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FINAL REPORT FOR EXTENDED PHASE II ENVIRONMENTAL SITE ASSESSMENT SEATAC PARKING GARAGE DEVELOPMENT SITE SEATAC, WASHINGTON

Prepared for:

Sea-Tac Investments LLC. (as the successor to SunReal Inc.)

Submitted by:

Golder Associates Inc. Redmond, Washington



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1. INTRODUCTION

This report, prepared by Golder Associates Inc. (Golder) for Sea-Tac Investments LLC. (the successor to SunReal Inc.), consists of an extension of the Phase II Environmental Site Assessment (ESA) for the SeaTac Parking Garage Development site. The subject property is located along the west side of the 16,000 block of International Boulevard (Highway 99) SeaTac, Washington as presented on Figure 1. The area of the site occupied by the AirPro facility is located at the north end of the subject property. An alleyway separates the subject property from the adjacent Louden Realty property to the north (See Figure 2).

In conducting the initial Phase II ESA, gasoline range petroleum hydrocarbons (and potentially diesel), benzene, toluene, ethylbenzene, and total xylenes contamination accompanied by polyaromatic hydrocarbons (PAHs) were identified in site groundwater below the AirPro repair shop substantially above State Regulatory cleanup regulations. The contamination was detected in monitoring well MW-1. The monitoring well is located on the east side of the AirPro repair shop building. MW-1 was completed at an approximate depth of 52 feet below ground surface (bgs). No soil associated with petroleum hydrocarbon contamination was encountered above 45 feet bgs. There was no clear source for the groundwater contamination at MW-1 evident at the conclusion of the original Phase II ESA.

However, subsequent conversations with the current property owner, Mr. Jerry Scarsella, clarified that two underground storage tanks (USTs) were removed from the yard on the east side of the AirPro repair shop in the early 1970s. In addition, Mr. Scarsella stated that it was his understanding that the USTs had been closed in-place on the adjacent property (Louden Realty) to the north of the subject property. The work amended to the original scope of work included conducting additional investigations to determine whether either of the two reported UST closure locations could be the source of the petroleum hydrocarbon contamination detected in the groundwater at site monitoring well MW-1 during the initial Phase II ESA investigation.

1.1 Objective

The objective of the additional work for the Phase II ESA was to identify whether the two previously removed USTs near the AirPro repair shop or the reported closed inplace USTs on the realty office (Louden Realty) to the north may have leaked and could serve as the source of petroleum hydrocarbon contamination detected in the site monitoring well MW-1.

1.2 Scope of Work

The extended Phase II ESA consisted of sampling and laboratory analysis for potential contaminants in soil and groundwater in an area focused on the two UST closure locations identified above. Subsurface soils were investigated for the extended Phase II

ESA using a direct push drill rig (StratoProbe). Standard StratoProbe drilling methods were used to collect soil and one groundwater sample for chemical analysis.

This Phase II ESA report provides the results of the site investigation and includes: a description of field sampling activities and methods; identification of the analytical methods used to analyze soil, and groundwater samples; comparisons of the sampling results to regulatory criteria; and conclusions regarding the findings.

1.3 Site Description

The site consists of four properties, identified as the Scarsella, Pong, Cavey, and Collop properties. Six tenants occupy various buildings on these parcels, including:

- AirPro Equipment a hydraulic lift supplier.
- Pacific Water Sports (PWS) a kayak manufacturer and retailer.
- The Pool Works a pool retailer.
- Lightfoots a long-term parking facility and car rental agency.
- A closed catering company/banquet hall.
- Tenant Storage Building.

The southern property (Collop) is an undeveloped wetland.

The extended Phase II ESA investigation focused on the areas adjacent to the AirPro repair shop and the AirPro office building. The AirPro office building fronts International Boulevard and is located in the northeast corner of the subject property. The AirPro repair shop is located in the northwest corner of the subject property and is accessed from International Boulevard by the alley that runs between the AirPro office building and Louden Realty to the north. A complete site description is provided in the original Phase I ESA (Golder, 2000).

2. PHASE II ENVIRONMENTAL INVESTIGATION

The amended Phase II ESA activities consisted of conducting a subsurface investigation to assess the likelihood that either the removed USTs near the AirPro building or the abandoned Louden Realty USTs could serve as the source of the petroleum hydrocarbon contamination observed at monitoring well MW-1.

The Washington State Model Toxics Control Act Cleanup Regulation, Chapter 173-340 (MTCA) of the Washington Administrative Code (WAC) is referenced to determine if detected constituents of concern exceed regulatory cleanup levels. However, MTCA is currently being revised, and the proposed amendments are scheduled to be promulgated later in 2001. The proposed amendments include new cleanup levels for a number of specific chemicals or compounds. Consequently, the proposed cleanup levels are also included when comparing potential constituents of concern against regulatory limits. In general, the cleanup levels referenced in this report will reflect the MTCA Method A cleanup levels. The Method A cleanup levels are representative of unrestricted use for soil and "the highest beneficial use and the reasonable maximum exposure expected to occur under both current and potential future use" for groundwater.

A total of six additional sample locations were completed for the extended Phase II ESA. All of the original Phase II ESA and extend Phase II ESA sampling locations are shown in Figure 2 with the exception of the surface water sampling location associated with the wetland area on the Collop property.

A Golder representative was on site at all times during the field investigation to provide oversight for drilling activities, complete soil borehole logs, perform all soil and groundwater sampling activities, and record all relevant site activities in the field project logbook. Work was conducted in accordance with our proposal and Golder technical procedures, TP 1.2-5 "Drilling, Sampling, and Logging of Soils," TP 1.2-6 "Field Identification of Soil, TP 1.2-20 "Collection of Groundwater Quality Samples," and TP 1.2-23 "Chain Of Custody."

2.1 Explanation of Sample Locations

Soil sample locations were selected in an effort to: 1) locate potential petroleum contaminated soil that could be associated with either the removed USTs in the AirPro repair yard, or the allegedly closed USTs on the Louden Realty property to the north; and 2) to define the lateral extent of contamination, if encountered.

The first sample location was placed in the center of an area identified by Mr. Scarsella as the location of the removed USTs in the AirPro repair shop yard. Based on field observations that identified moderate petroleum hydrocarbon contamination in GP11 soils, the next three sampling locations (GP12, GP13, and GP14) were positioned to define the extent of the contamination. Sampling locations GP15 and GP16 were positioned with the intent of determining if the USTs closed on the Louden Realty

property to the north may have contributed to the contamination found in groundwater at MW-1.

2.1.1 StratoProbe Drilling and Sampling

A total of six StratoProbe borings (GP11 through GP16) were completed to depths ranging from 16 feet below ground surface (bgs) at GP12 to 24 feet bgs at GP16. All StratoProbe drilling and sampling was completed on December 13, 2000. Transglobal Environmental Geosciences Northwest Inc. (TEG) of Lacey, Washington, was retained by Golder to conduct all StratoProbe drilling activities. TEG was also used as the analytical laboratory.

In general, StratoProbe boreholes were advanced and soil samples collected using the StratoProbe hydraulic drive point system designed for the collection of discrete interval soil samples. Soil samples were obtained using a 48-inch (nominal) overall length sampler equipped with an inert plastic liner. The soil sampler was decontaminated prior to each use using a non-phosphate detergent wash followed by a thorough tap water rinse and subsequent distilled water rinse prior to each use.

Following decontamination, the sampler was threaded onto the leading edge of the probe rod and advanced to depth using the direct push system. Soil samples were retrieved by retracting the probe rod to the surface and disassembling the sampler to obtain the soil core contained in the liner. The liner was cut along the long axis to expose the soil core. While exposed, the sample was briefly surveyed with a photoionization detector (PID) to determine the general state with respect to potential petroleum hydrocarbon contamination. Portions of the soil sample were placed in a Ziplock plastic bag, allowed to set for at least five minutes, and the headspace was surveyed with a PID. The sample was inspected and a geotechnical description recorded on a soil boring log. Copies of field soil borehole logs are presented in Appendix A. The interval for which soil samples were collected are specified on the borehole logs.

Subsurface soil samples submitted for chemical analysis from each boring were selected in part based on organic vapor monitoring field screening results, and distance and depth in relation to potential sources. However, there were relatively few organic vapors detected by PID screening during the drilling investigation with the exception of soils encountered in GP11. The StratoProbe soil samples collected and submitted for chemical analyses were placed directly into two 4 oz. glass jars provided by the analytical laboratory and sealed with Teflon lined lids. Any remaining soil material was placed in a Ziplock bag and sealed as noted above. The sample jars were than labeled and placed in an ice chest for temporary storage at approximately 4°C until relinquished to the analytical laboratory. StratoProbe soil samples selected for chemical analysis were submitted to the laboratory under formal chain-of-custody procedures on December 14, 2000.

2.1.2 Groundwater Quality Sampling

One groundwater quality sample was collected for chemical analysis from the GP12 sampling location at approximately 8 feet bgs. Drilling was conducted at GP12 in the manner described above until a limited perched water zone was encountered at approximately 8 feet bgs. Upon encountering the water zone, the drive point was removed and a sheathed well point placed in the rods. The well point was set in the perched water zone in the shielded position. The rods were then retracted and the screened interval of the well point exposed. The well point subsequently silted up and water was not allowed to enter the sampler as anticipated. The well point was removed from the boring and a small stainless steel well screen was placed at the end of a 10-foot length of inert tubing. The tubing was attached to a peristaltic pump, and the tubing and the screen were inserted into the boring to the perched water zone.

The groundwater sample was collected by capturing the discharge from the pump discharge hose directly into clean bottles provided by the analytical laboratory. Groundwater samples collected for metals analysis were filtered with an in-line 0.45-micron filter prior to being placed in the respective sample container. Sample containers for volatile organics analyses (gasoline range petroleum hydrocarbons and BTEX) were collected so that no air bubbles remained within the sample vials once the cap had been sealed. Upon collection, sample labels and a chain-of-custody form were completed and labels affixed to the bottles. The bottles were then placed in a cooler maintained at a temperature of 4° C until delivered to the analytical laboratory.

The StratoProbe groundwater sample collected from GP-12 was submitted to the analytical laboratory for chemical analysis under formal chain-of-custody procedures on December 14, 2000.

3. ANALYTICAL METHODS

All the soil samples and the groundwater sample collected in association with the extended Phase II ESA were submitted to TEG's analytical laboratory. All of the samples were analyzed for total petroleum hydrocarbons in the gasoline, diesel, and oil ranges. The NWTPH-G_(BTEX) analysis was conducted to identify concentrations of gasoline range TPH, and benzene, toluene, ethylbenzene, and total xylenes (BTEX). Similarly, NWTPH-Dx analysis was conducted to identify the concentrations of diesel and/or oil range petroleum hydrocarbons.

The soil sample found to exhibit the highest concentration of petroleum hydrocarbon contamination (PG11-4-14) was also analyzed for polyaromatic hydrocarbons (PAHs) by EPA Method 8100. Since the petroleum hydrocarbon contamination detected in the above referenced sample was identified in the gasoline range, the sample was also analyzed for total lead. The GP12 groundwater sample was also analyzed for RCRA total metals. The total metals analysis for the soil and groundwater samples was conducted using the EPA 6000/7000 series methods.

4. ANALYTICAL RESULTS

The analytical results for the samples collected in association with the extended Phase II ESA activities and submitted to the analytical laboratory for chemical analyses are presented in the following sections by their respective media. Analytical results for site soils and groundwater are provided on Table 1 and Table 2. The complete analytical reports are provided in Appendix B.

4.1 Soils

Review of Table 1 indicates that of the six extended Phase II ESA sample locations, only one location (GP11) was identified with gasoline range petroleum hydrocarbon concentrations above the method detection limit (MDL). The concentrations reported for gasoline range petroleum hydrocarbons at GP11 are above both the current and proposed MTCA Method A cleanup level (100 mg/kg). Two soil samples (GP11-4-14 and GP11-7-21) were collected from the GP-11 boring. Gasoline range petroleum hydrocarbons were detected in both samples at 440 mg/kg and 320 mg/kg (GP11-4-14 and GP11-7-21, respectively). Benzene was not detected in either of these soil samples. Toluene was also not detected above the MDL in the GP11-4-14 sample. Ethylbenzene and total xylenes were detected in the GP11-4-17 sample at concentrations of 560 μ g/kg and 3,200 µg/kg, respectively. Toluene was detected in the GP11-7-21 sample at a concentration of $270 \,\mu g/kg$. The concentrations of ethylbenzene and total xylenes appeared to increase with depth. The concentrations of ethylbenzene and total xylenes detected in the GP11-7-21 sample were reported at $1,200 \mu g/kg$ and $9,500 \mu g/kg$, respectively. The 9,500 μ g/kg concentration of total xylenes exceeds the proposed MTCA Method A cleanup level $(1,000 \,\mu\text{g/L})$.

Concentrations of diesel and oil range petroleum hydrocarbons were not detected above the MDL in either of the two soil samples collected at this location or in any of the other extended Phase II soil sample locations.

4.2 Groundwater

One groundwater sample was collected from GP12 located approximately 50 feet east of the removed UST location in the AirPro repair shop yard. The groundwater sample was analyzed for gasoline, diesel and oil range petroleum hydrocarbons, BTEX, and RCRA total metals. A concentration of 21,000 μ g/L diesel range petroleum hydrocarbons was detected in the perched water sample collected from GP12. The concentrations of diesel detected in the GP12 groundwater sample exceed both the current 1,000 μ g/L total petroleum hydrocarbon limit and the proposed 500 μ g/L Method A cleanup level for diesel range petroleum hydrocarbons. Gasoline range petroleum hydrocarbons were not detected in the sample collected from GP12 above the MDL.

Review of the groundwater analytical results shows that most of the metals were not detected above their respective MDLs and no metals were detected above the current or proposed MTCA Method A cleanup levels. The analytical results for the groundwater sample are presented on Table 2.

5. SUMMARY

The collection and chemical analyses of subsurface soils was conducted to identify whether site soils in the vicinity of the removed USTs in the AirPro repair shop yard or the Louden Realty Property could be a source of the petroleum hydrocarbon contamination observed at site monitoring well MW-1.

Six locations were sampled during the extended Phase II ESA using StratoProbe drilling and sampling techniques. The sample locations were positioned to confirm the presence of potential petroleum contaminated soil associated with either the removed USTs in the AirPro repair yard or the allegedly closed USTs on the Louden Realty property if it were present in the upper 20 feet of the soil column. Additional locations were sampled in an effort to define the extent of contamination.

The first sample location GP11 was placed in the center of the area identified by Mr. Scarsella as the location of the removed USTs in the AirPro repair shop yard. Chemical analysis of two soil samples collected from the GP11 boring confirmed that moderate concentrations (320 to 440 mg/kg) of gasoline range petroleum hydrocarbons are present in subsurface soils between 14 and 23 feet bgs. At these concentrations, the subsurface soils at the GP11 location are above the current and or proposed MTCA Method A cleanup levels of 100 mg/kg.

Chemical analysis for BTEX indicated that benzene was not present in either of the GP11 soil samples above the MDL. With the exception of total xylenes (9.5 mg/kg) in sample GP11-7-21, toluene, ethylbenzene and total xylenes were reported as non-detect at their respective MDLs or were below their current and or proposed MTCA Method A cleanup levels. Total xylenes in sample GP11-7-21 were reported at 9.5 mg/kg which is above the proposed MTCA Method A cleanup level.

Drilling locations within an approximate 50-foot radius (MW-1, GP12, GP13, and GP14) of the USTs removed from the AirPro yard indicated that petroleum hydrocarbon contamination in the soil did not likely spread horizontally at depth (16 to 24 feet bgs) from the central UST area (GP11). Therefore, gasoline range petroleum hydrocarbon soil contamination may be limited to 25 to 30 feet from the UST area at depths to approximately 20 feet bgs (excluding contaminated soils associated with groundwater).

Chemical analysis of the groundwater sample collected from GP12 indicates that the perched water zone encountered at approximately 8 feet bgs has been impacted by diesel range petroleum hydrocarbons. The soil samples above and below this thin perched water zone were both reported with non-detectable concentrations of gasoline range and diesel range petroleum hydrocarbons. The source of this thin zone of impacted groundwater is not known.

No petroleum hydrocarbons were detected in the soil samples collected from sampling locations GP15 and GP16 which were positioned to determine if the USTs closed on the Louden Realty property released petroleum hydrocarbons that may have migrated horizontally onto the subject property (to depths of approximately 20 feet bgs) and contributed to the contamination found in the groundwater at MW-1.

6. CONCLUSIONS

Review of the analytical results of the extended Phase II ESA samples indicates that the subsurface soils in the area of the removed USTs at AirPro have been impacted by gasoline range petroleum hydrocarbons and BTEX constituents. These soils exhibit concentrations of gasoline petroleum hydrocarbons above the current and proposed MTCA Method A cleanup levels. The extent of the gasoline range petroleum hydrocarbon impacted soils appears to be relatively limited laterally at depths to 20 feet bgs. Due to the presence of the gasoline range petroleum hydrocarbons in soils, it is possible that the former USTs in the AirPro repair shop and remaining comtaminated soils could be a contributing source to the groundwater contamination observed in monitoring well MW-1. It is uncertain, however, whether these soils are the primary source or if other sources exist as well.

7. STANDARD LIMITATIONS

This extension of the Phase II ESA has been prepared for the exclusive use of Sea-Tac Investments LLC. We have performed this extended Phase II ESA in substantial conformance with the scope of work outlined in our proposal and as amended in subsequent conversations.

This report includes data and information collected during the site Phase I and Phase II investigations and is based solely on the condition of the property at that time. There is always the possibility that the disposal or release of hazardous materials to the soil or groundwater has occurred and been covered so as not to be readily obvious from the surface and was not detected by the Phase II field investigations. There is always a degree of risk that additional materials, not identified in this study, requiring special handling, may be encountered. Furthermore, it is possible the soil and groundwater collection and testing activities were not sufficient to represent all conditions of potential impact to the property.

The Phase I information is generally used to identify the potential for recognized environmental conditions to have impacted the subject property. The Phase II ESA further investigates the recognized environmental conditions to determine if the subject property has indeed been impacted at levels above regulatory limits. However, the Phase II ESA does not define the degree or quantify the impact but instead only identifies the presence of the impacts.

In evaluating the property, Golder has relied in good faith on historical information provided by individuals noted in this report. We accept no responsibility for any deficiencies, misstatements, or inaccuracies contained in this report as a consequence of omissions, misrepresentations, or fraudulent acts of persons interviewed.

This report is not meant to represent a legal opinion. No other warranty, expressed or implied, is made. Any use which a third party makes of this report, or any reliance on or decisions to be made based on it, are the responsibility of such third parties. Golder accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made or actions based on this report. This study is based on information provided by others that is presumed to be true and correct. Golder is not responsible for misrepresentations and misstatements from these sources used to evaluate this property.

8. REFERENCES

Department of Ecology (Washington State), The Model Toxics Control Act Cleanup Regulations, Chapter 173-340, WAC Amended 1993.

Department of Ecology (Washington State), Proposed Amendments Washington State Register, Issue 00-16. The Model Toxics Control Act Cleanup Regulations, Chapter 173-340 WAC. August 2000.

Golder Associates Inc., Phase I Environmental Site Assessment. SunReal Inc. SeaTac Parking Garage Site. SeaTac, Washington. April 5, 2001.

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TABLES

Soil Sample Analyltical Results Extended Phase II Investigation

| | | | | | STRATOPI | ROBE SOIL | | | | REGULATORY C | LEANUP LEVELS |
|----------------------------------------|-----------------------|-----------|-----------|----------|-----------|-----------|-----------|-----------|-----------|----------------------------------------------|-----------------------------------------|
| COMPOUNDS/ANALYSIS | SAMPLE ID | GP11-4-14 | GP11-7-21 | GP12-2-7 | GP12-4-14 | GP13-4-12 | GP14-4-14 | GP15-6-16 | GP16-6-18 | MTCA Method A Cleanup Levels (Current) | MTCA Method A Cleanup Levels (Proposed) |
| otal Petroleum Hydrocarbons ad BTEX | Depth ft bgs/Units | 14-15.5 | 21-23 | 7-8 | 14-16 | 12-12.8 | 14-16 | 16-18 | 18-20 | | |
| Mineral Spirits | mg/Kg | <5 | <5 | <5 | <5 | <5 | <5 | <5 | <5 | | |
| TPH-Gas | mg/Kg | 440 | 320 | <5 | <5 | <5 | <5 | <5 | <5 · | 100 | 100 |
| Kerosene/Jet Fuel | mg/Kg | <20 | <20 | <20 | <20 | <20 | <20 | <20 | <20 | | |
| TPH-Diesel | mg/Kg | <20 | <20 | <20 | <20 | <20 | <20 | <20 | <20 | 200 | 2,000 |
| TPH-Oil | mg/Kg | <50 | <50 | <50 | <50 | <50 | <50 | <50 | <50 | 200 | 2,000 |
| Benzene | mg/Kg | < 0.050 | <0.050 | < 0.050 | < 0.050 | < 0.050 | < 0.050 | < 0.050 | < 0.050 | 0.5 | 0.03 |
| Toluene | mg/Kg | < 0.050 | 0.27 | < 0.050 | < 0.050 | < 0.050 | < 0.050 | < 0.050 | < 0.050 | 40 | 7 |
| Ethylbenzene | mg/Kg | 0.56 | 1.2 | < 0.050 | < 0.050 | < 0.050 | < 0.050 | < 0.050 | < 0.050 | 20 | 6 |
| Total Xylenes | mg/Kg | 3.2 | 9.5 | <0.050 | < 0.050 | < 0.050 | <0.050 | < 0.050 | < 0.050 | 20 | 9 |
| \Hs by 810070C | | | | | | | | | | | |
| Naphthalene* | mg/Kg | 0.87 | | - | - | - | - | _ | - | | 5 |
| OTAL METALS 6000/7000 Series | | | | | | | | | - | | |
| Lead | mg/Kg | . <5 | - | - | - | - | - | _ | | 250 | |

^{&#}x27; = Indicates that no other PAHs were detected above their respective MDL.

⁼ Sample was not analyzed for that compound.

^{:&}quot; = Not detected and the PQL is shown on this table.

lading indicates that the concentration exceeds the proposed MTCA Method A cleanup level.

nderline indicates that the concentration exceeds the current MTCA Method A cleanup level.

^{-&}quot; = indicates there is not a MTCA cleanup level identified under the respective MTCA Method.

TABLE 2

Groundwater Sample Analytical Results

Extended Phase II Investigation MTCA Method MTCA Method A A Cleanup Compound Units Well Cleanup Level Level MTCA Method B GP12-GW (Current) (Proposed) Cleanup Levels ORGANICS Mineral Spirits μg/L 1000 Total TPH <100 Gasoline Range μg/L <100 1000 Total TPH 800 21,000 1000 Total TPH 500 Diesel Range μg/L _ _ Kerosene/Jet Fuel <200 1000 Total TPH μg/L 1000 Total TPH Heavy Oil <500 500 μg/L - -Benzene μg/L <1 5 - - $<\overline{1}$ Toluene 40 1000 μg/L - -Ethylbenzene μg/L <1 30 700 _ _ Total Xylene 2,5 20 1000 μg/L --TOTAL METALS Arsenic μg/L 1.5 5 5 Barium μg/L 16 1,120 <0.5 Cadmium μg/L 5 5 Chromium μg/L <10 50 50 --<0.5 15 Lead 5 μg/L Mercury < 0.20 2 2 μg/L <50 Selenium μg/L 80

Silver

Shading indicates that the concentration exceeds the proposed MTCA Method A cleanup level.

μg/L

Underline indicates that the concentration exceeds the current MTCA Method A cleanup level.

<10

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[&]quot;*" = Analysis based upon NWTPH-HCID.

[&]quot;-" Sample was not analyzed for that compound.

[&]quot;--" = indicates there is not a MTCA cleanup level identified under the respective MTCA Method.

FIGURES

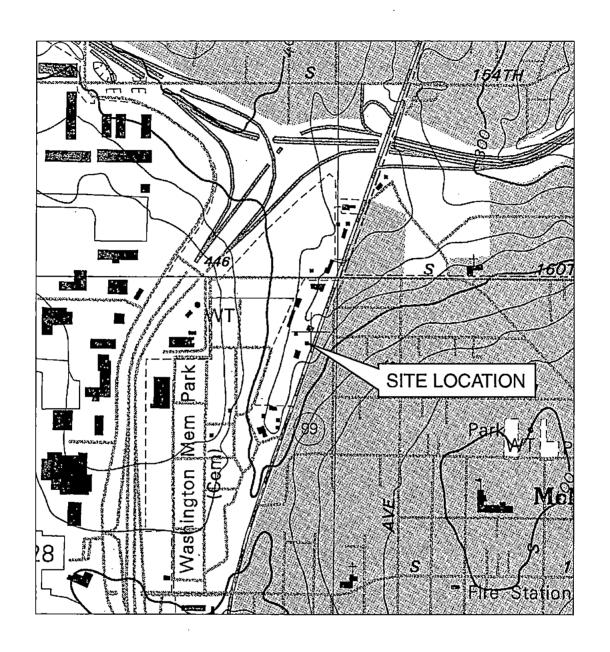
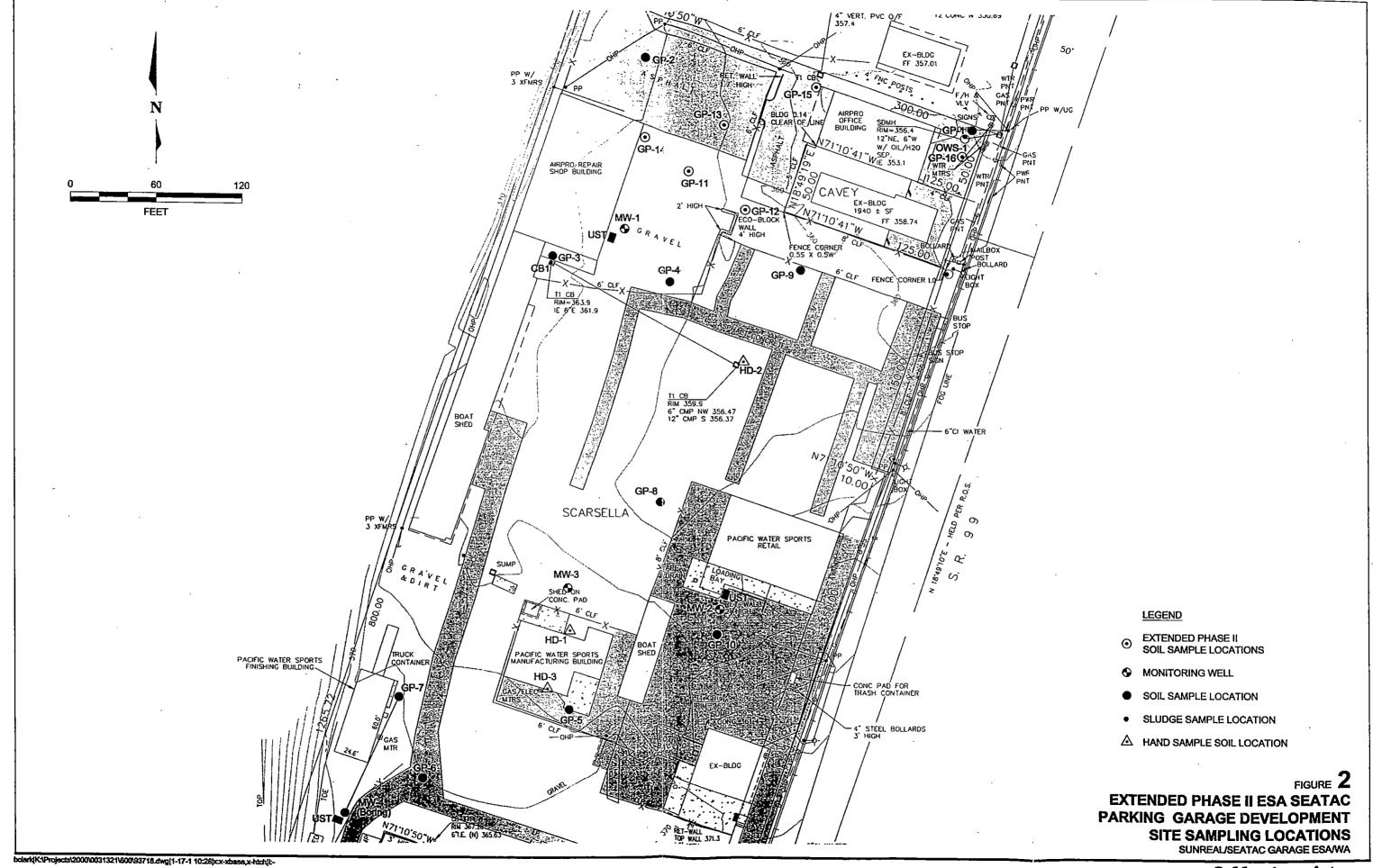


FIGURE 1
SITE VICINITY MAP
SUNREAL/SEATAC GARAGE ESAWA



APPENDIX A COMPLETED FIELD FORMS

| 1 | | | | | | H | E | 0 | RD O | F | BOREHOLE # GP-11 SHEET / | 05.2 |
|-----|------------|----------|--------------------------|-----|---------|------|----------|-----------|--------|----------|---------------------------------------|---------------------------|
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| L | INC | LINATION | 900 | AZI | MUTH | | | | DR | ILL | DRILL RIG | |
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| 3 | (FEET) | E - | | | 1 1 | is | ~ | | | 7> | - | NOTES |
| HE | (FEE | 2 | SOIL PROFILE DESCRIPTION | | GRAPHIC | uscs | NUMBER | TYPE | BLOWS/ | VER | SAMPLE DESCRIPTION | PIEZOMETER |
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|--------------|----------|---------------|----------------------------------------------------------|------------|------|--------|------|-----------------|----------|--------------------------------------------------------------------------------|-----------------------------------------|
| | _ | BORING METHOD | SOIL PROFILE DESCRIPTION | GRAPHIC | NSCS | NUMBER | TYPE | BLOWS/ 6 IN. | RECOVERY | SAMPLE DESCRIPTION | NOTES PIEZOMETER STANDPIPE INSTALLATION |
| d. | 70 | | • | | | 6 | | | 8/02 | SAME AS ABout graved Secrease with depth. | 1740 |
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APPENDIX B ANALYTICAL LABORATORY REPORTS

TRANSGLOBAL ENVIRONMENTAL GEOSCIENCES NORTHWEST, INC.

800 Sleater-Kinney SE, PMB #262 Lacey, Washington 98503-1127

Mobile Environmental Laboratories Environmental Sampling Services Telephone:

360-459-4670

Fax:

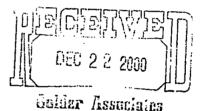
360-459-3432

December 20, 2000

Ted Norton Golder Associates, Inc. 18300 NE Union Hill RD #200 Redmond, WA 98052-3333

Dear Mr. Norton:

(Accts)



Enclosed, please find an invoice for Direct Push Probe services provided at the SunReal/SeaTac Phase II Project site located at 16025 International Blvd. in SeaTac, Washington. Probe work was conducted on December 13, 2000.

TEG Northwest appreciates the opportunity to have provided geosampling services to Golder Associates, Inc. for this project. It was a pleasure working with you and we look forward to the next opportunity to work together.

Sincerely,

Michael A. Korosec

Michael a Kerone

President

TRANSGLOBAL ENVIRONMENTAL GEOSCIENCES NORTHWEST, INC.

800 Sleater-Kinney SE, PMB #262 Lacey, Washington 98503-1127

Mobile Environmental Laboratories Environmental Sampling Services Telephone:

360-459-4670

Fax:

360-459-3432

December 20, 2000

Ted Norton
Golder Associates, Inc.
18300 NE Union Hill RD #200
Redmond, WA 98052-3333

Dear Mr. Norton:

Please find enclosed the analytical data report for the SunReal/SeaTac Phase II Project in SeaTac, Washington. Soil and water samples were analyzed for Diesel and Oil by NWTPH-Dx/Dx Extended, Gasoline by NWTPH-Gx, BTEX by Method 8021B, PAH's by Method 8100, and Metals on December 14 – 19, 2000.

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 analytical work is also enclosed.

TEG Northwest appreciates the opportunity to have provided analytical services to Golder Associates, Inc. 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 Korone

President

TEG NW SEATTLE CHEMISTRY LABORATORY (425) 957-9872, fax (425) 957-9904

TEG Job Number:

S01214-1

Client:

GOLDER ASSOCIATES

Client Job Name:

SONREAL SEATAC

Client Job Number:

003-1321-800

Analytical Results

| NWTPH-Gx / BTEX | | MTH BLK | LCS | GP11-4-14 | GP11-7-21 | GP12-2-7 |
|----------------------------------|-----------|----------|----------|-----------|-----------|----------|
| Matrix | Soil | Soil | Soil | | | Soi |
| Date extracted | Reporting | 12/14/00 | 12/14/00 | 12/14/00 | 12/14/00 | 12/14/00 |
| Date analyzed | Limits | 12/14/00 | 12/14/00 | 12/14/00 | 12/14/00 | 12/14/00 |
| Moisture, % | | | | 15% | 15% | 1211100 |
| NWTPH-Gx, mg/kg | | | | | | |
| Mineral spirits/Stoddard solvent | 5.0 | nd | | nd | nd | nd |
| Gasoline | 5.0 | nd | | 440 | 320 | nd |
| BTEX , µg/kg | | | - | , | | - |
| Benzene | 50 | nd | 99% | nd | nd | nd |
| Toluene | 50 | nd | 93% | nd | 270 | nd |
| Ethylbenzene | 50 | nd | | 560 | 1,200 | nd |
| Xylenes | 50 | nd | | 3,200 | 9,500 | nd |
| Surrogate recoveries: | | | | | | |
| Trifluorotoluene | | 101% | 103% | 98% | 101% | 100% |
| Bromofluorobenzene | | 106% | 108% | 111% | C | 102% |

Data Qualifiers and Analytical Comments

nd - not detected at listed reporting limits

na - not analyzed

C - coelution with sample peaks

M - matrix interference

J - estimated value

Results reported on dry-weight basis

Acceptable Recovery limits: 65% TO 135%

Acceptable RPD limit: 35%

TEG NW SEATTLE CHEMISTRY LABORATORY (425) 957-9872, fax (425) 957-9904

TEG Job Number:

S01214-1

Client:

GOLDER ASSOCIATES

Client Job Name:

SONREAL SEATAC

Client Job Number:

003-1321-800

| Analytical Results | | | | MS | MSD | RPD |
|----------------------------------|---------------------------------------|-----------|-----------|-----------|-----------|----------|
| NWTPH-Gx / BTEX | | GP12-4-14 | GP13-4-12 | GP13-4-12 | GP13-4-12 | |
| Matrix | Soil | Soil | Soil | Soil | Soit | Soil |
| Date extracted | Reporting | 12/14/00 | 12/14/00 | 12/14/00 | 12/14/00 | 12/14/00 |
| Date analyzed | Limits | 12/14/00 | 12/14/00 | 12/14/00 | 12/14/00 | 12/14/00 |
| Moisture, % | | | | | | 121100 |
| NWTPH-Gx, mg/kg | | | • | | | |
| Mineral spirits/Stoddard solvent | , 5.0 | nd | nd | | | |
| Gasoline | 5.0 | nd | nd | | | |
| BTEX, µg/kg | • | | | - | | |
| Benzene | 50 | nd | nd | 90% | 76% | 17% |
| Toluene | . 50 | nd | nd | 115% | 117% | 2% |
| Ethylbenzene | 50 | nď | nď | | 11770 | . 20 |
| Xylenes | 50 | nd | nd | | | |
| Surrogate recoveries: | | | _ | | | |
| Trifluorotoluene | · · · · · · · · · · · · · · · · · · · | 96% | 94% | 92% | 95% | |
| Bromofluorobenzene | | 96% | 99% | 97% | 95% | |

Data Qualifiers and Analytical Comments

nd - not detected at listed reporting limits

na - not analyzed

C - coelution with sample peaks

M - matrix interference

J - estimated value

Results reported on dry-weight basis Acceptable Recovery limits: 65% TO 135%

Acceptable RPD limit: 35%

TEG Job Number:

S01214-1

Client:

GOLDER ASSOCIATES

Client Job Name:

SONREAL SEATAC

Client Job Number:

003-1321-800

| Analytical Results | | | | | DUPL |
|----------------------------------|-----------|------------------|------------------|-----------|-----------|
| NWTPH-Gx / BTEX | | <u>GP14-4-14</u> | <u>GP15-6-16</u> | GP16-6-18 | GP16-6-18 |
| Matrix | Soil | Soil | Soil | Soil | Soil |
| Date extracted | Reporting | 12/14/00 | 12/14/00 | 12/14/00 | 12/14/00 |
| Date analyzed | Limits | 12/14/00 | 12/14/00 | 12/14/00 | 12/14/00 |
| Moisture, % | | | | | |
| NWTPH-Gx, mg/kg | | | | | |
| Mineral spirits/Stoddard solvent | 5.0 | nd | nd | nd | nd |
| Gasoline | 5.0 | nd | nd | nd | nd |
| BTEX , µg/kg | | | | | <u> </u> |
| Benzene | . 50 | nd | nd | nd | nd |
| Toluene | 50 | nd | nd | nd | nd |
| Ethylbenzene | 50 | nd | nd | nd | nd |
| Xylenes | 50 | nd | nd | nd | nd |
| Surrogate recoveries: | | | | | |
| Trifluorotoluene | | 93% | 92% | 96% | 91% |
| Bromofluorobenzene | | 97% | 93% | · 103% | 108% |

Data Qualifiers and Analytical Comments

nd - not detected at listed reporting limits

na - not analyzed

C - coelution with sample peaks

M - matrix interference

J - estimated value

Results reported on dry-weight basis

Acceptable Recovery limits: 65% TO 135%

TEG Job Number:

S01214-1

Client:

GOLDER ASSOCIATES

Client Job Name:

SONREAL SEATAC

Client Job Number:

003-1321-800

Analytical Results

| NWTPH-Gx / BTEX | | MTH BLK | LCS | GP12-GW |
|----------------------------------|-----------|----------|----------|----------|
| Matrix | Water | Water | Water | Water |
| Date extracted | Reporting | 12/14/00 | 12/14/00 | 12/14/00 |
| Date analyzed | Limits | 12/14/00 | 12/14/00 | 12/14/00 |
| NWTPH-Gx, mg/L | | | | |
| Mineral spirits/Stoddard solvent | 0.10 | nd | | nd |
| Gasoline | 0.10 | nd | | nd |
| BTEX, µg/L | | - | | |
| Benzene | 1.0 | nd | 99% | nd |
| Toluene | 1.0 | nd | 93% | nd |
| Ethylbenzene | 1.0 | nd | | nd |
| Xylenes | 1.0 | nd | | 2.5 |
| Surrogate recoveries: | | | | |
| Trifluorotoluene | | 101% | 103% | 95% |
| Bromofluorobenzene | | 106% | 108% | 108% |

Data Qualifiers and Analytical Comments

nd - not detected at listed reporting limits

na - not analyzed

C - coelution with sample peaks

M - matrix interference

J - estimated value

Acceptable Recovery limits: 65% TO 135%

TEG Job Number:

S01214-1

Client:

GOLDER ASSOCIATES

Client Job Name:

SONREAL SEATAC

Client Job Number:

003-1321-800

Analytical Results

| NWTPH-Dx, mg/kg | | MTH BLK | GP11-4-14 | GP11-7-21 | GP12-2-7 | GP12-4-14 |
|-----------------------|-----------|----------|-----------|-----------|----------|-----------|
| Matrix | Soil | Soil | Soil | Soil | Soil | Soil |
| Date extracted | Reporting | 12/14/00 | 12/14/00 | 12/14/00 | 12/14/00 | 12/14/00 |
| Date analyzed | Limits | 12/14/00 | 12/14/00 | 12/14/00 | 12/14/00 | 12/14/00 |
| Kerosene/Jet fuel | 20 | nď | nd | nd | nd | nd |
| Diesel/Fuel oil | 20 | กส | nd | nd | nd | nd |
| Heavy oil | 50 | nd | nd | nd | nd | nd |
| Surrogate recoveries: | | | | | | |
| Fluorobiphenyl | | 90% | 87% | 86% | 87% | 87% |
| o-Terphenyl | | 84% | 86% | 83% | 83% | 85% |

Data Qualifiers and Analytical Comments

nd - not detected at listed reporting limits

na - not analyzed

C - coelution with sample peaks

M - matrix interference

J - estimated value

Results reported on dry-weight basis

Acceptable Recovery limits: 65% TO 135%

TEG Job Number:

\$01214-1

Client:

GOLDER ASSOCIATES

Client Job Name:

SONREAL SEATAC

Client Job Number:

003-1321-800

| | | | | | | DUPL |
|--------------------------------------------------|---------------------|--------------------|-----------|-----------|-----------|-----------|
| Analytical Results | | GP13_4-12 | GP14-4-14 | GP15-6-16 | GP16-6-18 | GP16-6-18 |
| NWTPH-Dx, mg/kg | Soil | Soil | Soil | Soil | Soil | Soil |
| Matrix | | 12/14/00 | 12/14/00 | 12/14/00 | 12/14/00 | 12/14/00 |
| Date extracted Date analyzed | Reporting Limits | 12/14/00 | | 12/14/00 | 12/14/00 | 12/14/00 |
| Kerosene/Jet fuel Diesel/Fuel oil Heavy oil | 20 20 50 | nd nd · _ nd | nd | | nd | nd |
| Surrogate recoveries: Fluorobiphenyl o-Terphenyl | | . 87% 83% | | | | |

Data Qualifiers and Analytical Comments

nd - not detected at listed reporting limits

na - not analyzed

C - coelution with sample peaks

M - matrix interference

J - estimated value

Results reported on dry-weight basis

Acceptable Recovery limits: 65% TO 135%

SEATTLE CHEMISTRY LABORATORY 907-9872, fax (425) 957-9904

J Number:

t:

S01214-1

bei.

GOLDER ASSOCIATES

t Job Name:

SONREAL SEATAC

t lob Number:

003-1321-800

| " | | | | DUPL | RPD |
|-------------------|-----------|----------|----------|----------|----------|
| Results | | MTH BLK | GP12-GW | GP12-GW | GP12-GW |
| -Dx, mg/l | Water | Water | Water | Water | Water |
| 1 1 1 | Reporting | 12/14/00 | 12/14/00 | 12/14/00 | 12/14/00 |
| xtracted lyzed | Limits | 12/14/00 | 12/14/00 | 12/14/00 | 12/14/00 |
| | 0.20 | nd | nd | nd | |
| ene/Jet fuel | 0.20 | nd | 21 | 18 | 17% |
| ıel oil | 0.50 | nd | nd | nd | |
| | | | | | |
| gate recoveries: | | 89% | 86% | 87% | |
| ohenyl enyl | | 86% | 90% | 89% | |

ta lalifiers and Analytical Comments

detected at listed reporting limits

- not analyzed

ution with sample peaks

rix interference

estimated value

ceptable Recovery limits: 65% TO 135%

able RPD limit: 35%

Lab ID:

Method Blank - T082

Date Received:

Date Prepared:

Date Analyzed: Dilution Factor 12/18/00 12/18/00

1

Mercury by CVAA - USEPA Method 7470

Analyte Mercury Result (mg/L)

ND

PQL 0.0002 Flags

Matrix Spike Report

| Client Sample ID: | GP12-GW |
|-------------------|----------|
| Lab ID: | 94812-01 |
| Date Prepared: | 12/18/00 |
| Date Analyzed: | 12/18/00 |
| QC Batch ID: | T202 |

Metals by ICP - USEPA Method 6010

| | Sample Result | Spike Amount | MS Result | MS | |
|----------------|------------------|-----------------|--------------|--------|------|
| Parameter Name | (mg/L) | (mg/L) | (mg/L) | % Rec. | Flag |
| Barium | 0.016 | 4 | 3,63 | 90 | _ |
| Chromium | 0 | 0.4 | 0.38 | 95 | |
| Selenium | 0 | 4 | 3.96 | 99 | |
| Silver | 0 | 0.6 | 0.487 | 81 | • |

Matrix Spike Report

 Client Sample ID:
 GP12-GW

 Lab ID:
 94812-01

 Date Prepared:
 12/18/00

 Date Analyzed:
 12/18/00

 QC Batch ID:
 T202

Metals by ICP-MS - USEPA Method 6020

| Parameter Name | Sample Result (mg/L) | Spike Amount (mg/L) | MS Result (mg/L) | MS % Rec. | Flag |
|----------------|----------------------------|---------------------------|------------------------|--------------|------|
| Arsenic | 0.00146 | 4 | 4.02 | 101 | _ |
| Cadmium | 0 | 0.1 | 0.0958 | 96 | |
| Lead | 0 | 1 | 1.01 | 101 | |

Matrix Spike Report

 Client Sample ID:
 GP12-GW

 Lab ID:
 94812-01

 Date Prepared:
 12/18/00

 Date Analyzed:
 12/18/00

 QC Batch ID:
 T082

Mercury by CVAA - USEPA Method 7470

| | Sample | Spike | MS | | |
|----------------|--------|--------|---------|--------|------|
| | Result | Amount | Result | MS | |
| Parameter Name | (mg/L) | (mg/L) | (mg/L) | % Rec. | Flag |
| Mercury | 0 | 0.002 | 0.00205 | 102 | _ |

Duplicate Report

| Client Sample ID: | GP12-GW |
|-------------------|----------|
| Lab ID: | 94812-01 |
| Date Prepared: | 12/18/00 |
| Date Analyzed: | 12/18/00 |
| QC Batch ID: | T202 |

Metals by ICP - USEPA Method 6010

| Sample Result | Duplicate Result | RPD | |
|------------------|--------------------------------|-------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | | | Flag |
| | | /0 | ı ıay |
| 0.016 | 0.017 | -6.1 | |
| 0 | 0 | NC | • |
| 0 | 0 | NC | |
| 0 | 0 | NC | |
| | Result (mg/L) 0.016 0 | Result Result (mg/L) (mg/L) 0.016 0.017 0 0 0 0 | Result Result RPD (mg/L) (mg/L) % 0.016 0.017 -6.1 0 0 NC 0 0 NC |

Duplicate Report

 Client Sample ID:
 GP12-GW

 Lab ID:
 94812-01

 Date Prepared:
 12/18/00

 Date Analyzed:
 12/18/00

 QC Batch ID:
 T202

Metals by ICP-MS - USEPA Method 6020

| | Sample | Duplicate | | |
|----------------|--------|-----------|-----|------|
| | Result | Result | RPD | |
| Parameter Name | (mg/L) | (mg/L) | % | Flag |
| Arsenic | 0.0015 | 0.0015 | 0.0 | _ |
| Cadmium | 0 | 0 | NC | |
| Lead | 0 | 0 | NC | |

Duplicate Report

 Client Sample ID:
 GP12-GW

 Lab ID:
 94812-01

 Date Prepared:
 12/18/00

 Date Analyzed:
 12/18/00

 QC Batch ID:
 T082

Mercury by CVAA - USEPA Method 7470

Sample Duplicate
Result Result RPD
Parameter Name (mg/L) (mg/L) % Flag
Mercury 0 0 NC

Sound Analytical Services, Inc.

ANALYTICAL & ENVIRONMENTAL CHEMISTS 4813 Pacific Hwy East o Tacoma, WA 98424 (253) 922-2310 o FAX (253) 922-5047

e-mail: info@saslab.com



DATA QUALIFIERS AND ABBREVIATIONS

- This analyte was detected in the associated method blank. The analyte concentration was determined not to be B1: significantly higher than the associated method blank (less than ten times the concentration reported in the blank).
- B2: This analyte was detected in the associated method blank. The analyte concentration in the sample was determined to be significantly higher than the method blank (greater than ten times the concentration reported in the blank).
- Second column confirmation was performed. The relative percent difference value (RPD) between the results on C1: the two columns was evaluated and determined to be $\leq 40\%$.
- Second column confirmation was performed. The RPD between the results on the two columns was evaluated C2: and determined to be > 40%. The higher result was reported unless anomalies were noted.
- M: GC/MS confirmation was performed. The result derived from the original analysis was reported.
- D: The reported result for this analyte was calculated based on a secondary dilution factor.
- The concentration of this analyte exceeded the instrument calibration range and should be considered an estimated E: quantity.
- J: The analyte was analyzed for and positively identified, but the associated numerical value is an estimated quantity.
- MCL: Maximum Contaminant Level
- MDL: Method Detection Limit
- N: See analytical narrative.
- ND: Not Detected
- POL: Practical Quantitation Limit
- X1: Contaminant does not appear to be "typical" product. Elution pattern suggests it may be __
- X2: Contaminant does not appear to be "typical" product.
- X3: Identification and quantitation of the analyte or surrogate was complicated by matrix interference.
- X4: RPD for duplicates was outside advisory QC limits. The sample was re-analyzed with similar results. The sample matrix may be nonhomogeneous.
- X4a: RPD for duplicates outside advisory QC limits due to analyte concentration near the method practical quantitation limit/detection limit.
- X5: Matrix spike recovery was not determined due to the required dilution.
- Recovery and/or RPD values for matrix spike (/matrix spike duplicate) outside advisory QC limits. Sample was re-X6: analyzed with similar results.
- Recovery and/or RPD values for matrix spike (/matrix spike duplicate) outside advisory QC limits. Matrix X7: interference may be indicated based on acceptable blank spike recovery and/or RPD.
- Recovery and/or RPD values for this spiked analyte outside advisory QC limits due to high concentration of the X7a: analyte in the original sample.
- X8: Surrogate recovery was not determined due to the required dilution.
- X9: Surrogate recovery outside advisory QC limits due to matrix interference.