

Industrial Properties Inc

VCP NW 1016

Subsurface Release Investigation Report

**Industrial Properties, Inc.
2450 Sixth Avenue South
Seattle, Washington 98134
(Ecology TCP ID# NW1016)**

Clayton Project No. 75-03092.00
February 11, 2003

Prepared for:
**Industrial Properties, Inc.
Auburn, Washington**

Prepared by:
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EXECUTIVE SUMMARY

Industrial Properties, Inc. retained Clayton Group Services, Inc. (Clayton) to perform subsurface investigation activities in the vicinity of three heating fuel underground storage tanks (USTs) located at Industrial Properties, Inc., 2450 Sixth Avenue South, Seattle, Washington 98134.

Clayton performed a Phase I Environmental Site Assessment (ESA) at the subject property during August and September 2001 (report dated September 6, 2001) that identified at least three heating fuel underground storage tanks (USTs) located on the premises. The USTs were reportedly installed in the early- to mid-1950s and are most likely of single-walled steel construction. Clayton recommended that a subsurface investigation be conducted in the area of the USTs and product lines in order to determine if leakage to the subsurface had occurred.

The purpose of the subsurface investigation was to: 1) identify the location, orientation and size of the heating fuel USTs; 2) assess soil and groundwater conditions in the vicinity of the three USTs; 3) remove the remaining fuel from the three USTs; 4) enter the site into the State of Washington Department of Ecology (Ecology's) Voluntary Cleanup Program (VCP); 5) perform a release investigation to delineate soil and groundwater impacts around the three USTs; 6) prepare and submit this report summarizing the findings of the release investigation; and 7) negotiate with Ecology to determine appropriate actions at the site.

The subject property consists of two separate parcels. The first parcel, developed with the Industrial Properties, Inc. warehouse, is located at the northeast corner of Sixth Avenue South and South Lander Street. The three heating fuel USTs are located along the western portion of the warehouse. The second parcel is a parking lot located east of the railroad tracks (east of the warehouse) and north of South Lander Street.

Clayton supervised the subsurface and release investigation activities at the site in the vicinity of one 10,000-gallon (UST-1), and two 500-gallon heating fuel USTs (UST-2 and UST-3) to collect soil and groundwater samples for laboratory analysis to assess potential environmental impacts and delineate the extent of any impacts identified.

The soil sampling results in the vicinity of UST-1 (located inside the former Far West Taxi office) indicated the detection of total petroleum hydrocarbons (TPH) as diesel fuel ranging from <50 mg/kg to 20,000 mg/kg, which is above Ecology's MTCA Method A Cleanup Level of 2,000 mg/kg for diesel fuel in soil. Soil contamination in the vicinity of UST-1 above MTCA Method A Cleanup Levels has been delineated horizontally and is limited vertically to the zone just above the water table (approximately 11 to 12 feet below ground surface (bgs)). The soil contamination appeared to be present only in the upper-most zone of historical water table fluctuation at the site.

Groundwater sampling results in the vicinity of UST-1 indicated the detection of TPH as diesel fuel ranging from <250 ug/l to 170,000 ug/l, which is above Ecology's MTCA

Method A Cleanup Level of 500 ug/l for diesel fuel in groundwater. Free product was also observed in the groundwater sample collected from boring B5, drilled just north of UST-1. Groundwater contamination in the vicinity of UST-1 has been delineated to the south, north and west, but not to the east. However, TPH as diesel fuel concentrations in groundwater east of UST-1 decrease steadily with distance away from the tank. The origin of petroleum hydrocarbons detected in the vicinity of UST-1 may be associated with past overfills (when the site tube, located inside the former Far West Office, was apparently used as the fill port) or from product line leaks located near the northern end of the tank.

The soil sampling results in the vicinity of UST-2 (located approximately 30 feet east of UST-1) indicated the detection of TPH as diesel fuel ranging from <50 mg/kg to 2,700 mg/kg, which is above Ecology's MTCA Method A Cleanup Level of 2,000 mg/kg for diesel fuel in soil. Soil contamination in the vicinity of UST-2 above MTCA Method A Cleanup Levels has been delineated horizontally and is limited vertically to the zone just above the water table (approximately 11 to 12 feet bgs). The soil contamination appeared to be present only at the west end of UST-2 and in the upper-most zone of historical water table fluctuation at the site.

Groundwater sampling results in the vicinity of UST-2 indicated the detection of TPH as diesel fuel ranging from 2,500 ug/l to 220,000 ug/l, which is above Ecology's MTCA Method A Cleanup Level of 500 ug/l for diesel fuel in groundwater. Groundwater contamination detected in the vicinity of UST-2 appears to be related (or possibly commingled) with the release detected in the vicinity of UST-1.

The soil sampling results in the vicinity of UST-3 (located near the northwest corner of the building) indicated the detection of TPH as diesel fuel ranging from <50 mg/kg to 21,000 mg/kg, which is above Ecology's MTCA Method A Cleanup Level of 2,000 mg/kg for diesel fuel in soil. Soil contamination in the vicinity of UST-3 above MTCA Method A Cleanup Levels has been delineated to the west, north and east and is limited vertically to the zone just above the water table (approximately 7 to 9 feet bgs). The soil contamination appeared to be present only in the upper-most zone of historical water table fluctuation at the site. Soil contamination to the south of UST-3 could not be fully delineated due to the presence of active offices, but likely does not extend more than 20 feet south of the tank.

Groundwater sampling results in the vicinity of UST-3 indicated the detection of TPH as diesel fuel ranging from <250 ug/l to 490,000 ug/l, which is above Ecology's MTCA Method A Cleanup Level of 500 ug/l for diesel fuel in groundwater. Groundwater contamination in the vicinity of UST-3 has been delineated to the east and west, but not fully to the north (adjacent building) and south (active offices). However, TPH as diesel fuel concentrations in groundwater southwest of UST-3 decrease steadily with distance away from the tank. The origin of petroleum hydrocarbons detected in the vicinity of UST-3 may be associated with past overfills or from product line leaks.

TPH as gasoline, benzene, toluene, ethylbenzene and xylenes (BTEX), and polycyclic aromatic hydrocarbons (PAH) concentrations detected in soil and groundwater samples collected during the subsurface release investigation were relatively minor compared to the TPH as diesel fuel concentrations and will likely not impact any cleanup decisions or actions at the subject property to address the TPH as diesel fuel contamination detected in soil and groundwater.

Approximately 1,200 gallons of fuel was removed from the three USTs at the site between December 4 and 7, 2002, for recycling/reuse. Following discovery of the releases from the tanks the fuel was removed to mitigate any further releases at the site.

Based on the results of the subsurface release investigation activities and laboratory analytical results, it appears that petroleum releases in the vicinity of UST-1 and UST-3 have occurred. Soil contamination in the vicinity of the USTs has been adequately delineated horizontally and is limited to the upper-zone of water table fluctuation (11 to 12 feet bgs inside the building and 7 to 9 feet bgs outside the building). Groundwater contamination in the vicinity of the USTs has been fairly well defined (where access was not limited) and appears to be migrating to the southeast in the vicinity of UST-1 and to the southwest in the vicinity of UST-3. This discrepancy in the direction of groundwater contamination migration is likely caused by heterogeneous subsurface soil conditions, and likely reflects different directions of groundwater flow direction beneath the site.

Based on the results of the subsurface and release investigation activities, Clayton recommends the following activities at the site:

- Initiate free product removal from the north end of UST-1 to mitigate the ongoing source of soil and groundwater contamination.
- Evaluate soil and groundwater remediation alternatives to address the petroleum contamination documented at the site and negotiate with Ecology to determine appropriate actions to take.
- Decommission the three USTs in accordance with Ecology guidelines.

1.0 INTRODUCTION

Industrial Properties, Inc. retained Clayton Group Services, Inc. (Clayton) to perform subsurface release investigation activities in the vicinity of three heating fuel underground storage tanks (USTs) located at Industrial Properties, Inc., 2450 Sixth Avenue South, Seattle, Washington 98134. Figure 1 shows a partial topographic map of the area indicating the site location.

Clayton provided these services in accordance with the negotiated Terms and Conditions outlined in the Confidential Services Agreement between Clayton and Industrial Properties, Inc. (dated October 17, 2002).

1.1 BACKGROUND

Two 1,000-gallon gasoline, and one 10,000-gallon diesel fuel underground storage tanks (USTs) were reportedly excavated, removed and decommissioned from the subject property during 1994 (O'Sullivan Omega report dated June 13, 1994). The three USTs were located in the lot east of the railroad tracks, east of the building at 2450 Sixth Avenue South. The UST assessment reported that a minor release occurred from the gasoline USTs; however, soil concentrations were reported below the State of Washington Department of Ecology (Ecology) Model Toxics Control Act (MTCA) Method A Cleanup Levels. No further action was recommended with respect to the three USTs decommissioned during 1994.

Clayton performed a Phase I Environmental Site Assessment (ESA) at the subject property during August and September 2001 (Clayton report dated September 6, 2001) that identified at least three heating fuel underground storage tanks (USTs) located on the premises. The USTs were reportedly installed in the early- to mid-1950s and are most likely of single-walled steel construction. Clayton recommended that a subsurface investigation be conducted in the area of the USTs and product lines in order to determine if leakage to the subsurface had occurred.

1.2 PURPOSE

The purpose of the subsurface investigation was to: 1) identify the location, orientation and size of the three heating fuel USTs at the subject property; 2) assess soil and groundwater conditions in the vicinity of the three USTs; 3) remove the remaining fuel from the three USTs; 4) enter the site into Ecology's Voluntary Cleanup Program (VCP); 5) perform a release investigation to delineate soil and groundwater impacts around the three USTs; 6) prepare and submit this report summarizing the findings of the release investigation; and 7) negotiate with Ecology to determine appropriate actions at the site.

1.3 SCOPE OF WORK

Clayton performed the following scope of work as part of the subsurface investigation:

- Located underground utilities at the subject property near the vicinity of the heating fuel USTs and proposed soil boring locations.
- Identified the location, orientation and size of the three heating fuel USTs using ground-penetrating radar (GPR).
- Drilled a total of 24 soil borings during two separate drilling events around the three USTs and collected continuous soil samples at three-foot intervals from each boring for logging purposes using a limited access direct-push Geoprobe drilling rig. Field screened the soil samples for volatile organic compounds (VOCs) using a photoionization detector (PID).
- The soil sample from each boring exhibiting the highest PID reading was submitted to a lab for analysis of total petroleum hydrocarbons (TPH) as diesel fuel and oil using Northwest Method NWTPH-Dx. The soil sample collected from around each UST that exhibited the highest PID reading was also analyzed for TPH as gasoline using Northwest Method NWTPH-G, benzene, toluene, ethylbenzene, and xylenes (BTEX) using EPA Method 8015, and polycyclic aromatic hydrocarbons (PAHs) using EPA Method 8270C.
- One groundwater sample was collected from around each UST during the first drilling event (November 26, 2002), and a groundwater sample was collected from each of the 12 borings drilled during the second event (January 6&7, 2003), and analyzed for TPH as diesel fuel and oil. One groundwater sample from each of the three UST areas was also analyzed for TPH-G, BTEX and PAHs.
- Backfilled each boring and finished to match existing grade.
- Prepared this written report documenting the work performed, laboratory analytical results, conclusions and recommendations.

2.0 PROPERTY DESCRIPTION

The subject property is located at 2450 Sixth Avenue South, Seattle, Washington, approximately: 0.25-mile west of Interstate 5 (I-5), 0.6-mile north of Spokane Street, 1.0-mile east of the East Waterway of the Duwamish River, 1.3-miles southeast of Elliott Bay, and 1.5-miles south of downtown Seattle.

The subject property is bordered on the south by South Lander Street, on the west by Sixth Avenue South, on the north by a warehouse and truck maintenance facility, and on the east by railroad tracks (further east is a warehouse).

The site is located in the SW $\frac{1}{4}$ of Section 8, Township 24 North, Range 4 East, of the Seattle South Topographic Quadrangle, at an elevation approximately 15 feet above mean sea level. The subject property is located in a relatively flat area, with elevations gradually descending to the west-northwest toward Elliott Bay. Figure 1 shows a partial topographic map of the area indicating the site location.

2.1 PRESENT CONDITIONS

The subject property consists of two separate parcels. The first parcel, developed with the Industrial Properties, Inc. warehouse, is located at the northeast corner of Sixth Avenue South and South Lander Street. The three heating fuel USTs are located inside the western portion of the warehouse. Figure 2 shows a map indicating the layout of the warehouse and the location of the three USTs and Appendix A contains photographs of the subject property and UST areas.

The second parcel is a parking lot located east of the railroad tracks (east of the warehouse) and north of South Lander Street. The property has a small storage shed located just north of South Lander Street, which is enclosed by a chain link fence.

2.2 REGIONAL GEOLOGY, GROUNDWATER, AND SOIL CONDITIONS

The subject property is located in the Puget Sound Lowland Physiographic Region of Washington. Upland terraces, rolling hills and troughs create north-south ridges that characterize the general area. Elliot Bay and Lake Union drain the downtown Seattle area into Puget Sound.

Prior to 1900, the subject property and adjacent areas were part of the Elliott Bay Tidelands, a shallow swampy area. The tidelands were filled in during the early 1900's. Soils beneath the subject property consist of loosely consolidated sandy silt to silty sand fill. The fill material is likely underlain by silty to clayey lacustrine deposits associated with the former tidal flat.

The geologic unit underlying the site and vicinity is the Vashon Till, an extremely compacted glacial till of poorly sorted gravels, sands, silts and clays. The compacted nature of the Vashon Till (often called 'hard-pan') resulted from glacial out-wash sediments being over-ridden and subsequently compacted by a transgressing thick sheet of ice. Locally, the Vashon Till may be overlain by a thin veneer of loosely consolidated ablation till and/or thin out-wash, deposited as glaciers in the Puget Sound area regressed. The thickness of the Vashon Till beneath the subject property is unknown. Poor drainage, low permeability and excellent foundation stability characterize Vashon Till.

The regional shallow groundwater flow direction is inferred to be west-northwest towards Elliott Bay, based on surface topography. However, topography is not always a reliable basis for predicting groundwater flow direction. The local gradient under the subject

property may be influenced naturally by zones of higher or lower permeability, or artificially by nearby pumping or recharge, and may deviate from the regional trend.

2.3 SITE GEOLOGY

The geology encountered during the subsurface investigation activities revealed that the subject property is generally underlain by intermixed sandy silts and silty sands to approximately 8 feet bgs. A silty clay was encountered from approximately 8 to 10 feet bgs. Below the silty clay, a coarse sand with gravel was encountered from approximately 10 to 12 feet bgs. Groundwater was encountered in the subsurface during the drilling of the soil borings at approximately 7 to 9 feet bgs. The soil boring logs are included in Appendix B.

3.0 SUBSURFACE INVESTIGATION

Clayton conducted subsurface investigation activities between November 19, 2002 and January 7, 2003 around the three heating fuel USTs at the subject property. The activities consisted of locating subsurface utilities, locating and determining the orientation and size of the USTs, and drilling soil borings to collect samples to assess subsurface environmental conditions in the vicinity of the USTs and delineate any impacts to soil and groundwater.

3.1 UST AND UTILITY LOCATING

Apollo Geophysics (Apollo) determined the orientation and size of the three USTs using ground-penetrating radar (GPR) on November 19, 2002. The GPR results indicated that UST-1, located inside the former Far West Taxi office, was approximately 8 feet in diameter and 28 feet long, which corresponds to a tank volume of approximately 10,000-gallons. The top of UST-1 was approximately 5 feet bgs, the bottom approximately 13 feet bgs, and approximately 1.25 feet of heating fuel remained in the tank.

The size of UST-2, located in the hallway east of the former Far West Taxi office, was determined to be approximately 3.5 feet in diameter and 6 feet long, which corresponds to a tank volume of approximately 500-gallons. The top of UST-2 was approximately 2.5 feet bgs, the bottom approximately 6 feet bgs, and approximately 1.5 feet of heating fuel remained in the tank.

The size of UST-3, located inside the R.H. Smith garage, was determined to be approximately 3.5 feet in diameter and 6 feet long, which corresponds to a tank volume of approximately 500-gallons. The top of UST-3 was approximately 2.5 feet bgs, the bottom approximately 6 feet bgs, and approximately 2 feet of heating fuel remained in the tank.

Prior to drilling the soil borings around the USTs, Applied Professional Services (APS) located subsurface utilities in the vicinity of the USTs and proposed soil borings.

Figure 2 shows the location of the three heating fuel USTs, product lines, vent lines and other utilities identified in the vicinity of the USTs at the subject property.

3.2 INITIAL SOIL BORINGS – NOVEMBER 26, 2002

Mr. Greg Ferris, Licensed Geologist from Clayton's Seattle Regional Office, supervised the drilling of 12 soil borings (B1 through B12) in the vicinity of the three heating fuel USTs by Environmental Services Network (ESN) Northwest on November 26, 2002 to assess subsurface soil and groundwater conditions. The borings were drilled using a limited-access direct-push GeoProbe drilling rig.

Soil borings B1 through B4 were drilled around UST-3, located just inside of the R.H. Smith garage, near the northwest corner of the site. The boring B1 was drilled to 12 feet bgs to collect soil samples and a groundwater sample. The borings B2 through B4 were drilled to 9 feet bgs to collect soil samples only. The soil sample from each boring exhibiting the highest PID reading was collected for laboratory analysis. Petroleum odors were observed in soil samples collected from borings drilled around UST-3 approximately 7 to 9 feet bgs. Groundwater was encountered during the drilling of soil borings B1 through B4 approximately 9 feet bgs. The groundwater sample collected from boring B1 indicated a distinct petroleum odor.

Soil borings B5 through B8 were drilled around UST-1, located inside the former Far West Taxi office, near the western property boundary. The boring B5 was drilled to 15 feet bgs to collect soil samples and a groundwater sample. The borings B6 through B8 were drilled to 12 feet bgs to collect soil samples only. The soil sample from each boring exhibiting the highest PID reading was collected for laboratory analysis. Petroleum odors were observed in soil samples collected from borings B5 and B7, drilled just north and east of UST-1, approximately 11 to 12 feet bgs. Groundwater was encountered during the drilling of soil borings B5 through B8 approximately 12 feet bgs. The groundwater sample collected from boring B5 indicated the presence of free product (heating fuel) floating on the water table.

Soil borings B9 through B12 were drilled around UST-2, located in the hallway east of UST-1 and the former Far West Taxi office. The boring B9 was drilled to 16 feet bgs to collect soil samples and a groundwater sample. The borings B10 through B12 were drilled to 10 feet bgs to collect soil samples only. The soil sample from each boring exhibiting the highest PID reading was collected for laboratory analysis. Petroleum odors were observed in the soil sample collected from boring B9, drilled just west of UST-2, approximately 11 to 12 feet bgs. Groundwater was encountered during the drilling of soil boring B9 approximately 12 feet bgs. The groundwater sample collected from boring B9 indicated a distinct petroleum odor.

Figure 2 shows the location of the soil borings drilled around the USTs and Appendix B includes the soil boring logs.

Clayton verbally reported the preliminary findings to Ms. Nida Rodriguez at Ecology's Northwest Regional Office on November 27, 2002 as required in WAC 173-340-300(2)(a), following the November 26, 2002 site assessment activities. Ms. Rodriguez was informed that petroleum releases to soil and groundwater were detected in the vicinity of the three USTs and that free product was detected in the boring (B5) drilled just north of UST-1. A memo documenting the conversation with Ms. Rodriguez is included in Appendix C.

3.3 FUEL REMOVAL

Clayton supervised the removal of approximately 1,200 gallons of heating fuel remaining in the USTs by the Pickering Brothers Company between December 4 – 7, 2002. Approximately 750 gallons of fuel was removed from UST-1, 200 gallons removed from UST-2, and 250 gallons removed from UST-3 for recycling/reuse. Approximately one to two inches of sludge/fuel that could not be successfully removed remains in the bottom of each UST. Documentation summarizing the removal of fuel from the USTs is included in Appendix C.

Clayton reported the site activities to Mr. John Bails at Ecology's Northwest Regional Office on December 17, 2002. Mr. Bails was informed of the actions being taken to mitigate the petroleum releases at the site, including removal of the heating fuel from the USTs, and the plan to perform release investigation activities at the site during January 2003 to delineate impacts to soil and groundwater. The verbal report to Mr. Bails served as the Ecology 20 Day Report as required in WAC 173-340-450. A memo documenting the conversation with Mr. Bails is included in Appendix C.

3.4 RELEASE INVESTIGATION SOIL BORINGS – JANUARY 6&7, 2003

Mr. Ferris supervised the drilling of 12 additional soil borings (B13 through B24) in the vicinity of the three heating fuel USTs by ESN Northwest during January 6&7, 2003 to delineate soil and groundwater impacts detected during the initial drilling event (November 26, 2002). The borings were drilled using a limited-access direct-push GeoProbe drilling rig.

Soil borings B13 through B15 were drilled in the vicinity of UST-2, located in the hallway just east of the former Far West Taxi office. The borings (B13 through B15) were drilled to 16 feet bgs to collect soil and groundwater samples. The soil sample from each boring exhibiting the highest PID reading was collected for laboratory analysis. Petroleum odors were not observed in the soil samples collected from above the water table in the borings (B13 through B15) drilled around UST-2. Groundwater was encountered approximately 10 to 11 feet bgs during the drilling of soil borings B13 through B15. The groundwater sample collected from boring B14 indicated a distinct petroleum odor.

Soil borings B16 through B20 were drilled in the vicinity of UST-1, located inside the former Far West Taxi office, near the western property boundary. The borings (B16

through B18) were drilled inside the building, ranging from 13 to 16 feet bgs, to collect soil and groundwater samples. The borings (B19 and B20) were drilled to 12 feet bgs, just west and north of the building, to collect soil and groundwater samples. The soil sample from each boring exhibiting the highest PID reading was collected for laboratory analysis. Petroleum odors were not observed in the soil samples collected from above the water table in the borings (B16 through B20) drilled around UST-1. Groundwater was encountered approximately 12 feet bgs during the drilling of soil borings B16 through B18 (inside the building), and approximately 8 to 9 feet bgs in borings B19 and B20 (outside the building). The groundwater samples collected from borings B17 and B18 indicated a distinct petroleum odor.

Soil borings B21 through B24 were drilled in the vicinity of UST-3, located just inside of the R.H. Smith garage, near the northwest corner of the site. The borings (B21 through B24) were drilled to 12 feet bgs, to collect soil and groundwater samples. The soil sample from each boring exhibiting the highest PID reading was collected for laboratory analysis. Petroleum odors were not observed in the soil samples collected from above the water table in the borings (B21 through B24) drilled around UST-3. Groundwater was encountered approximately 7 to 8 feet bgs during the drilling of soil borings B21 through B24. The groundwater sample collected from boring B22 indicated a distinct petroleum odor.

Figure 2 shows the location of the soil borings drilled around the USTs and Appendix B includes the soil boring logs.

3.5 SOIL SAMPLING

Soil samples were collected continuously at three-foot intervals using pre-cleaned split-spoon samplers. Soil samples collected from each boring were analyzed in the field for VOCs using a PID. The soil samples for field analysis were placed in Zip-Loc plastic bags, sealed, allowed to volatilize for at least 20 minutes, and subjected to headspace analysis using the PID. Table 1 provides a summary of the PID field screening results. Clean latex gloves were worn as the soil samples for laboratory analysis were placed into four-ounce glass jars with Teflon-lined lids.

The soil samples collected for laboratory analysis were placed in a cooler on ice and submitted to Friedman & Bruya – Environmental Chemists (F&B) for analyses following standard chain of custody procedures.

3.6 GROUNDWATER SAMPLING

Groundwater samples were collected from the borings using a peristaltic pump and clean plastic tubing. Clean latex gloves were worn as the groundwater samples were collected into the appropriate lab containers for the analyses to be performed. Groundwater samples collected for TPH-Dx and PAH analyses were placed into unpreserved 1.0-liter amber glass bottles with Teflon-lined lids. Groundwater samples collected for TPH-G

and BTEX analyses were containerized in two 40-ml vials with Teflon-lined lids, containing hydrochloric acid as a preservative.

The groundwater samples collected for laboratory analysis were placed in a cooler on ice and submitted to F&B for analyses following standard chain of custody procedures.

4.0 LABORATORY ANALYTICAL RESULTS

The soil samples collected for laboratory analysis (112602-S1 through S12; 010603-S1 through S6; and 010703-S1 through S6) were analyzed for TPH as diesel fuel and oil. The soil samples (112602-S2, S5 and S9) were also analyzed for TPH as gasoline, BTEX, and PAHs.

The groundwater samples collected for laboratory analysis (112602-GW1 through GW3; 010603-GW1 through GW6; and 010703-GW1 through GW6) were analyzed for TPH as diesel fuel and oil. The groundwater samples (010602-GW2; 010703-GW1 and GW4) were also analyzed for TPH as gasoline, BTEX, and PAHs.

4.1 SOIL SAMPLING RESULTS

The soil sampling laboratory analytical results from the vicinity of UST-1 indicated the detection of TPH as diesel fuel at 4,200 mg/kg in the soil sample 112602-S5 collected from the 9- to 12-foot interval of boring B5; 20,000 mg/kg in the soil sample 010603-S5 collected from the 9- to 12-foot interval of boring B17; and 3,800 mg/kg in the soil sample 010603-S6 collected from the 9- to 12-foot interval of boring B18, which are above Ecology's Model Toxics Control Act (MTCA) Method A Cleanup Level of 2,000 mg/kg for diesel fuel in soil. The soil sample 112602-S7, collected from the 9- to 12-foot interval of boring B7, indicated the detection of 990 mg/kg TPH as diesel fuel, which is below Ecology's MTCA Method A Cleanup Level of 2,000 mg/kg for diesel fuel in soil. The remaining soil samples collected from the vicinity of UST-1 (112602-S6 (B6), 112602-S8 (B8), 010603-S4 (B16), 010703-S1 (B19) and 010703-S2 (B20)) indicated TPH as diesel fuel concentrations below laboratory reporting limits (<50 mg/kg), which is below Ecology's MTCA Method A Cleanup Level of 2,000 mg/kg for diesel fuel in soil. The soil sample collected from boring B5 (112602-S5) indicated TPH as gasoline, BTEX and PAH concentrations below Ecology's MTCA Method A Cleanup Levels.

The soil sampling laboratory analytical results from the vicinity of UST-2 indicated the detection of TPH as diesel fuel at 2,700 mg/kg in the soil sample 010603-S2 collected from the 9- to 12-foot interval of boring B14, which is above Ecology's MTCA Method A Cleanup Level of 2,000 mg/kg for diesel fuel in soil. TPH as diesel fuel was also detected at 1,200 mg/kg in soil sample 112602-S9, collected from the 9- to 12-foot interval of boring B9; and 110 mg/kg in soil sample 112602-S11, collected from the 6- to 9-foot interval of boring B11, which are below Ecology's MTCA Method A Cleanup Level of 2,000 mg/kg for diesel fuel in soil. The remaining soil samples collected from the vicinity of UST-2 (112602-S10 (B10), 112602-S12 (B12), 010603-S1 (B13) and

010603-S3 (B15)) indicated TPH as diesel fuel concentrations below laboratory reporting limits (<50 mg/kg), which is below Ecology's MTCA Method A Cleanup Level of 2,000 mg/kg for diesel fuel in soil. The soil sample collected from boring B9 (112602-S9) indicated TPH as gasoline, BTEX and PAH concentrations below Ecology's MTCA Method A Cleanup Levels.

The soil sampling laboratory analytical results from the vicinity of UST-3 indicated the detection of TPH as diesel fuel at 21,000 mg/kg in the soil sample 112602-S1 collected from the 6- to 9-foot interval of boring B1; 18,000 mg/kg in the soil sample 112602-S2, collected from the 6- to 9-foot interval of boring B2; 12,000 mg/kg in the soil sample 112602-S4 collected from the 6- to 9-foot interval of boring B4; and 2,000 mg/kg in the soil sample 010703-S4, collected from the 6- to 9-foot interval of boring B22, which are above Ecology's MTCA Method A Cleanup Level of 2,000 mg/kg for diesel fuel in soil. TPH as diesel fuel was also detected at 1,600 mg/kg in soil sample 112602-S3, collected from the 6- to 9-foot interval of boring B3, and 710 mg/kg in soil sample 010703-S5, collected from the 6- to 9-foot interval of boring B23, which are below Ecology's MTCA Method A Cleanup Level of 2,000 mg/kg for diesel fuel in soil. The remaining soil samples collected from the vicinity of UST-3 (010703-S3 (B21) and 010703-S6 (B24)) indicated TPH as diesel fuel concentrations below laboratory reporting limits (<50 mg/kg), which is below Ecology's MTCA Method A Cleanup Level of 2,000 mg/kg for diesel fuel in soil. The soil sample collected from boring B2 (112602-S2) indicated the detection of TPH as gasoline (260 mg/kg) above Ecology's MTCA Method A Cleanup Level of 100 mg/kg for TPH as gasoline in soil; benzene (0.04 mg/kg) above Ecology's MTCA Method A Cleanup Level of 0.03 mg/kg for benzene in soil; and naphthalene (12 mg/kg) above Ecology's MTCA Method A Cleanup Level of 5 mg/kg for naphthalene in soil. The remainder of BTEX and PAH parameters for soil sample 112602-S2 were reported below Ecology's MTCA Method A Cleanup Levels.

The laboratory analytical results for the soil samples are summarized in Tables 2 and 3, and copies of the laboratory analytical reports are included in Appendix D. Figure 3 shows a map of the UST areas indicating the horizontal extent of TPH as diesel fuel in soil above Ecology's MTCA Method A Cleanup Level of 2,000 mg/kg.

4.2 GROUNDWATER SAMPLING RESULTS

The groundwater sampling laboratory analytical results from the vicinity of UST-1 indicated the detection of free product (diesel fuel) in the groundwater sample 112602-GW2, collected from boring B5; TPH as diesel fuel at 3,100 ug/l in the groundwater sample 010603-GW4 collected from boring B16; 65,000 ug/l in the groundwater sample 010603-GW5 collected from boring B17; and 170,000 ug/l in the groundwater sample 010603-GW6 collected from boring B18, which are above Ecology's MTCA Method A Cleanup Level of 500 ug/l for diesel fuel in groundwater. The groundwater samples 010703-GW1 and 010703-GW2, collected from borings B19 and B20, respectively, indicated TPH as diesel fuel concentrations below laboratory reporting limits (<250 ug/l), which is below Ecology's MTCA Method A Cleanup Level of 500 ug/l for diesel fuel in groundwater. The groundwater sample collected from boring B19 (010703-GW1)

indicated TPH as gasoline, BTEX, and PAH concentrations below Ecology's MTCA Method A Cleanup Levels.

The groundwater sampling laboratory analytical results from the vicinity of UST-2 indicated the detection of TPH as diesel fuel at 4,500 ug/l in the groundwater sample 010603-GW3 collected from boring B9; 22,000 ug/l in the groundwater sample 010603-GW1 collected from boring B13; 220,000 ug/l in the groundwater sample 010603-GW2 collected from boring B14; and 2,500 ug/l in the groundwater sample 010603-GW3 collected from boring B15, which are above Ecology's MTCA Method A Cleanup Level of 500 ug/l for diesel fuel in groundwater. The groundwater sample collected from boring B14 (010603-GW2) also indicated the detection of TPH as gasoline (1,800 mg/kg) above Ecology's MTCA Method A Cleanup Level of 1,000 ug/l for TPH as gasoline in groundwater; benzene (6 ug/l) above Ecology's MTCA Method A Cleanup Level of 5 ug/l for benzene in groundwater; and benz(a)anthracene (3 ug/l) and chrysene (5 ug/l) above Ecology's MTCA Method A Cleanup Level of 0.1 ug/l for carcinogenic PAHs in groundwater. The remainder of BTEX and PAH parameters for groundwater sample 010603-GW2 were reported below Ecology's MTCA Method A Cleanup Levels.

The groundwater sampling laboratory analytical results from the vicinity of UST-3 indicated the detection of TPH as diesel fuel at 490,000 ug/l in the groundwater sample 112602-GW1 collected from boring B1; 170,000 ug/l in the groundwater sample 010703-GW4 collected from boring B22; and 1,800 ug/l in the groundwater sample 010703-GW6 collected from boring B24, which are above Ecology's MTCA Method A Cleanup Level of 500 ug/l for diesel fuel in groundwater. The groundwater samples 010703-GW3 and 010703-GW5, collected from borings B21 and B23, respectively, indicated TPH as diesel fuel concentrations below Ecology's MTCA Method A Cleanup Level of 500 ug/l for diesel fuel in groundwater. The groundwater sample collected from boring B22 (010703-GW4) indicated TPH as gasoline and BTEX concentrations below Ecology's MTCA Method A Cleanup Levels. The groundwater sample collected from boring B22 (010703-GW4) also indicated the detection of benz(a)anthracene (1 ug/l) and chrysene (2 ug/l) above Ecology's MTCA Method A Cleanup Level of 0.1 ug/l for carcinogenic PAHs in groundwater. The remainder of PAH parameters for groundwater sample 010703-GW4 were reported below Ecology's MTCA Method A Cleanup Levels.

The laboratory analytical results for the groundwater samples are summarized in Tables 2 and 4, and copies of the laboratory analytical reports are included in Appendix D. Figure 4 shows a map of the UST areas indicating the horizontal extent of TPH as diesel fuel in groundwater above Ecology's MTCA Method A Cleanup Level of 500 ug/l.

5.0 CONCLUSIONS AND RECOMMENDATIONS

Mr. Greg Ferris, Licensed Geologist from Clayton's Seattle Regional Office, supervised the subsurface and release investigation activities at the site in the vicinity of one 10,000-gallon, and two 500-gallon heating fuel USTs to collect soil and groundwater samples for

laboratory analysis to assess potential environmental impacts and delineate the extent of any impacts identified.

The soil sampling results in the vicinity of UST-1 indicated the detection of TPH as diesel fuel ranging from <50 mg/kg to 20,000 mg/kg, which is above Ecology's MTCA Method A Cleanup Level of 2,000 mg/kg for diesel fuel in soil. Soil contamination in the vicinity of UST-1 above MTCA Method A Cleanup Levels has been delineated horizontally and is limited vertically to the zone just above the water table (approximately 11 to 12 feet bgs). The soil contamination appeared to be present only in the upper-most zone of historical water table fluctuation at the site.

Groundwater sampling results in the vicinity of UST-1 indicated the detection of TPH as diesel fuel ranging from <250 ug/l to 170,000 ug/l, which is above Ecology's MTCA Method A Cleanup Level of 500 ug/l for diesel fuel in groundwater. Free product was also observed in the groundwater sample collected from boring B5, drilled just north of UST-1. Groundwater contamination in the vicinity of UST-1 has been delineated to the south, north and west, but not to the east. However, TPH as diesel fuel concentrations in groundwater east of UST-1 decrease steadily with distance away from the tank. The origin of petroleum hydrocarbons detected in the vicinity of UST-1 may be associated with past overfills (when the site tube, located inside the former Far West Office, was apparently used as the fill port) or from product line leaks located near the northern end of the tank.

The soil sampling results in the vicinity of UST-2 indicated the detection of TPH as diesel fuel ranging from <50 mg/kg to 2,700 mg/kg, which is above Ecology's MTCA Method A Cleanup Level of 2,000 mg/kg for diesel fuel in soil. Soil contamination in the vicinity of UST-2 above MTCA Method A Cleanup Levels has been delineated horizontally and is limited vertically to the zone just above the water table (approximately 11 to 12 feet bgs). The soil contamination appeared to be present only at the west end of UST-2 and in the upper-most zone of historical water table fluctuation at the site.

Groundwater sampling results in the vicinity of UST-2 indicated the detection of TPH as diesel fuel ranging from 2,500 ug/l to 220,000 ug/l, which is above Ecology's MTCA Method A Cleanup Level of 500 ug/l for diesel fuel in groundwater. Groundwater contamination detected in the vicinity of UST-2 appears to be related (or possibly commingled) with the release detected in the vicinity of UST-1.

The soil sampling results in the vicinity of UST-3 indicated the detection of TPH as diesel fuel ranging from <50 mg/kg to 21,000 mg/kg, which is above Ecology's MTCA Method A Cleanup Level of 2,000 mg/kg for diesel fuel in soil. Soil contamination in the vicinity of UST-3 above MTCA Method A Cleanup Levels has been delineated to the west, north and east and is limited vertically to the zone just above the water table (approximately 7 to 9 feet bgs). The soil contamination appeared to be present only in the upper-most zone of historical water table fluctuation at the site. Soil contamination to

the south of UST-3 could not be fully delineated due to the presence of active offices, but likely does not extend more than 20 feet south of the tank.

Groundwater sampling results in the vicinity of UST-3 indicated the detection of TPH as diesel fuel ranging from <250 ug/l to 490,000 ug/l, which is above Ecology's MTCA Method A Cleanup Level of 500 ug/l for diesel fuel in groundwater. Groundwater contamination in the vicinity of UST-3 has been delineated to the east and west, but not fully to the north (adjacent building) and south (active offices). However, TPH as diesel fuel concentrations in groundwater southwest of UST-3 decrease steadily with distance away from the tank. The origin of petroleum hydrocarbons detected in the vicinity of UST-3 may be associated with past overfills or from product line leaks.

TPH as gasoline, BTEX and PAH concentrations detected in soil and groundwater samples collected during the subsurface release investigation were relatively minor compared to the TPH as diesel fuel concentrations and will likely not impact any cleanup decisions or actions at the subject property to address the TPH as diesel fuel contamination detected in soil and groundwater.

Approximately 1,200 gallons of fuel was removed from the three USTs at the site between December 4 and 7, 2002, for recycling/reuse. Following discovery of the releases from the tanks the fuel was removed to mitigate any further releases at the site.

Based on the results of the subsurface release investigation activities and laboratory analytical results, it appears that petroleum releases in the vicinity of UST-1 and UST-3 have occurred. Soil contamination in the vicinity of the USTs has been adequately delineated horizontally and is limited to the upper-zone of water table fluctuation (11 to 12 feet bgs inside the building and 7 to 9 feet bgs outside the building). Groundwater contamination in the vicinity of the USTs has been fairly well defined (where access was not limited) and appears to be migrating to the southeast in the vicinity of UST-1 and to the southwest in the vicinity of UST-3. This discrepancy in the direction of groundwater contamination migration is likely caused by heterogeneous subsurface soil conditions, and likely reflects different directions of groundwater flow direction beneath the site.

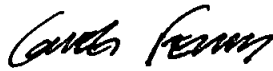
Based on the results of the subsurface and release investigation activities, Clayton recommends the following activities at the site:

- Initiate free product removal from the north end of UST-1 to mitigate the ongoing source of soil and groundwater contamination.
- Evaluate soil and groundwater remediation alternatives to address the petroleum contamination documented at the site and negotiate with Ecology to determine appropriate actions to take.
- Decommission the three heating fuel USTs in accordance with Ecology guidelines.

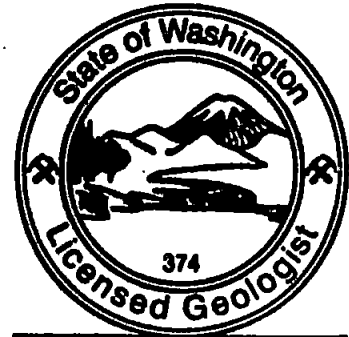
6.0 LIMITATIONS

The information and opinions rendered in this report are exclusively for use by Industrial Properties, Inc. Clayton Group Services will not distribute this report without your consent, except as may be required by law or court order. The information and opinions expressed in this report are given in response to our limited assignment and should be evaluated and implemented only in light of that assignment. We accept responsibility for the competent performance of our duties in executing the assignment and preparing this report in accordance with the normal standards of our profession but disclaim any responsibility for consequential damages.

This report prepared by:



Greg Ferris, MS
Licensed Geologist
Environmental Services
Seattle Regional Office



Gregory Allen Ferris

This report reviewed by:



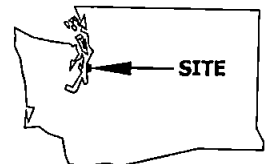
Akos Fekete, RG
Manager
Environmental Services
Seattle Regional Office

FIGURES



Portion of 7.5-minute Series
Topographic Map
United States Department of the Interior
Geological Survey

Seattle South, Washington Quadrangle
1983
Scale 1:25,000



QUADRANGLE LOCATION

Figure 1
Site Location



Industrial Properties
2450 Sixth Avenue South
Seattle, Washington 98134

Clayton Project 75-03092.00

Industrial Properties

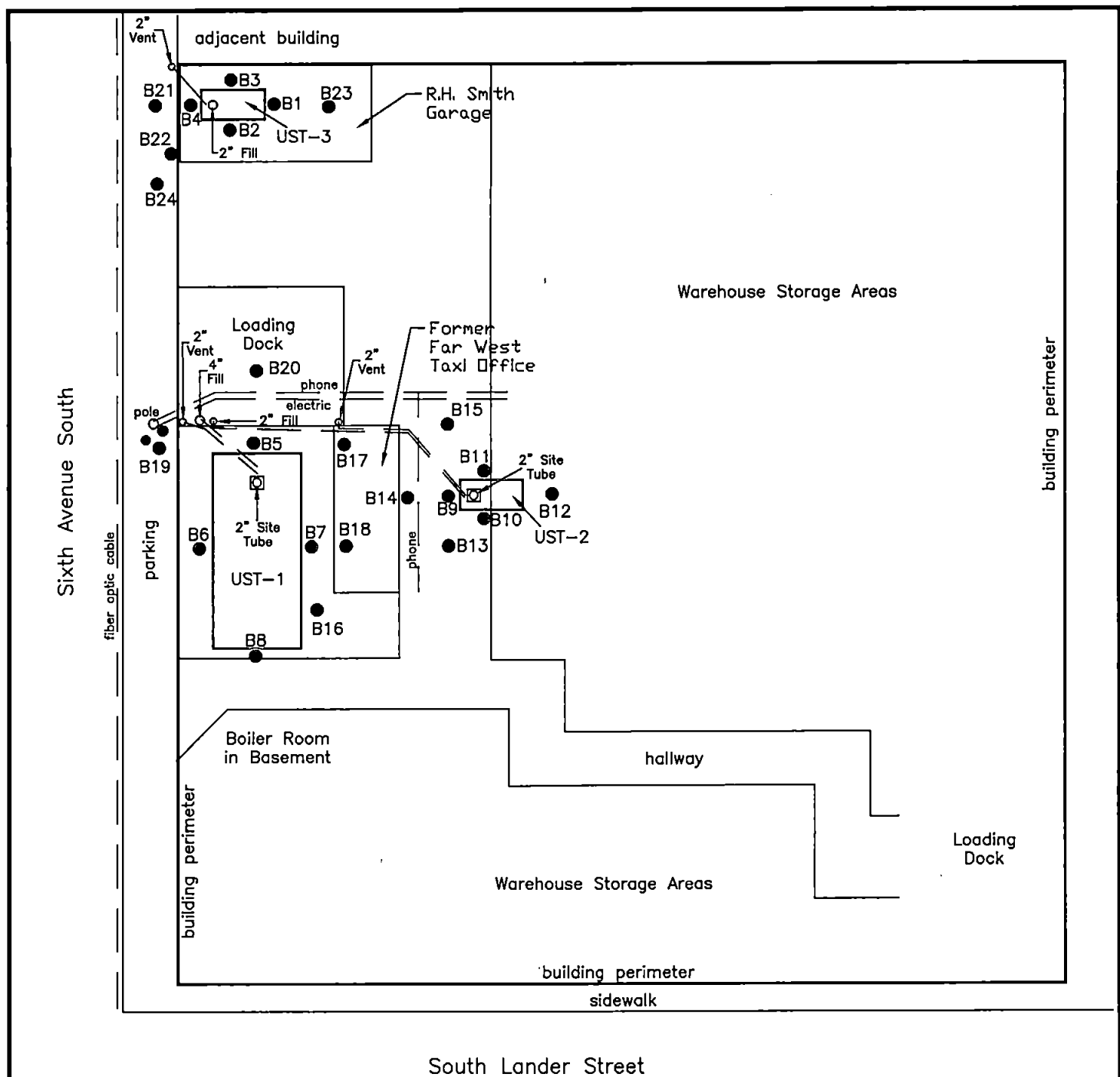


Figure 2

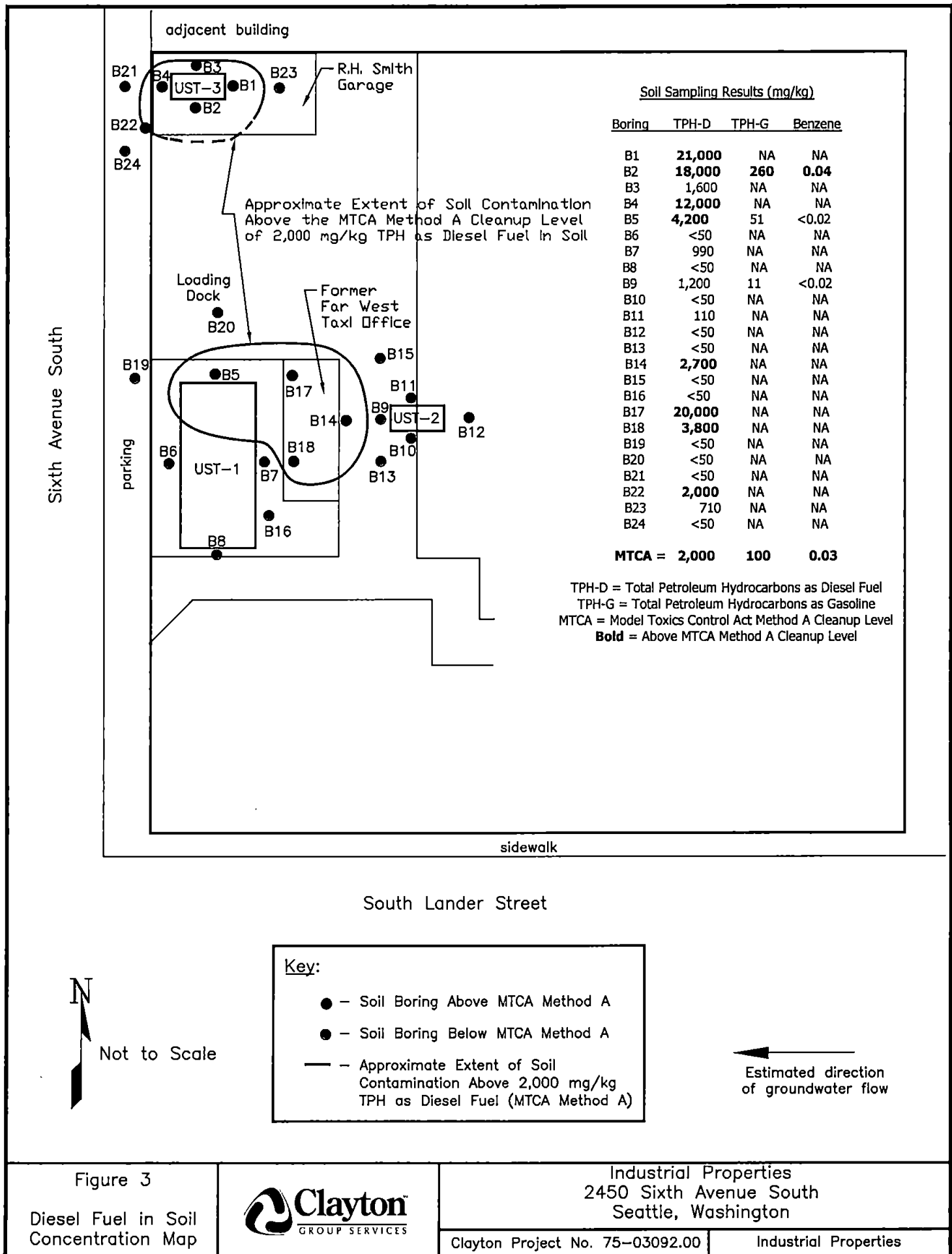
USTs and Borings
Location Map



Industrial Properties
2450 Sixth Avenue South
Seattle, Washington

Clayton Project No. 75-03092.00

Industrial Properties



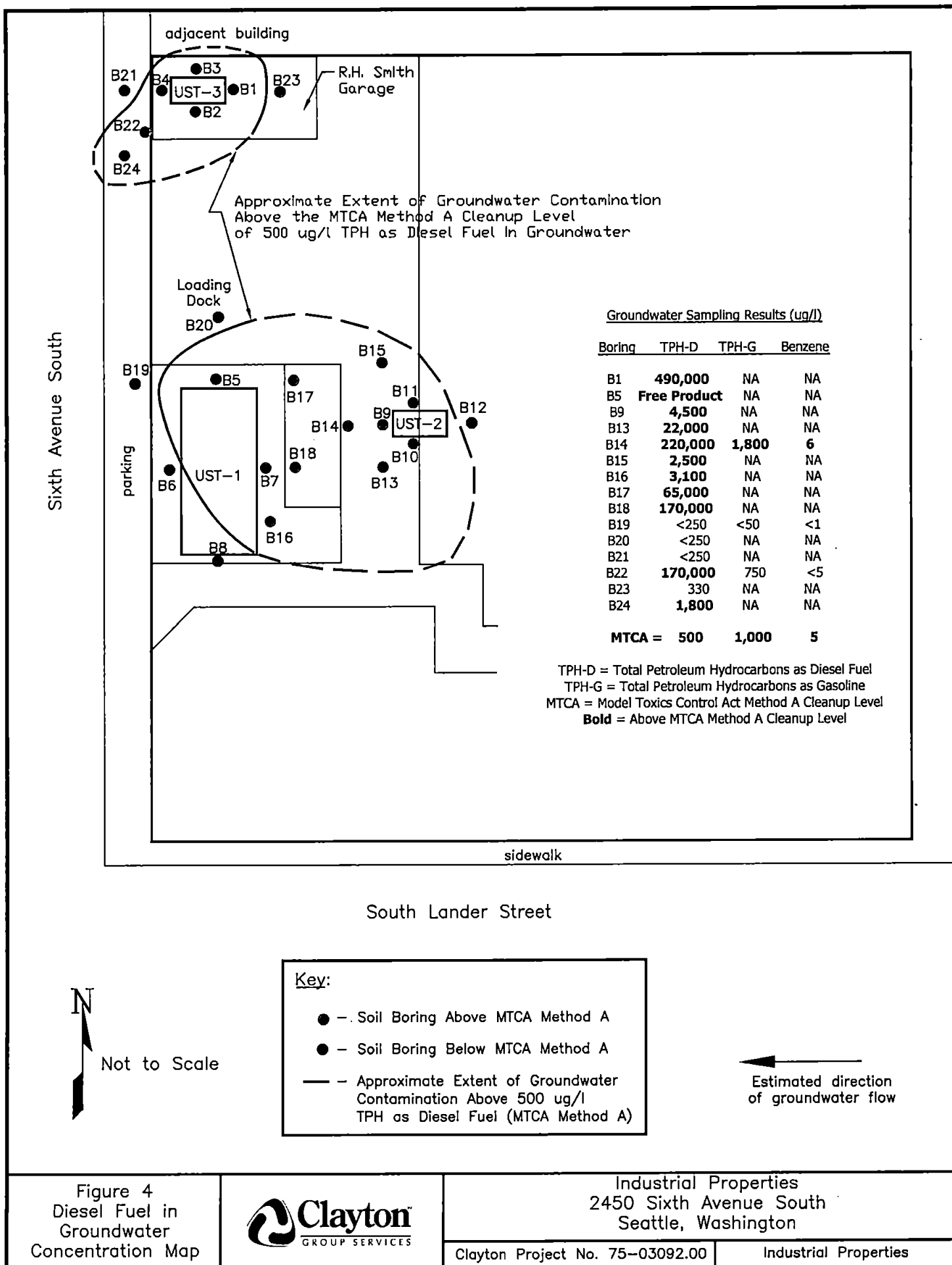


Figure 4
Diesel Fuel in
Groundwater
Concentration Map



Clayton Project No. 75-03092.00

Industrial Properties
2450 Sixth Avenue South
Seattle, Washington

Industrial Properties

TABLES

TABLE 1. SOIL SAMPLING PHOTOIONIZATION DETECTOR RESULTS.
 Industrial Properties, Inc. - 2450 Sixth Avenue South, Seattle, Washington

| <u>Depth</u> <u>(Ft. BGS)</u> | <u>B1</u> <u>(ppm PID)</u> | <u>B2</u> <u>(ppm PID)</u> | <u>B3</u> <u>(ppm PID)</u> | <u>B4</u> <u>(ppm PID)</u> | <u>B5</u> <u>(ppm PID)</u> | <u>B6</u> <u>(ppm PID)</u> |
|----------------------------------|-------------------------------|-------------------------------|-------------------------------|-------------------------------|-------------------------------|-------------------------------|
| 0-3' | 0.2 | 2.1 | 0.6 | 0.5 | 0.4 | 0.8 |
| 3-6' | 0.4 | 2.4 | 0.4 | 0.9 | 0.5 | 2.0 |
| 6-9' | 131 | 157 | 41.2 | 101 | 0.9 | 1.2 |
| 9-12' | 7.4 | - | - | - | 35.1 | 2.6 |
| 12-15' | - | - | - | - | 34.2 | - |

| <u>Depth</u> <u>(Ft. BGS)</u> | <u>B7</u> <u>(ppm PID)</u> | <u>B8</u> <u>(ppm PID)</u> | <u>B9</u> <u>(ppm PID)</u> | <u>B10</u> <u>(ppm PID)</u> | <u>B11</u> <u>(ppm PID)</u> | <u>B12</u> <u>(ppm PID)</u> |
|----------------------------------|-------------------------------|-------------------------------|-------------------------------|--------------------------------|--------------------------------|--------------------------------|
| 0-3' | 0.7 | 0.7 | 0.3 | 0.4 | 0.2 | 0.3 |
| 3-6' | 1.2 | NR | 0.9 | 4.1 | 0.9 | 0.5 |
| 6-9' | 1.3 | NR | 1.2 | - | 1.6 | 0.8 |
| 9-12' | 30.4 | 1.4 | 57.5 | - | 0.7 | 0.8 |
| 12-15' | - | - | 41.2 | - | - | - |

| <u>Depth</u> <u>(Ft. BGS)</u> | <u>B13</u> <u>(ppm PID)</u> | <u>B14</u> <u>(ppm PID)</u> | <u>B15</u> <u>(ppm PID)</u> | <u>B16</u> <u>(ppm PID)</u> | <u>B17</u> <u>(ppm PID)</u> | <u>B18</u> <u>(ppm PID)</u> |
|----------------------------------|--------------------------------|--------------------------------|--------------------------------|--------------------------------|--------------------------------|--------------------------------|
| 0-3' | 1.1 | 1.5 | 1.4 | 1.0 | 1.2 | 1.3 |
| 3-6' | 1.1 | 1.3 | 1.4 | 1.5 | 1.4 | 1.5 |
| 6-9' | 0.8 | 1.3 | 1.3 | 1.4 | 1.8 | 1.9 |
| 9-12' | 2.4 | 6.8 | 2.0 | 2.4 | 79.5 | 88.5 |
| 12-15' | 1.8 | 3.2 | 1.8 | 2.1 | 41.6 | 49.2 |

| <u>Depth</u> <u>(Ft. BGS)</u> | <u>B19</u> <u>(ppm PID)</u> | <u>B20</u> <u>(ppm PID)</u> | <u>B21</u> <u>(ppm PID)</u> | <u>B22</u> <u>(ppm PID)</u> | <u>B23</u> <u>(ppm PID)</u> | <u>B24</u> <u>(ppm PID)</u> |
|----------------------------------|--------------------------------|--------------------------------|--------------------------------|--------------------------------|--------------------------------|--------------------------------|
| 0-3' | 0.6 | 0.8 | 0.7 | 0.4 | 0.4 | 0.8 |
| 3-6' | 0.6 | 0.7 | 0.6 | 0.5 | 2.8 | 0.8 |
| 6-9' | 0.7 | 0.8 | 0.8 | 40.7 | 46.2 | 1.0 |
| 9-12' | 0.5 | 0.8 | 0.8 | 21.2 | - | 1.0 |
| 12-15' | - | - | - | - | - | - |

Ft. BGS = feet below ground surface

PID = photoionization detector

B1 = soil boring identification

NR = no recovery

Bold = sample submitted for laboratory analysis

TABLE 2. LABORATORY ANALYTICAL RESULTS SUMMARY (TPH and BTEX).
Industrial Properties, Inc. - 2450 Sixth Avenue South, Seattle, Washington

Soil Sampling Results

| <u>Boring Location</u> | <u>Sample ID</u> | <u>Sample Depth (feet bgs)</u> | <u>TPH as Diesel Fuel (mg/kg)</u> | <u>TPH as Gasoline (mg/kg)</u> | <u>Benzene (mg/kg)</u> | <u>Toluene (mg/kg)</u> | <u>Ethylbenzene (mg/kg)</u> | <u>Xylenes (mg/kg)</u> |
|--------------------------------------|-------------------------|---------------------------------------|--|---------------------------------------|-------------------------------|-------------------------------|------------------------------------|-------------------------------|
| <u>UST-1</u> | | | | | | | | |
| B5 | 112602-S5 | 9-12' | 4,200 | 51 | <0.02 | <0.02 | 0.04 | <0.02 |
| B6 | 112602-S6 | 9-12' | <50 | NA | NA | NA | NA | NA |
| B7 | 112602-S7 | 9-12' | 990 | NA | NA | NA | NA | NA |
| B8 | 112602-S8 | 9-12' | <50 | NA | NA | NA | NA | NA |
| B16 | 010603-S4 | 9-12' | <50 | NA | NA | NA | NA | NA |
| B17 | 010603-S5 | 9-12' | 20,000 | NA | NA | NA | NA | NA |
| B18 | 010603-S6 | 9-12' | 3,800 | NA | NA | NA | NA | NA |
| B19 | 010703-S1 | 6-9' | <50 | NA | NA | NA | NA | NA |
| B20 | 010703-S2 | 6-9' | <50 | NA | NA | NA | NA | NA |
| <u>UST-2</u> | | | | | | | | |
| B9 | 112602-S9 | 9-12' | 1,200 | 11 | <0.02 | <0.02 | <0.02 | 0.05 |
| B10 | 112602-S10 | 3-6' | <50 | NA | NA | NA | NA | NA |
| B11 | 112602-S11 | 6-9' | 110 | NA | NA | NA | NA | NA |
| B12 | 112602-S12 | 6-9' | <50 | NA | NA | NA | NA | NA |
| B13 | 010603-S1 | 9-12' | <50 | NA | NA | NA | NA | NA |
| B14 | 010603-S2 | 9-12' | 2,700 | NA | NA | NA | NA | NA |
| B15 | 010603-S3 | 9-12' | <50 | NA | NA | NA | NA | NA |
| <u>UST-3</u> | | | | | | | | |
| B1 | 112602-S1 | 6-9' | 21,000 | NA | NA | NA | NA | NA |
| B2 | 112602-S2 | 6-9' | 18,000 | 260 | 0.04 | 0.03 | 0.93 | 0.94 |
| B3 | 112602-S3 | 6-9' | 1,600 | NA | NA | NA | NA | NA |
| B4 | 112602-S4 | 6-9' | 12,000 | NA | NA | NA | NA | NA |
| B21 | 010703-S3 | 6-9' | <50 | NA | NA | NA | NA | NA |
| B22 | 010703-S4 | 6-9' | 2,000 | NA | NA | NA | NA | NA |
| B23 | 010703-S5 | 6-9' | 710 | NA | NA | NA | NA | NA |
| B24 | 010703-S6 | 6-9' | <50 | NA | NA | NA | NA | NA |
| MTCA Method A Cleanup Level = | | | 2,000 | 100 | 0.03 | 7 | 6 | 9 |

TABLE 2. Continued
Groundwater Sampling Results

| <u>Boring Location</u> | <u>Sample ID</u> | <u>Sample Depth (feet bgs)</u> | <u>TPH as Diesel Fuel (ug/l)</u> | <u>TPH as Gasoline (ug/l)</u> | <u>Benzene (ug/l)</u> | <u>Toluene (ug/l)</u> | <u>Ethylbenzene (ug/l)</u> | <u>Xylenes (ug/l)</u> |
|--------------------------------------|------------------|--------------------------------|----------------------------------|-------------------------------|-----------------------|-----------------------|----------------------------|-----------------------|
| <u>UST-1</u> | | | | | | | | |
| B5 | 112602-GW2 | 12' | Free Product | NA | NA | NA | NA | NA |
| B16 | 010603-GW4 | 12' | 3,100 | NA | NA | NA | NA | NA |
| B17 | 010603-GW5 | 12' | 65,000 | NA | NA | NA | NA | NA |
| B18 | 010603-GW6 | 12' | 170,000 | NA | NA | NA | NA | NA |
| B19 | 010703-GW1 | 9' | <250 | <50 | <1 | <1 | <1 | <1 |
| B20 | 010703-GW2 | 8' | <250 | NA | NA | NA | NA | NA |
| <u>UST-2</u> | | | | | | | | |
| B9 | 112602-GW3 | 12' | 4,500 | NA | NA | NA | NA | NA |
| B13 | 010603-GW1 | 10' | 22,000 | NA | NA | NA | NA | NA |
| B14 | 010603-GW2 | 10' | 220,000 | 1,800 | 6 | <5 | <5 | 8 |
| B15 | 010603-GW3 | 11' | 2,500 | NA | NA | NA | NA | NA |
| <u>UST-3</u> | | | | | | | | |
| B1 | 112602-GW1 | 8' | 490,000 | NA | NA | NA | NA | NA |
| B21 | 010703-GW3 | 7' | <250 | NA | NA | NA | NA | NA |
| B22 | 010703-GW4 | 8' | 170,000 | 750 | <5 | <5 | 11 | 11 |
| B23 | 010703-GW5 | 7' | 330 | NA | NA | NA | NA | NA |
| B24 | 010703-GW6 | 7' | 1,800 | NA | NA | NA | NA | NA |
| MTCA Method A Cleanup Level = | | | 500 | 1,000 | 5 | 1,000 | 700 | 1,000 |

bgs = below ground surface

TPH = total petroleum hydrocarbons

mg/kg = milligrams per kilogram (or parts per million (ppm))

ug/l = micrograms per liter (or parts per billion (ppb))

UST = underground storage tank

B1 = GeoProbe soil boring identification

Bold = concentration above the above MTCA Method A Cleanup Level

MTCA = State of Washington Department of Ecology Model Toxics Control Act

NA = not analyzed

TABLE 3. SOIL PAH LABORATORY RESULTS SUMMARY - NOVEMBER 26, 2002.
Industrial Properties, Inc. - 2450 Sixth Avenue South, Seattle, Washington

Soil Sampling Results

| <u>Boring Location</u> | <u>Sample ID</u> | <u>Sample Depth (feet bgs)</u> | <u>Naphthalene (mg/kg)</u> | <u>Acenaphthylene (mg/kg)</u> | <u>Acenaphthene (mg/kg)</u> | <u>Fluorene (mg/kg)</u> | <u>Phenanthrene (mg/kg)</u> |
|--------------------------------|------------------|--------------------------------|----------------------------|-------------------------------|-----------------------------|-------------------------|-----------------------------|
| <u>UST-1</u> | | | | | | | |
| B5 | 112602-S5 | 9-12' | 0.12 | <0.05 | 0.22 | 0.57 | 1.5 |
| <u>UST-2</u> | | | | | | | |
| B9 | 112602-S9 | 9-12' | <0.05 | <0.05 | 0.14 | 0.31 | 0.75 |
| <u>UST-3</u> | | | | | | | |
| B2 | 112602-S2 | 6-9' | 12 | <0.5 | 1.5 | 3.5 | 7.3 |
| MTCA Method A Cleanup Level = | | | 5 | - | - | - | - |
| CLARC Method B Cleanup Level = | | | 1,600 | - | 4,800 | 3,200 | - |
| CLARC Method C Cleanup Level = | | | 70,000 | - | 210,000 | 140,000 | - |

| <u>Boring Location</u> | <u>Sample ID</u> | <u>Sample Depth (feet bgs)</u> | <u>Anthracene (mg/kg)</u> | <u>Fluoranthene (mg/kg)</u> | <u>Pyrene (mg/kg)</u> | <u>Chrysene (carcinogenic) (mg/kg)</u> | <u>Other Carcinogenic PAHs (mg/kg)</u> |
|--------------------------------|------------------|--------------------------------|---------------------------|-----------------------------|-----------------------|--|--|
| <u>UST-1</u> | | | | | | | |
| B5 | 112602-S5 | 9-12' | <0.05 | 0.051 | 0.21 | <0.05 | <0.05 |
| <u>UST-2</u> | | | | | | | |
| B9 | 112602-S9 | 9-12' | <0.05 | <0.05 | <0.05 | <0.05 | <0.05 |
| <u>UST-3</u> | | | | | | | |
| B1 | 112602-S2 | 6-9' | <0.5 | <0.5 | 0.54 | <0.5 | <0.5 |
| MTCA Method A Cleanup Level = | | | - | - | - | 0.1 | 0.1 |
| CLARC Method B Cleanup Level = | | | 24,000 | 3,200 | 2,400 | 0.137 | 0.137 |
| CLARC Method C Cleanup Level = | | | 1,050,000 | 140,000 | 105,000 | 18 | 18 |

bgs = below ground surface

PAH = poly-nuclear aromatic hydrocarbons

mg/kg = milligrams per kilogram

UST = underground storage tank

B1 = GeoProbe soil boring identification (11.26.02)

Bold = concentration above established Cleanup Level

MTCA = State of Washington Department of Ecology Model Toxics Control Act

CLARC = Cleanup Levels and Risk Calculations (Publication No. 94-145, November 2001)

Method B = direct contact (ingestion only) - unrestricted land use

Method C = direct contact (ingestion only) - industrial land use

TABLE 4. GROUNDWATER PAH LABORATORY RESULTS SUMMARY - JANUARY 6&7, 2003.
Industrial Properties, Inc. - 2450 Sixth Avenue South, Seattle, Washington

Groundwater Sampling Results

| <u>Boring Location</u> | <u>Sample ID</u> | <u>Sample Depth (feet bgs)</u> | <u>Naphthalene (ug/l)</u> | <u>Acenaphthylene (ug/l)</u> | <u>Acenaphthene (ug/l)</u> | <u>Fluorene (ug/l)</u> | <u>Phenanthrene (ug/l)</u> |
|---------------------------------------|-------------------------|---------------------------------------|----------------------------------|-------------------------------------|-----------------------------------|-------------------------------|-----------------------------------|
| <u>UST-1</u> | | | | | | | |
| B19 | 010703-GW1 | 9' | <0.1 | <0.1 | <0.1 | <0.1 | 0.3 |
| <u>UST-2</u> | | | | | | | |
| B14 | 010603-GW2 | 10' | 21 | <1 | 46 | 140 | 220 |
| <u>UST-3</u> | | | | | | | |
| B22 | 010703-GW4 | 8' | 23 | <1 | 32 | 88 | 120 |
| MTCA Method A Cleanup Level = | | | 160 | - | - | - | - |
| CLARC Method B Cleanup Level = | | | 160 | - | 960 | 640 | - |
| CLARC Method C Cleanup Level = | | | 350 | - | 2,100 | 1,400 | - |

| <u>Boring Location</u> | <u>Sample ID</u> | <u>Sample Depth (feet bgs)</u> | <u>Fluoranthene (ug/l)</u> | <u>Pyrene (ug/l)</u> | <u>Benz(a) anthracene (ug/l)</u> | <u>Chrysene (carcinogenic) (ug/l)</u> | <u>Other Carcinogenic PAHs (ug/l)</u> |
|---------------------------------------|-------------------------|---------------------------------------|-----------------------------------|-----------------------------|---|--|--|
| <u>UST-1</u> | | | | | | | |
| B19 | 010703-GW1 | 9' | <0.1 | <0.1 | <0.1 | <0.1 | <0.1 |
| <u>UST-2</u> | | | | | | | |
| B14 | 010603-GW2 | 10' | 5 | 23 | 3 | 5 | <1 |
| <u>UST-3</u> | | | | | | | |
| B22 | 010703-GW4 | 8' | 8 | 11 | 1 | 2 | <1 |
| MTCA Method A Cleanup Level = | | | - | - | 0.1 | 0.1 | 0.1 |
| CLARC Method B Cleanup Level = | | | 640 | 480 | 0.012 | 0.012 | 0.012 |
| CLARC Method C Cleanup Level = | | | 1,400 | 1,050 | 0.12 | 0.12 | 0.12 |

bgs = below ground surface

PAH = poly-nuclear aromatic hydrocarbons

ug/l = micrograms per liter

UST = underground storage tank

B19 = GeoProbe soil boring identification (01.07.02)

Bold = concentration above established Cleanup Level

MTCA = State of Washington Department of Ecology Model Toxics Control Act

CLARC = Cleanup Levels and Risk Calculations (Publication No. 94-145, November 2001)

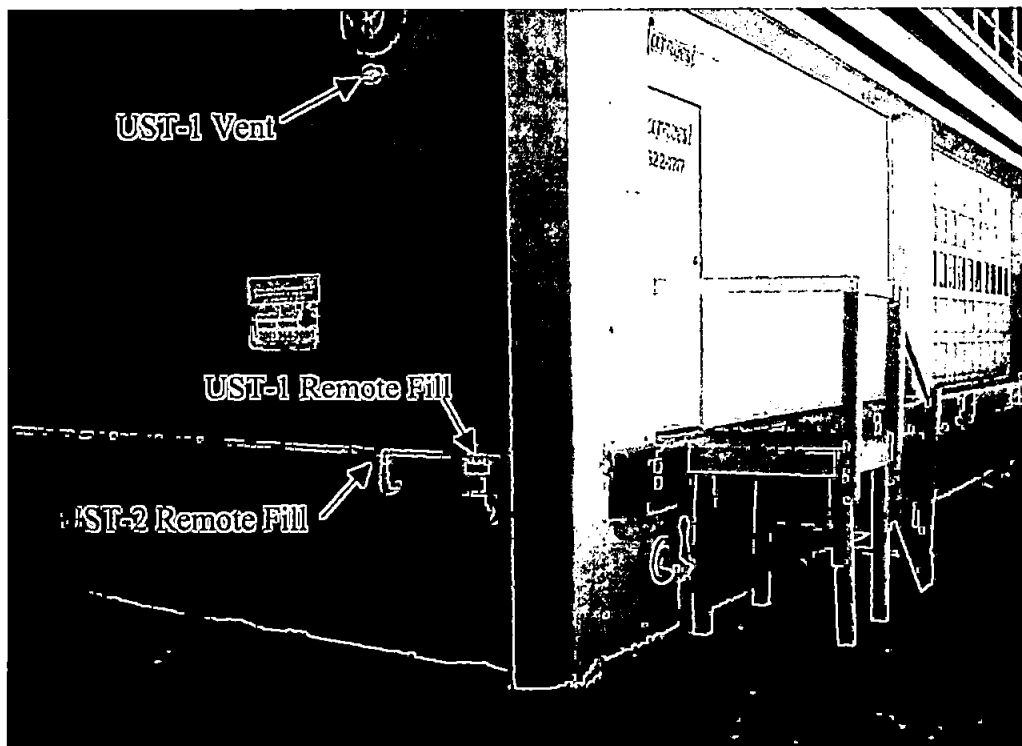
Method B = potable groundwater (Publication No. 94-145, November 2001)

Method C = potable groundwater (Publication No. 94-145, November 2001)

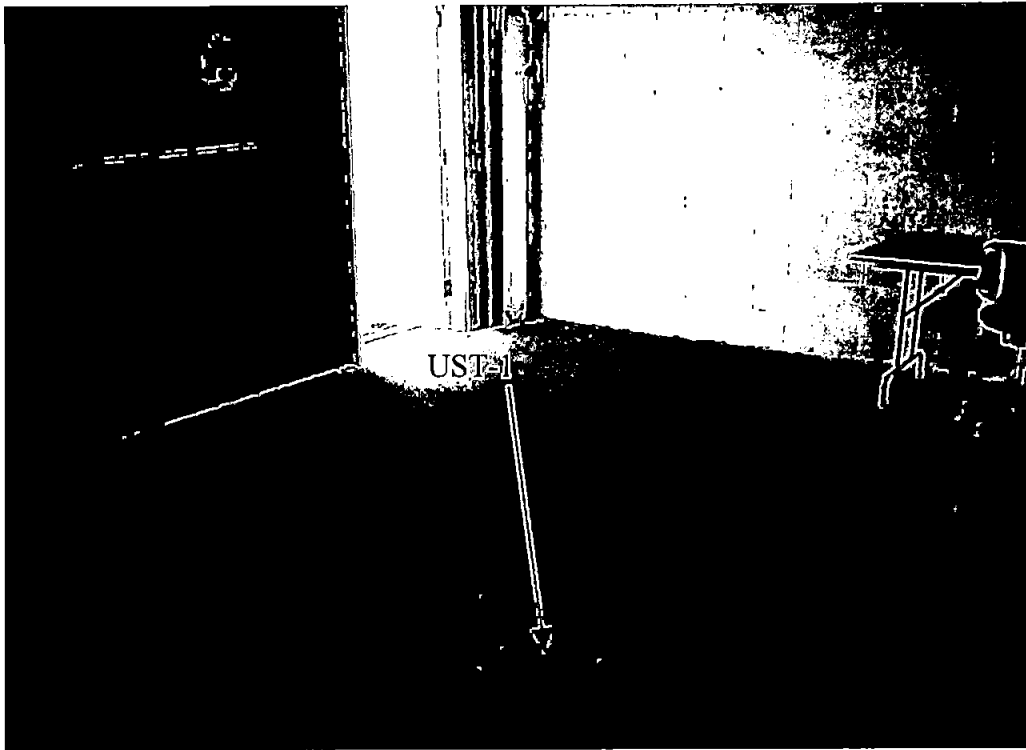
APPENDIX A
PHOTOTGRAPHS



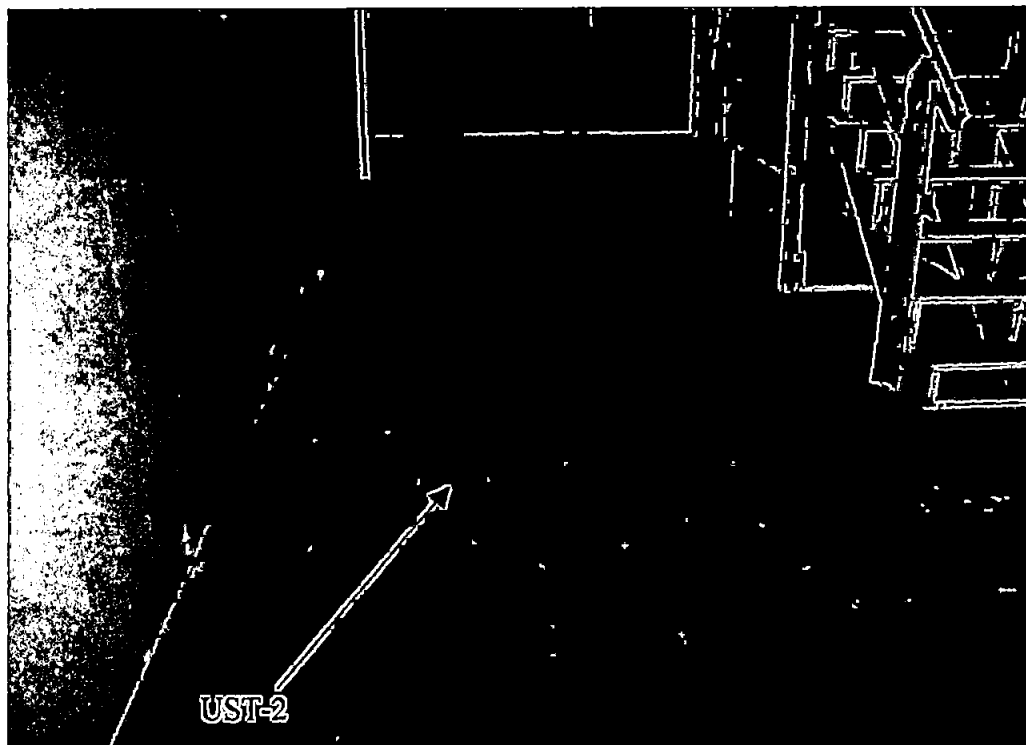
| | | | |
|---------|--|-------------|-------------|
| Subject | Outside (west) of former Far West Taxi office (UST-1 location), looking north. | Clayton | 1 |
| | Site 2450 Sixth Avenue South, Seattle, Washington | Project No. | Date |
| | Client Industrial Properties, Inc. | 75-03092.00 | 21 Nov 2002 |



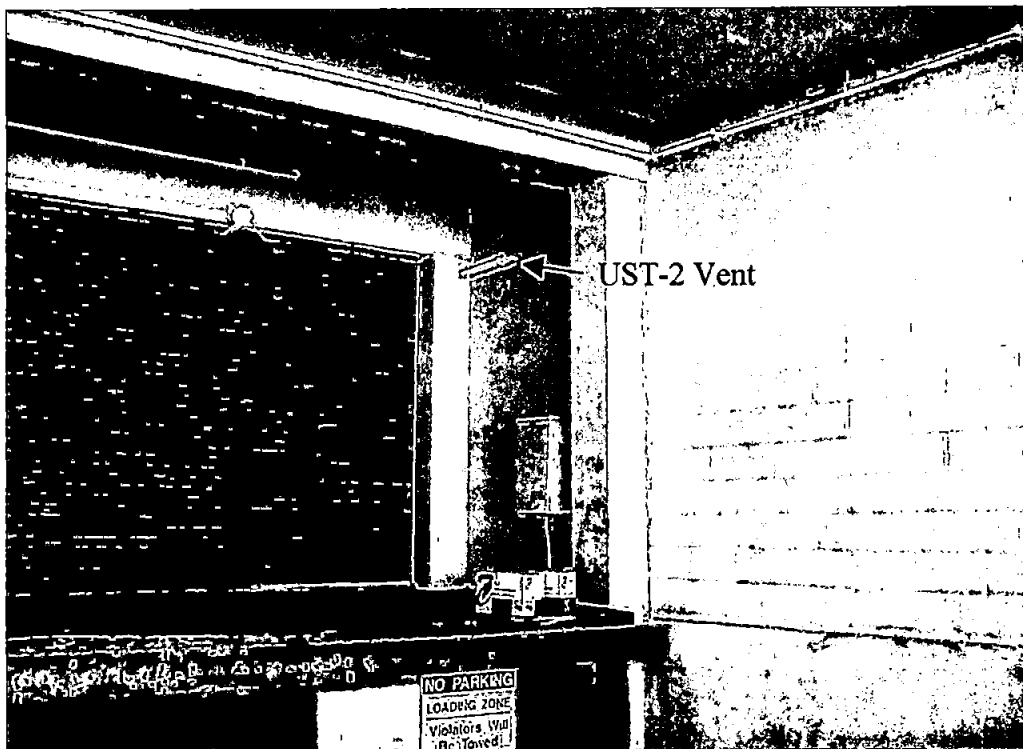
| | | | |
|---------|---|-------------|-------------|
| Subject | Remote fills for UST-1 and UST-2, and vent for UST-1; south end of loading dock, north wall of former Far West Taxi office. | Clayton | 2 |
| | Site 2450 Sixth Avenue South, Seattle, Washington | Project No. | Date |
| | Client Industrial Properties, Inc. | 75-03092.00 | 21 Nov 2002 |



| | | | |
|----------------|---|--------------------|-------------|
| Subject | Manhole to site tube for UST-1 (10,000-gallon heating fuel UST), located just inside former Far West Taxi office. | Clayton | 3 |
| Site | 2450 Sixth Avenue South, Seattle, Washington | Project No. | Date |
| Client | Industrial Properties, Inc. | 75-03092.00 | 21 Nov 2002 |



| | | | |
|----------------|--|--------------------|-------------|
| Subject | Manhole to site tube for UST-2 (500-gallon heating fuel UST), located east of UST-1 and former Far West Taxi office. | Clayton | 4 |
| Site | 2450 Sixth Avenue South, Seattle, Washington | Project No. | Date |
| Client | Industrial Properties, Inc. | 75-03092.00 | 21 Nov 2002 |



| | | | |
|----------------|--|--------------------|-------------|
| Subject | Vent line for UST-2 on south wall of loading dock. | Clayton | 5 |
| Site | 2450 Sixth Avenue South, Seattle, Washington | Project No. | Date |
| Client | Industrial Properties, Inc. | 75-03092.00 | 21 Nov 2002 |



| | | | |
|----------------|--|--------------------|-------------|
| Subject | R.H. Smith garage (location of UST-3), showing vent line on outside wall to the north. | Clayton | 6 |
| Site | 2450 Sixth Avenue South, Seattle, Washington | Project No. | Date |
| Client | Industrial Properties, Inc. | 75-03092.00 | 21 Nov 2002 |



| | | | |
|----------------|--|--------------------|-------------|
| Subject | Fill pipe for UST-3 (500-gallon heating fuel UST), located in R.H. Smith garage. | Clayton | 7 |
| Site | 2450 Sixth Avenue South, Seattle, Washington | Project No. | Date |
| Client | Industrial Properties, Inc. | 75-03092.00 | 21 Nov 2002 |

APPENDIX B

SOIL BORING LOGS

Boring Log

Clayton Boring

B1

| Final depth | 12 feet BGS | ft | R | Soil | N | Soil Type | Color | Soil Moisture | Comment | PID ppm |
|----------------------|--|----|---|------|---|---|------------|---------------|-------------|---------|
| Page | 1 of 1 | 0 | | | | 0-6" Concrete | Dark Brown | Dry | | 0.2 |
| Boring location | 2' east of UST-3 | 2 | | | | SILT with sand and gravel | | | | |
| Client | Industrial Properties, Inc. | 4 | | | | | | | | 0.4 |
| Project No. | 75-03092.00 | | | | | | | | | |
| Site | Industrial Properties, Inc. 2450 Sixth Avenue South Seattle, Washinton 98134 | 6 | | | | Soil sample 112602-S1 collected from 6-9' bgs | | | | 131 |
| | | 8 | | | | Petroleum odor observed ~7' bgs | | | Petrol Odor | |
| | | | | | | Groundwater encountered ~ 8' bgs | | Wet | | |
| | | | | | | Groundwater sample 112602-GW1 | | | | 7.4 |
| Clayton geologist | Greg Ferris | | | | | | | | | |
| Driller | ESN | 10 | | | | CLAY with silt | Gray | Wet | | |
| Start date | 11/26/2002 | | | | | | | | | |
| Final date | 11/26/2002 | | | | | | | | | |
| Method | Limited Access Geoprobe | | | | | | | | | |
| Auger OD | 2 inches | 12 | | | | Boring Terminated 12' bgs | | | | |
| Sampler | Split Spoon | | | | | | | | | |
| Elevation | | | | | | | | | | |
| Datum | | | | | | | | | | |
| Ground surface | feet | 14 | | | | | | | | |
| Monitoring Well | | | | | | | | | | |
| TOC elevation | feet | | | | | | | | | |
| Grout interval | feet BGS | 16 | | | | | | | | |
| Bentonite plug | feet thick | | | | | | | | | |
| Filter pack interval | feet BGS | 18 | | | | | | | | |
| Screen length | feet | | | | | | | | | |
| Slot size | inches | | | | | | | | | |
| Screen bottom | feet BGS | | | | | | | | | |
| Grout method | | 20 | | | | | | | | |
| Pack material | | | | | | | | | | |
| Grout material | | | | | | | | | | |
| Development | | | | | | | | | | |
| Well lock No. | | 22 | | | | | | | | |
| Groundwater | Date 1 | | | | | | | | | |
| Static level | feet below TOC | | | | | | | | | |
| Elevation | feet | 24 | | | | | | | | |
| Volume purged | gallons | | | | | | | | | |
| Conductivity | µmhos | | | | | | | | | |
| Temperature | °F | | | | | | | | | |
| pH | | 26 | | | | | | | | |
| | Date 2 | | | | | | | | | |
| Static level | feet below TOC | | | | | | | | | |
| Elevation | feet | 28 | | | | | | | | |
| Volume purged | gallons | | | | | | | | | |
| Conductivity | µmhos | | | | | | | | | |
| Temperature | °F | | | | | | | | | |
| pH | | 30 | | | | | | | | |

Boring Log

Clayton Boring B2

| Final depth | 9 feet BGS | ft | R | Soil | N | Soil Type | Color | Soil Moisture | Comment | PID ppm |
|----------------------|---|----|---|------|---|---|-------------|---------------|-------------|---------|
| Page | 1 of 1 | 0 | | | | 0-6" Concrete | Brown | Dry | | 2.1 |
| Boring location | 1' south of UST-3 | 2 | | | | SAND (coarse) | | | | |
| Client | Industrial Properties, Inc. | 4 | | | | CLAY with silt | Light Brown | Moist | | 2.4 |
| Project No. | 75-03092.00 | | | | | SILT with sand | Dark Brown | Moist | | |
| Site | Industrial Properties, Inc. 2450 Sixth Avenue South Seattle, Washington 98134 | 6 | | | | Soil sample 112602-S2 collected from 6-9' bgs | | | | 157 |
| | | 8 | | | | Petroleum odor observed ~7' bgs | | | Petrol Odor | |
| Clayton geologist | Greg Ferris | | | | | Groundwater encountered ~9' bgs | | | | |
| Driller | ESN | 10 | | | | Groundwater sample not collected | | | | |
| Start date | 11/26/2002 | | | | | Boring Terminated 9' bgs | | | | |
| Final date | 11/26/2002 | | | | | | | | | |
| Method | Limited Access Geoprobe | | | | | | | | | |
| Auger OD | 2 inches | 12 | | | | | | | | |
| Sampler | Split Spoon | | | | | | | | | |
| Elevation | | | | | | | | | | |
| Datum | | | | | | | | | | |
| Ground surface | feet | 14 | | | | | | | | |
| Monitoring Well | | | | | | | | | | |
| TOC elevation | feet | | | | | | | | | |
| Grout interval | feet BGS | 16 | | | | | | | | |
| Bentonite plug | feet thick | | | | | | | | | |
| Filter pack interval | feet BGS | 18 | | | | | | | | |
| Screen length | feet | | | | | | | | | |
| Slot size | inches | | | | | | | | | |
| Screen bottom | feet BGS | 20 | | | | | | | | |
| Grout method | | | | | | | | | | |
| Pack material | | | | | | | | | | |
| Grout material | | | | | | | | | | |
| Development | | | | | | | | | | |
| Well lock No. | | 22 | | | | | | | | |
| Groundwater | Date 1 | | | | | | | | | |
| Static level | feet below TOC | | | | | | | | | |
| Elevation | feet | 24 | | | | | | | | |
| Volume purged | gallons | | | | | | | | | |
| Conductivity | µmhos | | | | | | | | | |
| Temperature | °F | | | | | | | | | |
| pH | | 26 | | | | | | | | |
| | Date 2 | | | | | | | | | |
| Static level | feet below TOC | | | | | | | | | |
| Elevation | feet | 28 | | | | | | | | |
| Volume purged | gallons | | | | | | | | | |
| Conductivity | µmhos | | | | | | | | | |
| Temperature | °F | | | | | | | | | |
| pH | | 30 | | | | | | | | |

Boring Log

Clayton Boring B3

| Final depth | 9 feet BGS | ft | R | Soil | N | Soil Type | Color | Soil Moisture | Comment | PID ppm |
|--|------------|----|---|------|---|---|-------------|---------------|-------------|---------|
| Page 1 of 1 | 0 | | | | | 0-6" Concrete SAND (coarse) | Brown | Dry | | 0.6 |
| Boring location 1' north of UST-3 | 2 | | | | | | | | | |
| Client Industrial Properties, Inc. | 4 | | | | | CLAY with silt | Light Brown | Moist | | 0.4 |
| Project No. 75-03092.00 | | | | | | SILT with sand | Dark Brown | Moist | | |
| Site Industrial Properties, Inc. 2450 Sixth Avenue South Seattle, Washington 98134 | 6 | | | | | Soil sample 112602-S3 collected from 6-9' bgs Petroleum odor observed ~7' bgs | | | Petrol Odor | 41.2 |
| | 8 | | | | | | | | | |
| Clayton geologist Greg Ferris | | | | | | Groundwater encountered ~9' bgs Groundwater sample not collected Boring Terminated 9' bgs | | | | |
| Driller ESN | 10 | | | | | | | | | |
| Start date 11/26/2002 | | | | | | | | | | |
| Final date 11/26/2002 | | | | | | | | | | |
| Method Limited Access Geoprobe | | | | | | | | | | |
| Auger OD 2 inches | 12 | | | | | | | | | |
| Sampler Split Spoon | | | | | | | | | | |
| Elevation | | | | | | | | | | |
| Datum | | | | | | | | | | |
| Ground surface feet | 14 | | | | | | | | | |
| Monitoring Well | | | | | | | | | | |
| TOC elevation feet | | | | | | | | | | |
| Grout feet BGS | 16 | | | | | | | | | |
| Interval feet BGS | | | | | | | | | | |
| Bentonite plug feet thick | | | | | | | | | | |
| Filter pack feet BGS | | | | | | | | | | |
| Interval feet BGS | 18 | | | | | | | | | |
| Screen length feet | | | | | | | | | | |
| Slot size inches | | | | | | | | | | |
| Screen bottom feet BGS | | | | | | | | | | |
| Grout method | 20 | | | | | | | | | |
| Pack material | | | | | | | | | | |
| Grout material | | | | | | | | | | |
| Development | | | | | | | | | | |
| Well lock No. | 22 | | | | | | | | | |
| Groundwater | | | | | | | | | | |
| Date 1 | | | | | | | | | | |
| Static level feet below TOC | | | | | | | | | | |
| Elevation feet | 24 | | | | | | | | | |
| Volume purged gallons | | | | | | | | | | |
| Conductivity µmhos | | | | | | | | | | |
| Temperature °F | | | | | | | | | | |
| pH | 26 | | | | | | | | | |
| Date 2 | | | | | | | | | | |
| Static level feet below TOC | | | | | | | | | | |
| Elevation feet | 28 | | | | | | | | | |
| Volume purged gallons | | | | | | | | | | |
| Conductivity µmhos | | | | | | | | | | |
| Temperature °F | | | | | | | | | | |
| pH | 30 | | | | | | | | | |

Boring Log

Clayton Boring B4

| Final depth | 9 feet BGS | ft | R | Soil | N | Soil Type | Color | Soil Moisture | Comment | PID ppm |
|--|------------|----|---|------|---|--|------------|---------------|-------------|---------|
| Page 1 of 1 | 0 | | | | | 0-6" Concrete SAND (coarse) | Brown | Dry | | 0.5 |
| Boring location 1' west of UST-3 | 2 | | | | | | | | | |
| Client Industrial Properties, Inc. | 4 | | | | | | | | | 0.9 |
| Project No. 75-03092.00 | | | | | | | | | | |
| Site Industrial Properties, Inc. 2450 Sixth Avenue South Seattle, Washington 98134 | 6 | | | | | SILT with sand | Dark Brown | Moist | | 101 |
| | 8 | | | | | Soil sample 112602-S4 collected from 6-9' bgs Petroleum odor observed ~7' bgs | | | Petrol Odor | |
| Clayton geologist Greg Ferris | | | | | | Groundwater encountered ~ 9' bgs Groundwater sample not collected Boring Terminated 9' bgs | | | | |
| Driller ESN | 10 | | | | | | | | | |
| Start date 11/26/2002 | | | | | | | | | | |
| Final date 11/26/2002 | | | | | | | | | | |
| Method Limited Access Geoprobe | | | | | | | | | | |
| Auger OD 2 inches | 12 | | | | | | | | | |
| Sampler Split Spoon | | | | | | | | | | |
| Elevation | | | | | | | | | | |
| Datum | | | | | | | | | | |
| Ground surface | 14 | | | | | | | | | |
| Monitoring Well | | | | | | | | | | |
| TOC elevation | 16 | | | | | | | | | |
| Grout interval | | | | | | | | | | |
| Bentonite plug | | | | | | | | | | |
| Filter pack interval | 18 | | | | | | | | | |
| Screen length | | | | | | | | | | |
| Slot size | | | | | | | | | | |
| Screen bottom | | | | | | | | | | |
| Grout method | 20 | | | | | | | | | |
| Pack material | | | | | | | | | | |
| Grout material | | | | | | | | | | |
| Development | | | | | | | | | | |
| Well lock No. | 22 | | | | | | | | | |
| Groundwater | | | | | | | | | | |
| Static level | | | | | | | | | | |
| Elevation | 24 | | | | | | | | | |
| Volume purged | | | | | | | | | | |
| Conductivity | | | | | | | | | | |
| Temperature | | | | | | | | | | |
| pH | 26 | | | | | | | | | |
| Static level | | | | | | | | | | |
| Elevation | | | | | | | | | | |
| Volume purged | 28 | | | | | | | | | |
| Conductivity | | | | | | | | | | |
| Temperature | | | | | | | | | | |
| pH | | | | | | | | | | |
| | 30 | | | | | | | | | |

Boring Log

Clayton Boring

B5

| Final depth | 15 feet BGS | ft | R | Soil | N | Soil Type | Color | Soil Moisture | Comment | PID ppm |
|----------------------|--|----|---|------|---|---|-------|---------------|-------------|---------|
| Page | 1 of 1 | 0 | | | | 0-6" Concrete | | | | |
| Boring location | 3' north of UST-1 | | | | | SAND (coarse) with silt and clay | Brown | Dry | | 0.4 |
| | | 2 | | | | | | | | |
| Client | Industrial Properties, Inc. | | | | | | | | | 0.5 |
| | | 4 | | | | | | | | |
| Project No. | 75-03092.00 | | | | | | | | | |
| Site | Industrial Properties, Inc. 2450 Sixth Avenue South Seattle, Washinton 98134 | 6 | | | | | | | | 0.9 |
| | | 8 | | | | | | | | |
| Clayton geologist | Greg Ferris | | | | | | | | | 35.1 |
| Driller | ESN | 10 | | | | SILT with sand | Brown | Moist | | |
| Start date | 11/26/2002 | | | | | | | | | |
| Final date | 11/26/2002 | | | | | CLAY with silt | Gray | Moist | Petrol Odor | |
| Method | Limited Access Geoprobe | | | | | Petroleum odor observed ~11' bgs | | | | |
| Auger OD | 2 inches | 12 | | | | Groundwater encountered ~ 12' bgs | | | | 34.2 |
| Sampler | Split Spoon | | | | | Groundwater sample 112602-GW2 | | | | |
| Elevation | | | | | | Soil sample 112602-S5 collected from | | | | |
| Datum | | | | | | 9-12' bgs | | | | |
| Ground surface | feet | 14 | | | | SAND (coarse) with silt and gravel | Black | Wet | | |
| | | | | | | Petroleum sheen (free product) observed | | | | |
| Monitoring Well | | | | | | on water sample collected | | | | |
| TOC elevation | feet | | | | | Boring Terminated 15' bgs | | | | |
| Grout interval | feet BGS | 16 | | | | | | | | |
| Bentonite plug | feet thick | | | | | | | | | |
| Filter pack interval | feet BGS | 18 | | | | | | | | |
| Screen length | feet | | | | | | | | | |
| Slot size | inches | | | | | | | | | |
| Screen bottom | feet BGS | | | | | | | | | |
| Grout method | | 20 | | | | | | | | |
| Pack material | | | | | | | | | | |
| Grout material | | | | | | | | | | |
| Development | | | | | | | | | | |
| Well lock No. | | 22 | | | | | | | | |
| Groundwater | Date 1 | | | | | | | | | |
| Static level | feet below TOC | | | | | | | | | |
| Elevation | feet | 24 | | | | | | | | |
| Volume purged | gallons | | | | | | | | | |
| Conductivity | µmhos | | | | | | | | | |
| Temperature | °F | 26 | | | | | | | | |
| pH | | | | | | | | | | |
| | Date 2 | | | | | | | | | |
| Static level | feet below TOC | | | | | | | | | |
| Elevation | feet | 28 | | | | | | | | |
| Volume purged | gallons | | | | | | | | | |
| Conductivity | µmhos | | | | | | | | | |
| Temperature | °F | | | | | | | | | |
| pH | | 30 | | | | | | | | |

Boring Log

Clayton Boring B6

| Final depth | 12 feet BGS | ft | R | Soil | N | Soil Type | Color | Soil Moisture | Comment | PID ppm |
|----------------------|---|----|---|------|---|--------------------------------------|-------|---------------|---------|---------|
| Page | 1 of 1 | 0 | | | | 0-6" Concrete | | | | |
| Boring location | 2' west of UST-1 | | | | | SAND (coarse) with silt and clay | Brown | Dry | | 0.8 |
| | | 2 | | | | | | | | |
| Client | Industrial Properties, Inc. | | | | | | | | | 2.0 |
| | | 4 | | | | | | | | |
| Project No. | 75-03092.00 | | | | | | | | | |
| Site | Industrial Properties, Inc. 2450 Sixth Avenue South Seattle, Washington 98134 | 6 | | | | | | | | 1.2 |
| | | 8 | | | | SAND (coarse) with gravel | Brown | Dry | | |
| Clayton geologist | Greg Ferris | | | | | | | | | 2.6 |
| Driller | ESN | 10 | | | | | | | | |
| Start date | 11/26/2002 | | | | | | | | | |
| Final date | 11/26/2002 | | | | | CLAY with silt | Gray | Moist | | |
| Method | Limited Access Geoprobe | | | | | | | | | |
| Auger OD | 2 inches | 12 | | | | Groundwater encountered ~ 12' bgs | | | | |
| Sampler | Split Spoon | | | | | Groundwater sample not collected | | | | |
| Elevation | | | | | | Soil sample 112602-S6 collected from | | | | |
| Datum | | | | | | 9-12' bgs | | | | |
| Ground surface | feet | 14 | | | | Boring Terminated 12' bgs | | | | |
| Monitoring Well | | | | | | | | | | |
| TOC elevation | feet | | | | | | | | | |
| Grout interval | feet BGS | 16 | | | | | | | | |
| Bentonite plug | feet thick | | | | | | | | | |
| Filter pack interval | feet BGS | 18 | | | | | | | | |
| Screen length | feet | | | | | | | | | |
| Slot size | inches | | | | | | | | | |
| Screen bottom | feet BGS | 20 | | | | | | | | |
| Grout method | | | | | | | | | | |
| Pack material | | | | | | | | | | |
| Grout material | | | | | | | | | | |
| Development | | | | | | | | | | |
| Well lock No. | | 22 | | | | | | | | |
| Groundwater | Date 1 | | | | | | | | | |
| Static level | feet below TOC | | | | | | | | | |
| Elevation | feet | 24 | | | | | | | | |
| Volume purged | gallons | | | | | | | | | |
| Conductivity | µmhos | | | | | | | | | |
| Temperature | °F | | | | | | | | | |
| pH | | 26 | | | | | | | | |
| | Date 2 | | | | | | | | | |
| Static level | feet below TOC | | | | | | | | | |
| Elevation | feet | | | | | | | | | |
| Volume purged | gallons | 28 | | | | | | | | |
| Conductivity | µmhos | | | | | | | | | |
| Temperature | °F | | | | | | | | | |
| pH | | | | | | | | | | |
| | | 30 | | | | | | | | |

Boring Log

Clayton Boring B7

| Final depth | 12 feet BGS | ft | R | Soil | N | Soil Type | Color | Soil Moisture | Comment | PID ppm |
|----------------------|---|----|---|------|---|----------------------------------|-------|---------------|---------|---------|
| Page | 1 of 1 | 0 | | | | 0-6" Concrete | | | | |
| Boring location | 2' east of UST-1 | | | | | SAND (coarse) with silt and clay | Brown | Dry | | 0.7 |
| | | 2 | | | | | | | | |
| Client | Industrial Properties, Inc. | | | | | | | | | 1.2 |
| | | 4 | | | | | | | | |
| Project No. | 75-03092.00 | | | | | | | | | |
| Site | Industrial Properties, Inc. 2450 Sixth Avenue South Seattle, Washington 98134 | 6 | | | | | | | | 1.3 |
| | | 8 | | | | SAND (coarse) with gravel | Brown | Dry | | |
| Clayton geologist | Greg Ferris | | | | | | | | | 30.4 |
| Driller | ESN | 10 | | | | | | | | |
| Start date | 11/26/2002 | | | | | | | | | |
| Final date | 11/26/2002 | | | | | | | | | |
| Method | Limited Access Geoprobe | | | | | | | | | |
| Auger OD | 2 inches | 12 | | | | | | | | |
| Sampler | Split Spoon | | | | | | | | | |
| Elevation | | | | | | | | | | |
| Datum | | | | | | | | | | |
| Ground surface | feet | 14 | | | | | | | | |
| Monitoring Well | | | | | | | | | | |
| TOC elevation | feet | | | | | | | | | |
| Grout interval | feet BGS | 16 | | | | | | | | |
| Bentonite plug | feet thick | | | | | | | | | |
| Filter pack interval | feet BGS | 18 | | | | | | | | |
| Screen length | feet | | | | | | | | | |
| Slot size | inches | | | | | | | | | |
| Screen bottom | feet BGS | | | | | | | | | |
| Grout method | | 20 | | | | | | | | |
| Pack material | | | | | | | | | | |
| Grout material | | | | | | | | | | |
| Development | | | | | | | | | | |
| Well lock No. | | 22 | | | | | | | | |
| Groundwater | Date 1 | | | | | | | | | |
| Static level | feet below TOC | | | | | | | | | |
| Elevation | feet | 24 | | | | | | | | |
| Volume purged | gallons | | | | | | | | | |
| Conductivity | µmhos | | | | | | | | | |
| Temperature | °F | | | | | | | | | |
| pH | | 26 | | | | | | | | |
| | Date 2 | | | | | | | | | |
| Static level | feet below TOC | | | | | | | | | |
| Elevation | feet | 28 | | | | | | | | |
| Volume purged | gallons | | | | | | | | | |
| Conductivity | µmhos | | | | | | | | | |
| Temperature | °F | | | | | | | | | |
| pH | | 30 | | | | | | | | |

Boring Log

Clayton Boring B8

| Final depth | 12 feet BGS | ft | R | Soil | N | Soil Type | Color | Soil Moisture | Comment | PID ppm |
|----------------------|---|----|---|------|---|--------------------------------------|-------|---------------|---------|---------|
| Page | 1 of 1 | 0 | | | | 0-6" Concrete | | | | |
| Boring location | 2' south of UST-1 | | | | | SAND (coarse) with silt and clay | Brown | Dry | | 0.7 |
| | | 2 | | | | | | | | |
| Client | Industrial Properties, Inc. | | | | | | | | | NA |
| | | 4 | | | | | | | | |
| Project No. | 75-03092.00 | | | | | | | | | |
| Site | Industrial Properties, Inc. 2450 Sixth Avenue South Seattle, Washington 98134 | 6 | | | | | | | | NA |
| | | 8 | | | | SAND (coarse) with gravel | Brown | Dry | | |
| Clayton geologist | Greg Ferris | | | | | | | | | 1.4 |
| Driller | ESN | 10 | | | | | | | | |
| Start date | 11/26/2002 | | | | | | | | | |
| Final date | 11/26/2002 | | | | | CLAY with silt | Gray | Moist | | |
| Method | Limited Access Geoprobe | | | | | | | | | |
| Auger OD | 2 inches | 12 | | | | Groundwater encountered ~ 12' bgs | | | | |
| Sampler | Split Spoon | | | | | Groundwater sample not collected | | | | |
| Elevation | | | | | | Soil sample 112602-S8 collected from | | | | |
| Datum | | | | | | 9-12' bgs | | | | |
| Ground surface | feet | 14 | | | | Boring Terminated 12' bgs | | | | |
| Monitoring Well | | | | | | | | | | |
| TOC elevation | feet | | | | | | | | | |
| Grout interval | feet BGS | 16 | | | | | | | | |
| Bentonite plug | feet thick | | | | | | | | | |
| Filter pack interval | feet BGS | | | | | | | | | |
| Screen length | feet | 18 | | | | | | | | |
| Slot size | inches | | | | | | | | | |
| Screen bottom | feet BGS | | | | | | | | | |
| Grout method | | 20 | | | | | | | | |
| Pack material | | | | | | | | | | |
| Grout material | | | | | | | | | | |
| Development | | | | | | | | | | |
| Well lock No. | | 22 | | | | | | | | |
| Groundwater | | | | | | | | | | |
| Static level | Date 1 | | | | | | | | | |
| Elevation | feet below TOC | | | | | | | | | |
| Volume purged | feet | 24 | | | | | | | | |
| Conductivity | gallons | | | | | | | | | |
| Temperature | µmhos | | | | | | | | | |
| pH | °F | 26 | | | | | | | | |
| Date 2 | | | | | | | | | | |
| Static level | feet below TOC | | | | | | | | | |
| Elevation | feet | | | | | | | | | |
| Volume purged | gallons | 28 | | | | | | | | |
| Conductivity | µmhos | | | | | | | | | |
| Temperature | °F | | | | | | | | | |
| pH | | 30 | | | | | | | | |

Boring Log

Clayton Boring B9

| Final depth | 16 feet BGS | ft | R | Soil | N | Soil Type | Color | Soil Moisture | Comment | PID ppm |
|----------------------|---|----|---|------|---|--|-------------|---------------|-------------|---------|
| Page | 1 of 1 | 0 | | | | 0-6" Concrete | | | | |
| Boring location | 1' west of UST-2 | | | | | SAND (coarse) with silt and gravel | Brown | Dry | | 0.3 |
| | | 2 | | | | | | | | |
| Client | Industrial Properties, Inc. | | | | | | | | | 0.9 |
| | | 4 | | | | | | | | |
| Project No. | 75-03092.00 | | | | | | | | | |
| Site | Industrial Properties, Inc. 2450 Sixth Avenue South Seattle, Washington 98134 | 6 | | | | | | | | 1.2 |
| | | 8 | | | | SILT with sand and gravel | Light Brown | Dry | | |
| Clayton geologist | Greg Ferris | | | | | | | | | 57.5 |
| Driller | ESN | 10 | | | | Soil sample 112602-S9 collected from 9-12' bgs | | | | |
| Start date | 11/26/2002 | | | | | Petroleum odor observed ~ 11' bgs | | | Petrol Odor | |
| Final date | 11/26/2002 | | | | | Groundwater encountered ~ 12' bgs | | | | |
| Method | Limited Access Geoprobe | | | | | Groundwater sample 112602-GW3 collected | | | | 41.2 |
| Auger OD | 2 inches | 12 | | | | CLAY with silt | Gray | Wet | | |
| Sampler | Split Spoon | | | | | | | | | |
| Elevation | | | | | | | | | | |
| Datum | | | | | | | | | | |
| Ground surface | feet | 14 | | | | | | | | |
| Monitoring Well | | | | | | SAND (coarse) with gravel | Black | Wet | | |
| TOC elevation | feet | | | | | | | | | |
| Grout interval | feet BGS | 16 | | | | Boring Terminated 16' bgs | | | | |
| Bentonite plug | feet thick | | | | | | | | | |
| Filter pack interval | feet BGS | 18 | | | | | | | | |
| Screen length | feet | | | | | | | | | |
| Slot size | inches | | | | | | | | | |
| Screen bottom | feet BGS | 20 | | | | | | | | |
| Grout method | | | | | | | | | | |
| Pack material | | | | | | | | | | |
| Grout material | | | | | | | | | | |
| Development | | | | | | | | | | |
| Well lock No. | | 22 | | | | | | | | |
| Groundwater | Date 1 | | | | | | | | | |
| Static level | feet below TOC | | | | | | | | | |
| Elevation | feet | 24 | | | | | | | | |
| Volume purged | gallons | | | | | | | | | |
| Conductivity | µmhos | | | | | | | | | |
| Temperature | °F | 26 | | | | | | | | |
| pH | | | | | | | | | | |
| | Date 2 | | | | | | | | | |
| Static level | feet below TOC | | | | | | | | | |
| Elevation | feet | 28 | | | | | | | | |
| Volume purged | gallons | | | | | | | | | |
| Conductivity | µmhos | | | | | | | | | |
| Temperature | °F | | | | | | | | | |
| pH | | 30 | | | | | | | | |

Boring Log

Clayton Boring B10

| Final depth | 6 feet BGS | ft | R | Soil | N | Soil Type | Color | Soil Moisture | Comment | PID ppm |
|--|------------|----|---|------|---|---|-------|---------------|---------|------------|
| Page 1 of 1 | 0 | | | | | 0-6" Concrete | | | | |
| Boring location 1' south of UST-2 | 2 | | | | | SAND (coarse) with gravel | Brown | Dry | | 0.4 |
| Client Industrial Properties, Inc. | 4 | | | | | Soil sample 112602-S10 collected from 3-6' bgs | | | | 4.1 |
| Project No. 75-03092.00 | | | | | | | | | | |
| Site Industrial Properties, Inc. 2450 Sixth Avenue South Seattle, Washington 98134 | 6 | | | | | Boring Terminated 6' bgs (Refusal) | | | | |
| | 8 | | | | | Groundwater not encountered Groundwater sample not collected | | | | |
| Clayton geologist Greg Ferris | | | | | | | | | | |
| Driller ESN | 10 | | | | | | | | | |
| Start date 11/26/2002 | | | | | | | | | | |
| Final date 11/26/2002 | | | | | | | | | | |
| Method Limited Access Geoprobe | | | | | | | | | | |
| Auger OD 2 inches | 12 | | | | | | | | | |
| Sampler Split Spoon | | | | | | | | | | |
| Elevation | | | | | | | | | | |
| Datum | | | | | | | | | | |
| Ground surface feet | 14 | | | | | | | | | |
| Monitoring Well | | | | | | | | | | |
| TOC elevation feet | | | | | | | | | | |
| Grout feet BGS | 16 | | | | | | | | | |
| Interval feet BGS | | | | | | | | | | |
| Bentonite plug feet thick | | | | | | | | | | |
| Filter pack feet BGS | | | | | | | | | | |
| Interval feet BGS | 18 | | | | | | | | | |
| Screen length feet | | | | | | | | | | |
| Slot size inches | | | | | | | | | | |
| Screen bottom feet BGS | | | | | | | | | | |
| Grout method | 20 | | | | | | | | | |
| Pack material | | | | | | | | | | |
| Grout material | | | | | | | | | | |
| Development | | | | | | | | | | |
| Well lock No. | 22 | | | | | | | | | |
| Groundwater | | | | | | | | | | |
| Date 1 | | | | | | | | | | |
| Static level feet below TOC | | | | | | | | | | |
| Elevation feet | 24 | | | | | | | | | |
| Volume purged gallons | | | | | | | | | | |
| Conductivity µmhos | | | | | | | | | | |
| Temperature °F | | | | | | | | | | |
| pH | 26 | | | | | | | | | |
| Date 2 | | | | | | | | | | |
| Static level feet below TOC | | | | | | | | | | |
| Elevation feet | | | | | | | | | | |
| Volume purged gallons | 28 | | | | | | | | | |
| Conductivity µmhos | | | | | | | | | | |
| Temperature °F | | | | | | | | | | |
| pH | | | | | | | | | | |
| | 30 | | | | | | | | | |

Boring Log

Clayton Boring

B11

| Final depth | 10 feet BGS | ft | R | Soil | N | Soil Type | Color | Soil Moisture | Comment | PID ppm |
|----------------------|---|----|---|------|---|--|-------|---------------|---------|---------|
| Page | 1 of 1 | 0 | | | | 0-6" Concrete | Brown | Dry | | 0.2 |
| Boring location | 1' north of UST-2 | 2 | | | | SAND (coarse) with gravel | | | | |
| Client | Industrial Properties, Inc. | 4 | | | | | | | | 0.9 |
| Project No. | 75-03092.00 | | | | | SILT with sand and gravel | Gray | Dry | | |
| Site | Industrial Properties, Inc. 2450 Sixth Avenue South Seattle, Washington 98134 | 6 | | | | Soil sample 112602-S11 collected from 6-9' bgs | | | | 1.6 |
| | | 8 | | | | | | | | 0.7 |
| Clayton geologist | Greg Ferris | | | | | | | | | |
| Driller | ESN | 10 | | | | Boring Terminated 10' bgs (Refusal) | | | | |
| Start date | 11/26/2002 | | | | | | | | | |
| Final date | 11/26/2002 | | | | | | | | | |
| Method | Limited Access Geoprobe | | | | | | | | | |
| Auger OD | 2 inches | 12 | | | | Groundwater not encountered | | | | |
| Sampler | Split Spoon | | | | | Groundwater sample not collected | | | | |
| Elevation | | | | | | | | | | |
| Datum | | | | | | | | | | |
| Ground surface | feet | 14 | | | | | | | | |
| Monitoring Well | | | | | | | | | | |
| TOC elevation | feet | | | | | | | | | |
| Grout interval | feet BGS | 16 | | | | | | | | |
| Bentonite plug | feet thick | | | | | | | | | |
| Filter pack interval | feet BGS | 18 | | | | | | | | |
| Screen length | feet | | | | | | | | | |
| Slot size | inches | | | | | | | | | |
| Screen bottom | feet BGS | | | | | | | | | |
| Grout method | | 20 | | | | | | | | |
| Pack material | | | | | | | | | | |
| Grout material | | | | | | | | | | |
| Development | | | | | | | | | | |
| Well lock No. | | 22 | | | | | | | | |
| Groundwater | Date 1 | | | | | | | | | |
| Static level | feet below TOC | | | | | | | | | |
| Elevation | feet | 24 | | | | | | | | |
| Volume purged | gallons | | | | | | | | | |
| Conductivity | µmhos | | | | | | | | | |
| Temperature | °F | | | | | | | | | |
| pH | | 26 | | | | | | | | |
| Static level | feet below TOC | | | | | | | | | |
| Elevation | feet | | | | | | | | | |
| Volume purged | gallons | 28 | | | | | | | | |
| Conductivity | µmhos | | | | | | | | | |
| Temperature | °F | | | | | | | | | |
| pH | | | | | | | | | | |
| | | 30 | | | | | | | | |

Boring Log

Clayton Boring B12

| Final depth | 10 feet BGS | ft | R | Soil | N | Soil Type | Color | Soil Moisture | Comment | PID ppm |
|------------------------|---|----|---|------|---|--|-------|---------------|---------|---------|
| Page | 1 of 1 | 0 | | | | 0-6" Concrete | | | | |
| Boring location | 2' east of UST-2 | | | | | SAND (coarse) with gravel | Brown | Dry | | 0.3 |
| | | 2 | | | | | | | | |
| Client | Industrial Properties, Inc. | | | | | | | | | 0.5 |
| | | 4 | | | | | | | | |
| Project No. | 75-03092.00 | | | | | SILT with sand and gravel | Gray | Dry | | |
| Site | Industrial Properties, Inc. 2450 Sixth Avenue South Seattle, Washington 98134 | 6 | | | | Soil sample 112602-S12 collected from 6-9' bgs | | | | 0.8 |
| | | 8 | | | | | | | | |
| Clayton geologist | Greg Ferris | | | | | | | | | 0.8 |
| Driller | ESN | 10 | | | | Boring Terminated 10' bgs (Refusal) | | | | |
| Start date | 11/26/2002 | | | | | | | | | |
| Final date | 11/26/2002 | | | | | | | | | |
| Method | Limited Access Geoprobe | | | | | | | | | |
| Auger OD | 2 inches | 12 | | | | Groundwater not encountered | | | | |
| Sampler | Split Spoon | | | | | Groundwater sample not collected | | | | |
| Elevation | | | | | | | | | | |
| Datum | | | | | | | | | | |
| Ground surface | feet | 14 | | | | | | | | |
| Monitoring Well | | | | | | | | | | |
| TOC elevation | feet | | | | | | | | | |
| Grout interval | feet BGS | 16 | | | | | | | | |
| Bentonite plug | feet thick | | | | | | | | | |
| Filter pack interval | feet BGS | | | | | | | | | |
| Screen length | feet | 18 | | | | | | | | |
| Slot size | inches | | | | | | | | | |
| Screen bottom | feet BGS | | | | | | | | | |
| Grout method | | 20 | | | | | | | | |
| Pack material | | | | | | | | | | |
| Grout material | | | | | | | | | | |
| Development | | | | | | | | | | |
| Well lock No. | | 22 | | | | | | | | |
| Groundwater | | | | | | | | | | |
| Static level | Date 1 | | | | | | | | | |
| Elevation | feet below TOC | | | | | | | | | |
| Volume purged | gallons | 24 | | | | | | | | |
| Conductivity | µmhos | | | | | | | | | |
| Temperature | °F | | | | | | | | | |
| pH | | 26 | | | | | | | | |
| Static level | Date 2 | | | | | | | | | |
| Elevation | feet below TOC | | | | | | | | | |
| Volume purged | gallons | 28 | | | | | | | | |
| Conductivity | µmhos | | | | | | | | | |
| Temperature | °F | | | | | | | | | |
| pH | | | | | | | | | | |
| | | 30 | | | | | | | | |

Boring Log

Clayton Boring B13

| Final depth | 16 feet BGS | ft | R | Soil | N | Soil Type | Color | Soil Moisture | Comment | PID ppm |
|----------------------|--|----|---|------|---|--|-------|---------------|---------|---------|
| Page | 1 of 1 | 0 | | | | 0-6" Concrete | | | | |
| Boring location | 10' south of B9 | | | | | SAND (coarse) with silt and gravel | Brown | Dry | | 1.1 |
| | | 2 | | | | | | | | |
| Client | Industrial Properties, Inc. | | | | | | | | | 1.1 |
| | | 4 | | | | | | | | |
| Project No. | 75-03092.00 | | | | | | | | | |
| Site | Industrial Properties, Inc. 2450 Sixth Avenue South Seattle, Washinton 98134 | 6 | | | | SILT with sand and gravel | Gray | Dry | | 0.8 |
| | | 8 | | | | | | | | |
| Clayton geologist | Greg Ferris | | | | | Soil sample 010603-S1 collected from 9-12' bgs | | | | 2.4 |
| Driller | ESN | 10 | | | | Groundwater encountered ~ 10' bgs | | | | |
| Start date | 1/6/2003 | | | | | | | | | |
| Final date | 1/6/2003 | | | | | CLAY with silt | Gray | Wet | | 1.8 |
| Method | Limited Access Geoprobe | | | | | Groundwater sample 010603-GW1 collected | | | | |
| Auger OD | 2 inches | 12 | | | | | | | | |
| Sampler | Split Spoon | | | | | | | | | |
| Elevation | | | | | | | | | | |
| Datum | | | | | | | | | | |
| Ground surface | feet | 14 | | | | | | | | |
| Monitoring Well | | | | | | SAND (coarse) with gravel | Black | Wet | | |
| TOC elevation | feet | | | | | | | | | |
| Grout interval | feet BGS | 16 | | | | Boring Terminated 16' bgs | | | | |
| Bentonite plug | feet thick | | | | | | | | | |
| Filter pack interval | feet BGS | 18 | | | | | | | | |
| Screen length | feet | | | | | | | | | |
| Slot size | inches | | | | | | | | | |
| Screen bottom | feet BGS | | | | | | | | | |
| Grout method | | 20 | | | | | | | | |
| Pack material | | | | | | | | | | |
| Grout material | | | | | | | | | | |
| Development | | | | | | | | | | |
| Well lock No. | | 22 | | | | | | | | |
| Groundwater | Date 1 | | | | | | | | | |
| Static level | feet below TOC | | | | | | | | | |
| Elevation | feet | 24 | | | | | | | | |
| Volume purged | gallons | | | | | | | | | |
| Conductivity | µmhos | | | | | | | | | |
| Temperature | °F | 26 | | | | | | | | |
| pH | | | | | | | | | | |
| | Date 2 | | | | | | | | | |
| Static level | feet below TOC | | | | | | | | | |
| Elevation | feet | 28 | | | | | | | | |
| Volume purged | gallons | | | | | | | | | |
| Conductivity | µmhos | | | | | | | | | |
| Temperature | °F | | | | | | | | | |
| pH | | 30 | | | | | | | | |

Boring Log

Clayton Boring B14

| Final depth | 16 feet BGS | ft | R | Soil | N | Soil Type | Color | Soil Moisture | Comment | PID ppm |
|----------------------|---|----|---|------|---|--|-------|---------------|-------------|---------|
| Page | 1 of 1 | 0 | | | | 0-6" Concrete | | | | |
| Boring location | 6' west of B9 | | | | | SAND (coarse) with silt and gravel | Brown | Dry | | 1.5 |
| | | 2 | | | | | | | | |
| Client | Industrial Properties, Inc. | | | | | | | | | 1.3 |
| | | 4 | | | | | | | | |
| Project No. | 75-03092.00 | | | | | | | | | |
| Site | Industrial Properties, Inc. 2450 Sixth Avenue South Seattle, Washington 98134 | 6 | | | | | | | | 1.3 |
| | | 8 | | | | SILT with sand and gravel | Gray | Dry | | |
| Clayton geologist | Greg Ferris | | | | | Soil sample 010603-S2 collected from 9-12' bgs | | | | 6.8 |
| Driller | ESN | 10 | | | | Groundwater encountered ~ 10' bgs | | | | |
| Start date | 1/6/2003 | | | | | Groundwater sample 010603-GW2 collected | | | | |
| Final date | 1/6/2003 | | | | | Petroleum odor observed ~11.5' bgs | | | | |
| Method | Limited Access Geoprobe | | | | | CLAY with silt | Gray | Wet | Petrol Odor | 3.2 |
| Auger OD | 2 inches | 12 | | | | | | | | |
| Sampler | Split Spoon | | | | | | | | | |
| Elevation | | | | | | | | | | |
| Datum | | | | | | | | | | |
| Ground surface | feet | 14 | | | | | | | | |
| Monitoring Well | | | | | | SAND (coarse) with gravel | Black | Wet | | |
| TOC elevation | feet | | | | | Boring Terminated 16' bgs | | | | |
| Grout interval | feet BGS | 16 | | | | | | | | |
| Bentonite plug | feet thick | | | | | | | | | |
| Filter pack interval | feet BGS | 18 | | | | | | | | |
| Screen length | feet | | | | | | | | | |
| Slot size | inches | | | | | | | | | |
| Screen bottom | feet BGS | | | | | | | | | |
| Grout method | | 20 | | | | | | | | |
| Pack material | | | | | | | | | | |
| Grout material | | | | | | | | | | |
| Development | | | | | | | | | | |
| Well lock No. | | 22 | | | | | | | | |
| Groundwater | Date 1 | | | | | | | | | |
| Static level | feet below TOC | | | | | | | | | |
| Elevation | feet | 24 | | | | | | | | |
| Volume purged | gallons | | | | | | | | | |
| Conductivity | µmhos | | | | | | | | | |
| Temperature | °F | | | | | | | | | |
| pH | | 26 | | | | | | | | |
| | Date 2 | | | | | | | | | |
| Static level | feet below TOC | | | | | | | | | |
| Elevation | feet | | | | | | | | | |
| Volume purged | gallons | 28 | | | | | | | | |
| Conductivity | µmhos | | | | | | | | | |
| Temperature | °F | | | | | | | | | |
| pH | | | | | | | | | | |
| | | 30 | | | | | | | | |

Boring Log

Clayton Boring B15

| Final depth | 16 feet BGS | ft | R | Soil | N | Soil Type | Color | Soil Moisture | Comment | PID ppm |
|----------------------|---|----|---|------|---|--|-------|---------------|---------|---------|
| Page | 1 of 1 | 0 | | | | 0-6" Concrete | | | | |
| Boring location | 17' north of B9 | | | | | SAND (coarse) with silt and gravel | Brown | Dry | | 1.4 |
| | | 2 | | | | | | | | |
| Client | Industrial Properties, Inc. | | | | | | | | | 1.4 |
| | | 4 | | | | | | | | |
| Project No. | 75-03092.00 | | | | | | | | | |
| Site | Industrial Properties, Inc. 2450 Sixth Avenue South Seattle, Washington 98134 | 6 | | | | SILT with sand and gravel | Gray | Dry | | 1.3 |
| | | 8 | | | | | | | | |
| Clayton geologist | Greg Ferris | | | | | Soil sample 010603-S3 collected from 9-12' bgs | | | | 2.0 |
| Driller | ESN | 10 | | | | | | | | |
| Start date | 1/6/2003 | | | | | | | | | |
| Final date | 1/6/2003 | | | | | | | | | |
| Method | Limited Access Geoprobe | | | | | CLAY with silt | Gray | Wet | | |
| Auger OD | 2 inches | 12 | | | | Groundwater encountered ~ 11' bgs | | | | 1.8 |
| Sampler | Split Spoon | | | | | Groundwater sample 010603-GW3 collected | | | | |
| Elevation | | | | | | | | | | |
| Datum | | | | | | | | | | |
| Ground surface | feet | 14 | | | | | | | | |
| Monitoring Well | | | | | | SAND (coarse) with gravel | Black | Wet | | |
| TOC elevation | feet | | | | | | | | | |
| Grout interval | feet BGS | 16 | | | | Boring Terminated 16' bgs | | | | |
| Bentonite plug | feet thick | | | | | | | | | |
| Filter pack interval | feet BGS | | | | | | | | | |
| Screen length | feet | 18 | | | | | | | | |
| Slot size | inches | | | | | | | | | |
| Screen bottom | feet BGS | | | | | | | | | |
| Grout method | | 20 | | | | | | | | |
| Pack material | | | | | | | | | | |
| Grout material | | | | | | | | | | |
| Development | | | | | | | | | | |
| Well lock No. | | 22 | | | | | | | | |
| Groundwater | Date 1 | | | | | | | | | |
| Static level | feet below TOC | | | | | | | | | |
| Elevation | feet | 24 | | | | | | | | |
| Volume purged | gallons | | | | | | | | | |
| Conductivity | µmhos | | | | | | | | | |
| Temperature | °F | | | | | | | | | |
| pH | | 26 | | | | | | | | |
| | Date 2 | | | | | | | | | |
| Static level | feet below TOC | | | | | | | | | |
| Elevation | feet | | | | | | | | | |
| Volume purged | gallons | 28 | | | | | | | | |
| Conductivity | µmhos | | | | | | | | | |
| Temperature | °F | | | | | | | | | |
| pH | | | | | | | | | | |
| | | 30 | | | | | | | | |

Boring Log

Clayton Boring B16

| Final depth | 16 feet BGS | ft | R | Soil | N | Soil Type | Color | Soil Moisture | Comment | PID ppm |
|----------------------|---|----|---|------|---|--|-------|---------------|---------|---------|
| Page | 1 of 1 | 0 | | | | 0-6" Concrete | | | | |
| Boring location | 9' south of B7 | | | | | SAND (coarse) with silt and gravel | Brown | Dry | | 1.0 |
| | | 2 | | | | | | | | |
| Client | Industrial Properties, Inc. | | | | | | | | | 1.5 |
| | | 4 | | | | | | | | |
| Project No. | 75-03092.00 | | | | | | | | | |
| Site | Industrial Properties, Inc. 2450 Sixth Avenue South Seattle, Washington 98134 | 6 | | | | SILT with sand and gravel | Gray | Dry | | 1.4 |
| | | 8 | | | | | | | | |
| Clayton geologist | Greg Ferris | | | | | Soil sample 010603-S4 collected from 9-12' bgs | | | | 2.4 |
| Driller | ESN | 10 | | | | CLAY with silt | Gray | Moist | | |
| Start date | 1/6/2003 | | | | | | | | | |
| Final date | 1/6/2003 | | | | | | | | | |
| Method | Limited Access Geoprobe | | | | | | | | | |
| Auger (ID) | 2 inches | 12 | | | | Groundwater encountered ~ 12' bgs | | | | 2.1 |
| Sampler | Split Spoon | | | | | Groundwater sample 010603-GW4 collected | | | | |
| Elevation | | | | | | | | | | |
| Datum | | | | | | | | | | |
| Ground surface | feet | 14 | | | | | | | | |
| Monitoring Well | | | | | | SAND (coarse) with gravel | Black | Wet | | |
| TOC elevation | feet | | | | | | | | | |
| Grout interval | feet BGS | 16 | | | | Boring Terminated 16' bgs | | | | |
| Bentonite plug | feet thick | | | | | | | | | |
| Filter pack interval | feet BGS | 18 | | | | | | | | |
| Screen length | feet | | | | | | | | | |
| Slot size | inches | | | | | | | | | |
| Screen bottom | feet BGS | | | | | | | | | |
| Grout method | | 20 | | | | | | | | |
| Pack material | | | | | | | | | | |
| Grout material | | | | | | | | | | |
| Development | | | | | | | | | | |
| Well lock No. | | 22 | | | | | | | | |
| Groundwater | Date 1 | | | | | | | | | |
| Static level | feet below TOC | | | | | | | | | |
| Elevation | feet | 24 | | | | | | | | |
| Volume purged | gallons | | | | | | | | | |
| Conductivity | µmhos | | | | | | | | | |
| Temperature | °F | | | | | | | | | |
| pH | | 26 | | | | | | | | |
| | Date 2 | | | | | | | | | |
| Static level | feet below TOC | | | | | | | | | |
| Elevation | feet | 28 | | | | | | | | |
| Volume purged | gallons | | | | | | | | | |
| Conductivity | µmhos | | | | | | | | | |
| Temperature | °F | | | | | | | | | |
| pH | | 30 | | | | | | | | |

Boring Log

Clayton Boring B17

| Final depth | 15 feet BGS | ft | R | Soil | N | Soil Type | Color | Soil Moisture | Comment | PID ppm |
|----------------------|--|----|---|------|---|--|-------|---------------|---------|---------|
| Page | 1 of 1 | 0 | | | | 0-6" Concrete | | | | |
| Boring Location | 14' east of B5 | | | | | SAND (coarse) with silt and gravel | Brown | Dry | | 1.2 |
| | | 2 | | | | | | | | |
| Client | Industrial Properties, Inc. | | | | | | | | | 1.4 |
| | | 4 | | | | | | | | |
| Project No. | 75-03092.00 | | | | | | | | | |
| Site | Industrial Properties, Inc. 2450 Sixth Avenue South Seattle, Washinton 98134 | 6 | | | | | | | | 1.8 |
| | | 8 | | | | | | | | |
| Clayton geologist | Greg Ferris | | | | | Soil sample 010603-S5 collected from 9-12' bgs | | | | 79.5 |
| Driller | ESN | 10 | | | | CLAY with silt | Gray | Moist | | |
| Start date | 1/6/2003 | | | | | | | | | |
| Final date | 1/6/2003 | | | | | SAND (coarse) with gravel | Gray | Wet | | |
| Method | Limited Access Geoprobe | | | | | | | | | |
| Auger OD | 2 inches | 12 | | | | Groundwater encountered ~ 12' bgs | | | | 41.6 |
| Sampler | Split Spoon | | | | | Groundwater sample 010603-GW5 collected | | | | |
| Elevation Datum | | | | | | | | | | |
| Ground surface | feet | 14 | | | | | | | | |
| Monitoring Well | | | | | | Boring Terminated 15' bgs | | | | |
| TOC elevation | feet | | | | | | | | | |
| Grout interval | feet BGS | 16 | | | | | | | | |
| Bentonite plug | feet thick | | | | | | | | | |
| Filter pack interval | feet BGS | 18 | | | | | | | | |
| Screen length | feet | | | | | | | | | |
| Slot size | inches | | | | | | | | | |
| Screen bottom | feet BGS | | | | | | | | | |
| Grout method | | 20 | | | | | | | | |
| Pack material | | | | | | | | | | |
| Grout material | | | | | | | | | | |
| Development | | | | | | | | | | |
| Well lock No. | | 22 | | | | | | | | |
| Groundwater | Date 1 | | | | | | | | | |
| Static level | feet below TOC | | | | | | | | | |
| Elevation | feet | 24 | | | | | | | | |
| Volume purged | gallons | | | | | | | | | |
| Conductivity | µmhos | | | | | | | | | |
| Temperature | °F | | | | | | | | | |
| pH | | 26 | | | | | | | | |
| | Date 2 | | | | | | | | | |
| Static level | feet below TOC | | | | | | | | | |
| Elevation | feet | | | | | | | | | |
| Volume purged | gallons | 28 | | | | | | | | |
| Conductivity | µmhos | | | | | | | | | |
| Temperature | °F | | | | | | | | | |
| pH | | | | | | | | | | |
| | | 30 | | | | | | | | |

Boring Log

Clayton Boring B18

| Final depth | 13 feet BGS | ft | R | Soil | N | Soil Type | Color | Soil Moisture | Comment | PID ppm |
|----------------------|---|----|---|------|---|--|-------|---------------|---------|---------|
| Page | 1 of 1 | 0 | | | | 0-6" Concrete | | | | |
| Boring location | 8' east and 4' north of B7 | | | | | SAND (coarse) with silt and gravel | Brown | Dry | | 1.3 |
| | | 2 | | | | | | | | |
| Client | Industrial Properties, Inc. | | | | | | | | | 1.5 |
| | | 4 | | | | | | | | |
| Project No. | 75-03092.00 | | | | | | | | | |
| Site | Industrial Properties, Inc. 2450 Sixth Avenue South Seattle, Washington 98134 | 6 | | | | | | | | 1.9 |
| | | 8 | | | | SILT with sand and gravel | Gray | Dry | | |
| Clayton geologist | Greg Ferris | | | | | | | | | 88.5 |
| Driller | ESN | 10 | | | | Soil sample 010603-S6 collected from 9-12' bgs | | | | |
| Start date | 1/6/2003 | | | | | | | | | |
| Final date | 1/6/2003 | | | | | | | | | |
| Method | Limited Access Geoprobe | | | | | | | | | |
| Auger OD | 2 inches | 12 | | | | SAND (coarse) with gravel | Gray | Moist | | 49.2 |
| Sampler | Split Spoon | | | | | | | | | |
| Elevation | | | | | | Groundwater encountered ~ 12' bgs | | | | |
| Datum | | | | | | Groundwater sample 010603-GW6 collected | | | | |
| Ground surface | feet | 14 | | | | Boring Terminated 13' bgs | | | | |
| Monitoring Well | | | | | | | | | | |
| TOC elevation | feet | | | | | | | | | |
| Grout interval | feet BGS | 16 | | | | | | | | |
| Bentonite plug | feet thick | | | | | | | | | |
| Filter pack interval | feet BGS | 18 | | | | | | | | |
| Screen length | feet | | | | | | | | | |
| Slot size | inches | | | | | | | | | |
| Screen bottom | feet BGS | | | | | | | | | |
| Grout method | | 20 | | | | | | | | |
| Pack material | | | | | | | | | | |
| Grout material | | | | | | | | | | |
| Development | | | | | | | | | | |
| Well lock No. | | 22 | | | | | | | | |
| Groundwater | Date 1 | | | | | | | | | |
| Static level | feet below TOC | | | | | | | | | |
| Elevation | feet | 24 | | | | | | | | |
| Volume purged | gallons | | | | | | | | | |
| Conductivity | µmhos | | | | | | | | | |
| Temperature | °F | | | | | | | | | |
| pH | | 26 | | | | | | | | |
| | Date 2 | | | | | | | | | |
| Static level | feet below TOC | | | | | | | | | |
| Elevation | feet | 28 | | | | | | | | |
| Volume purged | gallons | | | | | | | | | |
| Conductivity | µmhos | | | | | | | | | |
| Temperature | °F | | | | | | | | | |
| pH | | 30 | | | | | | | | |

Boring Log

Clayton Boring B19

| Final depth | 12 feet BGS | ft | R | Soil | N | Soil Type | Color | Soil Moisture | Comment | PID ppm |
|------------------------|---|----|---|------|---|---|-------|---------------|---------|---------|
| Page | 1 of 1 | 0 | | | | 0-6" Concrete | | | | |
| Boring location | 17' west of B5 | | | | | CLAY with silt and gravel | Tan | Moist | | 0.6 |
| | | 2 | | | | | | | | |
| Client | Industrial Properties, Inc. | | | | | | | | | 0.6 |
| | | 4 | | | | | | | | |
| Project No. | 75-03092.00 | | | | | | | | | |
| Site | Industrial Properties, Inc. 2450 Sixth Avenue South Seattle, Washington 98134 | 6 | | | | SILT with sand and gravel | Tan | Moist | | 0.7 |
| | | 8 | | | | | | | | |
| Clayton geologist | Greg Ferris | | | | | Groundwater encountered ~ 9' bgs | | | | 0.5 |
| Driller | ESN | 10 | | | | Soil sample 010703-S1 collected from 6-9' bgs | | | | |
| Start date | 1/7/2003 | | | | | CLAY with silt | Gray | Wet | | |
| Final date | 1/7/2003 | | | | | | | | | |
| Method | Limited Access Geoprobe | | | | | | | | | |
| Auger OD | 2 inches | 12 | | | | SAND (coarse) with gravel | Black | Wet | | |
| Sampler | Split Spoon | | | | | | | | | |
| Elevation | | | | | | Groundwater sample 010703-GW1 collected | | | | |
| Datum | | | | | | Boring Terminated 12' bgs | | | | |
| Ground surface | feet | 14 | | | | | | | | |
| Monitoring Well | | | | | | | | | | |
| TOC elevation | feet | | | | | | | | | |
| Grout interval | feet BGS | 16 | | | | | | | | |
| Bentonite plug | feet thick | | | | | | | | | |
| Filter pack interval | feet BGS | 18 | | | | | | | | |
| Screen length | feet | | | | | | | | | |
| Slot size | inches | | | | | | | | | |
| Screen bottom | feet BGS | | | | | | | | | |
| Grout method | | 20 | | | | | | | | |
| Pack material | | | | | | | | | | |
| Grout material | | | | | | | | | | |
| Development | | | | | | | | | | |
| Well lock No. | | 22 | | | | | | | | |
| Groundwater | | | | | | | | | | |
| Static level | Date 1 | | | | | | | | | |
| Elevation | feet below TOC | | | | | | | | | |
| Volume purged | feet | 24 | | | | | | | | |
| Conductivity | gallons | | | | | | | | | |
| Temperature | µmhos | | | | | | | | | |
| pH | °F | 26 | | | | | | | | |
| Static level | Date 2 | | | | | | | | | |
| Elevation | feet below TOC | | | | | | | | | |
| Volume purged | feet | 28 | | | | | | | | |
| Conductivity | gallons | | | | | | | | | |
| Temperature | µmhos | | | | | | | | | |
| pH | °F | | | | | | | | | |
| | | 30 | | | | | | | | |

Boring Log

Clayton Boring B20

| Final depth | 12 feet BGS | ft | R | Soil | N | Soil Type | Color | Soil Moisture | Comment | PID ppm |
|----------------------|---|----|---|------|---|---|-------|---------------|---------|---------|
| Page | 1 of 1 | 0 | | | | 0-6" Concrete | | | | |
| Boring location | 18' north of B5 | | | | | CLAY with silt and gravel | Tan | Moist | | 0.8 |
| | | 2 | | | | | | | | |
| Client | Industrial Properties, Inc. | | | | | | | | | 0.7 |
| | | 4 | | | | | | | | |
| Project No. | 75-03092.00 | | | | | | | | | |
| Site | Industrial Properties, Inc. 2450 Sixth Avenue South Seattle, Washington 98134 | 6 | | | | | | | | 0.8 |
| | | 8 | | | | CLAY with silt | Gray | Wet | | |
| Clayton geologist | Greg Ferris | | | | | Groundwater encountered ~ 8' bgs | | | | 0.8 |
| Driller | ESN | 10 | | | | Soil sample 010703-S2 collected from 6-9' bgs | | | | |
| Start date | 1/7/2003 | | | | | SAND (coarse) with gravel | Black | Wet | | |
| Final date | 1/7/2003 | | | | | | | | | |
| Method | Limited Access Geoprobe | | | | | | | | | |
| Auger OD | 2 inches | 12 | | | | Groundwater sample 010703-GW2 collected | | | | |
| Sampler | Split Spoon | | | | | Boring Terminated 12' bgs | | | | |
| Elevation | | | | | | | | | | |
| Datum | | | | | | | | | | |
| Ground surface | feet | 14 | | | | | | | | |
| Monitoring Well | | | | | | | | | | |
| TOC elevation | feet | | | | | | | | | |
| Grout interval | feet BGS | 16 | | | | | | | | |
| Bentonite plug | feet thick | | | | | | | | | |
| Filter pack interval | feet BGS | 18 | | | | | | | | |
| Screen length | feet | | | | | | | | | |
| Slot size | inches | | | | | | | | | |
| Screen bottom | feet BGS | | | | | | | | | |
| Grout method | | 20 | | | | | | | | |
| Pack material | | | | | | | | | | |
| Grout material | | | | | | | | | | |
| Development | | | | | | | | | | |
| Well lock No. | | 22 | | | | | | | | |
| Groundwater | Date 1 | | | | | | | | | |
| Static level | feet below TOC | | | | | | | | | |
| Elevation | feet | 24 | | | | | | | | |
| Volume purged | gallons | | | | | | | | | |
| Conductivity | µmhos | | | | | | | | | |
| Temperature | °F | 26 | | | | | | | | |
| pH | | | | | | | | | | |
| | Date 2 | | | | | | | | | |
| Static level | feet below TOC | | | | | | | | | |
| Elevation | feet | 28 | | | | | | | | |
| Volume purged | gallons | | | | | | | | | |
| Conductivity | µmhos | | | | | | | | | |
| Temperature | °F | | | | | | | | | |
| pH | | 30 | | | | | | | | |

Boring Log

Clayton Boring B21

| Final depth | 12 feet BGS | ft | R | Soil | N | Soil Type | Color | Soil Moisture | Comment | PID ppm |
|----------------------|---|----|---|------|---|--|-------|---------------|---------|---------|
| Page | 1 of 1 | 0 | | | | 0-6" Concrete | | | | |
| Boring location | 12' west of B3 | | | | | CLAY with silt and gravel | Tan | Dry | | 0.7 |
| | | 2 | | | | | | | | |
| Client | Industrial Properties, Inc. | | | | | CLAY with silt | Gray | Moist | | 0.6 |
| | | 4 | | | | | | | | |
| Project No. | 75-03092.00 | | | | | | | | | |
| Site | Industrial Properties, Inc. 2450 Sixth Avenue South Seattle, Washington 98134 | 6 | | | | Soil sample 010703-S3 collected from 6-9' bgs Groundwater encountered ~ 7' bgs Groundwater sample 010703-GW3 collected | | | | 0.8 |
| | | 8 | | | | | | | | |
| Clayton geologist | Greg Ferris | | | | | SAND (coarse) with gravel | Black | Wet | | 0.8 |
| Driller | ESN | 10 | | | | | | | | |
| Start date | 1/7/2003 | | | | | | | | | |
| Final date | 1/7/2003 | | | | | | | | | |
| Method | Limited Access Geoprobe | | | | | | | | | |
| Auger OD | 2 inches | 12 | | | | Boring Terminated 12' bgs | | | | |
| Sampler | Split Spoon | | | | | | | | | |
| Elevation | | | | | | | | | | |
| Datum | | | | | | | | | | |
| Ground surface | feet | 14 | | | | | | | | |
| Monitoring Well | | | | | | | | | | |
| TOC elevation | feet | | | | | | | | | |
| Grout interval | feet BGS | 16 | | | | | | | | |
| Bentonite plug | feet thick | | | | | | | | | |
| Filter pack interval | feet BGS | 18 | | | | | | | | |
| Screen length | feet | | | | | | | | | |
| Slot size | inches | | | | | | | | | |
| Screen bottom | feet BGS | 20 | | | | | | | | |
| Grout method | | | | | | | | | | |
| Pack material | | | | | | | | | | |
| Grout material | | | | | | | | | | |
| Development | | | | | | | | | | |
| Well lock No. | | 22 | | | | | | | | |
| Groundwater | Date 1 | | | | | | | | | |
| Static level | feet below TOC | | | | | | | | | |
| Elevation | feet | 24 | | | | | | | | |
| Volume purged | gallons | | | | | | | | | |
| Conductivity | µmhos | | | | | | | | | |
| Temperature | °F | | | | | | | | | |
| pH | | 26 | | | | | | | | |
| | Date 2 | | | | | | | | | |
| Static level | feet below TOC | | | | | | | | | |
| Elevation | feet | 28 | | | | | | | | |
| Volume purged | gallons | | | | | | | | | |
| Conductivity | µmhos | | | | | | | | | |
| Temperature | °F | | | | | | | | | |
| pH | | 30 | | | | | | | | |

Boring Log

Clayton Boring B22

| Final depth | 12 feet BGS | ft | R | Soil | N | Soil Type | Color | Soil Moisture | Comment | PID ppm |
|--|-------------|----|---|------|---|--|-------|---------------|-------------|---------|
| Page 1 of 1 | 0 | | | | | 0-6" Concrete | | | | |
| Boring location 13' south and 5' west of B3 | 2 | | | | | SILT with sand and gravel | Tan | Dry | | 0.4 |
| Client Industrial Properties, Inc. | 4 | | | | | CLAY with silt | Gray | Moist | | 0.5 |
| Project No. 75-03092.00 | 6 | | | | | SILT with sand | Gray | Moist | | 40.7 |
| Site Industrial Properties, Inc. 2450 Sixth Avenue South Seattle, Washington 98134 | 8 | | | | | Soil sample 010703-S4 collected from 6-9' bgs Petroleum odor observed ~8' bgs Groundwater encountered ~8' bgs Groundwater sample 010703-GW4 collected | | | Petrol Odor | 21.2 |
| Clayton geologist Greg Ferris | 10 | | | | | SAND (coarse) with gravel | Black | Wet | | |
| Driller ESN | 12 | | | | | Boring Terminated 12' bgs | | | | |
| Start date 1/7/2003 | | | | | | | | | | |
| Final date 1/7/2003 | | | | | | | | | | |
| Method Limited Access Geoprobe | | | | | | | | | | |
| Auger OD 2 inches | | | | | | | | | | |
| Sampler Split Spoon | | | | | | | | | | |
| Elevation | | | | | | | | | | |
| Datum | | | | | | | | | | |
| Ground surface feet | 14 | | | | | | | | | |
| Monitoring Well | | | | | | | | | | |
| TOC elevation feet | | | | | | | | | | |
| Grout feet BGS | 16 | | | | | | | | | |
| Interval feet BGS | | | | | | | | | | |
| Bentonite plug feet thick | | | | | | | | | | |
| Filter pack feet BGS | 18 | | | | | | | | | |
| Interval feet BGS | | | | | | | | | | |
| Screen length feet | | | | | | | | | | |
| Slot size inches | | | | | | | | | | |
| Screen bottom feet BGS | | | | | | | | | | |
| Grout method | 20 | | | | | | | | | |
| Pack material | | | | | | | | | | |
| Grout material | | | | | | | | | | |
| Development | | | | | | | | | | |
| Well lock No. | 22 | | | | | | | | | |
| Groundwater | | | | | | | | | | |
| Date 1 | | | | | | | | | | |
| Static level feet below TOC | 24 | | | | | | | | | |
| Elevation feet | | | | | | | | | | |
| Volume purged gallons | | | | | | | | | | |
| Conductivity µmhos | | | | | | | | | | |
| Temperature °F | 26 | | | | | | | | | |
| pH | | | | | | | | | | |
| Date 2 | | | | | | | | | | |
| Static level feet below TOC | 28 | | | | | | | | | |
| Elevation feet | | | | | | | | | | |
| Volume purged gallons | | | | | | | | | | |
| Conductivity µmhos | | | | | | | | | | |
| Temperature °F | | | | | | | | | | |
| pH | 30 | | | | | | | | | |

Boring Log

Clayton Boring B23

| Final depth | 8 feet BGS | ft | R | Soil | N | Soil Type | Color | Soil Moisture | Comment | PID ppm |
|----------------------|--|----|---|------|---|---|-------|---------------|-------------|---------|
| Page | 1 of 1 | 0 | | | | 0-6" Concrete | | | | |
| Boring location | 6' east of B1 | | | | | SAND (fine) with silt | Brown | Dry | | 0.4 |
| | | 2 | | | | | | | | |
| Client | Industrial Properties, Inc. | | | | | SILT with sand | Gray | Dry | | 2.8 |
| | | 4 | | | | | | | | |
| Project No. | 75-03092.00 | | | | | | | | | |
| Site | Industrial Properties, Inc. 2450 Sixth Avenue South Seattle, Washinton 98134 | 6 | | | | Soil sample 010703-S5 collected from 6-9' bgs | | | Petrol Odor | 46.2 |
| | | | | | | Groundwater encountered ~ 7' bgs | | Wet | | |
| | | 8 | | | | Groundwater sample 010703-GW5 collected | | | | |
| | | | | | | Boring Terminated 8' bgs | | | | |
| Clayton geologist | Greg Ferris | | | | | | | | | |
| Driller | ESN | 10 | | | | | | | | |
| Start date | 1/7/2003 | | | | | | | | | |
| Final date | 1/7/2003 | | | | | | | | | |
| Method | Limited Access Geoprobe | | | | | | | | | |
| Auger OD | 2 inches | 12 | | | | Boring Terminated 12' bgs | | | | |
| Sampler | Split Spoon | | | | | | | | | |
| Elevation | | | | | | | | | | |
| Datum | | | | | | | | | | |
| Ground surface | feet | 14 | | | | | | | | |
| Monitoring Well | | | | | | | | | | |
| TOC elevation | feet | | | | | | | | | |
| Grout interval | feet BGS | 16 | | | | | | | | |
| Bentonite plug | feet thick | | | | | | | | | |
| Filter pack interval | feet BGS | 18 | | | | | | | | |
| Screen length | feet | | | | | | | | | |
| Slot size | inches | | | | | | | | | |
| Screen bottom | feet BGS | | | | | | | | | |
| Grout method | | 20 | | | | | | | | |
| Pack material | | | | | | | | | | |
| Grout material | | | | | | | | | | |
| Development | | | | | | | | | | |
| Well lock No. | | 22 | | | | | | | | |
| Groundwater | | | | | | | | | | |
| Static level | Date 1 | | | | | | | | | |
| Elevation | feet below TOC | 24 | | | | | | | | |
| Volume purged | gallons | | | | | | | | | |
| Conductivity | µmhos | | | | | | | | | |
| Temperature | °F | | | | | | | | | |
| pH | | 26 | | | | | | | | |
| Static level | Date 2 | | | | | | | | | |
| Elevation | feet below TOC | 28 | | | | | | | | |
| Volume purged | gallons | | | | | | | | | |
| Conductivity | µmhos | | | | | | | | | |
| Temperature | °F | | | | | | | | | |
| pH | | 30 | | | | | | | | |

Boring Log

Clayton Boring B24

| Final depth | 12 feet BGS | ft | R | Soil | N | Soil Type | Color | Soil Moisture | Comment | PID ppm |
|----------------------|---|----|---|------|---|--|-------|---------------|---------|---------|
| Page | 1 of 1 | 0 | | | | 0-6" Concrete | | | | |
| Boring location | 10' southwest of B22 | | | | | SILT with sand and gravel | Tan | Dry | | 0.8 |
| | | 2 | | | | | | | | |
| Client | Industrial Properties, Inc. | | | | | | | | | 0.8 |
| | | 4 | | | | CLAY with silt | Gray | Moist | | |
| Project No. | 75-03092.00 | | | | | | | | | |
| Site | Industrial Properties, Inc. 2450 Sixth Avenue South Seattle, Washington 98134 | 6 | | | | SILT with sand | Gray | Moist | | 1.0 |
| | | 8 | | | | Soil sample 010703-S6 collected from 6-9' bgs Groundwater encountered ~ 7' bgs Groundwater sample 010703-GW6 collected | | Wet | | 1.0 |
| Clayton geologist | Greg Ferris | | | | | | | | | |
| Driller | ESN | 10 | | | | SAND (coarse) with gravel | Black | Wet | | |
| Start date | 1/7/2003 | | | | | | | | | |
| Final date | 1/7/2003 | | | | | | | | | |
| Method | Limited Access Geoprobe | | | | | | | | | |
| Auger OD | 2 inches | 12 | | | | Boring Terminated 12' bgs | | | | |
| Sampler | Split Spoon | | | | | | | | | |
| Elevation | | | | | | | | | | |
| Datum | | | | | | | | | | |
| Ground surface | feet | 14 | | | | | | | | |
| Monitoring Well | | | | | | | | | | |
| TOC elevation | feet | | | | | | | | | |
| Grout interval | feet BGS | 16 | | | | | | | | |
| Bentonite plug | feet thick | | | | | | | | | |
| Filter pack interval | feet BGS | 18 | | | | | | | | |
| Screen length | feet | | | | | | | | | |
| Slot size | inches | | | | | | | | | |
| Screen bottom | feet BGS | | | | | | | | | |
| Grout method | | 20 | | | | | | | | |
| Pack material | | | | | | | | | | |
| Grout material | | | | | | | | | | |
| Development | | | | | | | | | | |
| Well lock No. | | 22 | | | | | | | | |
| Groundwater | Date 1 | | | | | | | | | |
| Static level | feet below TOC | | | | | | | | | |
| Elevation | feet | 24 | | | | | | | | |
| Volume purged | gallons | | | | | | | | | |
| Conductivity | µmhos | | | | | | | | | |
| Temperature | °F | | | | | | | | | |
| pH | | 26 | | | | | | | | |
| | Date 2 | | | | | | | | | |
| Static level | feet below TOC | | | | | | | | | |
| Elevation | feet | 28 | | | | | | | | |
| Volume purged | gallons | | | | | | | | | |
| Conductivity | µmhos | | | | | | | | | |
| Temperature | °F | | | | | | | | | |
| pH | | 30 | | | | | | | | |

APPENDIX C

CORRESPONDENCE

4636 E. Marginal Way S.
Suite 215
Seattle, WA 98134
206.763.7364
Fax 206.763.4189



MEMORANDUM

To: File (75-03092.00)
From: Greg Ferris *GF*
Subject: INDUSTRIAL PROPERTIES – ECOLOGY 20 DAY REPORT
Date: December 17, 2002

On December 17, 2002, I spoke with Mr. John Bails at Ecology regarding the actions being taken at the subject property (2450 Sixth Avenue South, Seattle, Washington) to mitigate the petroleum releases detected at the site during the November 26, 2002 subsurface investigation around three heating fuel underground storage tanks (USTs).


Mr. Bails was informed that the fuel remaining in the USTs had been removed and that the owner was currently planning to perform a more in depth release investigation during January 2003 to delineate soil and groundwater impacts from the UST releases.

This report given to Mr. Bails of the status of activities at the subject property serves as the Ecology 20 Day Report as required in WAC 173-340-450.

4636 E. Marginal Way S.
Suite 215
Seattle, WA 98134
206.763.7364
Fax 206.763.4189



MEMORANDUM

To: File (75-03092.00)
From: Greg Ferris 
Subject: INDUSTRIAL PROPERTIES – ECOLOGY 24 HOUR REPORT
Date: November 27, 2002

On November 27, 2002, I spoke with Ms. Nida Rodriguez at Ecology regarding the preliminary findings of the November 26 underground storage tank (UST) subsurface investigation activities at Industrial Properties, Inc., 2450 Sixth Avenue South, Seattle, Washington.

Ms. Rodriguez was informed that on November 26, 2002, petroleum releases to soil and groundwater were detected in the vicinity of three USTs at the site (UST-1, UST-2 and UST-3) during the drilling of borings to collect soil and groundwater samples, and that free product was detected in the boring drilled just north of UST-1.

Ms. Rodriguez was also informed that the owner was planning to remove the remaining fuel in the three USTs to mitigate any future potential releases from occurring at the site.


Ms. Rodriguez assigned an Ecology Emergency Response Tracking System # (ERTS# 530490) to the site.

This report of the preliminary findings of the subsurface investigation activities at the subject property given to Ms. Rodriguez serves as the Ecology 24 Hour Report as required in WAC 173-340-300(2)(a).

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Suite 215
Seattle, WA 98134
206.763.7364
Fax 206.763.4189



FAX COVER

To: John Houlihan **From:** Greg Ferris 
Company: Short Cressman & Burgess **Date:** December 16, 2002
Fax No.: 206.340.8856 **Project No.:** Industrial Properties
No. of Pages (including cover): 1
Please confirm receipt: YES ☒ NO

Subject: Industrial Properties – 2450 6th Avenue South, Seattle, WA

Between December 4 – 7, 2002, Clayton supervised the removal of approximately 1,200 gallons of fuel from the three heating fuel underground storage tanks (USTs) at the Industrial Properties Transfer Warehouse located 2450 Sixth Avenue South, Seattle, Washington.

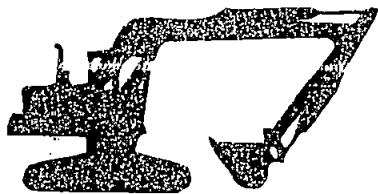
Specifically, the total volume of fuel removed from each UST was:

UST-1 ~750 gallons removed Dec. 6 & 7 (former Far West Taxi office)

UST-2 ~200 gallons removed Dec. 5 (hallway east of former Far West office)

UST-3 ~250 gallons removed Dec. 4 (R.H. Smith Garage at NW corner of property)

Greg Ferris



PICKERING BROTHERS COMPANY

Invoice # 1202-02

Friday, December 13, 2002

Greg Ferris
Clayton Group Services
4636 E MARGINAL WAY SOUTH
SUITE B-215
Seattle, WA 98134

Dear Greg:

Please find an invoice for services provided at 6th and Lander. **75-03092.00**

Tank pumping.

Fuel Removal and disposal or recycling. \$750.00

Total for this invoice. \$750.00 **6**

Thank you for your business.

Sincerely,


DARREN PICKERING

APPENDIX D

LABORATORY ANALYTICAL REPORTS

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Date of Report: 12/12/02

Date Received: 11/27/02

Project: 75-03092.00

Date Extracted: 12/04/02

Date Analyzed: 12/04/02 and 12/06/02

**RESULTS FROM THE ANALYSIS OF THE SOIL SAMPLES
FOR BENZENE, TOLUENE, ETHYLBENZENE,
XYLENES AND TPH AS GASOLINE
USING EPA METHOD 8021B AND NWTPH-Gx**

Results Reported on a Dry Weight Basis

Results Reported as $\mu\text{g/g}$ (ppm)

| <u>Sample ID</u> Laboratory ID | <u>Benzene</u> | <u>Toluene</u> | <u>Ethyl Benzene</u> | <u>Total Xylenes</u> | <u>Gasoline Range</u> | <u>Surrogate (% Recovery)</u> (Limit 76-129) |
|-----------------------------------|----------------|----------------|--------------------------|--------------------------|---------------------------|---|
| 112602-S2 d 211199-02 | 0.04 | 0.03 | 0.93 | 0.94 | 260 | ip |
| 112602-S5 211199-06 | <0.02 | <0.02 | 0.04 | <0.02 | 51 | 96 |
| 112602-S9 211199-11 | <0.02 | <0.02 | <0.02 | 0.05 | 11 | 101 |
| Method Blank | <0.02 | <0.02 | <0.02 | <0.02 | <1 | 86 |

d - The sample was diluted for gasoline.

ip - Recovery fell outside of normal control limits. Compounds in the sample matrix interfered with the quantitation of the analyte.

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Date of Report: 12/12/02
 Date Received: 11/27/02
 Project: 75-03092.00
 Date Extracted: 12/02/02
 Date Analyzed: 12/02/02

**RESULTS FROM THE ANALYSIS OF THE SOIL SAMPLES
 FOR TOTAL PETROLEUM HYDROCARBONS AS DIESEL
 USING METHOD NWTPH-Dx**

Extended to Include Motor Oil Range Compounds

Results Reported on a Dry Weight Basis

Results Reported as µg/g (ppm)

| <u>Sample ID</u> Laboratory ID | <u>Diesel Extended</u> (C ₁₀ -C ₃₆) | <u>Surrogate</u> (% Recovery) (Limit 45-153) |
|-----------------------------------|---|--|
| 112602-S1 d 211199-01 | 21,000 | 83 |
| 112602-S2 d 211199-02 | 18,000 | 81 |
| 112602-S3 211199-03 | 1,600 | 91 |
| 112602-S4 d 211199-04 | 12,000 | 129 |
| 112602-S5 211199-06 | 4,200 | 120 |
| 112602-S6 211199-07 | <50 | 87 |
| 112602-S7 211199-08 | 990 | 106 |
| 112602-S8 211199-09 | <50 | 84 |
| 112602-S9 211199-11 | 1,200 | 105 |
| 112602-S10 211199-12 | <50 | 86 |
| 112602-S11 211199-13 | 110 | 90 |
| 112602-S12 211199-14 | <50 | 90 |
| Method Blank | <50 | 88 |

d - The sample was diluted.

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Date of Report: 12/12/02

Date Received: 11/27/02

Project: 75-03092.00

Date Extracted: 12/02/02

Date Analyzed: 12/03/02

**RESULTS FROM THE ANALYSIS OF THE WATER SAMPLES
FOR TOTAL PETROLEUM HYDROCARBONS AS DIESEL
USING METHOD NWTPH-Dx**

Extended to Include Motor Oil Range Compounds

Results Reported as $\mu\text{g/L}$ (ppb)

| <u>Sample ID</u> Laboratory ID | <u>Diesel Extended</u> (C ₁₀ -C ₃₆) | <u>Surrogate</u> <u>(% Recovery)</u> (Limit 45-147) |
|-----------------------------------|---|---|
| 112602-GW1 d 211199-05 | 490,000 | ip |
| 112602-GW3 211199-15 | 4,500 | 105 |
| Method Blank | <250 | 101 |

d - The sample was diluted. Detection limits are raised due to dilution and surrogate recoveries may not be meaningful.

ip - Recovery fell outside of normal control limits. Compounds in the sample matrix interfered with the quantitation of the analyte.

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Analysis For PNA Compounds By EPA Method 8270C SIM

| | |
|-----------------------------|--------------------------------------|
| Client Sample ID: 112602-S2 | Client: Clayton Group Services, Inc. |
| Date Received: 11/27/02 | Project: 75-03092.00 |
| Date Extracted: 12/03/02 | Lab ID: 211199-02 1/100 |
| Date Analyzed: 12/04/02 | Data File: 120410.D |
| Matrix: Soil | Instrument: GCMS3 |
| Units: ug/kg (ppb) | Operator: YA |

| Surrogates: | % Recovery | Lower Limit | Upper Limit |
|------------------------|------------|----------------|----------------|
| Anthracene-d10 | 87 | 43 | 109 |
| Benzo(a)anthracene-d12 | 67 | 65 | 134 |

| Compounds: | Concentration: ug/kg (ppb) |
|------------------------|-------------------------------|
| Naphthalene | 12,000 |
| Acenaphthylene | <500 |
| Acenaphthene | 1,500 |
| Fluorene | 3,500 |
| Phenanthrene | 7,300 |
| Anthracene | <500 |
| Fluoranthene | <500 |
| Pyrene | 540 |
| Benz(a)anthracene | <500 |
| Chrysene | <500 |
| Benzo(b)fluoranthene | <500 |
| Benzo(k)fluoranthene | <500 |
| Benzo(a)pyrene | <500 |
| Indeno(1,2,3-cd)pyrene | <500 |
| Dibenzo(a,h)anthracene | <500 |
| Benzo(g,h,i)perylene | <500 |

Note: The sample was diluted due to high levels of interfering compounds. Detection limits are raised due to dilution and surrogate recoveries may not be meaningful.

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Analysis For PNA Compounds By EPA Method 8270C SIM

Client Sample ID: 112602-S5
 Date Received: 11/27/02
 Date Extracted: 12/03/02
 Date Analyzed: 12/04/02
 Matrix: Soil
 Units: ug/kg (ppb)

Client: Clayton Group Services, Inc.
 Project: 75-03092.00
 Lab ID: 211199-06
 Data File: 120413.D
 Instrument: GCMS3
 Operator: YA

| | % Recovery | Lower Limit | Upper Limit |
|------------------------|------------|-------------|-------------|
| Surrogates: | | | |
| Anthracene-d10 | 46 | 43 | 109 |
| Benzo(a)anthracene-d12 | 75 | 65 | 134 |

| Compounds: | Concentration: ug/kg (ppb) |
|------------------------|-------------------------------|
| Naphthalene | 120 |
| Acenaphthylene | 22 |
| Acenaphthene | 190 |
| Fluorene | 290 |
| Phenanthrene | 1,300 ve |
| Anthracene | <5 |
| Fluoranthene | 44 |
| Pyrene | 270 |
| Benz(a)anthracene | <5 |
| Chrysene | 9 |
| Benzo(b)fluoranthene | <5 |
| Benzo(k)fluoranthene | <5 |
| Benzo(a)pyrene | <5 |
| Indeno(1,2,3-cd)pyrene | <5 |
| Dibenzo(a,h)anthracene | <5 |
| Benzo(g,h,i)perylene | <5 |

ve - The value reported exceeded the calibration range established for the analyte. The reported concentration is an estimate.

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Analysis For PNA Compounds By EPA Method 8270C SIM

| | |
|-----------------------------|--------------------------------------|
| Client Sample ID: 112602-S5 | Client: Clayton Group Services, Inc. |
| Date Received: 11/27/02 | Project: 75-03092.00 |
| Date Extracted: 12/03/02 | Lab ID: 211199-06 1/10 |
| Date Analyzed: 12/04/02 | Data File: 120419.D |
| Matrix: Soil | Instrument: GCMS3 |
| Units: ug/kg (ppb) | Operator: YA |

| Surrogates: | % Recovery | Lower Limit | Upper Limit |
|------------------------|------------|----------------|----------------|
| Anthracene-d10 | 64 | 44 | 113 |
| Benzo(a)anthracene-d12 | 83 | 65 | 134 |

| Compounds: | Concentration: ug/kg (ppb) |
|------------------------|-------------------------------|
| Naphthalene | 120 |
| Acenaphthylene | <50 |
| Acenaphthene | 220 |
| Fluorene | 570 |
| Phenanthrene | 1,500 |
| Anthracene | <50 |
| Fluoranthene | 51 |
| Pyrene | 210 |
| Benz(a)anthracene | <50 |
| Chrysene | <50 |
| Benzo(b)fluoranthene | <50 |
| Benzo(k)fluoranthene | <50 |
| Benzo(a)pyrene | <50 |
| Indeno(1,2,3-cd)pyrene | <50 |
| Dibenzo(a,h)anthracene | <50 |
| Benzo(g,h,i)perylene | <50 |

Note: The sample was diluted due to the presence of high levels of material. Detection limits are raised due to dilution and surrogate recoveries may not be meaningful.

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Analysis For PNA Compounds By EPA Method 8270C SIM

| | |
|-----------------------------|--------------------------------------|
| Client Sample ID: 112602-S9 | Client: Clayton Group Services, Inc. |
| Date Received: 11/27/02 | Project: 75-03092.00 |
| Date Extracted: 12/03/02 | Lab ID: 211199-11 |
| Date Analyzed: 12/04/02 | Data File: 120414.D |
| Matrix: Soil | Instrument: GCMS3 |
| Units: ug/kg (ppb) | Operator: YA |

| Surrogates: | % Recovery | Lower Limit | Upper Limit |
|------------------------|------------|----------------|----------------|
| Anthracene-d10 | 55 | 44 | 113 |
| Benzo(a)anthracene-d12 | 77 | 65 | 134 |

| Compounds: | Concentration: ug/kg (ppb) |
|------------|-------------------------------|
|------------|-------------------------------|

| | |
|------------------------|--------|
| Naphthalene | 68 |
| Acenaphthylene | 23 |
| Acenaphthene | 140 |
| Fluorene | 240 |
| Phenanthrene | 630 ve |
| Anthracene | 34 |
| Fluoranthene | 19 |
| Pyrene | 85 |
| Benz(a)anthracene | <5 |
| Chrysene | 7 |
| Benzo(b)fluoranthene | <5 |
| Benzo(k)fluoranthene | <5 |
| Benzo(a)pyrene | <5 |
| Indeno(1,2,3-cd)pyrene | <5 |
| Dibenzo(a,h)anthracene | <5 |
| Benzo(g,h,i)perylene | <5 |

ve - The value reported exceeded the calibration range established for the analyte. The reported concentration is an estimate.

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Analysis For PNA Compounds By EPA Method 8270C SIM

| | |
|-----------------------------|--------------------------------------|
| Client Sample ID: 112602-S9 | Client: Clayton Group Services, Inc. |
| Date Received: 11/27/02 | Project: 75-03092.00 |
| Date Extracted: 12/03/02 | Lab ID: 211199-11 1/10 |
| Date Analyzed: 12/04/02 | Data File: 120420.D |
| Matrix: Soil | Instrument: GCMS3 |
| Units: ug/kg (ppb) | Operator: YA |

| Surrogates: | % Recovery | Lower Limit | Upper Limit |
|------------------------|------------|----------------|----------------|
| Anthracene-d10 | 76 | 44 | 113 |
| Benzo(a)anthracene-d12 | 76 | 65 | 134 |

| Compounds: | Concentration: ug/kg (ppb) |
|------------------------|-------------------------------|
| Naphthalene | <50 |
| Acenaphthylene | <50 |
| Acenaphthene | 140 |
| Fluorene | 310 |
| Phenanthrene | 750 |
| Anthracene | <50 |
| Fluoranthene | <50 |
| Pyrene | 80 |
| Benz(a)anthracene | <50 |
| Chrysene | <50 |
| Benzo(b)fluoranthene | <50 |
| Benzo(k)fluoranthene | <50 |
| Benzo(a)pyrene | <50 |
| Indeno(1,2,3-cd)pyrene | <50 |
| Dibenzo(a,h)anthracene | <50 |
| Benzo(g,h,i)perylene | <50 |

Note: The sample was diluted due to the presence of high levels of material. Detection limits are raised due to dilution and surrogate recoveries may not be meaningful.

FRIEDMAN & BRUYA INC.

ENVIRONMENTAL CHEMISTS

Analysis For PNA Compounds By EPA Method 8270C SIM

| | |
|--------------------------------|--------------------------------------|
| Client Sample ID: Method Blank | Client: Clayton Group Services, Inc. |
| Date Received: 11/27/02 | Project: 75-03092.00 |
| Date Extracted: 12/03/02 | Lab ID: 02-919 mb |
| Date Analyzed: 12/03/02 | Data File: 120309.D |
| Matrix: Soil | Instrument: GCMS3 |
| Units: ug/kg (ppb) | Operator: YA |

| Surrogates: | % Recovery | Lower Limit | Upper Limit |
|------------------------|------------|----------------|----------------|
| Anthracene-d10 | 94 | 43 | 109 |
| Benzo(a)anthracene-d12 | 79 | 65 | 134 |

| Compounds: | Concentration: ug/kg (ppb) |
|------------|-------------------------------|
|------------|-------------------------------|

| | |
|------------------------|----|
| Naphthalene | <5 |
| Acenaphthylene | <5 |
| Acenaphthene | <5 |
| Fluorene | <5 |
| Phenanthrene | <5 |
| Anthracene | <5 |
| Fluoranthene | <5 |
| Pyrene | <5 |
| Benzo(a)anthracene | <5 |
| Chrysene | <5 |
| Benzo(b)fluoranthene | <5 |
| Benzo(k)fluoranthene | <5 |
| Benzo(a)pyrene | <5 |
| Indeno(1,2,3-cd)pyrene | <5 |
| Dibenzo(a,h)anthracene | <5 |
| Benzo(g,h,i)perylene | <5 |

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Date of Report: 12/12/02

Date Received: 11/27/02

Project: 75-03092.00

**QUALITY ASSURANCE RESULTS FOR THE ANALYSIS OF SOIL SAMPLES
FOR BENZENE, TOLUENE, ETHYLBENZENE,
XYLENES AND TPH AS GASOLINE
USING EPA METHOD 8021B AND NWTPH-Gx**

Laboratory Code: 211199-11 (Matrix Spike)

| Analyte | Reporting Units | Spike Level | Sample Result | Percent Recovery MS | Percent Recovery MSD | Acceptance Criteria | RPD (Limit 20) |
|--------------|--------------------|----------------|------------------|---------------------------|----------------------------|------------------------|-------------------|
| Benzene | µg/g (ppm) | 0.5 | <0.02 | 106 | 106 | 60-131 | 0 |
| Toluene | µg/g (ppm) | 0.5 | <0.02 | 110 | 110 | 68-129 | 0 |
| Ethylbenzene | µg/g (ppm) | 0.5 | <0.02 | 113 | 114 | 69-131 | 1 |
| Xylenes | µg/g (ppm) | 1.5 | 0.05 | 135 | 136 | 69-137 | 1 |

Laboratory Code: Laboratory Control Sample

| Analyte | Reporting Units | Spike Level | Percent Recovery LCS | Percent Recovery LCSD | Acceptance Criteria | RPD (Limit 20) |
|--------------|--------------------|----------------|----------------------------|-----------------------------|------------------------|-------------------|
| Benzene | µg/g (ppm) | 0.5 | 92 | 90 | 68-116 | 2 |
| Toluene | µg/g (ppm) | 0.5 | 92 | 90 | 75-114 | 2 |
| Ethylbenzene | µg/g (ppm) | 0.5 | 95 | 92 | 79-114 | 3 |
| Xylenes | µg/g (ppm) | 1.5 | 111 | 108 | 76-122 | 3 |
| Gasoline | µg/g (ppm) | 20 | 91 | 90 | 51-141 | 1 |

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Date of Report: 12/12/02

Date Received: 11/27/02

Project: 75-03092.00

**QUALITY ASSURANCE RESULTS FROM THE ANALYSIS OF SOIL SAMPLES
FOR TOTAL PETROLEUM HYDROCARBONS AS DIESEL EXTENDED
USING METHOD NWTPH-Dx**

Laboratory Code: 211199-12 (Duplicate)

| Analyte | Reporting Units | Sample Result | Duplicate Result | Relative Percent Difference (Limit 20) |
|-----------------|--------------------|------------------|---------------------|--|
| Diesel Extended | µg/g (ppm) | <50 | <50 | nm |

Laboratory Code: 211199-12 (Matrix Spike)

| Analyte | Reporting Units | Spike Level | Sample Result | Percent Recovery MS | Acceptance Criteria |
|-----------------|--------------------|----------------|------------------|---------------------------|------------------------|
| Diesel Extended | µg/g (ppm) | 500 | <50 | 108 | 62-142 |

Laboratory Code: Laboratory Control Sample

| Analyte | Reporting Units | Spike Level | Percent Recovery LCS | Percent Recovery LCSD | Acceptance Criteria | RPD (Limit 20) |
|-----------------|--------------------|----------------|----------------------------|-----------------------------|------------------------|-------------------|
| Diesel Extended | µg/g (ppm) | 500 | 108 | 114 | 66-132 | 5 |

nm - The analyte was not detected in one or more of the duplicate analyses. Therefore, calculation of the RPD is not applicable.

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Date of Report: 12/12/02

Date Received: 11/27/02

Project: 75-03092.00

**QUALITY ASSURANCE RESULTS FROM THE ANALYSIS OF WATER
SAMPLES FOR TOTAL PETROLEUM HYDROCARBONS AS DIESEL
EXTENDED USING METHOD NWTPH-D_x**

Laboratory Code: Laboratory Control Sample

| Analyte | Reporting Units | Spike Level | Percent Recovery LCS | Percent Recovery LCSD | Acceptance Criteria | RPD (Limit 20) |
|-----------------|--------------------|----------------|----------------------------|-----------------------------|------------------------|-------------------|
| Diesel Extended | µg/L (ppb) | 5,000 | 109 | 110 | 71-128 | 1 |

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Date of Report: 12/12/02

Date Received: 11/27/02

Project: 75-03092.00

**QUALITY ASSURANCE RESULTS FOR THE ANALYSIS OF SOIL SAMPLES
FOR PNA'S BY EPA METHOD 8270C SIM**

Laboratory Code: 211199-02 (Duplicate)

| Analyte | Reporting Units | Sample Result | Duplicate Result | Relative Percent Difference (Limit 20) |
|------------------------|--------------------|------------------|---------------------|--|
| Naphthalene | µg/kg (ppb) | 12,000 | 15,000 | 15 |
| Acenaphthylene | µg/kg (ppb) | <500 | <500 | nm |
| Acenaphthene | µg/kg (ppb) | 1,500 | 1,900 | 24 h |
| Fluorene | µg/kg (ppb) | 3,500 | 4,100 | 16 |
| Phenanthrene | µg/kg (ppb) | 7,300 | 8,700 | 18 |
| Anthracene | µg/kg (ppb) | <500 | <500 | nm |
| Fluoranthene | µg/kg (ppb) | <500 | <500 | nm |
| Pyrene | µg/kg (ppb) | 540 | 650 | 18 |
| Benz(a)anthracene | µg/kg (ppb) | <500 | <500 | nm |
| Chrysene | µg/kg (ppb) | <500 | <500 | nm |
| Benzo(b)fluoranthene | µg/kg (ppb) | <500 | <500 | nm |
| Benzo(k)fluoranthene | µg/kg (ppb) | <500 | <500 | nm |
| Benzo(a)pyrene | µg/kg (ppb) | <500 | <500 | nm |
| Indeno(1,2,3-cd)pyrene | µg/kg (ppb) | <500 | <500 | nm |
| Dibenzo(a,h)anthracene | µg/kg (ppb) | <500 | <500 | nm |
| Benzo(g,h,i)perylene | µg/kg (ppb) | <500 | <500 | nm |

Laboratory Code: Laboratory Control Sample

| Analyte | Reporting Units | Spike Level | Percent Recovery LCS | Percent Recovery LCSD | Acceptance Criteria | RPD (Limit 20) |
|------------------------|--------------------|----------------|----------------------------|-----------------------------|------------------------|-------------------|
| Naphthalene | µg/kg (ppb) | 170 | 82 | 87 | 58-121 | 6 |
| Acenaphthylene | µg/kg (ppb) | 170 | 90 | 95 | 54-122 | 5 |
| Acenaphthene | µg/kg (ppb) | 170 | 82 | 86 | 58-119 | 5 |
| Fluorene | µg/kg (ppb) | 170 | 84 | 88 | 57-122 | 5 |
| Phenanthrene | µg/kg (ppb) | 170 | 79 | 83 | 57-123 | 5 |
| Anthracene | µg/kg (ppb) | 170 | 98 | 103 | 44-125 | 5 |
| Fluoranthene | µg/kg (ppb) | 170 | 98 | 102 | 54-127 | 4 |
| Pyrene | µg/kg (ppb) | 170 | 96 | 100 | 56-123 | 4 |
| Benz(a)anthracene | µg/kg (ppb) | 170 | 77 | 79 | 50-124 | 3 |
| Chrysene | µg/kg (ppb) | 170 | 79 | 81 | 51-122 | 3 |
| Benzo(b)fluoranthene | µg/kg (ppb) | 170 | 87 | 93 | 44-149 | 6 |
| Benzo(k)fluoranthene | µg/kg (ppb) | 170 | 87 | 92 | 52-140 | 6 |
| Benzo(a)pyrene | µg/kg (ppb) | 170 | 85 | 88 | 42-129 | 4 |
| Indeno(1,2,3-cd)pyrene | µg/kg (ppb) | 170 | 64 | 67 | 48-134 | 4 |
| Dibenzo(a,h)anthracene | µg/kg (ppb) | 170 | 66 | 69 | 49-136 | 4 |
| Benzo(g,h,i)perylene | µg/kg (ppb) | 170 | 58 | 60 | 46-134 | 3 |

nm - The analyte was not detected in one or more of the duplicate analyses. Therefore, calculation of the RPD is not applicable.

h - RPD results are likely outside control limits due to sample inhomogeneity.

SAMPLE CHAIN OF CUSTODY X4057

EY 11/27/02 BO2

Send Report To GREG FERRIS
 Company Clayton Group Services, Inc.
 Address 4636 E. Marginal Way S., Ste 215
 City, State, ZIP Seattle, WA 98134
 Phone # (206) 763-7364 Fax # (206) 763-4189

| | |
|---|------|
| SAMPLERS (signature) <u>GREG FERRIS</u> | |
| PROJECT NAME/NO. <u>75-03092.00</u> | PO # |
| REMARKS <u>PLEASE FAX RESULTS</u> | |

| |
|---|
| Page # <u>1</u> of <u>2</u> |
| TURNAROUND TIME <input checked="" type="checkbox"/> Standard (2 Weeks) <input type="checkbox"/> RUSH Rush charges authorized by: |
| SAMPLE DISPOSAL <input type="checkbox"/> Dispose after 30 days <input type="checkbox"/> Return samples <input checked="" type="checkbox"/> Will call with instructions |

| Sample ID | Lab ID | Date | Time | Sample Type | # of containers | ANALYSES REQUESTED | | | | | | | | | | Notes |
|-----------|--------|----------|------|-------------|-----------------|-------------------------|--------------|---------------|--------------|---------------|-----|------|--|--|--|--------------|
| | | | | | | TPH-Diesel | TPH-Gasoline | BTEX by 8021B | VOCs by 8260 | SVOCs by 8270 | HFS | PAHs | | | | |
| 112602-S1 | 01 | 11-26-02 | 0900 | SOIL | 1 | ✓ | | | | | | | | | | |
| S2 | 02 | | 0930 | ↓ | 2 | ✓ | ✓ | ✓ | | | | ✓ | | | | |
| S3 | 03 | | 0950 | ↓ | 1 | ✓ | | | | | | | | | | |
| S4 | 04 | | 1010 | ↓ | 1 | ✓ | | | | | | | | | | |
| GW1 | 05 | | 0925 | WATER | 1 | ✓ | | | | | | | | | | |
| S5 | 06 | | 1100 | SOIL | 2 | ✓ | ✓ | ✓ | | | | ✓ | | | | |
| S6 | 07 | | 1150 | ↓ | 1 | ✓ | | | | | | | | | | |
| S7 | 08 | | 1220 | ↓ | 1 | ✓ | | | | | | | | | | |
| S8 | 09 | | 1250 | ↓ | 1 | ✓ | | | | | | | | | | |
| GW2 | 10 | ✓ | 1125 | WATER | 1 | X-DO NOT ANALYZE-(HOLD) | | | | | | | | | | FREE PRODUCT |

Friedman & Bruya, Inc.
 3012 16th Avenue West
 Seattle, WA 98119-2029
 Ph. (206) 285-8282
 Fax (206) 283-5044

| SIGNATURE | PRINT NAME | COMPANY | DATE | TIME |
|-------------------------------------|---------------------|----------------|-----------------|-------------|
| Relinquished by: <u>GREG FERRIS</u> | <u>GREG FERRIS</u> | <u>CLAYTON</u> | <u>11-27-02</u> | <u>1225</u> |
| Received by: <u>Laura Hooper</u> | <u>Laura Hooper</u> | <u>FBI</u> | ↓ | ↓ |
| Relinquished by: | | | | |
| Received by: | | | | |

201199

SAMPLE CHAIN OF CUSTODY

EY 11/27/02 B02

Send Report To GREG FERRIS
 Company Clayton Group Services, Inc.
 Address 4636 E. Marginal Way S., Ste 215
 City, State, ZIP Seattle, WA 98134
 Phone # (206) 763-7364 Fax # (206) 763-4189

| | |
|---|------|
| SAMPLERS (signature) <u>GREG FERRIS</u> | |
| PROJECT NAME/NO. <u>75-03092.00</u> | PO # |
| REMARKS <u>PLEASE FAX RESULTS</u> | |

| |
|---|
| Page # <u>2</u> of <u>2</u> |
| TURNAROUND TIME <input checked="" type="checkbox"/> Standard (2 Weeks) <input type="checkbox"/> RUSH Rush charges authorized by: |
| SAMPLE DISPOSAL <input type="checkbox"/> Dispose after 30 days <input type="checkbox"/> Return samples <input checked="" type="checkbox"/> Will call with instructions |

| Sample ID | Lab ID | Date | Time | Sample Type | # of containers | ANALYSES REQUESTED | | | | | | | | | | Notes |
|-----------|--------|----------|------|-------------|-----------------|--------------------|--------------|---------------|--------------|---------------|-----|------|--|--|--|-------|
| | | | | | | TPH-Diesel | TPH-Gasoline | BTEN by 8021B | VOCs by 8260 | SVOCs by 8270 | HFS | PAHS | | | | |
| 112602-SA | 11 | 11-26-02 | 1340 | SOIL | | ✓ | ✓ | ✓ | | | | ✓ | | | | |
| S10 | 12 | } | 1450 | ↓ | | ✓ | | | | | | | | | | |
| S11 | 13 | | 1520 | | | ✓ | | | | | | | | | | |
| S12 | 14 | | 1620 | | | ✓ | | | | | | | | | | |
| GW3 | 15 | ✓ | 1420 | WATER | | ✓ | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
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Friedman & Bruya, Inc.
 3012 16th Avenue West
 Seattle, WA 98119-2029
 Ph. (206) 285-8282
 Fax (206) 283-5044

| SIGNATURE | PRINT NAME | COMPANY | DATE | TIME |
|-------------------------------------|---------------------|----------------|-----------------|-------------|
| Relinquished by: <u>GREG FERRIS</u> | <u>GREG FERRIS</u> | <u>CLAYTON</u> | <u>11-27-02</u> | <u>1225</u> |
| Received by: <u>[Signature]</u> | <u>Laura Hooper</u> | <u>FBI</u> | <u>✓</u> | <u>✓</u> |
| Relinquished by: | | | | |
| Received by: | | | | |

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Date of Report: 01/22/03
 Date Received: 01/07/03
 Project: 75-03092.00, F&BI 301035
 Date Extracted: 01/09/03
 Date Analyzed: 01/09/03

**RESULTS FROM THE ANALYSIS OF THE WATER SAMPLES
 FOR BENZENE, TOLUENE, ETHYLBENZENE
 XYLENES AND TPH AS GASOLINE
 USING EPA METHOD 8021B AND NWTPH-Gx**
 Results Reported as µg/L (ppb)

| <u>Sample ID</u> Laboratory ID | <u>Benzene</u> | <u>Toluene</u> | <u>Ethyl Benzene</u> | <u>Total Xylenes</u> | <u>Gasoline Range</u> | <u>Surrogate (% Recovery)</u> (Limit 79-132) |
|-----------------------------------|----------------|----------------|--------------------------|--------------------------|---------------------------|---|
| 010603-GW2 d 301035-04 | 6 | <5 | <5 | 8 | 1,800 | 99 |
| 010703-GW1 301035-14 | <1 | <1 | <1 | <1 | <50 | 94 |
| 010703-GW4 d 301035-20 | <5 | <5 | 11 | 11 | 750 | 95 |
| Method Blank | <1 | <1 | <1 | <1 | <50 | 96 |

d - The sample was diluted due to matrix effect (foamy). Detection limits are raised due to dilution.

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Date of Report: 01/22/03

Date Received: 01/07/03

Project: 75-03092.00, F&BI 301035

Date Extracted: 01/08/03

Date Analyzed: 01/09/03 and 01/10/03

**RESULTS FROM THE ANALYSIS OF THE SOIL SAMPLES
FOR TOTAL PETROLEUM HYDROCARBONS AS DIESEL
USING METHOD NWTPH-Dx**

Extended to Include Motor Oil Range Compounds

Results Reported on a Dry Weight Basis

Results Reported as µg/g (ppm)

| <u>Sample ID</u> Laboratory ID | <u>Diesel Extended</u> (C ₁₀ -C ₃₆) | <u>Surrogate</u> <u>(% Recovery)</u> (Limit 45-153) |
|-----------------------------------|---|---|
| 010603-S1 301035-01 | <50 | 82 |
| 010603-S2 301035-03 | 2,700 | 90 |
| 010603-S3 301035-05 | <50 | 75 |
| 010603-S4 301035-07 | <50 | 77 |
| 010603-S5 d 301035-09 | 20,000 | 135 |
| 010603-S6 301035-11 | 3,800 | 145 |
| 010703-S1 301035-13 | <50 | 80 |
| 010703-S2 301035-15 | <50 | 80 |
| 010703-S3 301035-17 | <50 | 78 |
| 010703-S4 301035-19 | 2,000 | 85 |
| 010703-S5 301035-21 | 710 | 79 |
| 010703-S6 301035-23 | <50 | 68 |
| Method Blank | <50 | 71 |

d - The sample was diluted

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Date of Report: 01/22/03
 Date Received: 01/07/03
 Project: 75-03092.00, F&BI 301035
 Date Extracted: 01/09/03
 Date Analyzed: 01/10/03

**RESULTS FROM THE ANALYSIS OF THE WATER SAMPLES
 FOR TOTAL PETROLEUM HYDROCARBONS AS DIESEL
 USING METHOD NWTPH-Dx
 Extended to Include Motor Oil Range Compounds
 Results Reported as µg/L (ppb)**

| <u>Sample ID</u> | <u>Diesel Extended</u> | <u>Surrogate</u> |
|---------------------------|-------------------------------------|--------------------------------|
| Laboratory ID | (C ₁₀ -C ₃₆) | (% Recovery) (Limit 45-147) |
| 010603-GW1 301035-02 | 22,000 | 110 |
| 010603-GW2 d 301035-04 | 220,000 | 104 |
| 010603-GW3 301035-06 | 2,500 | 84 |
| 010603-GW4 301035-08 | 3,100 | 95 |
| 010603-GW5 d 301035-10 | 65,000 | 69 |
| 010603-GW6 d 301035-12 | 170,000 | ip |
| 010703-GW1 301035-14 | <250 | 62 |
| 010703-GW2 301035-16 | <250 | 85 |
| 010703-GW3 301035-18 | <250 | 72 |
| 010703-GW4 d 301035-20 | 170,000 | 116 |
| 010703-GW5 301035-22 | 330 | 82 |
| 010703-GW6 301035-24 | 1,800 | 94 |
| Method Blank | <250 | 92 |

ip - Recovery fell outside of normal control limits. Compounds in the sample matrix interfered with the quantitation of the analyte.

d - The sample was diluted. Detection limits are raised due to dilution and surrogate recoveries may not be meaningful.

FRIEDMAN & BRUVA, INC.

ENVIRONMENTAL CHEMISTS

Analysis For PNA Compounds By EPA Method 8270C SIM

| | |
|------------------------------|--------------------------------------|
| Client Sample ID: 010603-GW2 | Client: Clayton Group Services, Inc. |
| Date Received: 01/07/03 | Project: 75-03092.00, F&BI 301035 |
| Date Extracted: 01/09/03 | Lab ID: 301035-04 1/10 sg |
| Date Analyzed: 01/17/03 | Data File: 011725.D |
| Matrix: Water | Instrument: GCMS3 |
| Units: ug/L (ppb) | Operator: YA |

| Surrogates: | % Recovery | Lower Limit | Upper Limit |
|------------------------|------------|-------------|-------------|
| Anthracene-d10 | 133 vo | 32 | 121 |
| Benzo(a)anthracene-d12 | 100 | 43 | 125 |

| Compounds: | Concentration: ug/L (ppb) |
|------------------------|------------------------------|
| Naphthalene | 21 fbs |
| Acenaphthylene | <1.0 |
| Acenaphthene | 46 |
| Fluorene | 140 |
| Phenanthrene | 220 |
| Anthracene | <1.0 |
| Fluoranthene | 5.0 |
| Pyrene | 23 |
| Benz(a)anthracene | 3.0 |
| Chrysene | 5.0 |
| Benzo(b)fluoranthene | <1.0 |
| Benzo(k)fluoranthene | <1.0 |
| Benzo(a)pyrene | <1.0 |
| Indeno(1,2,3-cd)pyrene | <1.0 |
| Dibenzo(a,h)anthracene | <1.0 |
| Benzo(g,h,i)perylene | <1.0 |

vo - The value reported fell outside the control limits established for this analyte.

fbs - The analyte indicated was found in the blank. A small percentage of the material present may be due to laboratory contamination.

Note: The sample was diluted due to high levels of interfering compounds. Detection limits are raised due to dilution and surrogate recoveries may not be meaningful.

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Analysis For PNA Compounds By EPA Method 8270C SIM

| | | | |
|-------------------|------------|-------------|------------------------------|
| Client Sample ID: | 010703-GW1 | Client: | Clayton Group Services, Inc. |
| Date Received: | 01/07/03 | Project: | 75-03092.00, F&BI 301035 |
| Date Extracted: | 01/09/03 | Lab ID: | 301035-14 |
| Date Analyzed: | 01/11/03 | Data File: | 011034.D |
| Matrix: | Water | Instrument: | GCMS3 |
| Units: | ug/L (ppb) | Operator: | YA |

| Surrogates: | % Recovery | Lower Limit | Upper Limit |
|------------------------|------------|-------------|-------------|
| Anthracene-d10 | 86 | 32 | 121 |
| Benzo(a)anthracene-d12 | 69 | 43 | 125 |

| Compounds: | Concentration: ug/L (ppb) |
|------------------------|------------------------------|
| Naphthalene | <0.1 |
| Acenaphthylene | <0.1 |
| Acenaphthene | <0.1 |
| Fluorene | <0.1 |
| Phenanthrene | 0.3 |
| Anthracene | <0.1 |
| Fluoranthene | <0.1 |
| Pyrene | <0.1 |
| Benz(a)anthracene | <0.1 |
| Chrysene | <0.1 |
| Benzo(b)fluoranthene | <0.1 |
| Benzo(k)fluoranthene | <0.1 |
| Benzo(a)pyrene | <0.1 |
| Indeno(1,2,3-cd)pyrene | <0.1 |
| Dibenzo(a,h)anthracene | <0.1 |
| Benzo(g,h,i)perylene | <0.1 |

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Analysis For PNA Compounds By EPA Method 8270C SIM

| | |
|------------------------------|--------------------------------------|
| Client Sample ID: 010703-GW4 | Client: Clayton Group Services, Inc. |
| Date Received: 01/07/03 | Project: 75-03092.00, F&BI 301035 |
| Date Extracted: 01/09/03 | Lab ID: 301035-20 1/10 sg |
| Date Analyzed: 01/18/03 | Data File: 011726.D |
| Matrix: Water | Instrument: GCMS3 |
| Units: ug/L (ppb) | Operator: YA |

| Surrogates: | % Recovery | Lower Limit | Upper Limit |
|------------------------|------------|-------------|-------------|
| Anthracene-d10 | 92 | 32 | 121 |
| Benzo(a)anthracene-d12 | 105 | 43 | 125 |

| Compounds: | Concentration: ug/L (ppb) |
|------------------------|------------------------------|
| Naphthalene | 23 fbs |
| Acenaphthylene | <1.0 |
| Acenaphthene | 32 |
| Fluorene | 88 |
| Phenanthrene | 120 |
| Anthracene | <1.0 |
| Fluoranthene | 8.0 |
| Pyrene | 11 |
| Benz(a)anthracene | 1.0 |
| Chrysene | 2.0 |
| Benzo(b)fluoranthene | <1.0 |
| Benzo(k)fluoranthene | <1.0 |
| Benzo(a)pyrene | <1.0 |
| Indeno(1,2,3-cd)pyrene | <1.0 |
| Dibenzo(a,h)anthracene | <1.0 |
| Benzo(g,h,i)perylene | <1.0 |

fbs - The analyte indicated was found in the blank. A small percentage of the material present may be due to laboratory contamination.

Note: The sample was diluted due to high levels of interfering compounds. Detection limits are raised due to dilution and surrogate recoveries may not be meaningful.

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Analysis For PNA Compounds By EPA Method 8270C SIM

| | | | |
|-------------------|----------------|-------------|------------------------------|
| Client Sample ID: | Method Blank | Client: | Clayton Group Services, Inc. |
| Date Received: | Not Applicable | Project: | 75-03092.00, F&BI 301035 |
| Date Extracted: | 01/09/03 | Lab ID: | 03-121 mb |
| Date Analyzed: | 01/10/03 | Data File: | 011016.D |
| Matrix: | Water | Instrument: | GCMS3 |
| Units: | ug/L (ppb) | Operator: | YA |

| Surrogates: | % Recovery | Lower Limit | Upper Limit |
|------------------------|------------|-------------|-------------|
| Anthracene-d10 | 87 | 32 | 121 |
| Benzo(a)anthracene-d12 | 130 | 43 | 125 |

| Compounds: | Concentration: ug/L (ppb) |
|------------|------------------------------|
|------------|------------------------------|

| | |
|------------------------|------|
| Naphthalene | 0.8 |
| Acenaphthylene | <0.1 |
| Acenaphthene | <0.1 |
| Fluorene | <0.1 |
| Phenanthrene | <0.1 |
| Anthracene | <0.1 |
| Fluoranthene | <0.1 |
| Pyrene | <0.1 |
| Benz(a)anthracene | <0.1 |
| Chrysene | <0.1 |
| Benzo(b)fluoranthene | <0.1 |
| Benzo(k)fluoranthene | <0.1 |
| Benzo(a)pyrene | <0.1 |
| Indeno(1,2,3-cd)pyrene | <0.1 |
| Dibenzo(a,h)anthracene | <0.1 |
| Benzo(g,h,i)perylene | <0.1 |

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Analysis For PNA Compounds By EPA Method 8270C SIM

| | |
|--------------------------------|--------------------------------------|
| Client Sample ID: Method Blank | Client: Clayton Group Services, Inc. |
| Date Received: Not Applicable | Project: 75-03092.00, F&BI 301035 |
| Date Extracted: 01/13/03 | Lab ID: mb 03-121 rx |
| Date Analyzed: 01/17/03 | Data File: 011723.D |
| Matrix: Water | Instrument: GCMS3 |
| Units: ug/L (ppb) | Operator: YA |

| | % Recovery | Lower Limit | Upper Limit |
|------------------------|------------|-------------|-------------|
| Surrogates: | | | |
| Anthracene-d10 | 93 | 32 | 121 |
| Benzo(a)anthracene-d12 | 100 | 43 | 125 |

| Compounds: | Concentration: ug/L (ppb) |
|------------------------|------------------------------|
| Naphthalene | <0.1 |
| Acenaphthylene | <0.1 |
| Acenaphthene | <0.1 |
| Fluorene | <0.1 |
| Phenanthrene | <0.1 |
| Anthracene | <0.1 |
| Fluoranthene | <0.1 |
| Pyrene | <0.1 |
| Benz(a)anthracene | <0.1 |
| Chrysene | <0.1 |
| Benzo(b)fluoranthene | <0.1 |
| Benzo(k)fluoranthene | <0.1 |
| Benzo(a)pyrene | <0.1 |
| Indeno(1,2,3-cd)pyrene | <0.1 |
| Dibenzo(a,h)anthracene | <0.1 |
| Benzo(g,h,i)perylene | <0.1 |

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Analysis For PNA Compounds By EPA Method 8270C SIM

| | |
|--------------------------------|--------------------------------------|
| Client Sample ID: Method Blank | Client: Clayton Group Services, Inc. |
| Date Received: Not Applicable | Project: 75-03092.00, F&BI 301035 |
| Date Extracted: 01/13/03 | Lab ID: mb 03-121 rx sg |
| Date Analyzed: 01/17/03 | Data File: 011724.D |
| Matrix: Water | Instrument: GCMS3 |
| Units: ug/L (ppb) | Operator: YA |

| Surrogates: | % Recovery | Lower Limit | Upper Limit |
|------------------------|------------|----------------|----------------|
| Anthracene-d10 | 93 | 32 | 121 |
| Benzo(a)anthracene-d12 | 99 | 43 | 125 |

| Compounds: | Concentration: ug/L (ppb) |
|------------------------|------------------------------|
| Naphthalene | <0.1 |
| Acenaphthylene | <0.1 |
| Acenaphthene | <0.1 |
| Fluorene | <0.1 |
| Phenanthrene | <0.1 |
| Anthracene | <0.1 |
| Fluoranthene | <0.1 |
| Pyrene | <0.1 |
| Benz(a)anthracene | <0.1 |
| Chrysene | <0.1 |
| Benzo(b)fluoranthene | <0.1 |
| Benzo(k)fluoranthene | <0.1 |
| Benzo(a)pyrene | <0.1 |
| Indeno(1,2,3-cd)pyrene | <0.1 |
| Dibenzo(a,h)anthracene | <0.1 |
| Benzo(g,h,i)perylene | <0.1 |

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Date of Report: 01/22/03

Date Received: 01/07/03

Project: 75-03092.00, F&BI 301035

**QUALITY ASSURANCE RESULTS FOR THE ANALYSIS OF WATER
SAMPLES FOR BENZENE, TOLUENE, ETHYLBENZENE,
XYLENES AND TPH AS GASOLINE
USING EPA METHOD 8021B AND NWTPH-Gx**

Laboratory Code: 301035-14 (Duplicate)

| Analyte | Reporting Units | Sample Result | Duplicate Result | Relative Percent Difference (Limit 20) |
|--------------|--------------------|------------------|---------------------|--|
| Benzene | µg/L (ppb) | <1 | <1 | nm |
| Toluene | µg/L (ppb) | <1 | <1 | nm |
| Ethylbenzene | µg/L (ppb) | <1 | <1 | nm |
| Xylenes | µg/L (ppb) | <1 | <1 | nm |
| Gasoline | µg/L (ppb) | <50 | <50 | nm |

Laboratory Code: Laboratory Control Sample

| Analyte | Reporting Units | Spike Level | Percent Recovery LCS | Percent Recovery LCSD | Acceptance Criteria | RPD (Limit 20) |
|--------------|--------------------|----------------|----------------------------|-----------------------------|------------------------|-------------------|
| Benzene | µg/L (ppb) | 25 | 91 | 95 | 71-117 | 4 |
| Toluene | µg/L (ppb) | 25 | 90 | 94 | 71-119 | 4 |
| Ethylbenzene | µg/L (ppb) | 25 | 92 | 96 | 67-125 | 4 |
| Xylenes | µg/L (ppb) | 75 | 91 | 95 | 65-127 | 4 |
| Gasoline | µg/L (ppb) | 1,000 | 80 | 88 | 62-120 | 10 |

nm - The analyte was not detected in one or more of the duplicate analyses. Therefore, calculation of the RPD is not applicable.

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Date of Report: 01/22/03

Date Received: 01/07/03

Project: 75-03092.00, F&BI 301035

**QUALITY ASSURANCE RESULTS FROM THE ANALYSIS OF SOIL SAMPLES
FOR TOTAL PETROLEUM HYDROCARBONS AS DIESEL EXTENDED
USING METHOD NWTPH-D_x**

Laboratory Code: 301035-01 (Duplicate)

| Analyte | Reporting Units | Sample Result | Duplicate Result | Relative Percent Difference (Limit 20) |
|-----------------|--------------------|------------------|---------------------|--|
| Diesel Extended | µg/g (ppm) | <50 | <50 | nm |

Laboratory Code: 301035-01 (Matrix Spike)

| Analyte | Reporting Units | Spike Level | Sample Result | Percent Recovery MS | Percent Recovery MSD | Acceptance Criteria | RPD (Limit 20) |
|-----------------|--------------------|----------------|------------------|---------------------------|----------------------------|------------------------|-------------------|
| Diesel Extended | µg/g (ppm) | 500 | <50 | 90 | 91 | 62-142 | 1 |

Laboratory Code: Laboratory Control Sample

| Analyte | Reporting Units | Spike Level | Percent Recovery LCS | Acceptance Criteria |
|-----------------|--------------------|----------------|----------------------------|------------------------|
| Diesel Extended | µg/g (ppm) | 500 | 89 | 66-132 |

nm - The analyte was not detected in one or more of the duplicate analyses. Therefore, calculation of the RPD is not applicable.

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Date of Report: 01/22/03

Date Received: 01/07/03

Project: 75-03092.00, F&BI 301035

**QUALITY ASSURANCE RESULTS FROM THE ANALYSIS OF WATER
SAMPLES FOR TOTAL PETROLEUM HYDROCARBONS AS DIESEL
EXTENDED USING METHOD NWTPH-D_x**

Laboratory Code: Laboratory Control Sample

| Analyte | Reporting Units | Spike Level | Percent Recovery LCS | Percent Recovery LCSD | Acceptance Criteria | RPD (Limit 20) |
|-----------------|--------------------|----------------|----------------------------|-----------------------------|------------------------|-------------------|
| Diesel Extended | µg/L (ppb) | 2,500 | 96 | 103 | 71-128 | 8 |

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

QUALITY ASSURANCE RESULTS FOR THE ANALYSIS OF WATER
SAMPLES FOR PNA'S BY EPA METHOD 8270C SIM

Laboratory Code: Laboratory Control Sample

| Analyte | Reporting Units | Spike Level | Percent Recovery LCS | Percent Recovery LCSD | Acceptance Criteria | RPD (Limit 20) |
|------------------------|--------------------|----------------|----------------------------|-----------------------------|------------------------|-------------------|
| Naphthalene | µg/L (ppb) | 5 | 93 | 95 | 62-128 | 2 |
| Acenaphthylene | µg/L (ppb) | 5 | 97 | 98 | 67-140 | 1 |
| Acenaphthene | µg/L (ppb) | 5 | 93 | 94 | 62-132 | 1 |
| Fluorene | µg/L (ppb) | 5 | 96 | 98 | 66-137 | 2 |
| Phenanthrene | µg/L (ppb) | 5 | 97 | 97 | 59-133 | 0 |
| Anthracene | µg/L (ppb) | 5 | 88 | 88 | 64-145 | 0 |
| Fluoranthene | µg/L (ppb) | 5 | 99 | 98 | 65-139 | 1 |
| Pyrene | µg/L (ppb) | 5 | 102 | 101 | 64-140 | 1 |
| Benz(a)anthracene | µg/L (ppb) | 5 | 92 | 93 | 57-135 | 1 |
| Chrysene | µg/L (ppb) | 5 | 87 | 87 | 57-125 | 0 |
| Benzo(b)fluoranthene | µg/L (ppb) | 5 | 101 | 100 | 47-149 | 1 |
| Benzo(k)fluoranthene | µg/L (ppb) | 5 | 94 | 94 | 46-139 | 0 |
| Benzo(a)pyrene | µg/L (ppb) | 5 | 92 | 92 | 57-143 | 0 |
| Indeno(1,2,3-cd)pyrene | µg/L (ppb) | 5 | 89 | 90 | 58-147 | 1 |
| Dibenzo(a,h)anthracene | µg/L (ppb) | 5 | 88 | 89 | 56-152 | 1 |
| Benzo(g,h,i)perylene | µg/L (ppb) | 5 | 90 | 91 | 53-146 | 1 |

301035

SAMPLE CHAIN OF CUSTODY

EY 01/07/03 A03, V2

Send Report To GREG FERRIS
 Company Clayton Group Services, Inc.
 Address 4636 E. Marginal Way S., Ste 215
 City, State, ZIP Seattle, WA 98134
 Phone # (206) 763-7364 Fax # (206) 763-4189

| | |
|--|------|
| SAMPLERS (signature) <i>GREG FERRIS</i> | |
| PROJECT NAME/NO. 75-03092,00 | PO # |
| REMARKS PLEASE FAX DRAFT RESULTS | |

| |
|---|
| Page # <u>1</u> of <u>3</u> |
| TURNAROUND TIME <input checked="" type="checkbox"/> Standard (2 Weeks) <input type="checkbox"/> RUSH Rush charges authorized by: |
| SAMPLE DISPOSAL <input checked="" type="checkbox"/> Dispose after 30 days <input type="checkbox"/> Return samples <input type="checkbox"/> Will call with instructions |

| Sample ID | Lab ID | Date | Time | Sample Type | # of containers | ANALYSES REQUESTED | | | | | | | | | | Notes |
|-----------|--------|----------|------|-------------|-----------------|--------------------|--------------|---------------|--------------|---------------|-----|------|--|--|--|--------|
| | | | | | | TPH-Diesel | TPH-Gasoline | BTEN by 8021B | VOCs by 8260 | SVOCs by 8270 | HFS | PAHs | | | | |
| 010603-S1 | 01 | 01-06-03 | 1015 | SOIL | 1 | ✓ | | | | | | | | | | |
| GW1 | 02 | | 1030 | WATER | 1 | ✓ | | | | | | | | | | |
| S2 | 03 | | 1100 | SOIL | 1 | ✓ | | | | | | | | | | |
| GW2 | 04 | | 1115 | WATER | 3 | ✓ | ✓ | ✓ | | | | ✓ | | | | *04A-C |
| S3 | 05 | | 1140 | SOIL | 1 | ✓ | | | | | | | | | | |
| GW3 | 06 | | 1200 | WATER | 1 | ✓ | | | | | | | | | | |
| S4 | 07 | | 1230 | SOIL | 1 | ✓ | | | | | | | | | | |
| GW4 | 08 | | 1300 | WATER | 1 | ✓ | | | | | | | | | | |
| S5 | 09 | | 1410 | SOIL | 1 | ✓ | | | | | | | | | | |
| GW5 | 10 | ✓ | 1430 | WATER | 1 | ✓ | | | | | | | | | | |

Friedman & Bruya, Inc.
 3012 16th Avenue West
 Seattle, WA 98119-2029
 Ph. (206) 285-8282
 Fax (206) 283-5044

| SIGNATURE | PRINT NAME | COMPANY | DATE | TIME |
|-------------------------------------|-------------|---------|----------|------|
| Relinquished by: <i>GREG FERRIS</i> | GREG FERRIS | CLAYTON | 01-07-03 | 1430 |
| Received by: <i>Eric Young</i> | ERIC YOUNG | FE & BT | 01-07-03 | 1430 |
| Relinquished by: | | | | |
| Received by: | | | | |

301035

SAMPLE CHAIN OF CUSTODY

EY. 01/07/03 A03.V2

Send Report To Greg Ferris
 Company Clayton Group Services, Inc.
 Address 4636 E. Marginal Way S., Ste 215
 City, State, ZIP Seattle, WA 98134
 Phone # (206) 763-7364 Fax # (206) 763-4189

SAMPLERS (signature)

PROJECT NAME/NO.

PO #

REMARKS

PLEASE FAX RESULTS ASAP

Page # 2 of 3

TURNAROUND TIME

☒ Standard (2 Weeks)☐ RUSH

Rush charges authorized by:

SAMPLE DISPOSAL

☒ Dispose after 30 days☐ Return samples☐ Will call with instructions

| Sample ID | Lab ID | Date | Time | Sample Type | # of containers | ANALYSES REQUESTED | | | | | | | | | | Notes |
|-----------|--------|----------|------|-------------|-----------------|--------------------|--------------|---------------|--------------|---------------|-----|------|--|--|--|--------|
| | | | | | | TPH-Diesel | TPH-Gasoline | BTEX by 8021B | VOCs by 8260 | SVOCs by 8270 | HFS | PAHs | | | | |
| 010603-S6 | 11 | 01-06-03 | 1540 | SOIL | 1 | ✓ | ✓ | ✓ | | | | ✓ | | | | |
| GW6 | 12 | ↓ | 1600 | WATER | 1 | ✓ | | | | | | | | | | |
| 010703-S1 | 13 | 01-07-03 | 0900 | SOIL | 1 | ✓ | | | | | | | | | | |
| GW1 | *14 | ↓ | 0920 | WATER | 3 | ✓ | ✓ | ✓ | | | | ✓ | | | | 14 A-C |
| S2 | 15 | | 0950 | SOIL | 1 | ✓ | | | | | | | | | | |
| GW2 | 16 | | 1010 | WATER | 1 | ✓ | | | | | | | | | | |
| S3 | 17 | | 1030 | SOIL | 1 | ✓ | | | | | | | | | | |
| GW3 | 18 | | 1050 | WATER | 1 | ✓ | | | | | | | | | | |
| S4 | 19 | | 1110 | SOIL | 1 | ✓ | | | | | | | | | | |
| GW4 | *20 | ↓ | 1130 | WATER | 3 | ✓ | ✓ | ✓ | | | | ✓ | | | | 20 A-C |

Friedman & Bruya, Inc.
 3012 16th Avenue West
 Seattle, WA 98119-2029
 Ph. (206) 285-8282
 Fax (206) 283-5044

| SIGNATURE | PRINT NAME | COMPANY | DATE | TIME |
|-------------------------------------|--------------------|----------------|-----------------|-------------|
| Relinquished by: <u>Greg Ferris</u> | <u>GREG FERRIS</u> | <u>CLAYTON</u> | <u>01-07-03</u> | <u>1430</u> |
| Received by: <u>Eric Young</u> | <u>ERIC YOUNG</u> | <u>FBI</u> | <u>01-07-03</u> | <u>1430</u> |
| Relinquished by: | | | | |
| Received by: | | | | |

301030

SAMPLE CHAIN OF CUSTODY

EY 010703 A03 V2

Send Report To GREG FERRISCompany CLAYTON GROUP SERVICESAddress 4636 E. MARSHALS, #215City, State, ZIP SEATTLE, WA 98134Phone # 206 763 7364 Fax # 206 763-4189SAMPLERS (signature) GREG FERRIS

PROJECT NAME/NO.

75-03092-00

PO #

REMARKS

PLEASE FAX

Page # 3 of 3

TURNAROUND TIME

☒ Standard (2 Weeks)☐ RUSH

Rush charges authorized by: _____

SAMPLE DISPOSAL

☒ Dispose after 30 days☐ Return samples☐ Will call with instructions

| Sample ID | Lab ID | Date Sampled | Time Sampled | Sample Type | # of containers | ANALYSES REQUESTED | | | | | | | | | | Notes |
|-----------|--------|--------------|--------------|-------------|-----------------|--------------------|--------------|---------------|--------------|---------------|-----|--|--|--|--|-------|
| | | | | | | TPH-Diesel | TPH-Gasoline | BTEX by 8021B | VOCs by 8260 | SVOCs by 8270 | HFS | | | | | |
| 010703-S5 | 21 | 01-07-03 | 1150 | SOIL | 1 | ✓ | | | | | | | | | | |
| GWS | 22 | ↓ | 1210 | WATER | 1 | ✓ | | | | | | | | | | |
| S6 | 23 | ↓ | 1250 | SOIL | 1 | ✓ | | | | | | | | | | |
| GN6 | 24 | ↓ | 1320 | WATER | 1 | ✓ | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
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| | | | | | | | | | | | | | | | | |

Friedman & Bruya, Inc.
3012 16th Avenue West

Seattle, WA 98119-2029

Ph. (206) 285-8282

Fax (206) 283-5044

FORMS\COC\COC.DOC

| SIGNATURE | PRINT NAME | COMPANY | DATE | TIME |
|-------------------------------------|--------------------|----------------|-----------------|-------------|
| Relinquished by: <u>GREG FERRIS</u> | <u>GREG FERRIS</u> | <u>CLAYTON</u> | <u>01-07-03</u> | <u>1430</u> |
| Received by: <u>ERIC YOUNG</u> | <u>ERIC YOUNG</u> | <u>FBI</u> | <u>01-07-03</u> | <u>1430</u> |
| Relinquished by: | | | | |
| Received by: | | | | |

4636 E. Marginal Way S.
Suite 215
Seattle, WA 98134
P: 206.736.7364
F: 206.763.4189



February 11, 2003

Ms. Theresa Fisher
Voluntary Cleanup Program Administrator
Department of Ecology
3190 160th Avenue SE
Bellevue, Washington 98008-5452

Clayton Project No. 75-03092.00

**Subject: Subsurface Release Investigation Report – Industrial Properties Inc.,
2450 Sixth Avenue South, Seattle, Washington 98134 (TCP ID#
NW1016)**

Ms. Fisher:

Please find enclosed one unbound copy of the report entitled "*Subsurface Release Investigation Report – Industrial Properties, Inc., 2450 Sixth Avenue South, Seattle, Washington 98134 (TCP ID# NW1016)*".

If you have any questions or comments regarding the project, please contact Akos Fekete or me at (206) 763-7364.

Sincerely,

A handwritten signature in black ink, appearing to read "Greg Ferris".

Greg Ferris, MS
Licensed Geologist
Environmental Services
Seattle Regional Office

RECEIVED
FEB 12 2003
DEPT OF ECOLOGY

Cc: Mr. Ben Ives – Industrial Properties, Inc.
Mr. John Houlihan – Short Cressman & Burgess PLLC
Ms. Kim Johnston – Industrial Properties, Inc.

Enclosure

4636 E. Marginal Way S.
Suite 215
Seattle, WA 98134
206.763.7364
Fax 206.763.4189



February 14, 2003

Ms. Theresa Fisher
Voluntary Cleanup Program Administrator
Department of Ecology
3190 160th Avenue SE
Bellevue, Washington 98008-5452

Clayton Project No. 75-03092.00

**Subject: Interim Free Product Recovery – Industrial Properties Inc., 2450
Sixth Avenue South, Seattle, Washington 98134 (TCP ID# NW1016)**

Ms. Fisher:

Please find attached a copy of Clayton's proposal to Industrial Properties, Inc. to initiate interim free product recovery activities at 2450 Sixth Avenue South, Seattle, Washington 98134 (**TCP ID# NW1016**). During subsurface release investigation activities in November 2002, free product was detected in a boring (B5) drilled just north of the 10,000-gallon heating fuel underground storage tank (UST-1) at the site. Following the November 2002 subsurface investigation, the fuel remaining in the three USTs was removed to mitigate any potential future releases at the site. Soil and groundwater impacts were delineated during January 2003 and a report was submitted to the Voluntary Cleanup Program (VCP) summarizing the release investigation activities. Clayton anticipates active free product recovery will begin at the site during March 2003.

If you have any questions or comments regarding the project, please contact Akos Fekete or me at (206) 763-7364.

Sincerely,

A handwritten signature in cursive script, appearing to read "Greg Ferris".

Greg Ferris, MS
Licensed Geologist
Environmental Services
Seattle Regional Office

RECEIVED

FEB 18 2003

DEPT OF ECOLOGY

Cc: Mr. Ben Ives – Industrial Properties, Inc.
Mr. John Houlihan – Short Cressman & Burgess PLLC

Attachment

10/10/10

4636 E. Marginal Way S.
Suite 215
Seattle, WA 98134
206.763.7364
Fax 206.763.4189



February 14, 2003

Mr. Ben Ives
Industrial Properties
P.O. Box 546
Black Eagle, Montana 59414
(800) 451-4931

Sent PDF via E-mail

Clayton Proposal No. 03SEAES016

**Subject: Proposal for Interim Free Product Recovery at Industrial Properties, Inc.,
2450 Sixth Avenue South, Seattle, Washington 98134**

Mr. Ives:

Clayton Group Services, Inc. (Clayton) is pleased to submit this proposal to Industrial Properties, Inc. to initiate interim free product recovery activities at Industrial Properties, Inc., 2450 Sixth Avenue South, Seattle, Washington (the 'subject property').

BACKGROUND

Clayton performed subsurface release investigation activities during November 2002 and January 2003 to assess soil and groundwater conditions in the vicinity of three heating fuel underground storage tanks (USTs) at the subject property (report dated February 11, 2003). Drilling and sampling during November 2002 just north of the 10,000-gallon heating fuel tank (UST-1), located inside the former Far West Taxi office, indicated the presence of free product (heating fuel) floating on the water table. None of the other 23 borings drilled at the site during the subsurface release investigation indicated the presence of free product.

Based on the results of the subsurface release investigation activities, Clayton recommended the following activities at the site:

- Initiate free product removal from the north end of UST-1 to mitigate the ongoing source of soil and groundwater contamination.

Mr. Ben Ives
Industrial Properties
February 14, 2003

Page 2
03SEAES016

- Evaluate soil and groundwater remediation alternatives to address the petroleum contamination documented at the site and negotiate with Ecology to determine appropriate actions to take.
- Decommission the three USTs in accordance with Ecology guidelines.

Figure 1, included in Attachment A, shows the location of the three USTs at the subject property, including the proposed free product recovery well location north of UST-1.

The results of the interim free product recovery program will provide critical information for evaluating and developing appropriate remediation alternatives to address remaining soil and groundwater contamination at the site. Therefore, Clayton recommends initiating the free product recovery phase of the project at this time. Following the end of the proposed three month interim free product recovery program, Clayton will provide a separate cost proposal to Industrial Properties to perform a feasibility study that will evaluate soil and groundwater remediation alternatives to address the petroleum impacted soil and groundwater at the subject property.

Clayton also recommends proceeding with decommissioning the USTs at the subject property at this time. With the R.H. Smith office and garage currently empty, UST-3 can be easily accessed. UST-3 can be removed from the subsurface, along with any contaminated soil in the immediate area, while this tenant space is vacant. However, removal of UST-1 and UST-2 may not be feasible considering the need to continue using the building in its current configuration. UST-1 and UST-2 could be decommissioned in place as previously proposed. Our tank contractor has indicated that if UST-1 and UST-2 are closed in place (as previously proposed), decommissioning UST-3 by excavation and removal would not likely result in an increase in cost for the project (as previously budgeted). However, additional charges would be incurred for the excavation, transport and disposal of any contaminated soil in the vicinity of UST-3 at a cost of approximately \$70 per ton and \$75 per hour for Clayton to oversee the excavation. If you wish to proceed with decommissioning the USTs at this time, please direct us to do so and we will proceed in accordance with the approved scope of work detailed in Clayton's Proposal No. 02SEAES051R (dated September 11, 2002) included as an attachment to the Confidential Environmental Services Agreement between Clayton and Industrial Properties executed on October 17, 2002.

Soil contamination detected during the subsurface investigation in the vicinity of UST-1 and UST-2 appeared to be limited to the zone of water table fluctuation. Therefore, it appears that groundwater contamination will be the main focus of the remediation efforts at the site and the presence of USTs decommissioned in place should not have a great impact on applicable remediation technologies.

Mr. Ben Ives
Industrial Properties
February 14, 2003

Page 3
03SEAES016

PURPOSE

The purpose of the project is to: 1) Initiate interim free product recovery activities at the north end of UST-1; and 2) Prepare and submit a report summarizing the findings of the interim free product recovery program, with any conclusions and recommendations.

SCOPE OF WORK

Clayton proposes to conduct the following scope of work as part of the interim free product recovery program at the north end of UST-1:

- Locate utilities in the vicinity of the proposed free product recovery well.
- Install the free product recovery well near the north end of UST-1 (just east of boring B5) for the purpose of removing free product. The free product recovery well will be installed using three-inch-diameter screen and casing to a depth of 20 feet bgs and will be drilled with limited-access hollow-stem-aguer drilling equipment. The drill cuttings from the recovery well will be contained in 55-gallon drums and properly disposed of.
- Remove free product (by disposable bailer) from the recovery well on a weekly basis for an initial period of three months (a total of 12 events). During each free product recovery event, Clayton will record the initial (apparent) thickness of free product, the amount of free product and impacted groundwater removed from the recovery well, and the final product thickness after the recovery well has been allowed to equilibrate.
- Containerize the free product, along with any groundwater removed, in labeled 55-gallon drums designed to hold petroleum products and place the drums near the south end of the loading dock (for temporary storage). Properly dispose of the drums containing free product and petroleum impacted groundwater on a monthly basis.
- Prepare and submit a report summarizing the findings of the free product recovery operations, with any conclusions and recommendations.
- Prepare a proposal to perform a feasibility study to evaluate soil and groundwater remediation alternatives to address the petroleum impacted soil and groundwater at the subject property.

Figure 2, included in Attachment A, shows a detailed cross-section of the proposed free product recovery well north of UST-1.

Mr. Ben Ives
Industrial Properties
February 14, 2003

Page 4
03SEAES016

FEES

Clayton will provide the services described in the scope of work for an estimated time and materials fee of **\$14,600**. This fee is based on hourly rates plus material costs, out-of-pocket expenses (travel, incidentals) reasonably incurred in the performance of the work, and other direct costs, provided all such expenses are substantiated by reasonable and customary supporting documentation. Estimates of all out-of-pocket expenses, material costs, and other direct costs assume cost plus 10%. If delays or obstructions are encountered during the course of this project, Industrial Properties will be notified immediately, and our scope of work and fees will be modified accordingly. A cost breakdown is presented below:

| Estimated Costs | |
|---|-----------------|
| Task | Cost |
| Interim Free Product Recovery Program | |
| Clayton Labor | |
| Project Management | \$300 |
| Coordinate and Log Drilling of Free Product Recovery Well | \$750 |
| Free Product Recovery (12 events) | \$3,600 |
| Coordinate and Oversee Drum Disposal | \$450 |
| Prepare Interim Free Product Summary Report | \$1,200 |
| Subcontractors | |
| Geo-Tech Exploration (Recovery Well Driller) | \$3,600 |
| Applied Professional Services (Utility Location) | \$200 |
| FOSS Environmental (Drum Disposal – 10 Drums Maximum) | \$2,000 |
| Laboratory Analysis | |
| TPH as diesel fuel and oil (2 soil samples/2 water samples) | \$200 |
| Expenses and Equipment Rental | |
| Drums (10 maximum) | \$500 |
| Interface Probe Rental (12 events) | \$1,200 |
| Hand Truck Rental (12 events) | \$200 |
| Disposable Bailers | \$200 |
| Mileage and Misc. Equipment | \$200 |
| Total Estimated Cost = | \$14,600 |

Mr. Ben Ives
Industrial Properties
February 14, 2003

Page 5
03SEAES016

The costs outlined above for the proposed weekly free product recovery events include: 1) coordinating the work and site access with the current property manager and tenants; 2) securing the rental equipment (interface probe and hand truck) on weekly basis to perform the work; 3) ensuring that petroleum vapors are vented to the outside during recovery of free product; and 4) removing free product and impacted groundwater from the recovery well and placing into properly labeled and stored 55-gallon drums designed to hold petroleum products.

SCHEDULE

Following receipt of authorization to proceed, Clayton anticipates that it will take approximately two weeks to install the free product recovery well and three months to perform the interim free product recovery activities.

Mr. Ben Ives
Industrial Properties
February 14, 2003

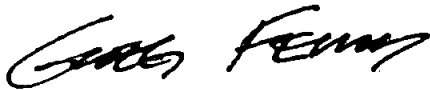
Page 6
03SEAES016

TERMS AND CONDITIONS

Clayton will perform the proposed services in accordance with the Terms and Conditions outlined in the Confidential Environmental Services Agreement between Clayton and Industrial Properties dated October 17, 2002. Please sign below as indicated and return a copy to me via fax to (206) 763-4189. Your signature represents your acceptance of the proposal.

If you have any questions or would like to discuss alternatives to the scope of work, please feel free to call Akos Fekete or me at (206) 763-7364.

Sincerely,



Greg Ferris, MS
Licensed Geologist
Environmental Services
Seattle Regional Office

Attachment A - Figures

Proposal Accepted by: _____

Print Name: _____

Title: _____

Company: _____

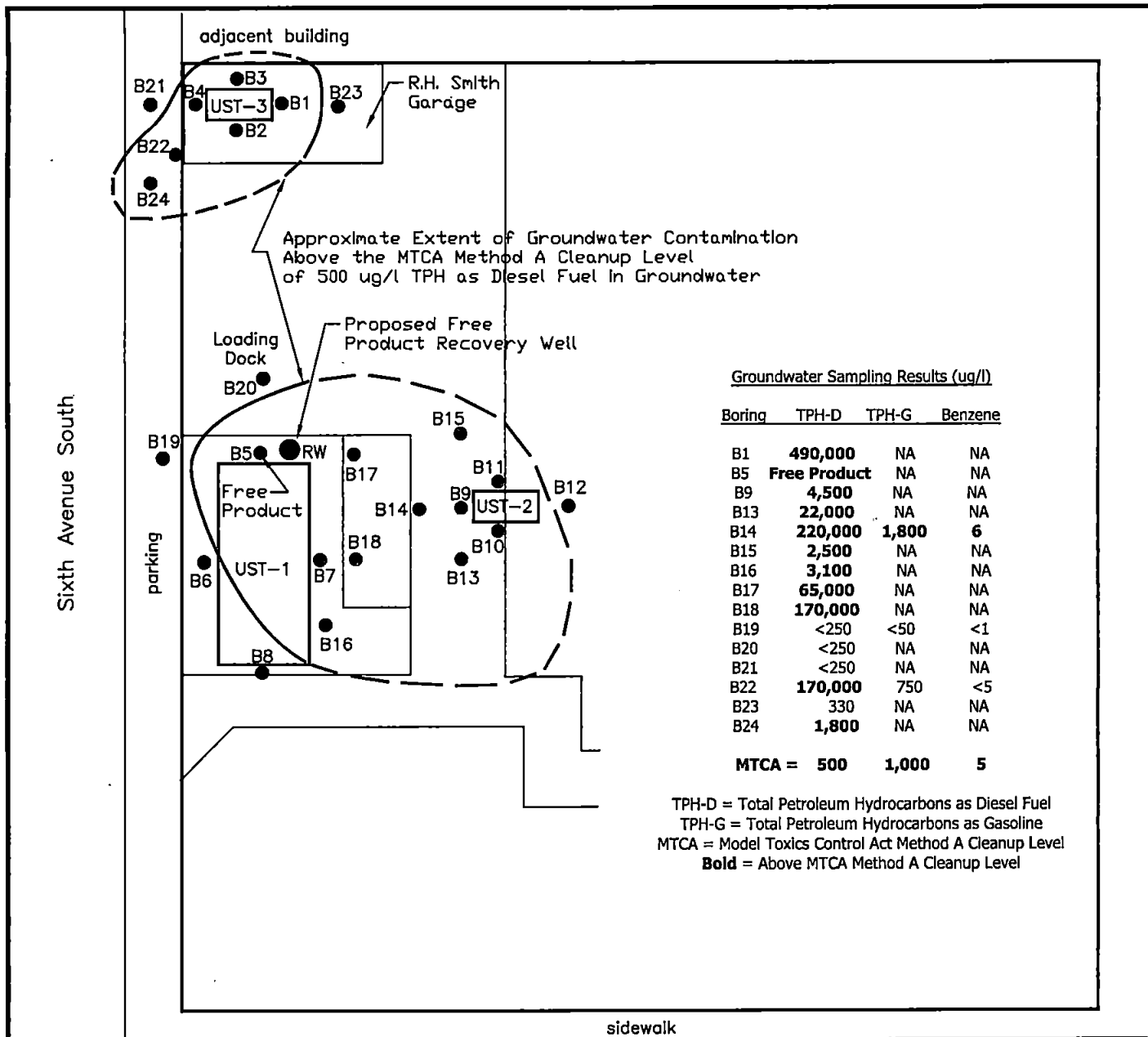
Date: _____

4636 E. Marginal Way S.
Suite 215
Seattle, WA 98134
206.763.7364
Fax 206.763.4189



ATTACHMENT A

FIGURES



Groundwater Sampling Results (ug/l)

| Boring | TPH-D | TPH-G | Benzene |
|--------|---------------------|--------------|----------|
| B1 | 490,000 | NA | NA |
| B5 | Free Product | NA | NA |
| B9 | 4,500 | NA | NA |
| B13 | 22,000 | NA | NA |
| B14 | 220,000 | 1,800 | 6 |
| B15 | 2,500 | NA | NA |
| B16 | 3,100 | NA | NA |
| B17 | 65,000 | NA | NA |
| B18 | 170,000 | NA | NA |
| B19 | <250 | <50 | <1 |
| B20 | <250 | NA | NA |
| B21 | <250 | NA | NA |
| B22 | 170,000 | 750 | <5 |
| B23 | 330 | NA | NA |
| B24 | 1,800 | NA | NA |

MTCA = 500 1,000 5

TPH-D = Total Petroleum Hydrocarbons as Diesel Fuel
 TPH-G = Total Petroleum Hydrocarbons as Gasoline
 MTCA = Model Toxics Control Act Method A Cleanup Level
Bold = Above MTCA Method A Cleanup Level



Not to Scale

Key:

- - Proposed Free Product Recovery Well
- - Soil Boring Above MTCA Method A
- - Soil Boring Below MTCA Method A
- - Approximate Extent of Groundwater Contamination Above 500 ug/l TPH as Diesel Fuel (MTCA Method A)

←
Estimated direction of groundwater flow

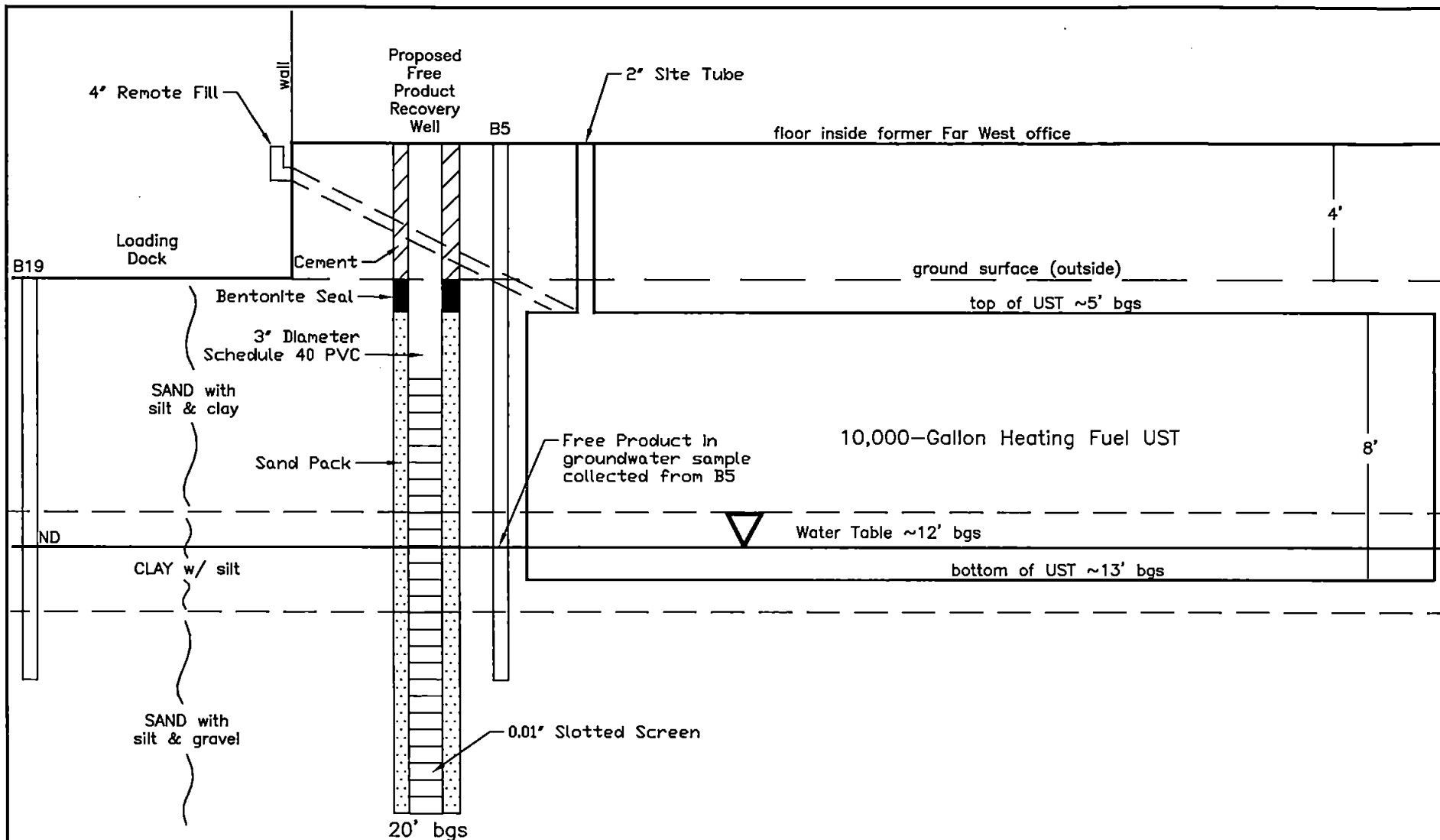
Figure 1
Proposed Free Product Recovery Well Location



Industrial Properties
2450 Sixth Avenue South
Seattle, Washington

Clayton Project No. 75-03092.00

Industrial Properties



Not to Scale

Figure 2
Free Product
Recovery Well
Design X-Section



Industrial Properties
2450 Sixth Avenue South
Seattle, Washington

Clayton Project No. 75-03092.00

Industrial Properties

TOXICS CLEANUP PROGRAM

VOLUNTARY CLEANUP PROGRAM SITE LOG

SITE NAME Industrial Properties SITE ID: NW1016

SIC ☐ Non-LUST J1C54 MONTH _____ YEAR 200____
☒ LUST J1C59
☐ Sediments J1J40

NAME Sunny Becker CATEGORY _____ RATE/HR \$ _____
 (print name)

| Date | Hours | Activity Description |
|---|-------|---------------------------|
| 11/02/04 | 0.5 | Review gw monitoring vpt. |
| 5/16/05 | 0.5 | " |
| <div style="border: 1px solid black; padding: 5px; display: inline-block;"> ENTERED 10/25/04 DM </div> | | |
| | | TOTAL |

EMPLOYEE'S SIGNATURE  DATE 8/3/05



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

Northwest Regional Office • 3190 160th Avenue SE • Bellevue, Washington 98008-5452 • (425) 649-7000

September 9, 2004

Mr. Ben Ives
Industrial Properties, Inc.
P.O. Box 1716
Auburn, WA 98071-1716

Dear Mr. Ives:

Re: Independent Remedial Action
Industrial Properties, Inc., 2450 Sixth Avenue South, Seattle, WA

Thank you for submitting the results of your independent remedial actions for review by the State of Washington Department of Ecology (Ecology). Ecology appreciates your initiative in pursuing this administrative option under the Model Toxics Control Act (MTCA).

Ecology's Toxics Cleanup Program has reviewed the following information regarding the Industrial Properties, Inc. located at 2450 Sixth Avenue South, Seattle, WA:

1. "Underground Storage Tank Closure Report Industrial and Transfer and Storage Co. Inc." by O'Sullivan Omega dated June 13, 1994
2. "Phase I Environmental Site Assessment, Industrial Transfer Warehouse and Storage Yard" by Clayton Group Services dated September 2001
3. "Subsurface Release Investigation Report – Industrial Properties Inc." by Clayton Group Services dated February 2003
4. "Interim Free Product Recover – Industrial Properties Inc." by Clayton Group Services dated February 2003
5. "Underground Storage (UST) Closure and Site Assessment – Industrial Properties Inc." by Clayton Group Services dated April 2003
6. "Site Remediation Feasibility Study – Industrial Properties Inc." by Clayton Group Services dated June 2003
7. "Sampling and Analysis Plan for the Removal of One Underground Storage Tank and the Characterization of Groundwater Quality– Industrial Properties Inc." by Clayton Group



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Services dated December 2003

8. "Sampling and Analysis Plan for the Removal of Two Underground Storage Tanks – Industrial Properties Inc." by Clayton Group Services dated March 2004
9. "Underground Storage (UST) Removal and Site Assessment – Industrial Properties Inc." by Clayton Group Services dated May 2004

The reports listed above will be kept in the Central Files of the Northwest Regional Office (NWRO) of Ecology for review by appointment only. Appointments can be made by calling Central Records at the NWRO at (425) 649-7190 or -7239.

Based upon the information in the reports listed above, Ecology has determined that, at this time, the release of petroleum product into the soil and groundwater no longer poses a threat to human health or the environment.

Therefore, Ecology is issuing this determination that no further remedial action is necessary at this site under MTCA, chapter 70.105D RCW. However, please note that because your actions were not conducted under a consent decree with Ecology, this letter is written pursuant to RCW 70.105D.030(1)(i) and does not constitute a settlement by the state under RCW 70.105D.040(4) and is not binding on Ecology. Furthermore, you must conduct the necessary monitoring and maintenance to assure that this site does not pose a threat to human health or the environment. Ecology agrees with the proposed semi-annually, two year period groundwater monitoring plan. Failure to conduct necessary monitoring and maintenance results in the automatic withdrawal of Ecology's no further action determination.

In addition, the Restrictive Covenant filed on your property dated August 26, 2004, is a condition to maintain Ecology's no further action determination. The Restrictive Covenant is attached to this letter as Attachment A. Ecology's no further action determination automatically terminates and will have no force and effect if any portion of the Restrictive Covenant is violated. WAC 173-340-440(6) requires you to notify and seek comment from a city or county department with land use planning authority for real property subject to the Restrictive Covenant.

Ecology's no further action determination is made only with respect to the release identified in the reports listed above. This no further action determination applies only to the area of the property affected by the release identified in the report at 2450 Sixth Avenue South, Seattle, WA. It does not apply to any other release or potential release at the property, any other areas on the property, nor any other properties owned or operated by Industrial Properties Inc. This no further action determination does not apply to remedial actions determined necessary as a result of confirmational monitoring

Ecology will update its Leaking Underground Storage Tank database to reflect this "No Further Action" determination. Your site will not appear in future publications of the LUST database.

The state, Ecology, and its officers and employees are immune from all liability and no

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cause of action of any nature may arise from any act or omission in providing this determination.

If you have any questions, please contact Sunny Linhao Becker at (425) 649-7187.

Sincerely,

A handwritten signature in black ink, appearing to read "Sunny Becker", with a long horizontal flourish extending to the right.

Sunny Linhao Becker, P.E.
Toxics Cleanup Program

Attachment A, Restrictive Covenant