 0.00077	< 0.00077
		FMW-11-40.0	40.0	54.3	5/7/2019	< 0.00074	< 0.00074	< 0.00074	< 0.00074	< 0.00074	< 0.00074
		FMW-11-45.0	45.0	49.3	5/7/2019	< 0.00095	< 0.00095	< 0.00095	< 0.00095	< 0.00095	< 0.00095
		FMW-11-50.0	50.0	44.3	5/7/2019	< 0.0010	< 0.0010	< 0.0010	< 0.0010	< 0.0010	< 0.0010
		FMW-11-55.0	55.0	39.3	5/7/2019	< 0.00094	< 0.00094	< 0.00094	< 0.00094	< 0.00094	< 0.00094
		FMW-11-60.0	60.0	34.3	5/7/2019	< 0.00099	< 0.00099	< 0.00099	< 0.00099	< 0.00099	< 0.00099
		FMW-11-65.0	65.0	29.3	5/7/2019	< 0.0010	< 0.0010	< 0.0010	< 0.0010	< 0.0010	< 0.0010
		FMW-11-70.0	70.0	24.3	5/7/2019	< 0.0011	< 0.0011	< 0.0011	< 0.0011	< 0.0011	< 0.0011
		FMW-11-75.0	75.0	19.3	5/7/2019	< 0.00081	< 0.00081	< 0.00081	< 0.00081	< 0.00081	< 0.00081
E11	FMW-12	FMW-12-10.0	10.0	84.3	5/6/2019	< 0.00097	< 0.00097	< 0.00097	< 0.00097	< 0.00097	< 0.00097
		FMW-12-15.0	15.0	79.3	5/6/2019	< 0.0015	< 0.0015	< 0.0015	< 0.0015	< 0.0015	< 0.0015
		FMW-12-20.0	20.0	74.3	5/6/2019	< 0.00082	< 0.00082	< 0.00082	< 0.00082	< 0.00082	< 0.00082
		FMW-12-25.0	25.0	69.3	5/6/2019	< 0.00087	< 0.00087	< 0.00087	< 0.00087	< 0.00087	< 0.00087
		FMW-12-30.0	30.0	64.3	5/6/2019	< 0.00079	< 0.00079	< 0.00079	< 0.00079	< 0.00079	< 0.00079
		FMW-12-35.0	35.0	59.3	5/6/2019	< 0.00077	< 0.00077	< 0.00077	< 0.00077	< 0.00077	< 0.00077
		FMW-12-40.0	40.0	54.3	5/6/2019	< 0.00096	< 0.00096	< 0.00096	< 0.00096	< 0.00096	< 0.00096
		FMW-12-45.0	45.0	49.3	5/6/2019	< 0.00092	< 0.00092	< 0.00092	< 0.00092	< 0.00092	< 0.00092
		FMW-12-50.0	50.0	44.3	5/6/2019	< 0.00088	< 0.00088	< 0.00088	< 0.00088	< 0.00088	< 0.00088
		FMW-12-55.0	55.0	39.3	5/6/2019	< 0.00099	< 0.00099	< 0.00099	< 0.00099	< 0.00099	< 0.00099
		FMW-12-60.0	60.0	34.3	5/6/2019	< 0.00099	< 0.00099	< 0.00099	< 0.00099	< 0.00099	< 0.00099
		FMW-12-65.0	65.0	29.3	5/6/2019	< 0.0010	< 0.0010	< 0.0010	< 0.0010	< 0.0010	< 0.0010
		FMW-12-70.0	70.0	24.3	5/6/2019	< 0.00092	< 0.00092	< 0.00092	< 0.00092	< 0.00092	< 0.00092
		FMW-12-75.0	75.0	19.3	5/6/2019	< 0.00096	< 0.00096	< 0.00096	< 0.00096	< 0.00096	< 0.00096
MTCA Cleanup Levels for Soil[3]						**0.05**	**0.03**	**160[4]**	**1,600[4]**	**0.67[4]**	**11[4]**

Table 5
Soil Analytical Results for HVOCs
117 106th Avenue Northeast
Bellevue, Washington
Farallon PN: 397-034

Excavation Grid Area	Sample Location	Sample Identification	Sample Depth (feet)[1]	Sample Elevation (feet NAVD88)	Sample Date	Analytical Results (milligrams per kilogram)[2]					
						PCE	TCE	cis-1,2-DCE	trans-1,2-DCE	Vinyl Chloride	1,2-DCA
Remedial Investigation Results (continued)											
E18	FMW-18	FMW-18-5.0	5.0	86.9	5/9/2019	< 0.0011	< 0.0011	< 0.0011	< 0.0011	< 0.0011	< 0.0011
		FMW-18-10.0	10.0	81.9	5/9/2019	< 0.0011	< 0.0011	< 0.0011	< 0.0011	< 0.0011	< 0.0011
		FMW-18-15.0	15.0	76.9	5/9/2019	< 0.0011	< 0.0011	< 0.0011	< 0.0011	< 0.0011	< 0.0011
		FMW-18-20.0	20.0	71.9	5/9/2019	< 0.0012	< 0.0012	< 0.0012	< 0.0012	< 0.0012	< 0.0012
		FMW-18-25.0	25.0	66.9	5/9/2019	< 0.0011	< 0.0011	< 0.0011	< 0.0011	< 0.0011	< 0.0011
		FMW-18-30.0	30.0	61.9	5/9/2019	< 0.0013	< 0.0013	< 0.0013	< 0.0013	< 0.0013	< 0.0013
		FMW-18-35.0	35.0	56.9	5/9/2019	< 0.0011	< 0.0011	< 0.0011	< 0.0011	< 0.0011	< 0.0011
		FMW-18-40.0	40.0	51.9	5/9/2019	< 0.0011	< 0.0011	< 0.0011	< 0.0011	< 0.0011	< 0.0011
		FMW-18-45.0	45.0	46.9	5/9/2019	< 0.0011	< 0.0011	< 0.0011	< 0.0011	< 0.0011	< 0.0011
		FMW-18-50.0	50.0	41.9	5/9/2019	< 0.0011	< 0.0011	< 0.0011	< 0.0011	< 0.0011	< 0.0011
		FMW-18-55.0	55.0	36.9	5/9/2019	< 0.00096	< 0.00096	< 0.00096	< 0.00096	< 0.00096	< 0.00096
		FMW-18-60.0	60.0	31.9	5/9/2019	< 0.0012	< 0.0012	< 0.0012	< 0.0012	< 0.0012	< 0.0012
		FMW-18-65.0	65.0	26.9	5/9/2019	< 0.0012	< 0.0012	< 0.0012	< 0.0012	< 0.0012	< 0.0012
		FMW-18-70.0	70.0	21.9	5/9/2019	< 0.0011	< 0.0011	< 0.0011	< 0.0011	< 0.0011	< 0.0011
		FMW-18-75.0	75.0	16.9	5/9/2019	< 0.0011	< 0.0011	< 0.0011	< 0.0011	< 0.0011	< 0.0011
F1	FMW-7	FMW-7-5.0	5.0	93.7	5/14/2019	< 0.00081	< 0.00081	< 0.00081	< 0.00081	< 0.00081	< 0.00081
		FMW-7-10.0	10.0	88.7	5/14/2019	< 0.00075	< 0.00075	< 0.00075	< 0.00075	< 0.00075	< 0.00075
		FMW-7-15.0	15.0	83.7	5/14/2019	< 0.00074	< 0.00074	< 0.00074	< 0.00074	< 0.00074	< 0.00074
		FMW-7-20.0	20.0	78.7	5/14/2019	< 0.00087	0.0013	< 0.00087	< 0.00087	< 0.00087	< 0.00087
		FMW-7-25.0	25.0	73.7	5/14/2019	< 0.00084	0.028	0.013	< 0.00084	< 0.00084	< 0.00084
		FMW-7-30.0	30.0	68.7	5/14/2019	< 0.00087	< 0.00087	< 0.00087	< 0.00087	< 0.00087	< 0.00087
		FMW-7-35.0	35.0	63.7	5/14/2019	< 0.00084	< 0.00084	< 0.00084	< 0.00084	< 0.00084	< 0.00084
		FMW-7-40.0	40.0	58.7	5/14/2019	0.0012	0.0011	< 0.00083	< 0.00083	< 0.00083	< 0.00083
		FMW-7-45.0	45.0	53.7	5/14/2019	0.0024	0.0059	0.0036	< 0.00091	< 0.00091	< 0.00091
		FMW-7-50.0	50.0	48.7	5/14/2019	0.0020	0.0036	0.0024	< 0.00084	< 0.00084	< 0.00084
		FMW-7-55.0	55.0	43.7	5/14/2019	0.0092	0.0029	0.0014	< 0.00079	< 0.00079	< 0.00079
		FMW-7-60.0	60.0	38.7	5/14/2019	0.017	0.053	0.069	< 0.00093	0.0089	< 0.00093
		FMW-7-65.0	65.0	33.7	5/14/2019	< 0.00097	< 0.00097	< 0.00097	< 0.00097	< 0.00097	< 0.00097
		FMW-7-70.0	70.0	28.7	5/14/2019	< 0.00086	< 0.00086	< 0.00086	< 0.00086	0.0046	< 0.00086
		FMW-7-75.0	75.0	23.7	5/14/2019	< 0.0010	< 0.0010	0.0039	< 0.0010	0.0075	< 0.0010
G20	B4	B4-10.0	10.0	87.9	12/18/2017	< 0.0013	< 0.0013	< 0.0013	< 0.0013	< 0.0013	< 0.0013
		B4-15.0	15.0	82.9	12/18/2017	< 0.0011	< 0.0011	< 0.0011	< 0.0011	< 0.0011	< 0.0011
		B4-20.0	20.0	77.9	12/18/2017	< 0.0012	< 0.0012	< 0.0012	< 0.0012	< 0.0012	< 0.0012
MTCA Cleanup Levels for Soil[3]						**0.05**	**0.03**	**160[4]**	**1,600[4]**	**0.67[4]**	**11[4]**

Table 5
Soil Analytical Results for HVOCs
117 106th Avenue Northeast
Bellevue, Washington
Farallon PN: 397-034

Excavation Grid Area	Sample Location	Sample Identification	Sample Depth (feet)[1]	Sample Elevation (feet NAVD88)	Sample Date	Analytical Results (milligrams per kilogram)[2]					
						PCE	TCE	cis-1,2-DCE	trans-1,2-DCE	Vinyl Chloride	1,2-DCA
Remedial Investigation Results (continued)											
G21	B3	B3-10.0	10.0	87.9	12/18/2017	< 0.0013	< 0.0013	< 0.0013	< 0.0013	< 0.0013	< 0.0013
		B3-15.0	15.0	82.9	12/18/2017	< 0.00097	< 0.00097	< 0.00097	< 0.00097	< 0.00097	< 0.00097
		B3-20.0	20.0	77.9	12/18/2017	< 0.0015	< 0.0015	< 0.0015	< 0.0015	< 0.0015	< 0.0015
H18	B1	B1-10.0	10.0	88.0	12/11/2017	< 0.0013	< 0.0013	< 0.0013	< 0.0013	< 0.0013	< 0.0013
		B1-20.0	20.0	78.0	12/11/2017	< 0.0013	< 0.0013	< 0.0013	< 0.0013	< 0.0013	< 0.0013
		B1-35.0	35.0	63.0	12/11/2017	< 0.0012	< 0.0012	< 0.0012	< 0.0012	< 0.0012	< 0.0012
		B1-40.0	40.0	58.0	12/11/2017	< 0.0011	< 0.0011	< 0.0011	< 0.0011	< 0.0011	< 0.0011
		B1-50.0	50.0	48.0	12/11/2017	< 0.0011	< 0.0011	< 0.0011	< 0.0011	< 0.0011	0.011
		B1-55.0	55.0	43.0	12/11/2017	< 0.0011	< 0.0011	< 0.0011	< 0.0011	< 0.0011	0.16
	FMW-19	FMW-19-5.0	5.0	92.9	5/15/2019	< 0.0010	< 0.0010	< 0.0010	< 0.0010	< 0.0010	< 0.0010
		FMW-19-10.0	10.0	87.9	5/15/2019	< 0.0010	< 0.0010	< 0.0010	< 0.0010	< 0.0010	< 0.0010
		FMW-19-15.0	15.0	82.9	5/15/2019	< 0.0012	< 0.0012	< 0.0012	< 0.0012	< 0.0012	< 0.0012
		FMW-19-20.0	20.0	77.9	5/15/2019	< 0.0013	< 0.0013	< 0.0013	< 0.0013	< 0.0013	< 0.0013
		FMW-19-25.0	25.0	72.9	5/15/2019	< 0.0010	< 0.0010	< 0.0010	< 0.0010	< 0.0010	< 0.0010
		FMW-19-30.0	30.0	67.9	5/15/2019	< 0.0012	< 0.0012	< 0.0012	< 0.0012	< 0.0012	< 0.0012
		FMW-19-35.0	35.0	62.9	5/15/2019	< 0.0011	< 0.0011	< 0.0011	< 0.0011	< 0.0011	< 0.0011
		FMW-19-40.0	40.0	57.9	5/15/2019	< 0.0010	< 0.0010	< 0.0010	< 0.0010	< 0.0010	< 0.0010
		FMW-19-45.0	45.0	52.9	5/15/2019	< 0.0012	< 0.0012	< 0.0012	< 0.0012	< 0.0012	0.0035
		FMW-19-50.0	50.0	47.9	5/15/2019	< 0.0010	< 0.0010	< 0.0010	< 0.0010	< 0.0010	0.026
		FMW-19-55.0	55.0	42.9	5/15/2019	< 0.0011	< 0.0011	< 0.0011	< 0.0011	< 0.0011	0.49
		FMW-19-60.0	60.0	37.9	5/15/2019	< 0.0011	< 0.0011	< 0.0011	< 0.0011	< 0.0011	< 0.0011
		FMW-19-65.0	65.0	32.9	5/15/2019	< 0.0010	< 0.0010	< 0.0010	< 0.0010	< 0.0010	< 0.0010
		FMW-19-70.0	70.0	27.9	5/15/2019	< 0.0011	< 0.0011	< 0.0011	< 0.0011	< 0.0011	< 0.0011
		FMW-19-75.0	75.0	22.9	5/15/2019	< 0.0012	< 0.0012	< 0.0012	< 0.0012	< 0.0012	< 0.0012
	MW-4	MW4-5.9-022616	5.9	88.4	2/26/2016	< 0.0011	< 0.0011	< 0.0011	< 0.0011	< 0.0011	< 0.0011
		MW4-11.0-022616	11.0	83.3	2/26/2016	< 0.0015	< 0.0015	< 0.0015	< 0.0015	< 0.0015	< 0.0015
		MW4-15.2-022616	15.2	79.1	2/26/2016	< 0.0013	< 0.0013	< 0.0013	< 0.0013	< 0.0013	< 0.0013
		MW4-21.0-022616	21.0	73.3	2/26/2016	< 0.0013	< 0.0013	< 0.0013	< 0.0013	< 0.0013	< 0.0013
		MW4-25.5-022616	25.5	68.8	2/26/2016	< 0.0013	< 0.0013	< 0.0013	< 0.0013	< 0.0013	< 0.0013
		MW4-46.0-022616	46.0	48.3	2/26/2016	< 0.0012	< 0.0012	< 0.0012	< 0.0012	< 0.0012	< 0.0012
		MW4-51.0-022616	51.0	43.3	2/26/2016	< 0.0016	< 0.0016	< 0.0016	< 0.0016	< 0.0016	0.033
		MW4-56.5-022616	56.5	37.8	2/26/2016	< 0.0012	< 0.0012	< 0.0012	< 0.0012	< 0.0012	0.15
MTCA Cleanup Levels for Soil[3]						**0.05**	**0.03**	**160[4]**	**1,600[4]**	**0.67[4]**	**11[4]**

Table 5
Soil Analytical Results for HVOCs
117 106th Avenue Northeast
Bellevue, Washington
Farallon PN: 397-034

Excavation Grid Area	Sample Location	Sample Identification	Sample Depth (feet)[1]	Sample Elevation (feet NAVD88)	Sample Date	Analytical Results (milligrams per kilogram)[2]					
						PCE	TCE	cis-1,2-DCE	trans-1,2-DCE	Vinyl Chloride	1,2-DCA
Remedial Investigation Results (continued)											
I2	MW-2	MW2-5.4-022416	5.4	92.4	2/24/2016	< 0.0011	< 0.0011	< 0.0011	< 0.0011	< 0.0011	< 0.0011
		MW2-10.3-022416	10.3	87.5	2/24/2016	< 0.0011	< 0.0011	< 0.0011	< 0.0011	< 0.0011	< 0.0011
		MW2-15.1-022416	15.1	82.7	2/24/2016	< 0.0011	< 0.0011	< 0.0011	< 0.0011	< 0.0011	< 0.0011
		MW2-20.2-022416	20.2	77.6	2/24/2016	< 0.0011	< 0.0011	< 0.0011	< 0.0011	< 0.0011	< 0.0011
		MW2-25.0-022416	25.0	72.8	2/24/2016	< 0.0011	< 0.0011	< 0.0011	< 0.0011	< 0.0011	< 0.0011
		MW2-30.0-022416	30.0	67.8	2/24/2016	< 0.0014	< 0.0014	< 0.0014	< 0.0014	< 0.0014	< 0.0014
		MW2-35.0-022416	35.0	62.8	2/24/2016	< 0.0010	< 0.0010	< 0.0010	< 0.0010	< 0.0010	< 0.0010
		MW2-45.5-022516	45.5	52.3	2/25/2016	< 0.0012	< 0.0012	< 0.0012	< 0.0012	< 0.0012	< 0.0012
		MW2-50.0-022516	50.0	47.8	2/25/2016	< 0.0012	< 0.0012	< 0.0012	< 0.0012	< 0.0012	< 0.0012
		MW2-56.5-022516	56.5	41.3	2/25/2016	< 0.0013	< 0.0013	< 0.0013	< 0.0013	< 0.0013	< 0.0013
I19	B5	B5-10.0	10.0	87.9	12/18/2017	< 0.0012	< 0.0012	< 0.0012	< 0.0012	< 0.0012	< 0.0012
		B5-15.0	15.0	82.9	12/18/2017	< 0.0010	< 0.0010	< 0.0010	< 0.0010	< 0.0010	< 0.0010
		B5-20.0	20.0	77.9	12/18/2017	< 0.0012	< 0.0012	< 0.0012	< 0.0012	< 0.0012	< 0.0012
J1	GEI-2	GEI-2-60.0	60.0	37.8	6/27/2018	< 0.0011	< 0.0011	< 0.0011	< 0.0011	< 0.0011	< 0.0011
		GEI-2-90.0	90.0	7.8	6/27/2018	< 0.0012	< 0.0012	< 0.0012	< 0.0012	< 0.0012	< 0.0012
		GEI-2-100.0	100.0	-2.3	6/27/2018	< 0.00094	< 0.00094	< 0.00094	< 0.00094	< 0.00094	< 0.00094
J9	GEI-4	GEI-4-35.0	35.0	58.7	6/28/2018	< 0.00091	< 0.00091	< 0.00091	< 0.00091	< 0.00091	< 0.00091
		GEI-4-40.0	40.0	53.7	6/28/2018	< 0.0011	< 0.0011	< 0.0011	< 0.0011	< 0.0011	< 0.0011
		GEI-4-70.0	70.0	23.7	6/28/2018	< 0.0012	< 0.0012	< 0.0012	< 0.0012	< 0.0012	< 0.0012
		GEI-4-95.0	95.0	-1.3	6/28/2018	< 0.0010	< 0.0010	< 0.0010	< 0.0010	< 0.0010	< 0.0010
J10	MW-3	MW3-6.0-022516	6.0	87.7	2/25/2016	< 0.0010	< 0.0010	< 0.0010	< 0.0010	< 0.0010	< 0.0010
		MW3-10.1-022516	10.1	83.6	2/25/2016	< 0.0012	< 0.0012	< 0.0012	< 0.0012	< 0.0012	< 0.0012
		MW3-15.1-022516	15.1	78.6	2/25/2016	< 0.0011	< 0.0011	< 0.0011	< 0.0011	< 0.0011	< 0.0011
		MW3-20.3-022516	20.3	73.4	2/25/2016	< 0.0011	< 0.0011	< 0.0011	< 0.0011	< 0.0011	< 0.0011
		MW3-25.6-022516	25.6	68.1	2/25/2016	< 0.00093	< 0.00093	< 0.00093	< 0.00093	< 0.00093	< 0.00093
		MW3-31.0-022516	31.0	62.7	2/25/2016	< 0.00093	< 0.00093	< 0.00093	< 0.00093	< 0.00093	< 0.00093
		MW3-45.1-022516	45.1	48.6	2/25/2016	< 0.0012	< 0.0012	< 0.0012	< 0.0012	< 0.0012	< 0.0012
		MW3-51.0-022516	51.0	42.7	2/25/2016	< 0.0012	< 0.0012	< 0.0012	< 0.0012	< 0.0012	< 0.0012
		MW3-56.5-022516	56.5	37.2	2/25/2016	< 0.0012	< 0.0012	< 0.0012	< 0.0012	< 0.0012	< 0.0012
MTCA Cleanup Levels for Soil[3]						**0.05**	**0.03**	**160[4]**	**1,600[4]**	**0.67[4]**	**11[4]**

Table 5
Soil Analytical Results for HVOCs
117 106th Avenue Northeast
Bellevue, Washington
Farallon PN: 397-034

Excavation Grid Area	Sample Location	Sample Identification	Sample Depth (feet)[1]	Sample Elevation (feet NAVD88)	Sample Date	Analytical Results (milligrams per kilogram)[2]					
						PCE	TCE	cis-1,2-DCE	trans-1,2-DCE	Vinyl Chloride	1,2-DCA
Remedial Investigation Results (continued)											
J20	FMW-1	MW1-10.0	10.0	87.81	12/12/2017	< 0.0012	< 0.0012	< 0.0012	< 0.0012	< 0.0012	< 0.0012
		MW1-20.0	20.0	77.81	12/12/2017	< 0.0013	< 0.0013	< 0.0013	< 0.0013	< 0.0013	< 0.0013
		MW1-35.0	35.0	62.81	12/12/2017	< 0.0013	< 0.0013	< 0.0013	< 0.0013	< 0.0013	< 0.0013
		MW1-40.0	40.0	57.81	12/12/2017	< 0.0012	< 0.0012	< 0.0012	< 0.0012	< 0.0012	< 0.0012
		MW1-45.0	45.0	52.81	12/12/2017	< 0.0011	< 0.0011	< 0.0011	< 0.0011	< 0.0011	< 0.0011
		MW1-50.0	50.0	47.81	12/12/2017	< 0.0014	< 0.0014	< 0.0014	< 0.0014	< 0.0014	< 0.0014
		MW1-55.0	55.0	42.81	12/12/2017	< 0.0011	< 0.0011	< 0.0011	< 0.0011	< 0.0011	< 0.0011
MTCA Cleanup Levels for Soil[3]						**0.05**	**0.03**	**160[4]**	**1,600[4]**	**0.67[4]**	**11[4]**

NOTES:

Results in **bold** denote concentrations exceeding applicable cleanup levels.

Results highlighted denote a detectable concentration.

< denotes analyte not detected at or exceeding the reporting limit listed.

[1]Depth in feet below ground surface.

[2]Analyzed by U.S. Environmental Protection Agency Method 8260C or 8260D.

[3]Washington State Model Toxics Control Act Cleanup Regulation (MTCA) Method A Soil Cleanup Levels for Unrestricted Land Uses, Table 740-1 of Section 900 of Chapter 173-340 of the Washington Administrative Code, as revised 2013, unless otherwise noted.

[4]Washington State Cleanup Levels and Risk Calculations under the Washington State Model Toxics Control Act Cleanup Regulation, Standard Method B Formula Values for Soil (Unrestricted Land Use) - Direct Contact (Ingestion Only) and Leaching Pathway, https://fortress.wa.gov/ecy/clarc/Reporting/ChemicalQuery.aspx

[5]Washington State Cleanup Levels and Risk Calculations under the Washington State MTCA, Standard Method B Formula Values for Soil from CLARC Master spreadsheet updated September 2015, https://fortress.wa.gov/ecy/clarc/

1,2-DCA = 1,2-Dichloroethane

cis-1,2-DCE = cis-1,2-Dichloroethene

trans-1,2-DCE = trans-1,2-Dichloroethene

HVOC = halogenated volatile organic compound

NA = not applicable

NAVD88 = North American Vertical Datum of 1988

PCE = tetrachloroethene

TCE = trichloroethene

Table 6
Soil Analytical Results for Metals
117 106th Avenue Northeast
Bellevue, WA
Farallon PN: 397-034

Sample Location	Sample Identification	Sample Depth (feet)[1]	Sample Elevation (feet NAVD88)	Sample Date	Analytical Results (milligrams per kilogram)[2]							
					Arsenic	Barium	Cadmium	Chromium	Lead	Mercury	Selenium	Silver
201-221 106th Avenue Northeast, Bellevue, WA – Taco Time/Michael's Property Assemblage												
TT-MW-1	MW-1-5.0	5.0	108.4	4/28/2017	< 12	72	< 0.58	33	< 5.8	< 0.29	< 12	< 1.2
TT-MW-2	MW-2-5.0	5.0	104.9	5/1/2017	---	---	---	---	< 5.6	---	---	---
TT-FMW-3	FMW-3-5.0	5.0	103.1	7/22/2020	< 11	35	< 0.54	20	< 5.4	< 0.27	< 11	< 1.1
	FMW-3-15.0	15.0	93.1	7/22/2020	< 11	29	< 0.53	20	< 5.3	< 0.27	< 11	< 1.1
TT-FMW-4	FMW-4-5.0	5.0	104.7	7/23/2020	< 11	37	< 0.54	22	< 5.4	< 0.27	< 11	< 1.1
	FMW-4-15.0	15.0	94.7	7/23/2020	< 11	28	< 0.54	17	< 5.4	< 0.27	< 11	< 1.1
TT-FMW-5	FMW-5-5.0	5.0	113.5	7/24/2020	< 11	48	< 0.55	21	< 5.5	< 0.27	< 11	< 1.1
	FMW-5-10.0	10.0	108.5	7/24/2020	< 11	30	< 0.54	22	< 5.4	< 0.27	< 11	< 1.1
TT-FMW-6	FMW-6-5.0	5.0	100.9	7/27/2020	< 11	47	< 0.54	21	< 5.4	< 0.27	< 11	< 1.1
	FMW-6-15.0	15.0	90.9	7/27/2020	< 11	38	< 0.53	20	< 5.3	< 0.27	< 11	< 1.1
TT-FMW-7	FMW-7-5.0	5.0	105.4	7/28/2020	< 11	27	< 0.53	18	< 5.3	< 0.26	< 11	< 1.1
	FMW-7-15.0	15.0	95.4	7/28/2020	< 11	32	< 0.54	16	< 5.4	< 0.27	< 11	< 1.1
117 106th Avenue Northeast – Bellevue Plaza Property												
Remedial Investigation Samples												
B1	B1-5.0	5.0	93.0	12/11/2017	---	---	---	---	< 5.6	---	---	---
B2	B2-5.0	5.0	83.1	12/18/2017	---	---	---	---	< 5.8	---	---	---
B3	B3-5.0	5.0	92.9	12/18/2017	---	---	---	---	< 5.4	---	---	---
B4	B4-5.0	5.0	92.9	12/18/2017	---	---	---	---	< 5.4	---	---	---
B5	B5-5.0	5.0	92.9	12/18/2017	---	---	---	---	< 5.3	---	---	---
FMW-1	MW1-5.0	5.0	92.8	12/12/2017	---	---	---	---	< 5.7	---	---	---
FMW-2	MW2-5.0	5.0	86.1	12/13/2017	---	---	---	---	< 5.7	---	---	---
FMW-3	MW 3-5.0	5.0	85.4	12/14/2017	---	---	---	---	< 5.7	---	---	---
FMW-4	MW 4-5.0	5.0	85.3	12/14/2017	---	---	---	---	< 5.6	---	---	---
FMW-8	FMW-8-5.0	5.0	78.8	4/29/2019	---	---	---	---	< 5.3	---	---	---
FMW-9	FMW-9-5.0	5.0	78.0	4/30/2019	---	---	---	---	< 5.7	---	---	---
FMW-13	FMW-13-5.0	5.0	75.7	5/1/2019	---	---	---	---	12	---	---	---
FMW-15	FMW-15-5.0	5.0	76.3	5/3/2019	---	---	---	---	< 5.5	---	---	---
MW-1	MW1-5.5-022416	5.5	77.8	2/23/2016	< 11	52	< 0.54	34	< 5.4	< 0.27	< 11	< 1.1
MW-4	MW4-5.9-022616	5.9	88.4	2/26/2016	< 11	46	< 0.57	37	< 5.7	< 0.29	< 11	< 1.1
PH-30	PH30-4.0-011620	4.0	83.5	1/16/2020	< 11	48	< 0.56	28	< 5.6	< 0.28	< 11	< 1.1
PH-34	PH34-4.0-011620	4.0	84.0	1/16/2020	< 11	59	< 0.54	28	12	< 0.27	< 11	< 1.1
MTCA Cleanup Levels for Soil[3]					**20**	**16,000[4]**	**2**	**2,000**	**250**	**2**	**400[4]**	**400[4]**

NOTES:
Results highlighted denote a detectable concentration.
< denotes analyte not detected at or exceeding the laboratory reporting limit listed.
NAVD88 = North American Vertical Datum of 1988

[1]Depth in feet below ground surface.
[2]Analyzed by U.S. Environmental Protection Agency Methods 6010C/7471B.
[3]Washington State Model Toxics Control Act Cleanup Regulation (MTCA) Method A Soil Cleanup Levels for Unrestricted Land Uses, Table 740-1 of Section 900 of Chapter 173-340 of the Washington Administrative Code, as revised 2013, unless otherwise noted.
[4]Washington State Department of Ecology Cleanup Levels and Risk Calculations, under the Washington State Model Toxics Control Act Cleanup Regulation (MTCA) Standard Method B Formula Values for Soil (Unrestricted Land Use) - Direct Contact (Ingestion Only) and Leaching Pathway, https://fortress.wa.gov/ecy/clarc/Reporting/ChemicalQuery.aspx
[5]Washington State Cleanup Levels and Risk Calculations under the Washington State MTCA, Standard Method B Formula Values for Soil from CLARC Master spreadsheet updated September 2015, https://fortress.wa.gov/ecy/clarc/

Table 7
Groundwater Analytical Results for Petroleum Hydrocarbons
117 106th Avenue Northeast
Bellevue, WA
Farallon PN: 397-034

Sample Location	Sample Date	Sample Identification	Analytical Results (micrograms per liter)						
			DRO[1]	ORO[1]	GRO[2]	Benzene[3]	Toluene[3]	Ethylbenzene[3]	Xylenes[3]
310 105th Avenue Northeast – Town & Country Cleaners Site									
Monitoring Well Groundwater Samples									
TCMW-1	7/31/2020	TCMW-1-GW-073120	---	---	---	< 0.80	< 4.0	< 0.80	< 2.4
TCMW-2	8/3/2020	TCMW-2-080320	---	---	---	< 0.20	< 1.0	< 0.20	< 0.60
201-221 106th Avenue Northeast, Bellevue, WA – Taco Time/Michael's Property Assemblage									
Monitoring Well Groundwater Samples									
TT-MW-1	5/8/2017	FMW-1-050817	< 260	< 410	< 100	< 0.20	< 1.0	< 0.20	< 0.60
	4/17/2019	TT-MW-1-041719	< 270	< 430	< 100	< 0.20	< 1.0	< 0.20	< 0.60
	9/4/2019	MW-1-TT-090419	< 260	< 410	< 100	< 0.20	< 1.0	< 0.20	< 0.60
	1/21/2020	TT-MW-1-012020	< 210	< 210	< 100	< 0.20	< 1.0	< 0.20	< 0.60
	7/30/2020	MW-1-073020	< 210	< 210	< 100	< 0.20	< 1.0	< 0.20	< 0.60
TT-MW-2	5/8/2017	FMW-2-050817	< 250	< 400	< 100	< 0.20	< 1.0	< 0.20	< 0.60
	4/17/2019	TT-MW-2-041719	< 270	< 430	< 100	< 0.20	< 1.0	< 0.20	< 0.60
	9/4/2019	MW-2-TT-090419	< 260	< 420	< 100	< 0.20	< 1.0	< 0.20	< 0.60
	1/21/2020	TT-MW-2-012020	< 200	< 200	< 100	< 0.20	< 1.0	< 0.20	< 0.60
	7/30/2020	MW-2-073020	< 210	< 210	< 100	< 0.20	< 1.0	< 0.20	< 0.60
TT-FMW-3	7/30/2020	FMW-3-073020	< 210	< 210	< 100	< 0.20	< 1.0	< 0.20	< 0.60
TT-FMW-4	7/30/2020	FMW-4-073020	< 210	< 210	< 100	< 0.20	< 1.0	< 0.20	< 0.60
TT-FMW-5	7/31/2020	FMW-5-073120	390	< 210	< 100	< 0.20	< 1.0	< 0.20	< 0.60
TT-FMW-6	7/31/2020	FMW-6-073120	< 210	< 210	< 100	< 0.20	< 1.0	< 0.20	< 0.60
TT-FMW-7	7/31/2020	FMW-7-073120	< 210	< 210	230	< 1.0	< 5.0	< 1.0	< 3.0
117 106th Avenue Northeast – Bellevue Plaza Property									
Reconnaissance Groundwater Samples									
B1	12/11/2017	B1-121117-GW	**2,000** M	< 400	420	**130**	< 20	< 4.0	< 12.0
Monitoring Well Groundwater Samples									
FMW-1	1/4/2018	MW-1-010418	< 270	< 420	< 100	< 0.20	< 1.0	< 0.20	< 0.60
	4/18/2019	FMW-1-041819	**770**	**1,700**	< 100	< 0.20	< 1.0	< 0.20	< 0.60
MTCA Method A Cleanup Level for Groundwater[4]			**500**	**500**	**800/1,000[5]**	**5**	**1,000**	**700**	**1,000**

Table 7
Groundwater Analytical Results for Petroleum Hydrocarbons
117 106th Avenue Northeast
Bellevue, WA
Farallon PN: 397-034

Sample Location	Sample Date	Sample Identification	Analytical Results (micrograms per liter)						
			DRO[1]	ORO[1]	GRO[2]	Benzene[3]	Toluene[3]	Ethylbenzene[3]	Xylenes[3]
FMW-2	1/4/2018	MW-2-010418	< 280	< 450	< 100	< 0.20	< 1.0	< 0.20	< 0.60
	4/18/2019	FMW-2-041819	< 260	< 410	< 100	< 0.20	< 1.0	< 0.20	< 0.60
	9/5/2019	FMW-2-090519	< 300	< 480	< 100	< 0.20	< 1.0	< 0.20	< 0.60
	1/21/2020	FMW-2-012120	< 210	< 210	< 100	< 0.20	< 1.0	< 0.20	< 0.60
FMW-3	1/4/2018	MW-3-010418	< 270	< 430	< 100	< 0.20	< 1.0	< 0.20	< 0.60
	4/18/2019	FMW-3-041819	< 280	< 450	< 100	< 0.20	< 1.0	< 0.20	< 0.60
	9/5/2019	FMW-3-090519	< 290	< 460	< 100	< 0.20	< 1.0	< 0.20	< 0.60
	1/21/2020	FMW-3-012120	< 220	< 220	< 100	< 0.20	< 1.0	< 0.20	< 0.60
FMW-4	1/4/2018	MW-4-010418	< 280	< 440	< 100	< 0.20	< 1.0	< 0.20	< 0.60
	4/18/2019	FMW-4-041819	< 280	< 450	< 100	< 0.20	< 1.0	< 0.20	< 0.60
	9/5/2019	FMW-4-090519	< 300	< 480	< 100	< 0.20	< 1.0	< 0.20	< 0.60
	1/21/2020	FMW-4-012120	< 230	< 230	< 100	< 0.20	< 1.0	< 0.20	< 0.60
FMW-5	7/2/2019	FMW-5-070219	< 270	< 420	330 Z	< 1.0	< 5.0	< 1.0	< 3.0
	7/2/2019	QA/QC-1-070219	< 270	< 430	340 Z	< 1.0	< 5.0	< 1.0	< 3.0
	9/6/2019	FMW-5-090619	< 280	< 460	340 Z	< 2.0	< 10	< 2.0	< 6.0
	1/23/2020	FMW-5-012320	< 210	< 210	370 Z	< 2.0	< 10	< 2.0	< 6.0
	1/23/2020	FMW-50-012320	< 210	< 210	400 Z	< 2.0	< 10	< 2.0	< 6.0
FMW-6	7/2/2019	FMW-6-070219	< 270	< 430	< 100	< 0.40	< 2.0	< 0.40	< 1.2
	9/6/2019	FMW-6-090619	< 290	< 460	< 100	< 1.0	< 5.0	< 1.0	< 3.0
	1/22/2020	FMW-6-012220	< 210	< 210	< 100	< 0.40	< 2.0	< 0.40	< 1.2
FMW-7	7/2/2019	FMW-7-070219	< 260	< 420	< 100	< 0.20	< 1.0	< 0.20	< 0.60
	9/6/2019	FMW-7-090619	< 290	< 460	< 100	< 0.40	< 2.0	< 0.40	< 1.20
	1/22/2020	FMW-7-012220	< 210	< 210	< 100	< 0.20	< 1.0	< 0.20	< 0.60
FMW-8	7/1/2019	FMW-8-070119	< 250	< 410	< 100	< 0.20	< 1.0	< 0.20	< 0.60
	9/4/2019	FMW-8-090419	< 280	< 450	< 100	< 0.20	< 1.0	< 0.20	< 0.60
	1/22/2020	FMW-8-012220	< 220	< 220	< 100	< 0.20	< 1.0	< 0.20	< 0.60
FMW-9	7/1/2019	FMW-9-070119	< 260	< 420	< 100	< 0.20	< 1.0	< 0.20	< 0.60
	9/4/2019	FMW-9-090419	< 290	< 460	< 100	< 0.20	< 1.0	< 0.20	< 0.60
	1/23/2020	FMW-9-012320	< 210	< 210	< 100	< 0.20	< 1.0	< 0.20	< 0.60
MTCA Method A Cleanup Level for Groundwater[4]			**500**	**500**	**800/1,000[5]**	**5**	**1,000**	**700**	**1,000**

Table 7
Groundwater Analytical Results for Petroleum Hydrocarbons
117 106th Avenue Northeast
Bellevue, WA
Farallon PN: 397-034

Sample Location	Sample Date	Sample Identification	Analytical Results (micrograms per liter)						
			DRO[1]	ORO[1]	GRO[2]	Benzene[3]	Toluene[3]	Ethylbenzene[3]	Xylenes[3]
FMW-10	7/2/2019	FMW-10-070219	< 260	< 410	< 100	< 0.40	< 2.0	< 0.40	< 1.2
	9/6/2019	FMW-10-090619	< 270	< 440	< 100	< 0.40	< 2.0	< 0.40	< 1.20
	1/22/2020	FMW-10-012220	< 210	< 210	< 100	< 0.20	< 1.0	< 0.20	< 0.60
FMW-11	7/1/2019	FMW-11-070119	< 270	< 420	< 100	< 0.20	< 1.0	< 0.20	< 0.60
	9/4/2019	FMW-11-090419	< 270	< 440	< 100	< 0.20	< 1.0	< 0.20	< 0.60
	1/21/2020	FMW-11-012120	< 220	< 220	< 100	< 0.20	< 1.0	< 0.20	< 0.60
FMW-12	7/1/2019	FMW-12-070119	< 260	< 410	< 100	< 0.20	< 1.0	< 0.20	< 0.60
	9/4/2019	FMW-12-090419	< 280	< 440	< 100	< 0.20	< 1.0	< 0.20	< 0.60
	1/21/2020	FMW-12-012120	< 230	< 230	< 100	< 0.20	< 1.0	< 0.20	< 0.60
FMW-13	7/2/2019	FMW-13-070219	< 260	< 410	< 100	< 0.20	< 1.0	< 0.20	< 0.60
	9/5/2019	FMW-13-090519	< 270	< 430	< 100	< 0.20	< 1.0	< 0.20	< 0.60
	1/22/2020	FMW-13-012220	< 200	< 200	< 100	< 0.40	< 2.0	< 0.40	< 1.2
FMW-14	7/2/2019	FMW-14-070219	< 260	< 420	160 Z	< 0.40	< 2.0	< 0.40	< 1.2
	7/2/2019	QA/QC-3-070219	< 260	< 420	160 Z	< 0.40	< 2.0	< 0.40	< 1.2
	9/5/2019	FMW-14-090519	< 280	< 450	160 Z	< 1.0	< 5.0	< 1.0	< 3.0
	1/23/2020	FMW-14-012320	< 210	< 210	220 Z	< 1.0	< 5.0	< 1.0	< 3.0
	1/23/2020	FMW-140-012320	< 210	< 210	220 Z	< 1.0	< 5.0	< 1.0	< 3.0
FMW-15	7/2/2019	FMW-15-070219	< 250	< 410	< 100	< 0.20	< 1.0	< 0.20	< 0.60
	9/5/2019	FMW-15-090519	< 280	< 450	< 100	< 0.20	< 1.0	< 0.20	< 0.60
	1/21/2020	FMW-15-012120	< 210	< 210	< 100	< 0.20	< 1.0	< 0.20	< 0.60
FMW-16	7/2/2019	FMW-16-070219	< 290	< 460	< 100	< 0.20	< 1.0	< 0.20	< 0.60
	7/2/2019	QA/QC-2-070219	< 280	< 450	< 100	< 0.20	< 1.0	< 0.20	< 0.60
	9/5/2019	FMW-16-090519	< 280	< 450	< 100	< 0.20	< 1.0	< 0.20	< 0.60
	1/22/2020	FMW-16-012220	< 210	< 210	< 100	< 0.20	< 1.0	< 0.20	< 0.60
	1/22/2020	FMW-160-012220	< 200	< 200	< 100	< 0.20	< 1.0	< 0.20	< 0.60
FMW-17	7/2/2019	FMW-17-070219	< 270	< 430	< 100	< 0.20	< 1.0	< 0.20	< 0.60
	9/5/2019	FMW-17-090519	< 300	< 480	< 100	< 0.20	< 1.0	< 0.20	< 0.60
	1/22/2020	FMW-17-012220	< 220	< 220	< 100	< 0.20	< 1.0	< 0.20	< 0.60
FMW-18	7/1/2019	FMW-18-070119	< 260	< 410	220	< 0.20	< 1.0	< 0.20	< 0.60
	9/5/2019	FMW-18-090519	< 290	< 460	230	< 0.20	< 1.0	< 0.20	< 0.60
	1/21/2020	FMW-18-012120	< 210	< 210	240	< 0.20	< 1.0	< 0.20	< 0.60
MTCA Method A Cleanup Level for Groundwater[4]			**500**	**500**	**800/1,000[5]**	**5**	**1,000**	**700**	**1,000**

Table 7
Groundwater Analytical Results for Petroleum Hydrocarbons
117 106th Avenue Northeast
Bellevue, WA
Farallon PN: 397-034

Sample Location	Sample Date	Sample Identification	Analytical Results (micrograms per liter)						
			DRO[1]	ORO[1]	GRO[2]	Benzene[3]	Toluene[3]	Ethylbenzene[3]	Xylenes[3]
FMW-19	7/1/2019	FMW-19-070119	**1,800** M	< 410	**1,400** T	< 1.0	< 5.0	< 1.0	< 3.0
	9/6/2019	FMW-19-090619	**1,900** M	< 440	340 T	< 0.40	< 2.0	< 0.40	< 1.20
	1/23/2020	FMW-19-012320	**1,800** M	< 250 U1,N1	**990** T	< 1.0	< 5.0	< 1.0	< 3.0
GEI-3	4/17/2019	GEI-3-041719	< 260	< 420	< 100	< 0.20	< 1.0	< 0.20	< 0.60
MW-1	3/1/2016	MW-1-030116	< 280	< 450	< 100	< 1.0	< 1.0	< 1.0	< 2.0
	4/18/2019	MW-1-041819	< 270	< 440	< 100	< 0.40	< 2.0	< 0.40	< 0.60
	9/5/2019	MW-1-090519	< 270	< 440	< 100	< 0.40	< 2.0	< 0.40	< 1.20
	1/22/2020	MW-1-012220	< 210	< 210	< 100	< 0.40	< 2.0	< 0.40	< 1.2
MW-2	2/29/2016	MW-2-022916	< 260	< 410	< 100	< 1.0	< 1.0	< 1.0	< 2.0
	4/17/2019	MW-2-041719	< 270	< 440	< 100	< 0.20	< 1.0	< 0.20	< 0.60
	9/4/2019	MW-2-090419	< 280	< 440	< 100	< 0.20	< 1.0	< 0.20	< 0.60
	1/21/2020	MW-2-012120	< 210	< 210	< 100	< 0.20	< 1.0	< 0.20	< 0.60
MW-3	2/29/2016	MW-3-022916	< 260	< 410	< 100	< 1.0	< 1.0	< 1.0	< 2.0
	4/17/2019	MW-3-041719	< 270	< 420	< 100	< 0.20	< 1.0	< 0.20	< 0.60
	9/4/2019	MW-3-090419	< 270	< 440	< 100	< 0.20	< 1.0	< 0.20	< 0.60
	1/21/2020	MW-3-012120	< 210	< 210	< 100	< 0.20	< 1.0	< 0.20	< 0.60
MW-4	2/29/2016	MW-4-022916	< 260	< 410	< 100	< 1.0	< 1.0	< 1.0	< 2.0
TT-MW-2	4/17/2019	TT-MW-2-041719	< 270	< 430	< 100	< 0.20	< 1.0	< 0.20	< 0.60
	9/4/2019	MW-2-TT-090419	< 260	< 420	< 100	< 0.20	< 1.0	< 0.20	< 0.60
	1/21/2020	TT-MW-2-012020	< 200	< 200	< 100	< 0.20	< 1.0	< 0.20	< 0.60
MTCA Method A Cleanup Level for Groundwater[4]			**500**	**500**	**800/1,000[5]**	**5**	**1,000**	**700**	**1,000**

NOTES:

Results in **bold** denote concentrations above applicable cleanup levels.

Results highlighted denote a detectable concentration.

< denotes analyte not detected at or above the reporting limit listed.

[1]Analyzed by Northwest Method NWTPH-Dx.

[2]Analyzed by Northwest Method NWTPH-Gx.

[3]Analyzed by U.S. Environmental Protection Agency Method 8021B, 8260C, or 8260D.

[4]Washington State Model Toxics Control Act Cleanup Regulation Method A Cleanup Levels for Groundwater, Table 720-1 of Section 900 of Chapter 173-340 of the Washington Administrative Code, as revised 2013.

[5]Cleanup level is 800 micrograms per liter if benzene is detected and 1,000 micrograms per liter if benzene is not detected.

BTEX = benzene, toluene, ethylbenzene, and xylenes

DRO = total petroleum hydrocarbons (TPH) as diesel-range organics

GRO = TPH as gasoline-range organics

M = hydrocarbons in the gasoline-range are impacting the diesel-range result

N1 = hydrocarbons in the diesel-range are impacting the oil-range result

N = hydrocarbons in the oil-range are impacting the diesel-range result

ORO = TPH as oil-range organics

T = The sample chromatogram is not similar to gasoline.

Z = The gasoline result is mainly attributed to a single peak (Tetrachloroethene).

U1 = The practical quantitation limit is elevated due to interferences present in the sample.

Table 8
Groundwater Analytical Results for Select HVOCs
117 106th Avenue Northeast
Bellevue, Washington
Farallon PN: 397-034

Sample Location	Sample Date	Sample Identification	Analytical Results (micrograms per liter)[1]					
			PCE	TCE	cis-1,2-DCE	trans-1,2-DCE	Vinyl Chloride	1,2-DCA
310 105th Avenue Northeast – Town & Country Cleaners								
Monitoring Well Groundwater								
TCMW-1	7/31/2020	TCMW-1-GW-073120	**100**	**7.0**	1.5	< 0.80	< 0.80	< 0.80
TCMW-2	8/3/2020	TCMW-2-080320	0.24	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20
201-221 106th Avenue Northeast, Bellevue, WA – Taco Time/Michael's Property Assemblage								
Monitoring Well Groundwater								
TT-MW-1	4/17/2019	TT-MW-1-041719	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20
	9/4/2019	MW-1-TT-090419	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20
	1/21/2020	TT-MW-1-012020	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20
	7/30/2020	MW-1-073020	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20
TT-MW-2	4/17/2019	TT-MW-2-041719	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20
	9/4/2019	MW-2-TT-090419	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20
	1/21/2020	TT-MW-2-012020	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20
	7/30/2020	MW-2-073020	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20
TT-FMW-3	7/30/2020	FMW-3-073020	1.4	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20
TT-FMW-4	7/30/2020	FMW-4-073020	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20
TT-FMW-5	7/31/2020	FMW-5-073120	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20
TT-FMW-6	7/31/2020	FMW-6-073120	**34**	**8.7**	1.3	< 0.20	< 0.20	< 0.20
TT-FMW-7	7/31/2020	FMW-7-073120	**170**	< 1.0	< 1.0	< 1.0	< 1.0	< 0.20
117 106th Avenue Northeast – Bellevue Plaza Site								
Reconnaissance Groundwater								
B1	12/11/2017	B1-121117-GW	< 4.0	**12**	4.8	< 4.0	< 4.0	**840**
Monitoring Well Groundwater								
FMW-1	1/4/2018	MW-1-010418	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20
	4/18/2019	FMW-1-041819	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20
MTCA Cleanup Levels for Groundwater[2]			**5**	**5**	**16[3]**	**160[3]**	**0.2**	**5**

Table 8
Groundwater Analytical Results for Select HVOCs
117 106th Avenue Northeast
Bellevue, Washington
Farallon PN: 397-034

Sample Location	Sample Date	Sample Identification	Analytical Results (micrograms per liter)[1]					
			PCE	TCE	cis-1,2-DCE	trans-1,2-DCE	Vinyl Chloride	1,2-DCA
FMW-2	1/4/2018	MW-2-010418	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20
	4/18/2019	FMW-2-041819	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20
	9/5/2019	FMW-2-090519	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20
	1/21/2020	FMW-2-012120	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20
FMW-3	1/4/2018	MW-3-010418	2.3	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20
	4/18/2019	FMW-3-041819	2.3	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20
	9/5/2019	FMW-3-090519	2.1	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20
	1/21/2020	FMW-3-012120	2.1	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20
FMW-4	1/4/2018	MW-4-010418	1.2	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20
	4/18/2019	FMW-4-041819	2.4	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20
	9/5/2019	FMW-4-090519	4.1	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20
	1/21/2020	FMW-4-012120	2.9	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20
FMW-5	7/2/2019	FMW-5-070219	**200**	**77**	**47**	< 1.0	< 1.0	< 1.0
	7/2/2019	QA/QC-1-070219	**210**	**79**	**46**	< 1.0	< 1.0	< 1.0
	9/6/2019	FMW-5-090619	**260**	**73**	**41**	< 2.0	< 2.0	< 2.0
	1/23/2020	FMW-5-012320	**240**	**80**	**43**	< 2.0	< 2.0	< 2.0
	1/23/2020	FMW-50-012320	**260**	**79**	**42**	< 2.0	< 2.0	< 2.0
FMW-6	7/2/2019	FMW-6-070219	**32**	**63**	**72**	0.61	**9.0**	< 0.40
	9/6/2019	FMW-6-090619	**55**	**77**	**76**	< 1.0	**5.2**	< 1.0
	1/22/2020	FMW-6-012220	**61**	**81**	**74**	0.71	**4.1**	< 0.40
FMW-7	7/2/2019	FMW-7-070219	**12**	**33**	**31**	0.28	**2.1**	< 0.20
	9/6/2019	FMW-7-090619	**13**	**39**	**38**	< 0.40	**2.1**	< 0.40
	1/22/2020	FMW-7-012220	**13**	**36**	**38**	0.34	**2.4**	< 0.20
FMW-8	7/1/2019	FMW-8-070119	< 0.20	0.5	< 0.20	< 0.20	< 0.20	< 0.20
	9/4/2019	FMW-8-090419	< 0.20	0.49	< 0.20	< 0.20	< 0.20	< 0.20
	1/22/2020	FMW-8-012220	< 0.20	0.51	0.20	< 0.20	< 0.20	< 0.20
MTCA Cleanup Levels for Groundwater[2]			**5**	**5**	**16[3]**	**160[3]**	**0.2**	**5**

Table 8
Groundwater Analytical Results for Select HVOCs
117 106th Avenue Northeast
Bellevue, Washington
Farallon PN: 397-034

Sample Location	Sample Date	Sample Identification	Analytical Results (micrograms per liter)[1]					
			PCE	TCE	cis-1,2-DCE	trans-1,2-DCE	Vinyl Chloride	1,2-DCA
FMW-9	7/1/2019	FMW-9-070119	1.5	1.8	2.1	< 0.20	< 0.20	< 0.20
	9/4/2019	FMW-9-090419	1.6	1.6	1.9	< 0.20	< 0.20	< 0.20
	1/23/2020	FMW-9-012320	2.0	1.8	1.5	< 0.20	< 0.20	< 0.20
FMW-10	7/2/2019	FMW-10-070219	**15**	**34**	**45**	0.54	**2.0**	< 0.40
	9/6/2019	FMW-10-090619	**21**	**34**	**41**	0.54	**1.3**	< 0.40
	1/22/2020	FMW-10-012220	**24**	**33**	**34**	0.45	**1.0**	< 0.20
FMW-11	7/1/2019	FMW-11-070119	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20
	9/4/2019	FMW-11-090419	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20
	1/21/2020	FMW-11-012120	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20
FMW-12	7/1/2019	FMW-12-070119	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20
	9/4/2019	FMW-12-090419	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20
	1/21/2020	FMW-12-012120	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20
FMW-13	7/2/2019	FMW-13-070219	**31**	**19**	**23**	< 0.20	**1.4**	< 0.20
	9/5/2019	FMW-13-090519	**38**	**21**	**26**	0.21	**1.2**	< 0.20
	1/22/2020	FMW-13-012220	**43**	**22**	**24**	< 0.40	**1.0**	< 0.40
FMW-14	7/2/2019	FMW-14-070219	**88**	1.6	0.43	< 0.40	< 0.40	< 0.40
	7/2/2019	QA/QC-3-070219	**91**	1.7	0.45	< 0.40	< 0.40	< 0.40
	9/5/2019	FMW-14-090519	**110**	1.3	< 1.0	< 1.0	< 1.0	< 1.0
	1/23/2020	FMW-14-012320	**130**	1.9	< 1.0	< 1.0	< 1.0	< 1.0
	1/23/2020	FMW-140-012320	**130**	1.7	< 1.0	< 1.0	< 1.0	< 1.0
FMW-15	7/2/2019	FMW-15-070219	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20
	9/5/2019	FMW-15-090519	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20
	1/21/2020	FMW-15-012120	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20
MTCA Cleanup Levels for Groundwater[2]			**5**	**5**	**16[3]**	**160[3]**	**0.2**	**5**

Table 8
Groundwater Analytical Results for Select HVOCs
117 106th Avenue Northeast
Bellevue, Washington
Farallon PN: 397-034

Sample Location	Sample Date	Sample Identification	Analytical Results (micrograms per liter)[1]					
			PCE	TCE	cis-1,2-DCE	trans-1,2-DCE	Vinyl Chloride	1,2-DCA
FMW-16	7/2/2019	FMW-16-070219	**6.6**	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20
	7/2/2019	QA/QC-2-070219	**6.5**	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20
	9/5/2019	FMW-16-090519	**14**	0.21	< 0.20	< 0.20	< 0.20	< 0.20
	1/22/2020	FMW-16-012220	**19**	0.31	< 0.20	< 0.20	< 0.20	< 0.20
	1/22/2020	FMW-160-012220	**15**	0.25	< 0.20	< 0.20	< 0.20	< 0.20
FMW-17	7/2/2019	FMW-17-070219	**13**	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20
	9/5/2019	FMW-17-090519	**16**	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20
	1/22/2020	FMW-17-012220	**19**	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20
FMW-18	7/1/2019	FMW-18-070119	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20
	9/5/2019	FMW-18-090519	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20
	1/21/2020	FMW-18-012120	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20
FMW-19	7/1/2019	FMW-19-070119	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	**150**
	9/6/2019	FMW-19-090619	< 0.40	< 0.40	< 0.40	< 0.40	< 0.40	**94**
	1/23/2020	FMW-19-012320	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	**130**
GEI-3	4/17/2019	GEI-3-041719	< 0.20	< 0.20	14	< 0.20	**3.2**	< 0.20
MW-1	3/1/2016	MW-1-030116	**12**	**20**	**59**	< 0.40	**14**	< 0.40
	4/18/2019	MW-1-041819	**22**	**40**	**55**	0.58	**4.3**	< 0.40
	9/5/2019	MW-1-090519	**20**	**38**	**49**	0.49	**3.8**	< 0.40
	1/22/2020	MW-1-012220	**20**	**34**	**57**	0.46	**6.7**	< 0.40
MW-2	2/29/2016	MW-2-022916	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20
	4/17/2019	MW-2-041719	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20
	9/4/2019	MW-2-090419	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20
	1/21/2020	MW-2-012120	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20
MW-3	2/29/2016	MW-3-022916	< 0.20	< 0.20	0.69	< 0.20	< 0.20	< 0.20
	4/17/2019	MW-3-041719	< 0.20	< 0.20	1.5	< 0.20	< 0.20	< 0.20
	9/4/2019	MW-3-090419	< 0.20	< 0.20	1.6	< 0.20	< 0.20	< 0.20
	1/21/2020	MW-3-012120	< 0.20	< 0.20	1.4	< 0.20	< 0.20	< 0.20
MTCA Cleanup Levels for Groundwater[2]			**5**	**5**	**16[3]**	**160[3]**	**0.2**	**5**

Table 8
Groundwater Analytical Results for Select HVOCs
117 106th Avenue Northeast
Bellevue, Washington
Farallon PN: 397-034

Sample Location	Sample Date	Sample Identification	Analytical Results (micrograms per liter)[1]					
			PCE	TCE	cis-1,2-DCE	trans-1,2-DCE	Vinyl Chloride	1,2-DCA
MW-4	2/29/2016	MW-4-022916	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	**11**
	4/17/2019	MW-4-041719	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	0.85
	9/4/2019	MW-4-090419	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	1.9
	1/23/2020	MW-4-012320	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	2.1
MTCA Cleanup Levels for Groundwater[2]			**5**	**5**	**16[3]**	**160[3]**	**0.2**	**5**

NOTES:

Results in **bold** denote concentrations exceeding applicable cleanup levels.

< denotes analyte not detected at or exceeding the reporting limit listed.

Results highlighted denote a detectable concentration.

[1]Analyzed by U.S. Environmental Protection Agency Method 8260C or 8260D.

[2]Washington State Model Toxics Control Act Cleanup Regulation (MTCA) Method A Cleanup Levels for Groundwater, Table 720-1 of Section 900 of Chapter 173-340 of the Washington Administrative Code, as revised 2013, unless otherwise noted.

[3]Washington State Model Toxics Control Act Cleanup Regulation Cleanup Levels and Risk Calculations, Standard Method B Values for Groundwater, https://ecology.wa.gov/Regulations-Permits/Guidance-technical-assistance/Contamination-clean-up-tools/CLARC

1,2-DCA = 1,2-Dichloroethane

cis-1,2-DCE = cis-1,2-Dichloroethene

trans-1,2-DCE = trans-1,2-Dichloroethene

HVOC = halogenated volatile organic compound

NA = not applicable

PCE = tetrachloroethene

TCE = trichloroethene

Table 9
Estimated Contained-In Soil Volumes and Tonnages
117 106th Avenue Northeast
Bellevue, Washington
Farallon PN: 397-034

Elevation Range (NAVD88)	Soil Disposal Type	Excavation Grid Area	Length (feet)	Width (feet)	Thickness (feet)	Cubic Feet	Cubic Yards	Multiplier	Tons
Phase 1									
88 to 83	contained-in	B, C, & D 18-21	120	75	5	45,000	1,667	1.5	2,500
83 to 78	contained-in	B, C, & D 16-20	135	90	5	60,750	2,250	1.5	3,375
83 to 78	contained-in	B & C 21	30	60	5	9,000	333	1.5	500
78 to 73	contained-in	B & C 14-16	90	60	5	27,000	1,000	1.5	1,500
78 to 73	contained-in	B, C, & D 17-20	120	90	5	54,000	2,000	1.5	3,000
73 to 68	contained-in	B, C, & D 14-17	120	90	5	54,000	2,000	1.5	3,000
73 to 68	contained-in	B & C 18-21	120	45	5	27,000	1,000	1.5	1,500
68 to 63	contained-in	B, C, & D 13-20	225	90	5	101,250	3,750	1.5	5,625
63 to 58	contained-in	B, C, & D 13-20	225	90	5	101,250	3,750	1.5	5,625
58 to 53	contained-in	B, C, & D 13-20	225	90	5	101,250	3,750	1.5	5,625
53 to 48	contained-in	B, C, & D 13-20	225	90	5	101,250	3,750	1.5	5,625
48 to 43	contained-in	B, C, & D 13-20	225	90	5	101,250	3,750	1.5	5,625
						Subtotal Phase 1	**29,000**		**43,500**
Phase 2A									
68 to 63	contained-in	B, C, D, & E 5-6	45	120	5	27,000	1,000	1.5	1,500
68 to 63	contained-in	B, C, & D 7-13	195	90	5	87,750	3,250	1.5	4,875
63 to 58	contained-in	B, C, D, & E 5-6	45	120	5	27,000	1,000	1.5	1,500
63 to 58	contained-in	B, C, & D 7-13	195	90	5	87,750	3,250	1.5	4,875
58 to 53	contained-in	B, C, D, & E 5-6	45	120	5	27,000	1,000	1.5	1,500
58 to 53	contained-in	B, C, & D 7-13	195	90	5	87,750	3,250	1.5	4,875
53 to 48	contained-in	B, C, D, & E 5-6	45	120	5	27,000	1,000	1.5	1,500
53 to 48	contained-in	B, C, & D 7-13	195	90	5	87,750	3,250	1.5	4,875
48 to 43	contained-in	B, C, D, & E 5-6	45	120	5	27,000	1,000	1.5	1,500
48 to 43	contained-in	B, C, & D 7-13	195	90	5	87,750	3,250	1.5	4,875
43 to 38	contained-in	B & C 5-13	240	60	5	72,000	2,667	1.5	4,000
38 to 36	contained-in	B & C 5-13	240	60	2	28,800	1,067	1.5	1,600
						Subtotal Phase 2A	**24,983**		**37,475**
Phase 2B									
83 to 78	contained-in	E, F, & G 1 & 2	60	75	5	22,500	833	1.5	1,250
78 to 73	contained-in	B-G 1-3	90	180	5	81,000	3,000	1.5	4,500
78 to 73	contained-in	B, C, D, & E 4	30	105	5	15,750	583	1.5	875
73 to 68	contained-in	B, C, D, & E 1-4	120	120	5	72,000	2,667	1.5	4,000
73 to 68	contained-in	F 2-4	90	30	5	13,500	500	1.5	750
68 to 63	contained-in	B, C, D, & E 1-5	135	120	5	81,000	3,000	1.5	4,500
63 to 58	contained-in	B-G 1-3	80	180	5	72,000	2,667	1.5	4,000
63 to 58	contained-in	B, C, D & E 4-5	55	105	5	28,875	1,069	1.5	1,604
58 to 53	contained-in	B-G 1-3	90	180	5	81,000	3,000	1.5	4,500
58 to 53	contained-in	B, C, D & E 4-5	45	120	5	27,000	1,000	1.5	1,500
53 to 48	contained-in	B-G 1-3	90	180	5	81,000	3,000	1.5	4,500
53 to 48	contained-in	B, C, D, & E 4-5	45	120	5	27,000	1,000	1.5	1,500
48 to 43	contained-in	B-G 1-2	60	180	5	54,000	2,000	1.5	3,000
48 to 43	contained-in	B, C, D, & E 3-5	75	120	5	45,000	1,667	1.5	2,500
						Subtotal Phase 2B	**25,986**		**38,979**
						Total Contained-In Soil: Phases 1, 2A, and 2B	**79,969**		**119,954**

Notes:

NAVD88 = North American Vertical Datum of 1988

Table 10
Estimated PCS Soil Volumes and Tonnages
117 106th Avenue Northeast
Bellevue, Washington
Farallon PN: 397-034

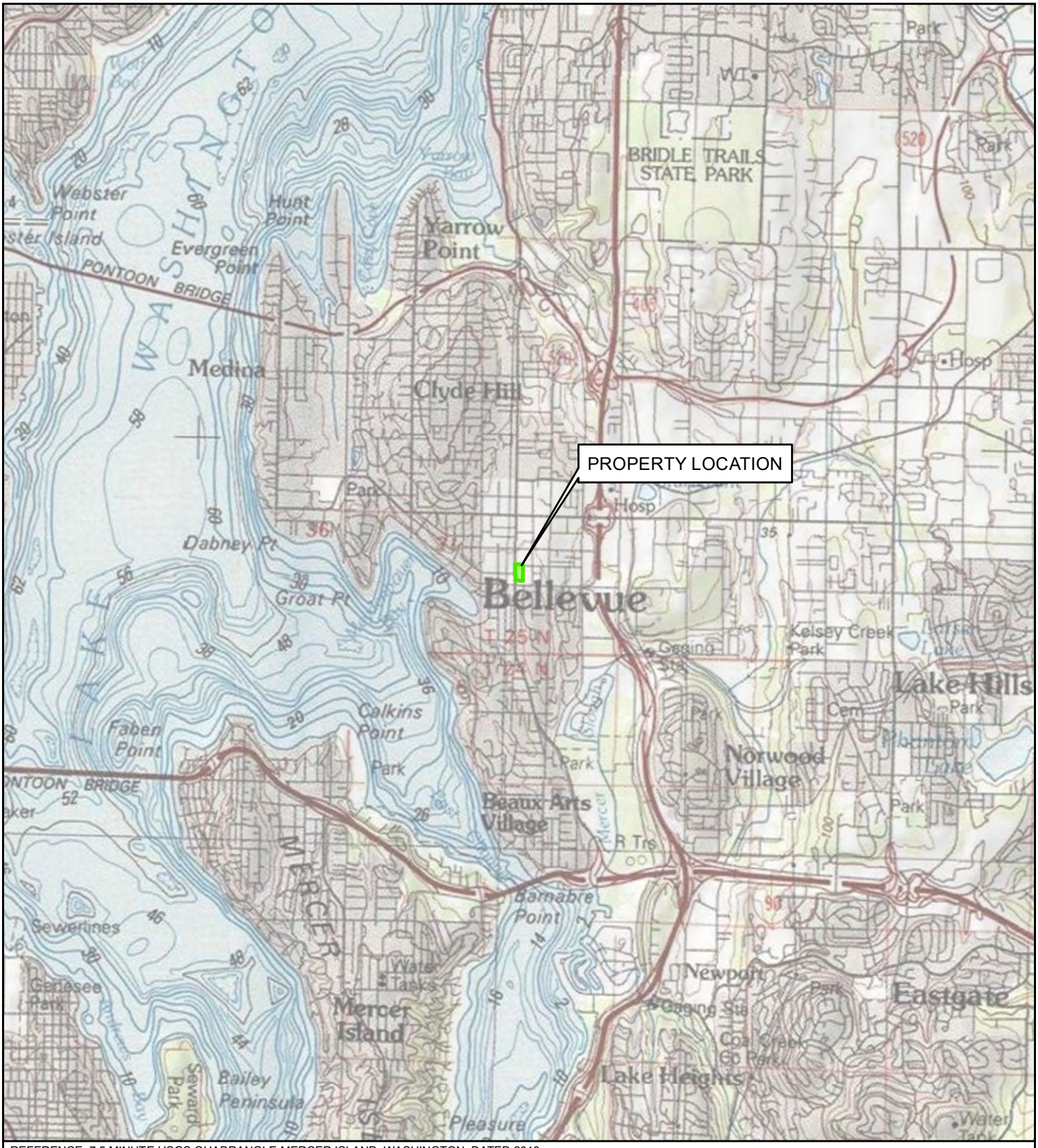
Elevation Range (NAVD88)	Soil Disposal Type	Excavation Grid Area	Length (feet)	Width (feet)	Thickness (feet)	Cubic Feet	Cubic Yard	Multiplier	Tons
Phase 1									
93 to 88	pcs	G & H 17-20	120	60	5	36,000	1,333	1.5	2,000
93 to 88	pcs	I & J 16-19	120	60	5	36,000	1,333	1.5	2,000
88 to 83	pcs	D, E, & F, 18 & 19	60	60	5	18,000	667	1.5	1,000
88 to 83	pcs	F, G, & H 20 & 21	90	45	5	20,250	750	1.5	1,125
88 to 83	pcs	H & I 16 & 17	60	60	5	18,000	667	1.5	1,000
83 to 78	pcs	I & J 16 & 17	60	60	5	18,000	667	1.5	1,000
83 to 78	pcs	G,H, & J 19	120	30	5	18,000	667	1.5	1,000
83 to 78	pcs	H,I, & J 20	90	15	5	6,750	250	1.5	375
83 to 78	pcs	F, G, & H 20 & 21	90	45	5	20,250	750	1.5	1,125
78 to 73	pcs	H & I 19-21	90	60	5	27,000	1,000	1.5	1,500
73 to 68	pcs	I 20	30	30	5	4,500	167	1.5	250
68 to 63	pcs	G & H 18 & 19	60	60	5	18,000	667	1.5	1,000
63 to 58	pcs	G & H 18 & 19	60	60	5	18,000	667	1.5	1,000
58 to 53	pcs	G & H 18 & 19	60	60	5	18,000	667	1.5	1,000
53 to 48	pcs	G & H 18-19	60	60	5	18,000	667	1.5	1,000
48 to 43	pcs	G 18-19	60	30	5	9,000	333	1.5	500
48 to 43	pcs	H 17-19	90	30	5	13,500	500	1.5	750
48 to 43	pcs	I 17-18	60	30	5	9,000	333	1.5	500
						Subtotal Phase 1	**12,083**		**18,125**
Phase 2A									
93 to 88	pcs	I & J 11 & 12	60	60	5	18,000	667	1.5	1,000
88 to 83	pcs	I & J 9-12	120	60	5	36,000	1,333	1.5	2,000
83 to 78	pcs	A, B, & C 6-10	150	60	5	45,000	1,667	1.5	2,500
83 to 78	pcs	H, I, & J 9 & 10	90	60	5	27,000	1,000	1.5	1,500
78 to 73	pcs	A, B, & C 6-13	225	60	5	67,500	2,500	1.5	3,750
78 to 73	pcs	I & J 11 & 12	60	60	5	18,000	667	1.5	1,000
						Subtotal Phase 2A	**7,833**		**11,750**
Phase 2B									
93 to 88	pcs	C, D, & E 1 & 2	90	60	5	27,000	1,000	1.5	1,500
93 to 88	pcs	I 2	30	30	5	4,500	167	1.5	250
88 to 83	pcs	C, D, & E 1 & 2	90	60	5	27,000	1,000	1.5	1,500
88 to 83	pcs	H, I & J 3 & 4	90	60	5	27,000	1,000	1.5	1,500
83 to 78	pcs	C, D, & E 1 & 2	75	60	5	22,500	833	1.5	1,250
83 to 78	pcs	I & J 1 & 2	60	30	5	9,000	333	1.5	500
78 to 73	pcs	I 1& 2	45	30	5	6,750	250	1.5	375
73 to 68	pcs	I 1& 2	45	30	5	6,750	250	1.5	375
						Subtotal Phase 2B	**4,833**		**7,250**
						Total PCS Phase 1, 2A, and 2B	**24,750**		**37,125**

Notes:
NAVD88 = North American Vertical Datum of 1988
pcs = petroleum contaminated soil

FIGURES

REMEDIAL INVESTIGATION/FEASIBILITY STUDY REPORT AND
CLEANUP ACTION PLAN
Bellevue Plaza Property
117 106th Avenue Northeast, 10502 Main Street, and 10510 Main Street
Bellevue, Washington

Farallon PN: 397-034



REFERENCE: 7.5 MINUTE USGS QUADRANGLE MERCER ISLAND, WASHINGTON, DATED 2013

0 5,000
SCALE IN FEET

N

FARALLON CONSULTING
Quality Service for Environmental Solutions | farallonconsulting.com

Washington
Issaquah | Bellingham | Seattle

Oregon
Portland | Baker City

California
Oakland | Folsom | Irvine

FIGURE 1

PROPERTY VICINITY MAP
BELLEVUE PLAZA PROPERTY
117 106th AVENUE NORTHEAST,
10502 AND 10510 MAIN STREET
BELLEVUE, WASHINGTON
FARALLON PN: 397-034

Drawn By: jjones | Checked By: JR | Date: 8/18/2020 | Disc Reference:
Path: Q:\Projects\397 VULCAN\034_106thAvenue\Mapfiles\012_RI-FS\2020-08_Update\Figure-01_PropertyVicinity.mxd

TOWN AND COUNTRY CLEANERS SITE

PARCEL: 067900-0055

TCMW-2

TT-FMW-7

TT-FMW-5

MICHAEL'S FINE DRY CLEANERS

TT-MW-2

TT-MW-1

TT-FMW-3

TT-FMW-4

TT-FMW-6

105th AVENUE NORTHEAST

106th AVENUE NORTHEAST

NORTHEAST 2nd STREET

ONE88 BOSA
PARCEL: 154410-0364

FMW-5 FMW-6 FMW-7 B-6 GEI-2 B-7 MW-2 B-8 MW-1 FMW-8 B-9 GEI-1 FMW-10 FMW-9 B-27 B-26 B-33 B-28 FMW-11 GEI-3 B-10 GEI-4 B-25 B-29 B-32 MW-3 B-11 B-24 FMW-12 B-12 B-30 B-31 FMW-13 B-23 B-22 B-21 FMW-14 B-20 FMW-15 B-19 B-13 B-14 GEI-5 FMW-16 MW-4 B-15 FMW-4 FMW-18 B-1 B-17 B-16 FMW-19 B-18 PH-29 PH-30 B-3 GP-16 B-5 B-2 B-4 FMW-1 FMW-17 PH-31 PH-32 FMW-3 FMW-2 B-3 PH-34 PH-33

BELLEVUE WAY NORTHEAST

MW-4 GP-10 GP-9 MW-1 B-1 B-6 B-5 GP-8 GP-3 MW-11 GP-5 GP-7 MW-5 MW-12 B-4 GP-4 GP-6 MW-6 GP-14 GP-11 GP-12 GP-1 MW-2 GP-13 MW-3 GP-15 GP-17 GP-2

ERNST PROPERTY PARCELS: 154410-0353 154410-0364

FORMER KWIK CLEANERS

BELLEVUE PLAZA SHOPPING CENTER PARCELS: 154410-0352 154410-0362

PACIFIC TOWER CLEANERS SITE

LOCKSMITH PARCEL: 154410-0351

JIFFY LUBE PARCEL: 154410-0348

MAIN STREET

LEGEND

- SHALLOW MONITORING WELL (FARALLON)
- DEEP MONITORING WELL (GEOENGINEERS)
- SHALLOW BORING - ANGLED (FARALLON)
- SHALLOW BORING (FARALLON)
- DEEP BORING WITH INCLINOMETER CASING (GEOENGINEERS)
- POTHOLE (FARALLON)
- BORING - GEOTECHNICAL (PES)
- BORING - PUSH PROBE (PES)
- MONITORING WELL (PES)
- HISTORICAL FEATURE
- BELLEVUE PLAZA PROPERTY BOUNDARY
- ERNST PROPERTY BOUNDARY
- TOWN AND COUNTRY CLEANERS SITE BOUNDARY
- TACO TIME/MICHAEL'S PROPERTY ASSEMBLAGE
- KING COUNTY PARCEL BOUNDARY

0 40
SCALE IN FEET

N

NOTES:
1. ALL LOCATIONS ARE APPROXIMATE.
2. FIGURES WERE PRODUCED IN COLOR. GRAYSCALE COPIES MAY NOT REPRODUCE ALL ORIGINAL INFORMATION.

FARALLON CONSULTING

Quality Service for Environmental Solutions | farallonconsulting.com

Washington
Issaquah | Bellingham | Seattle

Oregon
Portland | Baker City

California
Oakland | Folsom | Irvine

FIGURE 2

PROPERTY PLAN WITH SAMPLE LOCATIONS
BELLEVUE PLAZA PROPERTY
117 106th AVENUE NORTHEAST,
10502 AND 10510 MAIN STREET
BELLEVUE, WASHINGTON

FARALLON PN: 397-034

Drawn By: jjones | Checked By: JR | Date: 8/19/2020 | Disc Reference:

Document Path: Q:\Projects\397 VULCAN\034_106thAvenue\Mapfiles\012_RI-FS\2020-08_Update\Figure-02_PropertyPlan_w_Samples.mxd

TOWN AND COUNTRY CLEANERS SITE

PARCEL: 067900-0055

TCMW-2

TT-FMW-7

TT-FMW-5

MICHAEL'S FINE DRY CLEANERS

TT-MW-2

TT-MW-1

TT-FMW-3

TT-FMW-4

TT-FMW-6

A

A'

B

B'

FMW-5

FMW-6

FMW-7

B-6

GEI-2

B-7

B-8

MW-2

MW-1

B-9

FMW-8

GEI-1

FMW-10

FMW-9

ONE88 BOSA
PARCEL: 154410-0364

PACIFIC TOWER CLEANERS SITE

B-27

B-26

B-28

B-33

FMW-11

B-10

GEI-4

MW-3

B-11

B-12

FMW-12

B-30

B-31

FMW-13

B-23

B-22

B-21

B-20

FMW-14

FMW-15

B-19

B-13

B-14

MW-4

GP-10

GP-9

MW-1

B-1

GEI-3

B-25

B-29

B-32

B-6

B-24

ERNST PROPERTY PARCELS:
154410-0353
154410-0364

BELLEVUE PLAZA SHOPPING CENTER PARCELS:
154410-0352
154410-0362

B-5

GP-8

GP-3

MW-11

FORMER KWIK CLEANERS

GP-17

GP-15

GP-2

B-3

PH-29

B-18

PH-30

GP-16

GP-5

GP-7

MW-5

MW-12

B-4

GP-4

GP-6

MW-6

GP-14

B-2

PH-31

MW-2

GP-13

GP-11

GP-12

GP-1

MW-3

C

C'

GEI-5

FMW-16

FMW-4

FMW-18

B-1

FMW-19

B-16

B-17

B-5

MW-4

B-15

E

D

FMW-17

LOCKSMITH PARCEL:
154410-0351

E'

D'

B-4

FMW-1

PH-32

FMW-3

FMW-2

B-3

JIFFY LUBE PARCEL:
154410-0348

PH-34

PH-33

N

0 40

SCALE IN FEET

LEGEND

- SHALLOW MONITORING WELL (FARALLON)
- DEEP MONITORING WELL (GEOENGINEERS)
- SHALLOW BORING - ANGLED (FARALLON)
- SHALLOW BORING (FARALLON)
- DEEP BORING WITH INCLINOMETER CASING (GEOENGINEERS)
- POTHOLE
- BORING - GEOTECHNICAL (PES)
- BORING - PUSH PROBE (PES)
- MONITORING WELL (PES)
- HISTORICAL FEATURE
- BELLEVUE PLAZA PROPERTY BOUNDARY
- ERNST PROPERTY BOUNDARY
- TOWN AND COUNTRY CLEANERS SITE BOUNDARY
- TACO TIME/MICHAEL'S PROPERTY ASSEMBLAGE
- KING COUNTY PARCEL BOUNDARY
- A A' CROSS-SECTION

NOTES:
1. ALL LOCATIONS ARE APPROXIMATE.
2. FIGURES WERE PRODUCED IN COLOR. GRAYSCALE COPIES MAY NOT REPRODUCE ALL ORIGINAL INFORMATION.

FARALLON CONSULTING

Washington
Issaquah | Bellingham | Seattle

Oregon
Portland | Baker City

California
Oakland | Folsom | Irvine

Quality Service for Environmental Solutions | farallonconsulting.com

FIGURE 3

PROPERTY PLAN WITH CROSS-SECTION LOCATIONS
BELLEVUE PLAZA PROPERTY
117 106th AVENUE NORTHEAST,
10502 AND 10510 MAIN STREET
BELLEVUE, WASHINGTON

FARALLON PN: 397-034

Drawn By: jjones | Checked By: LS | Date: 8/19/2020 | Disc Reference:

Document Path: Q:\Projects\397 VULCAN\034_106thAvenue\Mapfiles\012_RI-FS\2020-08_Update\Figure-03_Cross-Sections.mxd

MICHAEL'S FINE
DRY CLEANERS

105th AVENUE NORTHEAST

106th AVENUE NORTHEAST

NORTHEAST 2nd STREET

ONE88 BOSA PARCEL

BELLEVUE WAY NORTHEAST

PACIFIC TOWER
CLEANERS SITE

BELLEVUE PLAZA
SHOPPING CENTER PARCELS

ERNST
PROPERTY PARCELS

FORMER
KWIK
CLEANERS

FORMER
GAS STATION

FORMER
SERVICE
STATION

3
MW1
2
B4
B2
B3
5
B1
LOCKSMITH PARCEL
1
4
FORMER
UST AREA
JIFFY LUBE PARCEL

MAIN STREET

ULTRA CUSTOM CLEANERS
MAIN STREET SITE

105th AVENUE SOUTHEAST

LEGEND

- MONITORING WELL (BROWN AND CALDWELL)
- BORING (BROWN AND CALDWELL)
- BORING (GILES ENGINEERING ASSOCIATES)
- HISTORICAL FEATURE
- BELLEVUE PLAZA PROPERTY BOUNDARY
- ERNST PROPERTY BOUNDARY
- TACO TIME/MICHAEL'S PROPERTY ASSEMBLAGE
- CURRENT KING COUNTY PARCEL BOUNDARY

NOTE:
BASEMAP: 1971 GEOREFERENCED AERIAL IMAGE - EDR
UST = UNDERGROUND STORAGE TANK

0 40
SCALE IN FEET

N

NOTES:
1. ALL LOCATIONS ARE APPROXIMATE.
2. FIGURES WERE PRODUCED IN COLOR. GRAYSCALE COPIES MAY NOT REPRODUCE ALL ORIGINAL INFORMATION.

FARALLON CONSULTING

Quality Service for Environmental Solutions | farallonconsulting.com

Washington
Issaquah | Bellingham | Seattle

Oregon
Portland | Baker City

California
Oakland | Folsom | Irvine

FIGURE 4

PROPERTY PLAN WITH
HISTORICAL FEATURES
BELLEVUE PLAZA PROPERTY
117 106th AVENUE NORTHEAST,
10502 AND 10510 MAIN STREET
BELLEVUE, WASHINGTON

FARALLON PN: 397-034

Drawn By: jjones | Checked By: JR | Date: 8/19/2020 | Disc Reference:

Document Path: Q:\Projects\397 VULCAN\034_106thAvenue\Mapfiles\012_RI-FS\2020-08_Update\Figure-04_Historical-Features.mxd

NORTHEAST 2nd STREET

FMW-5 [59.55]
FMW-6 [55.64]
FMW-7 (58.69)
B-6
GEI-2
MW-2 [53.25]
B-7
B-8
MW-1 [53.36]
FMW-8 (58.53)
B-9
GEI-1
58.00
FMW-10 (57.55)
FMW-9 [58.72]
57.00
56.00
55.00
54.00
FMW-11 (53.99)
GEI-3 [47.33]
53.00
B-10
GEI-4
52.00
B-11
MW-3 (54.97)
FMW-12 (52.29)
51.00
50.00
B-12
49.00
FMW-13 (49.06)
48.00
FMW-14 (47.88)
FMW-15 (48.30)
B-13
B-14
GEI-5
FMW-16 (49.57)
FMW-4 (49.22)
MW-4 (50.20)
B-15
B-1
FMW-19 (49.77)
FMW-18 (51.44)
B-17
B-16
B-5
FMW-17 (49.69)
B-2
B-4
FMW-1 [NM]
B-3
FMW-3 (51.29)
FMW-2 (51.15)

PACIFIC TOWER CLEANERS SITE

106th AVENUE NORTHEAST

FORMER KWIK CLEANERS

MAIN STREET

ULTRA CUSTOM CLEANERS MAIN STREET SITE

LEGEND

- SHALLOW MONITORING WELL (FARALLON)
- DEEP MONITORING WELL (GEOENGINEERS)
- SHALLOW BORING - ANGLED (FARALLON)
- SHALLOW BORING (FARALLON)
- DEEP BORING WITH INCLINOMETER CASING (GEOENGINEERS)
- HISTORICAL FEATURE
- BELLEVUE PLAZA PROPERTY BOUNDARY
- ERNST PROPERTY BOUNDARY
- TACO TIME/MICHAEL'S PROPERTY ASSEMBLAGE
- (51.29) GROUNDWATER ELEVATION (9/3/2019) MEASURED IN FEET ABOVE MEAN SEA LEVEL
- [47.33] GROUNDWATER ELEVATION NOT USED IN CONTOUR GENERATION
- [NM] MONITORING WELL NOT MEASURED

60.00 — APPROXIMATE GROUNDWATER ELEVATION CONTOUR (DASHED WHERE INFERRED)

APPROXIMATE DIRECTION OF GROUNDWATER FLOW

INFERRED DIRECTION OF GROUNDWATER FLOW

N

0 30 60

SCALE IN FEET

NOTES:
1. ALL LOCATIONS ARE APPROXIMATE.
2. FIGURES WERE PRODUCED IN COLOR. GRAYSCALE COPIES MAY NOT REPRODUCE ALL ORIGINAL INFORMATION.

FARALLON CONSULTING

Washington
Issaquah | Bellingham | Seattle

Oregon
Portland | Baker City

California
Oakland | Folsom | Irvine

Quality Service for Environmental Solutions | farallonconsulting.com

FIGURE 5

GROUNDWATER ELEVATION CONTOURS
SEPTEMBER 3, 2019
BELLEVUE PLAZA PROPERTY
117 106th AVENUE NORTHEAST,
10502 AND 10510 MAIN STREET
BELLEVUE, WASHINGTON

FARALLON PN: 397-034

Drawn By: jjones | Checked By: JR | Date: 8/19/2020 | Disc Reference:

Document Path: Q:\Projects\397 VULCAN\034_106thAvenue\Mapfiles\012_RI-FS\2020-08_Update\Figure-05_GW_Contours.mxd

TOWN AND COUNTRY CLEANERS SITE

PARCEL: 067900-0055

TCMW-2

TT-FMW-7

TT-FMW-5

MICHAEL'S FINE DRY CLEANERS

TT-MW-2

TT-MW-1

TT-FMW-3

TT-FMW-4

TT-FMW-6

NORTHEAST 2nd STREET

FMW-5 [59.55]

FMW-6 [55.64]

FMW-7 (58.69)

B-6

GEI-2

B-7

MW-2 [53.25]

B-8

MW-1 [53.36]

FMW-8 (58.53)

B-9

GEI-1

ONE88 BOSA PARCEL: 154410-0364

58.00

FMW-10 (57.55)

FMW-9 [58.72]

57.00

56.00

55.00

54.00

53.00

52.00

51.00

50.00

49.00

48.00

PACIFIC TOWER CLEANERS SITE

FMW-11 (53.99)

B-10

GEI-4

GEI-3 [47.33]

B-11

MW-3 (54.97)

FMW-12 (52.29)

B-12

ERNST PROPERTY PARCELS: 154410-0353 154410-0364

FMW-13 (49.06)

BELLEVUE PLAZA SHOPPING CENTER PARCELS: 154410-0352 154410-0362

106th AVENUE NORTHEAST

FMW-14 (47.88)

FMW-15 (48.30)

B-13

B-14

GEI-5

FORMER KWIK CLEANERS

FMW-16 (49.57)

FMW-4 (49.22)

MW-4 (50.20)

B-15

B-1

FMW-18 (51.44)

FMW-19 (49.77)

B-16

B-17

B-5

FMW-17 (49.69)

B-2

B-4

LOCKSMITH PARCEL: 154410-0351

FMW-3 (51.29)

FMW-2 (51.15)

FMW-1 [NM]

B-3

JIFFY LUBE PARCEL: 154410-0348

MAIN STREET

ULTRA CUSTOM CLEANERS MAIN STREET SITE

LEGEND

- SHALLOW MONITORING WELL (FARALLON)
- DEEP MONITORING WELL (GEOENGINEERS)
- SHALLOW BORING - ANGLED (FARALLON)
- SHALLOW BORING (FARALLON)
- DEEP BORING WITH INCLINOMETER CASING (GEOENGINEERS)
- HISTORICAL FEATURE
- BELLEVUE PLAZA PROPERTY BOUNDARY
- ERNST PROPERTY BOUNDARY
- TACO TIME/MICHAEL'S PROPERTY ASSEMBLAGE
- (51.29) GROUNDWATER ELEVATION (9/3/2019) MEASURED IN FEET ABOVE MEAN SEA LEVEL
- [47.33] GROUNDWATER ELEVATION NOT USED IN CONTOUR GENERATION
- [NM] MONITORING WELL NOT MEASURED
- 60.00 APPROXIMATE GROUNDWATER ELEVATION CONTOUR (DASHED WHERE INFERRED)
- APPROXIMATE DIRECTION OF GROUNDWATER FLOW
- INFERRED DIRECTION OF GROUNDWATER FLOW

N

0 50 100

SCALE IN FEET

NOTES:
1. ALL LOCATIONS ARE APPROXIMATE.
2. FIGURES WERE PRODUCED IN COLOR. GRAYSCALE COPIES MAY NOT REPRODUCE ALL ORIGINAL INFORMATION.

FARALLON CONSULTING

Quality Service for Environmental Solutions | farallonconsulting.com

Washington
Issaquah | Bellingham | Seattle

Oregon
Portland | Baker City

California
Oakland | Folsom | Irvine

FIGURE 5A

GROUNDWATER ELEVATION CONTOURS
SEPTEMBER 3, 2019
BELLEVUE PLAZA PROPERTY
117 106th AVENUE NORTHEAST,
10502 AND 10510 MAIN STREET
BELLEVUE, WASHINGTON

FARALLON PN: 397-034

Drawn By: jjones | Checked By: JR | Date: 8/20/2020 | Disc Reference:

Document Path: Q:\Projects\397 VULCAN\034_106thAvenue\Mapfiles\012_RI-FS\2020-08_Update\Figure-05A_GW_Contours_Extended.mxd

NORTHEAST 2nd STREET

A B C D E F G H I J

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21

106th AVENUE NORTHEAST

MAIN STREET

FMW-5
FMW-6
FMW-7
B-6
GEI-2
B-7
MW-2
B-8
MW-1
B-9
FMW-8
GEI-1
FMW-10
FMW-9
FMW-11
GEI-3
B-10
GEI-4
MW-3
B-11
FMW-12
B-12
FMW-13
FMW-14
FMW-15
B-13
B-14
GEI-5
B-15
FMW-16
MW-4
FMW-4
FMW-18
B-1
FMW-19
B-16
B-17
LS-NW
152 | <0.0914 | <0.217 | 0.767 | 2.081
JL-D
5.2 | <0.0914 | <0.217 | 1.47 | 10.73
B-5
LS-E
118 | <0.0914 | <0.217 | 0.543 | 9.81
FMW-17
B-2
B-4
JL-B
12.2 | <0.0914 | <0.217 | 42.1 | **7,330**
FMW-1
FMW-3
FMW-2
B-3

FORMER KWIK CLEANERS

NOTES:
SOIL GAS RESULTS SHOWN AS:
PCE | TCE | VINYL CHLORIDE | BENZENE | TOTAL XYLENES
ANALYTICAL RESULTS IN MICROGRAMS PER CUBIC METER

BOLD = DENOTES CONCENTRATIONS THAT EXCEED THE WASHINGTON STATE MODEL TOXICS CONTROL ACT CLEANUP LEVEL
118 = PINK DENOTES DETECTION
< = DENOTES ANALYTE NOT DETECTED AT OR EXCEEDING THE LABORATORY PRACTICAL QUANTITATION LIMIT LISTED
--- = DENOTES SAMPLE NOT ANALYZED
PCE = TETRACHLOROETHENE
TCE = TRICHLOROETHENE

LEGEND

- SHALLOW MONITORING WELL (FARALLON)
- DEEP MONITORING WELL (GEOENGINEERS)
- SHALLOW BORING - ANGLED (FARALLON)
- SHALLOW BORING (FARALLON)
- DEEP BORING WITH INCLINOMETER CASING (GEOENGINEERS)
- SOIL GAS SAMPLING LOCATION (FARALLON)
- BELLEVUE PLAZA PROPERTY BOUNDARY
- EXCAVATION GRID (30'X30')

N

0 30

SCALE IN FEET

NOTES:
1. ALL LOCATIONS ARE APPROXIMATE.
2. FIGURES WERE PRODUCED IN COLOR. GRAYSCALE COPIES MAY NOT REPRODUCE ALL ORIGINAL INFORMATION.

FARALLON CONSULTING

Washington
Issaquah | Bellingham | Seattle

Oregon
Portland | Baker City

California
Oakland | Folsom | Irvine

Quality Service for Environmental Solutions | farallonconsulting.com

FIGURE 6

SOIL GAS ANALYTICAL RESULTS - BELLEVUE PLAZA SITE
BELLEVUE PLAZA PROPERTY
117 106th AVENUE NORTHEAST,
10502 AND 10510 MAIN STREET
BELLEVUE, WASHINGTON

FARALLON PN: 397-034

Drawn By: jjones | Checked By: JR | Date: 8/19/2020 | Disc Reference:

Document Path: Q:\Projects\397 VULCAN\034_106thAvenue\Mapfiles\012_RI-FS\2020-08_Update\Figure-06_SoilGas.mxd

TOWN AND COUNTRY CLEANERS SITE

PARCEL: 067900-0055

TC-SG-1
38,000|**2,400**|59|<15|<10

TC-SG-2
110,000|**10,000**|990|130|<11

TCMW-2

TT-FMW-7

SG-3
39.3|0.19|0.93|0.029|<0.217

TT-FMW-5

SG-1
60.3|1.4|0.969|0.074|<0.217

MICHAEL'S FINE DRY CLEANERS

SG-2
26.3|0.184|0.98|0.0721|<0.217

TT-MW-2

TT-MW-1

TT-FMW-3

SG-5
6.38|0.20|1.01|0.116|<0.217

TT-FMW-4

TT-FMW-6

105th AVENUE NORTHEAST

106th AVENUE NORTHEAST

NORTHEAST 2nd STREET

N

0 20 40

SCALE IN FEET

LEGEND

- SOIL GAS SAMPLE LOCATION (FARALLON)
- SOIL GAS SAMPLE LOCATION/MONITORING WELL (FARALLON)
- SHALLOW MONITORING WELL (FARALLON)
- SHALLOW BORING (FARALLON)
- DEEP BORING WITH INCLINOMETER CASING (GEOENGINEERS)
- HISTORICAL FEATURE
- BELLEVUE PLAZA PROPERTY BOUNDARY
- TOWN AND COUNTRY CLEANERS SITE BOUNDARY
- TACO TIME/MICHAEL'S PROPERTY ASSEMBLAGE
- KING COUNTY PARCEL BOUNDARY

FMW-5

FMW-6

FMW-7

B-6

GEI-2

B-7

MW-2

B-8

MW-1

B-9

FMW-8

NOTES:
1. ALL LOCATIONS ARE APPROXIMATE.
2. FIGURES WERE PRODUCED IN COLOR. GRAYSCALE COPIES MAY NOT REPRODUCE ALL ORIGINAL INFORMATION.

NOTES:
SOIL GAS SAMPLED ON 7/31/2020. CONCENTRATIONS REPORTED AS:
PCE | TCE | cis-1,2-DCE | trans-1,2-DCE | VINYL CHLORIDE
SOIL GAS ANALYTICAL RESULTS IN MICROGRAMS PER CUBIC METER

BOLD = DENOTES SOIL GAS CONCENTRATION THAT EXCEEDS THE WASHINGTON STATE MODEL TOXICS CONTROL ACT CLEANUP REGULATION CLEANUP LEVEL
0.00096 = PINK DENOTES DETECTION
< = DENOTES ANALYTE NOT DETECTED AT OR EXCEEDING THE LABORATORY PRACTICAL QUANTITATION LIMIT LISTED
PCE = TETRACHLOROETHENE
TCE = TRICHLOROETHENE
DCE = DICHLOROETHENE
ND = ANALYTE NOT DETECTED AT OR ABOVE THE REPORTING LIMIT LISTED
HVOCs = HALOGENATED VOLATILE ORGANIC COMPOUNDS

FARALLON CONSULTING

Washington
Issaquah | Bellingham | Seattle

Oregon
Portland | Baker City

California
Oakland | Folsom | Irvine

Quality Service for Environmental Solutions | farallonconsulting.com

FIGURE 6A

SOIL GAS ANALYTICAL RESULTS -
TOWN AND COUNTRY CLEANERS AND
TACO TIME/MICHAEL'S PROPERTY ASSEMBLAGE
BELLEVUE PLAZA PROPERTY
117 106th AVENUE NORTHEAST,
10502 AND 10510 MAIN STREET
BELLEVUE, WASHINGTON

FARALLON PN: 397-034

Drawn By: jjones | Checked By: LS | Date: 8/20/2020 | Disc Reference:

Document Path: Q:\Projects\397 VULCAN\034_106thAvenue\Mapfiles\012_RI-FS\2020-08_Update\Figure-06A_SoilGas_TT_T&C.mxd

NORTHEAST 2nd STREET

A B C D E F G H I J

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21

106th AVENUE NORTHEAST

MAIN STREET

FORMER KWIK LINERS

FMW-6
93.0'|<0.00086|<0.00086|<0.00086|<0.00086
88.0'|<0.00079|<0.00079|<0.00079|<0.00079
83.0'|<0.00077|<0.00077|<0.00077|<0.00077
78.0'|<0.00076|<0.00076|<0.00076|<0.00076
73.0'|0.0011|0.0046|0.0038|<0.00072
68.0'|0.0018|0.0019|0.0012|<0.00077
63.0'|0.0019|0.0010|<0.00075|<0.00075
58.0'|0.012|0.0040|0.0018|<0.00084
53.0'|0.0079|0.0058|0.0019|<0.00073
48.0'|0.015|0.016|0.010|<0.00084
43.0'|<0.00089|<0.00089|0.021|0.0029
38.0'|<0.00079|<0.00079|<0.00079|0.0099
33.0'|<0.0011|<0.0011|<0.0011|0.10
28.0'|<0.0010|<0.0010|0.070|0.17
23.0'|<0.0012|<0.0012|0.10|0.082

MW-1
77.8'|<0.0010|<0.0010|<0.0010|<0.0010
73.1'|<0.00093|0.0025|0.0029|<0.00093
68.3'|0.00096|0.024|0.053|0.0057
63.2'|0.0012|0.0017|0.0013|<0.0011
57.8'|0.0014|0.0026|0.0027|<0.0010
37.3'|0.031|0.019|0.0096|<0.0013
31.8'|<0.0013|<0.0013|<0.0013|0.055
28.3'|0.0014|0.0019|0.0035|0.029
22.5'|<0.0012|<0.0012|<0.0012|0.0023

FMW-7
93.7'|<0.00081|<0.00081|<0.00081|<0.00081
88.7'|<0.00075|<0.00075|<0.00075|<0.00075
83.7'|<0.00074|<0.00074|<0.00074|<0.00074
78.7'|<0.00087|0.0013|<0.00087|<0.00087
73.7'|<0.00084|0.028|0.013|<0.00084
68.7'|<0.00087|<0.00087|<0.00087|<0.00087
63.7'|<0.00084|<0.00084|<0.00084|<0.00084
58.7'|0.0012|0.0011|<0.00083|<0.00083
53.7'|0.0024|0.0059|0.0036|<0.00091
48.7'|0.0020|0.0036|0.0024|<0.00084
43.7'|0.0092|0.0029|0.0014|<0.00079
38.7'|0.017|0.053|0.069|0.0089
33.7'|<0.00097|<0.00097|<0.00097|<0.00097
28.7'|<0.00086|<0.00086|<0.00086|0.0046
23.7'|<0.0010|<0.0010|0.0039|0.0075

FMW-5
96.5'|<0.00085|<0.00085|<0.00085|<0.00085
91.5'|<0.00085|<0.00085|<0.00085|<0.00085
86.5'|<0.00078|<0.00078|<0.00078|<0.00078
81.5'|<0.00084|<0.00084|<0.00084|<0.00084
76.5'|0.0043|0.0028|<0.00078|<0.00078
71.5'|0.0031|0.0020|<0.00081|<0.00081
66.5'|0.0049|0.0026|<0.00076|<0.00076
61.5'|0.0079|0.0060|0.0021|<0.00090
56.5'|0.0094|0.0082|0.0037|<0.00085
51.5'|0.018|0.0068|0.0042|<0.00093
46.5'|0.043|0.0052|<0.00088|<0.00088
41.5'|<0.00083|<0.00083|<0.00083|<0.00083
36.5'|<0.00089|<0.00089|<0.00089|<0.00089
31.5'|<0.00095|<0.00095|<0.00095|<0.00095
26.5'|<0.00069|<0.00069|<0.00069|<0.00069

GEI-1
58.2'|<0.00093|<0.00093|<0.00093|<0.00093
43.2'|<0.0011|0.0017|0.0042|<0.0011
38.2'|<0.0010|<0.0010|0.046|<0.0010
18.2'|<0.0011|<0.0011|<0.0011|<0.0011
-6.8'|<0.0010|<0.0010|<0.0010|<0.0010
-36.8'|<0.0011|<0.0011|<0.0011|<0.0011

FMW-8
78.8'|<0.00090|<0.00090|<0.00090|<0.00090
73.8'|<0.00095|<0.00095|<0.00095|<0.00095
68.8'|<0.00067|0.0017|<0.00067|<0.00067
63.8'|<0.0011|<0.0011|<0.0011|<0.0011
58.8'|<0.00094|<0.00094|<0.00094|<0.00094
53.8'|<0.00073|<0.00073|<0.00073|<0.00073
48.8'|<0.0010|<0.0010|<0.0010|<0.0010
43.8'|<0.0010|<0.0010|<0.0010|<0.0010
38.8'|<0.0010|0.0040|0.041|<0.0010
33.8'|<0.00089|<0.00089|0.0068|0.0077
28.8'|<0.0011|<0.0011|<0.0011|<0.0011
23.8'|<0.00095|<0.00095|<0.00095|<0.00095
18.8'|<0.0012|<0.0012|<0.0012|<0.0012
13.8'|<0.0010|<0.0010|<0.0010|<0.0010
8.8'|<0.0011|<0.0011|<0.0011|<0.0011

B-6 B-7 B-8 B-9

GEI-2
37.8'|<0.0011|<0.0011|<0.0011|<0.0011
7.8'|<0.0012|<0.0012|<0.0012|<0.0012
-2.3'|<0.00094|<0.00094|<0.00094|<0.00094

MW-2
92.4'|<0.0011|<0.0011|<0.0011|<0.0011
87.5'|<0.0011|<0.0011|<0.0011|<0.0011
82.7'|<0.0011|<0.0011|<0.0011|<0.0011
77.6'|<0.0011|<0.0011|<0.0011|<0.0011
72.8'|<0.0011|<0.0011|<0.0011|<0.0011
67.8'|<0.0014|<0.0014|<0.0014|<0.0014
62.8'|<0.0010|<0.0010|<0.0010|<0.0010
52.3'|<0.0012|<0.0012|<0.0012|<0.0012
47.8'|<0.0012|<0.0012|<0.0012|<0.0012
41.3'|<0.0013|<0.0013|<0.0013|<0.0013

FMW-9
78.0'|<0.00099|<0.00099|<0.00099|<0.00099
73.0'|<0.00088|<0.00088|<0.00088|<0.00088
68.0'|0.0013|0.0011|<0.00096|<0.00096
63.0'|<0.00091|<0.00091|0.023|<0.00091
58.0'|<0.00069|<0.00069|<0.00069|<0.00069
53.0'|<0.00081|<0.00081|<0.00081|<0.00081
48.0'|<0.00078|<0.00078|<0.00078|<0.00078
43.0'|<0.00096|<0.00096|<0.00096|<0.00096
38.0'|<0.00095|<0.00095|<0.00095|<0.00095
33.0'|<0.00090|<0.00090|<0.00090|<0.00090
28.0'|<0.00095|<0.00095|<0.00095|<0.00095
23.0'|<0.00094|<0.00094|<0.00094|<0.00094
18.0'|<0.00089|<0.00089|<0.00089|<0.00089
13.0'|<0.00084|<0.00084|<0.00084|0.0013
8.0'|<0.00082|<0.00082|<0.00082|0.0058

FMW-10
81.2'|<0.0010|<0.0010|<0.0010|<0.0010
76.2'|<0.0011|<0.0011|<0.0011|<0.0011
71.2'|<0.00093|<0.00093|<0.00093|<0.00093
66.2'|<0.00094|<0.00094|<0.00094|<0.00094
61.2'|<0.00092|<0.00092|0.0053|<0.00092
56.2'|<0.00090|0.0010|0.00096|<0.00090
51.2'|0.0063|0.0040|0.0017|<0.00097
46.2'|<0.00083|<0.00083|<0.00083|<0.00083
41.2'|<0.00087|<0.00087|0.0012|<0.00087
36.2'|<0.0010|<0.0010|<0.0010|<0.0010
31.2'|<0.00096|0.0092|0.064|0.0011
26.2'|<0.0011|<0.0011|<0.0011|<0.0011
21.2'|<0.0010|0.0042|0.57|0.0037
16.2'|<0.0011|<0.0011|0.013|0.020
11.2'|<0.00099|<0.00099|0.0056|0.012

B-27
77.1'|<0.0012|<0.0012|<0.0012|<0.0015
72.1'|<0.0010|<0.0010|<0.0010|<0.0014
67.1'|<0.0016|<0.0016|<0.0016|<0.0020

B-33
78.4'|<0.00092|<0.00092|<0.00092|<0.00092
73.4'|<0.00082|<0.00082|<0.00082|<0.00082
68.4'|<0.00090|<0.00090|<0.00090|<0.00090
63.4'|<0.00083|<0.00083|<0.00083|<0.00083
58.4'|<0.00087|<0.00087|<0.00087|<0.00087
53.4'|<0.00085|<0.00085|<0.00085|<0.00085
48.4'|<0.00088|<0.00088|<0.00088|<0.00088
43.4'|<0.0010|0.0013|<0.0010|<0.0010
38.4'|<0.0011|0.0043|<0.0011|<0.0011
33.4'|<0.0011|<0.0011|<0.0011|<0.0011

B-26
76.5'|<0.0010|<0.0010|<0.0010|<0.0013
71.5'|<0.00095|<0.00095|<0.00095|<0.0012
66.5'|<0.00092|<0.00092|<0.00092|<0.0012

B-28
77.1'|<0.00067|<0.00067|<0.00067|<0.00067
72.1'|<0.00081|<0.00081|<0.00081|<0.00081
67.1'|<0.00069|<0.00069|<0.00069|<0.00069
62.1'|<0.00082|<0.00082|0.00095|<0.00082
57.1'|<0.00066|<0.00066|<0.00066|<0.00066
52.1'|<0.00080|<0.00080|<0.00080|<0.00080
47.1'|<0.00070|0.0016|0.0015|<0.00070
42.1'|0.0026|0.0071|0.0035|<0.00078
37.1'|0.0020|0.0057|0.0017|<0.00073
32.1'|0.0017|0.015|0.0087|<0.00087

B-29
76.9'|<0.00072|<0.00072|<0.00072|<0.00072
71.9'|<0.00068|<0.00068|<0.00068|<0.00068
66.9'|0.023|0.0063|0.0024|<0.00068
61.9'|**0.056**|0.015|0.0062|<0.00072
56.9'|**0.068**|0.016|0.0068|<0.00071
51.9'|0.029|0.0069|0.0033|<0.00068
46.9'|0.027|0.0061|0.0037|0.0014
41.9'|0.0045|0.0012|0.0015|0.00094
36.9'|0.0015|<0.00083|0.045|0.0014
31.9'|<0.00092|<0.00092|0.033|0.0061

B-32
77.9'|<0.00086|<0.00086|<0.00086|<0.00086
72.9'|<0.00086|<0.00086|<0.00086|<0.00086
67.9'|<0.00092|<0.00092|<0.00092|<0.00092
62.9'|<0.00095|<0.00095|<0.00095|<0.00095
57.9'|<0.00080|<0.00080|<0.00080|<0.00080
52.9'|<0.0013|<0.0013|<0.0013|<0.0013
47.9'|<0.0013|<0.0013|<0.0013|<0.0013
42.9'|<0.0011|<0.0011|<0.0011|<0.0011
37.9'|<0.0011|<0.0011|<0.0011|<0.0011
32.9'|<0.0010|<0.0010|<0.0010|<0.0010

B-10 B-11 B-12 B-13 B-14 B-15 B-16 B-17

GEI-4
58.7'|<0.00091|<0.00091|<0.00091|<0.00091
53.7'|<0.0011|<0.0011|<0.0011|<0.0011
23.7'|<0.0012|<0.0012|<0.0012|<0.0012
-1.3'|<0.0010|<0.0010|<0.0010|<0.0010

MW-3
87.7'|<0.0010|<0.0010|<0.0010|<0.0010
83.6'|<0.0012|<0.0012|<0.0012|<0.0012
78.6'|<0.0011|<0.0011|<0.0011|<0.0011
73.4'|<0.0011|<0.0011|<0.0011|<0.0011
68.1'|<0.00093|<0.00093|<0.00093|<0.00093
62.7'|<0.00093|<0.00093|<0.00093|<0.00093
48.6'|<0.0012|<0.0012|<0.0012|<0.0012
42.7'|<0.0012|<0.0012|<0.0012|<0.0012
37.2'|<0.0012|<0.0012|<0.0012|<0.0012

FMW-12
84.3'|<0.00097|<0.00097|<0.00097|<0.00097
79.3'|<0.0015|<0.0015|<0.0015|<0.0015
74.3'|<0.00082|<0.00082|<0.00082|<0.00082
69.3'|<0.00087|<0.00087|<0.00087|<0.00087
64.3'|<0.00079|<0.00079|<0.00079|<0.00079
59.3'|<0.00077|<0.00077|<0.00077|<0.00077
54.3'|<0.00096|<0.00096|<0.00096|<0.00096
49.3'|<0.00092|<0.00092|<0.00092|<0.00092
44.3'|<0.00088|<0.00088|<0.00088|<0.00088
39.3'|<0.00099|<0.00099|<0.00099|<0.00099
34.3'|<0.00099|<0.00099|<0.00099|<0.00099
29.3'|<0.0010|<0.0010|<0.0010|<0.0010
24.3'|<0.00092|<0.00092|<0.00092|<0.00092
19.3'|<0.00096|<0.00096|<0.00096|<0.00096

B-31
76.5'|<0.00070|<0.00070|<0.00070|<0.00070
71.5'|<0.00094|<0.00094|<0.00094|<0.00094
66.5'|<0.00085|<0.00085|<0.00085|<0.00085
61.5'|<0.00068|<0.00068|<0.00068|<0.00068
56.5'|<0.00074|<0.00074|<0.00074|<0.00074
51.5'|<0.00071|<0.00071|<0.00071|<0.00071
46.5'|**0.063**|0.0077|0.0016|<0.00089
41.5'|**0.073**|0.010|0.0034|<0.00085
36.5'|0.023|0.0031|0.0013|<0.00075
31.5'|**0.067**|0.0098|0.0083|0.0011

B-30
76.9'|<0.00087|<0.00087|<0.00087|<0.00087
71.9'|<0.00068|<0.00068|<0.00068|<0.00068
66.9'|<0.00083|<0.00083|<0.00083|<0.00083
61.9'|<0.00083|<0.00083|<0.00083|<0.00083
56.9'|<0.00074|<0.00074|<0.00074|<0.00074
51.9'|<0.00072|<0.00072|<0.00072|<0.00072
46.9'|<0.00081|<0.00081|<0.00081|<0.00081
41.9'|<0.00090|<0.00090|<0.00090|<0.00090
36.9'|<0.00081|<0.00081|<0.00081|<0.00081
31.9'|<0.00039|<0.00039|<0.00039|<0.00039

FMW-15
76.3'|<0.00085|<0.00085|<0.00085|<0.00085
71.3'|0.0015|<0.00075|<0.00075|<0.00075
66.3'|0.0039|<0.0011|<0.0011|<0.0011
61.3'|0.0053|<0.0012|<0.0012|<0.0012
56.3'|0.0019|<0.00095|<0.00095|<0.00095
51.3'|0.0034|<0.00081|<0.00081|<0.00081
48.8'|<0.00090|<0.00090|<0.00090|<0.00090
46.3'|<0.00086|<0.00086|<0.00086|<0.00086
41.3'|<0.00096|<0.00096|<0.00096|<0.00096
36.3'|<0.0011|<0.0011|<0.0011|<0.0011
31.3'|<0.0010|<0.0010|<0.0010|<0.0010
26.3'|<0.0010|<0.0010|<0.0010|<0.0010
21.3'|<0.00093|<0.00093|<0.00093|<0.00093
16.3'|<0.00090|<0.00090|<0.00090|<0.00090
6.3'|<0.00087|<0.00087|<0.00087|<0.00087

FMW-11
89.3'|<0.00077|<0.00077|<0.00077|<0.00077
84.3'|<0.0011|<0.0011|<0.0011|<0.0011
79.3'|<0.00079|<0.00079|<0.00079|<0.00079
74.3'|<0.00079|<0.00079|<0.00079|<0.00079
69.3'|<0.00076|<0.00076|<0.00076|<0.00076
64.3'|<0.00088|<0.00088|<0.00088|<0.00088
59.3'|<0.00077|<0.00077|<0.00077|<0.00077
54.3'|<0.00074|<0.00074|<0.00074|<0.00074
49.3'|<0.00095|<0.00095|<0.00095|<0.00095
44.3'|<0.0010|<0.0010|<0.0010|<0.0010
39.3'|<0.00094|<0.00094|<0.00094|<0.00094
34.3'|<0.00099|<0.00099|<0.00099|<0.00099
29.3'|<0.0010|<0.0010|<0.0010|<0.0010
24.3'|<0.0011|<0.0011|<0.0011|<0.0011
19.3'|<0.00081|<0.00081|<0.00081|<0.00081

B-23
75.5'|0.0053|<0.0018|<0.0018|<0.0018
70.5'|<0.0013|<0.0013|<0.0013|<0.0013
65.5'|<0.0014|<0.0014|<0.0014|<0.0014

B-21
76.3'|<0.0011|<0.0011|<0.0011|<0.0018
71.3'|0.0015|<0.0011|<0.0011|<0.0014
66.3'|0.0011|<0.00086|<0.00086|<0.0014

B-22
76.1'|0.0012|<0.0012|<0.0012|<0.0019
71.1'|0.0023|<0.00096|<0.00096|<0.0015
66.1'|<0.00089|<0.00089|<0.00089|<0.0014

B-20
76.7'|0.029|<0.0014|<0.0014|<0.0022
71.7'|**0.11**|<0.0016|<0.0016|<0.0026
66.7'|0.0042|<0.00083|<0.00083|<0.0013

B-19
80.6'|0.024|<0.0015|<0.0015|<0.0023
75.6'|0.034|<0.0012|<0.0012|<0.0019
70.6'|0.014|<0.0010|<0.0010|<0.0017

FMW-4
85.2'|0.0033|<0.0011 |<0.0011 |<0.0011
80.2'|0.0068|<0.0013|<0.0013|<0.0013
75.2'|0.0029|<0.0013 |<0.0013 |<0.0013
70.2'|<0.0011|<0.0011|<0.0011|<0.0011
65.2'|0.0027|<0.0013|<0.0013|<0.0013
60.2'|0.0079|<0.0012|<0.0012|<0.0012
55.2'|0.011|<0.00086|<0.00086|<0.00086
50.3'|<0.0010 |<0.0010 |<0.0010 |<0.0010
45.3'|<0.00094|<0.00094|<0.00094|<0.00094
35.3'|<0.0010|<0.0010|<0.0010|<0.0010
30.3'|<0.0010|<0.0010|<0.0010|<0.0010

FMW-18
86.9'|<0.0011|<0.0011|<0.0011|<0.0011
81.9'|<0.0011|<0.0011|<0.0011|<0.0011
76.9'|<0.0011|<0.0011|<0.0011|<0.0011
71.9'|<0.0012|<0.0012|<0.0012|<0.0012
66.9'|<0.0011|<0.0011|<0.0011|<0.0011
61.9'|<0.0013|<0.0013|<0.0013|<0.0013
56.9'|<0.0011|<0.0011|<0.0011|<0.0011
51.9'|<0.0011|<0.0011|<0.0011|<0.0011
46.9'|<0.0011|<0.0011|<0.0011|<0.0011
41.9'|<0.0011|<0.0011|<0.0011|<0.0011
36.9'|<0.00096|<0.00096|<0.00096|<0.00096
31.9'|<0.0012|<0.0012|<0.0012|<0.0012
26.9'|<0.0012|<0.0012|<0.0012|<0.0012
21.9'|<0.0011|<0.0011|<0.0011|<0.0011
16.9'|<0.0011|<0.0011|<0.0011|<0.0011

B-1
88.0'|<0.0013|<0.0013|<0.0013|<0.0013
78.0'|<0.0013|<0.0013|<0.0013|<0.0013
63.0'|<0.0012|<0.0012|<0.0012|<0.0012
58.0'|<0.0011|<0.0011|<0.0011|<0.0011
48.0'|<0.0011|<0.0011|<0.0011|<0.0011
43.0'|<0.0011|<0.0011|<0.0011|<0.0011

PH-30
83.5|0.0069|<0.00094|<0.00094|<0.00094

PH-29

B-2
83.0'|0.0027|<0.0014|<0.0014|<0.0014
78.0'|0.0050|<0.0016 |<0.0016 |<0.0016
73.0'|0.0097|<0.0013|<0.0013|<0.0013
68.0'|0.0074|<0.0013|<0.0013|<0.0013

B-4
87.9'|<0.0013|<0.0013|<0.0013|<0.0013
82.9'|<0.0011|<0.0011|<0.0011|<0.0011
77.9'|<0.0012|<0.0012|<0.0012|<0.0012

B-3
87.9'|<0.0013|<0.0013|<0.0013|<0.0013
82.9'|<0.00097|<0.00097|<0.00097|<0.00097
77.9'|<0.0015|<0.0015|<0.0015|<0.0015

B-5
87.9'|<0.0012|<0.0012|<0.0012|<0.0012
82.9'|<0.0010|<0.0010|<0.0010|<0.0010
77.9'|<0.0012|<0.0012|<0.0012|<0.0012

FMW-1
87.8'|<0.0012|<0.0012|<0.0012|<0.0012
77.8'|<0.0013|<0.0013|<0.0013|<0.0013
62.8'|<0.0013|<0.0013|<0.0013|<0.0013
57.8'|<0.0012|<0.0012|<0.0012|<0.0012
52.8'|<0.0011|<0.0011|<0.0011|<0.0011
47.8'|<0.0014|<0.0014|<0.0014|<0.0014
42.8'|<0.0011|<0.0011|<0.0011|<0.0011

FMW-19
92.9'|<0.0010|<0.0010|<0.0010|<0.0010
87.9'|<0.0010|<0.0010|<0.0010|<0.0010
82.9'|<0.0012|<0.0012|<0.0012|<0.0012
77.9'|<0.0013|<0.0013|<0.0013|<0.0013
72.9'|<0.0010|<0.0010|<0.0010|<0.0010
67.9'|<0.0012|<0.0012|<0.0012|<0.0012
62.9'|<0.0011|<0.0011|<0.0011|<0.0011
57.9'|<0.0010|<0.0010|<0.0010|<0.0010
52.9'|<0.0012|<0.0012|<0.0012|<0.0012
47.9'|<0.0010|<0.0010|<0.0010|<0.0010
42.9'|<0.0011|<0.0011|<0.0011|<0.0011
37.9'|<0.0011|<0.0011|<0.0011|<0.0011
32.9'|<0.0010|<0.0010|<0.0010|<0.0010
27.9'|<0.0011|<0.0011|<0.0011|<0.0011
22.9'|<0.0012|<0.0012|<0.0012|<0.0012

MW-4
88.4'|<0.0011|<0.0011|<0.0011|<0.0011
83.3'|<0.0015|<0.0015|<0.0015|<0.0015
79.1'|<0.0013|<0.0013|<0.0013|<0.0013
73.3'|<0.0013|<0.0013|<0.0013|<0.0013
68.8'|<0.0013|<0.0013|<0.0013|<0.0013
48.3'|<0.0012|<0.0012|<0.0012|<0.0012
43.3'|<0.0016|<0.0016|<0.0016|<0.0016
37.8'|<0.0012|<0.0012|<0.0012|<0.0012

FMW-16
82.5'|**0.066**|<0.0010|<0.0010|<0.0010
77.5'|**0.066**|<0.0011|<0.0011|<0.0011
72.5'|0.0033|<0.00086|<0.00086|<0.00086
67.5'|0.014|<0.0011|<0.0011|<0.0011
62.5'|0.0025|<0.0012|<0.0012|<0.0012
57.5'|0.0032|<0.0012|<0.0012|<0.0012
52.5'|0.012|<0.0011|<0.0011|<0.0011
47.5'|0.0012|<0.0011|<0.0011|<0.0011
42.5'|<0.00095|<0.00095|<0.00095|<0.00095
37.5'|<0.0012|<0.0012|<0.0012|<0.0012
32.5'|<0.0011|<0.0011|<0.0011|<0.0011
27.5'|<0.0011|<0.0011|<0.0011|<0.0011
22.5'|<0.0010|<0.0010|<0.0010|<0.0010
17.5'|<0.00085|<0.00085|<0.00085|<0.00085
12.5'|<0.0010|<0.0010|<0.0010|<0.0010

PH-31
84.5|0.024|<0.00086|<0.00086|<0.00086

B-18
83.3'|0.0031|<0.0013|<0.0013|<0.0020
78.3'|0.022|<0.0012|<0.0012|<0.0016

FMW-17
85.2'|0.0018|<0.00099|<0.00099|<0.00099
83.2'|0.0021|<0.0010|<0.0010|<0.0010
78.2'|0.0030|<0.00098|<0.00098|<0.00098
73.2'|0.0022|<0.0012|<0.0012|<0.0012
68.2'|0.0039|<0.0011|<0.0011|<0.0011
63.2'|<0.0011|<0.0011|<0.0011|<0.0011
58.2'|0.0035|<0.0011|<0.0011|<0.0011
53.2'|0.0013|<0.0011|<0.0011|<0.0011
48.2'|0.017|<0.0011|<0.0011|<0.0011
43.2'|<0.0011|<0.0011|<0.0011|<0.0011
38.2'|0.027|<0.0011|<0.0011|<0.0011
33.2'|0.026|0.0016|0.0019|<0.0010
28.2'|<0.0011|<0.0011|0.0049|<0.0011
18.2'|<0.00095|<0.00095|<0.00095|<0.00095
13.2'|<0.00088|<0.00088|<0.00088|<0.00088

PH-32
84.7|0.0016|<0.00092|<0.00092|<0.00092

PH-34
84.0|0.0026|<0.00085|<0.00085|<0.00085

PH-33
85.0|<0.0010|<0.0010|<0.0010|<0.0010

FMW-3
85.3'|0.0016|<0.0014 |<0.0014 |<0.0014
80.3'|0.0020|<0.0013|<0.0013|<0.0013
75.3'|<0.0013 |<0.0013 |<0.0013 |<0.0013
70.3'|0.0019|<0.0016|<0.0016|<0.0016
65.3'|<0.0012 |<0.0012 |<0.0012 |<0.0012
60.3'|<0.0012|<0.0012|<0.0012|<0.0012
55.3'|<0.0019|<0.0019|<0.0019|<0.0019
50.4'|<0.0012|<0.0012|<0.0012|<0.0012
35.4'|<0.0012|<0.0012|<0.0012|<0.0012
30.4'|<0.0013|<0.0013|<0.0013|<0.0013

FMW-2
86.0'|<0.0014 |<0.0014 |<0.0014 |<0.0014
81.0'|<0.0014|<0.0014|<0.0014|<0.0014
71.0'|<0.0012|<0.0012|<0.0012|<0.0012
66.0'|<0.0013|<0.0013|<0.0013|<0.0013
61.0'|<0.0011|<0.0011|<0.0011|<0.0011
56.0'|<0.0013|<0.0013|<0.0013|<0.0013
51.1'|<0.0015|<0.0015|<0.0015|<0.0015
46.1'|<0.0011|<0.0011|<0.0011|<0.0011
41.1'|<0.0013|<0.0013|<0.0013|<0.0013
36.1'|<0.0015|<0.0015|<0.0015|<0.0015

NOTES:
SOIL RESULTS IN MILLIGRAMS PER KILOGRAM (mg/kg)
SAMPLE ELEVATION IN FEET NAVD88 | PCE | TCE | cis-1,2-DCE | VC

BOLD	=	DENOTES CONCENTRATIONS THAT EXCEED THE WASHINGTON STATE MODEL TOXICS CONTROL ACT CLEANUP LEVEL
0.00096	=	PINK DENOTES DETECTION
37.3'	=	BLUE INDICATES SAMPLE COLLECTED IN GROUNDWATER BEARING ZONE
<	=	DENOTES ANALYTE NOT DETECTED AT OR EXCEEDING THE LABORATORY PRACTICAL QUANTITATION LIMIT LISTED
---	=	DENOTES SAMPLE NOT ANALYZED
HVOCs	=	HALOGENATED VOLATILE ORGANIC COMPOUNDS
PCE	=	TETRACHLOROETHENE
TCE	=	TRICHLOROETHENE
cis-1,2-DCE	=	cis-1,2-DICHLOROETHENE
1,2-DCA	=	1,2-DICHLOROETHANE
VC	=	VINYL CHLORIDE
NAVD88	=	NORTH AMERICAN VERTICAL DATUM OF 1988

LEGEND

- SHALLOW MONITORING WELL (FARALLON)
- DEEP MONITORING WELL (GEOENGINEERS)
- SHALLOW BORING - ANGLED (FARALLON)
- SHALLOW BORING (FARALLON)
- DEEP BORING WITH INCLINOMETER CASING (GEOENGINEERS)
- POTHOLE LOCATION (FARALLON)
- BELLEVUE PLAZA PROPERTY BOUNDARY
- EXCAVATION GRID (30'X30')

N

0 30

SCALE IN FEET

NOTES:
1. ALL LOCATIONS ARE APPROXIMATE.
2. FIGURES WERE PRODUCED IN COLOR. GRAYSCALE COPIES MAY NOT REPRODUCE ALL ORIGINAL INFORMATION.

FARALLON CONSULTING

Washington
Issaquah | Bellingham | Seattle

Oregon
Portland | Baker City

California
Oakland | Folsom | Irvine

Quality Service for Environmental Solutions | farallonconsulting.com

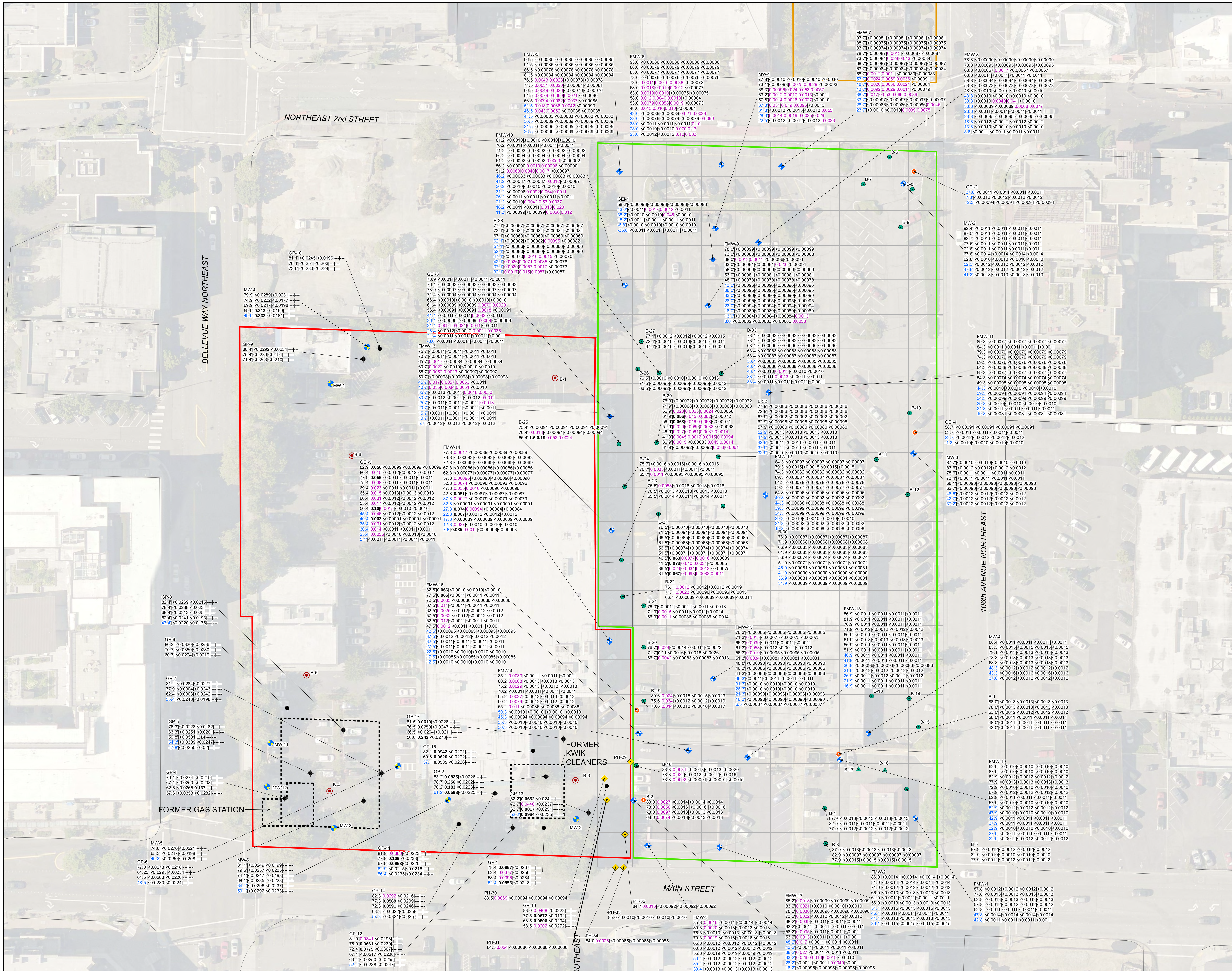
FIGURE 7

SOIL ANALYTICAL RESULTS FOR HVOCs
BELLEVUE PLAZA PROPERTY
117 106th AVENUE NORTHEAST,
10502 AND 10510 MAIN STREET
BELLEVUE, WASHINGTON

FARALLON PN: 397-034

Drawn By: jjones | Checked By: LS | Date: 8/19/2020 | Disc Reference:

Document Path: Q:\Projects\397 VULCAN\034_106thAvenue\Mapfiles\012_RI-FS\2020-08_Update\Figure-07_Soil-HVOCs.mxd



LEGEND

- SHALLOW MONITORING WELL (FARALLON)
- DEEP MONITORING WELL (GEOENGINEERS)
- SHALLOW BORING - ANGLED (FARALLON)
- SHALLOW BORING (FARALLON)
- DEEP BORING WITH INCLINOMETER CASING (GEOENGINEERS)
- POTHOLE LOCATION (FARALLON)
- BORING - GEOTECHNICAL (PES)
- BORING - PUSH PROBE (PES)
- MONITORING WELL (PES)
- EXCAVATION GRID (30'X30')
- BELLEVUE PLAZA PROPERTY BOUNDARY
- ERNST PROPERTY BOUNDARY
- TACO TIME/MICHAEL'S PROPERTY ASSEMBLAGE

NOTES:
SOIL RESULTS IN MILLIGRAMS PER KILOGRAM (mg/kg)
SAMPLE ELEVATION IN FEET NAVD88 | PCE | TCE | cis-1,2-DCE | VC

BOLD = DENOTES CONCENTRATIONS THAT EXCEED THE WASHINGTON STATE MODEL TOXICS CONTROL ACT CLEANUP LEVEL
0.00096 = PINK DENOTES DETECTION
37.3' = BLUE INDICATES SAMPLE COLLECTED IN GROUNDWATER BEARING ZONE
< = DENOTES ANALYTE NOT DETECTED AT OR EXCEEDING THE LABORATORY PRACTICAL QUANTITATION LIMIT LISTED
--- = DENOTES SAMPLE NOT ANALYZED
HVOCs = HALOGENATED VOLATILE ORGANIC COMPOUNDS
PCE = TETRACHLOROETHENE
TCE = TRICHLOROETHENE
cis-1,2-DCE = cis-1,2-DICHLOROETHENE
1,2-DCA = 1,2-DICHLOROETHANE
VC = VINYL CHLORIDE
NAVD88 = NORTH AMERICAN VERTICAL DATUM OF 1988

N

0 40 80
SCALE IN FEET

NOTES:
1. ALL LOCATIONS ARE APPROXIMATE.
2. FIGURES WERE PRODUCED IN COLOR. GRAYSCALE COPIES MAY NOT REPRODUCE ALL ORIGINAL INFORMATION.

FARALLON CONSULTING

Washington
Issaquah | Bellingham | Seattle

Oregon
Portland | Baker City

California
Oakland | Folsom | Irvine

Quality Service for Environmental Solutions | farallonconsulting.com

FIGURE 7A

SOIL ANALYTICAL RESULTS FOR HVOCs
BELLEVUE PLAZA PROPERTY
117 106th AVENUE NORTHEAST,
10502 AND 10510 MAIN STREET
BELLEVUE, WASHINGTON

FARALLON PN: 397-034

Drawn By: jjones | Checked By: JR | Date: 8/19/2020

Document Path: Q:\Projects\397 VULCAN\034_106thAvenue\Mapfiles\012_RI-FS\2020-08_Update\Figure-07A_Soil_HVOCs.mxd

TOWN AND COUNTRY CLEANERS SITE

PARCEL: 067900-0055

TCMW-2
114.5'|**0.062**|0.0046|0.0041|<0.0013
112.0'|0.024|0.0018|<0.00087|<0.00087
107.0'|0.0055|<0.00065|<0.00065|<0.00065
102.0'|0.0013|0.0012|<0.00082|<0.00082
97.0'|0.032|<0.00080|<0.00080|<0.00080
92.0'|0.020|<0.00070|<0.00070|<0.00070
87.0'|0.048|<0.00082|<0.00082|<0.00082
82.0'|0.0022|<0.00089|<0.00089|<0.00089
77.0'|**0.078**|<0.00086|<0.00086|<0.00086
72.0'|0.0097|<0.00098|<0.00098|<0.00098
67.0'|<0.0011|<0.0011|<0.0011|<0.0011
62.0'|<0.00090|<0.00090|<0.00090|<0.00090
57.0'|<0.00098|<0.00098|<0.00098|<0.00098
52.0'|<0.00095|<0.00095|<0.00095|<0.00095
47.0'|<0.00098|<0.00098|<0.00098|<0.00098
42.0'|<0.00091|<0.00091|<0.00091|<0.00091

TT-FMW-5
113.5'|<0.00078|<0.00078|<0.00078|<0.00078
108.5'|<0.00074|<0.00074|<0.00074|<0.00074
103.5'|<0.00082|<0.00082|<0.00082|<0.00082
98.5'|<0.00038|<0.00038|<0.00038|<0.00038
93.5'|<0.00078|<0.00078|<0.00078|<0.00078
88.5'|<0.00083|<0.00083|<0.00083|<0.00083
83.5'|<0.00078|<0.00078|<0.00078|<0.00078
78.5'|<0.00086|<0.00086|<0.00086|<0.00086
73.5'|<0.0010|<0.0010|<0.0010|<0.0010
68.5'|<0.00085|<0.00085|<0.00085|<0.00085
63.5'|<0.00093|<0.00093|<0.00093|<0.00093
58.5'|<0.00089|<0.00089|<0.00089|<0.00089
53.5'|<0.00083|<0.00083|<0.00083|<0.00083
48.5'|<0.00089|<0.00089|<0.00089|<0.00089
43.5'|<0.00088|<0.00088|<0.00088|<0.00088
38.5'|<0.00091|<0.00091|<0.00091|<0.00091

TT-FMW-7
105.4'|<0.00084|<0.00084|<0.00084|<0.00084
100.4'|<0.00093|<0.00093|<0.00093|<0.00093
95.4'|<0.00082|<0.00082|<0.00082|<0.00082
90.4'|0.0020|<0.00074|<0.00074|<0.00074
85.4'|<0.00088|<0.00088|<0.00088|<0.00088
80.4'|<0.00085|<0.00085|<0.00085|<0.00085
75.4'|0.0043|<0.0010|<0.0010|<0.0010
70.4'|0.0027|<0.00091|<0.00091|<0.00091
65.4'|<0.00095|<0.00095|<0.00095|<0.00095
60.4'|<0.00090|<0.00090|<0.00090|<0.00090
55.4'|**0.17**|0.013|<0.0010|<0.0010
50.4'|<0.00089|<0.00089|<0.00089|<0.00089
45.4'|<0.00096|<0.00096|<0.00096|<0.00096
40.4'|<0.00091|<0.00091|<0.00091|<0.00091

TT-MW-2
104.9'|0.0014|<0.00077|<0.00077|<0.00077
99.9'|<0.00074|<0.00074|<0.00074|<0.00074
94.9'|<0.00087|<0.00087|<0.00087|<0.00087
79.9'|<0.00082|<0.00082|<0.00082|<0.00082
64.9'|<0.0011|<0.0011|<0.0011|<0.0011
54.9'|<0.00091|<0.00091|<0.00091|<0.00091
39.9'|<0.00091|<0.00091|<0.00091|<0.00091
34.9'|<0.00087|<0.00087|<0.00087|<0.00087
29.9'|<0.00086|<0.00086|<0.00086|<0.00086

MICHAEL'S FINE DRY CLEANERS

TT-MW-1
108.4'|<0.00088|<0.00088|<0.00088|<0.00088
103.4'|<0.00073|<0.00073|<0.00073|<0.00073
98.4'|<0.00075|<0.00075|<0.00075|<0.00075
83.4'|<0.00085|<0.00085|<0.00085|<0.00085
63.4'|<0.00097|<0.00097|<0.00097|<0.00097
53.4'|<0.00084|<0.00084|<0.00084|<0.00084
38.4'|<0.00089|<0.00089|<0.00089|<0.00089
33.4'|<0.00088|<0.00088|<0.00088|<0.00088
23.4'|<0.00091|<0.00091|<0.00091|<0.00091

TT-FMW-3
103.1'|<0.00077|<0.00077|<0.00077|<0.00077
98.1'|<0.00075|<0.00075|<0.00075|<0.00075
93.1'|<0.00077|<0.00077|<0.00077|<0.00077
88.1'|<0.00072|<0.00072|<0.00072|<0.00072
83.1'|<0.00082|<0.00082|<0.00082|<0.00082
78.1'|<0.00067|<0.00067|<0.00067|<0.00067
73.1'|<0.00066|<0.00066|<0.00066|<0.00066
68.1'|0.0022|<0.00076|<0.00076|<0.00076
63.1'|<0.00076|<0.00076|<0.00076|<0.00076
58.1'|<0.00043|<0.00043|<0.00043|<0.00043
53.1'|<0.00084|<0.00084|<0.00084|<0.00084
48.1'|<0.00085|<0.00085|<0.00085|<0.00085
43.1'|<0.00080|<0.00080|<0.00080|<0.00080
38.1'|<0.00086|<0.00086|<0.00086|<0.00086

TT-FMW-4
104.7'|<0.00079|<0.00079|<0.00079|<0.00079
99.7'|<0.00072|<0.00072|<0.00072|<0.00072
94.7'|<0.00077|<0.00077|<0.00077|<0.00077
89.7'|<0.00081|<0.00081|<0.00081|<0.00081
84.7'|<0.00084|<0.00084|<0.00084|<0.00084
79.7'|<0.00083|<0.00083|<0.00083|<0.00083
74.7'|<0.00076|<0.00076|<0.00076|<0.00076
69.7'|<0.00096|<0.00096|<0.00096|<0.00096
64.7'|<0.00086|<0.00086|<0.00086|<0.00086
59.7'|<0.0010|<0.0010|<0.0010|<0.0010
54.7'|<0.00084|<0.00084|<0.00084|<0.00084
49.7'|<0.00087|<0.00087|<0.00087|<0.00087
44.7'|<0.00091|<0.00091|<0.00091|<0.00091
39.7'|<0.00097|<0.00097|<0.00097|<0.00097

TT-FMW-6
100.9'|<0.00075|<0.00075|<0.00075|<0.00075
95.9'|<0.00082|<0.00082|<0.00082|<0.00082
90.9'|<0.0011|<0.0011|<0.0011|<0.0011
85.9'|<0.00079|<0.00079|<0.00079|<0.00079
80.9'|<0.00078|<0.00078|<0.00078|<0.00078
75.9'|0.0014|<0.00091|<0.00091|<0.00091
70.9'|0.0026|<0.00087|<0.00087|<0.00087
65.9'|<0.00076|<0.00076|<0.00076|<0.00076
60.9'|<0.00083|<0.00083|<0.00083|<0.00083
55.9'|0.022|0.0048|<0.00090|<0.00090
50.9'|0.0018|<0.00097|<0.00097|<0.00097
45.9'|<0.0010|<0.0010|<0.0010|<0.0010
40.9'|<0.0010|<0.0010|<0.0010|<0.0010
35.9'|<0.00087|<0.00087|<0.00087|<0.00087

105th AVENUE NORTHEAST

106th AVENUE NORTHEAST

NORTHEAST 2nd STREET

FMW-5
FMW-6
FMW-7
FMW-8
MW-1
MW-2
B-6
B-7
B-8
B-9
GEI-2

LEGEND
- SHALLOW MONITORING WELL (FARALLON)
- SHALLOW BORING (FARALLON)
- DEEP BORING WITH INCLINOMETER CASING (GEOENGINEERS)
- HISTORICAL FEATURE
- BELLEVUE PLAZA PROPERTY BOUNDARY
- TOWN AND COUNTRY CLEANERS SITE BOUNDARY
- TACO TIME/MICHAEL'S PROPERTY ASSEMBLAGE
- KING COUNTY PARCEL BOUNDARY

NOTES:
SOIL RESULTS IN MILLIGRAMS PER KILOGRAM (mg/kg)
SAMPLE ELEVATION IN FEET NAVD88 | PCE | TCE | cis-1,2-DCE | VC

BOLD = DENOTES CONCENTRATIONS THAT EXCEED THE WASHINGTON STATE MODEL TOXICS CONTROL ACT CLEANUP LEVEL
0.00096 = PINK DENOTES DETECTION
37.3' = BLUE INDICATES SAMPLE COLLECTED IN GROUNDWATER BEARING ZONE
< = DENOTES ANALYTE NOT DETECTED AT OR EXCEEDING THE LABORATORY PRACTICAL QUANTITATION LIMIT LISTED
--- = DENOTES SAMPLE NOT ANALYZED
HVOCs = HALOGENATED VOLATILE ORGANIC COMPOUNDS
PCE = TETRACHLOROETHENE
TCE = TRICHLOROETHENE
cis-1,2-DCE = cis-1,2-DICHLOROETHENE
1,2-DCA = 1,2-DICHLOROETHANE
VC = VINYL CHLORIDE
NAVD88 = NORTH AMERICAN VERTICAL DATUM OF 1988

N

0 20 40
SCALE IN FEET

NOTES:
1. ALL LOCATIONS ARE APPROXIMATE.
2. FIGURES WERE PRODUCED IN COLOR. GRAYSCALE COPIES MAY NOT REPRODUCE ALL ORIGINAL INFORMATION.

FARALLON CONSULTING
Quality Service for Environmental Solutions | farallonconsulting.com

Washington
Issaquah | Bellingham | Seattle

Oregon
Portland | Baker City

California
Oakland | Folsom | Irvine

FIGURE 7B

SOIL ANALYTICAL RESULTS FOR HVOCs -
TOWN AND COUNTRY CLEANERS
AND TACO TIME AND MICHAEL'S ASSEMBLAGE
BELLEVUE PLAZA PROPERTY
117 106th AVENUE NORTHEAST,
10502 AND 10510 MAIN STREET
BELLEVUE, WASHINGTON

FARALLON PN: 397-034

Drawn By: jjones | Checked By: LS | Date: 8/19/2020 | Disc Reference:
Document Path: Q:\Projects\397 VULCAN\034_106thAvenue\Mapfiles\012_RI-FS\2020-08_Update\Figure-07B_Soil_HVOCs_TT_T&C.mxd

NORTHEAST 2nd STREET

A B C D E F G H I J

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21

106th AVENUE NORTHEAST

MAIN STREET

FORMER KWIK CLEANERS

FMW-5
96.5'|<28|<56|<5.4
91.5'|<28|<56|<5.4
86.5'|<27|<55|<4.5
81.5'|<28|<55|<4.6
76.5'|<27|<53|<4.9
71.5'|<27|<54|<4.9
66.5'|<27|<54|<4.6
51.5'|<27|<54|<4.9
46.5'|<30|<60|<5.6
41.5'|38|< 56|13

FMW-6
93.0'|<29|130|<4.7
88.0'|<81|1,200|<4.5
83.0'|<29|62|<4.4
78.0'|<26|<52|<3.3
73.0'|<27|<54|<4.1

FMW-7
93.7'|<29|<57|<4.8
88.7'|<27|<54|<4.1
83.7'|<27|<54|<4.4
78.7'|<27|<53|<4.3
73.7'|<27|<54|<4.6
63.7'|<27|<55|<3.9

B-6
93.0'|<27|<54|<4.3
88.0'|<27|<54|<3.9
84.0'|<27|<54|<4.4

B-7
92.0'|<27|<55|<3.9
87.0'|<27|<53|<5.2
82.0'|<27|<54|<5.3
77.0'|<28|<55|<5.2

MW-2
92.4'|<28|130|<5.9
87.5'|<27|<55|<5.9
82.7'|<27|160|<5.5
77.6'|<27|110|<5.6
72.8'|<27|170|<5.5
67.8'|<27|<54|<5.4
62.8'|<27|<54|<5.3
52.3'|<31|<61|<6.9
47.8'|<32|<63|<7.3
41.3'|<31|<63|<7.3

B-8
93.0'|<26|<52|<4.5
88.0'|<28|<55|<4.6
83.0'|<27|<54|<4.7
79.0'|<27|<54|<4.6

MW-1
77.8'|<84|590|<5.4
73.1'|<27|<55|<6.0
68.3'|<27|<55|<4.7
63.2'|<28|<55|<6.0
57.8'|<28|<56|<5.6
37.3'|<32|<63|<7.7
31.8'|<32|<63|<7.1
28.3'|<31|<63|<7.1
22.5'|<32|<64|<7.2

B-9
92.0'|<27|<55|<4.8
87.0'|<140|690|<4.5
83.0'|<27|<54|<5.0

FMW-8
78.8'|<27|<53|<5.1
73.8'|<27|<53|<4.9
68.8'|<28|<56|<3.7
63.8'|<28|<57|<5.9
58.8'|<29|<58|<5.2

FMW-10
81.2'|<30|<60|<6.7
76.2'|<27|<54|<5.7
71.2'|<26|<52|<5.2
66.2'|<27|<53|<4.8
61.2'|<27|<53|<5.1
56.2'|<27|<55|<5.1
51.2'|<28|<57|<5.7
36.2'|<28|<56|<5.6
31.2'|<29|<59|<5.9

FMW-9
78.0'|<29|<57|<6.0
73.0'|<28|<56|<5.1
68.0'|<28|<56|<5.2
63.0'|<28|<55|<5.3
58.0'|<28|<56|<4.1

B-27
77.1'|<28|<56|<5.5
72.1'|<28|<55|<5.7
67.1'|<28|<56|<6.9

B-28
77.1'|<28|<56|<4.2
72.1'|<26|<52|<5.0
67.1'|<28|<55|<4.0
62.1'|<29|<58|<4.7

B-33
78.4'|<27|<54|<4.2
73.4'|<27|<54|<4.6
68.4'|<27|<53|<5.0
63.4'|<27|<55|<4.1

B-26
76.5'|<57|740|<5.7
71.5'|<27|<54|<6.1
66.5'|<28|<56|<5.2

FMW-11
89.3'|<28|<56|<4.4
84.3'|<34|69|<7.6
79.3'|<27|<55|<5.2
74.3'|<27|<53|<4.5
69.3'|<26|<53|<4.0

GEI-3
78.9'|<31|350|<6.3
76.4'|<47|610|<5.2
73.9'|<29|86|<5.3
71.4'|<27|<55|<5.5
66.4'|<28|<57|<5.8
61.4'|---|---|<5.1
56.4'|<27|<55|<5.7
41.4'|<32|<64|<7.0

B-10
89.4'|<30|<59|<6.0
84.4'|<33|<65|<6.0
79.4'|<28|<55|<4.2
74.4'|<27|<54|<4.1
69.9'|<27|<54|<5.5

MW-3
87.7'|36|120|<7.6
83.6'|<31|110|<6.5
78.6'|<28|140|<5.7
73.4'|<28|<56|<5.6
68.1'|<28|<55|<5.1
62.7'|<28|<55|<5.2
48.6'|<32|<63|<6.9
42.7'|<31|<63|<7.3
37.2'|<31|<63|<7.2

B-25
75.4'|<28|<55|<4.6
70.4'|<27|<54|<4.9
65.4'|<28|<56|<5.4

B-29
76.9'|<27|200|<4.1
71.9'|<27|63|<3.7
66.9'|<27|<54|<4.2
61.9'|<28|<55|<3.7

B-32
77.9'|<28|<56|<5.1
72.9'|45|<56|<4.6
67.9'|<27|<54|<4.4
62.9'|<27|<55|<4.4

B-11
84.1'|<28|<55|<4.9
79.1'|<150|1,400|<5.7
74.1'|<28|<56|<4.4
69.1'|<27|<55|<4.7

B-24
75.7'|<28|<56|<6.1
70.7'|<57|550|<5.5
65.7'|<28|<55|<5.2

FMW-12
84.3'|<30|<60|<5.1
79.3'|<40|<80|<9.7
74.3'|<27|<54|<4.7
69.3'|<26|<52|<4.4
64.3'|<27|<54|<4.7
59.3'|<28|<56|<4.5

B-30
76.9'|<31|<61|<6.3
71.9'|<28|<56|<3.9
66.9'|<28|<57|<4.1
61.9'|<29|<58|<5.4

B-31
76.5'|<28|<57|<4.5
71.5'|<29|<57|<4.9
66.5'|<30|<59|<5.3
61.5'|<27|<54|<4.1

B-12
88.8'|<30|110|<5.7
83.8'|<40|330|<7.6
78.8'|<28|<56|<5.7
73.8'|<30|230|<6.3

FMW-13
75.7'|<140|1,200|<6.1
70.7'|<29|<57|<5.6
65.7'|<28|<57|<5.9
60.7'|<27|<54|<5.5
55.7'|<27|<54|<5.3

B-23
75.5'|<53|820|<6.8
70.5'|<28|<55|<6.8
65.5'|<28|<55|<5.6

B-22
76.1'|<28|<55|<6.7
71.1'|<31|<62|<6.2
66.1'|<28|<56|<6.2

B-21
76.3'|<31|<62|<7.8
71.3'|<29|<59|<5.6
66.3'|<28|<55|<6.3

FMW-14
77.8'|<270|**2,600**|<4.9
73.8'|<30|<60|<5.2
72.8'|<28|<55|<5.0
67.8'|<30|<59|<5.1
62.8'|<29|<57|<4.5

B-20
76.7'|<140|1,100|6.5
71.7'|<30|<61|<7.3
66.7'|<27|<54|<6.6

FMW-15
76.3'|<28|<55|<4.5
66.3'|<27|<54|<5.8
61.3'|<27|<53|<5.6
56.3'|<27|<54|<5.1
48.8'|<30|<61|7.9

B-13
89.6'|<29|<57|<5.2
84.6'|<31|350|<6.1
79.6'|<27|<55|<4.7
74.6'|<31|<63|<6.0
71.1'|<31|<62|<5.8

B-14
90.1'|<150|1,600|<6.6
85.1'|<28|<55|<5.0
80.1'|<28|140|<6.4
75.1'|<32|<63|<6.7
70.6'|<31|<63|<6.3

B-19
80.6'|<140|1,900|<6.7
75.6'|<32|<65|<7.7
70.6'|<29|<57|<5.5

GEI-5
82.9'|<27|510|<5.3
80.4'|<27|170|<5.0
77.9'|<27|340|<5.3
75.4'|53|410|<5.8
69.4'|<27|<54|<6.3
65.4'|<27|<54|<5.2

B-15
90.3'|<28|<56|<5.4
85.3'|<27|<53|<6.5
80.3'|<36|<72|<10
75.3'|<28|<56|<6.6
70.8'|<32|<64|<6.6

FMW-16
82.5'|<270|**3,100**|<5.8
77.5'|<31|<62|<6.5
72.5'|<28|<55|<4.8
67.5'|<27|<53|<5.6
62.5'|<31|<62|<7.5

FMW-18
86.9'|<52|660|<5.8
81.9'|<28|<56|<6.7
76.9'|<29|<57|<6.7
71.9'|<27|<54|<6.6
66.9'|<27|<54|<5.2
61.9'|<28|<56|<6.1

B1
93.0'|<28|<56|<6.6
88.0'|<28|<56|<6.3
78.0'|<31|<61|<7.5
63.0'|<31|<63|<8.7
58.0'|<32|<63|<7.3

MW-4
88.4'|<280|1,600|<6.2
83.3'|<29|<57|<6.2
79.1'|<28|<57|<6.0
73.3'|<31|<63|<7.4
68.8'|<32|<64|<7.6
48.3'|<32|<63|<7.3
43.3'|<32|<63|<7.3
37.8'|<31|<63|<7.3

FMW-4
80.3'|<28|<57|<6.6
70.3'|<27|<54|<5.5
65.3'|<27|<53|<6.3

PH-29
85.3'|<26|<53|<5.7

PH-30
83.5'|<28|<56|<5.2

B-18
83.3'|<27|<54|<6.2
78.3'|<28|<56|<6.7
73.3'|<30|<59|<6.5

FMW-17
85.2'|<28|270|<15
83.2'|<29|<58|<6.6
78.2'|28|210|<52
73.2'|<27|<55|<6.7
68.2'|<27|<54|<6.0
63.2'|<26|<53|<5.3

PH-31
84.5'|<29|<58|<5.0

B2
83.1'|<29|<58|<6.9
73.1'|<29|<57|<7.5
68.1'|<28|<55|<6.9

FMW-19
92.9'|<29|61|<5.8
87.9'|<28|<57|<5.3
82.9'|<140|680|<6.5
77.9'|<28|<57|<7
72.9'|<28|<55|<5.6
67.9'|<28|<55|<6.3
62.9'|<31|<63|<6.5
57.9'|<31|<61|<6.0
52.9'|<31|<63|<7.3
47.9'|<31|<63|<6.5

B-17
93.0'|40|540|<6.0
88.0'|<28|<55|<6.3
83.0'|<29|<58|<6.9
78.0'|<27|<54|10
74.5'|<27|<53|13

B-16
93.0'|<28|110|<6.2
88.0'|<29|<58|<6.6
83.0'|<27|<54|<6.5
79.0'|<27|<53|12
73.0'|<27|<54|17

B5
92.9'|<27|<53|<7.0
87.9'|<27|<54|<7.0
82.9'|<27|140|<6.3
77.9'|<28|<56|<6.1

B4
92.9'|<27|<54|<6.4
87.9'|<28|<56|<6.9
82.9'|<28|<57|<7.5
77.9'|<29|<58|<7.7

PH-32
84.7'|<27|<54|<5.0

FMW-3
80.4'|<30|<60|<7.5
70.4'|<27|<54|<5.7
60.4'|<27|<53|<5.4

FMW-2
81.1'|<29|<58|<6.2
71.1'|<27|<53|<5.3
66.1'|<27|<54|<5.5
61.1'|<26|<53|<5.8
36.1'|<31|<63|<7.5

B3
92.9'|<27|<54|<6.7
87.9'|330|830|<8.7
82.9'|85|230|<6.6
77.9'|<27|<54|<5.9

FMW-1
87.8'|87.8'|<28|<55|<6.1
82.8'|<29|<57|<6.5
77.8'|<29|<58|<6.2
62.8'|<28|<56|<5.9

PH-34
84.0'|<130|960|<4.7

PH-33
85.0'|<27|200|<4.7

NOTES:
SOIL ANALYTICAL RESULTS IN MILLIGRAMS PER KILOGRAM (mg/kg)
SAMPLE ELEVATION IN FEET NAVD88 | DRO | ORO | GRO

BOLD = DENOTES CONCENTRATIONS THAT EXCEED THE WASHINGTON STATE MODEL TOXICS CONTROL ACT CLEANUP LEVEL
0.00096 = PINK DENOTES DETECTION
37.3' = BLUE INDICATES SAMPLE COLLECTED IN GROUNDWATER BEARING ZONE
< = DENOTES ANALYTE NOT DETECTED AT OR EXCEEDING THE LABORATORY PRACTICAL QUANTITATION LIMIT LISTED
--- = DENOTES SAMPLE NOT ANALYZED
DRO = TOTAL PETROLEUM HYDROCARBONS (TPH) AS DIESEL-RANGE ORGANICS
ORO = TPH AS OIL-RANGE ORGANICS
GRO = TPH AS GASOLINE-RANGE ORGANICS
NAVD88 = NORTH AMERICAN VERTICAL DATUM OF 1988

LEGEND

- POTHOLE (FARALLON)
- SHALLOW MONITORING WELL (FARALLON)
- DEEP MONITORING WELL (GEOENGINEERS)
- SHALLOW BORING - ANGLED (FARALLON)
- SHALLOW BORING (FARALLON)
- DEEP BORING WITH INCLINOMETER CASING (GEOENGINEERS)
- HISTORICAL FEATURE
- BELLEVUE PLAZA PROPERTY BOUNDARY
- EXCAVATION GRID (30'X30')

N

0 30
SCALE IN FEET

FARALLON CONSULTING

Quality Service for Environmental Solutions | farallonconsulting.com

Washington
Issaquah | Bellingham | Seattle

Oregon
Portland | Baker City

California
Oakland | Folsom | Irvine

FIGURE 8

SOIL ANALYTICAL RESULTS FOR TPH
BELLEVUE PLAZA PROPERTY
117 106th AVENUE NORTHEAST,
10502 AND 10510 MAIN STREET
BELLEVUE, WASHINGTON

FARALLON PN: 397-034

Drawn By: jjones | Checked By: JR | Date: 8/19/2020 | Disc Reference:

Document Path: Q:\Projects\397 VULCAN\034_106thAvenue\Mapfiles\012_RI-FS\2020-08_Update\Figure-08_Soil-TPH.mxd

NORTHEAST 2nd STREET

106th AVENUE NORTHEAST

MAIN STREET

A B C D E F G H I

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21

FMW-6
7/2/2019 |<270|<430|<100
9/6/2019 |<290|<460|<100

FMW-7
7/2/2019 |<260|<420|<100
9/6/2019 |<290|<460|<100

MW-2
2/29/2016 |<260|<410|<100
4/17/2019 |<270|<440|<100
9/4/2019 |<280|<440|<100

B-6

GEI-2

FMW-5
7/2/2019 |<270|<420|330
9/6/2019 |<280|<460|340

B-7

B-8

MW-1
3/1/2016 |<280|<450|<100
4/18/2019 |<270|<440|<100
9/5/2019 |<270|<440|<100

B-9

FMW-8
7/1/2019 |<250|<410|<100
9/4/2019 |<280|<450|<100

GEI-1

FMW-10
7/2/2019 |<260|<410|<100
9/6/2019 |<270|<440|<100

FMW-9
7/1/2019 |<260|<420|<100
9/4/2019 |<290|<460|<100

FMW-11
7/1/2019 |<270|<420|<100
9/4/2019 |<270|<440|<100

GEI-3
4/17/2019 |<260|<420|<100

B-10

MW-3
2/29/2016 |<260|<410|<100
4/17/2019 |<270|<420|<100
9/4/2019 |<270|<440|<100

GEI-4

B-11

FMW-12
7/1/2019 |<260|<410|<100
9/4/2019 |<280|<440|<100

B-12

FMW-13
7/2/2019 |<260|<410|<100
9/5/2019 |<270|<430|<100

FMW-14
7/2/2019 |<260|<420|160
9/5/2019 |<280|<450|160

FMW-15
7/2/2019 |<250|<410|<100
9/5/2019 |<280|<450|<100

B-13

B-14

GEI-5

MW-4
2/29/2016 |<260|<410|<100
4/17/2019 |<270|<440|<100
9/4/2019 |<280|<450|<100

B-15

FMW-16
7/2/2019 |<290|<460|<100
9/5/2019 |<280|<450|<100

FMW-18
7/1/2019 |<260|<410|220
9/5/2019 |<290|<460|230

FMW-19
7/1/2019 |**1,800**|<410|**1,400**
9/6/2019 |**1,900**|<440|340

B-1

B-17

B-16

B-5

FMW-4
1/4/2018 |<280|<440|<100
4/18/2019 |<280|<450|<100
9/5/2019 |<300|<480|<100

FORMER KWIK CLEANERS

FMW-17
7/2/2019 |<270|<430|<100
9/5/2019 |<300|<480|<100

B-2

B-4

FMW-3
1/4/2018 |<270|<430|<100
9/5/2019 |<290|<460|<100

FMW-1
1/4/2018 |<270|<420|<100
4/18/2019 |**770**|**1,700**|<100

B-3

FMW-2
1/4/2018 |<280|<450|<100
4/18/2019 |<260|<410|<100
9/5/2019 |<300|<480|<100

N

0 30
SCALE IN FEET

NOTES:
DATE SAMPLED AND CONCENTRATIONS REPORTED AS:
SAMPLE DATE | DRO | ORO | GRO
ANALYTICAL RESULTS IN MICROGRAMS PER LITER

BOLD = DENOTES CONCENTRATIONS THAT EXCEED THE WASHINGTON STATE MODEL TOXICS CONTROL ACT CLEANUP LEVEL
220 = PINK DENOTES DETECTION
< = DENOTES ANALYTE NOT DETECTED AT OR EXCEEDING THE LABORATORY PRACTICAL QUANTITATION LIMIT LISTED
--- = DENOTES SAMPLE NOT ANALYZED
DRO = TOTAL PETROLEUM HYDROCARBONS (TPH) AS DIESEL-RANGE ORGANICS
ORO = TPH AS OIL-RANGE ORGANICS
GRO = TPH AS GASOLINE-RANGE ORGANICS

LEGEND

- SHALLOW MONITORING WELL (FARALLON)
- DEEP MONITORING WELL (GEOENGINEERS)
- SHALLOW BORING - ANGLED (FARALLON)
- SHALLOW BORING (FARALLON)
- DEEP BORING WITH INCLINOMETER CASING (GEOENGINEERS)
- BELLEVUE PLAZA PROPERTY BOUNDARY
- ERNST PROPERTY BOUNDARY
- TACO TIME/MICHAEL'S PROPERTY ASSEMBLAGE
- APPROXIMATE AREA OF TPH-CONTAMINATED GROUNDWATER
- HISTORICAL FEATURE
- EXCAVATION GRID (30'X30')

NOTES:
1. ALL LOCATIONS ARE APPROXIMATE.
2. FIGURES WERE PRODUCED IN COLOR. GRAYSCALE COPIES MAY NOT REPRODUCE ALL ORIGINAL INFORMATION.

FARALLON CONSULTING

Washington
Issaquah | Bellingham | Seattle

Oregon
Portland | Baker City

California
Oakland | Folsom | Irvine

Quality Service for Environmental Solutions | farallonconsulting.com

FIGURE 9

GROUNDWATER ANALYTICAL RESULTS FOR TPH
BELLEVUE PLAZA PROPERTY
117 106th AVENUE NORTHEAST,
10502 AND 10510 MAIN STREET
BELLEVUE, WASHINGTON

FARALLON PN: 397-034

Drawn By: jjones | Checked By: JR | Date: 8/19/2020 | Disc Reference:

Document Path: Q:\Projects\397 VULCAN\034_106thAvenue\Mapfiles\012_RI-FS\2020-08_Update\Figure-09_GW-TPH_.mxd

NORTHEAST 4th STREET

NORTHEAST 2nd STREET

105th AVENUE NORTHEAST

106th AVENUE NORTHEAST

BELLEVUE WAY NORTHEAST

105th AVENUE SOUTHEAST

MAIN STREET

TOWN AND COUNTRY CLEANERS SITE

PARCEL: 067900-0055

TCMW-1
7/31/2020|**100**|**7.0**|1.5|<0.80|<0.80

TCMW-2
8/3/2020|0.24|<0.20|<0.20|<0.20|<0.20

TT-FMW-7
7/31/2020|**170**|<1.0|<1.0|<1.0|<0.20

MICHAEL'S FINE DRY CLEANERS

TT-FMW-5
7/31/2020|<0.20|<0.20|<0.20|<0.20|<0.20

MW-1
5/8/2017|<0.20|<0.20|<0.20|<0.20|<0.20

MW-2
5/8/2017|<0.20|<0.20|<0.20|<0.20|<0.20

TT-FMW-3
7/30/2020|1.4|<0.20|<0.20|<0.20|<0.20

TT-FMW-4
7/30/2020|<0.20|<0.20|<0.20|<0.20|<0.20

TT-FMW-6
7/31/2020|**34**|**8.7**|1.3|<0.20|<0.20

FMW-7
9/6/2019|**13**|**39**|**38**|**2.1**|<0.40

FMW-6
9/6/2019|**55**|**77**|**76**|**5.2**|<1.0

MW-2
9/4/2019|<0.20|<0.20|<0.20|<0.20|<0.20

FMW-5
9/6/2019|**260**|**73**|**41**|<2.0|<2.0

B-6

GEI-2

B-7

B-8

ONE88 BOSA
PARCEL: 154410-0364

MW-1
9/5/2019|**20**|**38**|**49**|**3.8**|<0.40

B-9

GEI-1

FMW-8
9/4/2019|<0.20|0.49|<0.20|<0.20|<0.20

FMW-10
9/6/2019|**21**|**34**|**41**|**1.3**|<0.40

FMW-9
9/4/2019|1.6|1.6|1.9|<0.20|<0.20

PACIFIC TOWER CLEANERS SITE

MW-4
9/25/2018|**294**|---|---|---|---

GP-10

GP-9

MW-1

B-1

GEI-3

FMW-11
9/4/2019|<0.20|<0.20|<0.20|<0.20|<0.20

B-10

GEI-4

B-6

B-11

MW-3
9/4/2019|<0.20|<0.20|1.6|<0.20|<0.20

FMW-12
9/4/2019|<0.20|<0.20|<0.20|<0.20|<0.20

B-12

ERNST PROPERTY PARCELS:
154410-0353
154410-0364

FMW-13
9/5/2019|**38**|**21**|**26**|**1.2**|<0.20

BELLEVUE PLAZA SHOPPING CENTER PARCELS:
154410-0352
154410-0362

FMW-14
9/5/2019|**110**|1.3|<1.0|<1.0|<1.0

FMW-15
9/5/2019|<0.20|<0.20|<0.20|<0.20|<0.20

FMW-4
9/5/2019|4.1|<0.20|<0.20|<0.20|<0.20

B-5

FMW-16
9/5/2019|**14**|0.21|<0.20|<0.20|<0.20

GP-2
9/7/2018|**29.1**|<0.5|---|---|---

GP-15
10/2/2019|**5.17**|<0.5|<1.0|---|---

GP-8

GP-3
9/10/2018|<1.0|<0.5|<1.0|---|---

GEI-5

B-13

B-14

FMW-18
9/5/2019|<0.20|<0.20|<0.20|<0.20|<0.20

MW-4
9/4/2019|<0.20|<0.20|<0.20|<0.20|1.9

B-15

MW-11

FMW-19
9/6/2019|<0.40|<0.40|<0.40|<0.40|**94**

B-1

B-17

B-16

GP-5
9/10/2018|<1.0|<0.5|<1.0|---|---

GP-7

MW-5

MW-12

B-4

GP-17

B-3

GP-16

GP-14

MW-6

FMW-17
9/5/2019|**16**|<0.20|<0.20|<0.20|<0.20

B-2

B-5

FORMER GAS STATION

GP-4

MW-3

MW-2

GP-1

LOCKSMITH PARCEL:
154410-0351

B-4

FMW-1
[NM]

B-3

JIFFY LUBE PARCEL:
154410-0348

GP-6
9/11/2018|<1.0|<0.5|<1.0|---|---

GP-11
10/1/2019|**6.22**|<0.5|1.54|---|---

FMW-2
9/5/2019|<0.20|<0.20|<0.20|<0.20|<0.20

FMW-3
9/5/2019|2.1|<0.20|<0.20|<0.20|<0.20

GP-13
10/1/2019|**20.8**|<0.5|<1.0|---|---

GP-12
10/1/2019|4.13|<0.5|<1.0|---|---

ULTRA CUSTOM CLEANERS
MAIN STREET SITE

NOTES:
CONCENTRATIONS REPORTED AS:
PCE | TCE | cis-1,2-DCE | VC | 1,2-DCA
ANALYTICAL RESULTS IN MICROGRAMS PER LITER

BOLD = DENOTES CONCENTRATIONS THAT EXCEED THE WASHINGTON STATE MODEL TOXICS CONTROL ACT CLEANUP LEVEL
0.85 = PINK DENOTES DETECTION
< = DENOTES ANALYTE NOT DETECTED AT OR EXCEEDING THE LABORATORY PRACTICAL QUANTITATION LIMIT LISTED
--- = DENOTES SAMPLE NOT ANALYZED
PCE = TETRACHLOROETHENE
TCE = TRICHLOROETHENE
cis-1,2-DCE = cis-1,2-DICHLOROETHENE
VC = VINYL CHLORIDE
1,2-DCA = 1,2-DICHLOROETHANE
HVOCs = HALOGENATED VOLATILE ORGANIC COMPOUNDS

N

0 50 100
SCALE IN FEET

LEGEND

- SHALLOW MONITORING WELL (FARALLON)
- DEEP MONITORING WELL (GEOENGINEERS)
- SHALLOW BORING - ANGLED (FARALLON)
- SHALLOW BORING (GEOENGINEERS)
- DEEP BORING WITH INCLINOMETER CASING (GEOENGINEERS)
- BORING - GEOTECHNICAL (PES)
- BORING - PUSH PROBE (PES)
- MONITORING WELL (PES)
- HISTORICAL FEATURE
- BELLEVUE PLAZA PROPERTY
- ERNST PROPERTY
- TOWN AND COUNTRY CLEANERS SITE BOUNDARY
- TACO TIME/MICHAEL'S PROPERTY ASSEMBLAGE
- KING COUNTY PARCEL BOUNDARY
- ESTIMATED AREA OF 1,2-DCA CONTAMINATED GROUNDWATER FROM JIFFY LUBE PARCEL SOURCE
- ESTIMATED AREA OF HVOC CONTAMINATED GROUNDWATER FROM TOWN AND COUNTRY CLEANERS AND KWIK CLEANERS SOURCES
- APPROXIMATE DIRECTION OF GROUNDWATER FLOW
- INFERRED DIRECTION OF GROUNDWATER FLOW

1. ALL LOCATIONS ARE APPROXIMATE.
2. FIGURES WERE PRODUCED IN COLOR. GRAYSCALE COPIES MAY NOT REPRODUCE ALL ORIGINAL INFORMATION.

FARALLON CONSULTING

Quality Service for Environmental Solutions | farallonconsulting.com

Washington
Issaquah | Bellingham | Seattle

Oregon
Portland | Baker City

California
Oakland | Folsom | Irvine

FIGURE 10

GROUNDWATER ANALYTICAL RESULTS FOR HVOCs
BELLEVUE PLAZA PROPERTY
117 106th AVENUE NORTHEAST,
10502 AND 10510 MAIN STREET
BELLEVUE, WASHINGTON

FARALLON PN: 397-034

Drawn By: jjones | Checked By: RC | Date: 8/20/2020 | Disc Reference:

Document Path: Q:\Projects\397 VULCAN\034_106thAvenue\Mapfiles\012_RI-FS\2020-08_Update\Figure-10_GW_HVOCs__.mxd

A (NORTH) — A' (SOUTH)

BELLEVUE PLAZA PARKING — LOCKSMITH — MAIN STREET

PHASE 2 — PHASE 2 | PHASE 1

PROPERTY LINE — PROPERTY LINE

BUILDING CORNER — BUILDING CORNER — LOCKSMITH BUILDING

FMW-5 (TP12'E) — MW-1 (TP7'1W) — GEI-1 (TP7'0W) — FMW-10 (TP7'E) — FMW-9 (TP6'W) — B-27 (TP8'W) — B-26 (TP5'E) — GEI-3 (TP19'E) — B-25 (TP10'E) — B-24 (TP6'E) — FMW-13 (TP19'E) — B-23 (TP9'E) — B-22 (TP8'E) — B-21 (TP10'W) — FMW-14 (TP20'E) — B-20 (TP11'W) — B-19 (TP11'W) — GEI-5 (TP4'W) — FMW-16 (TP6'W) — B-18 (TP4'W) — FMW-17 (TP2'W) — FMW-3 (TP14'W)

SAND AND SILTY SAND

SILT AND SILTY SAND

REGIONAL SANDS AND GRAVELS

ELEVATION IN FEET RELATIVE TO MEAN SEA LEVEL

LEGEND

MW-1 (TP7'1W) — BORING OR WELL LOCATION TRANSPOSED (TP) IN FEET, NORTH (N), SOUTH (S), EAST (E), OR WEST (W) TO CROSS-SECTION LINE.

SOIL SAMPLE [0.0014|0.0019|0.029|<31|<63] = SOIL CONCENTRATIONS OF PCE | TCE | CIS-1,2-DCE | DRO | ORO

STRATIGRAPHIC CONTACT - DASHED WHERE INFERRED

BLANK CASING

WELL SCREEN INTERVAL

GROUNDWATER ELEVATION 9/3/2019

GROUNDWATER SAMPLE

[12|20|59|<0.40] = GROUNDWATER CONCENTRATIONS OF PCE | TCE | CIS-1,2-DCE | 1,2-DCA

SOIL RESULTS IN MILLIGRAMS PER KILOGRAM (mg/kg)

GROUNDWATER RESULTS IN MICROGRAMS PER LITER (µg/l)

PCE = TETRACHLOROETHENE

TCE = TRICHLOROETHENE

CIS-1,2-DCE = CIS-1,2-DICHLOROETHENE

1,2-DCA = 1,2-DICHLOROETHANE

DRO = TOTAL PETROLEUM HYDROCARBONS (TPH) AS DIESEL-RANGE ORGANICS

ORO = TPH AS OIL-RANGE ORGANICS

0.046 = PINK DENOTES DETECTION

BOLD = INDICATES CONCENTRATIONS EXCEEDING THE WASHINGTON STATE MODEL TOXICS CONTROL ACT CLEANUP REGULATION METHOD A CLEANUP LEVEL

< = INDICATES CONCENTRATIONS NOT DETECTED AT OR EXCEEDING THE STATED LABORATORY PRACTICAL QUANTITATION LIMIT

--- = INDICATES SAMPLE NOT ANALYZED

= LIMITS OF EXCAVATION

10' / 0' / 0' / 20'

FARALLON CONSULTING — Quality Service for Environmental Solutions | faralloncosulting.com

Washington: Issaquah | Bellingham | Seattle; Oregon: Portland | Baker City; California: Oakland | Folsom | Irvine

FIGURE 11

CROSS SECTION A-A'
BELLEVUE PLAZA PROPERTY
117 106TH AVENUE NORTHEAST,
10502 AND 10510 MAIN STREET
BELLEVUE, WASHINGTON

FARALLON PN: 397-034

Drawn By: NM | Checked By: JR | Date: 1/28/2020 | Disk Reference: 397-034-X-Section

R:\Projects\397-034\CAD\Figures\DataComp_Eval\397-034-5-Sections.dwg 1/28/2020 1:39 PM (Nick Miller)

B

(WEST)

B'

(EAST)

BELLEVUE PLAZA PARKING

PROPERTY LINE

FMW-5 (TP5'S)

FMW-6 (TP10'S)

FMW-7 (TP8'S)

B-7 (TP7'N)

MW-2 (TP6'N)

GEI-2 (TP5'S)

PROPERTY LINE

DEPRESSED PARKING LOT AREA

SAND AND SILTY SAND

SILT AND SILTY SAND

REGIONAL SANDS AND GRAVELS

[<0.00085|<0.00085|<0.00085|<28|<56]
[<0.00085|<0.00085|<0.00085|<28|<56]
[<0.00078|<0.00078|<0.00078|<27|<55]
[<0.00084|<0.00084|<0.00084|<28|<55]
[0.0043 | 0.0028 |<0.00078|<27|<53]
[0.0031 | 0.001 |<0.00081|<27|<54]
[0.0049 | 0.0026 |<0.00076|<27|<54]
[0.0079 | 0.006 | 0.0021 |---|---]
[0.0094 | 0.0062 | 0.0037 |---|---]
[260|73|41|<2.0]
[0.018 | 0.0066 | 0.0042 |<27|<54]
[0.043 | 0.0059 |<0.00088|<30|<60]
[<0.00083|<0.00083|<0.00083| 38 |<56]
[<0.00089|<0.00089|<0.00089|---|---]
[<0.00095|<0.00095|<0.00095|---|---]
[<0.00069|<0.00069|<0.00069|---|---]

[<0.00086|<0.00086|<0.00086|<29| 130]
[<0.00079|<0.00079|<0.00079|<81| 1,200]
[<0.00077|<0.00077|<0.00077|<29|62]
[<0.00076|<0.00076|<0.00076|<26|<52]
[0.0011 | 0.0046 | 0.0038 |<27|<54]
[0.0018 | 0.0019 | 0.0012 |---|---]
[0.0019 | 0.001 |<0.00075|---|---]
[0.012 | 0.004 | 0.0018 |---|---]
[0.0079 | 0.0058 | 0.0019 |---|---]
[0.015 | 0.016 | 0.01 |---|---]
[<0.00089|<0.00089| 0.021 |---|---]
[55|77|76|<1.0]
[<0.00079|<0.00079|<0.00079|---|---]
[<0.0011|<0.0011|<0.0011|---|---]
[<0.0010|<0.0010|0.070|---|---]
[<0.0012|<0.0012|0.10|---|---]

[<0.00081|<0.00081|<0.00081|<29|<57]
[<0.00075|<0.00075|<0.00075|<27|<54]
[<0.00074|<0.00074|<0.00074|<27|<54]
[<0.00087| 0.0013 |<0.00087|<27|<53]
[<0.00084| 0.028 | 0.013 |<27|<54]
[<0.00087|<0.00087|<0.00087|---|---]
[<0.00084|<0.00084|<0.00084|<27|<55]
[0.0012 | 0.0011 |<0.00083|---|---]
[13|39|38|<0.40]
[0.0024 | 0.0059 | 0.0036 |---|---]
[0.0020 | 0.0036 | 0.0024 |---|---]
[0.0092 | 0.0029 | 0.0014 |---|---]
[0.017|0.053| 0.069 |---|---]
[<0.00097|<0.00097|<0.00097|---|---]
[<0.00086|<0.00086|<0.00086|---|---]
[<0.0010|<0.0010| 0.0039 |---|---]

[---|---|---|<27|<55]
[---|---|---|<27|<53]
[---|---|---|<27|<54]
[---|---|---|<28|<55]

[<0.0011|<0.0011|<0.0011|<28| 130]
[<0.0011|<0.0011|<0.0011|<27|<55]
[<0.0011|<0.0011|<0.0011|<27| 160]
[<0.0011|<0.0011|<0.0011|<27| 110]
[<0.0011|<0.0011|<0.0011|<27| 170]
[<0.0014|<0.0014|<0.0014|<27|<54]
[<0.0010|<0.0010|<0.0010|<27|<54]
[<0.0012|<0.0012|<0.0012|<31|<61]
[<0.0012|<0.0012|<0.0012|<32|<63]
[<0.20|<0.20|<0.20|<0.20]
[<0.0013|<0.0013|<0.0013|<31|<63]

[<0.0011|<0.0011|<0.0011|---|---]
[<0.0012|<0.0012|<0.0012|---|---]
[<0.00094|<0.00094|<0.00094|---|---]

?

ELEVATION IN FEET RELATIVE TO MEAN SEA LEVEL

110, 100, 90, 80, 70, 60, 50, 40, 30, 20, 10, 0, -10, -20, -30, -40

LEGEND

FMW-5 (TP5'S)

BORING OR WELL LOCATION TRANSPOSED (TP) IN FEET, NORTH (N), SOUTH (S), EAST (E), OR WEST (W) TO CROSS-SECTION LINE.

SOIL SAMPLE
[0.0014|0.0019|0.029|<31|<63] = SOIL CONCENTRATIONS OF PCE | TCE | CIS-1,2-DCE | DRO | ORO

STRATIGRAPHIC CONTACT - DASHED WHERE INFERRED

BLANK CASING

WELL SCREEN INTERVAL

GROUNDWATER ELEVATION 9/3/2019

GROUNDWATER SAMPLE

[260|73|41|<2.0] = GROUNDWATER CONCENTRATIONS OF PCE | TCE | CIS-1,2-DCE | 1,2-DCA

SOIL RESULTS IN MILLIGRAMS PER KILOGRAM (mg/kg)

GROUNDWATER RESULTS IN MICROGRAMS PER LITER (µg/l)

PCE = TETRACHLOROETHENE
TCE = TRICHLOROETHENE
CIS-1,2-DCE = CIS-1,2-DICHLOROETHENE
1,2-DCA = 1,2-DICHLOROETHANE
DRO = TOTAL PETROLEUM HYDROCARBONS (TPH) AS DIESEL-RANGE ORGANICS
ORO = TPH AS OIL-RANGE ORGANICS
0.046 = PINK DENOTES DETECTION
BOLD = INDICATES CONCENTRATIONS EXCEEDING THE WASHINGTON STATE MODEL TOXICS CONTROL ACT CLEANUP REGULATION METHOD A CLEANUP LEVEL
< = INDICATES CONCENTRATIONS NOT DETECTED AT OR EXCEEDING THE STATED LABORATORY PRACTICAL QUANTITATION LIMIT
--- = INDICATES SAMPLE NOT ANALYZED
= LIMITS OF EXCAVATION

10'
0'
0' 10'

FARALLON CONSULTING
Quality Service for Environmental Solutions | farallonconsulting.com

Washington: Issaquah | Bellingham | Seattle
Oregon: Portland | Baker City
California: Oakland | Folsom | Irvine

FIGURE 12

CROSS SECTION B-B'
BELLEVUE PLAZA PROPERTY
117 106TH AVENUE NORTHEAST,
10502 AND 10510 MAIN STREET
BELLEVUE, WASHINGTON

FARALLON PN: 397-034

Drawn By: NM | Checked By: JR | Date: 1/28/2020 | Disk Reference: 397-034-X-Section

P:\Projects\397-034\CAD\CAD Figures\SiteConfig_Eve\397-034-S-Section.dwg 1/28/2020 1:30 PM (Nick Miller)

C (WEST)

C' (EAST)

106TH AVENUE NORTHEAST

LOCKSMITH

JIFFY LUBE

LOCKSMITH BUILDING

JIFFY LUBE

PROPERTY LINE

PROPERTY LINE

GEI-5 (TP2'S)

FMW-16 (TP7'S)

FMW-4 (TP10'N)

FMW-18 (TP15'N)

FMW-19 (TP17'N)

B-17* (TP25'N)

MW-4 (TP5'S)

B-16* (TP26'N)

B-15 (TP10'S)

SAND AND SILTY SAND

SILT AND SILTY SAND

[0.056|<0.00099|<0.00099|<27|510]
[0.015|<0.0012|<0.0012|<27|170]
[0.056|<0.0011|<0.0011|<27|340]
[0.038|<0.0011|<0.0011|53|410]
[0.023|<0.0011|<0.0011|<27|<54]
[0.015|<0.0013|<0.0013|<27|<54]
[0.031|<0.0012|<0.0012|---|---]
[0.017|<0.0012|<0.0012|---|---]
[0.10|0.0015|<0.0010|---|---]
[0.046|<0.0012|<0.0012|---|---]
[0.063|<0.00091|<0.00091|---|---]
[0.031|<0.0012|<0.0012|---|---]
[0.014|<0.0011|<0.0011|---|---]
[0.0056|<0.0010|<0.0010|---|---]
[<0.0011|<0.0011|<0.0011|---|---]

[0.066|<0.0010|<0.0010|<270|3,100]
[0.066|<0.0011|<0.0011|<31|<62]
[0.0033|<0.00086|<0.00086|<28|<55]
[0.014|<0.0011|<0.0011|<27|<53]
[0.0025|<0.0012|<0.0012|<31|<62]
[0.0032|<0.0012|<0.0012|---|---]
[0.012|<0.0011|<0.0011|---|---]
[14|0.21|<0.20|<0.20]
[0.0012|<0.0011|<0.0011|---|---]
[<0.00095|<0.00095|<0.00095|---|---]
[<0.0012|<0.0012|<0.0012|---|---]
[<0.0011|<0.0011|<0.0011|---|---]
[<0.0011|<0.0011|<0.0011|---|---]
[<0.0010|<0.0010|<0.0010|---|---]
[<0.00085|<0.00085|<0.00085|---|---]
[<0.0010|<0.0010|<0.0010|---|---]

[0.0033 |<0.0011|<0.0011|---|---]
[0.0068 |<0.0013|<0.0013|<28|<57]
[0.0029 |<0.0013|<0.0013|---|---]
[<0.0011|<0.0011|<0.0011|<27|<54]
[0.0027 |<0.0013|<0.0013|<27|<53]
[0.0079 |<0.0012|<0.0012|---|---]
[0.011 |<0.00086|<0.00086|---|---]
[<0.0010|<0.0010|<0.0010|---|---]
[4.1|<0.20|<0.20|<0.20]
[<0.00094|<0.00094|<0.00094|---|---]
[<0.0010|<0.0010|<0.0010|---|---]

[<0.0011|<0.0011|<0.0011|<52| 660]
[<0.0011|<0.0011|<0.0011|<28|<56]
[<0.0011|<0.0011|<0.0011|<29|<57]
[<0.0012|<0.0012|<0.0012|<27|<54]
[<0.0011|<0.0011|<0.0011|<27|<54]
[<0.0013|<0.0013|<0.0013|<28|<56]
[<0.0011|<0.0011|<0.0011|---|---]
[<0.0011|<0.0011|<0.0011|---|---]
[<0.20|<0.20|<0.20|<0.20]
[<0.0011|<0.0011|<0.0011|---|---]
[<0.0011|<0.0011|<0.0011|---|---]
[<0.00096|<0.00096|<0.00096|---|---]
[<0.0012|<0.0012|<0.0012|---|---]
[<0.0012|<0.0012|<0.0012|---|---]
[<0.0011|<0.0011|<0.0011|---|---]
[<0.0011|<0.0011|<0.0011|---|---]

[<0.0010|<0.0010|<0.0010|<29| 61]
[<0.0010|<0.0010|<0.0010|<28|<57]
[<0.0012|<0.0012|<0.0012|<140| 680]
[<0.0013|<0.0013|<0.0013|<28|<57]
[<0.0010|<0.0010|<0.0010|<28|<55]
[<0.0012|<0.0012|<0.0012|<28|<55]
[<0.0011|<0.0011|<0.0011|<31|<63]
[<0.0010|<0.0010|<0.0010|<31|<61]
[<0.0012|<0.0012|<0.0012|<31|<63]
[<0.40|<0.40|<0.40|94]
[<0.0010|<0.0010|<0.0010|<31|<63]
[<0.0011|<0.0011|<0.0011|---|---]
[<0.0011|<0.0011|<0.0011|---|---]
[<0.0010|<0.0010|<0.0010|---|---]
[<0.0011|<0.0011|<0.0011|---|---]
[<0.0012|<0.0012|<0.0012|---|---]

[---|---|---| 40 | 540]
[---|---|---|<28|<55]
[---|---|---|<29|<58]
[---|---|---|<27|<54]
[---|---|---|<27|<53]

[<0.0011|<0.0011|<0.0011|<280| 1600]
[---|---|---|<29|<58]
[<0.0015|<0.0015|<0.0015|<29|<57]
[---|---|---|<27|<54]
[<0.0013|<0.0013|<0.0013|<28|<57]
[---|---|---|<27|<53]
[---|---|---|<27|<54]
[<0.0013|<0.0013|<0.0013|<31|<63]
[<0.0013|<0.0013|<0.0013|<32|<64]
[<0.0012|<0.0012|<0.0012|<32|<63]
[<0.20|<0.20|<0.20|1.9]
[<0.0016|<0.0016|<0.0016|<32|<63]
[<0.0012|<0.0012|<0.0012|<31|<63]

[---|---|---|<28| 110]

[---|---|---|<28|<56]
[---|---|---|<27|<53]
[---|---|---|<36|<72]
[---|---|---|<28|<56]
[---|---|---|<32|<64]

?

?

ELEVATION IN FEET RELATIVE TO MEAN SEA LEVEL

110 100 90 80 70 60 50 40 30 20 10 0

LEGEND

FMW-16 (TP7'S)

BORING OR WELL LOCATION TRANSPOSED (TP) IN FEET, NORTH (N), SOUTH (S), EAST (E), OR WEST (W) TO CROSS-SECTION LINE.

SOIL SAMPLE
[0.0014|0.0019|0.029|<31|<63] = SOIL CONCENTRATIONS OF PCE | TCE | CIS-1,2-DCE | DRO | ORO

STRATIGRAPHIC CONTACT - DASHED WHERE INFERRED

BLANK CASING

WELL SCREEN INTERVAL

GROUNDWATER ELEVATION 9/3/2019

GROUNDWATER SAMPLE
[14|0.21|<0.20|<0.20] = GROUNDWATER CONCENTRATIONS OF PCE | TCE | CIS-1,2-DCE | 1,2-DCA

SOIL RESULTS IN MILLIGRAMS PER KILOGRAM (mg/kg)

GROUNDWATER RESULTS IN MICROGRAMS PER LITER (µg/l)

PCE = TETRACHLOROETHENE
TCE = TRICHLOROETHENE
CIS-1,2-DCE = CIS-1,2-DICHLOROETHENE
1,2-DCA = 1,2-DICHLOROETHANE
DRO = TOTAL PETROLEUM HYDROCARBONS (TPH) AS DIESEL-RANGE ORGANICS
ORO = TPH AS OIL-RANGE ORGANICS
0.046 = PINK DENOTES DETECTION
BOLD = INDICATES CONCENTRATIONS EXCEEDING THE WASHINGTON STATE MODEL TOXICS CONTROL ACT CLEANUP REGULATION METHOD A CLEANUP LEVEL
< = INDICATES CONCENTRATIONS NOT DETECTED AT OR EXCEEDING THE STATED LABORATORY PRACTICAL QUANTITATION LIMIT
--- = INDICATES SAMPLE NOT ANALYZED
* = INDICATES ANGLED BORING @ 45°
= LIMITS OF EXCAVATION

10' 0' 0' 10'

Washington: Issaquah | Bellingham | Seattle
Oregon: Portland | Baker City
California: Oakland | Folsom | Irvine

FARALLON CONSULTING
Quality Service for Environmental Solutions | farallonconsulting.com

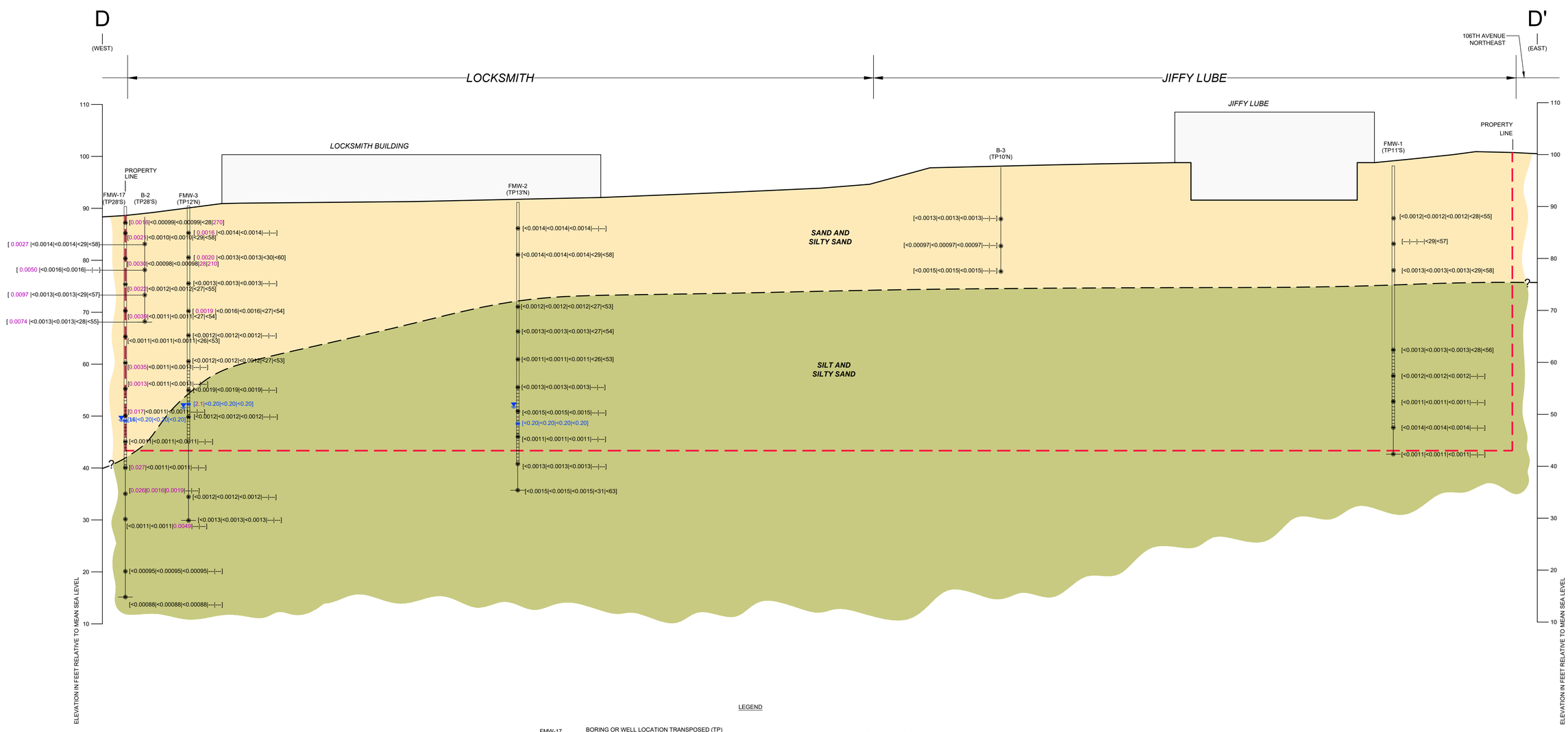
FIGURE 13

CROSS SECTION C-C'
BELLEVUE PLAZA PROPERTY
117 106TH AVENUE NORTHEAST,
10502 AND 10510 MAIN STREET
BELLEVUE, WASHINGTON

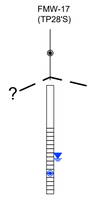
FARALLON PN: 397-034

Drawn By: NM | Checked By: JR | Date: 1/28/2020 | Disk Reference: 397-034-X-Section

S:\Projects\397-034\CAD\Figures\EvalReport\ Exel 397-034 X-Section.dwg 1/28/2020 1:36 PM (Nick Miller)



LEGEND



BORING OR WELL LOCATION TRANSPOSED (TP) IN FEET, NORTH (N), SOUTH (S), EAST (E), OR WEST (W) TO CROSS-SECTION LINE.

SOIL SAMPLE
[0.0014|0.0019|0.029|<31|<63] = SOIL CONCENTRATIONS OF PCE | TCE | CIS-1,2-DCE | DRO | ORO

STRATIGRAPHIC CONTACT - DASHED WHERE INFERRED

BLANK CASING

WELL SCREEN INTERVAL

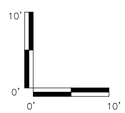
GROUNDWATER ELEVATION 9/3/2019

GROUNDWATER SAMPLE
[16|<0.20|<0.20|<0.20] = GROUNDWATER CONCENTRATIONS OF PCE | TCE | CIS-1,2-DCE | 1,2-DCA

SOIL RESULTS IN MILLIGRAMS PER KILOGRAM (mg/kg)

GROUNDWATER RESULTS IN MICROGRAMS PER LITER (µg/l)

PCE = TETRACHLOROETHENE
TCE = TRICHLOROETHENE
CIS-1,2-DCE = CIS-1,2-DICHLOROETHENE
1,2-DCA = 1,2-DICHLOROETHANE
DRO = TOTAL PETROLEUM HYDROCARBONS (TPH) AS DIESEL-RANGE ORGANICS
ORO = TPH AS OIL-RANGE ORGANICS
0.046 = PINK DENOTES DETECTION
BOLD = INDICATES CONCENTRATIONS EXCEEDING THE WASHINGTON STATE MODEL TOXICS CONTROL ACT CLEANUP REGULATION METHOD A CLEANUP LEVEL
< = INDICATES CONCENTRATIONS NOT DETECTED AT OR EXCEEDING THE STATED LABORATORY PRACTICAL QUANTITATION LIMIT
--- = INDICATES SAMPLE NOT ANALYZED
= LIMITS OF EXCAVATION



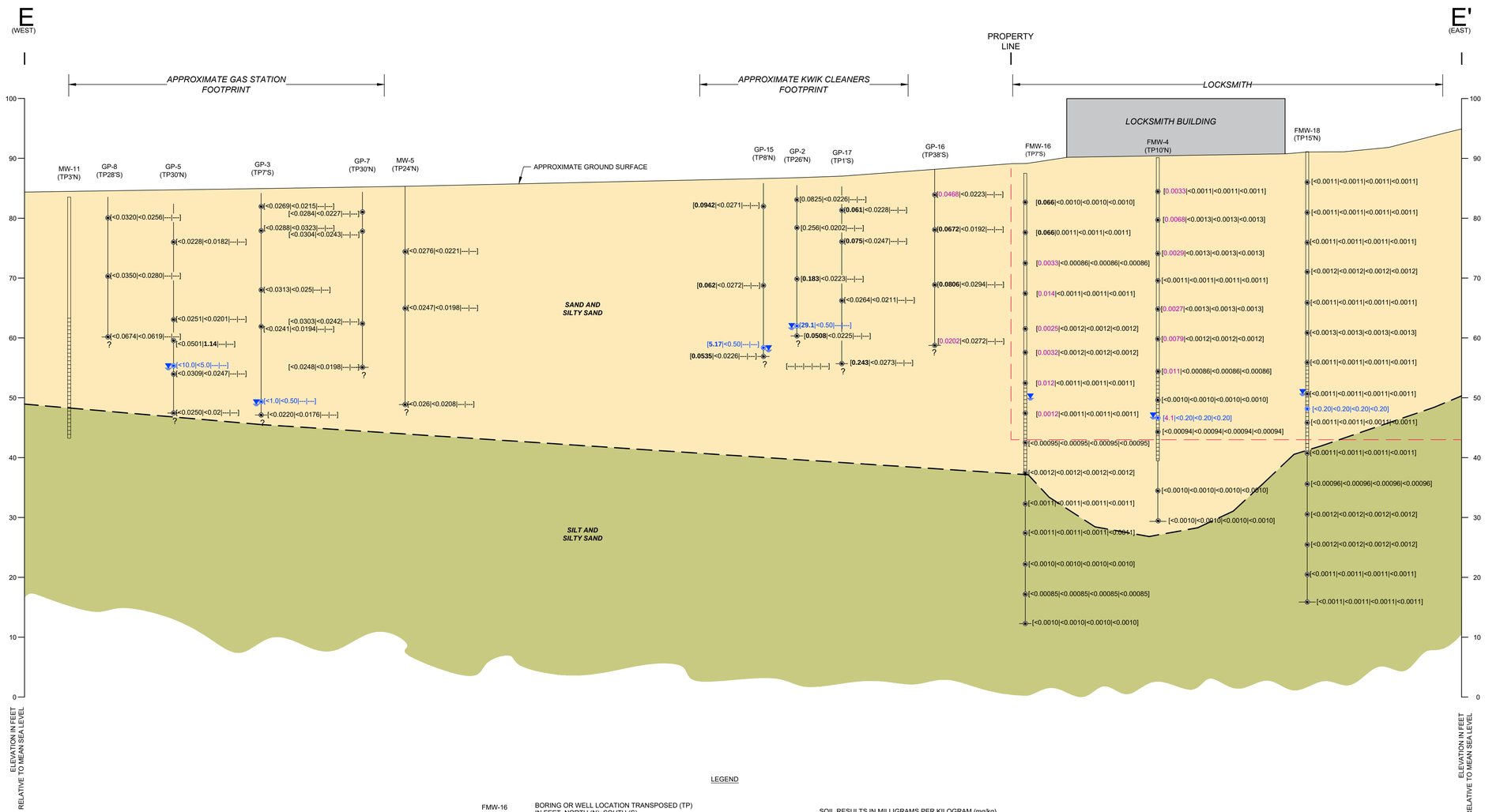
FARALLON CONSULTING
Quality Service for Environmental Solutions | farallonconsulting.com
Washington: Issaquah | Bellingham | Seattle
Oregon: Portland | Baker City
California: Oakland | Folsom | Irvine

FIGURE 14

CROSS SECTION D-D'
BELLEVUE PLAZA PROPERTY
117 106TH AVENUE NORTHEAST,
10502 AND 10510 MAIN STREET
BELLEVUE, WASHINGTON

FARALLON PN: 397-034

Drawn By: NM | Checked By: JR | Date: 1/28/2020 | Disk Reference: 397-034-X-Section



LEGEND

FMW-16 (TP7'S) — BORING OR WELL LOCATION TRANSPOSED (TP) IN FEET, NORTH (N), SOUTH (S), EAST (E), OR WEST (W) TO CROSS-SECTION LINE.

SOIL SAMPLE
[<0.0320|<0.0256|---|---] = SOIL CONCENTRATIONS OF PCE | TCE | CIS-1,2-DCE | VC

STRATIGRAPHIC CONTACT - DASHED WHERE INFERRED

BLANK CASING

WELL SCREEN INTERVAL

GROUNDWATER ELEVATION ON 9/3/2019

GROUNDWATER SAMPLE
[**6.6**|<0.20|<0.20|<0.20] = GROUNDWATER CONCENTRATIONS OF PCE | TCE | CIS-1,2-DCE | 1,2-DCA

? — UNKNOWN TOTAL DEPTH OF BORING

SOIL RESULTS IN MILLIGRAMS PER KILOGRAM (mg/kg)
GROUNDWATER RESULTS IN MICROGRAMS PER LITER (µg/l)

PCE = TETRACHLOROETHENE
TCE = TRICHLOROETHENE
CIS-1,2-DCE = CIS-1,2-DICHLOROETHENE
1,2-DCA = 1,2-DICHLOROETHANE
VC = VINYL CHLORIDE
0.046 = PINK DENOTES DETECTION
BOLD = INDICATES CONCENTRATIONS EXCEEDING THE WASHINGTON STATE MODEL TOXICS CONTROL ACT CLEANUP REGULATION METHOD A CLEANUP LEVEL
< = INDICATES CONCENTRATIONS NOT DETECTED AT OR EXCEEDING THE STATED LABORATORY PRACTICAL QUANTITATION LIMIT
--- = INDICATES SAMPLE NOT ANALYZED
= LIMITS OF EXCAVATION

10'
0'
0' 20'

FARALLON CONSULTING
Quality Service for Environmental Solutions | faralloncosulting.com
Washington: Issaquah | Bellingham | Seattle
Oregon: Portland | Baker City
California: Oakland | Folsom | Irvine

FIGURE 15

CROSS SECTION E-E'
BELLEVUE PLAZA PROPERTY
117 106TH AVENUE NORTHEAST,
10502 AND 10510 MAIN STREET
BELLEVUE, WASHINGTON

FARALLON PN: 397-034

Drawn By: NM | Checked By: JR | Date: 1/28/2020 | Disk Reference: 397-034 X Section

TOWN & COUNTRY CLEANERS | STRIP MALL | NORTHEAST 2ND STREET | BELLEVUE PLAZA PARKING

F (NORTH) — F' (SOUTH)

EP-1 (TP40W) | VP-1 (TP42W) | TCMW-1 (TP45W) | TCSG-2 (TP45W) | VP-5 (TP45W) | TCSG-1 (TP43W) | EP-2 (TP42W) | TCMW-2* (TP48'E) | TT-FMW-7* (TP67W) | TT-FMW-3* (TP96'W) | TT-FMW-8* (TP103'W) | PROPERTY LINE | FMW-6 (TP34'W) | FMW-5 (TP52'E) | MW-1 (TP34'W) | GEI-1 (TP34'W) | FMW-10 (TP39'E) | B-28 (TP8'S)

APPROXIMATE GROUND SURFACE

SAND AND SILTY SAND

SILT AND SILTY SAND

?

ELEVATION IN FEET RELATIVE TO MEAN SEA LEVEL

LEGEND

TCMW-2 (TP48'E)	BORING OR MONITORING WELL LOCATION TRANSPOSED (TP) IN FEET, WEST(W), SOUTH(S), OR EAST(E) TO CROSS-SECTION LINE
	SOIL SAMPLE
	GROUNDWATER SAMPLE
	SOIL GAS SAMPLE
	STATIC GROUNDWATER LEVEL (DASHED WHERE INFERRED)
	STRATIGRAPHIC CONTACT (DASHED WHERE INFERRED)
	BLANK CASING OR BORING
	GROUNDWATER ELEVATION
	WELL SCREEN

[1.4|<0.20|<0.20] = GROUNDWATER ANALYTICAL RESULT [PCE|TCE|cis-1,2-DCE] IN MICROGRAMS PER LITER (µg/L)
[**0.052**|0.0046|0.0041] = SOIL ANALYTICAL RESULT [PCE|TCE|cis-1,2-DCE] IN MILLIGRAMS PER KILOGRAM (mg/kg)
[38,000|2,400|59|<15|<10] = SOIL GAS RESULT [PCE|TCE|CIS-1,2-DCE|TRANS-1,2-DCE|VC] IN MICROGRAMS PER CUBIC METER (µg/m^3)
PCE = TETRACHLOROETHENE
TCE = TRICHLOROETHENE
CIS-1,2-DCE = CIS-1,2-DICHLOROETHENE
TRANS-1,2-DCE = TRANS-1,2-DICHLOROETHENE
VC = VINYL CHLORIDE
< = DENOTES CONCENTRATIONS NOT DETECTED AT OR EXCEEDING THE STATED LABORATORY PRACTICAL QUANTITATION LIMIT
--- = DENOTES SAMPLE WAS NOT ANALYZED
BOLD = DENOTES CONCENTRATIONS THAT EXCEED THE WASHINGTON STATE MODEL TOXICS CONTROL ACT CLEANUP REGULATION (MTCA) METHOD A CLEANUP LEVEL
PINK = DENOTES DETECTION
= LIMITS OF EXCAVATION
= ESTIMATED ELEVATION PENDING SURVEY

10' / 0' — 0' / 20'

NOTES:
1. ALL LOCATIONS ARE APPROXIMATE
2. FIGURES WERE PRODUCED IN COLOR. GRAYSCALE COPIES MAY NOT REPRODUCE ALL ORIGINAL INFORMATION.

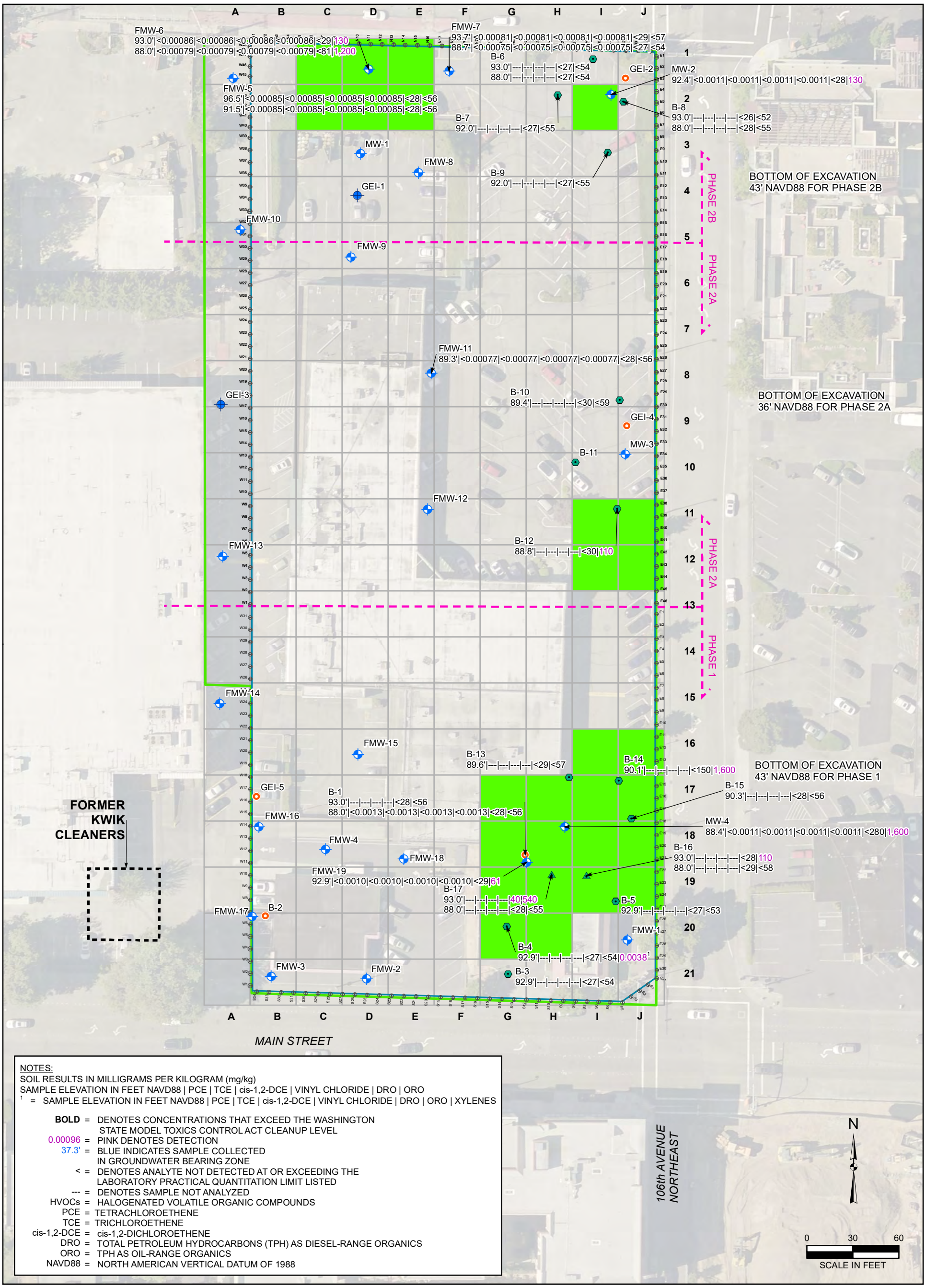
FARALLON CONSULTING
Washington: Issaquah | Bellingham | Seattle
Oregon: Portland | Baker City
California: Oakland | Folsom | Irvine
Quality Service for Environmental Solutions | farallonconsulting.com

Drawn By: NM Checked By: LS

FIGURE 16

CROSS SECTION F-F'
BELLEVUE PLAZA
117 106TH AVENUE NORTHEAST
BELLEVUE, WASHINGTON

FARALLON PN: 397-034



NOTES:
SOIL RESULTS IN MILLIGRAMS PER KILOGRAM (mg/kg)
SAMPLE ELEVATION IN FEET NAVD88 | PCE | TCE | cis-1,2-DCE | VINYL CHLORIDE | DRO | ORO
[1] = SAMPLE ELEVATION IN FEET NAVD88 | PCE | TCE | cis-1,2-DCE | VINYL CHLORIDE | DRO | ORO | XYLENES

BOLD = DENOTES CONCENTRATIONS THAT EXCEED THE WASHINGTON STATE MODEL TOXICS CONTROL ACT CLEANUP LEVEL
0.00096 = PINK DENOTES DETECTION
37.3' = BLUE INDICATES SAMPLE COLLECTED IN GROUNDWATER BEARING ZONE
< = DENOTES ANALYTE NOT DETECTED AT OR EXCEEDING THE LABORATORY PRACTICAL QUANTITATION LIMIT LISTED
--- = DENOTES SAMPLE NOT ANALYZED
HVOCs = HALOGENATED VOLATILE ORGANIC COMPOUNDS
PCE = TETRACHLOROETHENE
TCE = TRICHLOROETHENE
cis-1,2-DCE = cis-1,2-DICHLOROETHENE
DRO = TOTAL PETROLEUM HYDROCARBONS (TPH) AS DIESEL-RANGE ORGANICS
ORO = TPH AS OIL-RANGE ORGANICS
NAVD88 = NORTH AMERICAN VERTICAL DATUM OF 1988

LEGEND

- SHALLOW MONITORING WELL
- DEEP MONITORING WELL
- SHALLOW BORING - ANGLED
- SHALLOW BORING
- DEEP BORING WITH INCLINOMETER CASING
- MASS EXCAVATION AREA
- CONSTRUCTION PHASE BOUNDARY
- ESTIMATED AREA OF PETROLEUM CONTAMINATED SOIL
- HISTORICAL FEATURE
- EXCAVATION GRID (30'X30')
- BELLEVUE PLAZA PROPERTY BOUNDARY
- PLANNED SHORING PILE LOCATION

NOTES:
1. ALL LOCATIONS ARE APPROXIMATE.
2. FIGURES WERE PRODUCED IN COLOR. GRAYSCALE COPIES MAY NOT REPRODUCE ALL ORIGINAL INFORMATION.

FARALLON CONSULTING
Quality Service for Environmental Solutions | farallonconsulting.com

Washington
Issaquah | Bellingham | Seattle

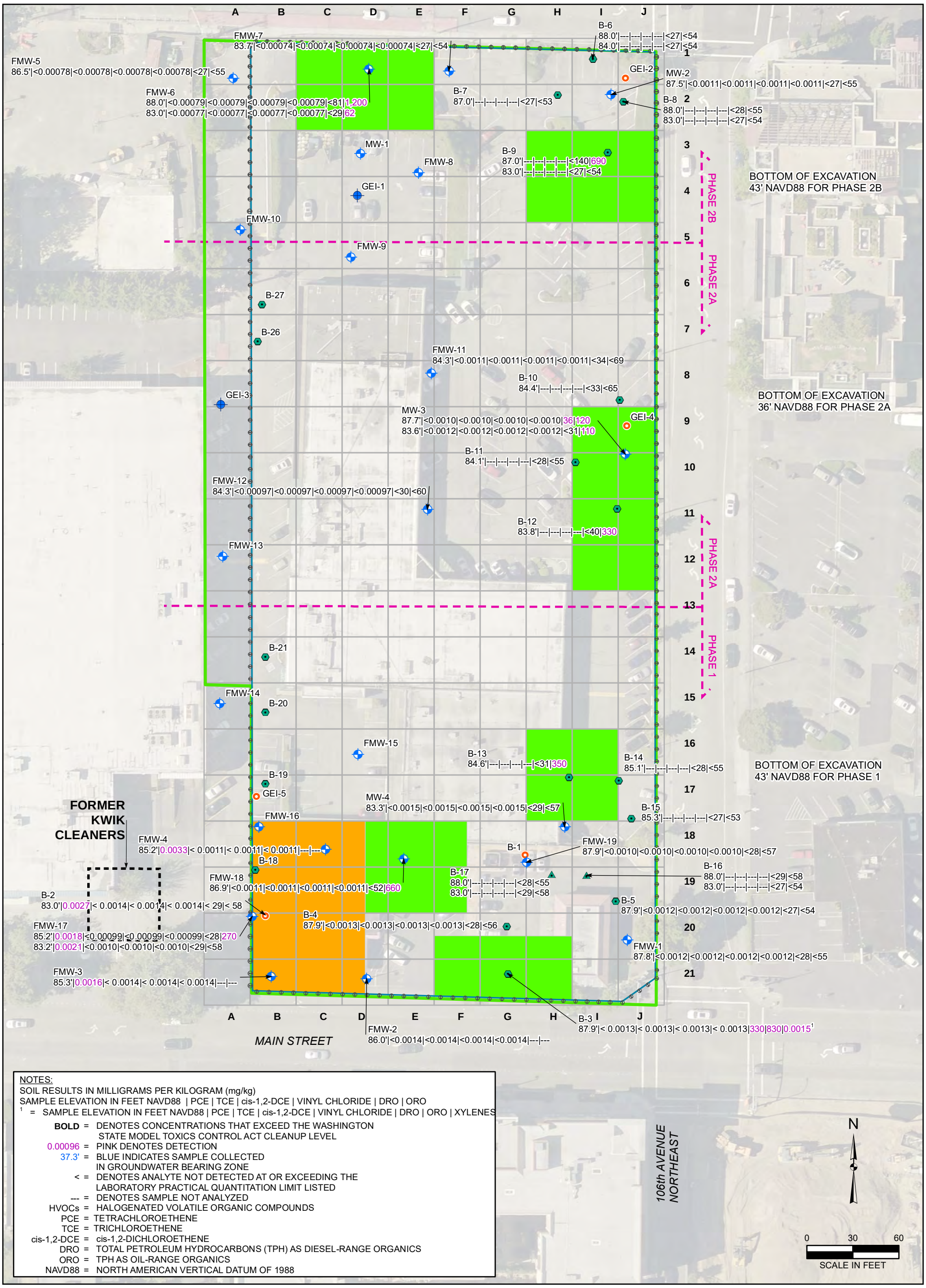
Oregon
Portland | Baker City

California
Oakland | Folsom | Irvine

FIGURE 17
ESTIMATED EXCAVATION AREAS
CONTAMINATED SOIL
93-88 FEET NAVD88
BELLEVUE PLAZA PROPERTY
117 106th AVENUE NORTHEAST,
10502 AND 10510 MAIN STREET
BELLEVUE, WASHINGTON
FARALLON PN: 397-034

Drawn By: jjones | Checked By: LS | Date: 5/13/2020 | Disc Reference:

Path: Q:\Projects\397 VULCAN\034_106thAvenue\Mapfiles\014_DesignConstSupport\014_A-B-C_CS_LiftUpdate\Figure-16_LiftMap_93-88.mxd



NOTES:
SOIL RESULTS IN MILLIGRAMS PER KILOGRAM (mg/kg)
SAMPLE ELEVATION IN FEET NAVD88 | PCE | TCE | cis-1,2-DCE | VINYL CHLORIDE | DRO | ORO
[1] = SAMPLE ELEVATION IN FEET NAVD88 | PCE | TCE | cis-1,2-DCE | VINYL CHLORIDE | DRO | ORO | XYLENES

BOLD	=	DENOTES CONCENTRATIONS THAT EXCEED THE WASHINGTON STATE MODEL TOXICS CONTROL ACT CLEANUP LEVEL
0.00096	=	PINK DENOTES DETECTION
37.3'	=	BLUE INDICATES SAMPLE COLLECTED IN GROUNDWATER BEARING ZONE
<	=	DENOTES ANALYTE NOT DETECTED AT OR EXCEEDING THE LABORATORY PRACTICAL QUANTITATION LIMIT LISTED
---	=	DENOTES SAMPLE NOT ANALYZED
HVOCs	=	HALOGENATED VOLATILE ORGANIC COMPOUNDS
PCE	=	TETRACHLOROETHENE
TCE	=	TRICHLOROETHENE
cis-1,2-DCE	=	cis-1,2-DICHLOROETHENE
DRO	=	TOTAL PETROLEUM HYDROCARBONS (TPH) AS DIESEL-RANGE ORGANICS
ORO	=	TPH AS OIL-RANGE ORGANICS
NAVD88	=	NORTH AMERICAN VERTICAL DATUM OF 1988

LEGEND

- SHALLOW MONITORING WELL
- DEEP MONITORING WELL
- SHALLOW BORING -
- SHALLOW BORING
- DEEP BORING WITH INCLINOMETER CASING
- MASS EXCAVATION
- CONSTRUCTION PHASE BOUNDARY
- ESTIMATED AREA OF CONTAINED-OUT SOIL
- ESTIMATED AREA OF PETROLEUM CONTAMINATED SOIL
- EXCAVATION GRID (30'X30')
- HISTORICAL FEATURE
- BELLEVUE PLAZA PROPERTY BOUNDARY
- PLANNED SHORING PILE LOCATION

NOTES:
1. ALL LOCATIONS ARE APPROXIMATE.
2. FIGURES WERE PRODUCED IN COLOR. GRAYSCALE COPIES MAY NOT REPRODUCE ALL ORIGINAL INFORMATION.

FARALLON CONSULTING
Quality Service for Environmental Solutions | farallonconsulting.com

Washington
Issaquah | Bellingham | Seattle

Oregon
Portland | Baker City

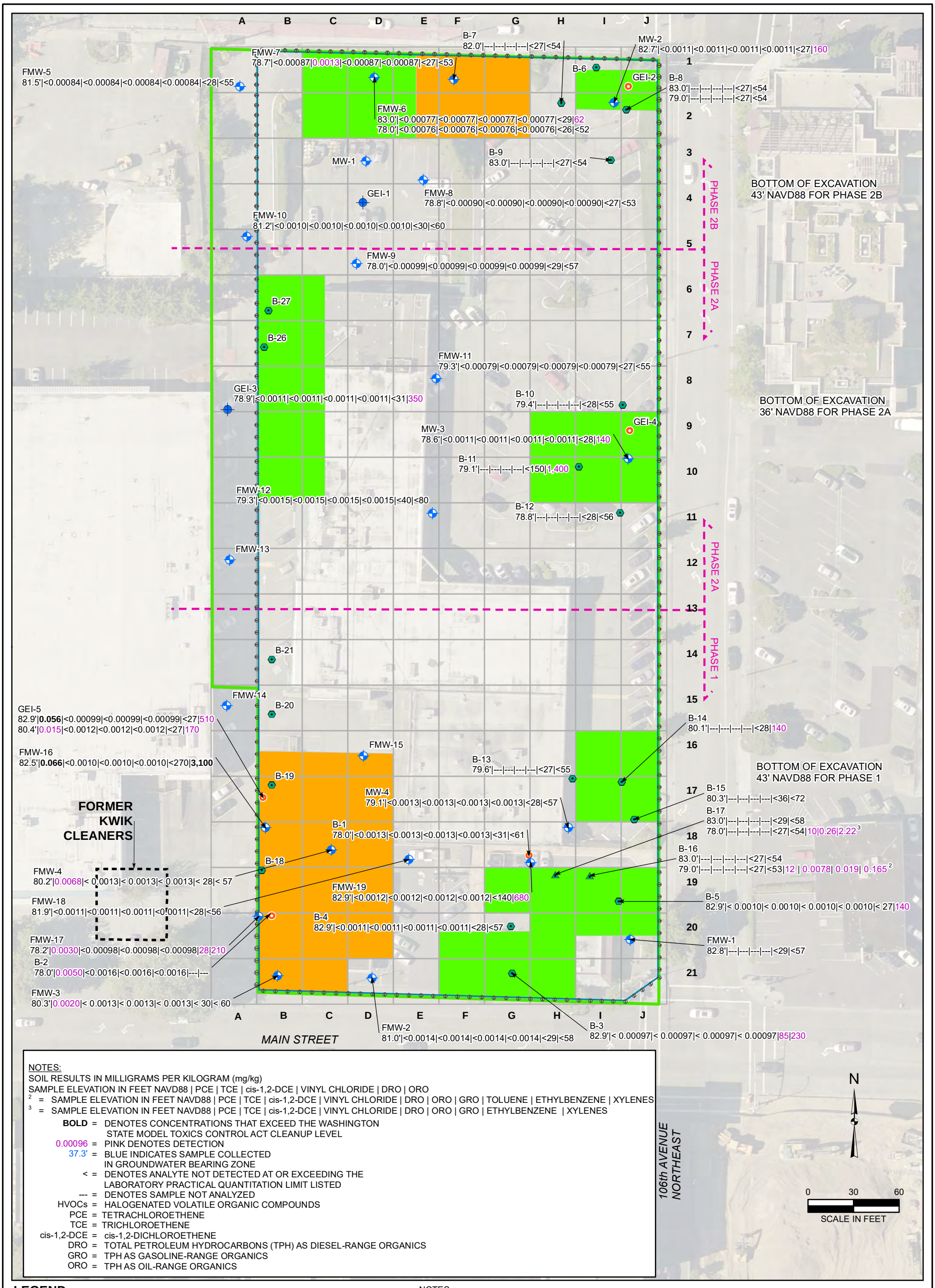
California
Oakland | Folsom | Irvine

FIGURE 18

ESTIMATED EXCAVATION AREAS
CONTAMINATED SOIL
88-83 FEET NAVD88
BELLEVUE PLAZA PROPERTY
117 106th AVENUE NORTHEAST,
10502 AND 10510 MAIN STREET
BELLEVUE, WASHINGTON
FARALLON PN: 397-034

Drawn By: jjones | Checked By: LS | Date: 5/12/2020 | Disc Reference:

Path: Q:\Projects\397 VULCAN\034_106thAvenue\Mapfiles\014_DesignConstSupport\014_A-B-C\Figure-08_LiftMaps_88-83.mxd



NOTES:
SOIL RESULTS IN MILLIGRAMS PER KILOGRAM (mg/kg)
SAMPLE ELEVATION IN FEET NAVD88 | PCE | TCE | cis-1,2-DCE | VINYL CHLORIDE | DRO | ORO

[2] = SAMPLE ELEVATION IN FEET NAVD88 | PCE | TCE | cis-1,2-DCE | VINYL CHLORIDE | DRO | ORO | GRO | TOLUENE | ETHYLBENZENE | XYLENES

[3] = SAMPLE ELEVATION IN FEET NAVD88 | PCE | TCE | cis-1,2-DCE | VINYL CHLORIDE | DRO | ORO | GRO | ETHYLBENZENE | XYLENES

BOLD = DENOTES CONCENTRATIONS THAT EXCEED THE WASHINGTON STATE MODEL TOXICS CONTROL ACT CLEANUP LEVEL

0.00096 = PINK DENOTES DETECTION

37.3' = BLUE INDICATES SAMPLE COLLECTED IN GROUNDWATER BEARING ZONE

< = DENOTES ANALYTE NOT DETECTED AT OR EXCEEDING THE LABORATORY PRACTICAL QUANTITATION LIMIT LISTED

--- = DENOTES SAMPLE NOT ANALYZED

HVOCs = HALOGENATED VOLATILE ORGANIC COMPOUNDS

PCE = TETRACHLOROETHENE

TCE = TRICHLOROETHENE

cis-1,2-DCE = cis-1,2-DICHLOROETHENE

DRO = TOTAL PETROLEUM HYDROCARBONS (TPH) AS DIESEL-RANGE ORGANICS

GRO = TPH AS GASOLINE-RANGE ORGANICS

ORO = TPH AS OIL-RANGE ORGANICS

LEGEND

- SHALLOW MONITORING WELL
- DEEP MONITORING WELL
- SHALLOW BORING - ANGLED
- SHALLOW BORING
- DEEP BORING WITH INCLINOMETER CASING
- CONSTRUCTION PHASE BOUNDARY
- MASS EXCAVATION AREA
- HISTORICAL FEATURE
- ESTIMATED AREA OF PETROLEUM CONTAMINATED SOIL
- ESTIMATED AREA OF CONTAINED-OUT SOIL
- EXCAVATION GRID (30'X30')
- BELLEVUE PLAZA PROPERTY BOUNDARY
- PLANNED SHORING PILE LOCATION

NOTES:
1. ALL LOCATIONS ARE APPROXIMATE.
2. FIGURES WERE PRODUCED IN COLOR. GRAYSCALE COPIES MAY NOT REPRODUCE ALL ORIGINAL INFORMATION.

FARALLON CONSULTING
Quality Service for Environmental Solutions | farallonconsulting.com

Washington
Issaquah | Bellingham | Seattle

Oregon
Portland | Baker City

California
Oakland | Folsom | Irvine

FIGURE 19

ESTIMATED EXCAVATION AREAS
CONTAMINATED SOIL
83-78 FEET NAVD88
BELLEVUE PLAZA PROPERTY
117 106th AVENUE NORTHEAST,
10502 AND 10510 MAIN STREET
BELLEVUE, WASHINGTON
FARALLON PN: 397-034

Drawn By: jjones | Checked By: LS | Date: 5/12/2020 | Disc Reference:

Path: Q:\Projects\397 VULCAN\034_106thAvenue\Mapfiles\014_DesignConstSupport\014_A-B-C\Figure-09_LiftMaps_83-78.mxd

FMW-6
78.0'|<0.00076|<0.00076|<0.00076|<0.00076|<26|<52
73.0'| 0.0011| 0.0046| 0.0038|<0.00072|<27|<54

FMW-7
73.7'|<0.00084|0.028|0.013|<0.00084|<27|<54

FMW-5
76.5'|0.0043|0.0028|<0.00078|<0.00078|<27|<53

B-7
77.0'|---|---|---|---|<28|<55

B-6

GEI-2

MW-2
77.6'|<0.0011|<0.0011|<0.0011|<0.0011|<27|110

B-8

B-9

MW-1
77.8'|<0.0010|<0.0010|<0.0010|<0.0010|<84|590
73.1'|<0.00093|0.0025|0.0029|<0.00093|<27|<55

GEI-1

FMW-8
73.8'|<0.00095|<0.00095|<0.00095|<0.00095|<27|<53

FMW-10
76.2'|<0.0011|<0.0011|<0.0011|<0.0011|<27|<54

FMW-9
78.0'|<0.00099|<0.00099|<0.00099|<0.00099|<29|<57
73.0'|<0.00088|<0.00088|<0.00088|<0.00088|<28|<56

PHASE 2B

PHASE 2A

BOTTOM OF EXCAVATION
43' NAVD88 FOR PHASE 2B

B-27

B-26

FMW-11
74.3'|<0.00079|<0.00079|<0.00079|<0.00079|<27|<53

B-10
74.4'|---|---|---|---|<27|<54

BOTTOM OF EXCAVATION
36' NAVD88 FOR PHASE 2A

GEI-3
76.4'|<0.00093|<0.00093|<0.00093|<0.00093|<47|610
73.9'|<0.00097|<0.00097|<0.00097|<0.00097|<29|86

GEI-4

B-11
74.1'|---|---|---|---|<28|<56

MW-3
73.4'|<0.0011|<0.0011|<0.0011|<0.0011|<28|<56

FMW-12
74.3'|<0.00082|<0.00082|<0.00082|<0.00082|<27|<54

B-12
73.8'|---|---|---|---|<30|230

FMW-13
75.7'|<0.0011|<0.0011|<0.0011|<0.0011|<140|1,200

PHASE 2A

PHASE 1

B-21

FMW-14
77.8'|0.0017|<0.00089|<0.00089|<0.00089|<270|**2,600**
73.8'|<0.00083|<0.00083|<0.00083|<0.00083|<30|<60

B-20

GEI-5
77.9'|**0.056**|<0.0011|<0.0011|<0.0011|<27|340
75.4'|0.038|<0.0011|<0.0011|<0.0011|53|410

FMW-15
76.3'|<0.00085|<0.00085|<0.00085|<0.00085|<28|<55

B-14
75.1'|---|---|---|---|<32|<63

BOTTOM OF EXCAVATION
43' NAVD88 FOR PHASE 1

FMW-16
77.5'|**0.066**|<0.0011|<0.0011|<0.0011|<31|<62

B-19

B-13
74.6'|---|---|---|---|<31|<63

B-15
75.3'|---|---|---|---|<28|<56

FORMER KWIK CLEANERS

MW-4
73.3'|<0.0013|<0.0013|<0.0013|<0.0013|<31|<63

B-1

B-17
78.0'|---|---|---|---|<27|<54|10|0.26|2.22 [3]
74.5'|---|---|---|---|<27|<53| 13| 0.060| 0.085| 0.72 [2]

B-18

FMW-4
75.2'|0.0029|< 0.0013|< 0.0013|< 0.0013|---|---

FMW-19
77.9'|<0.0013|<0.0013|<0.0013|<0.0013|<28|<57

FMW-18
76.9'|<0.0011|<0.0011|<0.0011|<0.0011|<29|<57

B-16
73.0'|---|---|---|---|<27|<54|17|0.019|0.039|0.40 [2]

FMW-17
73.2'|0.0022|<0.0012|<0.0012|<0.0012|<27|<55

B-2
73.0'|0.0097|< 0.0013|< 0.0013|< 0.0013|< 29|< 57

B-5
77.9'|<0.0012|<0.0012|<0.0012|<0.0012|<28|<56

FMW-3
75.3'|<0.0013|<0.0013|<0.0013|<0.0013|---|---

FMW-2

FMW-1
77.8'|<0.0013|<0.0013|<0.0013|<0.0013|<29|<58

A B C D E F G H I J

MAIN STREET

B-3
77.9'|<0.0015|<0.0015|<0.0015|<0.0015|<27|<54

B-4
77.9'|<0.0012|<0.0012|<0.0012|<0.0012|<29|<58

106th AVENUE NORTHEAST

N

0 30 60
SCALE IN FEET

NOTES:
SOIL RESULTS IN MILLIGRAMS PER KILOGRAM (mg/kg)
SAMPLE ELEVATION IN FEET NAVD88 | PCE | TCE | cis-1,2-DCE | VINYL CHLORIDE | DRO | ORO
[2] = SAMPLE ELEVATION IN FEET NAVD88 | PCE | TCE | cis-1,2-DCE | VINYL CHLORIDE | DRO | ORO | GRO | TOLUENE | ETHYLBENZENE | XYLENES
[3] = SAMPLE ELEVATION IN FEET NAVD88 | PCE | TCE | cis-1,2-DCE | VINYL CHLORIDE | DRO | ORO | GRO | ETHYLBENZENE | XYLENES
BOLD = DENOTES CONCENTRATIONS THAT EXCEED THE WASHINGTON STATE MODEL TOXICS CONTROL ACT CLEANUP LEVEL
0.00096 = PINK DENOTES DETECTION
37.3' = BLUE INDICATES SAMPLE COLLECTED IN GROUNDWATER BEARING ZONE
< = DENOTES ANALYTE NOT DETECTED AT OR EXCEEDING THE LABORATORY PRACTICAL QUANTITATION LIMIT LISTED
--- = DENOTES SAMPLE NOT ANALYZED
HVOCs = HALOGENATED VOLATILE ORGANIC COMPOUNDS
PCE = TETRACHLOROETHENE
TCE = TRICHLOROETHENE
cis-1,2-DCE = cis-1,2-DICHLOROETHENE
DRO = TOTAL PETROLEUM HYDROCARBONS (TPH) AS DIESEL-RANGE ORGANICS
GRO = TPH AS GASOLINE-RANGE ORGANICS
ORO = TPH AS OIL-RANGE ORGANICS
NAVD88 = NORTH AMERICAN VERTICAL DATUM OF 1988

LEGEND

- SHALLOW MONITORING WELL
- DEEP MONITORING WELL
- SHALLOW BORING - ANGLED
- SHALLOW BORING
- DEEP BORING WITH INCLINOMETER CASING
- CONSTRUCTION PHASE BOUNDARY
- MASS EXCAVATION AREA
- HISTORICAL FEATURE
- ESTIMATED AREA OF PETROLEUM CONTAMINATED SOIL
- ESTIMATED AREA OF CONTAINED-OUT SOIL
- EXCAVATION GRID (30'X30')
- BELLEVUE PLAZA PROPERTY BOUNDARY
- PLANNED SHORING PILE LOCATION

NOTES:
1. ALL LOCATIONS ARE APPROXIMATE.
2. FIGURES WERE PRODUCED IN COLOR. GRAYSCALE COPIES MAY NOT REPRODUCE ALL ORIGINAL INFORMATION.

FARALLON CONSULTING
Quality Service for Environmental Solutions | farallonconsulting.com

Washington
Issaquah | Bellingham | Seattle

Oregon
Portland | Baker City

California
Oakland | Folsom | Irvine

FIGURE 20

ESTIMATED EXCAVATION AREAS
CONTAMINATED SOIL
78-73 FEET NAVD88
BELLEVUE PLAZA PROPERTY
117 106th AVENUE NORTHEAST,
10502 AND 10510 MAIN STREET
BELLEVUE, WASHINGTON
FARALLON PN: 397-034

Drawn By: jjones | Checked By: LS | Date: 5/12/2020 | Disc Reference:

Path: Q:\Projects\397 VULCAN\034_106thAvenue\Mapfiles\014_DesignConstSupport\014_A-B-C\Figure-10_LiftMaps_78-73.mxd

FMW-6
73.0'|0.0011|0.0046|0.0038|<0.00072|<27|<54
68.0'|0.0018|0.0019|0.0012|<0.00077|---|---

FMW-7
68.7'|<0.00087|<0.00087|<0.00087|<0.00087|---|---

FMW-5
71.5'|0.0031|0.0020|<0.00081|<0.00081|<27|<54

B-6

GEI-2

B-7

B-8

MW-2
72.8'|<0.0011|<0.0011|<0.0011|<0.0011|<27|170

MW-1
68.3'|0.00096|0.024|0.053|0.0057|<27|<55

B-9

FMW-8
68.8'|<0.00067|0.0017|<0.00067|<0.00067|<28|<56

GEI-1

FMW-10
71.2'|<0.00093|<0.00093|<0.00093|<0.00093|<26|<52

FMW-9
73.0'|<0.00088|<0.00088|<0.00088|<0.00088|<28|<56

B-27

B-26

FMW-11
69.3'|<0.00076|<0.00076|<0.00076|<0.00076|<26|<53

B-10
69.9'|---|---|---|---|<27|<54

GEI-3
71.4'|<0.00094|<0.00094|<0.00094|<0.00094|<27|<55

GEI-4

B-11
69.1'|---|---|---|---|<27|<55

MW-3
68.1'|<0.00093|<0.00093|<0.00093|<0.00093|<28|<55

FMW-12
69.3'|<0.00087|<0.00087|<0.00087|<0.00087|<26|<52

B-12

FMW-13
70.7'|<0.0011|<0.0011|<0.0011|<0.0011|<29|<57

FMW-14
72.8'|<0.00069|<0.00069|<0.00069|<0.00069|<28|<55

B-21

B-20

GEI-5
69.4'|0.023|<0.0011|<0.0011|<0.0011|<27|<54

FMW-15
71.3'|0.0015|<0.00075|<0.00075|<0.00075|---|---

B-14
70.6'|---|---|---|---|<31|<63

B-13
71.1'|---|---|---|---|<31|<62

FMW-16
72.5'|0.0033|<0.00086|<0.00086|<0.00086|<28|<55

B-19

MW-4
68.8'|<0.0013|<0.0013|<0.0013|<0.0013|<32|<64

B-15
70.8'|---|---|---|---|<32|<64

FORMER KWIK CLEANERS

FMW-19
72.9'|<0.0010|<0.0010|<0.0010|<0.0010|<28|<55

B-1

B-18

B-17

B-16
73.0'|---|---|---|---|<27|<54|17|0.019|0.039|0.40 [2]

FMW-4
70.2'|<0.0011|<0.0011|<0.0011|<0.0011|<27|<54

B-2
68.0'|0.0074|< 0.0013|< 0.0013|< 0.0013|< 28|< 55

FMW-18
71.9'|<0.0012|<0.0012|<0.0012|<0.0012|<27|<54

B-5

B-4

FMW-1

FMW-17
68.2'|0.0039|<0.0011|<0.0011|<0.0011|<27|<54

B-3

FMW-3
70.3'|0.0019|< 0.0016|< 0.0016|< 0.0016|< 27|< 54

FMW-2
71.0'|<0.0012|<0.0012|<0.0012|<0.0012|<27|<53

PHASE 2B

PHASE 2A

PHASE 1

BOTTOM OF EXCAVATION
43' NAVD88 FOR PHASE 2B

BOTTOM OF EXCAVATION
36' NAVD88 FOR PHASE 2A

BOTTOM OF EXCAVATION
43' NAVD88 FOR PHASE 1

MAIN STREET

106th AVENUE NORTHEAST

NOTES:
SOIL RESULTS IN MILLIGRAMS PER KILOGRAM (mg/kg)
SAMPLE ELEVATION IN FEET NAVD88 | PCE | TCE | cis-1,2-DCE | VINYL CHLORIDE | DRO | ORO
[2] = SAMPLE ELEVATION IN FEET NAVD88 | PCE | TCE | cis-1,2-DCE | VINYL CHLORIDE | DRO | ORO | GRO | TOLUENE | ETHYLBENZENE | XYLENES
BOLD = DENOTES CONCENTRATIONS THAT EXCEED THE WASHINGTON STATE MODEL TOXICS CONTROL ACT CLEANUP LEVEL
0.00096 = PINK DENOTES DETECTION
37.3' = BLUE INDICATES SAMPLE COLLECTED IN GROUNDWATER BEARING ZONE
< = DENOTES ANALYTE NOT DETECTED AT OR EXCEEDING THE LABORATORY PRACTICAL QUANTITATION LIMIT LISTED
--- = DENOTES SAMPLE NOT ANALYZED
HVOCs = HALOGENATED VOLATILE ORGANIC COMPOUNDS
PCE = TETRACHLOROETHENE
TCE = TRICHLOROETHENE
cis-1,2-DCE = cis-1,2-DICHLOROETHENE
DRO = TOTAL PETROLEUM HYDROCARBONS (TPH) AS DIESEL-RANGE ORGANICS
GRO = TPH AS GASOLINE-RANGE ORGANICS
ORO = TPH AS OIL-RANGE ORGANICS
NAVD88 = NORTH AMERICAN VERTICAL DATUM OF 1988

N

0 30 60
SCALE IN FEET

LEGEND

- SHALLOW MONITORING WELL
- DEEP MONITORING WELL
- SHALLOW BORING - ANGLED
- SHALLOW BORING
- DEEP BORING WITH INCLINOMETER CASING
- CONSTRUCTION PHASE BOUNDARY
- MASS EXCAVATION AREA
- EXCAVATION GRID (30'X30')
- HISTORICAL FEATURE
- BELLEVUE PLAZA PROPERTY BOUNDARY
- ESTIMATED AREA OF PETROLEUM CONTAMINATED SOIL
- ESTIMATED AREA OF CONTAINED-OUT SOIL
- PLANNED SHORING PILE LOCATION

NOTES:
1. ALL LOCATIONS ARE APPROXIMATE.
2. FIGURES WERE PRODUCED IN COLOR. GRAYSCALE COPIES MAY NOT REPRODUCE ALL ORIGINAL INFORMATION.

FARALLON CONSULTING
Quality Service for Environmental Solutions | farallonconsulting.com

Washington
Issaquah | Bellingham | Seattle

Oregon
Portland | Baker City

California
Oakland | Folsom | Irvine

FIGURE 21

ESTIMATED EXCAVATION AREAS
CONTAMINATED SOIL
73-68 FEET NAVD88
BELLEVUE PLAZA PROPERTY
117 106th AVENUE NORTHEAST,
10502 AND 10510 MAIN STREET
BELLEVUE, WASHINGTON
FARALLON PN: 397-034

Drawn By: jjones | Checked By: JR | Date: 5/12/2020 | Disc Reference:

Path: Q:\Projects\397 VULCAN\034_106thAvenue\Mapfiles\014_DesignConstSupport\014_A-B-C\Figure-11_LiftMaps_73-68.mxd

FMW-6
68.0'| 0.0018| 0.0019|0.0012| <0.00077|---|---
63.0'| 0.0019|0.0010| <0.00075| <0.00075|---|---

FMW-7
63.7'|<0.00084|<0.00084|<0.00084|<0.00084|<27|<55

FMW-5
66.5'|0.0049|0.0026|<0.00076|<0.00076|<27|<54

B-6
GEI-2
MW-2
67.8'|<0.0014|<0.0014|<0.0014|<0.0014|<27|<54
B-7
B-8
B-9
MW-1
63.2'|0.0012|0.0017|0.0013|<0.0011|<28|<55
FMW-8
63.8'|<0.0011|<0.0011|<0.0011|<0.0011|<28|<57
GEI-1

FMW-10
66.2'|<0.00094|<0.00094|<0.00094|<0.00094|<27|<53

FMW-9
68.0'|0.0013|0.0011|<0.00096|<0.00096|<28|<56
63.0'|<0.00091|<0.00091|0.023|<0.00091|<28|<55

B-27
B-26
FMW-11
64.3'|<0.00088|<0.00088|<0.00088|<0.00088|---|---
B-10
GEI-3
66.4'|<0.0010|<0.0010|<0.0010|<0.0010|<28|<57
GEI-4
MW-3
B-11
FMW-12
64.3'|<0.00079|<0.00079|<0.00079|<0.00079|<27|<54
B-12
FMW-13
65.7'|0.0017|<0.00084|<0.00084|<0.00084|<28|<57

B-21
FMW-14
67.8'|<0.00086|<0.00086|<0.00086|<0.00086|<30|<59
B-20
FMW-15
66.3'|0.0039|<0.0011|<0.0011|<0.0011|<27|<54
GEI-5
65.4'|0.015|<0.0013|<0.0013|<0.0013|<27|<54
B-19
FMW-16
67.5'|0.014|<0.0011|<0.0011|<0.0011|<27|<53

FORMER KWIK CLEANERS

B-13
B-14
B-15
MW-4
B-18
FMW-4
65.2'|0.0027|< 0.0013|< 0.0013|< 0.0013|< 27|< 53
FMW-19
67.9'|<0.0012|<0.0012|<0.0012|<0.0012|<28|<55
B-17
B-16
B-5
FMW-18
66.9'|<0.0011|<0.0011|<0.0011|<0.0011|<27|<54
B-2
B-4
FMW-17
63.2'|<0.0011|<0.0011|<0.0011|<0.0011|<26|<53
FMW-1
FMW-3
65.3'|<0.0012|<0.0012|<0.0012|<0.0012|---|---
B-3
FMW-2
66.0'|<0.0013|<0.0013|<0.0013|<0.0013|<27|<54
B-1
63.0'|63.0'|<0.0012|<0.0012|<0.0012|<0.0012|<31|<63|0.0020|0.019[4]

BOTTOM OF EXCAVATION
43' NAVD88 FOR PHASE 2B

BOTTOM OF EXCAVATION
36' NAVD88 FOR PHASE 2A

BOTTOM OF EXCAVATION
43' NAVD88 FOR PHASE 1

PHASE 2B
PHASE 2A
PHASE 2A
PHASE 1

A B C D E F G H I J
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21

MAIN STREET

106th AVENUE NORTHEAST

N

0 30 60
SCALE IN FEET

NOTES:
SOIL RESULTS IN MILLIGRAMS PER KILOGRAM
SAMPLE ELEVATION IN FEET NAVD88 | PCE | TCE | cis-1,2-DCE | VINYL CHLORIDE | DRO | ORO
[4] = SAMPLE ELEVATION IN FEET NAVD88 | PCE | TCE | cis-1,2-DCE | VINYL CHLORIDE | DRO | ORO | ETHYLBENZENE | XYLENES
BOLD = DENOTES CONCENTRATIONS THAT EXCEED THE WASHINGTON STATE MODEL TOXICS CONTROL ACT CLEANUP LEVEL
0.00096 = PINK DENOTES DETECTION
37.3' = BLUE INDICATES SAMPLE COLLECTED IN GROUNDWATER BEARING ZONE
< = DENOTES ANALYTE NOT DETECTED AT OR EXCEEDING THE LABORATORY PRACTICAL QUANTITATION LIMIT LISTED
--- = DENOTES SAMPLE NOT ANALYZED
HVOCs = HALOGENATED VOLATILE ORGANIC COMPOUNDS
PCE = TETRACHLOROETHENE
TCE = TRICHLOROETHENE
cis-1,2-DCE = cis-1,2-DICHLOROETHENE
DRO = TOTAL PETROLEUM HYDROCARBONS (TPH) AS DIESEL-RANGE ORGANICS
ORO = TPH AS OIL-RANGE ORGANICS
NAVD88 = NORTH AMERICAN VERTICAL DATUM OF 1988

LEGEND

- SHALLOW MONITORING WELL
- DEEP MONITORING WELL
- SHALLOW BORING - ANGLED
- SHALLOW BORING
- DEEP BORING WITH INCLINOMETER CASING
- CONSTRUCTION PHASE BOUNDARY
- MASS EXCAVATION
- EXCAVATION GRID (30'X30')
- HISTORICAL FEATURE
- BELLEVUE PLAZA SITE BOUNDARY
- ESTIMATED AREA OF PETROLEUM CONTAMINATED SOIL
- ESTIMATED AREA OF CONTAINED-OUT SOIL
- PLANNED SHORING PILE LOCATION

NOTES:
1. ALL LOCATIONS ARE APPROXIMATE.
2. FIGURES WERE PRODUCED IN COLOR. GRAYSCALE COPIES MAY NOT REPRODUCE ALL ORIGINAL INFORMATION.

FARALLON CONSULTING
Quality Service for Environmental Solutions | farallonconsulting.com

Washington
Issaquah | Bellingham | Seattle

Oregon
Portland | Baker City

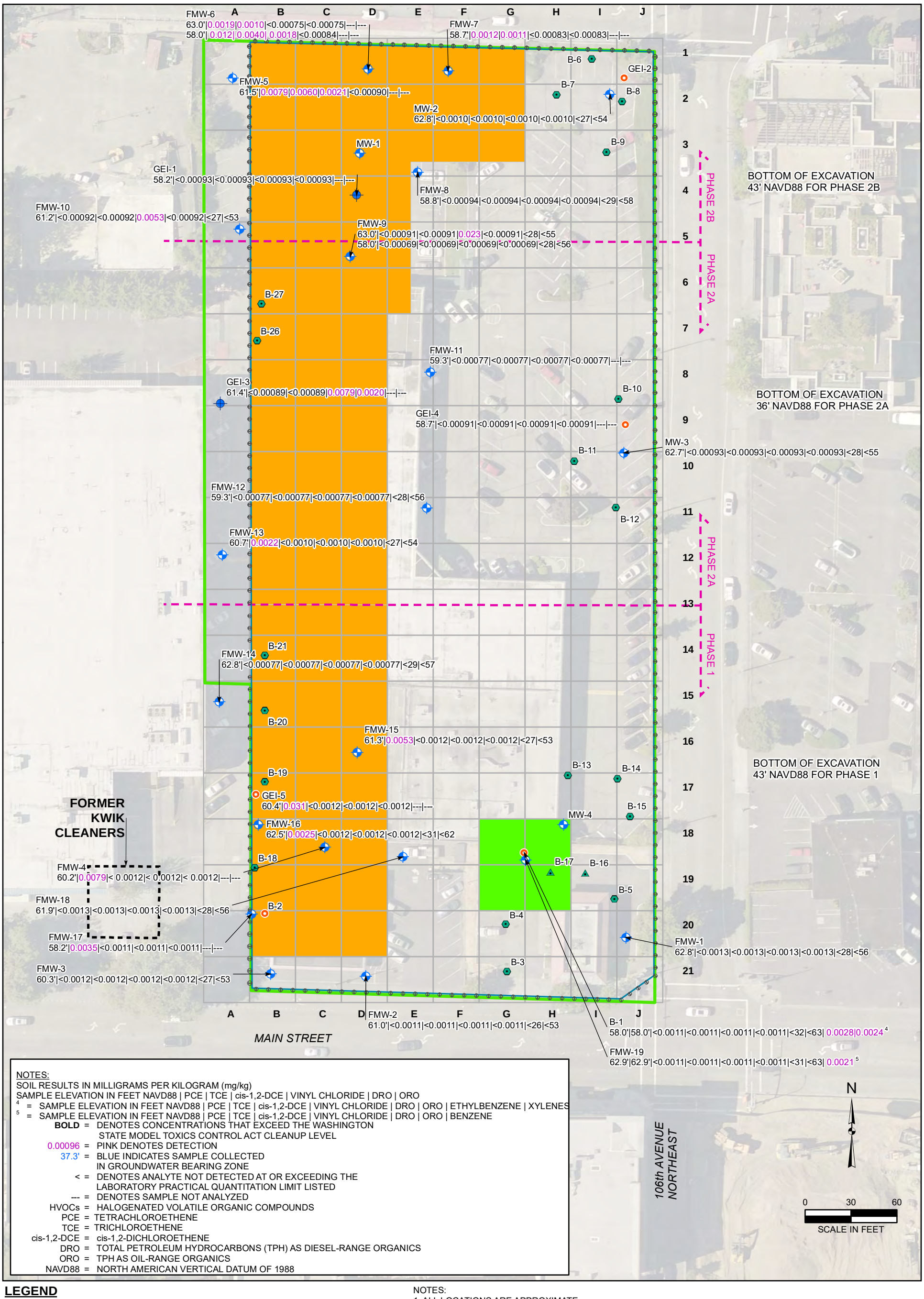
California
Oakland | Folsom | Irvine

FIGURE 22

ESTIMATED EXCAVATION AREAS
CONTAMINATED SOIL
68-63 FEET NAVD88
BELLEVUE PLAZA PROPERTY
117 106th AVENUE NORTHEAST,
10502 AND 10510 MAIN STREET
BELLEVUE, WASHINGTON
FARALLON PN: 397-034

Drawn By: jjones | Checked By: LS | Date: 5/12/2020 | Disc Reference:

Path: Q:\Projects\397 VULCAN\034_106thAvenue\Mapfiles\014_DesignConstSupport\014_A-B-C\Figure-12_LiftMaps_68-63.mxd



NOTES:
SOIL RESULTS IN MILLIGRAMS PER KILOGRAM (mg/kg)
SAMPLE ELEVATION IN FEET NAVD88 | PCE | TCE | cis-1,2-DCE | VINYL CHLORIDE | DRO | ORO
[4] = SAMPLE ELEVATION IN FEET NAVD88 | PCE | TCE | cis-1,2-DCE | VINYL CHLORIDE | DRO | ORO | ETHYLBENZENE | XYLENES
[5] = SAMPLE ELEVATION IN FEET NAVD88 | PCE | TCE | cis-1,2-DCE | VINYL CHLORIDE | DRO | ORO | BENZENE

BOLD	= DENOTES CONCENTRATIONS THAT EXCEED THE WASHINGTON STATE MODEL TOXICS CONTROL ACT CLEANUP LEVEL
0.00096	= PINK DENOTES DETECTION
37.3'	= BLUE INDICATES SAMPLE COLLECTED IN GROUNDWATER BEARING ZONE
<	= DENOTES ANALYTE NOT DETECTED AT OR EXCEEDING THE LABORATORY PRACTICAL QUANTITATION LIMIT LISTED
---	= DENOTES SAMPLE NOT ANALYZED
HVOCs	= HALOGENATED VOLATILE ORGANIC COMPOUNDS
PCE	= TETRACHLOROETHENE
TCE	= TRICHLOROETHENE
cis-1,2-DCE	= cis-1,2-DICHLOROETHENE
DRO	= TOTAL PETROLEUM HYDROCARBONS (TPH) AS DIESEL-RANGE ORGANICS
ORO	= TPH AS OIL-RANGE ORGANICS
NAVD88	= NORTH AMERICAN VERTICAL DATUM OF 1988

LEGEND

- SHALLOW MONITORING WELL
- DEEP MONITORING WELL
- SHALLOW BORING - ANGLED
- SHALLOW BORING
- DEEP BORING WITH INCLINOMETER CASING
- CONSTRUCTION PHASE BOUNDARY
- MASS EXCAVATION
- HISTORICAL FEATURE
- EXCAVATION GRID (30'X30')
- BELLEVUE PLAZA PROPERTY BOUNDARY
- ESTIMATED AREA OF PETROLEUM CONTAMINATED SOIL
- ESTIMATED AREA OF CONTAINED-OUT SOIL
- PLANNED SHORING PILE LOCATION

NOTES:
1. ALL LOCATIONS ARE APPROXIMATE.
2. FIGURES WERE PRODUCED IN COLOR. GRAYSCALE COPIES MAY NOT REPRODUCE ALL ORIGINAL INFORMATION.

FARALLON CONSULTING
Quality Service for Environmental Solutions | farallonconsulting.com

Washington
Issaquah | Bellingham | Seattle

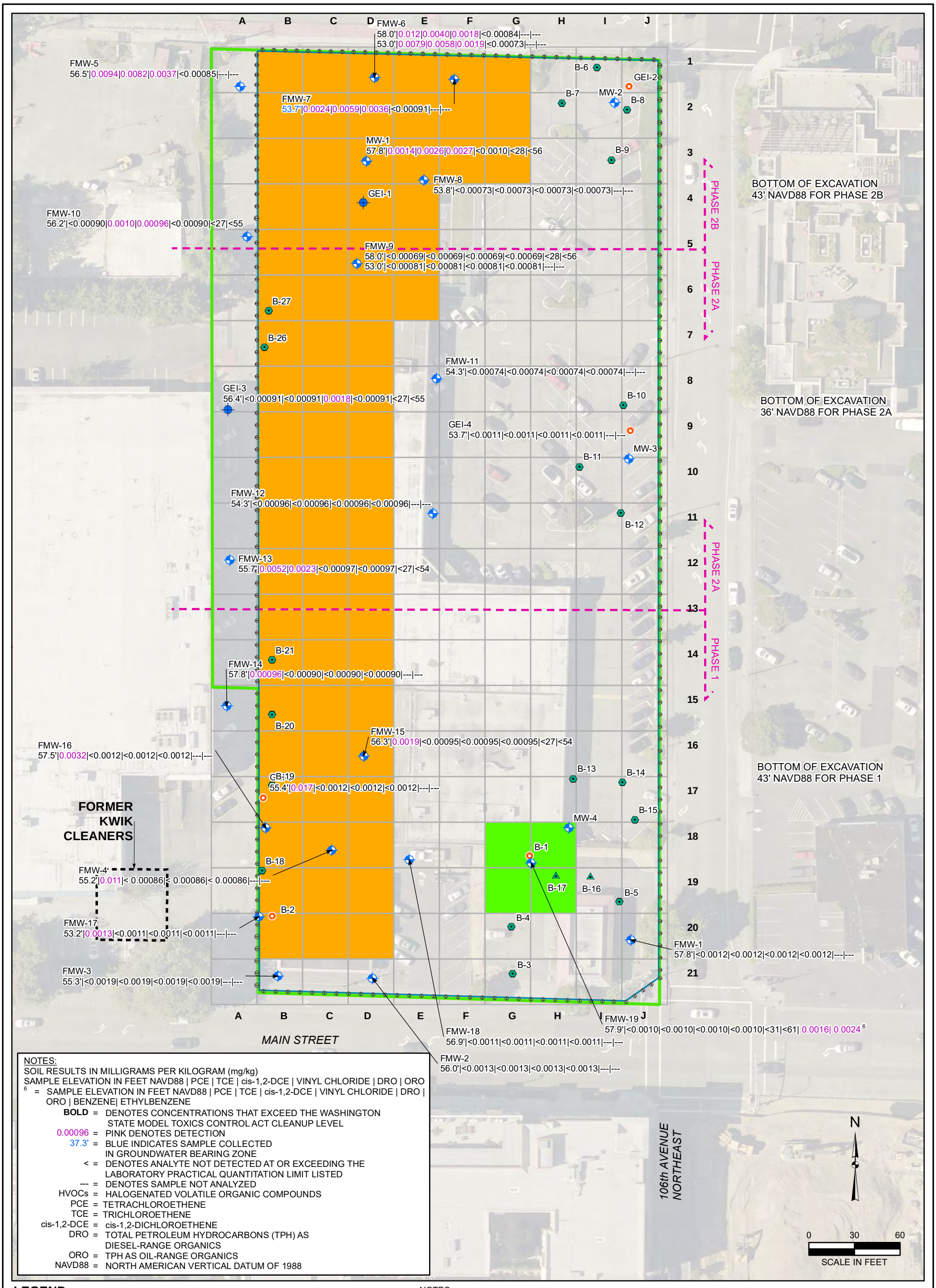
Oregon
Portland | Baker City

California
Oakland | Folsom | Irvine

FIGURE 23
ESTIMATED EXCAVATION AREAS
CONTAMINATED SOIL
63-58 FEET NAVD88
BELLEVUE PLAZA PROPERTY
117 106th AVENUE NORTHEAST,
10502 AND 10510 MAIN STREET
BELLEVUE, WASHINGTON
FARALLON PN: 397-034

Drawn By: jjones | Checked By: LS | Date: 5/12/2020 | Disc Reference:

Path: Q:\Projects\397 VULCAN\034_106thAvenue\Mapfiles\014_DesignConstSupport\014_A-B-C\Figure-13_LiftMaps_63-58.mxd



NOTES:
SOIL RESULTS IN MILLIGRAMS PER KILOGRAM (mg/kg)
SAMPLE ELEVATION IN FEET NAVD88 | PCE | TCE | cis-1,2-DCE | VINYL CHLORIDE | DRO | ORO
[6] = SAMPLE ELEVATION IN FEET NAVD88 | PCE | TCE | cis-1,2-DCE | VINYL CHLORIDE | DRO | ORO | BENZENE| ETHYLBENZENE

BOLD	=	DENOTES CONCENTRATIONS THAT EXCEED THE WASHINGTON STATE MODEL TOXICS CONTROL ACT CLEANUP LEVEL
0.00096	=	PINK DENOTES DETECTION
37.3'	=	BLUE INDICATES SAMPLE COLLECTED IN GROUNDWATER BEARING ZONE
<	=	DENOTES ANALYTE NOT DETECTED AT OR EXCEEDING THE LABORATORY PRACTICAL QUANTITATION LIMIT LISTED
---	=	DENOTES SAMPLE NOT ANALYZED
HVOCs	=	HALOGENATED VOLATILE ORGANIC COMPOUNDS
PCE	=	TETRACHLOROETHENE
TCE	=	TRICHLOROETHENE
cis-1,2-DCE	=	cis-1,2-DICHLOROETHENE
DRO	=	TOTAL PETROLEUM HYDROCARBONS (TPH) AS DIESEL-RANGE ORGANICS
ORO	=	TPH AS OIL-RANGE ORGANICS
NAVD88	=	NORTH AMERICAN VERTICAL DATUM OF 1988

LEGEND

- SHALLOW MONITORING WELL
- DEEP MONITORING WELL
- SHALLOW BORING - ANGLED
- SHALLOW BORING
- DEEP BORING WITH INCLINOMETER CASING
- CONSTRUCTION PHASE BOUNDARY
- MASS EXCAVATION
- HISTORICAL FEATURE
- EXCAVATION GRID (30'X30')
- BELLEVUE PLAZA PROPERTY BOUNDARY
- ESTIMATED AREA OF PETROLEUM CONTAMINATED SOIL
- ESTIMATED AREA OF CONTAINED-OUT SOIL
- PLANNED SHORING PILE LOCATION

NOTES:
1. ALL LOCATIONS ARE APPROXIMATE.
2. FIGURES WERE PRODUCED IN COLOR. GRAYSCALE COPIES MAY NOT REPRODUCE ALL ORIGINAL INFORMATION.

FARALLON CONSULTING
Quality Service for Environmental Solutions | farallonconsulting.com

Washington
Issaquah | Bellingham | Seattle

Oregon
Portland | Baker City

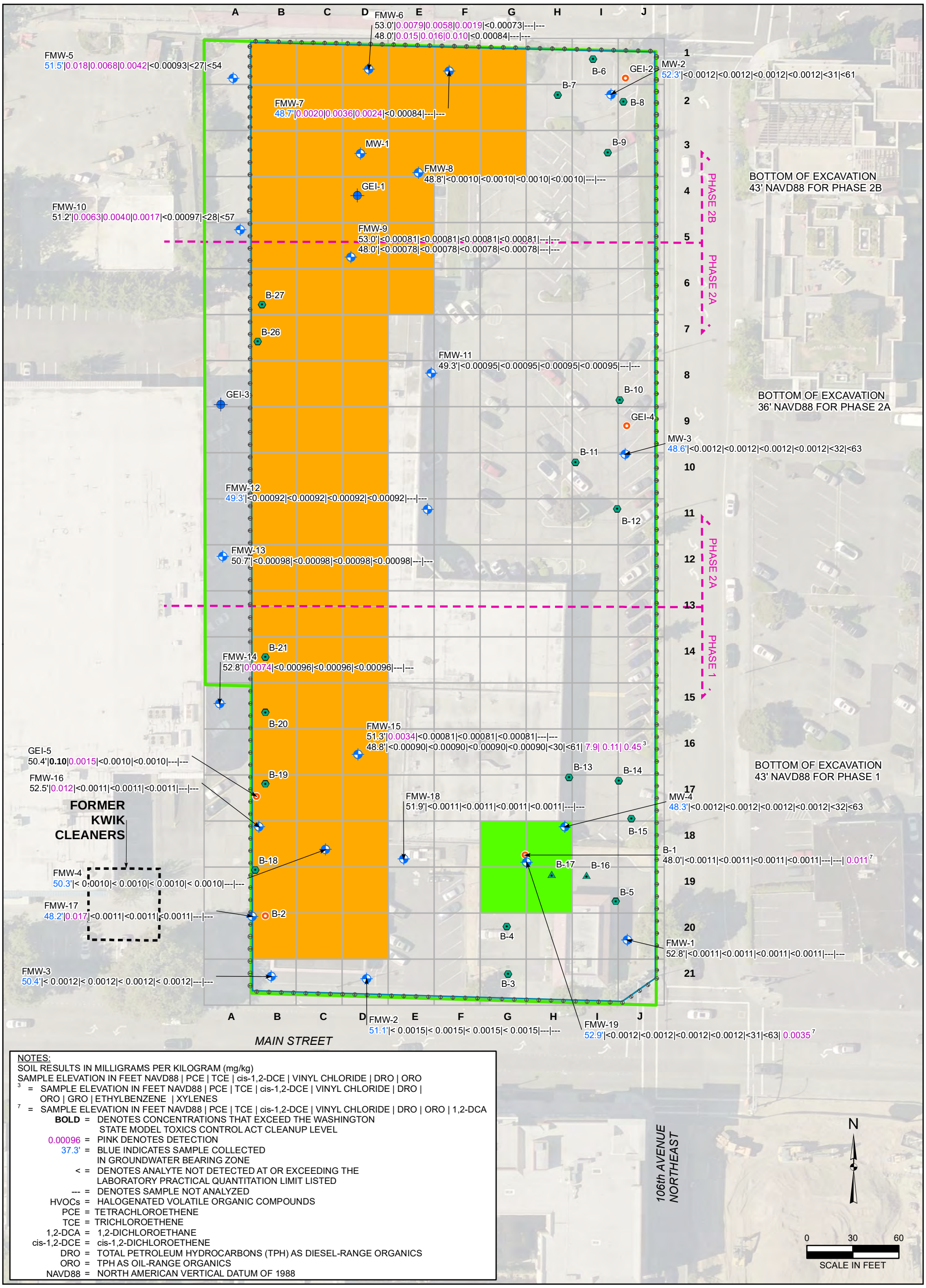
California
Oakland | Folsom | Irvine

FIGURE 24

ESTIMATED EXCAVATION AREAS
CONTAMINATED SOIL
58-53 FEET NAVD88
BELLEVUE PLAZA PROPERTY
117 106th AVENUE NORTHEAST,
10502 AND 10510 MAIN STREET
BELLEVUE, WASHINGTON
FARALLON PN: 397-034

Drawn By: jjones | Checked By: LS | Date: 5/12/2020 | Disc Reference:

Path: Q:\Projects\397 VULCAN\034_106thAvenue\Mapfiles\014_DesignConstSupport\014_A-B-C\Figure-14_LiftMaps_58-53.mxd



NOTES:
SOIL RESULTS IN MILLIGRAMS PER KILOGRAM (mg/kg)
SAMPLE ELEVATION IN FEET NAVD88 | PCE | TCE | cis-1,2-DCE | VINYL CHLORIDE | DRO | ORO
[3] = SAMPLE ELEVATION IN FEET NAVD88 | PCE | TCE | cis-1,2-DCE | VINYL CHLORIDE | DRO | ORO | GRO | ETHYLBENZENE | XYLENES
[7] = SAMPLE ELEVATION IN FEET NAVD88 | PCE | TCE | cis-1,2-DCE | VINYL CHLORIDE | DRO | ORO | 1,2-DCA
BOLD = DENOTES CONCENTRATIONS THAT EXCEED THE WASHINGTON STATE MODEL TOXICS CONTROL ACT CLEANUP LEVEL
0.00096 = PINK DENOTES DETECTION
37.3' = BLUE INDICATES SAMPLE COLLECTED IN GROUNDWATER BEARING ZONE
< = DENOTES ANALYTE NOT DETECTED AT OR EXCEEDING THE LABORATORY PRACTICAL QUANTITATION LIMIT LISTED
--- = DENOTES SAMPLE NOT ANALYZED
HVOCs = HALOGENATED VOLATILE ORGANIC COMPOUNDS
PCE = TETRACHLOROETHENE
TCE = TRICHLOROETHENE
1,2-DCA = 1,2-DICHLOROETHANE
cis-1,2-DCE = cis-1,2-DICHLOROETHENE
DRO = TOTAL PETROLEUM HYDROCARBONS (TPH) AS DIESEL-RANGE ORGANICS
ORO = TPH AS OIL-RANGE ORGANICS
NAVD88 = NORTH AMERICAN VERTICAL DATUM OF 1988

LEGEND

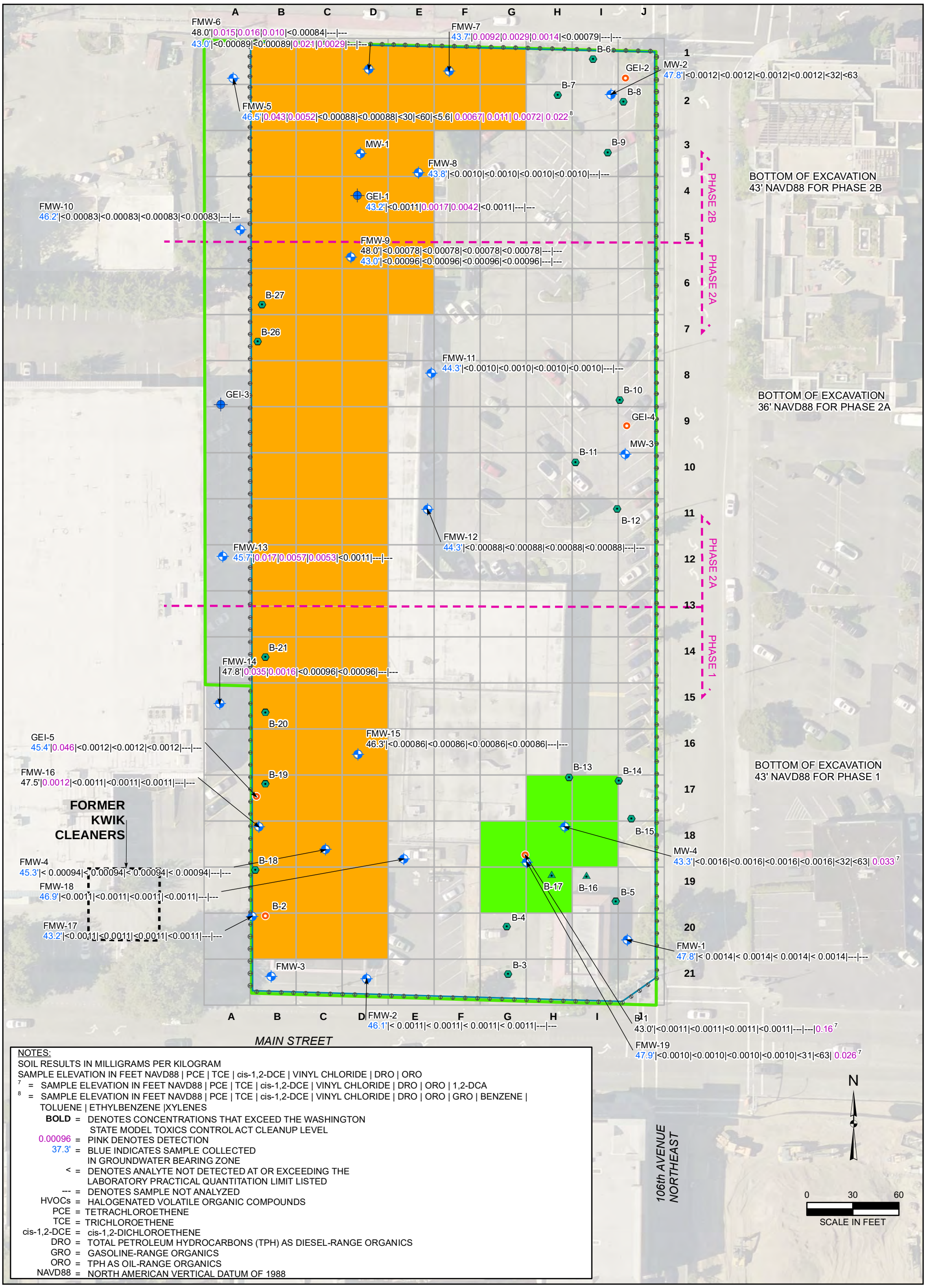
- SHALLOW MONITORING WELL
- DEEP MONITORING WELL
- SHALLOW BORING - ANGLED
- SHALLOW BORING
- DEEP BORING WITH INCLINOMETER CASING
- CONSTRUCTION PHASE BOUNDARY
- MASS EXCAVATION
- HISTORICAL FEATURE
- EXCAVATION GRID (30'X30')
- BELLEVUE PLAZA PROPERTY BOUNDARY
- ESTIMATED AREA OF CONTAINED-OUT SOIL
- ESTIMATED AREA OF PETROLEUM-CONTAMINATED SOIL
- PLANNED SHORING PILE LOCATION

NOTES:
1. ALL LOCATIONS ARE APPROXIMATE.
2. FIGURES WERE PRODUCED IN COLOR. GRAYSCALE COPIES MAY NOT REPRODUCE ALL ORIGINAL INFORMATION.

FARALLON CONSULTING
Quality Service for Environmental Solutions | farallonconsulting.com
Washington
Issaquah | Bellingham | Seattle
Oregon
Portland | Baker City
California
Oakland | Folsom | Irvine

FIGURE 25
ESTIMATED EXCAVATION AREAS
CONTAMINATED SOIL
53-48 FEET NAVD88
BELLEVUE PLAZA PROPERTY
117 106th AVENUE NORTHEAST,
10502 AND 10510 MAIN STREET
BELLEVUE, WASHINGTON
FARALLON PN: 397-034

Drawn By: jjones | Checked By: LS | Date: 5/12/2020 | Disc Reference:
Path: Q:\Projects\397 VULCAN\034_106thAvenue\Mapfiles\014_DesignConstSupport\014_A-B-C\Figure-15_LiftMaps_53-48_.mxd



NOTES:
SOIL RESULTS IN MILLIGRAMS PER KILOGRAM
SAMPLE ELEVATION IN FEET NAVD88 | PCE | TCE | cis-1,2-DCE | VINYL CHLORIDE | DRO | ORO
7 = SAMPLE ELEVATION IN FEET NAVD88 | PCE | TCE | cis-1,2-DCE | VINYL CHLORIDE | DRO | ORO | 1,2-DCA
8 = SAMPLE ELEVATION IN FEET NAVD88 | PCE | TCE | cis-1,2-DCE | VINYL CHLORIDE | DRO | ORO | GRO | BENZENE | TOLUENE | ETHYLBENZENE |XYLENES

BOLD	= DENOTES CONCENTRATIONS THAT EXCEED THE WASHINGTON STATE MODEL TOXICS CONTROL ACT CLEANUP LEVEL
0.00096	= PINK DENOTES DETECTION
37.3'	= BLUE INDICATES SAMPLE COLLECTED IN GROUNDWATER BEARING ZONE
<	= DENOTES ANALYTE NOT DETECTED AT OR EXCEEDING THE LABORATORY PRACTICAL QUANTITATION LIMIT LISTED
---	= DENOTES SAMPLE NOT ANALYZED
HVOCs	= HALOGENATED VOLATILE ORGANIC COMPOUNDS
PCE	= TETRACHLOROETHENE
TCE	= TRICHLOROETHENE
cis-1,2-DCE	= cis-1,2-DICHLOROETHENE
DRO	= TOTAL PETROLEUM HYDROCARBONS (TPH) AS DIESEL-RANGE ORGANICS
GRO	= GASOLINE-RANGE ORGANICS
ORO	= TPH AS OIL-RANGE ORGANICS
NAVD88	= NORTH AMERICAN VERTICAL DATUM OF 1988

LEGEND

- SHALLOW MONITORING WELL
- DEEP MONITORING WELL
- SHALLOW BORING - ANGLED
- SHALLOW BORING
- DEEP BORING WITH INCLINOMETER CASING
- CONSTRUCTION PHASE BOUNDARY
- MASS EXCAVATION AREA
- HISTORICAL FEATURE
- EXCAVATION GRID (30'X30')
- BELLEVUE PLAZA PROPERTY BOUNDARY
- ESTIMATED AREA OF CONTAINED-OUT SOIL
- ESTIMATED AREA OF PETROLEUM-CONTAMINATED SOIL
- PLANNED SHORING PILE LOCATION

NOTES:
1. ALL LOCATIONS ARE APPROXIMATE.
2. FIGURES WERE PRODUCED IN COLOR. GRAYSCALE COPIES MAY NOT REPRODUCE ALL ORIGINAL INFORMATION.

FARALLON CONSULTING
Quality Service for Environmental Solutions | farallonconsulting.com

Washington
Issaquah | Bellingham | Seattle

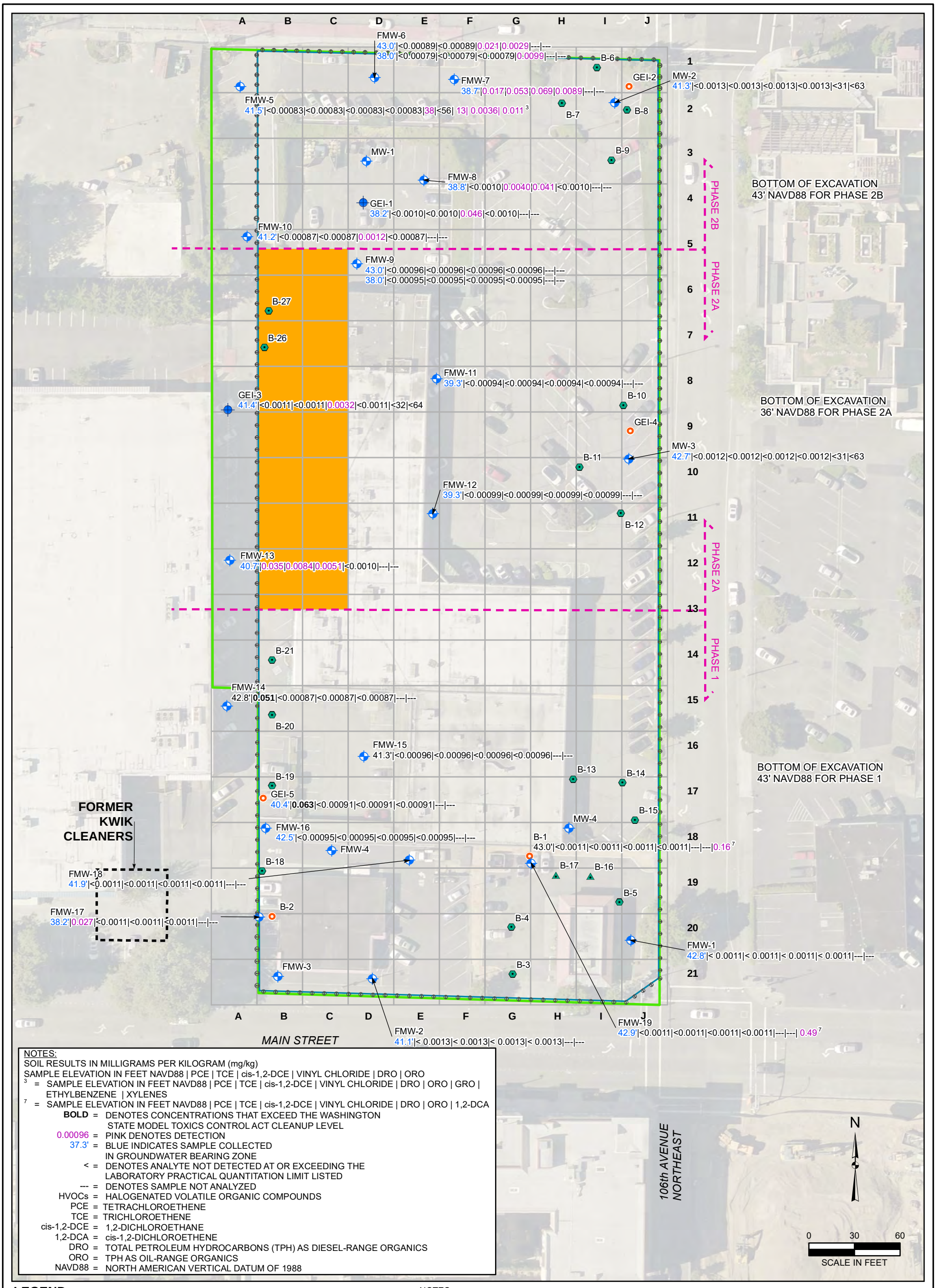
Oregon
Portland | Baker City

California
Oakland | Folsom | Irvine

FIGURE 26
ESTIMATED EXCAVATION AREAS
CONTAMINATED SOIL
48-43 FEET NAVD88
BELLEVUE PLAZA PROPERTY
117 106th AVENUE NORTHEAST,
10502 AND 10510 MAIN STREET
BELLEVUE, WASHINGTON
FARALLON PN: 397-034

Drawn By: jjones | Checked By: LS | Date: 5/12/2020 | Disc Reference:

Path: Q:\Projects\397 VULCAN\034_106thAvenue\Mapfiles\014_DesignConstSupport\014_A-B-C\Figure-16_LiftMaps_48-43.mxd



NOTES:
SOIL RESULTS IN MILLIGRAMS PER KILOGRAM (mg/kg)
SAMPLE ELEVATION IN FEET NAVD88 | PCE | TCE | cis-1,2-DCE | VINYL CHLORIDE | DRO | ORO
[3] = SAMPLE ELEVATION IN FEET NAVD88 | PCE | TCE | cis-1,2-DCE | VINYL CHLORIDE | DRO | ORO | GRO | ETHYLBENZENE | XYLENES
[7] = SAMPLE ELEVATION IN FEET NAVD88 | PCE | TCE | cis-1,2-DCE | VINYL CHLORIDE | DRO | ORO | 1,2-DCA

BOLD	= DENOTES CONCENTRATIONS THAT EXCEED THE WASHINGTON STATE MODEL TOXICS CONTROL ACT CLEANUP LEVEL
0.00096	= PINK DENOTES DETECTION
37.3'	= BLUE INDICATES SAMPLE COLLECTED IN GROUNDWATER BEARING ZONE
<	= DENOTES ANALYTE NOT DETECTED AT OR EXCEEDING THE LABORATORY PRACTICAL QUANTITATION LIMIT LISTED
---	= DENOTES SAMPLE NOT ANALYZED
HVOCs	= HALOGENATED VOLATILE ORGANIC COMPOUNDS
PCE	= TETRACHLOROETHENE
TCE	= TRICHLOROETHENE
cis-1,2-DCE	= 1,2-DICHLOROETHANE
1,2-DCA	= cis-1,2-DICHLOROETHENE
DRO	= TOTAL PETROLEUM HYDROCARBONS (TPH) AS DIESEL-RANGE ORGANICS
ORO	= TPH AS OIL-RANGE ORGANICS
NAVD88	= NORTH AMERICAN VERTICAL DATUM OF 1988

LEGEND

- SHALLOW MONITORING WELL
- DEEP MONITORING WELL
- SHALLOW BORING - ANGLED
- SHALLOW BORING
- DEEP BORING WITH INCLINIOMETER CASING
- CONSTRUCTION PHASE BOUNDARY
- MASS EXCAVATION
- ESTIMATED AREA OF CONTAINED-OUT SOIL
- EXCAVATION GRID (30'X30')
- HISTORICAL FEATURE
- BELLEVUE PLAZA PROPERTY BOUNDARY
- PLANNED SHORING PILE LOCATION

NOTES:
1. ALL LOCATIONS ARE APPROXIMATE.
2. FIGURES WERE PRODUCED IN COLOR. GRAYSCALE COPIES MAY NOT REPRODUCE ALL ORIGINAL INFORMATION.

FARALLON CONSULTING
Quality Service for Environmental Solutions | farallonconsulting.com

Washington
Issaquah | Bellingham | Seattle

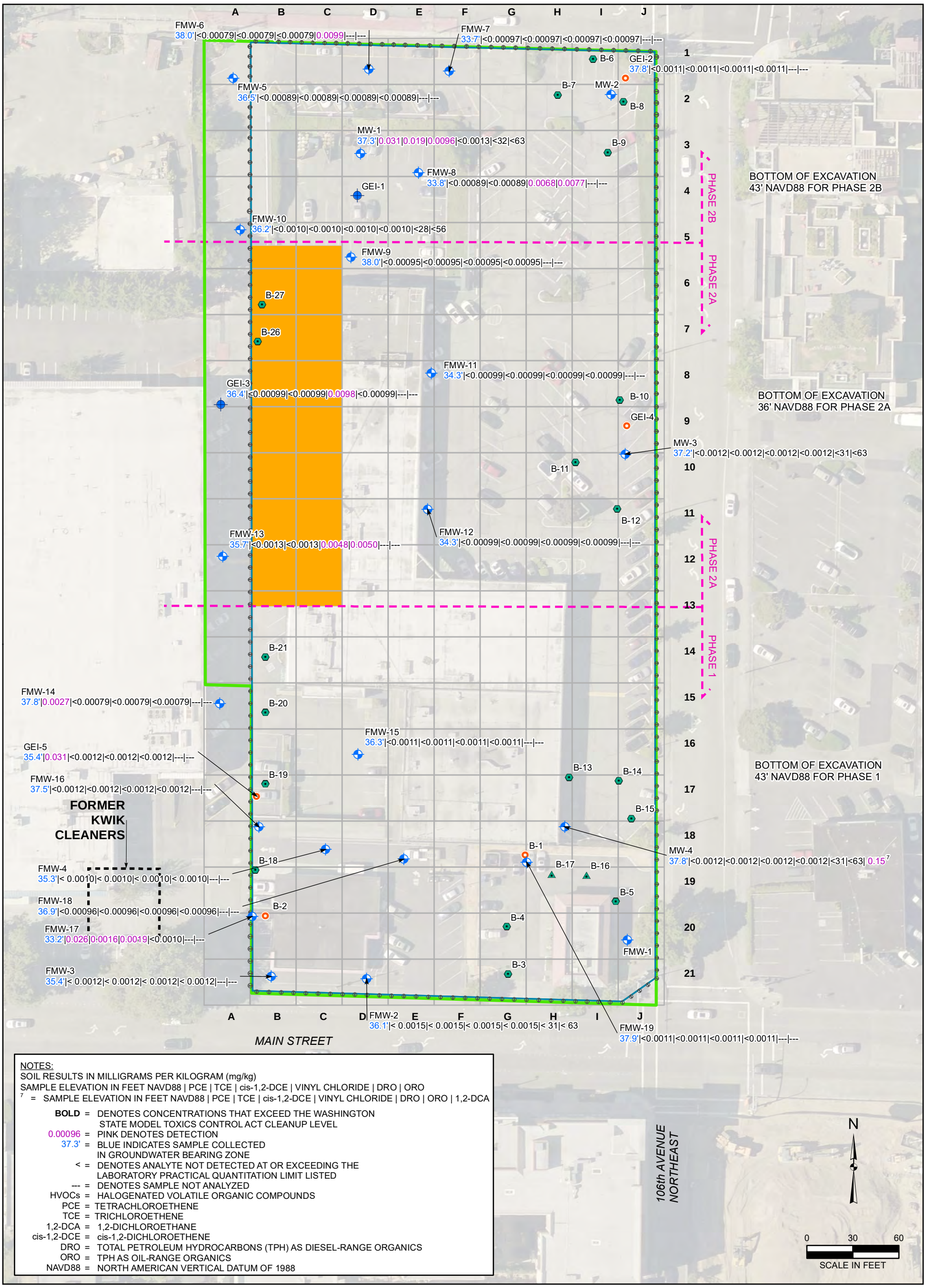
Oregon
Portland | Baker City

California
Oakland | Folsom | Irvine

FIGURE 27
ESTIMATED EXCAVATION AREAS
CONTAMINATED SOIL
43-38 FEET NAVD88
BELLEVUE PLAZA PROPERTY
117 106th AVENUE NORTHEAST,
10502 AND 10510 MAIN STREET
BELLEVUE, WASHINGTON
FARALLON PN: 397-034

Drawn By: jjones | Checked By: LS | Date: 5/12/2020 | Disc Reference:

Path: Q:\Projects\397 VULCAN\034_106thAvenue\Mapfiles\014_DesignConstSupport\014_A-B-C\Figure-17_LiftMaps_43-38.mxd



NOTES:
SOIL RESULTS IN MILLIGRAMS PER KILOGRAM (mg/kg)
SAMPLE ELEVATION IN FEET NAVD88 | PCE | TCE | cis-1,2-DCE | VINYL CHLORIDE | DRO | ORO
[7] = SAMPLE ELEVATION IN FEET NAVD88 | PCE | TCE | cis-1,2-DCE | VINYL CHLORIDE | DRO | ORO | 1,2-DCA

BOLD	=	DENOTES CONCENTRATIONS THAT EXCEED THE WASHINGTON STATE MODEL TOXICS CONTROL ACT CLEANUP LEVEL
0.00096	=	PINK DENOTES DETECTION
37.3'	=	BLUE INDICATES SAMPLE COLLECTED IN GROUNDWATER BEARING ZONE
<	=	DENOTES ANALYTE NOT DETECTED AT OR EXCEEDING THE LABORATORY PRACTICAL QUANTITATION LIMIT LISTED
---	=	DENOTES SAMPLE NOT ANALYZED
HVOCs	=	HALOGENATED VOLATILE ORGANIC COMPOUNDS
PCE	=	TETRACHLOROETHENE
TCE	=	TRICHLOROETHENE
1,2-DCA	=	1,2-DICHLOROETHANE
cis-1,2-DCE	=	cis-1,2-DICHLOROETHENE
DRO	=	TOTAL PETROLEUM HYDROCARBONS (TPH) AS DIESEL-RANGE ORGANICS
ORO	=	TPH AS OIL-RANGE ORGANICS
NAVD88	=	NORTH AMERICAN VERTICAL DATUM OF 1988

LEGEND

- SHALLOW MONITORING WELL
- DEEP MONITORING WELL
- SHALLOW BORING - ANGLED
- SHALLOW BORING
- DEEP BORING WITH INCLINOMETER CASING
- MASS EXCAVATION
- CONSTRUCTION PHASE BOUNDARY
- HISTORICAL FEATURE
- ESTIMATED AREA OF CONTAINED-OUT SOIL
- EXCAVATION GRID (30'X30')
- BELLEVUE PLAZA PROPERTY BOUNDARY
- PLANNED SHORING PILE LOCATION

NOTES:
1. ALL LOCATIONS ARE APPROXIMATE.
2. FIGURES WERE PRODUCED IN COLOR. GRAYSCALE COPIES MAY NOT REPRODUCE ALL ORIGINAL INFORMATION.

FARALLON CONSULTING
Quality Service for Environmental Solutions | farallonconsulting.com

Washington
Issaquah | Bellingham | Seattle

Oregon
Portland | Baker City

California
Oakland | Folsom | Irvine

FIGURE 28

ESTIMATED EXCAVATION AREAS
CONTAMINATED SOIL
38-36 FEET NAVD88
BELLEVUE PLAZA PROPERTY
117 106th AVENUE NORTHEAST,
10502 AND 10510 MAIN STREET
BELLEVUE, WASHINGTON
FARALLON PN: 397-034

Drawn By: jjones | Checked By: LS | Date: 5/12/2020 | Disc Reference:

Path: Q:\Projects\397 VULCAN\034_106thAvenue\Mapfiles\014_DesignConstSupport\014_A-B-C\Figure-18_LiftMaps_38-36.mxd

NORTHEAST 2nd STREET

FMW-5
FMW-6
FMW-7
MW-2
MW-1
FMW-8
GEI-1
FMW-10
FMW-9
FMW-11
GEI-3
MW-3
FMW-12
FMW-13
FMW-14
FMW-15
FMW-16
FMW-4
FMW-18
FMW-19
FMW-17
FMW-3
FMW-2
FMW-1

106th AVENUE NORTHEAST

MAIN STREET

N

0 30 60

SCALE IN FEET

LEGEND

- PROPOSED SHALLOW MONITORING WELL
- PROPOSED DEEP MONITORING WELL
- SHALLOW MONITORING WELL (FARALLON)
- DEEP MONITORING WELL (GEOENGINEERS)
- LATERAL EXTENT OF VERTICAL VAPOR BARRIER
- HORIZONTAL EXTENT OF VAPOR BARRIER
- LATERAL EXTENT OF VERTICAL DRAINAGE MAT SYSTEM
- AREA OF PERMEABLE HORIZONTAL GRAVEL LAYER
- BELLEVUE PLAZA PROPERTY BOUNDARY

NOTES:
1. ALL LOCATIONS ARE APPROXIMATE.
2. FIGURES WERE PRODUCED IN COLOR. GRAYSCALE COPIES MAY NOT REPRODUCE ALL ORIGINAL INFORMATION.

FARALLON CONSULTING

Washington
Issaquah | Bellingham | Seattle

Oregon
Portland | Baker City

California
Oakland | Folsom | Irvine

Quality Service for Environmental Solutions | farallonconsulting.com

FIGURE 29

PERMANENT GROUNDWATER AND
VAPOR BARRIER MITIGATION SYSTEMS
BELLEVUE PLAZA PROPERTY
117 106th AVENUE NORTHEAST,
10502 AND 10510 MAIN STREET
BELLEVUE, WASHINGTON

FARALLON PN: 397-034

Drawn By: jjones | Checked By: RC | Date: 8/20/2020 | Disc Reference:

Document Path: Q:\Projects\397 VULCAN\034_106thAvenue\Mapfiles\012_RI-FS\2020-08_Update\Figure-29_GW_VaporMitigation.mxd