

4636 E. Marginal Way S.
Ste. 140
Seattle, WA 98134
206.763.7364
Fax 206.763.4189



October 14, 2005

RECEIVED
OCT 18 2005
DEPT OF ECOLOGY

Ms. Sunny Becker
Voluntary Cleanup Program
DEPARTMENT OF ECOLOGY
3190 160th Avenue SE
Bellevue, Washington 98008-5452

Clayton Project No. 75-03092.03

Subject: Semi-Annual Groundwater Monitoring Report – Industrial Properties
2450 Sixth Avenue South, Seattle, Washington (TCP ID#NW1016)

Dear Ms. Becker:

This letter report presents the findings from Clayton Group Services' (Clayton) September 2005 groundwater monitoring event performed at Industrial Properties, 2450 Sixth Avenue South, Seattle, Washington (Figure 1, Attachment 1). This sampling event was conducted in accordance with the terms and conditions of the No Further Action (NFA) designation issued for Industrial Properties by the Washington State Department of Ecology (Ecology) in June of 2004.

Scope of Work

Clayton conducted the following scope of work:

- On September 28, 2005, Clayton collected groundwater samples from up-gradient wells CMW-1, and CMW-2, and from down-gradient wells CMW-3, CMW-4, CMW-5, and CMW-6 at the subject property. The locations of these groundwater monitoring wells are shown in Figure 2.
- Prior to sampling, Clayton purged three casing volumes from each well in order to removed stagnant water from the wells and create good hydraulic connection between the well and aquifer.
- Groundwater was purged and sampled from the wells using a submersible pump. Groundwater was purged from the wells at flow rate of approximately 1 liter per minute.
- Groundwater samples were then collected from each monitoring well and placed into laboratory-supplied containers. The sample containers were labeled, placed in a cooler with ice packs, and transported to CCI Analytical Laboratories, Inc. (CCI) in Everett, Washington, using standard chain of custody protocols. CCI analyzed the



Ms. Becker
Department of Ecology
October 14, 2005

groundwater samples for diesel and heavy oil range Total Petroleum Hydrocarbons (TPHs) using Washington State Test Method NWTPH-Dx.

- Clayton placed all purge water in a labeled 55-gallon drum. Kleen Environmental Technologies, Inc. of Seattle, Washington transported and disposed of the purge water at Marine Vacuum Services of Seattle, Washington.

Sample Results

Diesel and heavy oil range TPHs were not detected in the groundwater collected from wells CMW-1, CMW-2, CMW-3, CMW-4, CMW-5, and CMW-6. Laboratory quantification limits were below applicable Model Toxics Control Act (MTCA) cleanup levels. Groundwater analytical results are presented in Attachment 3.

The groundwater flow directions for the site are depicted on Figure 2 in Attachment 1.

Conclusions

We have three consecutive semi-annual sampling events (September 2004, March 2005 and September 2005) with no detectable levels of diesel and heavy oil range TPHs. Groundwater quality at the site is compliant with applicable MTCA cleanup levels and regulations. In accordance with the NFA requirements, Clayton will perform the final groundwater monitoring event in March of 2006.

If you have any questions or comments regarding this letter report, please contact Molly Polk or Shawn Wolfe at 206.763.7364.

Sincerely,

A handwritten signature in black ink, appearing to read 'Molly Polk', written in a cursive style.

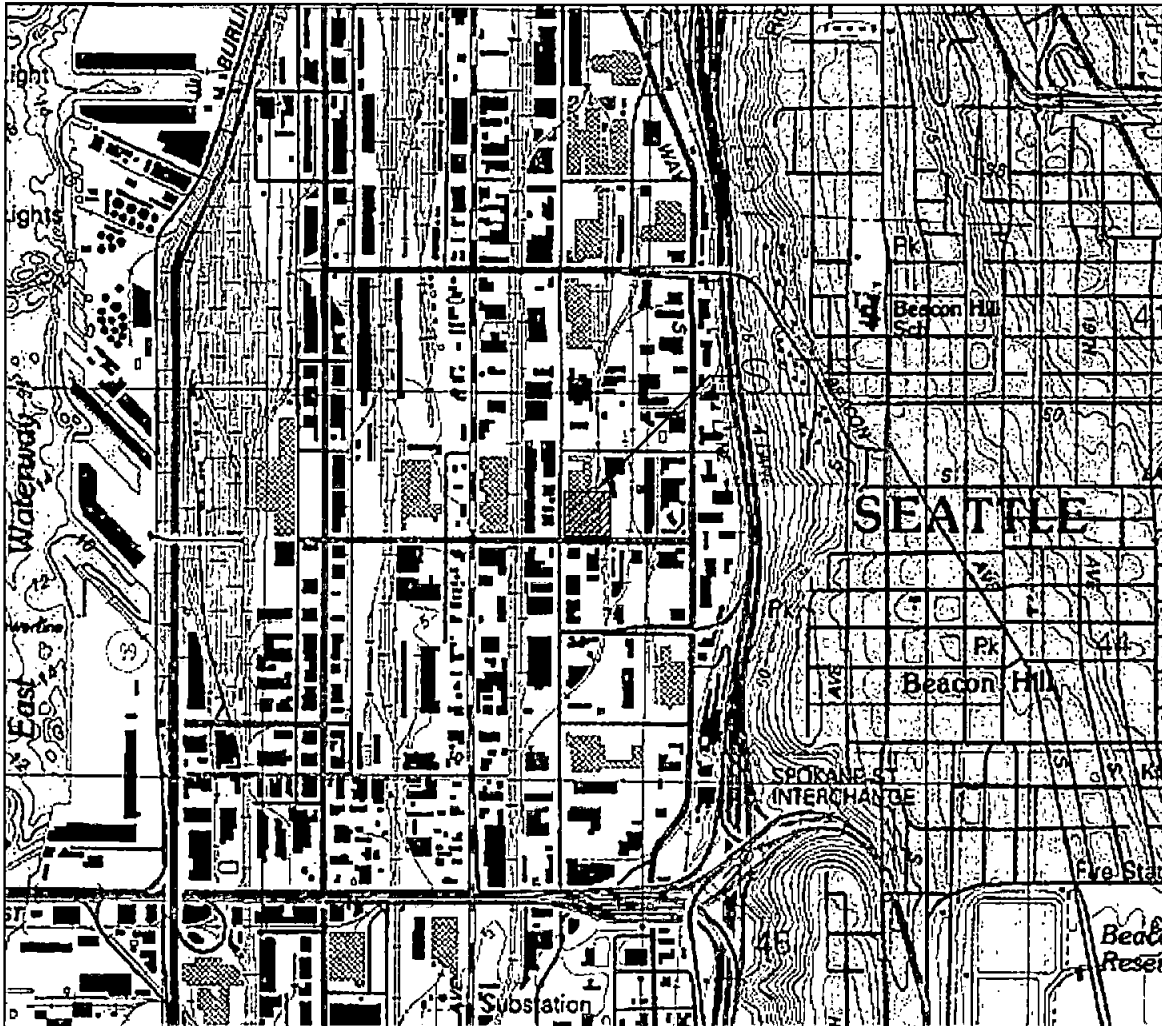
Molly Polk
Project Manager
Real Estate Environmental Solutions
Seattle Regional Office

Attachments: 1 - Figure 1: Vicinity Map, Figure 2: Well Location Map
2 - Groundwater Elevation Data
3 - Analytical Data

cc: Mr. John Houlihan – Short Cressman & Burgess PLLC w/attachments
Mr. Ben Ives – Industrial Properties, Inc. w/attachments

ATTACHMENT 1

FIGURES



Printed from TOPO! ©2001 National Geographic Holdings (www.topo.com)

SITE VICINITY MAP

SCALE: 1"=24,000'



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

Seattle South East, Washington Quadrangle
1983
Scale 1:24,000

QUADRANGLE
LOCATION



SITE LOCATION

INDUSTRIAL PROPERTIES
2450 SIXTH AVENUE SOUTH
SEATTLE, WASHINGTON

PROJECT NUMBER:	7503092.03	INSPECTOR/DESIGNER:	M. POLK
DATE:	October 14, 2005	DRAWN BY:	G. CASTILLO
FILE:	03092_03.dwg	CHECKED BY:	



Clayton
GROUP SERVICES

CLAYTON GROUP SERVICES
4636 E Marginal Way South Suite 140
Seattle, Washington 98134
PH 206.763.7364 FAX 206.763.4189

FIGURE

1

SOUTH LANDER STREET

GROUNDWATER
FLOW DIRECTION

LOADING
DOCK

CMW-6
TPH-Dx =ND

CMW-5
TPH-Dx =ND

CMW-1
TPH-Dx =ND

FORMER UST
LOCATION

FORMER UST
LOCATION

LOADING
DOCK

6th. AVENUE S.

LEGEND

MONITORING WELL SAMPLE LOCATION

MONITORING WELL ID
CMW-2
TPH-Dx =ND
SAMPLE RESULT

FORMER UST
LOCATION

CMW-2
TPH-Dx =ND

CMW-4
TPH-Dx =ND

GROUNDWATER
FLOW DIRECTION

CMW-3
TPH-Dx =ND

N

WELL LOCATIONS MAP
SEPTEMBER 2005

GROUNDWATER MONITORING
INDUSTRIAL PROPERTIES
2450 SIXTH AVENUE SOUTH
SEATTLE, WASHINGTON

PROJECT NUMBER:	75-03092.03	INSPECTOR/DESIGNER:	M. POLK
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FIGURE

2

ATTACHMENT 2

GROUNDWATER ELEVATION DATA

Groundwater Elevations - September 2005
Industrial Properties, Inc. - 2450 Sixth Avenue South, Seattle, Washington

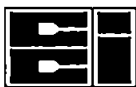
Well Number	Date of Measurement	Water Level in feet (toc)⁽¹⁾	Casing Elevation in feet (toc)	Water Elevation⁽²⁾ in feet (toc)
CMW-1	28-Sep-05	11.68	24.38	12.70
CMW-2	28-Sep-05	8.14	24.15	16.01
CMW-3	28-Sep-05	8.75	21.52	12.77
CMW-4	28-Sep-05	8.40	21.18	12.78
CMW-5	28-Sep-05	8.28	20.91	12.63
CMW-6	28-Sep-05	8.18	20.73	12.55

(1) toc = Top of casing (all measurements from toc)

(2) Vertical Datum NAV 88

ATTACHMENT 3

**ANALYTICAL DATA - LABORATORY REPORT
CHAIN OF CUSTODY**



CCI
ANALYTICAL
LABORATORIES, INC.

CERTIFICATE OF ANALYSIS

CLIENT: CLAYTON GROUP SERVICES
P.O. BOX 340
WENATCHEE, WA 98801

DATE: 10/3/05
CCIL JOB #: 509139
CCIL SAMPLE #: 1
DATE RECEIVED: 9/29/05
WDOE ACCREDITATION #: C142

CLIENT CONTACT: MOLLY POLK

CLIENT PROJECT ID: 75-03092.03
CLIENT SAMPLE ID: CMW-1 9/28/05

DATA RESULTS

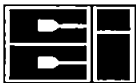
ANALYTE	METHOD	RESULTS*	UNITS**	ANALYSIS DATE	ANALYSIS BY
TPH-DIESEL RANGE	NWTPH-DX W/CLEANUP	ND	UG/L	10/3/05	DLC
TPH-LUBE OIL RANGE	NWTPH-DX W/CLEANUP	ND	UG/L	10/3/05	DLC

* "ND" INDICATES ANALYTE ANALYZED FOR BUT NOT DETECTED AT LEVEL ABOVE REPORTING LIMIT. REPORTING LIMIT IS GIVEN IN PARENTHESES OR AS FOLLOWS:
DIESEL RANGE REPORTING LIMIT IS 130 UG/L
LUBE OIL RANGE REPORTING LIMIT IS 250 UG/L

** UNITS FOR ALL NON LIQUID SAMPLES ARE REPORTED ON A DRY WEIGHT BASIS

APPROVED BY:

CRA



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LABORATORIES, INC.

CERTIFICATE OF ANALYSIS

CLIENT: CLAYTON GROUP SERVICES
P.O. BOX 340
WENATCHEE, WA 98801

DATE: 10/3/05
CCIL JOB #: 509139
CCIL SAMPLE #: 2
DATE RECEIVED: 9/29/05
WDOE ACCREDITATION #: C142

CLIENT CONTACT: MOLLY POLK

CLIENT PROJECT ID: 75-03092.03
CLIENT SAMPLE ID: CMW-2 9/28/05

DATA RESULTS

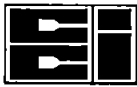
ANALYTE	METHOD	RESULTS*	UNITS**	ANALYSIS DATE	ANALYSIS BY
TPH-DIESEL RANGE	NWTPH-DX W/CLEANUP	ND	UG/L	10/3/05	DLC
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WENATCHEE, WA 98801

DATE: 10/3/05
CCIL JOB #: 509139
CCIL SAMPLE #: 3
DATE RECEIVED: 9/29/05
WDOE ACCREDITATION #: C142

CLIENT CONTACT: MOLLY POLK

CLIENT PROJECT ID: 75-03092.03
CLIENT SAMPLE ID: CMW-3 9/28/05

DATA RESULTS

ANALYTE	METHOD	RESULTS*	UNITS**	ANALYSIS DATE	ANALYSIS BY
TPH-DIESEL RANGE	NWTPH-DX W/CLEANUP	ND	UG/L	9/30/05	DLC
TPH-LUBE OIL RANGE	NWTPH-DX W/CLEANUP	ND	UG/L	9/30/05	DLC

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WENATCHEE, WA 98801

DATE: 10/3/05
CCIL JOB #: 509139
CCIL SAMPLE #: 4
DATE RECEIVED: 9/29/05
WDOE ACCREDITATION #: C142

CLIENT CONTACT: MOLLY POLK

CLIENT PROJECT ID: 75-03092.03
CLIENT SAMPLE ID: CMW-4 9/28/05

DATA RESULTS

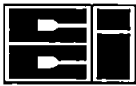
ANALYTE	METHOD	RESULTS*	UNITS**	ANALYSIS DATE	ANALYSIS BY
TPH-DIESEL RANGE	NWTPH-DX W/CLEANUP	ND	UG/L	10/3/05	DLC
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C. R. A.



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CLIENT: CLAYTON GROUP SERVICES
P.O. BOX 340
WENATCHEE, WA 98801

DATE: 10/3/05
CCIL JOB #: 509139
CCIL SAMPLE #: 5
DATE RECEIVED: 9/29/05
WDOE ACCREDITATION #: C142

CLIENT CONTACT: MOLLY POLK

CLIENT PROJECT ID: 75-03092.03
CLIENT SAMPLE ID: CMW-5 9/28/05

DATA RESULTS

ANALYTE	METHOD	RESULTS*	UNITS**	ANALYSIS DATE	ANALYSIS BY
TPH-DIESEL RANGE	NWTPH-DX W/CLEANUP	ND	UG/L	10/3/05	DLC
TPH-LUBE OIL RANGE	NWTPH-DX W/CLEANUP	ND	UG/L	10/3/05	DLC

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P.O. BOX 340
WENATCHEE, WA 98801

DATE: 10/3/05
CCIL JOB #: 509139
CCIL SAMPLE #: 6
DATE RECEIVED: 9/29/05
WDOE ACCREDITATION #: C142

CLIENT CONTACT: MOLLY POLK

CLIENT PROJECT ID: 75-03092.03
CLIENT SAMPLE ID: CMW-6 9/28/05

DATA RESULTS

ANALYTE	METHOD	RESULTS*	UNITS**	ANALYSIS DATE	ANALYSIS BY
TPH-DIESEL RANGE	NWTPH-DX W/CLEANUP	ND	UG/L	10/3/05	DLC
TPH-LUBE OIL RANGE	NWTPH-DX W/CLEANUP	ND	UG/L	10/3/05	DLC

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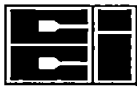
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CCIL JOB #: 509139

DATE RECEIVED: 9/29/05
WDOE ACCREDITATION #: C142

CLIENT CONTACT: MOLLY POLK

CLIENT PROJECT ID: 75-03092.03

QUALITY CONTROL RESULTS

SURROGATE RECOVERY			
CCIL SAMPLE ID	ANALYTE	SUR ID	% RECV
509139-01	NWTPH-DX W/CLEANUP	C25	107
509139-02	NWTPH-DX W/CLEANUP	C25	107
509139-03	NWTPH-DX W/CLEANUP	C25	116
509139-04	NWTPH-DX W/CLEANUP	C25	107
509139-05	NWTPH-DX W/CLEANUP	C25	106
509139-06	NWTPH-DX W/CLEANUP	C25	101

APPROVED BY:

CRA