

June 12, 1998

Mr. Greg Costello Marten & Brown 1191 Second Avenue, Suite 200 Seattle, Washington 98101

RE: LAND TITLE BUILDING SITE INVESTIGATION

1002 4TH STREET

BREMERTON, WASHINGTON

SECOR PN: 00428-001-01

Dear Greg:

SECOR International Incorporated (SECOR) has prepared this letter to document the findings of a limited site investigation performed at the Land Title Building parking lot located at 1002 4th Street in Bremerton Washington (Figure 1). This investigation was conducted in accordance with the authorized scope of work presented in our proposal dated March 26, 1998.

Background

Information provided to SECOR indicated that the site was occupied by a dry cleaning establishment from 1940 to 1985. The scope of work was focused on evaluating subsurface soil quality with respect to volatile organic compounds (VOCs) typically associated with the dry cleaning industry, specifically tetrachloroethene (PCE) and trichloroethene (TCE). This scope of work for this investigation has been conducted as a first phase to cost effectively collect data on the site.

The scope of work performed by SECOR included the following tasks:

- Preparation and implementation of a site-specific Health and Safety Plan;
- Coordination of a subsurface soil and soil gas investigation;
- Analysis of soil gas and soil samples from sixteen soil borings; and
- Preparation of this letter.

Field Program

SECOR personnel were on-site on May 30, 1998 to conduct a limited subsurface soil and soil gas investigation. Sixteen soil borings (SV-1 through SV-16) were advanced at locations across the site

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(Figure 2), using a Strataprobe hydraulic-push soil sampling system operated by Transglobal Environmental Geosciences Northwest, Inc. (TEG) of Lacey, Washington.

Soil boring locations were selected based on information provided by the former property owner regarding the former locations of dry cleaning equipment and associated structures (Figure 2). Boring SV-1 was advanced to 20 feet below ground surface (bgs) to evaluate if shallow groundwater was present beneath the site. Continuous soil sampling was performed during advancement of SV-1 to document subsurface lithology. A SECOR geologist recorded a lithologic description of soil samples collected from SV-1 on the attached Boring Log. Soil borings SV-2 through SV-16 were advanced to approximately 10 feet bgs.

Soil gas samples were extracted from each boring at a depth of approximately five feet bgs using a vacuum pump and sample collection bag. The soil gas samples were submitted directly to TEG's mobile laboratory for analysis of volatile organic vapors using U.S. Environmental Protection Agency (USEPA) Method 8010. A single soil sample was collected from each boring at approximately eight to 10 feet bgs. Based on analytical data for soil gas samples, four soil samples were selected for analysis using USEPA Method 8010 at TEG's fixed base laboratory in Lacey, Washington.

Analytical Laboratory Results

PCE was detected in soil gas samples collected from each boring at reported concentrations ranging from 5.7 parts per million by volume (ppmv) in boring SV-13 to 1,240 ppmv in boring SV-02. Reported TCE concentrations ranged from not detected at or above the analytical laboratory Method Reporting Limit of 0.05 ppmv in borings SV-08, SV-10 and SV-13 to 214 ppmv in boring SV-01. Analytical data for soil gas samples are summarized in Table 1 and shown on Figure 3.

Based on analytical data for soil gas samples, soil samples collected at 8 to 10 ft bgs from borings SV-2, SV-7, SV-2, and SV-16 were submitted for analysis. Reported PCE concentrations ranged from 0.27 milligrams per kilogram (mg/kg) in the soil sample collected from boring SV-12 to 0.68 mg/kg in the soil sample collected from boring SV-7. TCE was not detected at or above the analytical laboratory Method Reporting Limit in any soil sample submitted for analysis. Analytical data for soil sample are summarized in Table 2. A copy of the analytical laboratory report is attached.

Summary and Conclusions

The analytical results for the soil gas samples collected from 16 soil borings and subsurface soil samples collected from four borings indicate that a release of PCE and TCE has occurred at the site. Analytical data for the four subsurface soil samples collected at 8 to 10 feet bgs indicates that PCE

Mr. Greg Costello June 12, 1998 Page 3

was present at a concentration exceeding the Washington State Department of Ecology's Model Toxics Control Act (MTCA) Method A Cleanup Level for soil of 0.50 mg/kg in the soil samples collected from boring SV-7 (Figure 2). Although reported concentrations of PCE were below MTCA Method A Cleanup Levels in three of the four soil samples analyzed during this investigation, analytical data for soil gas samples suggests that a source of PCE is present beneath the site. Additionally, soil samples were collected at a depth of three to five feet deeper than the corresponding soil gas samples.

Analytical data for soil gas samples and the locations of former on-site dry cleaning-related structures is presented on Figure 2. The analytical data suggests that the highest PCE concentrations were detected in the vicinity of the former laundry machine sump and associated drains. Additionally, PCE was detected in the vicinity of the former PCE dry cleaning machine and the former stoddard solvent dry cleaning machine (Figures 2 and 3).

A single boring was advanced to 20 feet bgs to determine whether shallow groundwater was present beneath the site. Groundwater was not encountered in the boring. However, soil and soil gas data indicate that PCE may be present at depth suggesting that the potential for impacts to groundwater exist at the site. Additional soil samples collected at depth and/or groundwater samples may be necessary to more completely evaluate site conditions.

SECOR recommends that additional site characterization work be performed to more fully define the lateral and vertical distribution of VOCs in subsurface soil and/or groundwater. SECOR will prepare a detailed scope of work and cost estimate for additional site characterization to more completely evaluate the subsurface conditions and to determine if on-site remediation is necessary.

The findings and conclusions documented in this report have been prepared for the specific application to this project, and have been developed in a manner consistent with the level of care and skill normally exercised by members of the environmental science profession currently practicing under similar conditions in this area. No warranty, expressed or implied, is made. This report is for the exclusive use of Marten & Brown and their representatives.

A potential always remains for the presence of unknown, unidentified, or unforeseen subsurface contamination. Further evidence against such potential site contamination would require additional subsurface exploration and testing.

If new information is developed in future site work (which may include excavations, borings, or other studies), SECOR should be requested to re-evaluate the conclusions of this report, and to provide amendments as required.

Mr. Greg Costello June 12, 1998 Page 4

Should you have any questions regarding this investigation please contact either of the undersigned at (425) 641-9900.

Principal Engineering Geologist

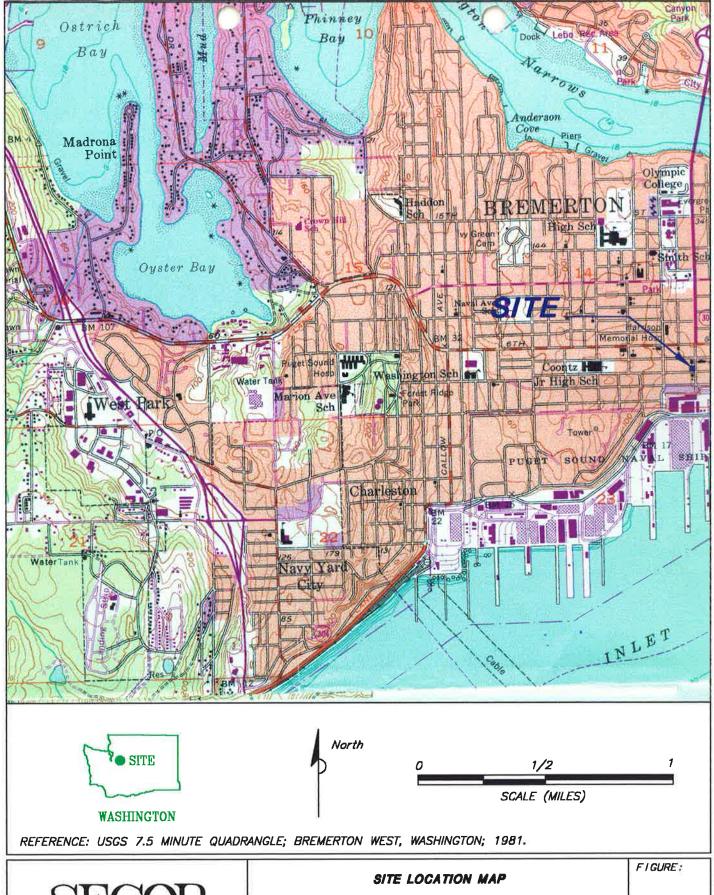
Sincerely,

SECOR International Incorporated

John North, R.G. Associate Geologist

JN/PJ/ss

Attachment





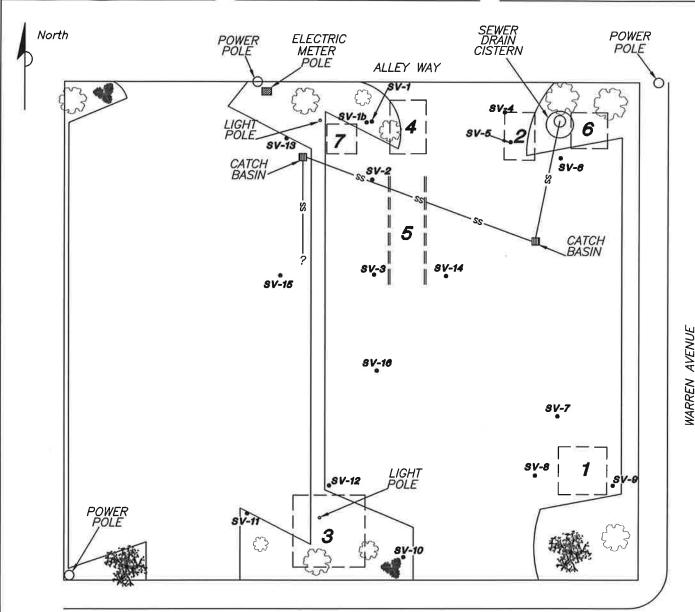
LAND TITLE BUILDING PARKING LOT 1002 4th STREET BREMERTON, WASHINGTON 1

JOB#: 00428-001-01

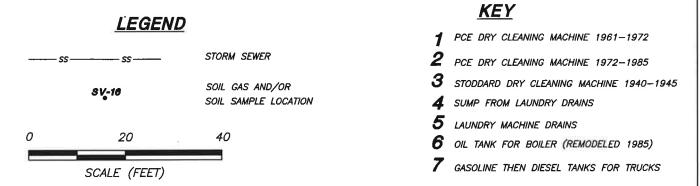
APPR:

DWN: SES

DATE: 06/11/98



4th STREET



SECOR International Incorporated

SITE PLAN
AND SOIL GAS SAMPLE LOCATIONS
LAND TITLE BUILDING PARKING LOT
1002 4th STREET
BREMERTON, WASHINGTON

2

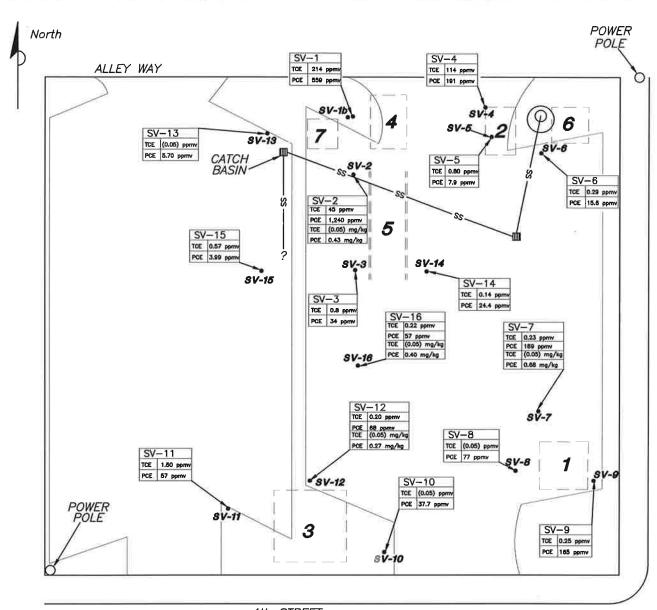
FIGURE:

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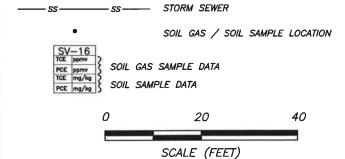
DATE: 06/04/98

DWG: MABO101A.DWG



4th STREET





KEY

- 1 PCE DRY CLEANING MACHINE 1961-1972
- PCE DRY CLEANING MACHINE 1972-1985
- 3 STODDARD DRY CLEANING MACHINE 1940-1945
- 4 LAUNDRY DRAIN SUMP
- 5 LAUNDRY MACHINE DRAINS
- **6** OIL UST FOR BOILER (REMOVED 1985)
- GASOLINE / DIESEL UST (REMOVED 1985)



SITE PLAN
AND SOIL GAS SAMPLE ANALYTICAL DATA
LAND TITLE BUILDING PARKING LOT
1002 4th STREET
BREMERTON, WASHINGTON

3

FIGURE:

WARREN AVENUE

JOB#: 00428-001-01

APPR:

DWN: SES

DATE: 08/04/98

EIGNKES

TABLES

Table 1
Summary of Analytical Data – Soil Gas
Land Title Building Parking Lot
1002 4th Street, Bremerton, Washington
SECOR PN: 00428-001-01

Soil Boring	Benzene	Toluene	Ethylbenzene	Total Xylenes	Trans-1,2 Dichloroethene	Cis-1,2 Dichloroethene	Trichloroethene
SV-1	0.25	(0.05)	(0.05)	(0.05)	8.9	184	214
SV-2	(0.05)	(0.05)	(0.05)	(0.05)	4.1	121	45
SV-3	(0.05)	62	0.16	0.56	(0.05)	0.8	0.8
SV-4	(0.05)	1.4	0.23	1.17	2.8	105	114
SV-5	(0.05)	11.5	0.2	0.72	(0.05)	0.78	0.8
SV-6	(0.05)	0.17	(0.05)	0.15	(0.05)	(0.05)	0.29
SV-7	(0.05)	(0.05)	(0.05)	(0.05)	(0.05)	(0.05)	0.23
SV-8	(0.05)	(0.05)	(0.05)	0.62	(0.05)	(0.05)	(0.05)
SV-9	(0.05)	(0.05)	(0.05)	(0.05)	(0.05)	(0.05)	0.25
SV-10	(0.05)	(0.05)	(0.05)	(0.05)	(0.05)	(0.05)	(0.05)
SV-11	(0.05)	(0.05)	(0.05)	(0.05)	(0.05)	0.44	1.50
SV-12	(0.05)	16.3	0.43	1.47	(0.05)	(0.05)	0.20
SV-13	(0.05)	(0.05)	(0.05)	(0.05)	(0.05)	(0.05)	(0.05)
SV-14	(0.05)	(0.05)	(0.05)	(0.05)	(0.05)	(0.05)	0.14
SV-15	(0.05)	(0.05)	(0.05)	(0.05)	(0.05)	0.26	0.57
SV-16	(0.05)	(0.05)	(0.05)	(0.05)	(0.05)	(0.05)	0.22

Note:

Analysis of soil gas samples performed using USEPA Method 8010/8020
All soil gas analytical data reported in parts per million by volume (ppmv)
(0.05) Indicates analyte not detected at or above the enclosed analytical laboratory Method Reporting Limit Only compounds detected in at least one samples are included in this table

Table 2 Summary of Analytical Data – Soil Land Title Building Parking Lot 1002 4th Street, Bremerton, Washington SECOR PN: 00428-001-01

Soil Boring	Tetrachloroethene
SV-2	0.43
SV-7	0.68
SV-12	0.27
SV-16	0.40
MTCA Method A Cleanup Level	0.5

Note:

Analysis of soil samples performed using USEPA Method 8010/8020 All soil analytical data reported in milligrams per kilogram (mg/kg) Only analytes detected in at least one samples are included in this table

LABORATORY ANALYTICAL REPORT LAND TITLE BUILDING SITE INVESTIGATION

Marten & Brown 1002 4th Street Bremerton, Washington SECOR PN: 00428-001-01 June 12, 1998

7110 38th Drive SE Lacey, Washington 98503

Mobile Environmental Laboratories Environmental Sampling Services Telephone:

360-459-4670

Fax:

360-459-3432

June 5, 1998

John North SECOR International Incorporated 15400 SE 30th Place, Suite 100 Bellevue, WA 98007

Re: Project No. 00428-001-01

Dear Mr. North:

Please find enclosed the analytical data reports for the Marten and Brown Project in Bremerton, Washington. StrataProbe and Mobile Laboratory services were conducted at the Project site May 30, 1998. Analyses were also conducted in our off-site laboratory June 2, 1998. Soil vapor and soil samples were analyzed for Specific Halogenated Hydrocarbons and BTEX by Modified EPA Method 8010/8020.

The results of these analyses are summarized in the attached tables. All soil values are reported on a dry weight basis. Applicable detection limits and QA/QC data are included. An invoice for this work is also enclosed.

TEG Northwest appreciates the opportunity to have provided analytical and geosampling services to SECOR for this project. If you have any further questions about the data report, please give me a call. It was a pleasure working with you on this project, and we are looking forward to the next opportunity to work together.

Sincerely,

Michael A. Korosec

Michael a Korosec

(President)

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MARTEN & BROWN PROJECT Bremerton, Washington SECOR International, Inc. Project No. 00428-001-01

Specific Halogenated Hydrocarbons and BTEX (Mod. EPA 8010/8020) in Soil Vapor

Sample-Number	MDL	Method Blank	SV-01	SV-02	SV-03	SV-04	SV-05
Date		05/30/98	05/30/98	05/30/98	05/30/98	05/30/98	05/30/98
	ppmv	ppmv	ppmv	ppmv	ppmv	ppmv	ppmv
Vinylchloride	0.1	nd	nd	nd	nd	nd	nd
Benzene	0.05	nd	0.25	nd	nd	nd	nd
Toluene	0.05	nd	nd	nd	62	1.4	11.5
Ethylbenzene	0.05	nd	nd	nd	0.16	0.23	0.20
Total-Xylene	0.05	nd	nd	nd	0.56	1.17	0.72
1,1 Dichloroethene	0.05	nd	nd	nd	nd	nd	nd
Dichloromethane	0.05	nd	nd	nd	nd	nd	nd
Trans-1,2 Dichloroethen	0.05	nd	8.9	4.1	nd	2.8	nd
1,1 Dichloroethane	0.05	nd	nd	nd	nd	nd	nd
Cis-1,2 Dichloroethene	0.05	nd	184	121	0.8	105	0.78
Chloroform	0.05	nd	nd	nd	nd	nd	nd
1,1,1 Trichloroethane	0.05	nd	nd	nd	nd	nd	nd
Carbon Tetrachloride	0.05	nd	nd	nd	nd	nd	nd
1,2 Dichloroethane	0.05	nd	nd	nd	nd	nd	nd
Trichloroethene	0.05	nd	214	45	0.8	114	0.80
1,1,2 Trichloroethane	0.05	nd	nd	nd	nd	nd	nd
Tetrachloroethene	0.05	nd	559	1240	34	191	7.9
1,1,1,2-Tetrachloroethan	0.05	nd	nd	nd	nd	nd	nd
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"nd" Indicates Not Detect	ed at the liste	d detection li	mit.				

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MARTEN & BROWN PROJECT Bremerton, Washington SECOR International, Inc. Project No. 00428-001-01

Specific Halogenated Hydrocarbons and BTEX (Mod. EPA 8010/8020) in Soil Vapor

Sample-Number	MDL	SV-05 Dup	SV-06	===== SV-07	SV-08	SV-09	SV-10
Date		05/30/98	05/30/98	05/30/98	05/30/98	05/30/98	05/30/98
	ppmv	ppmv	ppmv	ppmv	ppmv	ppmv	ppmv
Vinylchloride	0.1	nd	nd	nd	nd	nd	nd
Benzene	0.05	nd	nd	nd	nd	nd	nd
Toluene	0.05	12.7	0.17	nd	nd	nd	nd
Ethylbenzene	0.05	0.26	nd	nd	nd	• nd	nd
Total-Xylene	0.05	1.06	0.15	nd	0.62	nd	nd
1,1 Dichloroethene	0.05	nd	nd	nd	nd	nd	nd
Dichloromethane	0.05	nd	nd	nd	nd	nd	nd
Trans-1,2 Dichloroethen	0.05	nd	nd	nd	nd	nd	nd
1,1 Dichloroethane	0.05	nd	nd	nd	nd	nd	nd
Cis-1,2 Dichloroethene	0.05	1.12	nd	nd	nd	nd	nd
Chloroform	0.05	nd	nd	nd	nd	nd	nd
1,1,1 Trichloroethane	0.05	nd	nd	nd	nd	nd	nd
Carbon Tetrachloride	0.05	nd	nd	nd	nd	nd	nd
1,2 Dichloroethane	0.05	nd	nd	nd	nd	nd	nd
Trichloroethene	0.05	0.98	0.29	0.23	nd	0.25	nd
1,1,2 Trichloroethane	0.05	nd	nd	nd	nd	nd	nd
Tetrachloroethene	0.05	8.36	15.6	189	77	165	37.7
1,1,1,2-Tetrachloroethan	0.05	nd	nd	nd	nd	nd	nd
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"nd" Indicates Not Detect	ed at the liste	d detection li	imit.				

Page 3

MARTEN & BROWN PROJECT Bremerton, Washington SECOR International, Inc. Project No. 00428-001-01

Specific Halogenated Hydrocarbons and BTEX (Mod. EPA 8010/8020) in Soil Vapor

========	=====	=====	=====	=====	=====	=====	=====
Sample-Number	MDL	SV-11	SV-12	SV-13	SV-14	SV-15	SV-16
Date		05/30/98	05/30/98	05/30/98	05/30/98	05/30/98	05/30/98
	ppmv	ppmv	ppmv	ppmv	ppmv	ppmv	ppmv
Vinylchloride	0.1	nd	nd	nd	nd	nd	nd
Benzene	0.05	nd	nd	nd	nd	nd	nd
Toluene	0.05	nd	16.3	nd	nd	nd	nd
Ethylbenzene	0.05	nd	0.43	nd	nd	* nd	nd
Total-Xylene	0.05	nd	1.47	nd	nd	nd	nd
1,1 Dichloroethene	0.05	nd	nd	nd	nd	nd	nd
Dichloromethane	0.05	nd	nd	nd	nd	nd	nd
Trans-1,2 Dichloroethen	0.05	nd	nd	nd	nd	nd	nd
1,1 Dichloroethane	0.05	nd	nd	nd	nd	nd	nd
Cis-1,2 Dichloroethene	0.05	0.44	nd	nd	nd	0.26	nd
Chloroform	0.05	nd	nd	nd	nd	nd	nd
1,1,1 Trichloroethane	0.05	nd	nd	nd	nd	nd	nd
Carbon Tetrachloride	0.05	nd	nd	nd	nd	nd	nd
1,2 Dichloroethane	0.05	nd	nd	nd	nd	nd	nd
Trichloroethene	0.05	1.50	0.20	nd	0.14	0.57	0.22
1,1,2 Trichloroethane	0.05	nd	nd	nd	nd	nd	nd
Tetrachloroethene	0.05	57	68	5.70	24.4	3.99	57
1,1,1,2-Tetrachloroethan	0.05	nd	nd	nd	nd	nd	nd
=======	=====		=====	=====	=====	=====	=====
"nd" Indicates Not Detect	ed at the liste	d detection li	imit.				

Page 1

MARTEN & BROWN PROJECT Bremerton, Washington SECOR International, Inc.

Specific Halogenated Hydrocarbons and BTEX (Mod. EPA 8010/8020) in Soil

Sample-Number	MDL	Method Blank	SV-2	SV-2 Dup	SV-7	SV-12	SV-16				
Date	mg/kg	06/02/98 mg/kg	06/02/98 mg/kg	06/02/98 mg/kg	06/02/98 mg/kg	06/02/98 mg/kg	06/02/98 mg/kg				
Vinylchloride	0.1	nd	nd	nd	nd	nd	nd				
Benzene \	0.05	nd	nd	nd	nd	nd					
Toluene	0.05	nd	nd	nd	nd	nd	nd				
Ethylbenzene	0.05	nd	nd	nd	nd	nd	nd				
Total-Xylene	0.05	nd	nd	nd	nd	nd	nd				
1,1 Dichloroethene	0.05	nd	nd	nd	nd	nd	nd				
Dichloromethane	0.05	nd	nd	nd	nd	nd	nd				
Trans-1,2 Dichloroethene	0.05	nd	nd	nd	nd	nd	nd				
1,1 Dichloroethane	0.05	nd	nd	nd	nd	nd	nd				
Cis-1,2 Dichloroethene	0.05	nd	nd	nd	nd	nd	nd				
Chloroform	0.05	nd	nd	nd	nd	nd	nd				
1,1,1 Trichloroethane	0.05	nd	nd	nd	nđ	nd	nd				
Carbon Tetrachloride	0.05	nd	nd	nd	nd	nd	nd				
1,2 Dichloroethane	0.05	nd	nd	nd	nd	nd	nd				
Trichloroethene	0.05	nd	nd	nd	nd	nd	nd				
1,1,2 Trichloroethane	0.05	nd	nd	nd	nd	nd	nd				
Tetrachloroethene	0.05	nd	0.43	0.34	0.68	0.27	0.40				
1,1,1,2-Tetrachloroethane	0.05	nd	nd	nd	nd	nd	nd				
Surrogate Percent Recovery		93	84	86	86	87	100				
=======================================	=====	=====	=====	=====	=====	=====	=====				
"nd" Indicates Not Detected at the listed detection limit.											

Page 2

MARTEN & BROWN PROJECT Bremerton, Washington SECOR International, Inc.

Specific Halogenated Hydrocarbons and BTEX (Mod. EPA 8010/8020) in Soil

Sample-Number	MDL	Method Blank	SV-2	SV-2 MS	SV-2 MSD	SV-2 RPD	=====
Date	_	06/02/98	06/02/98	06/02/98	06/02/98	06/02/98	
	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	
Vinylchloride	0.1	nd	nd		-	144 3	
Benzene	0.05	nd	nd	99%	116%	15.8%	0
Toluene	0.05	nd	nd	98%	110%	11.5%	
Ethylbenzene	0.05	nd	nd	95%	112%	16.4%	
Total-Xylene	0.05	nd	nd	93%	104%	11.2%	
1,1 Dichloroethene	0.05	nd	nd	92%	87%	5.6%	
Dichloromethane	0.05	nd	nd	82%	81%	1.2%	
Trans-1,2 Dichloroethene	0.05	nd	nd	91%	111%	19.8%	
1,1 Dichloroethane	0.05	nd	nd	86%	96%	11.0%	
Cis-1,2 Dichloroethene	0.05	nd	nd	116%	117%	0.9%	
Chloroform	0.05	nd	nd	88%	106%	18.6%	
1,1,1 Trichloroethane	0.05	nd	nd	87%	103%	16.8%	
Carbon Tetrachloride	0.05	nd	nd	87%	103%	16.8%	
1,2 Dichloroethane	0.05	nd	nd	88%	102%	14.7%	
Trichloroethene	0.05	nd	nd	99%	104%	4.9%	
1,1,2 Trichloroethane	0.05	nd	nd	104%	104%	0.0%	
Tetrachloroethene	0.05	nd	0.43	117%	118%	0.9%	
1,1,1,2-Tetrachloroethane	0.05	nd	nd	85%	102%	18.2%	
Surrogate Percent Recovery		93	84	98	111		
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Transglobal Environmental Geosciences

CHAIN-OF-CUSTODY RECORD

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