Eastside Disposal
Bellevue
Release 1530

ENVIRONMENTAL PARTNERS INC 295 NE Gilman Blvd., Suite 201 Issaquah, Washington 98027 ph 425.395.0010 fax 425.395.0011

September 27, 2010

Mr. Michael Azose, Vice President
Morris Piha Real Estate Services
P.O. Box 53290
Bellevue, Washington 98015

Re: Focused Phase II Environmental Site Assessment
Bellevue Property
969 118th Avenue SE
Bellevue, Washington

EPI Project No. 60202.0

Dear Mr. Azose:

Environmental Partners, Inc. (EPI) is pleased to provide this Focused Phase II Environmental Site Assessment (ESA) that was performed at the light industrial property located at 969 118th Avenue SE in Bellevue, Washington (the "subject property").

The subject property consists of three tax parcels totaling 3.58 acres which are improved with two buildings. Tax assessor records indicate that the building located along 118th Avenue SE on the east side of the subject property contains 4,489 square feet of floor space and was constructed in 1959. This building appears to consist of office space and a vehicle maintenance shop and will be referred to as the Main Building throughout this report. Two concrete containment structures and two 55-gallon drums of waste automotive fluids were identified on the west side of the shop during the initial site visit. Another building located on the west side of the subject property also appears to have been used for vehicle maintenance and is currently used for repair of waste bins and dumpsters. This second building will be referred to as the Storage Building in this report. Storm drains, two vehicle wash down areas, and two oil/water separators were also identified on the subject property.

The objectives of the Focused Phase II ESA were to assess the presence or absence of soil and ground water impacts from petroleum hydrocarbons and volatile organic compounds (VOCs) in the immediate vicinity of the former USTs, current and former vehicle maintenance areas, and exterior drum storage area on the subject property.

BACKGROUND

Regulatory database information lists the subject property on the Underground Storage Tank (UST), Leaking UST (LUST), and Independent Cleanup Report (ICR) databases. The database information indicates that four USTs were removed from the subject property prior to 1993. Records indicate that soil impacts were identified from one or more of the USTs and some petroleum-impacted soil was excavated. Available records do not indicate the size, type, contents, or former location of the USTs and there is no indication that the subject property received a No Further Action (NFA) determination from the Washington State Department of Ecology (Ecology).

EPI personnel reviewed Ecology files of previous environmental investigations for the Eastside Disposal facility at their Northwest Regional Office in Bellevue. One report entitled *Gasoline Storage Tank Removal* dated March 14, 1990 summarizes the removal of two USTs and subsequent remediation activities from October 5 1989 through January 29, 1990. Both USTs contained gasoline and both were located along the north property boundary on the north side of the Storage Building. According to the report, the larger UST had a 2,000-gallon capacity and the smaller UST had a 500-gallon capacity. Both USTs were removed on October 5, 1989. The 2,000-gallon UST was reportedly in good condition upon removal with no areas of rust or pitting. The 500-gallon UST was in fair condition with some areas of rust and pitting noted. Piping associated with both USTs and fuel dispensers was also removed.

From October 5 through October 23, approximately 785 cubic yards of petroleum-contaminated soil (PCS) were removed from the UST excavation. Fifteen soil samples were collected from the excavation sidewalls and the results were used to guide further remedial excavation. Verification soil samples indicated that area along the north property line and the north side of the Storage Building exceeded their Model Toxics Control Act (MTCA) Method A soil cleanup guidelines which were issued draft at the time. On January 29, 1990, an additional 4 cubic yards of PCS was excavated along the northern wall of the UST excavation adjacent to the office building property. Analytical results for verification samples indicated "gasoline residues in the soil along the northern wall were below draft Ecology soil cleanup guidelines". No additional soil was removed from along the north exterior wall of the Storage Building. Subsequent soil borings and sidewall sampling indicated that soil samples collected from along the north side of the Storage Building and beneath the North Bay had concentrations of gasoline-range organics (GRO) that exceeded Ecology soil cleanup levels. The report concluded that the impacted area "probably do not extend more than two to three feet" beneath the north end of the Storage Building. The extent of the soil excavation and sampling locations are depicted in the Verification Sampling Location Plan included in the March 1990 report. A copy of the report is included in Attachment A.

A report entitled *Diesel Tank Remediation* dated June 21, 1990 was also reviewed. The report discusses activities related to the removal of a 1,000-gallon diesel fuel UST formerly located at the southeast corner of the Storage Building. The UST was removed on November 9, 1989. Approximately 380 cubic yards of PCS impacted with diesel-range organics (DRO) was removed from the UST area and transported off site for disposal. Soil sampling from the sidewalls of the excavation indicated concentrations of DRO below the draft Ecology soil cleanup guideline of 200 milligrams per kilogram (mg/kg) except for the area adjacent to the Storage Building. The report estimated that approximately 80 cubic yards of PCS remained beneath the Storage Building. One soil sample had concentrations of higher-range organics (HRO) similar to hydraulic or motor oil approximately 30 feet south of the former UST location. The extent of the soil excavation and sampling locations are shown in the Excavation and Sample Location Map included in the June 1990 report. A copy of the report is included in Attachment B.

The fourth UST was reportedly a 10,000-gallon diesel fuel UST removed by Eastside Disposal in August 1993. No UST Site Assessment report or sampling information was available for this UST but it appears to have been located on the west side of the Main Building based on descriptions in the available records.

SOIL SAMPLING

On September 3, 2010, EPI completed eight soil borings at the subject property using a full-size, direct-push technology (DPT) probe rig. Four borings were completed in the former gasoline UST area on the north end of the Storage Building, three borings were completed in the former diesel UST area at the southeast corner of the Storage Building, and one boring was completed on the west side of the Main Building with the current vehicle maintenance area and exterior drum storage areas. SB-8 was also placed in the apparent vicinity of the former 10,000-gallon diesel UST on the west side of the Main Building based on the file information. The locations of all the soil borings are shown in Figure 1. Locations of soil borings SB-1 through SB-7 in the vicinity of the Storage Building with soil and ground water sample concentrations are shown in Figure 2.

Prior to boring completion, the proposed areas were thoroughly investigated by a private utility location company to identify buried utility lines and other subsurface objects. All drilling activities were performed by a Washington State-licensed driller under the supervision of a Washington State-licensed EPI geologist.

The borings were logged for geology at four-foot intervals and a soil sample was collected from each interval for field screening with a photo-ionization detector (PID) to identify impacted zones. The soil consisted of brown to gray silty gravel to the terminal depth of the borings. Ground water, when encountered, was between 9 and 11 feet bgs. Soil samples from the north end of the Storage Building were collected from approximately one foot above the static depth to ground water at the time of drilling or approximately 8 feet bgs. Soil samples from the south end of Storage Building were collected from 4 feet bgs corresponding to a change in color of the subsurface materials from light gray to dark gray silty gravel and a narrow zone of wood fragments in SB-5. This interval also had a slight petroleum odor in SB-5 and SB-6. The soil sample in SB-8 was collected from 8-feet bgs although no ground water was encountered to a depth of 12 feet bgs. Ground water samples were collected from SB-1, SB-3, SB-5, and SB-7.

Immediately upon collection, all soil and ground water samples were labeled and placed in an iced cooler at 4° C or lower pending submittal to the laboratory, ESN Northwest. The samples were handled and transported using standard chain-of-custody procedures for standard turn around times.

The four soil and two ground water samples collected from the former gasoline UST area were submitted for GRPH analysis by Method NWTPH-Gx and benzene, toluene, ethylbenzene, and xylene (BTEX) analysis by EPA Method 8260. The three soil and two ground water samples collected from the former diesel UST area were submitted for DRO and HRO analysis by Method NWTPH-Dx. The soil sample collected from SB-8 was initially submitted for Hydrocarbon Identification (HCID) to determine if the sample was impacted. DRO and HRO were detected and the sample was re-submitted for quantification by NWTPH-Gx with EPA 8260 for BTEX and NWTPH-Dx. Samples collected from the North Bay and South Bay of the Storage Building were submitted for analysis of Volatile Organic Compounds (VOCs) by EPA Method 8260 due of the possibility of solvent use during past vehicle maintenance activities.

ANALYTICAL RESULTS

Soil

Eight soil samples were collected from locations SB-1 through SB-8 as part of the Focused Phase II ESA. The soil sample collected from SB-2 had a GRO concentration of 160 mg/kg, which exceeds the MTCA Method A cleanup level for GRO in soil of 30 mg/kg when benzene is present at a site. The benzene concentration in the sample was 0.05 mg/kg, which exceeds the Method A cleanup level of 0.03 mg/kg. No other BTEX compounds were detected in the sample collected from SB-2. The soil sample collected from SB-3 had a benzene concentration of 0.02 mg/kg, which is below the Method A cleanup level. Toluene was detected at a concentration of 0.06 mg/kg and xylene was detected at a concentration of 0.34 mg/kg. Neither concentration exceeds the Method A cleanup level of 7 mg/kg and 9 mg/kg, respectively. No GRO was detected in the sample collected from SB-3. No GRO or BTEX was detected in either the sample collected from SB-1 or SB-4. The soil sample collected from SB-8 had a GRO concentration of 1,200 mg/kg, which exceeds the Method A cleanup level of 30 mg/kg.

Concentrations of DRO in excess of the Method A cleanup level were detected in SB-5 and SB-6. The sample collected from SB-5 had a DRO concentration of 2,100 mg/kg and the sample collected from SB-6 had a concentration of 16,000 mg/kg. Both concentrations exceed the Method A cleanup level for DRO in soil of 2,000 mg/kg. The sample collected from SB-7 had a DRO concentration 640 mg/kg and the sample collected from SB-8 had a DRO concentration of 1,100 mg/kg neither of which exceeds the Method A cleanup level. No HRO was detected in the soil samples collected from SB-5, SB-6, SB-7 or SB-8.

Trace concentrations of VOCs were detected in the sample collected from SB-5 beneath the South Bay of the Storage Building. Naphthalene was detected at a concentration of 830 µg/kg, which is less than the Method A cleanup level of 5,000 µg/kg. Concentrations of the other detected VOCs were compared to the MTCA Method B Standard Formula Value and none were in excess of these cleanup levels.

Ground Water

Ground water samples were collected from probe locations SB-1, SB-3, SB-5, and SB-7. The ground water sample collected from SB-1 had a GRO concentration of 13,000 µg/L, which exceeds the MTCA Method A cleanup level for GRO in ground water of 800 µg/L when benzene is present at a site. No BTEX compounds were detected in the sample. The ground water sample collected from SB-3 had a GRO concentration of 25,000 µg/L, which exceeds the Method A cleanup level. Benzene was detected at a concentration of 330 µg/L, which exceeds the Method A cleanup level for benzene in ground water of 5 µg/L. Toluene was detected at a concentration of 220 µg/L, ethylbenzene at a concentration of 500 µg/L, and xylene at a concentration of 770 µg/L. None of these concentrations exceed their respective Method A cleanup levels. DRO and HRO were not detected in the ground water samples collected from SB-5 and SB-7.

The analytical laboratory data report and chain-of-custody document are presented in Attachment C.

CONCLUSIONS AND RECOMMENDATIONS

The following conclusions and recommendations are supported by the results of this Focused Phase II ESA:

- GRO was detected in ground water at concentrations greater than its MTCA Method A cleanup level in samples from SB-1 and SB-3 located on the north side of the Storage Building. Previous reports indicated that the two gasoline USTs were removed from this area in late 1989 with subsequent excavation of 789 cubic yards of PCS.

- Verification soil sampling along the north side of the Storage Building identified an unknown volume of PCS beneath the North Bay of the Storage Building and along the north exterior wall of the building. The previous remedial investigation report stated that removal of this material would have resulted in potential structural damage to the building.

- The highest concentration of GRO in ground water was 25,000 µg/L in sample SB-3, which is located very close to the highest soil concentration remaining after the 1990 remedial excavation. The impacted soil left in place along the north side of the Storage Building and the north side of the North Bay likely serves as an ongoing source for the ground water impacts for the past 20 years.

- No soil impacts were identified at sample location SB-4 beneath the concrete slab foundation of the Storage Building.

- The presence of the Storage Building prevented complete excavation of the DRO impacted soil at the southeast corner of the building and beneath the slab foundation. Soil impacted with DRO at concentrations greater than the MTCA Method A cleanup level remain at the southeast corner of the South Bay and east of the building in the vicinity of SB-6.

- Ground water in the former diesel fuel UST area does not appear to have been measurably impacted by the diesel fuel release based on the SB-5 ground water sample result. However, a ground water sample was not collected from SB-6, which has greater concentrations of DRO in soil and may have detectable DRO concentrations in ground water.

- The soil collected from the likely vicinity of the former 10,000-gallon diesel UST is impacted with both GRO and DRO, however; only GRO was detected at a concentration in excess of the MTCA Method A cleanup level. It is possible that he UST was used for storage of gasoline and diesel fuel at different times or the GRO impact could be a result of vehicle maintenance activities in the service bay or releases from storage of materials in the exterior storage area on the west side of the Main Building.

- Additional remedial excavation of GRO and DRO impacted soil in the vicinity of the Storage Building is recommended. The soil excavation will be more effective and complete if it is performed after the building has been demolished and the concrete slab foundation is

removed. Achieving ground water compliance with applicable MTCA cleanup levels through natural attenuation will be more likely following the removal of the residual soil impacts.

- The subject property is already listed as a LUST site with soil impacts from petroleum hydrocarbons so there does not appear to be a current reporting requirement to Ecology under the MTCA Cleanup Regulation.

- Receipt of a No Further Action (NFA) determination through Ecology will require entering the Site in the Voluntary Cleanup Program (VCP). Upon entering the VCP, Ecology will assign a Site Manager to review the site information and will issue a formal opinion regarding additional remedial and monitoring activities that will be required to demonstrate compliance with MTCA Cleanup Regulation.

- EPI recommends a more comprehensive assessment of potential sources of soil and ground water impact inside and hydraulically downgradient (west) of the present vehicle maintenance bays in the Main Building. Any additional investigation of this area should take place after vehicle maintenance activities and exterior waste storage have ended and include inspection for in-ground hydraulic lifts, identifying the location of solvent parts washers, interior waste storage areas, and additional fuel or waste oil USTs that may not have been recorded. Additional soil and ground water samples should be collected from the immediate vicinity of potential sources of hydrocarbon or VOC impact from past vehicle maintenance activities.

EPI appreciates the opportunity to be of assistance on this project. If you have any questions or comments please do not hesitate to contact me at (425) 395-0010.

Sincerely,

Greg McCormick, L.G.
Senior Geologist

State of Washington
674
Licensed Geologist
GREGORY A. McCORMICK

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TABLES

FIGURES

ATTACHMENTS

TABLES

Table 1
Summary of Laboratory Quantification Analytical Results for Soil

Bellevue Property
969 118th Avenue SE
Bellevue, Washington

Sample Identification		VOCs[a]												Petroleum Hydrocarbons[b]		
Sample Location	Collection Date	Benzene	Toluene	Ethylbenzene	Xylenes	Isopropylbenzene	n-Propylbenzene	1,3,5-Trimethylbenzene	1,2,4-Trimethylbenzene	sec-Butylbenzene	Isopropyltoluene	n-Butylbenzene	Naphthalene	Gasoline (GRO)	Diesel (DRO)	Higher Range (HRO)
SB-1	9/3/10	<0.02	<0.05	<0.05	<0.15	--	--	--	--	--	--	--	--	<10	--	--
SB-2	9/3/10	0.05	<0.05	<0.05	<0.15	--	--	--	--	--	--	--	--	160	--	--
SB-3	9/3/10	0.02	0.05	<0.05	0.34	--	--	--	--	--	--	--	--	<10	--	--
SB-4	9/3/10	<20	<50	<50	<150	<50	<50	<50	<50	<50	<50	<50	<50	<10	--	
SB-5	9/3/10	<20	<50	<50	0.09	850	1,600	1,200	470	1,300	570	2,300	830	--	2,100	<100
SB-6	9/3/10	--	--	--	--	--	--	--	--	--	--	--	--	--	16,000	<100
SB-7	9/3/10	--	--	--	--	--	--	--	--	--	--	--	--	--	640	<100
SB-8	9/3/10	0.02	<0.05	<0.05	2.7	--	--	--	--	--	--	--	--	1,200	1,100	<100
MTCA Method A Soil Cleanup Levels [c]		0.03[c]	7[c]	6[c]	9[c]	8,000[d]	NA[d]	4,000[d]	4,000[d]	NA[d]	NA[d]	NA[d]	5,000[d]	30/100[c]	2,000[c]	2,000[c]

(a) Analyzed using EPA Method 8260
(b) Analyzed using NWTPH Methods
(c) MTCA Method A Unrestricted Land Uses - MTCA Table 740-1, concentrations and cleanup level in milligrams per kilogram (mg/kg)
(d) MTCA Method B Standard Formula Value, concentrations and cleanup level in micrograms per kilogram (µg/Kg)
Shaded values indicate an exceedance of the MTCA Method A cleanup level
Bolded values indicate a detected analyte
-- Sample not tested for this analyte
NA - No published Method B cleanup level
mg/kg = milligrams per kilogram
< - Not detected at the concentration indicated

Table 2
Summary of Laboratory Quantification Analytical Results for Water (µg/L)

Bellevue Property
969 118th Avenue SE
Bellevue, Washington

Sample Identification		VOCs [a]				Petroleum Hydrocarbons [b]		
Sample Location	Collection Date	Benzene	Toluene	Ethylbenzene	Xylenes	Gasoline (GRO)	Diesel (DRO)	Higher Range (HRO)
SB-1	9/3/10	<1.0	<1.0	<1.0	<3.0	13,000	--	--
SB-2	9/3/10	--	--	--	--	--	--	--
SB-3	9/3/10	330	220	500	770	25,000	--	--
SB-4	9/3/10	--	--	--	--	--	--	--
SB-5	9/3/10	--	--	--	--	<250	<500	--
SB-6	9/3/10	--	--	--	--	--	--	--
SB-7	9/3/10	--	--	--	--	<250	<500	--
SB-8	9/3/10	--	--	--	--	--	--	--
MTCA Method A Ground Water Cleanup Levels [c]		5	1,000	700	1,000	800/1,000	500	500

(a) Analyzed using EPA Method 8260
(b) Analyzed using NWTPH Methods
(c) For Unrestricted Land Uses - MTCA Table 740-1
µg/L = microgram per liter
Shaded values indicate an exceedance of the MTCA Method A cleanup level
Bolded values indicate a detected analyte
-- Sample not tested for this analyte
< - Not detected at the concentration indicated

FIGURE 1
Boring Location Map

KEY:

SOURCE: AERIAL PHOTOGRAPH OBTAINED FROM GOOGLE EARTH.

SUBJECT PROPERTY BOUNDARY

SB-1 SOIL BORING LOCATION

PRESUMED GROUND WATER FLOW DIRECTION

0 25 50 100

APPROXIMATE SCALE: 1" = 100'

ENVIRONMENTAL PARTNERS INC

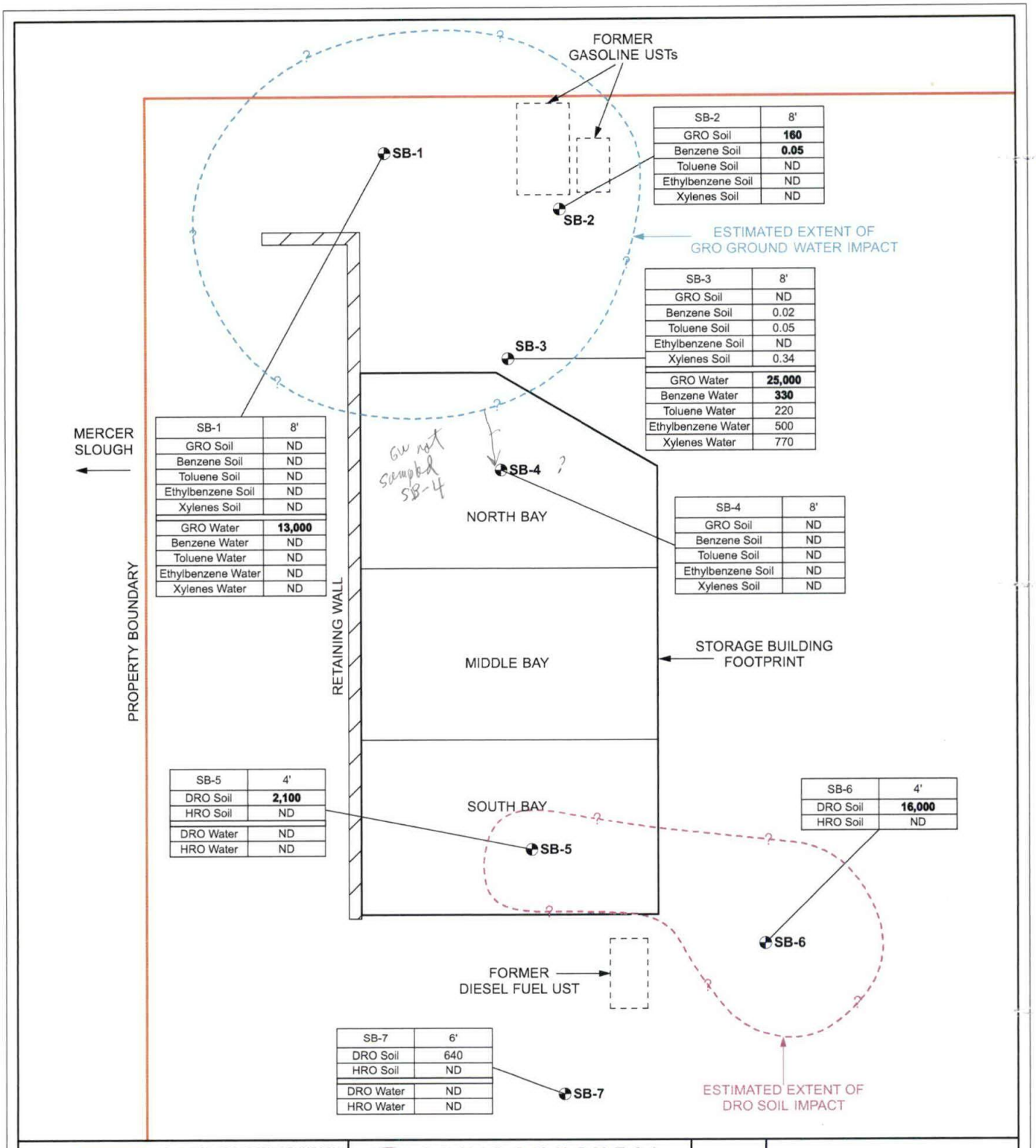
295 NE Gilman Boulevard, Suite 201
Issaquah, Washington 98027

FIGURE 1

BORING LOCATION MAP

PROJECT	60202.0		
PREPARED FOR	MORRIS PIHA REAL ESTATE SERVICES		
LOCATION	969 118TH AVENUE SE BELLEVUE, WASHINGTON		
SHEET 1 of 1	DRAWN BY ARM	REVIEWED BY GAM	DATE 09/27/10

FIGURE 2
Storage Building Area



SB-2	8'
GRO Soil	**160**
Benzene Soil	**0.05**
Toluene Soil	ND
Ethylbenzene Soil	ND
Xylenes Soil	ND

SB-3	8'
GRO Soil	ND
Benzene Soil	0.02
Toluene Soil	0.05
Ethylbenzene Soil	ND
Xylenes Soil	0.34
GRO Water	**25,000**
Benzene Water	**330**
Toluene Water	220
Ethylbenzene Water	500
Xylenes Water	770

SB-1	8'
GRO Soil	ND
Benzene Soil	ND
Toluene Soil	ND
Ethylbenzene Soil	ND
Xylenes Soil	ND
GRO Water	**13,000**
Benzene Water	ND
Toluene Water	ND
Ethylbenzene Water	ND
Xylenes Water	ND

Gw not sampled SB-4 ?

SB-4	8'
GRO Soil	ND
Benzene Soil	ND
Toluene Soil	ND
Ethylbenzene Soil	ND
Xylenes Soil	ND

SB-5	4'
DRO Soil	**2,100**
HRO Soil	ND
DRO Water	ND
HRO Water	ND

SB-6	4'
DRO Soil	**16,000**
HRO Soil	ND

SB-7	6'
DRO Soil	640
HRO Soil	ND
DRO Water	ND
HRO Water	ND

KEY:

SUBJECT PROPERTY BOUNDARY

SB-1 SOIL BORING LOCATION

ND NOT DETECTED ABOVE THE LAB METHOD DETECTION LIMIT

BOLD INDICATES CONCENTRATION IS IN EXCESS OF MTCA METHOD A CLEANUP LEVEL

SOIL CONCENTRATIONS ARE IN MILLIGRAMS/KILOGRAM (mg/kg).
GROUND WATER CONCENTRATIONS ARE IN MICROGRAMS/LITER (µg/L).

NOT TO SCALE

ENVIRONMENTAL PARTNERS INC
295 NE Gilman Boulevard, Suite 201
Issaquah, Washington 98027

FIGURE 2

STORAGE BUILDING AREA

PROJECT	60202.0
PREPARED FOR	MORRIS PIHA REAL ESTATE SERVICES
LOCATION	969 118TH AVENUE SE BELLEVUE, WASHINGTON

SHEET	DRAWN BY	REVIEWED BY	DATE
1 of 1	ARM	GAM	09/27/10

ATTACHEMENT A
Gasoline Storage Tank Removal Report
March 14, 1990

HARTCROWSER

Earth and Environmental Technologies

Hart Crowser, Inc.
1910 Fairview Avenue East
Seattle, Washington 98102-3699
FAX 206.328.5581
206.324.9530

J-2616-02

March 14, 1990

Mr. Jim Sepic
Rabanco, Inc.
4730 32nd Avenue South
Seattle, Washington 98118

Mr. Jim Strock
Seafirst Bank
P.O. Box 3586
Seattle, Washington 98124

Re: Gasoline Storage Tank Removal
Eastside Disposal/Gateway II Site
Bellevue, Washington

Dear Sirs:

This letter report presents the results of our activities related to the removal of two underground storage tanks (USTs) and the remediation activities at the Eastside Disposal/Gateway II site, from October 5, 1989 through January 29, 1990.

The purpose of our work was to document the removal of the USTs, and to verify the soil quality adjacent to the USTs.

The site vicinity map is presented on Figure 1. A site plan showing the location of the former USTs is presented on Figure 2. Table 1 summarizes the analytical results for soil samples collected from the borings and the excavation side walls following removal of the USTs. Attachment A presents our field exploration and sampling methods. Attachment B presents laboratory certificates. Attachment C contains the UST removal permit from the Bellevue Fire Department.

SUMMARY OF FINDINGS

The following is a summary of our findings. The body of this report should be referred to for additional information and supporting data.

- One approximately 2000-gallon UST (gasoline) was removed from the site on October 5, 1989. The tank appeared to be in good condition with no areas of oxidation staining or pitting. Piping associated with the tank was removed.

- One approximately 500-gallon UST (gasoline) was removed (adjacent to the 2,000-gallon UST) from the site on October 5, 1989. The tank appeared to be in fair condition, with areas of oxidation staining and pitting. Piping associated with the tank was removed.

- Approximately 789 cubic yards of soil (containing gasoline residues) were removed from the excavation and stockpiled on-site.

- Analytical results from soil samples collected from the excavation side walls indicated BTEX concentrations below draft Ecology cleanup guidelines except adjacent to the welding shop (SW-1, Ethylbenzene 40,000 ug/kg [ppb]).

- Soil samples collected from borings underneath the welding shop indicated that BTEX concentrations did not exceed draft Ecology cleanup guidelines at a distance about 5 feet from the UST excavation.

- The excavation was backfilled with imported material.

SITE DESCRIPTION

Location

The Eastside Disposal site is located at 969 118th Avenue SE in Bellevue, Washington. Eastside Disposal (Rabanco, Inc.) leases the site from Seafirst Bank.

FIELD OBSERVATIONS

Tank Excavation

The gasoline USTs were removed from the site on October 5, 1989. The contractor (Northwest EnviroServices, Inc.) excavated soil to a depth of approximately 10 feet on either side of the USTs. Prior to excavation, the USTs were inerted with dry ice. A representative from the Bellevue Fire Department was on-site during UST removal procedure.

Tank Condition

The 2,000-gallon gasoline UST appeared to be in good condition. Eastside Disposal indicated the tank had been installed in 1979. The UST was a STI No. 3 with a corrosion protection cathode. No areas of corrosion were observed. Piping was removed by hand prior to UST removal.

The 500-gallon gasoline UST was in fair condition. The age of this UST is unknown. Piping was removed by hand prior to UST removal. The UST did not appear to have any holes or show evidence of leakage. However, areas of corrosion were observed on this UST.

Both USTs were removed from the site and disposed of by Northwest EnviroServices, Inc., on October 5, 1989.

Soils around the Tanks

Soils encountered around the USTs typically consisted of moist, brown, silty, sandy gravel. Groundwater was encountered at a depth of about 6 1/2 feet below the ground surface.

Soil Excavation (Initial)

From October 5 through 23, 1989, about 785 cubic yards of soil were removed from the UST excavation. This soil was stockpiled on-site. Fifteen soil samples were

collected from the excavation side walls from October 5 through 23, 1989. Analytical results from soil sampling collected on October 5, 1989, were used to assess locations for additional soil excavation. Generally, soil was excavated in those locations until field screening techniques (visual, odor, and H-Nu photoionization measurements) indicated no gasoline present. When this occurred soil excavation stopped and a verification soil samples were collected (Figure 2).

Verification soil samples were not collected along a 5-foot section adjacent to the welding shop and along a 10-foot section of a high voltage electrical line. This area was backfilled immediately due to the possibility of damage to the utility and building. However, field screening did not indicate the presence of gasoline residues.

On October 23, 1989, verification soil samples indicated that soil adjacent to the welding shop (SW-1) and Gateway II property (S-6) exceeded draft Ecology soil cleanup guidelines.

Soil Borings

On November 13, 1989, four borings were drilled on the Gateway II property and two borings were drilled beneath the welding shop in order to assess the extent of gasoline residues in the soil. The field exploration procedures are presented in Attachment A. Analytical data from these borings indicated that soil samples collected from the Gateway II property and beneath the welding shop did not exceed draft Ecology soil cleanup guidelines.

Soil Excavation (Final)

On January 29, 1990, about 4 cubic yards of soil were excavated along the northern wall of the UST excavation bordering the Gateway II property. Verification soil samples indicated that gasoline residues in the soil along the northern wall were below draft Ecology soil cleanup guidelines.

No additional soil was excavated adjacent to the welding shop.

Site Restoration

The excavation was backfilled with imported fill and covered with one foot of crushed rock. The area is currently used for equipment storage and parking. Several trees were removed prior to excavation on the Gateway II property. These trees have been replanted and the site returned to its previous condition.

CURRENT STATUS

Verification soil sample (SW-1) indicated that soils adjacent to the welding shop exceed draft Ecology soil cleanup guidelines. This sample exceeded the guideline for ethylbenzene (40,000 ppb). Removal of this soil was not possible using conventional methods due to the possible undermining of the welding shop. Samples collected from two borings beneath the welding shop indicate that gasoline residues in the soil exceeding draft Ecology soil cleanup guidelines probably do not extend more than two to three feet beneath the welding shop.

The excavated soil containing gasoline residue is currently stored on-site.

Our work was accomplished in accordance with generally accepted professional practices related to the nature of the work accomplished in the same or similar localities at the time the work was performed. This report is intended for the exclusive use of Rabanco, Inc. and Seafirst Bank for specific application to the referenced site. No other warranty, express or implied, is made.

We appreciate the opportunity to provide you with environmental consulting services. If you have any questions concerning the information presented in this report, or if we can be of further assistance, please contact me or Scott Ferris at (206) 324-9530.

Sincerely,

HART CROWSER, INC.

DAVID K. BABCOCK
Staff Geologist Engineer

SCOTT S. FERRIS
Associate
Chemical Engineer

DKB/SSF:emm/jl
DKB/261602.lrp

Attachments:

Table 1 - Soil Quality Data
Figure 1 - Site Vicinity Map
Figure 2 - Verification Sampling Location Plan
Attachment A - Field Exploration and Sampling Methods
Attachment B - Certificates of Analysis
Attachment C - UST Removal Permit - City of Bellevue Fire Department

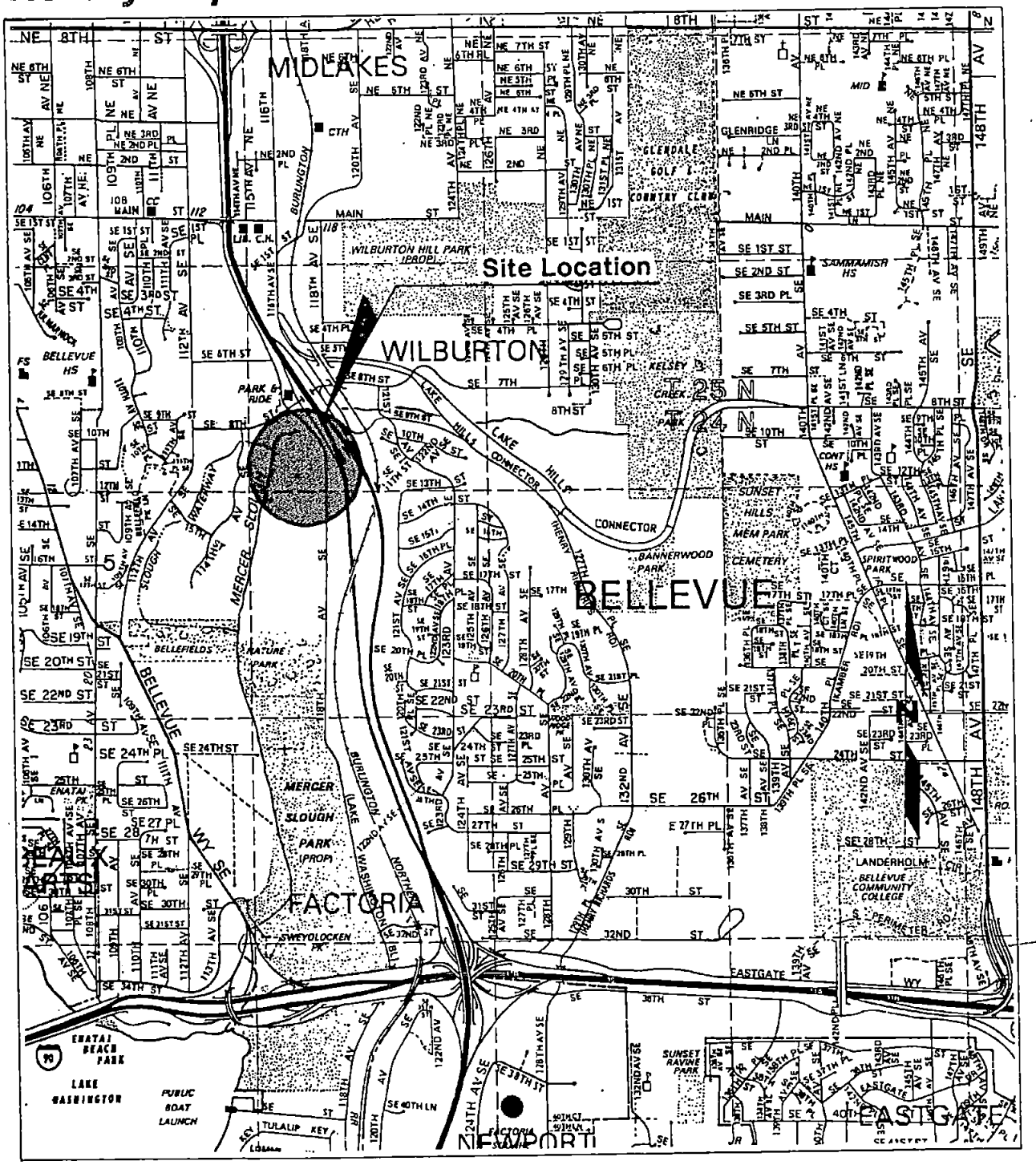
Table 1 - Soil Quality Data

Sample Number	Benzene	Toluene	Ethylbenzene	Xylenes
S-1	23,000[a]	8,600	11,600	51,000
S-2	400	700	200	700
S-3	760	340	380	2,260
S-4	24,000[a]	22,000[a]	20,000	114,000[a]
S-5	1,800,000[a]	220,000[a]	62,000[a]	344,000[a]
S-6	3,400	2,400	2,200	13,200
S-7	720	3,400	1,200	6,800
S-8	19,000	120,000[a]	42,000[a]	242,000[a]
S-9	<50	<50	<50	<50
S-10	130	600	160	750
S-11	540[J]	16,000	11,000	58,000
NW-1	<50	110	240	1350
WW-1	<50	22,000	14,000	74,000
SW-1	<50	86,000	40,000	204,000[a]
EW-1	<50	840	550	2,600
D-1, S-5	290	490[B]	86	300
D-2, S-3	ND (56)	ND(56)	ND (56)	ND (110)
D-3, S-3	ND (60)	ND (60)	ND (60)	ND (120)
D-4, S-3	ND (58)	ND (58)	ND (58)	ND (120)
D-5, S-3	250	150	290	1,500
D-6, S-3	ND (64)	ND (64)	ND (64)	ND (130)
W-1	ND (60)	160	96	280
W-2	ND (62)	770	110	490

Soil samples were analyzed by EPA Method 8020.
All concentrations are in ug/kg (ppb).

a - Value reported exceeded the calibration range established for the sample.
J - Estimated value (less than detection limit).
B - Possible/Probable Blank Contamination.
ND - Not Detected at Detection Limit indicated in parenthesis.

Vicinity Map



0 2000 4000

Scale in Feet

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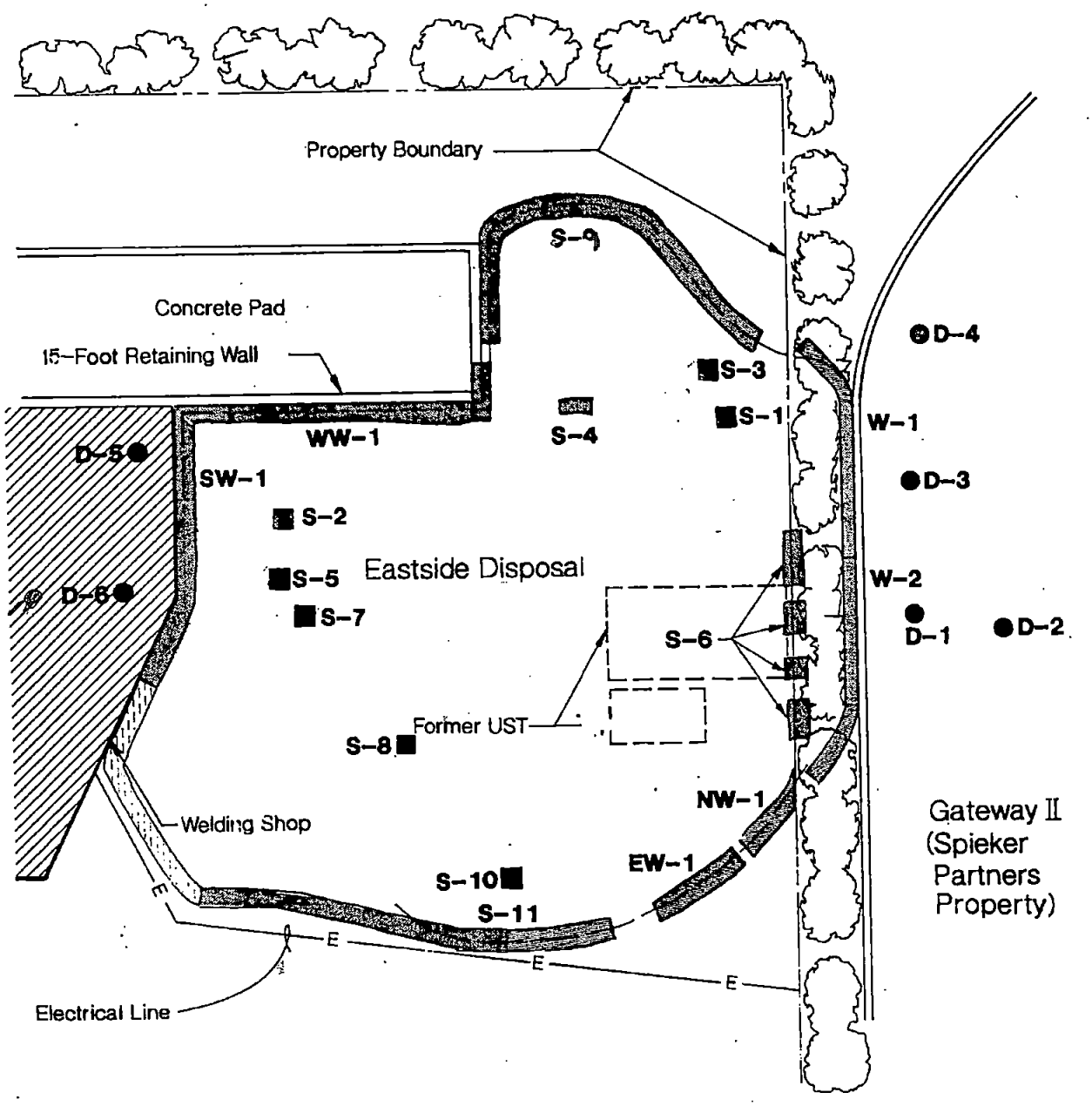
Figure 1

Verification Sampling Location Plan



●	D-1	Boring Location and Number
■	S-1	Spot Sample Location and Number
▭	W-1	Excavation Limit and Side Wall Verification Sample Location and Number
▭		No Verification Sample (Excavation backfilled immediately due to the possibility of damage to building and utility. Field screening did not indicate the presence of gasoline residues.

N

NOT TO SCALE

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Figure 2

ATTACHMENT B
Diesel Tank Remediation Report
June 21, 1990

HARTCROWSER

Earth and Environmental Technologies

Hart Crowser, Inc.
1910 Fairview Avenue East
Seattle, Washington 98102-3699
FAX 206.328.5581
206.324.9530

J-2616-03

June 21, 1990

Mr. Jim Sepic
Rabanco
4730 32nd Avenue South
Seattle, Washington 98118

Mr. Jim Strock
Seafirst Bank
Columbia Seafirst Center
P.O. Box 3586
Seattle, Washington 98124

Re: Diesel Tank Remediation
Eastside Disposal
Bellevue, Washington

Dear Messrs. Sepic and Strock:

This letter report presents the results of remediation activities related to the removal of one 1,000-gallon underground storage tank (UST) at the above-referenced site.

The purpose of our work was to observe excavation of soil containing diesel residues, collect soil samples for chemical analysis and cleanup verification, and to assess the extent of diesel residues beneath the welding shop.

The site vicinity map is presented on Figure 1. A site plan showing the location of the former UST and sample locations is presented on Figure 2. Table 1 summarizes the analytical results for soil samples collected from the hand-auger borings and the excavation side walls following the UST removal. Attachment A presents our field exploration and sampling methods. Attachment B presents laboratory certificates.

SUMMARY OF FINDINGS

The following is a summary of our findings. The body of this report should be referred to for additional information and supporting data.

- One approximately 1,000-gallon UST (diesel) was removed from the site by Northwest EnviroServices (NWES) on November 9, 1989.
- Approximately 380 cubic yards of soil (containing diesel residues) were excavated and disposed of off-site.
- Analytical results from soil samples collected from the excavation side walls indicated total petroleum hydrocarbon concentrations (as diesel) below the draft Ecology Method A Compliance Levels for soil (200 ppm) except adjacent to the welding shop (DS-4, 8,600 ppm).
- About 80 cubic yards of soil containing diesel residues exceeding draft Ecology cleanup guidelines remain beneath the welding shop.
- Analytical results from a soil sample (DS-9) collected from the south side wall of the excavation indicates the presence of a petroleum hydrocarbon heavier than diesel (similar to hydraulic or motor oil).
- The excavation was backfilled as per discussion with Ecology (Joe Hickey, May 23, 1990).

SITE DESCRIPTION

The Eastside Disposal site is located at 969 118th S.E. in Bellevue, Washington. Eastside Disposal (Rabanco, Inc.) currently leases the site from Seafirst Bank.

FIELD OBSERVATION

Tank Excavation and Tank Condition

Hart Crowser was not present during the UST removal. The UST was removed by NWES. Soil samples collected from the UST excavation side walls by NWES confirmed the presence of diesel residues in the soils.

Soil Excavation

From February 1 to March 12, 1990, about 380 cubic yards of soil were removed from the UST excavation. Soils were disposed of off-site. Fifteen soil samples (10 from excavation side walls and 5 from test pits) were collected during the soil removal activities.

Ten soil samples, DS-1 through DS-10, were collected from the excavation side walls from February 1, 1990, through April 12, 1990. Analytical results (Table 1) from soil sampling collected on February 1, 1990, were used to assess locations for additional soil excavation. Generally, soil was excavated in those locations until field screening techniques (visual and odor) indicated no diesel present. When this occurred soil excavation stopped and verification soil samples were collected (Figure 2).

Test Pits. In addition, five test pits, TP-1 through TP-5, were advanced on February 9, 1990, and March 12, 1990, in order to assess the lateral extent of diesel residues in the soil. One soil sample was collected from each test pit. During the test pit exploration an area containing debris fill was encountered south of the UST excavation (Figure 2). This area is generally south of TP-2 and TP-3. Part of this debris fill was excavated. Analytical results (Table 1) from a verification soil sample (DS-9) collected in this debris fill indicated that the diesel residues in the soil from the UST ended and a petroleum hydrocarbon heavier than diesel (similar to hydraulic or motor oil) was present in the debris fill at a concentration of 630 ppm.

Soil Borings

Analytical results for soil sample DS-4 indicated that soils containing diesel residues may extend beneath the welding shop. On February 27, 1990, a soil boring was

advanced by NWES laterally underneath the welding shop. This boring was located adjacent to the former UST and advanced about 6 feet underneath the welding shop. Soil samples were collected at 3 feet and 6 feet. Analytical results indicated that TPH concentrations in the soils at 3 feet (1,600 ppm) and 6 feet (3,200 ppm) exceeded the draft Ecology Method A Compliance Levels for soil. On April 2, 1990, five hand-auger borings were advanced by Hart Crowser to assess the extent of TPH residues in the soil underneath the welding shop. Analytical data indicated that soil containing TPH residues exceeding the draft Ecology Method A Compliance Levels for soil extended about 20 feet north underneath the welding shop. Data also indicated that a 10- to 15-foot-wide band of soil containing TPH residues exceeding the draft Ecology Method A Compliance Levels for soil extended in a westerly direction underneath the welding shop. It is estimated that about 80 cubic yards of soil containing diesel residues exceeding the draft Ecology Method A Compliance Levels for soil remain beneath the building. The approximate extent of the diesel residues is presented on Figure 2.

Groundwater Sample

A groundwater sample was collected from a groundwater monitoring well (MW-1) located near the welding shop. MW-1 was used to assess groundwater quality from a previous study. MW-1 was located about 100 feet southwest of the welding shop and is downgradient from the former diesel tank. No TPH concentrations were detected (detection limit 10 ppm) in the groundwater sample collected from MW-1 on February 9, 1990. Due to the somewhat complex site groundwater conditions and distance from the welding shop, MW-1 may not accurately reflect whether TPH in the soil underneath the welding shop is impacting site groundwater quality.

CURRENT STATUS

About 80 cubic yards of soil containing diesel residues exceeding draft Ecology Method A Compliance Levels for soil remain underneath the welding shop. Removal of this soil is not possible using conventional methods due to undermining of the welding shop foundation.

The excavation has been backfilled. No further action is currently planned. Soil along the southern wall of the excavation contains petroleum hydrocarbon residues indicative of a heavier petroleum hydrocarbon (similar to hydraulic or motor oil).

LIMITATIONS

Our work was accomplished in accordance with generally accepted professional practices related to the nature of the work accomplished in the same or similar localities at the time the work was performed. This report is intended for the exclusive use of Rabanco, Inc., and Seafirst Bank for specific application to the referenced site. No other warranty, express or implied, is made.

We appreciate the opportunity to provide you with environmental consulting services. If you have any questions concerning the information presented in this report, or if we can be of further assistance, please contact me or Scott Ferris at (206) 324-9530.

Sincerely,

HART CROWSER, INC.

DAVID K. BABCOCK
Staff Geologist Engineer

SCOTT S. FERRIS
Associate
Chemical Engineer

DKB/SSF:jbc/ob
2616-03.lr

Attachments:

Table 1 - Soil Quality Dta
Figure 1 - Site Vicinity Map
Figure 2 - Soil Quality Data
Attachment A - Field Exploration and Sampling Methods
Attachment B - Laboratory Certificates

Table 1 – Soil Quality Data*

Sample Number	Concentrations in parts per million (ppm)	
	Total Petroleum Hydrocarbons Method 8015M	Total Petroleum Hydrocarbons Method 418.1
DS-1	N/A	190
DS-2	N/A	310
DS-3	N/A	820
DS-4	N/A	8,600
DS-5	3,600	10,000
DS-6	7,200	5,400
DS-7	N/A	62
DS-8	25 U	760
DS-9	630	10,000
DS-10	25 U	N/A
TP-1	17 J	N/A
TP-2	810	N/A
TP-3	3,700	N/A
TP-4	25 U	N/A
TP-5	N/A	25
E-1	25 U	N/A
E-2	50	N/A
E-3	350	N/A
E-4	25 U	N/A
E-5	2,200	
3' (NWES)	1,200	1,600
6' (NWES)	N/A	3,200

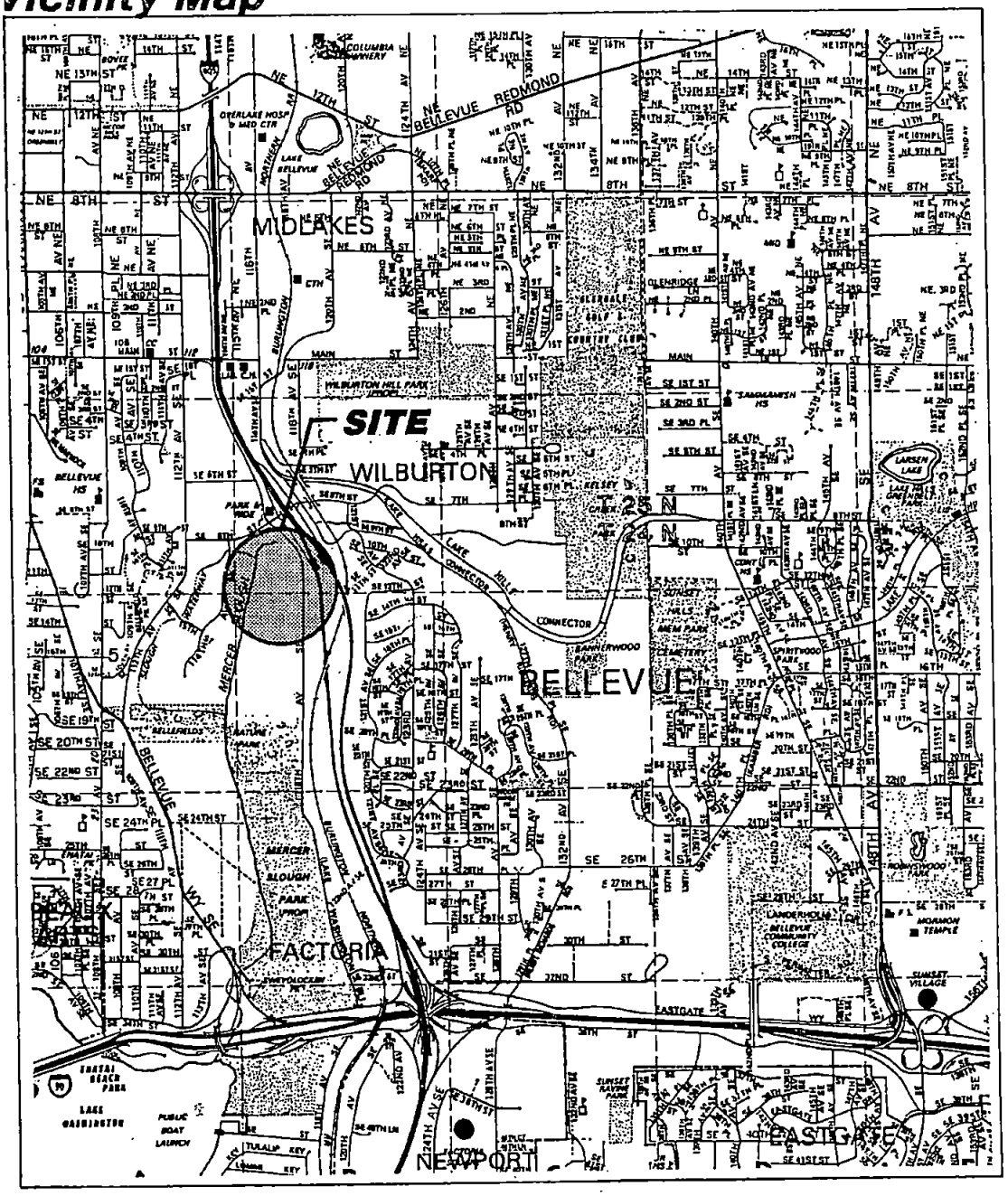
U – Indicates compound was analyzed for but was not detected at the given detection limit.

J – Indicates an estimated value when the result is less than the calculted detection limit

N/A – Indicates sample was not analyzed using this method.

* – All soil samples collected by Hart Crowser with the exception of 3' (NWES) and 6' (NWES) which were collected by Northwest EnviroServic

Vicinity Map



0 2000 4000

Scale in Feet

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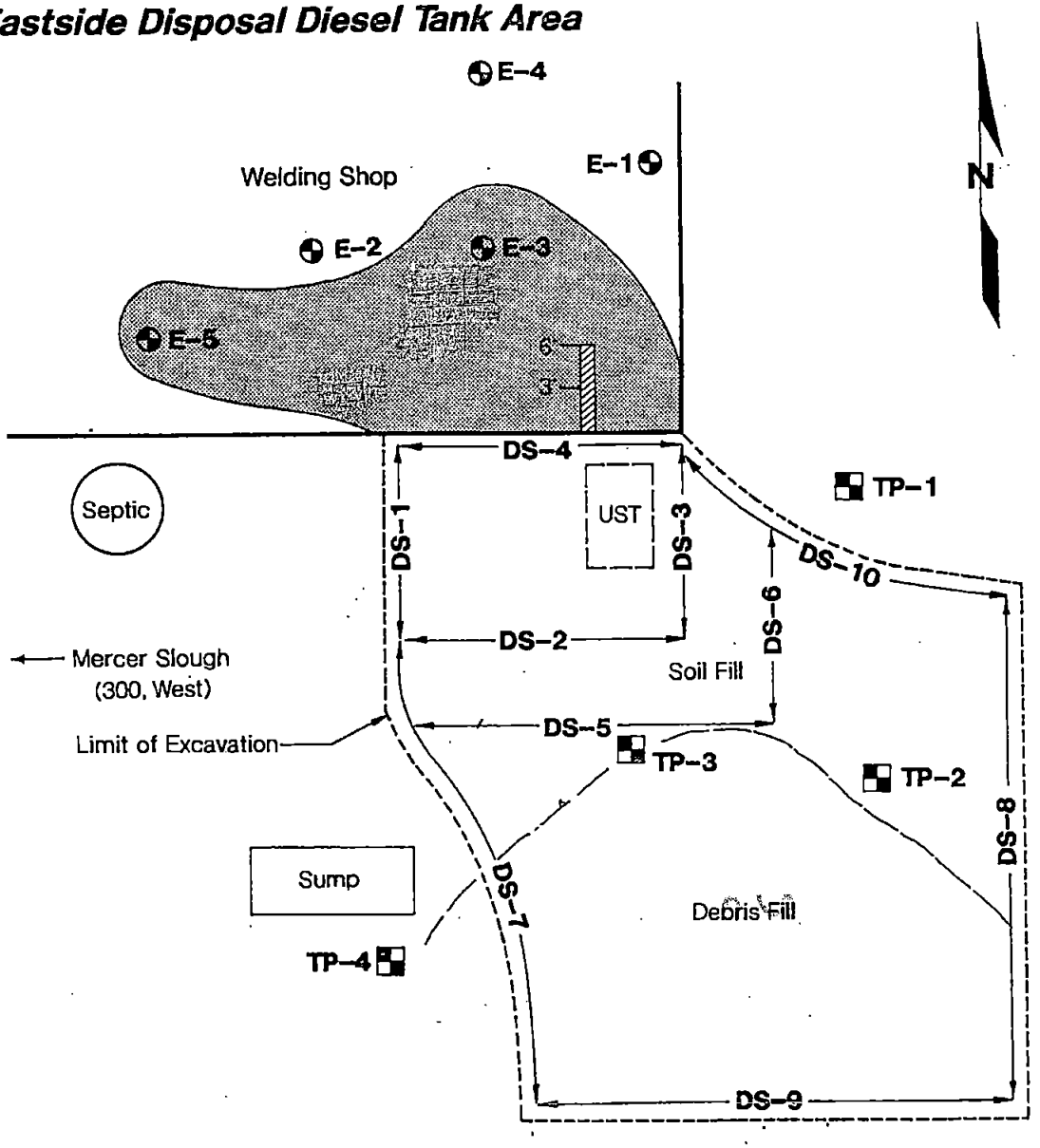
Figure 1

Excavation and Sample Location Map

Eastside Disposal Diesel Tank Area



3' 6' NWES Sample Location

E-1 Hart Crowser Hand Auger Sample Location and Number

TP-1 Test Pit Location and Number

DS-1 Sidewall Sample Location and Number

Estimated Extent of Contamination

TP-5 (100' South)

0 10 20

Scale in Feet

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J-2616-03 4/90

Figure 2

ATTACHMENT C
Laboratory Analytical Report and
Chain-of-Custoday

ESN NORTHWEST | Environmental Services Network

September 20, 2010

Greg McCormick
Environmental Partners, Inc.
295 NE Gilman Blvd., Suite 201
Issaquah, WA 98027

Dear Mr. McCormick:

Please find enclosed the analytical data report for the Allied Waste Facility Project in Seattle, Washington. Probe services were conducted on September 3, 2010. Soil samples were analyzed for Hydrocarbon Identification by NWTPH-HCID, Diesel and Oil by NWTPH-Dx/Dx Extended, Gasoline by NWTPH-Gx, and VOC's by Method 8260 on September 8 – 13, 2010.

The results of these analyses are summarized in the attached tables. All soil values are reported on a dry weight basis. Applicable detection limits and QA/QC data are included. The copy of this invoice is enclosed for your records; the original invoice has been sent to your accounting department.

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

Sincerely,

Michael A. Korosec

Michael A. Korosec
President

1210 Eastside Street SE, Suite 200 ▯ Olympia, Washington 98501 ▯ 360.459.4670 ▯ FAX 360.459.3432
Web Site: *www.esnnw.com* E-Mail: *info@esnnw.com*

ESN NORTHWEST CHEMISTRY LABORATORY

Environmental Partners, Inc.
Allied Waste Facility PROJECT
Client Project ##60202.2
Bellevue, WA

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lab@esnnw.com

Hydrocarbon Identification Analysis of Soil by Method NWTPH-HCID

Sample Number	Date Prepared	Date Analyzed	Surrogate Recovery (%)	Gasoline Range Organics (mg/kg)	Diesel Range Organics (mg/kg)	Lube Oil Range Organics (mg/kg)
Method Blank	9/13/2010	9/13/2010	88%	nd	nd	nd
SB-8	9/3/2010	9/13/2010	95%	D	D	nd
Reporting Limits				20	50	100

"nd" Indicates not detected at listed detection limits.
"D" Indicates detected above the listed detection limit.
"int" Indicates that interference prevents determination.

ACCEPTABLE RECOVERY LIMITS FOR SURROGATE : 65% TO 135%

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Analysis of Diesel Range Organics & Lube Oil Range Organics in Soil by Method NWTPH-Dx/Dx Extended

Sample Number	Date Prepared	Date Analyzed	Surrogate Recovery (%)	Diesel Range Organics (mg/kg)	Lube Oil Range Organics (mg/kg)
Method Blank	9/8/2010	9/8/2010	88%	nd	nd
SB-5	9/8/2010	9/8/2010	98%	2100	nd
SB-6	9/8/2010	9/8/2010	104%	16000	nd
SB-7	9/8/2010	9/8/2010	88%	640	nd
Reporting Limits				50	100

"nd" Indicates not detected at the listed detection limits.
"int" Indicates that interference prevents determination.

ACCEPTABLE RECOVERY LIMITS FOR SURROGATE : 50% TO 150%

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Analysis of Diesel Range Organics & Lube Oil Range Organics in Soil by Method NWTPH-Dx/Dx Extended

Sample Number	Date Prepared	Date Analyzed	Surrogate Recovery (%)	Diesel Range Organics (mg/kg)	Lube Oil Range Organics (mg/kg)
Method Blank	9/8/2010	9/8/2010	88%	nd	nd
SB-8	9/8/2010	9/8/2010	95%	**1100**	nd
				50	100
Reporting Limits					

"nd" Indicates not detected at the listed detection limits.
"int" Indicates that interference prevents determination.

ACCEPTABLE RECOVERY LIMITS FOR SURROGATE : 50% TO 150%

* A sample duplicate was analyzed from a different project.

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Analysis of Diesel Range Organics & Lube Oil Range Organics in Water by Method NWTPH-Dx

Sample Number	Date Prepared	Date Analyzed	Surrogate Recovery (%)	Diesel Range Organics (ug/L)	Lube Oil Range Organics (ug/L)
Method Blank	9/9/2010	9/9/2010	100%	nd	nd
SB-5	9/9/2010	9/9/2010	99%	nd	nd
SB-7	9/9/2010	9/9/2010	108%	nd	nd
Reporting Limits				250	500

"nd" Indicates not detected at the listed detection limits.
"int" Indicates that interference prevents determination.

ACCEPTABLE RECOVERY LIMITS FOR SURROGATE : 50% TO 150%

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Analysis of Gasoline Range Organics & BTEX in Soil by Method NWTPH-Gx/8260

Sample Number	Date Prepared	Date Analyzed	Benzene (mg/kg)	Toluene (mg/kg)	Ethylbenzene (mg/kg)	Xylenes (mg/kg)	Gasoline Range Organics (mg/kg)	Surrogate Recovery (%)
Method Blank	9/13/2010	9/13/2010	nd	nd	nd	nd	nd	99%
LCS	9/13/2010	9/13/2010	77%	135%	131%	129%	122%	102%
SB-1	9/3/2010	9/13/2010	nd	nd	nd	nd	nd	100%
SB-2	9/3/2010	9/13/2010	**0.05**	nd	nd	nd	**160**	93%
SB-3	9/3/2010	9/13/2010	**0.02**	**0.05**	nd	**0.34**	nd	96%
SB-4	9/3/2010	9/13/2010	nd	nd	nd	nd	nd	97%
Reporting Limits			0.02	0.05	0.05	0.15	10	

"—" Indicates not tested for component.
"nd" Indicates not detected at the listed detection limits.
"int" Indicates that interference prevents determination.

ACCEPTABLE RECOVERY LIMITS FOR SURROGATE (Bromoflurorbenzene) & LCS : 65% TO 135%

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Analysis of Gasoline Range Organics & BTEX in Soil by Method NWTPH-Gx/8260

Sample Number	Date Prepared	Date Analyzed	Benzene (mg/kg)	Toluene (mg/kg)	Ethylbenzene (mg/kg)	Xylenes (mg/kg)	Gasoline Range Organics (mg/kg)	Surrogate Recovery (%)
Method Blank	9/13/2010	9/13/2010	nd	nd	nd	nd	nd	99%
LCS	9/13/2010	9/13/2010	77%	135%	131%	129%	122%	102%
SB-8	9/13/2010	9/13/2010	**0.02**	nd	nd	**2.7**	**1200**	90%
Reporting Limits			0.02	0.05	0.05	0.15	10	

"—" Indicates not tested for component.
"nd" Indicates not detected at the listed detection limits.
"int" Indicates that interference prevents determination.

ACCEPTABLE RECOVERY LIMITS FOR SURROGATE (Bromoflurorbenzene) & LCS : 65% TO 135%

ESN NORTHWEST CHEMISTRY LABORATORY

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Analysis of Gasoline Range Organics & BTEX in Water by Method NWTPH-Gx/8260

Sample Number	Date Analyzed	Benzene (ug/L)	Toluene (ug/L)	Ethylbenzene (ug/L)	Xylenes (ug/L)	Gasoline Range Organics (ug/L)	Surrogate Recovery (%)
Method Blank	9/13/2010	nd	nd	nd	nd	nd	107%
LCS	9/13/2010	77%	132%	130%	129%	122%	94%
SB-1	9/13/2010	nd	nd	nd	nd	13000	94%
SB-3	9/13/2010	330	220	500	770	25000	98%
Reporting Limits		1.0	1.0	1.0	3.0	100	

"nd" Indicates not detected at the listed detection limits.
"int" Indicates that interference prevents determination.

ACCEPTABLE RECOVERY LIMITS FOR SURROGATE (Bromoflurorbenzene) & LCS: 65% TO 135%

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Analysis of Volatile Organic Compounds in Soil by Method 8260/5035

	Reporting	MTH BLK	LCS	SB-4	SB-5
Date extracted	Limits	09/13/10	09/13/10	09/03/10	09/03/10
Date analyzed	(ug/Kg)	09/13/10	09/13/10	09/13/10	09/13/10
Dichlorodifluoromethane	50	nd		nd	nd
Chloromethane	50	nd		nd	nd
Vinyl chloride	50	nd	70%	nd	nd
Bromomethane	50	nd		nd	nd
Chloroethane	50	nd		nd	nd
Trichlorofluoromethane	50	nd		nd	nd
Acetone	250	nd		nd	nd
1,1-Dichloroethene	50	nd	88%	nd	nd
Methylene chloride	20	nd		nd	nd
Methyl-t-butyl ether (MTBE)	50	nd		nd	nd
trans-1,2-Dichloroethene	50	nd		nd	nd
1,1-Dichloroethane	50	nd		nd	nd
2-Butanone (MEK)	250	nd		nd	nd
cis-1,2-Dichloroethene	50	nd		nd	nd
2,2-Dichloropropane	50	nd		nd	nd
Chloroform	50	nd	83%	nd	nd
Bromochloromethane	50	nd		nd	nd
1,1,1-Trichloroethane	50	nd		nd	nd
1,2-Dichloroethane (EDC)	50	nd		nd	nd
1,1-Dichloropropene	50	nd		nd	nd
Carbon tetrachloride	50	nd		nd	nd
Benzene	20	nd	77%	nd	nd
Trichloroethene (TCE)	20	nd		nd	nd
1,2-Dichloropropane	50	nd		nd	nd
Dibromomethane	50	nd		nd	nd
Bromodichloromethane	50	nd		nd	nd
4-Methyl-2-pentanone (MIBK)	250	nd		nd	nd
cis-1,3-Dichloropropene	50	nd		nd	nd
Toluene	50	nd	135%	nd	nd
trans-1,3-Dichloropropene	50	nd		nd	nd
1,1,2-Trichloroethane	50	nd		nd	nd
2-Hexanone	250	nd		nd	nd
1,3-Dichloropropane	50	nd		nd	nd
Dibromochloromethane	50	nd		nd	nd
Tetrachloroethene (PCE)	20	nd		nd	nd
1,2-Dibromoethane (EDB)	50	nd		nd	nd
Chlorobenzene	50	nd	130%	nd	nd
1,1,1,2-Tetrachloroethane	50	nd		nd	nd
Ethylbenzene	50	nd	131%	nd	nd
Xylenes	150	nd	129%	nd	90
Styrene	50	nd		nd	nd
Bromoform	50	nd		nd	nd
1,1,2,2-Tetrachloroethane	50	nd		nd	nd
Isopropylbenzene	50	nd		nd	850
1,2,3-Trichloropropane	50	nd		nd	nd

ESN NORTHWEST CHEMISTRY LABORATORY

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Analysis of Volatile Organic Compounds in Soil by Method 8260/5035

	Reporting	MTH BLK	LCS	SB-4	SB-5
Date extracted	Limits	09/13/10	09/13/10	09/03/10	09/03/10
Date analyzed	(ug/Kg)	09/13/10	09/13/10	09/13/10	09/13/10
Bromobenzene	50	nd		nd	nd
n-Propylbenzene	50	nd		nd	**1,600**
2-Chlorotoluene	50	nd		nd	nd
4-Chlorotoluene	50	nd		nd	nd
1,3,5-Trimethylbenzene	50	nd		nd	**1,200**
tert-Butylbenzene	50	nd		nd	nd
1,2,4-Trimethylbenzene	50	nd		nd	**470**
sec-Butylbenzene	50	nd		nd	**1,300**
1,3-Dichlorobenzene	50	nd		nd	nd
1,4-Dichlorobenzene	50	nd		nd	nd
Isopropyltoluene	50	nd		nd	**570**
1,2-Dichlorobenzene	50	nd		nd	nd
n-Butylbenzene	50	nd		nd	**2,300**
1,2-Dibromo-3-Chloropropane	50	nd		nd	nd
1,2,4-Trichlorobenzene	50	nd		nd	nd
Naphthalene	50	nd		nd	**830**
Hexachloro-1,3-butadiene	50	nd		nd	nd
1,2,3-Trichlorobenzene	50	nd		nd	nd
Surrogate recoveries					
Dibromofluoromethane		102%	99%	96%	96%
Toluene-d8		89%	92%	89%	87%
4-Bromofluorobenzene		99%	102%	100%	95%

Data Qualifiers and Analytical Comments

nd - not detected at listed reporting limits
Acceptable Recovery limits: 65% TO 135%
Acceptable RPD limit: 35%

ESN NORTHWEST, INC. Environmental Services Network

CHAIN-OF-CUSTODY RECORD

CLIENT: Environmental Partners Inc

ADDRESS: 295 NE Gilman Blvd #201 Issaquah, WA

PHONE: (425) 395-0010 FAX: (425) 395-0011

CLIENT PROJECT #: 60202.0 PROJECT MANAGER: Greg McCormick

DATE: 9/3/10 PAGE 1 OF 1

PROJECT NAME: Allied Waste Facility

LOCATION: 969 118th Ave SE Bellevue, WA

COLLECTOR: Greg McCormick DATE OF COLLECTION 9/3/10

Sample Number	Depth	Time	Sample Type	Container Type	TPH-HCID	TPH - DIESEL & OIL	TPH - GASOLINE/BTEX	VOC 8260CL	VOC 8260	SemiVol 8270	PAH's 8270	PCB's 8082	CL Pesticides 8081	RCRA 8 Metals	MTCA 5 Metals	Pb	Asbestos-PLM	GRO Suite	DRO Suite	WO Suite	NOTES	Total Number of Containers	Laboratory Note Number
1. SB-1	8'	0915	S				X																
2. SB-2	8'	0910	S				X																
3. SB-3	8'	0945	S				X																
4. SB-4	8'	1050	S				X		X														
5. SB-5	4'	1220	S			X			X														
6. SB-6	4'	1400	S			X																	
7. SB-7	6'	1425	S			X																	
8. SB-8	8'	1545	S		X																		
9. SB-1	—	0845	W				X																
10. SB-3	—	1000	W				X																
11. SB-5	—	1330	W			X																	
12. SB-7	—	1500	W			X																	
13.																							
14.																							
15.																							
16.																							
17.																							
18.																							

RELINQUISHED BY (Signature)	DATE/TIME	RECEIVED BY (Signature)	DATE/TIME
[signature]	9/3/10	[signature]	1555 9/3/10
RELINQUISHED BY (Signature)	DATE/TIME	RECEIVED BY (Signature)	DATE/TIME

SAMPLE DISPOSAL INSTRUCTIONS

☐ ESN DISPOSAL @ $2.00 each ☐ Return ☐ Pickup

SAMPLE RECEIPT	
TOTAL NUMBER OF CONTAINERS	
CHAIN OF CUSTODY SEALS Y/N/NA	
SEALS INTACT? Y/N/NA	
RECEIVED GOOD COND./COLD	
NOTES:	

LABORATORY NOTES:
Please hold indicated samples for possible additional analysis

Turn Around Time: 24 HR 48 HR (5 DAY)