

August 1, 2016 Project No. KV150055B

Department of Ecology UST Section P.O. Box 47655 Olympia, Washington 98504-7655

Subject: Site Assessment Report The Heron (Accurate Auto Body) 7662 159th Place Northeast Redmond, Washington

Associated Earth Sciences, Inc. (AESI) was notified of the discovery of an abandoned underground storage tank (UST) related to a heating oil unit in the former Accurate Auto Body property on the afternoon of July 8, 2016. The tank was unearthed and damaged during grading operations on site related to construction of new facilities (The Heron). AESI arrived on site the afternoon of July 8, 2016 to assess the situation.

The site is located in a mixed residential and commercial neighborhood in Redmond. The site is bordered to the south by vacant land, to the west by the first phase of The Heron project, to the north by commercial businesses, and to the east by Bear Creek Parkway. Site location is shown on Figure 1.

Upon arrival to the site, a conversation occurred with the construction foreman to determine the sequence of events. During mass excavation, the excavator bucket caught the edge of the UST and dislodged the tank which was under the former building foundation. When the tank was dislodged, the cap on the top of the tank blew off and heating oil coated the surface of the surrounding soils. The side of the tank was also compromised at the time of dislodgement and began leaking a small amount of heating oil. The Washington State Department of Ecology (Ecology) was notified of the tank at the time of discovery as well as the Redmond Fire Department. The fire department arrived shortly after the discovery and patched the tank to stop the leaking. After the leaking was stopped, Washington Marine Cleaning arrived on site to pump the remaining contents from the tank. A total of 184 gallons were pumped from the tank and the tank volume was estimated at 200 gallons by the Redmond Fire Department. After the tank was pumped out, the fire department stated the tank could not be pulled until the tank was inerted using dry ice. Inertion of the tank was scheduled for July 11th and the area was covered in plastic to protect from rain expected over the weekend.

On Monday July 11th, the tank was inerted using dry ice at a rate of 1 pound of dry ice per 50 gallons and the tank was removed. Marine Vacuum Services (MarVac) was on site to receive the tank and haul the tank off site for cleaning and disposal. Tom Myler of MarVac acted as the UST decommissioner for the site.

After removal of the tank, excavation began to remove soils affected by the heating oil. Soils were loaded directly into dump trucks and transported to CEMEX in Everett for disposal. The material removed was a Recent alluvium material, consisting of brown gravelly medium to coarse sand. All material removed had a petroleum odor and dark staining, but none of the material was grey and characteristic of weathered petroleum. A total of 73.55 tons of soil was transported and disposed of at the CEMEX facility. This tonnage is estimated at a volume of approximately 52 cubic yards of soil. After completion of excavation, the sidewalls and base of the excavation were sampled. The tank removal pit was completed into the side of an excavation cut and no sidewall was present to the east. The eastern sidewall sample was collected at the same elevation as the base sample, but 5 feet east of the former tank location. All other sidewall samples were collected at mid-depth of the excavation. The results of the soil sample analyses are presented in Table 1 and the approximate locations of the samples are shown on Figure 2. All samples were non-detect for diesel- and heavy oil-range petroleum hydrocarbons by NWTPH-Dx and therefore below the Model Toxics Control Act (MTCA) Method A cleanup levels. It should also be noted that no ground water was present in the location of the tank or the excavation area.

Soil samples were placed directly into laboratory-prepared sample containers using stainless steel spoons and labeled with the site name, date, time, exploration number, sample number, and sampling personnel. Sample containers were placed in a chilled cooler immediately after sampling, and subsequently transported to the analytical laboratory by AESI under standard chain-of-custody protocols. The analytical laboratory used for analysis was Friedman & Bruya, Inc. located at 3012 16th Avenue West in Seattle, Washington. Laboratory reports are presented in Appendix A.

The UST Pump and Rinse Certificate and the Certificate of Destruction for the UST are provided in Appendix B. The Ecology Site Assessment Checklist and Permanent Closure Notice are provided in Appendix C. Should you have any questions concerning this site assessment report, please do not hesitate to call.

Sincerely,

ASSOCIATED EARTH SCIENCES, INC. Kirkland, Washington



Jon N. Sondergaard, L.G., L.E.G. Senior Principal Engineering Geologist

Trevor W. Louviere, P.E. Senior Project Engineer

Table 1:	Former UST Location Soil Samples
Figure 1:	Vicinity Map
Figure 2:	Site and Exploration Plan
Appendix A:	Laboratory Reports and Chain-of-Custody Forms
Appendix B:	UST Removal Certifications
Appendix C:	Department of Ecology Paperwork
	Table 1: Figure 1: Figure 2: Appendix A: Appendix B: Appendix C:

TABLES

Table 1Former UST Location Soil SamplesThe Heron (Former Accurate Auto Body)

KV150055B

Redmond, Washington

Sample Name	Sample Time	Sample Location	Diesel-Range Petroleum Hydrocarbons	Oil-Range Petroleum Hydrocarbons
B-1	12:33	Below former UST location	< 50	< 250
S-1	12:34	South Sidewall of Excavation	< 50	< 250
S-2	12:36	West Sidewall of Excavation	< 50	< 250
S-3	12:37	North Sidewall of Excavation	< 50	< 250
S-4	12:38	5' East of former UST location	<50	< 250

< denotes the analyte was not detected during laboratory analysis

B denotes a bottom sample

S denotes a sidewall sample

FIGURES





150055 Accurate Auto Body \ 150055 F2 Samples 7-16.cdr

APPENDIX A

Laboratory Reports and Chain-of-Custody Forms

ENVIRONMENTAL CHEMISTS

James E. Bruya, Ph.D. Yelena Aravkina, M.S. Michael Erdahl, B.S. Arina Podnozova, B.S. Eric Young, B.S. 3012 16th Avenue West Seattle, WA 98119-2029 (206) 285-8282 fbi@isomedia.com www.friedmanandbruya.com

July 14, 2016

Trevor Louviere, Project Manager Associated Earth Sciences, Inc. 911 5th Avenue, Suite 100 Kirkland, WA 98033

Dear Mr Louviere:

Included are the results from the testing of material submitted on July 11, 2016 from the KV150055B The Heron, F&BI 607107 project. There are 4 pages included in this report. Any samples that may remain are currently scheduled for disposal in 30 days. If you would like us to return your samples or arrange for long term storage at our offices, please contact us as soon as possible.

We appreciate this opportunity to be of service to you and hope you will call if you have any questions.

Sincerely,

FRIEDMAN & BRUYA, INC.

Michael Erdahl Project Manager

Enclosures AE10714R.DOC

ENVIRONMENTAL CHEMISTS

CASE NARRATIVE

This case narrative encompasses samples received on July 11, 2016 by Friedman & Bruya, Inc. from the Associated Earth Sciences KV150055B The Heron, F&BI 607107 project. Samples were logged in under the laboratory ID's listed below.

<u>Laboratory ID</u>	Associated Earth Sciences
607107 -01	B-1
607107 -02	S-1
607107 -03	S-2
607107 -04	S-3
607107 -05	S-4

All quality control requirements were acceptable.

ENVIRONMENTAL CHEMISTS

Date of Report: 07/14/16 Date Received: 07/11/16 Project: KV150055B The Heron, F&BI 607107 Date Extracted: 07/11/16 Date Analyzed: 07/11/16

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

Results Reported on a Dry Weight Basis Results Reported as mg/kg (ppm)

Surrogato

Sample ID Laboratory ID	Diesel Range (C10-C25)	Motor Oil Range (C25-C36)	<u>(% Recovery)</u> (Limit 53-144)
B-1 607107-01	<50	<250	105
S-1 607107-02	<50	<250	101
S-2 607107-03	<50	<250	108
S-3 607107-04	<50	<250	100
S-4 607107-05	<50	<250	106
Method Blank 06-1382 MB	<50	<250	108

ENVIRONMENTAL CHEMISTS

Date of Report: 07/14/16 Date Received: 07/11/16 Project: KV150055B The Heron, F&BI 607107

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

Laboratory Code: 607088-01 (Matrix Spike)

			Sample	Percent	Percent		
	Reporting	Spike	Result	Recovery	Recovery	Acceptance	RPD
Analyte	Units	Level	(Wet Wt)	MS	MSD	Criteria	(Limit 20)
Diesel Extended	mg/kg (ppm)	5,000	3,000	82	79	64-133	4
Laboratory Code: La	boratory Control	Sample					
			Percent				
	Reporting	Spike	Recovery	Accep	tance		
Analyte	Units	Level	LCS	Crite	eria		
Diesel Extended	mg/kg (ppm)	5,000	88	58-1	47		

ENVIRONMENTAL CHEMISTS

Data Qualifiers & Definitions

a - The analyte was detected at a level less than five times the reporting limit. The RPD results may not provide reliable information on the variability of the analysis.

 ${\bf b}$ - The analyte was spiked at a level that was less than five times that present in the sample. Matrix spike recoveries may not be meaningful.

 $\ensuremath{\mathsf{ca}}$ - The calibration results for the analyte were outside of acceptance criteria. The value reported is an estimate.

c - The presence of the analyte may be due to carryover from previous sample injections.

cf - The sample was centrifuged prior to analysis.

d - The sample was diluted. Detection limits were raised and surrogate recoveries may not be meaningful.

dv - Insufficient sample volume was available to achieve normal reporting limits.

f - The sample was laboratory filtered prior to analysis.

fb - The analyte was detected in the method blank.

fc - The compound is a common laboratory and field contaminant.

hr - The sample and duplicate were reextracted and reanalyzed. RPD results were still outside of control limits. Variability is attributed to sample inhomogeneity.

hs - Headspace was present in the container used for analysis.

ht – The analysis was performed outside the method or client-specified holding time requirement.

 ${\rm ip}$ - Recovery fell outside of control limits. Compounds in the sample matrix interfered with the quantitation of the analyte.

j - The analyte concentration is reported below the lowest calibration standard. The value reported is an estimate.

 ${\rm J}$ - The internal standard associated with the analyte is out of control limits. The reported concentration is an estimate.

jl - The laboratory control sample(s) percent recovery and/or RPD were out of control limits. The reported concentration should be considered an estimate.

js - The surrogate associated with the analyte is out of control limits. The reported concentration should be considered an estimate.

lc - The presence of the analyte is likely due to laboratory contamination.

L - The reported concentration was generated from a library search.

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

pc - The sample was received with incorrect preservation or in a container not approved by the method. The value reported should be considered an estimate.

ve - The analyte response exceeded the valid instrument calibration range. The value reported is an estimate.

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

x - The sample chromatographic pattern does not resemble the fuel standard used for quantitation.

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B-1	01	7/11/16	1233	Soi	l	1	Х	,									\uparrow				
S-1	02		1234	1		1	X									-	+	+	1		
S-2	03		1236			i	X				_†					+	╉─	+	<u> </u>		
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APPENDIX B

UST Removal Certifications

Marine Vacuum Service, Inc.

GENERAL CONTRACTOR CONTRACTORS LICENSE # MARINVS097JA P0. Box 24263 Seattle, Washington 98124 Telephone (206) 762-0240 FAX (206) 763-8084 1-800-540-7491

STORAGE TANK

CERTIFICATE OF DESTRUCTION

DATE: August 1, 2016

TANK OWNER: MAIN STREET PROPERTY GROUP

TANK LOCATION: 7662 159TH PL NE, REDMOND WA 98052

TANK DESCRIPTION: 200 GALLON HEATING OIL TANK

LAST CONTENTS HELD IN TANKS: HEATING OIL

Marine Vacuum Service, Inc certifies that the tank mentioned above was pumped of all liquid materials and washed clean with a high-pressure washer and soap solution. The tank and contents therein have been disposed of according to all Local, State and Federal Regulations.

Thank you,

Robyn Schirmer

Marine Vacuum Service, Inc.

DBE # D4M0002341

SDVO

EPA # WAD980974521

A MINORITY BUSINESS ENTERPRISE ID # M4M002341

Marine Vacuum Service, Inc.

GENERAL CONTRACTOR CONTRACTORS LICENSE # MARINVS097JA P0. Box 24263 Seattle, Washington 98124 Telephone (206) 762-0240 FAX (206) 763-8084 1-800-540-7491

AST/UST STORAGE TANK PUMP & RINSE CERTIFICATE

Tank Size: _	200 GALLONS	
Last Contents	HEATING OIL	-
Tank Location:	7662 159th PL NE	
	REDMOND WA 98052	

Marine Vacuum Service, Inc. certifies that the above mentioned tank(s) have been triple rinsed in accordance with the industry standard as outlined in 40 CFR PART 280.70, WAC 173-360-380(I), API 1604, API 2015 and that all residual product and rinsate has been disposed of in accordance with Federal, State and Local regulations. Tanks listed above are <u>NOT GAS FREE</u> or <u>NOT SAFE FOR HOT WORK</u>

Tank Owner:	MAIN STREET PROPERTY GROUP
Э.	
Contractor:	NG CLARK ATTN: DREW
M.V.S. Repres	entative: PRA
Date: Mg	ust 1, 2014

DBE # D4M1302341

EPA # WAD980974521

A MINORITY BUSINESS ENTERPRISE ID # D4M1302341

INSPECTION WORKSHEET (INSP-2016-23741)

City of Redmond

the second se				
se Number:	FIRE-2016-05942		Case Module:	Permit
Inspection Date:	07/11/2016		Inspection Statu	Is: Approved
Inspector:	Barry Nilson		Inspection Type	: FIRE Single Use
Job Address:	7662 159TH PL NE REDMOND, WA 98052		Parcel Number:	9270700050
Contact Type	Company Name		Name	
Contractor			[W.G.Clark Construction Co.] Hall	ock, Drew
Applicant			[WG Clark Construction] King, Tyl	er
Checklist Item		Passed	Comments	
Fire Inspection Commo	ents - Fire Inspection Comments	YES		

1

Nilson, Barry (Inspector)

APPENDIX C

Department of Ecology Paperwork

UST ID #: _____

County: King



SITE CHECK/SITE ASSESSMENT CHECKLIST FOR UNDERGROUND STORAGE TANKS

This checklist certifies that site check or site assessment activities were performed in accordance with Chapter 173-360 WAC. Instructions are found on the last page.

I. UST FACILITY	II. OWNER/OPERATOR INFORMATION
Facility Compliance Tag #:	Owner/Operator Name: Kim Faust
UST ID #:	Business Name: Main Street Property Group, LLC
Site Name: The Heron Apartments	Address: 12332 NE 115th Place
Site Address: 7662 159th Place NE	City: Kirkland State: WA Zip: 98033
City: Redmond	Phone: 425-985-7734
Phone: 425-985-7734	Email: Kfoust@mspgrouplic.com
III. Certifi	ED SITE ASSESSOR
Service Provider Name: Trevor Louviere	Company Name: Associated Earth Sciences, Inc
Cell Phone: Email: {Louviere@aesgeo.cc	m Address: 911 5th Ave
Certification #: WA PE # 521004 Exp. Date: 3/22/18	City: Kirkland State: WA Zip: 98033
IV. TANK	(INFORMATION
TANK ID TANK CAPACITY	LAST SUBSTANCE STORED DATE SITE CHECK OR ASSESSMENT CONDUCTED
Unknown 200 gal	Heating Oil 7/8/2016
V. REASON FOR CONDUCTING SI	TE CHECK/SITE ASSESSMENT (check one)
Release investigation following permanent UST system	em closure (i.e. tank removal or closure-in-place).
□ Release investigation following a failed tank and/or	line tightness test.
□ Release investigation following discovery of contami	inated soil and/or groundwater.
Release investigation directed by Ecology to determ	ine if the UST system is the source of offsite impacts.
UST system is undergoing a "change-in-service", whi gasoline) to storing a non-regulated substance (e.g.	ich is changing from storing a regulated substance (e.g. water).
Directed by Ecology for UST system permanently clo	used or abandoned before 12/22/1988.
Di Other (describe): Tank Struck during gra	ding activities related to new construction.

VI. CHECKLIST		
The site assessor must check each of the following items and include it in the report. Sections referenced below can be found in the Ecology publication Guidance for Site Checks and Site Assessments for Underground Storage Tanks.		
	YES	NO
1. The location of the UST site is shown on a vicinity map.		
2. A brief summary of information obtained during the site inspection is provided (Section 3.2)	X	
3. A summary of UST system data is provided (Section 3.1)	Ø,	
4. The soils characteristics at the UST site are described. (Section 5.2)	Ø	
5. Is there any apparent groundwater in the tank excavation?		Ø
6. A brief description of the surrounding land use is provided. (Section 3.1)	X	
7. The name and address of the laboratory used to perform analyses is provided. The methods used to collect and analyze the samples, including the number and types of samples collected, are also documented in the report. The data from the laboratory is appended to the report.	Ø	
8. The following items are provided in one or more sketches:		
Location and ID number for all field samples collected	Й	
If applicable, groundwater samples are distinguished from soil samples		凶
Location of samples collected from stockpiled excavated soil		<u>ک</u>
Tank and piping locations and limits of excavation pit	Ø	
Adjacent structures and streets	Ø	
Approximate locations of any on-site and nearby utilities	ÌX آ	
9. If sampling procedures are different from those specified in the guidance, has justification for using these alternative sampling procedures been provided? (Section 3.4)		Ø
10. A table is provided showing laboratory results for each sample collected including; sample ID number, constituents analyzed for and corresponding concentration, analytical method, and detection limit for that method. Any sample exceeding MTCA Method A cleanup standards are highlighted or bolded.	Ø	
11. Any factors that may have compromised the quality of the data or validity of the results are described. N/A	X	
12. The results of this site check/site assessment indicate that a confirmed release of a regulated substance has occurred. The requirements for reporting confirmed releases can be found in WAC 173-360-372.		Ø
VII. REQUIRED SIGNATURES		
Signature acknowledges the Site Check or Site Assessment complies with UST regulations WAC 173-360-360 through -39	95.	
Trevor Louviere Nation 7/14/10	6	
Print or Type Name Signature of Certified Site Assessor Date	30 <u>24-91-92-92</u>	



PERMANENT CLOSURE NOTICE FOR UNDERGROUND STORAGE TANKS

UST ID #: _____

County: King

This notice certifies that permanent closure activities were performed and conducted in accordance with Chapter 173-360 WAC. Instructions are found on the back page.

	. UST FACILITY			II. OWNER/OP	ERATOR INFORMA						
Facility Compliance Ta	g #:		Owner/Op	Owner/Operator Name: Kim Faust							
UST ID #:			Business N	Business Name: Main Street Property Group, LLC							
Site Name: The Her	on Apartme	nts	Address:	12332 NE	. lish Place	Nem Der					
Site Address: 7662	2 159 ^m Pla	ce NE	City: Kir	City: Kirkland State: WA Zip: 98033							
City: Redmond			Phone: 4	Phone: 425-985-7724							
Phone: 425-985-	-7734		Email: K	faust @ ms	pgroup LLC.Co	m					
	and the second	III. CERTIFIED U	ST DECOMMIS	SIONER							
Company Name: Mar	rine Vacuum	Service	Service Pro	ovider Name:	Thomas Mu	iler					
Address: Po Bar	24263		Certificatio	on Type: TCC	Departures	istener					
CitySeattle	State:	M Zip: 9812	4 Cert. No.:	1061850	Exp. Date:	4/2018					
Provider Phone: 20	6-762-024		Provider E	Provider Email: Imyler @ marinevacuum. com							
Provider Signature: Um Which Date:											
		IV. TANK	INFORMATION								
TANK ID	ΤΑΝΚ CAPACITY	LAST SUBSTANCE STORED	removal	CLOSURE METHO	D change-in-service	CLOSURE DATE					
Unknown	200 gal	Heating 0.1	X			7/11/2016					
V. REQUIRED SIGNATURE											
Signature ackno	owledges UST(s) co	mply with UST regu	lation WAC 173-	360-380 Permane	ent Closure Requirer	ments.					
8/1/16	Kim	taub, svi	Pereloph	nint K	im Faust						
Date Signature of Tank Owner/Operator or Authorized Print or Type Name Representative											