CONESTOGA-ROVERS
& ASSOCIATES

20818 44th Avenue West, Suite 190, Lynnwood, Washington 98036
Telephone: 425·563·6500 Facsimile: 425·563·6599
www.CRAworld.com

June 15, 2012

Reference No. 060132

Libby Goldstein
Ecology Northwest Regional Office
3190 –160th Avenue SE
Bellevue, Washington 98008-5452

Re: Cleanup Action Report
Former Shell-Branded Service Station
510 Bellevue way Northeast
Bellevue, Washington
Facility # 22356455
VCP # NW2096

Dear Ms. Goldstein:

Please find the enclosed Cleanup Action Report for the Shell-branded wholesale facility located at 630 Elliot Avenue West, Seattle, Washington. We are requesting Ecology's review and opinion on this report. If you have any questions regarding the contents of the enclosed document, please call Brian Peters at (425) 563-6506.

Yours truly,

CONESTOGA-ROVERS & ASSOCIATES

Brian Peters, LG
BP/cd/1
Encl.

Cleanup Action Report

cc: Mr. Perry Pineda, Shell Oil Products US
Bellevue Art Museum

CLEANUP ACTION REPORT

FORMER SHELL-BRANDED SERVICE STATION
510 BELLEVUE WAY NORTHEAST
BELLEVUE, WASHINGTON

SAP CODE	174040
INCIDENT NO.	97786602
AGENCY NO.	65336568
VCP NO.	NW2080

Prepared For:
Shell Oil Products US
20945 S. Wilmington Ave
Carson, CA 90810

Prepared by:
Conestoga-Rovers & Associates

20818 44th Ave West
Lynnwood, Washington
U.S.A. 98036

Office: 425-563-6500
Fax: 425-563-6599

web: http:\\www.CRAworld.com

JUNE 15, 2012
REF. NO. 060132 (2)
This report is printed on recycled paper.

CLEANUP ACTION REPORT

FORMER SHELL-BRANDED SERVICE STATION
510 BELLEVUE WAY NORTHEAST
BELLEVUE, WASHINGTON

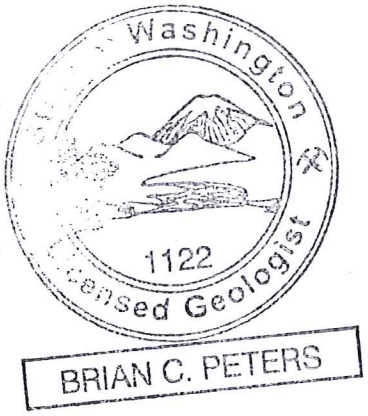
SAP CODE	174040
INCIDENT NO.	97786602
AGENCY NO.	65336568
VCP NO.	NW2080

Prepared For:
Shell Oil Products US
20945 S. Wilmington Ave
Carson, CA 90810

for

Tim Mullin, LG

Brian Peters, LG



Prepared by:
Conestoga-Rovers & Associates

20818 44th Ave West
Lynnwood, Washington
U.S.A. 98036

Office: 425-563-6500
Fax: 425-563-6599

web: http:\\www.CRAworld.com

JUNE 15, 2012
REF. NO. 060132 (2)
This report is printed on recycled paper.

TABLE OF CONTENTS

LIST OF FIGURES
(Following Text)

LIST OF TABLES

LIST OF APPENDICES

1.0 INTRODUCTION

1.1 SITE INFORMATION

Site Name:	Former Shell-branded service station
Site Address:	510 Bellevue Way Northeast, Bellevue, WA
Voluntary Cleanup Program Number:	NW2080
Project Consultant:	Conestoga-Rovers & Associates
Project Consultant Contact Information:	Brian Peters 20818 44th Avenue W., Ste 190 Lynnwood, Washington, 98036 Office – 425.563.6500 Direct – 425.563.6506
Current Owner/Operator:	Bellevue Art Museum

1.2 PURPOSE

Conestoga-Rovers & Associates (CRA) prepared this Cleanup Action (CA) report on behalf of Equilon Enterprises LLC (Equilon) dba Shell Oil Products US (SOPUS) for the former Shell service station located at 510 Bellevue Way Northeast, Bellevue, King County, Washington located on the southeast corner of Bellevue Way Northeast and Northeast 6th Street (Property; Figure 1).

This CA report was prepared to demonstrate that all requirements under Washington Administrative Code (WAC) 173-340 have been met for a No Further Action (NFA) determination based on site conditions and all environmental investigation findings associated with the petroleum hydrocarbon release at the Property. The previous environmental activities described in this report are a summary of historical investigations and documents prepared by CRA and other consultants. A list of historical environmental documents associated with this release is included as Appendix A.

2.0 SITE IDENTIFICATION AND DESCRIPTION

2.1 SITE DISCOVERY AND REGULATORY STATUS

In 1997, AGRA Earth and Environmental (AGRA) completed Phase I and Phase II Environmental Site Assessments (ESAs) at the Property. AGRA advanced three borings (B-1, B-2, and MW-1) in order to assess subsurface soil and groundwater conditions. Analytical results indicated the concentration of total petroleum hydrocarbons (TPH) as gasoline (TPHg) in soil in the northwestern portion of the Property exceeded the Washington State Department of Ecology (Ecology) Model Toxics Control Act (MTCA) Method A cleanup level. No documentation identifying specific equipment failure was available to review.

A petroleum release impacting soil and groundwater was reported to Ecology on March 15, 1999, and the release was listed with Ecology's leaking underground storage tank (LUST) program (ID #3356). The Property was entered into Ecology's Voluntary Cleanup Program (VCP) in 2009 and issued site number NW2080. The current status of the site with Ecology is "Cleanup Started" as of February 12, 2009.

MTCA Method A cleanup levels for soil and groundwater will be used as screening levels for purposes of discussion of investigation results. Cleanup standards are more fully developed and discussed in Section 6.

2.2 SITE AND PROPERTY LOCATION/DEFINITION

The Property is a former Shell service station located on the southeast corner of Bellevue Way Northeast and Northeast 6th Street, Bellevue, Washington. A legal description of the Property, including past and present Site owners and operators, is included in Appendix B.

The MTCA site (Site) is defined as all affected areas from the petroleum release associated with the Property and potentially impacted adjacent parcels. The Site boundary is presented on Figure 2.

2.3 NEIGHBORHOOD SETTING

According to the City of Bellevue Zoning Map (2011), the Property and surrounding areas are zoned for office and commercial use. The nearest single and multi-family residential areas are located approximately 2,100 feet northeast and 1,500 feet west of the Property. The Property is bounded by Northeast 6th Street to the north with Lincoln Square beyond, a vacant shopping center to the south, a furniture store to the east, and

Northeast Bellevue Way to the west with Bellevue Square shopping mall beyond (Figure 3). The nearest surface water is Meydenbauer Bay (Lake Washington), located approximately ½ mile southwest of the Property.

2.4 PHYSIOGRAPHIC SETTING/TOPOGRAPHY

The Property is situated at approximately 148 feet above mean sea level (amsl). The local topography at the Site is relatively flat and slopes gently to the south-southwest toward Lake Washington. The Property is covered by the Bellevue Art Museum (BAM) building and some concrete pavement. Catch basins connected to the city storm sewer system are located in Bellevue Way Northeast and Northeast 6th Street.

2.5 PAST AND CURRENT PROPERTY USES AND FACILITIES

According to historical records, the Property was developed as a gasoline service station prior to 1956 and operated until station decommissioning in 1987. Based on review of available historical reports the original service station facilities included a station building, nine underground storage tanks (USTs) grouped in three locations on-Site, an oil/water separator, and one dispenser island. AGRA Earth & Environmental, Inc. (AGRA) summarized the available results from the 1987 UST removal from a report by Earth Consultants, Inc. (ECI). AGRA indicated that ECI had supervised removal of seven USTs and the oil/water separator from the Property. However, the configuration of the USTs removed from the Site in 1987 was not available for CRA's review. A heating oil and a waste oil UST were discovered and removed by Shannon and Wilson, Inc. (SWI) in 1999 under the former station building during excavation for the parking garage for the BAM. Historical reports do not indicate how many generations of USTs were represented by the nine historical onsite USTs. After the station decommissioning in 1987, the Property was remodeled and operated as a retail strip mall with various tenants. In 1999, Property re-development began for the BAM. The Property currently operates as the BAM, which covers the majority of the Property with two levels of underground parking beneath the building.

2.6 UTILITIES AND WATER SUPPLY

The subsurface utilities servicing the BAM are present in both Bellevue Way Northeast and Northeast 6th Street. Potable water for the City of Bellevue is supplied by the Cascade Water Alliance, sourced primarily from the Tolt River and Cedar River Watersheds.

2.7 POTENTIAL SOURCES OF CONTAMINATION FROM NEIGHBORING PROPERTIES

A 1997 Phase I ESA completed by AGRA indicated that there were 17 LUST facilities within ½ mile of the Site. The two neighboring properties with the greatest potential impact to the Site were a former service station located to the northwest as part of the Bellevue Square development project and a former service station directly upgradient to the north. The Bellevue Square property was mostly remediated during redevelopment as the parking garage for Bellevue Square, and is located slightly upgradient and cross-gradient to the Site. The former service station directly upgradient of the Site was a former Atlanta-Richfield Company (ARCO) service station (listed by Ecology as the Ditty Properties). It has been reported that gasoline impacted soil from the ARCO station was left in place underneath Northeast 6th Street, because of conflicts with utilities. Based on the proximity to the Site, these two former service stations are potential sources of contamination to the Property.

3.0 NATURAL CONDITIONS

3.1 GEOLOGY

The Property is located in the Puget Lowland Physiographic province, which consists of mainly glacially-deposited sediments. The Site is underlain by unconsolidated sediments and fill material consisting of silty sands with gravel from the ground surface to a depth of approximately 5 to 10 feet below ground surface (bgs). Dense to very dense, consolidated silty sands with varying amounts of gravel (glacial till) are present from 5 to 10 feet bgs to the extent of exploration (50.5 feet bgs). Cross sections depicting subsurface soil conditions are included as Figures 4 and 5.

3.2 GROUNDWATER

Bellevue, Washington is located in the Puget-Willamette Trough lowland regional aquifer between the Cascade and Olympic Mountain ranges in Washington. There are no drinking water wells installed in this aquifer within 1 mile of the Site. Two perched groundwater zones have been identified beneath the Site, at approximately 12 feet bgs and approximately 26 feet bgs. The shallow groundwater bearing zone at 12 feet bgs was removed in 1999 during excavation activities. The shallower zone was likely localized, discontinuous perched water at the interface of the construction fill and glacial till at the Site, and the deeper groundwater bearing zone may be present in sandy lens and stringers within the glacial till.

Table 2 presents historical groundwater elevations and groundwater monitoring results for all wells associated with the Site. Groundwater flow direction at the Site is estimated to the south, but a groundwater flow gradient has not been calculated. Table 2 presents historical groundwater elevations and groundwater monitoring results for all wells associated with the Site.

3.3 SURFACE WATER

The nearest surface water is Meydenbauer Bay (Lake Washington), located approximately ½ mile southwest of the Property.

Surface runoff at the Property is directed from the roof of the BAM and into catch basins areas along Bellevue Way Northeast. The catch basins are connected to the city storm sewer system.

3.4 TERRESTRIAL AND ECOLOGICAL RECEPTORS

A Terrestrial Ecological Evaluation (TEE) exclusion form was completed for the Site indicating that no risk to ecological receptors from the release at the Site exists indicating that there is not 1.5 acres of contiguous undeveloped land within 500 feet of the Site. The TEE exclusion form and an aerial image with 500-foot radius for this Site are included as Appendix C.

4.0 CONTAMINANT OCCURRENCE AND MOVEMENT

4.1 ENVIRONMENTAL INVESTIGATION SUMMARY

A total of 16 soil borings have been advanced at the Site and included the collection and analyses of 13 soil samples. Additionally, five monitoring wells were installed and periodic groundwater sampling and analyses has been conducted. Thirty-seven soil samples were collected during excavation activities at the Site. The following investigations have been completed at the Site:

- *1997 Phase I Environmental Site Assessment, AGRA Earth & Environmental, Inc.*
- *1997 Preliminary Geotechnical Engineering & Limited Phase II Environmental Site Assessment Report, AGRA Earth & Environmental, Inc.*
- *1998 Environmental Site Investigation, Shannon & Wilson, Inc.*
- *1999 Underground Storage Tank Site Assessment Report, Shannon & Wilson, Inc.*

- *1999 Draft Independent Remedial Action Report, Shannon & Wilson, Inc.*

Site potential constituents of concern (COCs) are those petroleum hydrocarbon constituents that have exceeded the MTCA Method A screening levels in soil and groundwater. TPHg, TPH as diesel (TPHd), TPH as heavy oil (TPHo), and benzene, toluene, ethylbenzene, and total xylenes (BTEX) have exceeded the MTCA Method A screening levels in soil and/or groundwater. In 2011 per Ecology request, CRA sampled monitoring wells off-Property to the south in June and December in order to confirm groundwater conditions associated with the deeper perched groundwater zone that is inaccessible due to the BAM. A complete chronological summary of work completed during the investigations listed above at the Site is included as Appendix D. Reports summarized in Appendix D represent all available investigation reports obtained by or provided to CRA for the Site. A summary of historical soil analytical data is presented in Table 1, and a summary of historical groundwater analytical data is presented in Table 2. All available historical boring logs for the previous investigations are included in Appendix E.

4.2 SOIL

Multiple soil investigations and one excavation for the two-story parking structure for the BAM have been conducted at the Site from 1997 through 1999. Figure 6 presents the locations of all soil samples collected during the investigation activities conducted at the Site. A summary of all soil sample locations submitted for analyses, including the date of the sample, depth, consultant performing sampling, and analytical methods and results are presented in Table 1. Initial soil sampling at the Site occurred in the vicinity of the former dispenser island, former USTs, and a catch basin in the southern portion of the Site (Figure 6). The second phase of soil sampling was conducted initially beneath then former station building and in association with the discovered heating oil and second waste oil UST, and then at the lateral and vertical extent of the excavation for the BAM underground parking garage. In 1999, SWI oversaw excavation of the BAM underground parking garage to an average depth of approximately 20.5 feet bgs, with specific areas being excavated to greater depth, as a result of excavating for crane tower footings or elevator. Concentrations of TPHg greater than the MTCA Method A cleanup level was detected in one western sidewall excavation sample at 8 feet bgs, and in three soil samples between 20.5 and 25 feet bgs.

According to the *Draft Independent Remedial Action Report* by SWI dated May 2000, a western sidewall sample (BAM-C.2-1-140) collected at 8 feet bgs on November 12, 1999, was not overexcavated due to constraints. However, based on review of the chronology of the excavation sequence, the soil was likely removed during subsequent excavation

lifts that continued to a depth of at least 21 feet bgs and confirmed by soil sample BAM-C1-1-127 on December 3, 1999.

4.3 GROUNDWATER

A total of five groundwater monitoring wells were installed at the Site. All monitoring wells were decommissioned prior to excavation activities. The shallow water bearing zone (approximately 12 feet bgs) was completely over-excavated during completion of the BAM underground parking garage.

The City of Bellevue, during building permitting for the BAM, voiced concerns regarding the potential for petroleum-impacted water collecting in the footing drains of the new structure. This prompted the design and installation of footing drains that could discharge to either the sanitary or storm water sewers. Subsequently, a King County Industrial Waste Discharge Authorization Permit was issued and as part of the permit, quarterly monitoring was required prior to discharge to the sanitary sewer. SWI reported that between December 1999 and March 2001, approximately 37 gallons were discharged to the sanitary sewer and another 135 gallons was observed in the sump. Influent samples collected prior to discharge to the sanitary sewer had initial concentrations of TPH (by WTPH Method 418.1) and benzene of 1,500 micrograms per liter (µg/L) and 2.3 µg/L, respectively. Subsequent sampling conducted quarterly between November 1999 and June 2001 did not contain concentrations above laboratory reporting limits. Complete removal of the shallow perched water zone was confirmed based on the limited volume of water (less than 200 gallons) that accumulated in the footing drain over a 19-month period.

The locations of the former monitoring wells installed at the Site are presented in Figure 2. Prior to decommissioning, concentrations of petroleum constituents exceeding MTCA Method A screening levels were identified in shallow zone monitoring wells MW-1 and SW-MW4 and deep zone monitoring wells B-2 and SW-MW2 in 1998.

Due to the inaccessibility of groundwater beneath the BAM after construction, Ecology agreed that groundwater samples collected from five monitoring wells located on the adjacent property to the south (downgradient) could be used to demonstrate that groundwater within the deeper water bearing zone is no longer adversely affected by the excavated impacted soil associated with the former service station at the Property. The five adjacent property monitoring wells are screened within the deeper water bearing zone (Figure 4; Appendix E). Adjacent property monitoring wells are shown on Figure 7 and monitoring results are presented in Table 2. All petroleum hydrocarbon concentrations from samples collected from these downgradient wells in 2011 were less than the MTCA Method A screening levels or less than the laboratory reporting limits.

4.4 SURFACE WATER

No surface water has been sampled as there has been no indication that surface water has been impacted from the Site.

4.5 AIR/SOIL VAPOR

There have been no investigations of soil vapor at the Site. Based on the concentrations remaining in soil, potential impact to the Site from soil vapor is unlikely.

4.6 SEDIMENT

No indication of surface water impact has been identified in association with the Site; therefore, no sediment sampling has been conducted.

5.0 CONCEPTUAL MODEL

Petroleum was released into subsurface soil at the former service station sometime prior to 1987. Though the details of the original release are unknown, it is likely that the release occurred from the fuel USTs, the heating oil and waste oil USTs identified under the former station building, fuel dispenser island, and/or product conveyance system. The excavation conducted in preparation for the BAM building and below ground parking removed a majority of the impacted soil. Soil containing residual hydrocarbon concentrations above screening levels was left in place at a depth of greater than 20 feet bgs in 1999 in the vicinity of the former USTs and former station building.

The property has been capped by asphalt and concrete since the Property was developed and therefore has not been exposed to infiltrating surface water. Unconsolidated sediments and fill material consisting of silty sands with gravel are present beneath the Site from the ground surface to a depth of approximately 5 to 10 feet bgs. Dense to very dense, consolidated silty sands with varying amounts of gravel (glacial till) is present from 5 to 10 feet bgs to the extent of exploration (50.5 feet bgs). Shallow, discontinuous perched water was present at the Site at a depth of approximately 12 feet bgs and had come into contact with impacted soil prior to the 1999 excavation activities. During development of the BAM, it appears that the shallow perched water zone was removed. During excavation activities, approximately 49,000 gallons of water was removed from the excavation, treated and discharged to the sanitary sewer under permit with King County. Discharge from the footing drains was

monitored for a period of greater than 19 months. Accumulated water in the sump drains was minimal confirming that the perched water zone was removed.

Deeper groundwater is present at a depth of approximately 26 feet bgs or greater. Impacted soil had come into contact with this water bearing zone in the southern portion of the Property. Since the development of the Property as the BAM, groundwater has not been accessible on Site. Appropriately constructed, downgradient monitoring wells are located on the adjacent property to the south. Based on sampling conducted in 2011, these wells are not impacted by the former release at the Property. Using conservative values of hydraulic conductivity (0.001 centimeters per second), porosity (0.35), and an average gradient of 0.01 feet per foot, the anticipated travel time for impacted groundwater to travel from the former SW-MW2 to off-Property downgradient well HC02- is 8.2 years. Based on this information, it can be empirically demonstrated that the remaining impacted soil associated with the former release is no longer adversely affected water quality at the Site.

Based on current petroleum hydrocarbon concentrations in soil at the Site, soil vapor concentrations of petroleum hydrocarbon compounds are not likely to be a potential risk to human health. A TEE exclusion form was completed for the Site indicating that no risk to ecological receptors from the release at the Site. No surface water receptors are located within ½ mile of the Site.

6.0 CLEANUP STANDARDS – SOIL AND GROUNDWATER

In accordance with MTCA, development of cleanup levels includes identifying potential exposure pathways for humans and environmental impacts based on the planned land use. The Property is currently zoned for office use, and future zoning is not anticipated to change.

6.1 GROUNDWATER

Drinking water for the City of Bellevue is supplied by the Cascade Water Alliance, sourced primarily from the Tolt River and Cedar River Watersheds. The shallow water bearing zone is assumed to have been removed as part of the development of the BAM and, if present, would not be considered to yield sufficient water to be considered a potential future potable water source. The deeper groundwater zone is not currently used for drinking water purposes, and there are no drinking water supply wells located within ¼ mile of the Site. Based on the potential future use of the Site deeper groundwater as a drinking water source, MTCA Method A cleanup levels for COCs in groundwater at the Site will be used. The point of compliance for this Site is defined as

the point at which the groundwater cleanup level must be attained; thus, the point of compliance is the entire Site. Due to the inaccessibility of groundwater on the Property, the adjacent property wells located directly downgradient of the Property will be used as points of compliance. Cleanup levels for groundwater are presented in Table 2.

6.2 SOIL

Based on discussions with Ecology, two groundwater monitoring events spanning seasonal groundwater fluctuations were performed on the adjacent property wells and all results are below MTCA Method A cleanup levels. Based on the results of groundwater monitoring conducted at the Site, an empirical demonstration can be made to show that remaining soil concentrations at the Site are protective of groundwater quality associated with Site-specific COCs (WAC 173-340-747(9)(b)). Therefore, soil cleanup levels are appropriately based on protection of the direct contact pathway. The point of compliance for this Site is all soil throughout the Site from the ground surface to a maximum depth of 15 feet bgs.

The Site-specific cleanup levels for soil for Site COCs are presented in Table 1. The MTCA Method B cleanup levels were developed for soil protective of the direct contact pathway using standard Cleanup Level and Risk Calculations (CLARC) values. Since there is no Site-specific hydrocarbon fractionization data for development of Site-specific TPH cleanup levels, MTCA Method A cleanup levels will be used for TPH.

7.0 INTERIM ACTIONS

AGRA indicated that the original fuel USTs at the Site and an unknown quantity of petroleum hydrocarbon impacted soil were removed in 1987. In 1999, SWI removed a previously unknown heating oil UST and waste oil UST, as well as 3 cubic yards of petroleum hydrocarbon impacted soil associated with the waste oil UST was also removed. In 1999, Shannon and Wilson removed approximately 14,000 tons of soil from the Site during excavation for the underground parking garage for the BAM. The excavated soil was transported to Rabanco Regional Landfill for disposal. The excavation extended to a depth of at least 20.5 feet bgs. Approximately 49,100 gallons of groundwater, which entered the excavation during construction of the underground parking garage, was pumped out, treated, and discharged to the sanitary sewer under a King County discharge permit.

No other interim actions have been completed to date.

8.0 AREAS REQUIRING FUTURE MANAGEMENT

8.1 CONSTITUENTS OF CONCERN

The potential COCs based on current and past use of the Property include the compounds listed in MTCA 173-340-900 Table 830-1 "Required Testing for Petroleum Releases". Based on the evaluation of the data collected at the Site, no COCs remain at the Site above the established Site-specific cleanup levels.

8.2 SOIL - VERTICAL AND LATERAL

Figure 6 identifies soil sampling results exceeding MTCA Method A screening levels. The only concentrations remaining in soil exceeding the Site-specific cleanup level is the concentration of TPHg in three excavation samples collected at 20.5, 24, and 25 feet bgs during the 1999 BAM development excavation. These three samples are below the direct contact point of compliance of 15 feet bgs. No future soil management is necessary.

8.3 GROUNDWATER – VERTICAL AND LATERAL

Figure 7 presents the most recent groundwater concentrations and Table 2 summarizes historical groundwater analytical results for Site monitoring wells as well as the location and monitoring results of the adjacent property monitoring wells in 2011.

Based on discussions with Ecology, the adjacent property wells would be used for compliance of groundwater conditions at the Site. The adjacent property wells were sampled in June and December 2011 and did not contain petroleum hydrocarbon constituent concentrations exceeding MTCA Method A cleanup levels. Therefore, no future management of groundwater is necessary.

8.4 SEDIMENT

No areas of impacted sediment exist at the Site nor require any future management.

8.5 SURFACE WATER

Based on distance to the nearest surface water body, surface water quality has not been adversely impacted from this release.

8.6 SOIL VAPOR/AIR

Based on concentrations of petroleum compounds in soil and groundwater, future management of soil vapor impact is not required.

9.0 REQUEST FOR NO FURTHER ACTION

All soil at the Site has been adequately characterized to show that no current soil at the Site exceeds the established Site-specific cleanup levels indicating that no significant risk is posed by direct contact to humans. The only soil above the established Site-specific cleanup levels at the Site is at a depth of at least 20 feet bgs, which is below the 15-foot bgs direct contact pathway point of compliance. The Site meets the criteria required for exclusion from further TEE, confirming that the Site is protective of the terrestrial environment. Groundwater at the Site is inaccessible, and the shallow perched water zone was removed during excavation activities in 1999. Concentrations of COCs in groundwater samples from the adjacent property wells, downgradient of the release are below the MTCA Method A cleanup levels. Predicted travel time to these wells demonstrated that groundwater quality in the deeper groundwater zone has attenuated likely due to the excavation of the source material in 1999. It is unlikely that the Site poses a risk to nearby surface waters, human health, or ecological receptors. Based on the information contained in this CA report, CRA requests a No Further Action determination for the Site.

10.0 REFERENCES

Phase I Environmental Site Assessment, AGRA Earth & Environmental, Inc., April 1997.

Preliminary Geotechnical Engineering & Limited Phase II Environmental Site Assessment Report, AGRA Earth & Environmental, Inc., June 9, 1997.

Environmental Site Investigation, Shannon & Wilson, Inc., September 15, 1998.

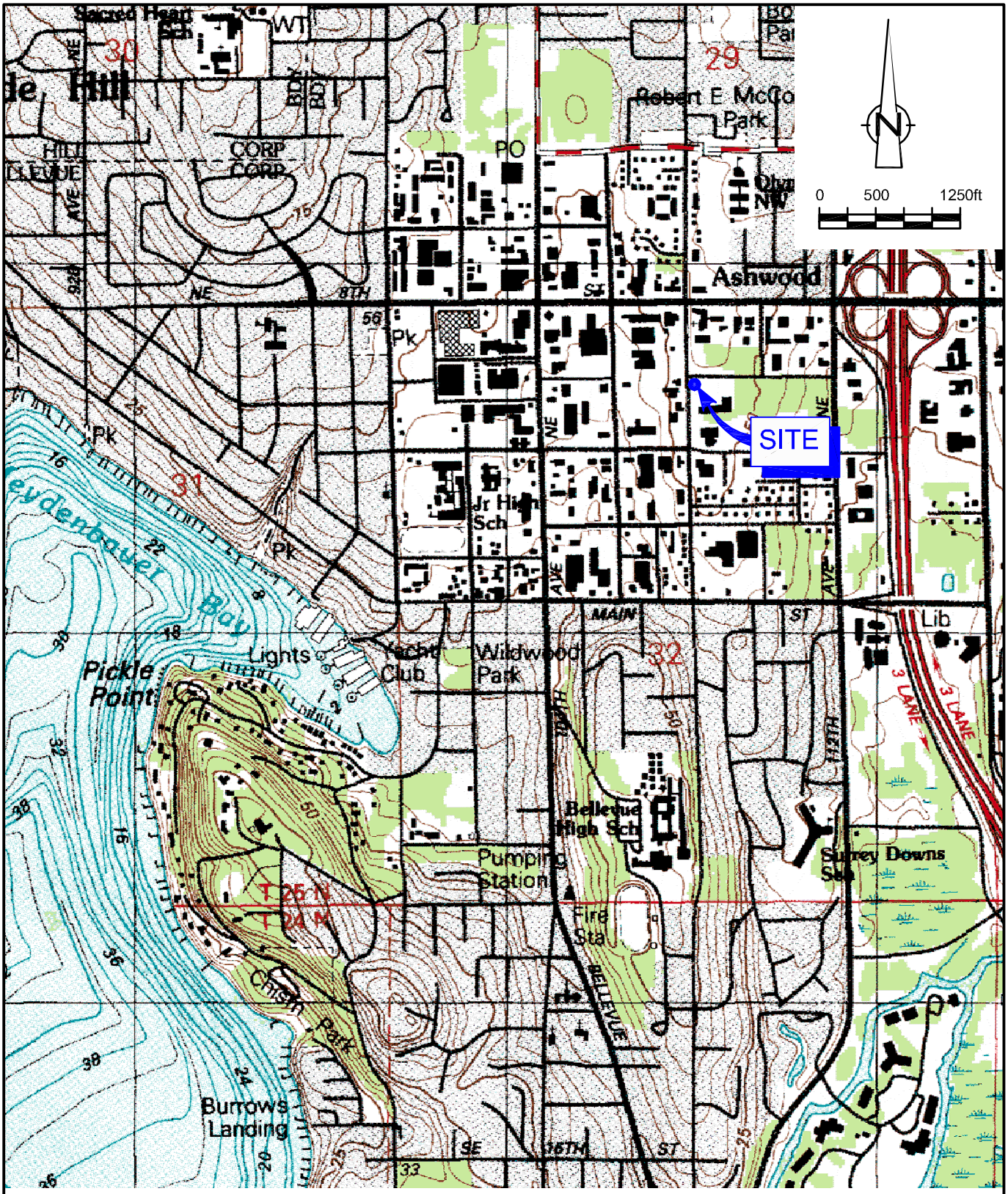
Underground Storage Tank Site Assessment Report, Shannon & Wilson, Inc., December 1999.

Draft Independent Remedial Action Report, Shannon & Wilson, Inc., May 2000.

Monitoring Report for Years 2000 and 2001, Shannon & Wilson, Inc., August 2001.

City of Bellevue Zoning Map (November 3, 2011)

FIGURES



SOURCE: USGS QUADRANGLE MAP: ISSAQUAH, WA., 1983.

figure 1

VICINITY MAP
FORMER SHELL-BRANDED SERVICE STATION
510 BELLEVUE WAY NORTHEAST
Bellevue, Washington

60132-95(001)GN-WA001 JUL 26/2010

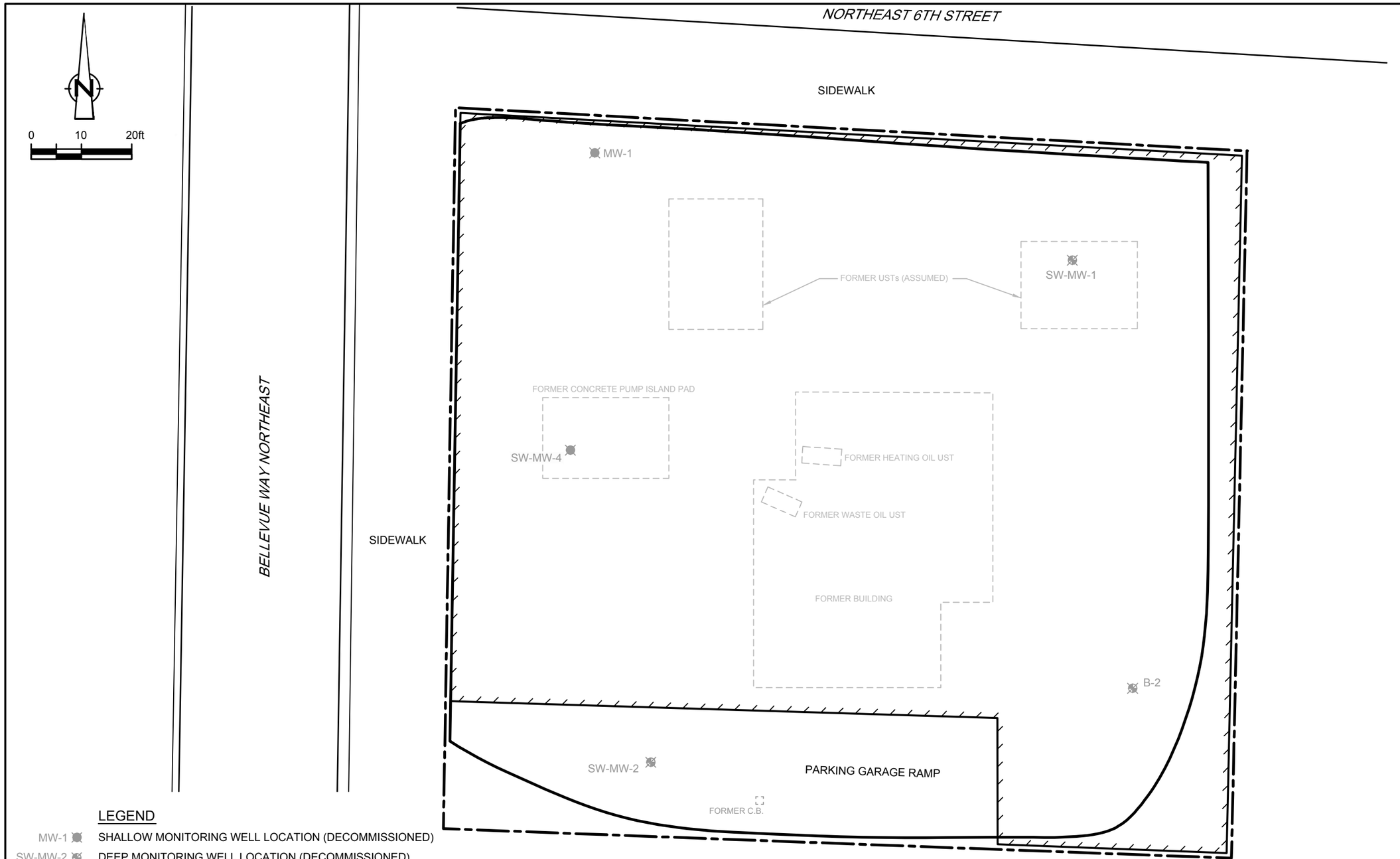


figure 2

SITE PLAN
FORMER SHELL-BRANDED SERVICE STATION
510 BELLEVUE WAY NORTHEAST
Bellevue, Washington

60132-95(002)GN-WA004 APR 30/2012

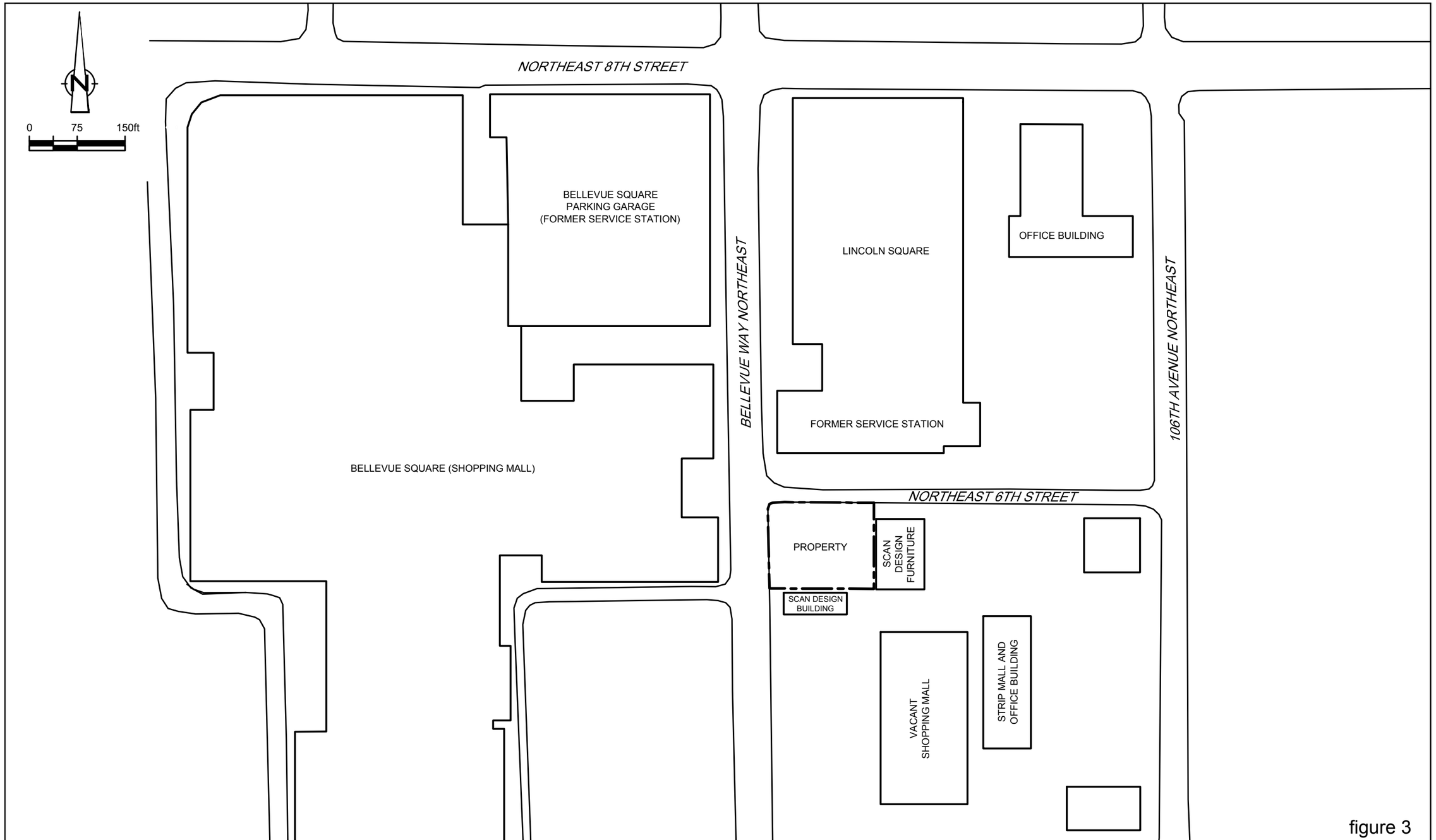


figure 3

AREA MAP
FORMER SHELL-BRANDED SERVICE STATION
510 BELLEVUE WAY NORTHEAST
Bellevue, Washington

60132-95(002)GN-WA002 APR 30/2012

A
NORTH

A'
SOUTH

BAM-E2-2.2-127.5 (O/S 12.62' WEST)
INTERSECTION
BAM-C.6-2.2-123 (O/S 2.32' WEST)
BAM-C.6-2.7-124 (O/S 24.27' EAST)
BAM-B.3-2.1-127.5 (O/S 13.88' WEST)
BAM-A-2.2-126 (O/S 4.28' WEST)
HC08-6 (O/S 66.02' WEST)
HC02-4 (O/S 2.87' WEST)
HC00-1 (O/S 54.35' EAST)
HC02-3 (O/S 36.63' WEST)

APPROXIMATE DEPTH (feet below ground surface)

0
10
20
30
40
50

CONCRETE WALL FOR PARKING GARAGE

EXCAVATED AREA
(CURRENTLY OCCUPIED BY
BAM
UNDERGROUND PARKING GARAGE)

<5
12/10/1999

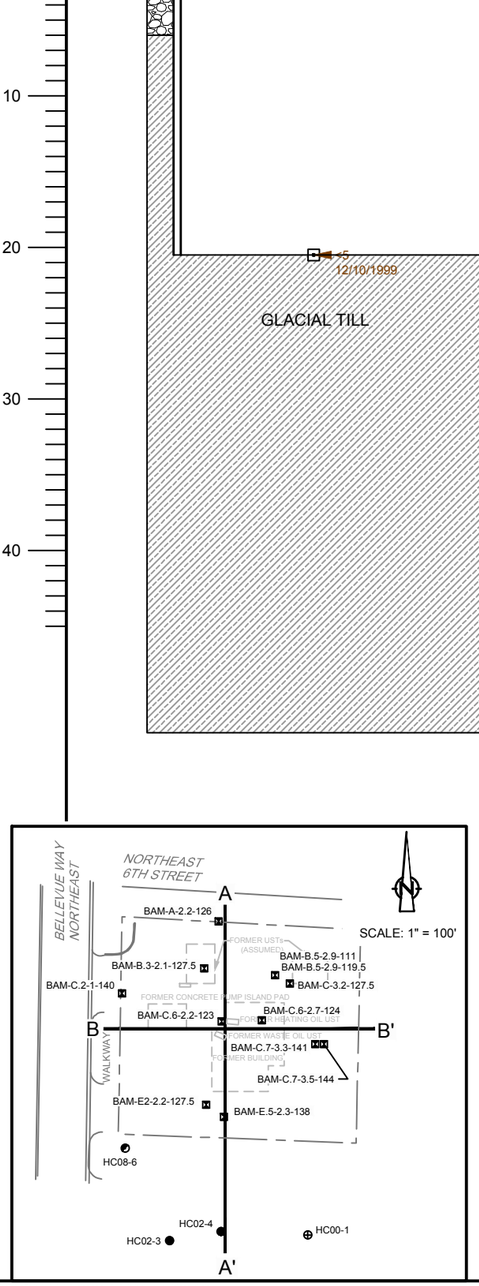
1,200
12/10/1999

<5
11/12/1999

860
12/2/1999

2,200
11/2/1999

GLACIAL TILL



LEGEND

BAM-C-6-2.2-123 — SAMPLE ID

GROUND SURFACE
OBSERVATION WELL INSTALLATION
STRATIGRAPHIC BOUNDARY
SCREENED INTERVAL
BOTTOM OF BORING

TPHg
DATE
APPROXIMATE SOIL SAMPLE LOCATION
HYDROCARBON CONCENTRATIONS
IN SOIL mg/kg (milligrams per kilogram)

DISTANCE (feet)

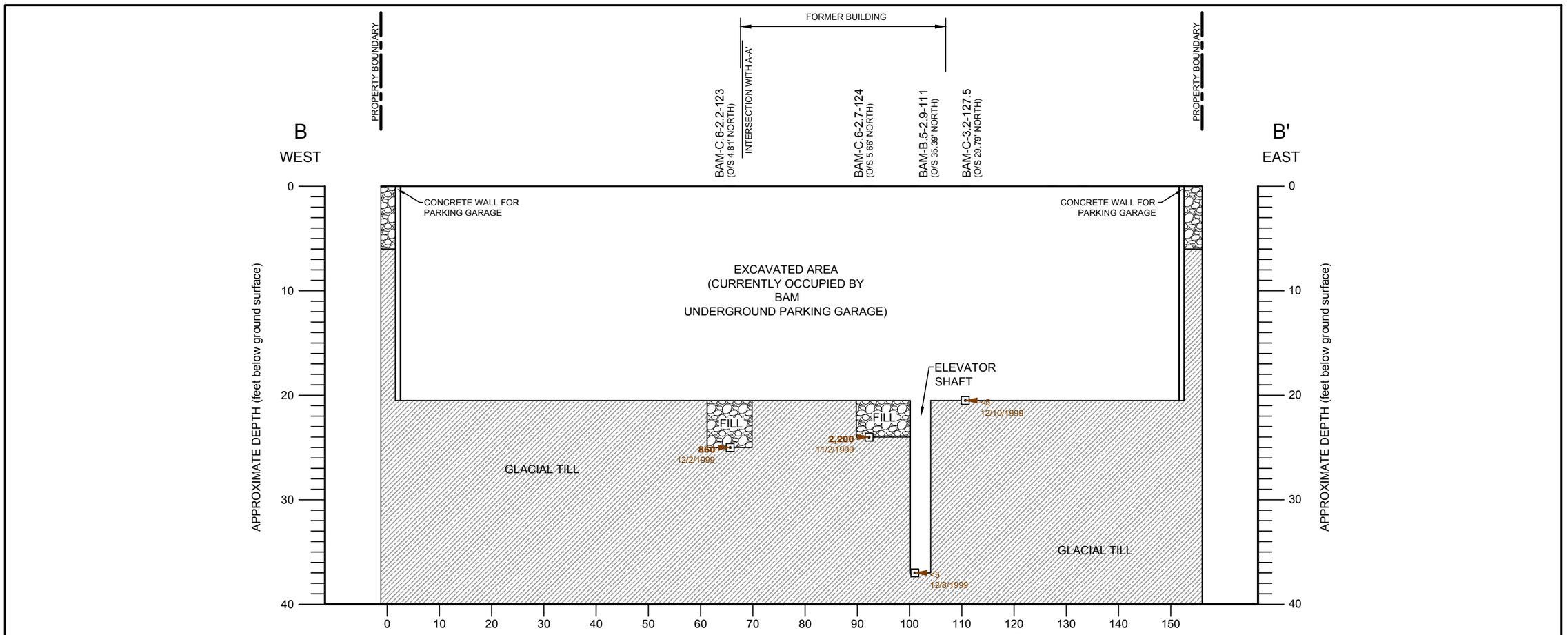
SCALE: HORZ. 1" = 20'
VERT. 1" = 10'

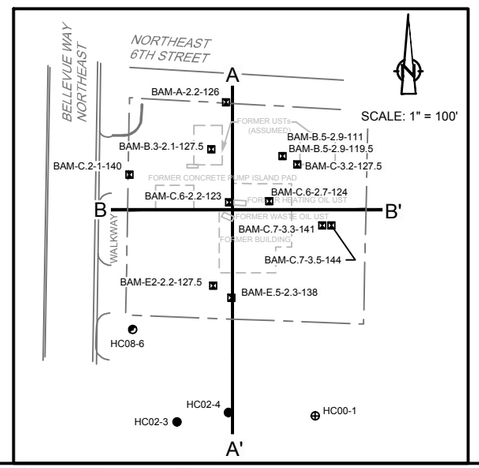
FILL
GLACIAL TILL

O/S OFFSET
<x LESS THAN LABORATORY REPORTING LIMIT OF x
BOLDED VALUE = EXCEEDS MTCA METHOD A CLEANUP LEVELS

figure 4

GEOLOGIC CROSS-SECTION A-A'
FORMER SHELL-BRANDED SERVICE STATION
510 BELLEVUE WAY NORTHEAST
Bellevue, Washington





LEGEND

BAM-C-6-2.2.123 — SAMPLE ID

GROUND SURFACE

OBSERVATION WELL INSTALLATION

STRATIGRAPHIC BOUNDARY

SCREENED INTERVAL

BOTTOM OF BORING

APPROXIMATE SOIL SAMPLE LOCATION

TPHg / DATE — HYDROCARBON CONCENTRATIONS IN SOIL mg/kg (milligrams per kilogram)

FILL

GLACIAL TILL

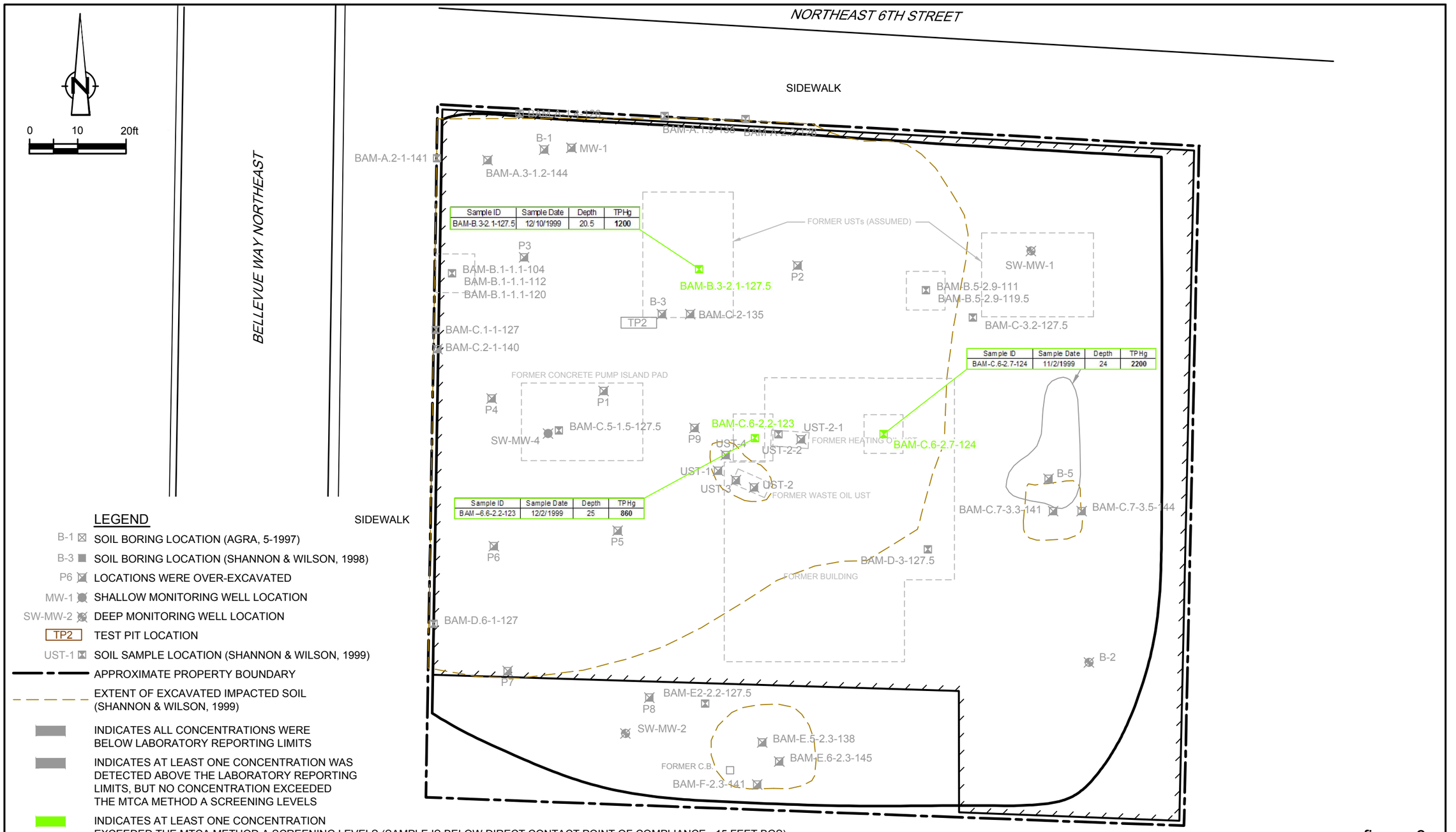
O/S OFFSET

<x LESS THAN LABORATORY REPORTING LIMIT OF x

BOLDED VALUE = EXCEEDS MTCA METHOD A CLEANUP LEVELS

figure 5

GEOLOGIC CROSS-SECTION B-B'
FORMER SHELL-BRANDED SERVICE STATION
510 BELLEVUE WAY NORTHEAST
Bellevue, Washington



LEGEND

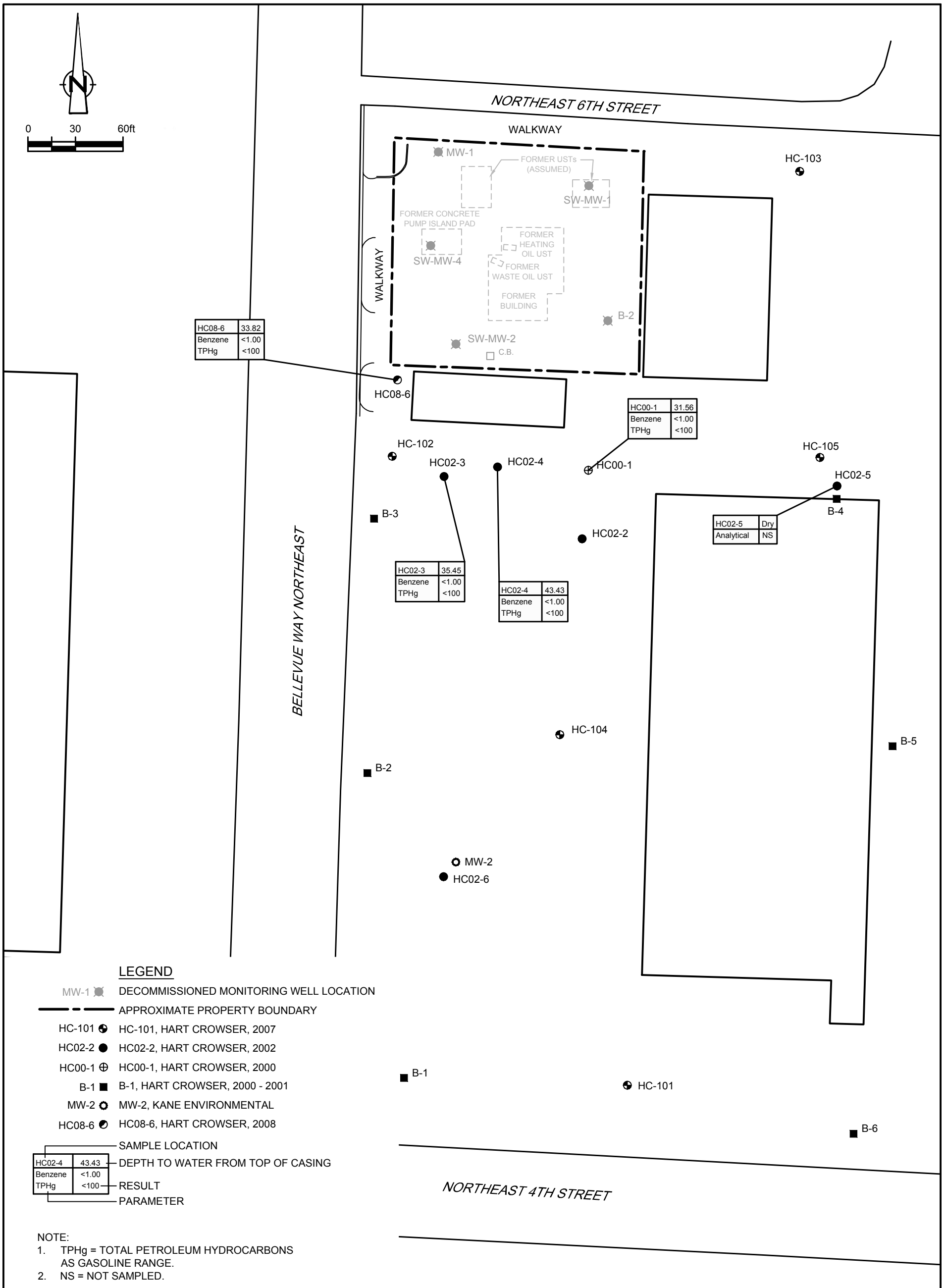
SIDEWALK

- B-1 ☒ SOIL BORING LOCATION (AGRA, 5-1997)
- B-3 ■ SOIL BORING LOCATION (SHANNON & WILSON, 1998)
- P6 ☒ LOCATIONS WERE OVER-EXCAVATED
- MW-1 ● SHALLOW MONITORING WELL LOCATION
- SW-MW-2 ⊠ DEEP MONITORING WELL LOCATION
- TP2 TEST PIT LOCATION
- UST-1 ☒ SOIL SAMPLE LOCATION (SHANNON & WILSON, 1999)
- APPROXIMATE PROPERTY BOUNDARY
- EXTENT OF EXCAVATED IMPACTED SOIL (SHANNON & WILSON, 1999)
- INDICATES ALL CONCENTRATIONS WERE BELOW LABORATORY REPORTING LIMITS
- INDICATES AT LEAST ONE CONCENTRATION WAS DETECTED ABOVE THE LABORATORY REPORTING LIMITS, BUT NO CONCENTRATION EXCEEDED THE MTCA METHOD A SCREENING LEVELS
- INDICATES AT LEAST ONE CONCENTRATION EXCEEDED THE MTCA METHOD A SCREENING LEVELS (SAMPLE IS BELOW DIRECT CONTACT POINT OF COMPLIANCE - 15 FEET BGS)

figure 6

SOIL INVESTIGATION DATA MAP
FORMER SHELL-BRANDED SERVICE STATION
510 BELLEVUE WAY NORTHEAST
Bellevue, Washington

60132-95(002)GN-WA005 MAY 10/2012



LEGEND

- MW-1 — DECOMMISSIONED MONITORING WELL LOCATION
- APPROXIMATE PROPERTY BOUNDARY
- HC-101 — HC-101, HART CROWSER, 2007
- HC02-2 — HC02-2, HART CROWSER, 2002
- HC00-1 — HC00-1, HART CROWSER, 2000
- B-1 — B-1, HART CROWSER, 2000 - 2001
- MW-2 — MW-2, KANE ENVIRONMENTAL
- HC08-6 — HC08-6, HART CROWSER, 2008

HC02-4	43.43
Benzene	<1.00
TPHg	<100

- SAMPLE LOCATION
- DEPTH TO WATER FROM TOP OF CASING
- RESULT
- PARAMETER

NOTE:
1. TPHg = TOTAL PETROLEUM HYDROCARBONS AS GASOLINE RANGE.
2. NS = NOT SAMPLED.

figure 7

GROUNDWATER DEPTH AND CHEMICAL CONCENTRATION MAP - DECEMBER 12, 2011
FORMER SHELL-BRANDED SERVICE STATION
510 BELLEVUE WAY NORTHEAST
Bellevue, Washington

CRA

60132-95(002)GN-WA006 APR 25/2012

TABLES

TABLE 1

SUMMARY OF HISTORICAL SOIL ANALYTICAL DATA
FORMER SHELL-BRANDED SERVICE STATION
510 BELLEVUE WAY NORTHEAST
BELLEVUE, WASHINGTON

				HYDROCARBONS			*PRIMARY VOCs*						*METALS*		
Sample ID	*Consultant*	*Sample Date*	*Depth*	*TPHg*	*TPHd*	*TPHo*	*B*	*T*	*E*	*X*	*EDB*	*EDC*	*Lead*	*Cadmium*	*Chromium (VI/III)*
		MTCA Method A Screening Level		***30/100***	***2,000***	***2,000***	***0.03***	***7***	***6***	***9***	***0.005***	***N/A***	***250***	***2***	***19/2000***
		Site-Specific Cleanup Level		***30/100***	***2,000***	***2,000***	***18***	***6,400***	***8,000***	***16,000***	***0.5***	***N/A***	***NE***	***NE***	***240/12000***
			ft	*(mg/kg)*	*(mg/kg)*	*(mg/kg)*	*(mg/kg)*	*(mg/kg)*	*(mg/kg)*	*(mg/kg)*	*(mg/kg)*	*(mg/kg)*	*(mg/kg)*	*(mg/kg)*	*(mg/kg)*
B-1 S-5	AGRA 1997	5/12/1997	17.5	93a	<10.0	<25.0	<0.100	<0.100	0.768	1.79	---	---	---	---	---
B-2 S-4	AGRA 1997	5/12/1997	12.5	< 5.00	<10.0	<25.0	<0.0500	<0.0500	<0.0500	<0.100	---	---	---	---	---
BAM-B1S3-7.5	Shannon & Wilson 1998	7/15/1998	7.5	<5.4	<27	<54	<0.054	<0.054	<0.054	<0.108	---	---	---	---	---
BAM-B2S3-7.5	Shannon & Wilson 1998	7/15/1998	7.5	<5.6	<28	<56	<0.056	<0.056	<0.056	<0.112	---	---	---	---	---
BAM-B3S5-12.5	Shannon & Wilson 1998	7/15/1998	12.5	**870**	28	56	**0.32**	1.8	**7.9**	**69**	---	---	---	---	---
BAM-B4S5-12.5	Shannon & Wilson 1998	7/15/1998	12.5	<5.4	<27	<54	<0.054	<0.054	<0.054	0.11	---	---	---	---	---
BAM-B5S5-12.5	Shannon & Wilson 1998	7/15/1998	12.5	<5.4	<27	<54	<0.054	<0.054	<0.054	<0.108	---	---	---	---	---
UST-1 *	Shannon & Wilson 1999	10/18/1999	4	**2,400**	<1,300	**80,000**	**1.5**	**22**	**19**	**103**	---	---	---	---	---
UST-2	Shannon & Wilson 1999	10/18/1999	4	<6.0	<30	<60	<0.060	<0.060	<0.060	<0.120	---	---	---	---	---
UST-3	Shannon & Wilson 1999	10/18/1999	4	<27	<27	<54	<0.27	<0.27	<0.27	<0.54	---	---	---	---	---
UST-4	Shannon & Wilson 1999	10/18/1999	4	<5.7	<28	<57	<0.057	<0.057	<0.057	<0.114	---	---	---	---	---
TP1-S1	Shannon & Wilson 2000	9/1/1999	NR	---	---	---	---	---	---	---	---	---	4	---	---
TP1-S2**	Shannon & Wilson 2000	9/1/1999	NR	---	<25	480	<0.1	<0.1	<0.1	<0.3	---	---	49	0.14	16
TP2-S1	Shannon & Wilson 2000	9/1/1999	NR	---	---	---	---	---	---	---	---	---	10	---	---
TP2-S2	Shannon & Wilson 2000	9/1/1999	NR	---	---	---	---	---	---	---	---	---	9	---	---
P1-S4	Shannon & Wilson 2000	9/4/1999	9	<5	<25	<50	<0.1	<0.1	<0.1	<0.3	---	---	---	---	---
P2-S3	Shannon & Wilson 2000	9/4/1999	6	<5	<25	<50	<0.1	<0.1	<0.1	<0.3	---	---	---	---	---
P4-S2	Shannon & Wilson 2000	9/4/1999	6	<5	480	<50	<0.1	<0.1	<0.1	<0.3	---	---	---	---	---
P6-S3	Shannon & Wilson 2000	9/4/1999	9	**350**	<25	<50	<0.1	<0.1	<0.1	<0.3	---	---	---	---	---
P6-S5	Shannon & Wilson 2000	9/4/1999	14	**600**	88	<50	<0.4	<0.4	1.3	3.1	---	---	---	---	---
P7-S2	Shannon & Wilson 2000	9/4/1999	6	<5	<25	<50	<0.1	<0.1	<0.1	<0.3	---	---	---	---	---
Heating Oil Underground Storage Tank															
UST-2-1	Shannon & Wilson 2000	10/20/1999	NR	---	<25	<50	---	---	---	---	---	---	---	---	---
UST-2-2	Shannon & Wilson 2000	10/20/1999	NR	---	<25	<50	---	---	---	---	---	---	---	---	---
Area 1															
BAM-C.6-2.7-124	Shannon & Wilson 2000	11/2/1999	24	2200a	1,300	<100	<1	4	17	83	---	---	---		
BAM-A.3-1.2-144	Shannon & Wilson 2000	11/3/1999	5	**140**	<25	<50	<0.1	<0.1	<0.1	<0.3	---	---	---	---	---

TABLE 1

SUMMARY OF HISTORICAL SOIL ANALYTICAL DATA
FORMER SHELL-BRANDED SERVICE STATION
510 BELLEVUE WAY NORTHEAST
BELLEVUE, WASHINGTON

				HYDROCARBONS			*PRIMARY VOCs*						*METALS*		
Sample ID	*Consultant*	*Sample Date*	*Depth*	*TPHg*	*TPHd*	*TPHo*	*B*	*T*	*E*	*X*	*EDB*	*EDC*	*Lead*	*Cadmium*	*Chromium (VI/III)*
	MTCA Method A Screening Level			***30/100***	***2,000***	***2,000***	***0.03***	***7***	***6***	***9***	***0.005***	***N/A***	***250***	***2***	***19/2000***
	Site-Specific Cleanup Level			***30/100***	***2,000***	***2,000***	***18***	***6,400***	***8,000***	***16,000***	***0.5***	***N/A***	***NE***	***NE***	***240/12000***
			ft	*(mg/kg)*	*(mg/kg)*	*(mg/kg)*	*(mg/kg)*	*(mg/kg)*	*(mg/kg)*	*(mg/kg)*	*(mg/kg)*	*(mg/kg)*	*(mg/kg)*	*(mg/kg)*	*(mg/kg)*
BAM-C-2-135***	Shannon & Wilson 2000	11/3/1999	13	---	---	---	<0.01	<0.01	<0.01	<0.03	<0.01	<0.01	---	---	---
BAM-A.1.9-138	Shannon & Wilson 2000	11/12/1999	11	<5	<25	<50	<0.1	<0.1	<0.1	<0.3	---	---	---	---	---
BAM-A-1.9-138	Shannon & Wilson 2000	11/12/1999	11	<5	<25	<50	<0.1	<0.1	<0.1	<0.3	---	---	---	---	---
BAM-A-2-1-141	Shannon & Wilson 2000	11/12/1999	8	41	<25	<50	<0.1	<0.1	<0.1	<0.3	---	---	---	---	---
BAM-C.2-1-140	Shannon & Wilson 2000	11/12/1999	8	**240**	<25	<50	<0.1	<0.1	<0.1	<0.3	---	---	---	---	---
BAM-6.6-2.2-123	Shannon & Wilson 2000	12/2/1999	25	860a	74	<50	<0.1	0.9	7.5	34	---	---	---	---	---
BAM-A-1.4-126	Shannon & Wilson 2000	12/2/1999	23	36	<25	<50	<0.1	<0.1	0.1	<0.3	---	---	---	---	---
BAM-A-2.2-126	Shannon & Wilson 2000	12/2/1999	23	<5	<25	<50	<0.1	<0.1	<0.1	<0.3	---	---	---	---	---
BAM-C.1-1-127	Shannon & Wilson 2000	12/3/1999	21	<5	<25	<50	<0.1	<0.1	<0.1	<0.3	---	---	---	---	---
BAM-D.6-1-127	Shannon & Wilson 2000	12/3/1999	20	<5	<25	<50	<0.1	<0.1	<0.1	<0.3	---	---	---	---	---
BAM-B.1-1.1-120	Shannon & Wilson 2000	12/8/1999	29	<5	<25	<50	<0.1	<0.1	<0.1	<0.3	---	---	---	---	---
BAM-B.1-1.1-112	Shannon & Wilson 2000	12/8/1999	37	<5	<25	<50	<0.1	<0.1	<0.1	<0.3	---	---	---	---	---
BAM-B.1-1.1-104	Shannon & Wilson 2000	12/8/1999	45	<5	<25	<50	<0.1	<0.1	<0.1	<0.3	---	---	---	---	---
BAM-B.5-2.9-119.5	Shannon & Wilson 2000	12/8/1999	28.5	<5	<25	<50	<0.1	<0.1	<0.1	<0.3	---	---	---	---	---
BAM-B.5-2.9-111	Shannon & Wilson 2000	12/8/1999	37	<5	<25	<50	<0.1	<0.1	<0.1	<0.3	---	---	---	---	---
BAM-B.3-2.1-127.5	Shannon & Wilson 2000	12/10/1999	20.5	1200a	75	<50	<2.0	<2.0	7.4	34	---	---	---	---	---
BAM-B.5-1.-127.5	Shannon & Wilson 2000	12/10/1999	20.5	<5	<25	<50	<0.1	<0.1	<0.1	<0.3	---	---	---	---	---
BAM-D-3-127.5	Shannon & Wilson 2000	12/10/1999	19.5	<5	<25	<50	<0.1	<0.1	<0.1	<0.3	---	---	---	---	---
BAM-C-3.2-127.5	Shannon & Wilson 2000	12/10/1999	20.5	<5	<25	<50	<0.1	<0.1	<0.1	<0.3	---	---	---	---	---
BAM-E.22.2-127.5	Shannon & Wilson 2000	12/10/1999	19	<5	<25	<50	<0.1	<0.1	<0.1	<0.3	---	---	---	---	---
Area 2															
BAM-C.7-3.5-144	Shannon & Wilson 2000	10/29/1999	4	---	<25	<50	---	---	---	---	---	---	---	---	---
BAM-C.7-3.3-141	Shannon & Wilson 2000	10/29/1999	7	---	<25	<50	---	---	---	---	---	---	---	---	---
Area 3															
BAM-E.6-2.3-145	Shannon & Wilson 2000	11/2/1999	2	7	38	<50	<0.1	<0.1	<0.1	<0.3	---	---	---	---	---
BAM-F.2.3-141	Shannon & Wilson 2000	11/5/1999	6	<5	<25	<50	<0.1	<0.1	<0.1	<0.3	---	---	---	---	---
BAM-E.5-2.3-138	Shannon & Wilson 2000	11/5/1999	9	<5	<25	<50	<0.1	<0.1	<0.1	<0.3	---	---	---	---	---

Notes/Abbreviations

MTCA = Model Toxics Control Act

TPHg = Total petroleum hydrocarbons as gasoline range organics

TPHd = Total petroleum hydrocarbons as diesel range organics

TABLE 1

SUMMARY OF HISTORICAL SOIL ANALYTICAL DATA
FORMER SHELL-BRANDED SERVICE STATION
510 BELLEVUE WAY NORTHEAST
BELLEVUE, WASHINGTON

				HYDROCARBONS			*PRIMARY VOCs*						*METALS*		
Sample ID	*Consultant*	*Sample Date*	*Depth*	*TPHg*	*TPHd*	*TPHo*	*B*	*T*	*E*	*X*	*EDB*	*EDC*	*Lead*	*Cadmium*	*Chromium (VI/III)*
		MTCA Method A Screening Level		***30/100***	***2,000***	***2,000***	***0.03***	***7***	***6***	***9***	***0.005***	***N/A***	***250***	***2***	***19/2000***
		Site-Specific Cleanup Level		***30/100***	***2,000***	***2,000***	***18***	***6,400***	***8,000***	***16,000***	***0.5***	***N/A***	***NE***	***NE***	***240/12000***
			ft	*(mg/kg)*	*(mg/kg)*	*(mg/kg)*	*(mg/kg)*	*(mg/kg)*	*(mg/kg)*	*(mg/kg)*	*(mg/kg)*	*(mg/kg)*	*(mg/kg)*	*(mg/kg)*	*(mg/kg)*

TPHo = Total petroleum hydrocarbons as heavy oil range organics

BTEX = Benzene, toluene, ethylbenzene, and xylenes

EDB = 1,2-Dibromoethane

EDC = 1,2-Dichloroethane

VOCs = Volatile organic compounds

mg/kg = milligrams per kilogram

-- = Not analyzed

<x = Not detected at laboratory reporting limit x

Bolded concentrations indicate the concentration value exceeded the MTCA Method A Cleanup level

ND = Not detected above laboratory detection limits

NR = Depth of sample not reported

Shaded sample locations were over-excavated and no longer present

a = sample is below Site-specific cleanup level point of compliance for protection of the direct contact pathway of 15 fee bgs

* indicates the soil samples were additionally analyzed for hydrocarbon identification, halogenated volitile organic compounds, cadmium, chromium, polychlorinated biphenyls, and total organic halogens; no analytes were not dete

** Indicates the soil sample was additionally analyzed for polychlorinated biphenyls (PCBs) by EPA method 8082 modified and total halogens by EPA method 9076. No analytes were detected above the laboratory detection limits. S

*** Indicates the soil sample was additionally analyzed for HVOCs by EPA method 8260B. Methylene chloride was detected above the MTCA Method A cleanup levels. See corresponding lab report.

TABLE 2

SUMMARY OF GROUNDWATER MONITORING DATA
FORMER SHELL-BRANDED SERVICE STATION
510 BELLEVUE WAY NORTHEAST
BELLEVUE, WASHINGTON

					HYDROCARBONS			*PRIMARY VOCs*			
Sample ID	*Date*	*TOC*	*DTW*	*GWE*	*TPHg*	*TPHd*	*TPHo*	*B*	*T*	*E*	*X*
Model Toxics Control Act Method A Cleanup Level					*800/1000* [a]	*500*	*500*	*5*	*1000*	*700*	*1000*
					ug/L	*ug/L*	*ug/L*	*ug/L*	*ug/L*	*ug/L*	*ug/L*
MW-1	5/15/1997	95.55	---	---	**1,820**	**975**	**1,050**	2.62	1.48	0.878	3.92
MW-1	7/27/1998	95.55	12.12	83.43	---	---	---	---	---	---	---
MW-1	7/28/1998	95.55	12.12	83.43	**3,600**	**2,400**	<500	**8.3**	1.5	17	14.8
B-2	5/15/1997	92.66	---	---	<50	<250	<750	1.05	<0.500	<0.500	<1.00
B-2	7/27/1998	92.66	29.75	62.91	---	---	---	---	---	---	---
B-2	7/28/1998	92.66	29.13	63.53	<100	**540**	<500	<1.0	<1.0	<1.0	<2.0
SW-MW1	7/27/1998	93.95	27.28	66.67	---	---	---	---	---	---	---
SW-MW1	7/28/1998	93.95	26.88	67.07	<100	<250	<500	<1.0	<1.0	<1.0	<2.0
SW-MW2	7/27/1998	92.16	28.34	63.82	---	---	---	---	---	---	---
SW-MW2	7/28/1998	92.16	28.27	63.89	**5,200**	**1,300**	<500	**2,700**	1,000	250	560
SW-MW4	7/27/1998	93.62	12.59	81.03	---	---	---	---	---	---	---
SW-MW4	7/28/1998	93.62	12.56	81.06	**87,000**	**2,600**	**530**	**240**	480	**2,600**	**12,700**
HC00-1	6/13/2011	---	28.61	---	<100	<95.2	<238	<1.00	<1.00	<1.00	<3.00
HC00-1	12/12/2011	---	31.56	---	<100	103 b	<245	<1.00	<1.00	<1.00	<3.00
HC02-3	6/13/2011	---	33.71	---	<100	<95.2	<238	<1.00	<1.00	<1.00	<3.00
HC02-3	12/12/2011	---	35.45	---	<100	<97.1	<243	<1.00	<1.00	<1.00	<3.00
HC02-4	6/13/2011	---	44.29	---	<100	<95.2	<238	<1.00	<1.00	<1.00	<3.00
HC02-4	12/12/2011	---	43.43	---	<100	<133	<333	<1.00	<1.00	<1.00	<3.00
HC02-5	6/13/2011	---	---	---	Dumpster over well		---	---	---	---	---

TABLE 2

SUMMARY OF GROUNDWATER MONITORING DATA
FORMER SHELL-BRANDED SERVICE STATION
510 BELLEVUE WAY NORTHEAST
BELLEVUE, WASHINGTON

					HYDROCARBONS			*PRIMARY VOCs*			
Sample ID	***Date***	***TOC***	***DTW***	***GWE***	***TPHg***	***TPHd***	***TPHo***	***B***	***T***	***E***	***X***
Model Toxics Control Act Method A Cleanup Level					***800/1000 [a]***	***500***	***500***	***5***	***1000***	***700***	***1000***
					ug/L	***ug/L***	***ug/L***	***ug/L***	***ug/L***	***ug/L***	***ug/L***
HC02-5	12/12/2011	---	Dry	---	---	---	---	---	---	---	---
HC08-6	6/13/2011	---	32.30	---	<100	<95.2	<238	<1.00	<1.00	<1.00	<3.00
HC08-6	12/12/2011	---	33.82	---	<100	<95.2	<238	<1.00	<1.00	<1.00	<3.00

Notes:

MTCA = Model Toxics Control Act

DTW = Depth to Water in feet

GWE = Groundwater Elevation in feet relative to mean sea level

TOC = Top of Casing in feet relative to mean sea level

All results in micrograms per liter (ug/L) unless otherwise indicated.

TPHg = Total petroleum hydrocarbons as gasoline analyzed by NWTPH-Gx unless otherwise noted.

TPHg[a] = The higher value is based on the assumption that no benzene is present in the groundwater sample.

If any detectable amount of benzene is present in the groundwater sample, then the lower TPH-G cleanup level is applicable.

TPHd = Total petroleum hydrocarbons as diesel, analyzed by NWTPH-Dx unless otherwise noted.

TPHo = Total petroleum hydrocarbons as heavy oil, analyzed by NWTPH-Dx unless otherwise noted.

BTEX = Benzene, toluene, ethylbenzene, and xylenes analyzed by EPA Method 8260B unless otherwise noted.

<x = Not detected at laboratory reporting limit x

--- = Not analyzed

Concentrations in bold type indicate the analyte was detected greater than MTCA Method A Cleanup levels

VOC = Volatile organic compounds

b = There was insufficient contamination to perform a pattern match

APPENDIX A

ENVIRONMENTAL DOCUMENT LIST

Environmental Document List: 510 Bellevue Way Northeast, Bellevue, WA				
Title	**Author**	**Date**	**Submitted to Ecology**	
			Y/N	**Date**
Phase I Environmental Site Assessment	AGRA Earth & Environmental	4/1997	N	N/A
Preliminary Geotechnical Engineering & Limited Phase II Environmental Site Assessment Report	AGRA Earth & Environmental	6/4/1997	N	N/A
Environmental Site Investigtion	Shannon & Wilson, Inc	9/15/1998	Y	3/15/1999
Geotechnical Report	Shannon & Wilson, Inc	9/1998	N	N/A
Underground Storage Tank Assessment	Shannon & Wilson, Inc	12/1/1999	Y	12/23/1999
Draft Independent Remedial Action Report	Shannon & Wilson, Inc	5/1/2000	N	--
Monitoring Report For Years 2000 and 2001*	Shannon & Wilson, Inc	8/1/2001	N	--

* Submitted to King County per conditions set forth in the sanitary sewer discharge permit.

APPENDIX B

LEGAL DESCRIPTION OF PROPERTY, PRESENT OWNER AND OPERATOR, KNOWN PAST OWNERS AND OPERATORS

Known Listing of Owners and Operators at 510 Bellevue Way Northeast, Bellevue, WA		
Owner	***Business Operator***	***Approximate Years of Site Occupation***
Bellevue Art Museum	Bellevue Art Museum	Present -1999
John & Mary Shirley Foundation	Bellevue Art Museum	1999-1997
Ditty Properties, Inc	Nique Design Jewelers Barry Brikens/ Drew's Dress Casual	1997-1987
Shell Oil Company	Shell Service Station	1987-1961
Washington Refining Company	Gasoline Service Station	1961-circa1956
Unknown	Vacant Land	circa1956-1936
Unknown	Undeveloped	1936

New Search | Property Tax Bill | Map This Property | Glossary of Terms | Area Report | Print Property Detail

PARCEL DATA

Parcel	154410-0272	Jurisdiction	BELLEVUE
Name	BELLEVUE ART MUSEUM	Levy Code	0330
Site Address	510 BELLEVUE WAY NE 98004	Property Type	C
Geo Area	80-10	Plat Block / Building Number	2
Spec Area	0-0	Plat Lot / Unit Number	4
Property Name	Bellevue Art Museum	Quarter-Section-Township-Range	NW-32-25-5

Legal Description

CHERITON FRUIT GARDENS PLAT # 1 POR OF W 150 FT OF N 2/3 OF N 1/2 OF W 1/2 LY ELY OF 104TH AVE NE & LY SLY OF NE 6TH ST LESS S 45 FT THOF

LAND DATA

Highest & Best Use As If Vacant	CULTURAL	Percentage Unusable	0
Highest & Best Use As Improved	PRESENT USE	Unbuildable	NO
Present Use	Art Gallery/Museum/Soc Srvc	Restrictive Size Shape	NO
Base Land Value SqFt	250	Zoning	DNTNO-1
Base Land Value	5,081,200	Water	WATER DISTRICT
% Base Land Value Impacted	100	Sewer/Septic	PUBLIC
Base Land Valued Date	12/5/2011	Road Access	PUBLIC
Base Land Value Tax Year	2013	Parking	
Land SqFt	20,325	Street Surface	PAVED
Acres	0.47		

Views

Rainier	
Territorial	
Olympics	
Cascades	
Seattle Skyline	
Puget Sound	
Lake Washington	
Lake Sammamish	
Lake/River/Creek	
Other View	

Waterfront

Waterfront Location	
Waterfront Footage	
Lot Depth Factor	
Waterfront Bank	
Tide/Shore	
Waterfront Restricted Access	
Waterfront Access Rights	NO
Poor Quality	
Proximity Influence	NO

Designations

Historic Site	
Current Use	
Nbr Bldg Sites	
Adjacent to Golf Fairway	NO
Adjacent to Greenbelt	NO
Other Designation	NO
Deed Restrictions	NO
Development Rights Purchased	NO
Easements	NO
Native Growth Protection Easement	NO
DNR Lease	NO

Nuisances

Topography	NO
Traffic Noise	
Airport Noise	
Power Lines	NO
Other Nuisances	NO

Problems

Water Problems	NO
Transportation Concurrency	NO
Other Problems	NO

Environmental

Environmental	NO

BUILDING

Reference Links:

- King County Tax Links
- Property Tax Advisor
- Washington State Department of Revenue (External link)
- Washington State Board of Tax Appeals (External link)
- Board of Appeals/Equalization
- Districts Report
- iMap
- Recorder's Office

  Scanned images of surveys and other map documents

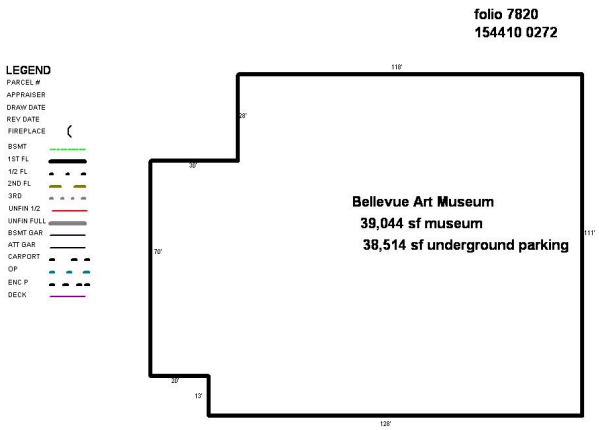
  Scanned images of plats

Building Number	1
Building Description	Art Museum
Number Of Buildings Aggregated	1
Predominant Use	MUSEUM (481)
Shape	Very Irreg
Construction Class	STRUCTURAL STEEL
Building Quality	GOOD
Stories	3
Building Gross Sq Ft	77,558
Building Net Sq Ft	39,044
Year Built	2000
Eff. Year	2000
Percentage Complete	100
Heating System	COMPLETE HVAC
Sprinklers	Yes
Elevators	Yes

Picture of Building 1

Click the camera to see more pictures.

Floor plan of Building 1



Section(s) Of Building Number: 1

Section Number	Section Use	Description	Stories	Height	Floor Number	Gross Sq Ft	Net Sq Ft
1	MUSEUM (481)		3	12	0	39,044	39,044
2	BASEMENT, PARKING (706)		2	8	0	38,514	0

TAX ROLL HISTORY

Account	Valued Year	Tax Year	Omit Year	Levy Code	Appraised Land Value	Appraised Imps Value	Appraised Total Value	New Dollars	Taxable Land Value	Taxable Imps Value	Taxable Total Value	Tax Value Reason
154410027200	2011	2012		0330	$5,081,200	$12,402,700	$17,483,900	$0	$0	$0	$0	EX
154410027200	2010	2011		0330	$4,979,600	$11,654,200	$16,633,800	$0	$0	$0	$0	EX
154410027200	2009	2010		0330	$4,979,600	$12,487,000	$17,466,600	$0	$0	$0	$0	EX
154410027200	2008	2009		0330	$4,776,300	$11,494,000	$16,270,300	$0	$0	$0	$0	NP
154410027200	2007	2008		0330	$3,252,000	$10,971,300	$14,223,300	$0	$0	$0	$0	EX
154410027200	2006	2007		0330	$32,600	$123,200	$155,800	$0	$32,600	$123,200	$155,800	
154410027200	2005	2006		0330	$25,100	$118,600	$143,700	$0	$25,100	$118,600	$143,700	
154410027200	2004	2005		0330	$25,100	$123,500	$148,600	$0	$25,100	$123,500	$148,600	
154410027200	2003	2004		0330	$2,032,500	$9,443,000	$11,475,500	$0	$0	$0	$0	EX
154410027200	2002	2003		0330	$2,032,500	$9,314,300	$11,346,800	$0	$0	$0	$0	EX
154410027200	2001	2002		0330	$2,032,500	$8,971,900	$11,004,400	$8,971,900	$0	$0	$0	NP
154410027200	2000	2001		0330	$1,829,200	$0	$1,829,200	$0	$0	$0	$0	NP
154410027200	1999	2000		0330	$1,829,200	$1,000	$1,830,200	$0	$0	$0	$0	EX
154410027200	1998	1999		0330	$1,626,000	$1,000	$1,627,000	$0	$1,626,000	$1,000	$1,627,000	
154410027200	1997	1998		0330	$0	$0	$0	$0	$1,626,000	$1,000	$1,627,000	
154410027200	1996	1997		0330	$0	$0	$0	$0	$1,422,800	$1,000	$1,423,800	
154410027200	1995	1996		0330	$0	$0	$0	$0	$1,422,800	$1,000	$1,423,800	
154410027200	1994	1995		0330	$0	$0	$0	$0	$1,422,800	$1,000	$1,423,800	
154410027200	1993	1994		0330	$0	$0	$0	$0	$1,422,800	$1,000	$1,423,800	
154410027200	1992	1993		0330	$0	$0	$0	$0	$1,422,800	$1,000	$1,423,800	
154410027200	1990	1991		0330	$0	$0	$0	$0	$1,470,000	$1,000	$1,471,000	
154410027200	1988	1989		0330	$0	$0	$0	$0	$1,470,000	$1,000	$1,471,000	
154410027200	1986	1987		0330	$0	$0	$0	$0	$840,000	$1,000	$841,000	
154410027200	1985	1986		0330	$0	$0	$0	$0	$896,000	$31,000	$927,000	
154410027200	1984	1985		0330	$0	$0	$0	$0	$896,000	$31,000	$927,000	
154410027200	1983	1984		0330	$0	$0	$0	$0	$764,700	$30,200	$794,900	
154410027200	1982	1983		0330	$0	$0	$0	$0	$764,750	$30,200	$794,950	

SALES HISTORY

Excise Number	Recording Number	Document Date	Sale Price	Seller Name	Buyer Name	Instrument	Sale Reason
1698283	19990716000899	5/18/1999	$0.00	SHIRLEY JON+MARY FOUNDATION	BELLEVUE ART MUSEUM	Quit Claim Deed	Other
1550457	199706201000	6/19/1997	$1,714,825.00	DITTY PROPERTIES INCORPORATED	SHIRLEY JON+MARY FOUNDATION	Statutory Warranty Deed	None

REVIEW HISTORY

Tax Year	Review Number	Review Type	Appealed Value	Hearing Date	Settlement Value	Decision	Status
1986	8501425	Local Appeal	$975,900	1/28/1986	$927,000	REVISE	Completed
1985	8406793	Local Appeal	$975,900	1/28/1986	$927,000	REVISE	Completed
1984	8304016	Local Appeal	$806,400	1/28/1986	$794,900	REVISE	Completed

PERMIT HISTORY

Permit Number	Permit Description	Type	Issue Date	Permit Value	Permit Status	Issuing Jurisdiction	Reviewed Date
99004517BA	None	Other	12/14/1999	$4,897,814	Complete	BELLEVUE	8/15/2001
99004520BE	None	Demolition	10/4/1999	$0	Complete	BELLEVUE	4/7/2000

HOME IMPROVEMENT EXEMPTION

Updated: Sept. 7, 2011

APPENDIX C

SIMPLIFIED TERRESTRIAL ECOLOGICAL EVALUATION

Voluntary Cleanup Program

Washington State Department of Ecology
Toxics Cleanup Program

TERRESTRIAL ECOLOGICAL EVALUATION EXCLUSION FORM

Under the Model Toxics Control Act (MTCA), a Terrestrial Ecological Evaluation (TEE) is not required if the Site meets the criteria in WAC 173-340-7491 for an exclusion. If you determine that your Site does not require a TEE, please complete this form and submit it to the Department of Ecology (Ecology) at the appropriate time, either with your VCP Application or with a subsequent request for a written opinion. Please note that exclusion from the TEE does not exclude the Site from an evaluation of aquatic or sediment ecological receptors.

If your Site does not meet the criteria for exclusion under WAC 173-340-7491, then you may have to conduct a simplified TEE in accordance with WAC 173-340-7492 or a site-specific TEE in accordance with WAC 173-340-7493. If you have questions about conducting a simplified or site-specific TEE, please contact the Ecology site manager assigned to your Site or the appropriate Ecology regional office.

Step 1: IDENTIFY HAZARDOUS WASTE SITE AND EVALUATOR

Please identify below the hazardous waste site for which you are documenting an exclusion from conducting a TEE and the name of the person who conducted the evaluation.

Facility/Site Name: Former Shell Service Station	
Facility/Site Address: 510 Bellevue Way Northeast, Bellevue, WA	
Facility/Site No: 65336568	VCP Project No.: NW2080
Name of Evaluator: Tim Mullin	

Step 2: DOCUMENT BASIS FOR EXCLUSION

The bases for excluding a site from a terrestrial ecological evaluation are set forth in WAC 173-340-7491(1). Please identify below the basis for excluding your Site from further evaluation. Please check all that apply.

POINT OF COMPLIANCE – WAC 173-340-7491(1)(A)

1-☐ No contamination present at site.

2-☐ All contamination is 15 feet below ground level prior to remedial activities.

3-☐ All contamination is six feet below ground level and an institutional control has been implemented as required by WAC 173-340-440.

4-☐ All contamination is below a site-specific point of compliance established in compliance with WAC 173-340-7490(4)(b) with an institutional control implemented as required by WAC 173-340-440. ***Please provide documentation that describes the rationale for setting a site-specific point of compliance.***

BARRIERS TO EXPOSURE – WAC 173-340-7491(1)(b)

5-☐ All contaminated soil, is or will be, covered by physical barriers (such as buildings or paved roads) that prevent exposure to plants and wildlife and an institutional control has been implemented as required by WAC 173-340-440. *An exclusion based on future land use must have a completion date for future development that is acceptable to Ecology.*

Step 2: DOCUMENT BASIS FOR EXCLUSION continued

UNDEVELOPED LAND – WAC 173-340-7491(1)(c)

"Undeveloped land" is land that is not covered by building, roads, paved areas, or other barriers that would prevent wildlife from feeding on plants, earthworms, insects, or other food in or on the soil.

"Contiguous" undeveloped land is an area of undeveloped land that is not divided into smaller areas of highways, extensive paving, or similar structures that are likely to reduce the potential use of the overall area by wildlife.

6-☐ There is less than one-quarter acre of contiguous undeveloped land on or within 500 feet of any area of the Site and any of the following chemicals is present: chlorinated dioxins or furans, PCB mixtures, DDT, DDE, DDD, aldrin, chlordane, dieldrin, endosulfan, endrin, heptachlor, heptachlor epoxide, benzene hexachloride, toxaphene, hexachlorobenzene, pentachlorophenol, or pentachlorobenzene.

7-☒ For sites not containing any of the chemicals mentioned above, there is less than one-and-a-half acres of contiguous undeveloped land on or within 500 feet of any area of the Site.

BACKGROUND CONCENTRATIONS – WAC 173-340-7491(1)(d)

8-☐ Concentrations of hazardous substances in soil do not exceed natural background levels as described in WAC 173-340-200 and 173-340-709.

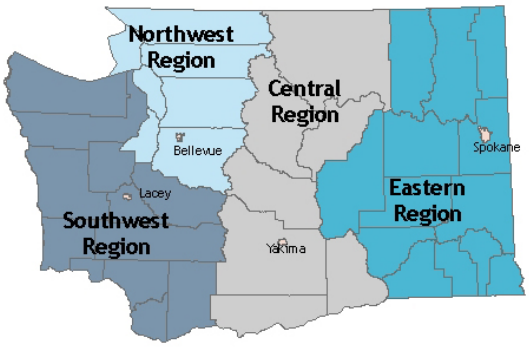
Step 3: PROVIDE EXPLANATION FOR EXCLUSION (IF NECESSARY)

None of the chemicals listed in point 6 (above) are present at the Site.

Attach additional pages if necessary.

Step 4: SUBMITTAL

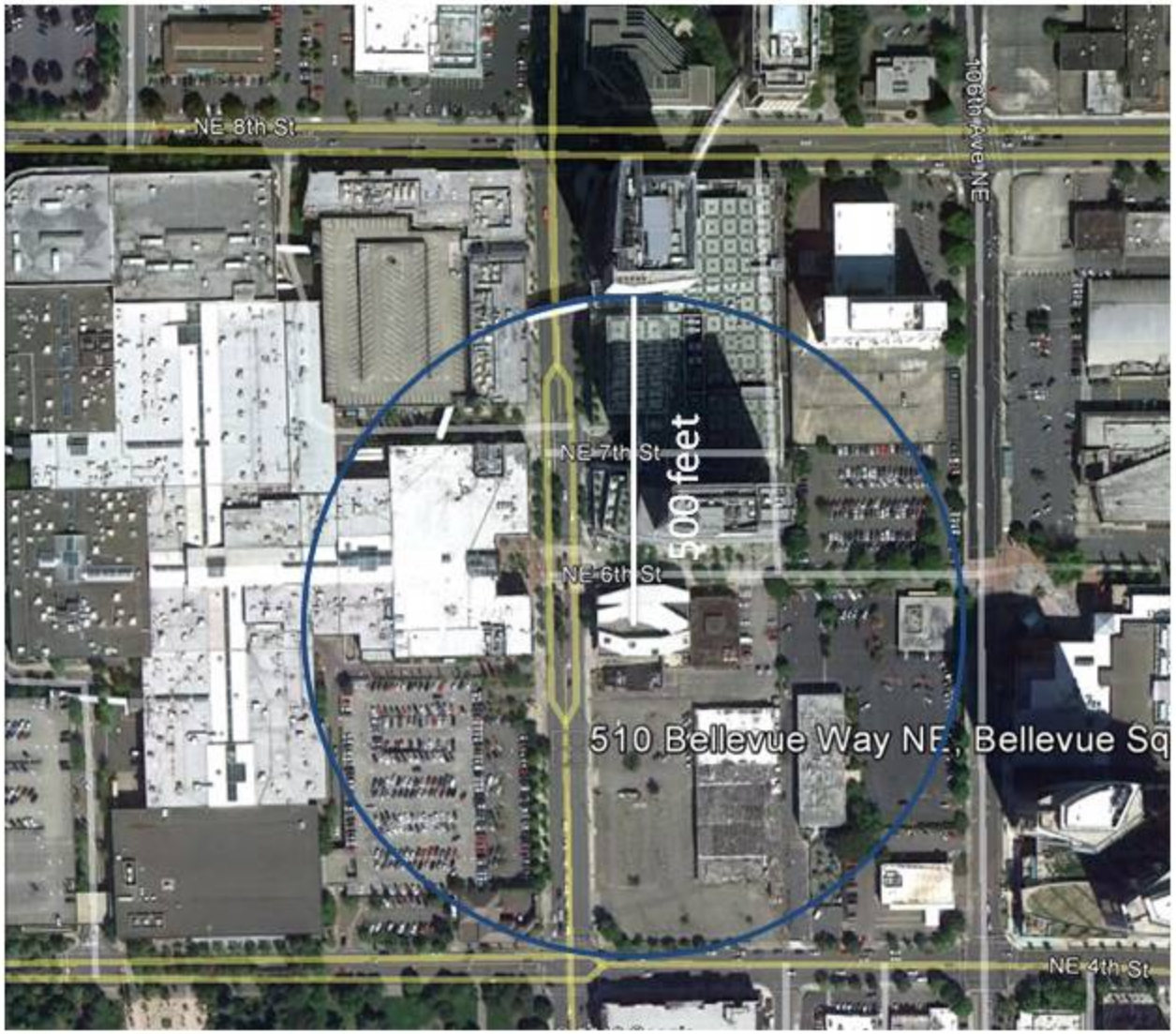
Please mail your completed form to Ecology at the appropriate time, either with your VCP Application or with a subsequent request for a written opinion. If you complete the form after you enter the VCP, please mail your completed form to the Ecology site manager assigned to your Site. If a site manager has not yet been assigned, please mail your completed form to the Ecology regional office for the County in which your Site is located.



Northwest Region: Attn: Sara Maser 3190 160th Ave. SE Bellevue, WA 98008-5452	**Central Region:** Attn: Mark Dunbar 15 W. Yakima Ave., Suite 200 Yakima, WA 98902
Southwest Region: Attn: Scott Rose P.O. Box 47775 Olympia, WA 98504-7775	**Eastern Region:** Patti Carter N. 4601 Monroe Spokane WA 99205-1295

If you need this publication in an alternate format, please call the Toxics Cleanup Program at 360-407-7170. Persons with hearing loss can call 711 for Washington Relay Service. Persons with a speech disability can call 877-833-6341.

Appendix C. TEE aerial image with 500 foot radius.



APPENDIX D

SUMMARY OF PREVIOUS INVESTIGATIONS AND REMEDIAL ACTIVITIES

SUMMARY OF PREVIOUS INVESTIGATIONS AND REMEDIAL ACTIVITIES

1997 Phase I Assessment: In April 1997, AGRA Earth & Environmental (AGRA) completed a Phase I Environmental Site Assessment (ESA) at the Site. A review of historical records indicated that in 1962 four underground storage tanks (USTs) located northwest of the station building were scheduled to be abandoned in place with sand and the lube room sump was to be connected to the storm sewer system. A fuel UST and a waste oil UST were also identified east of the station building. AGRA also reviewed an Earth Consultants, Inc. report dated August 5, 1987. According to the report seven USTs were removed from the Property, four were located northwest of the station building and three were located west of the station building. A heating oil and waste oil USTs and oil water separator were also reportedly removed at this time. Soil sampling was conducted at the time of the UST, however no soil sampling was reported associated with the heating oil UST, waste oil UST, or the oil water separator. Petroleum impacted soil was detected in the gasoline UST excavation to the northwest and west of the station building; however sample results were not provided by AGRA. A total of 17 properties were identified by the Washington State Department of Ecology (Ecology) as leaking UST (LUST) sites located within ½ mile of the Property. AGRA identified three of those sites as an environmental concern to the Property. Aerial photographs indicated that the Site and surrounding properties was largely undeveloped or agricultural prior to 1936. In 1946 the Property appeared to have been cleared. The property first appeared as a gasoline service station in 1956, and ceased service station operations in 1987. The station building was completely renovated in 1990 and operated as a clothing and jewelry store. More information is available in AGRA's *Phase I Environmental Assessment* report, dated April 1997.

1997 Phase Site Assessment: In May 1997, AGRA completed a Phase II Site assessment at the Property in response to their 1997 Phase I site assessment. AGRA advanced two deep soil borings (B-1 and B-2) to 43 feet below ground surface (bgs) and one shallow soil boring (MW-1) to 15 feet bgs. Soil borings B-1 and MW-1 were advanced in the northwest corner of the Property and B-2 was advanced in the southeast corner of the Property. Soil borings B-2 and MW-1 were installed as monitoring wells. Soil samples were collected analyzed for total petroleum hydrocarbons (TPH) as gasoline (TPHg), TPH as diesel (TPHd), TPH as heavy oil (TPHo), benzene, toluene, ethylbenzene, and xylenes (BTEX). No analytes were detected above the Washington State Department of Ecology (Ecology) Model Toxics Control Act (MTCA) Method A cleanup levels for soil. Groundwater samples were collected from monitoring wells MW-1 and B-2 and

were analyzed for TPHg, TPHd, TPHo, and BTEX. TPHg, TPHd, and TPHo were detected above the MTCA Method A cleanup levels in MW-1. No other analytes exceeded MTCA Method A cleanup levels for groundwater. More information is available in AGRA's *Preliminary Geotechnical Engineering & Limited Phase II Environmental Site Assessment Report*, dated June 9, 1997.

1998 Site Investigation: In July 1998, Shannon & Wilson, Inc (SWI) completed an environmental site investigation and a geophysical subsurface investigation at the Property. SWI advanced two deep soil borings (B-1 and B-2) to 50.5 feet bgs and three shallow soil boring (B-3 through B-5) to 15.5 feet bgs. Boring B-1 was advanced to the northeast side of the building, B-2 was advanced on the southwest side of the building, B-3 was advanced on the northwest side of the building, B-4 was advanced on the west side of the building, and B-5 was advanced on the east side of the building. Soil borings B-1, B-2, and B-4 were completed as monitoring wells SW-MWB1, SW-MWB2, and SW-MWB4. Soil samples were analyzed for TPHg, TPHd, TPHo, and BTEX. TPHg, benzene, ethylbenzene, and xylenes were detected above the MTCA Method A cleanup levels in soil sample B-3 at 12.5 feet bgs. No other analytes were detected above the MTCA Method A cleanup levels for soil. Groundwater samples were collected from monitoring wells MW-1, B-2, SW-MWB1, SW-MWB2, and SW-MWB4 and were analyzed for TPHg, TPHd, TPHo, and BTEX. TPHg, TPHd, and BTEX constituents were detected above the MTCA Method A cleanup levels in MW-1, SW-MWB2, and SW-MWB4. No other analytes were detected above the MTCA Method A cleanup levels for groundwater. The geophysical survey identified a potential 300-gallon UST and a 500-gallon UST east of the building, and two locations where soils had been disrupted on the northeast and northwest side of building. The potential UST locations top the east of the building would turn out to be abandoned sanitary sewer lines and not USTs. More information is available in SWI's *Environmental Investigation Report and Geotechnical Report*, dated September 1998.

1998 Underground Storage Tank Site Assessment: In October 1999, SWI oversaw the excavation and removal of a 500-gallon waste oil UST, which was discovered during demolition of the Site building. The waste oil UST was located approximately 6 inches bgs and contained no leak detection systems or secondary containment. The waste oil UST was discovered during additional USTs excavation activities at the Property, and was accidentally moved, resulting in spilling of the contents of the UST. The majority of the contents were spilled onto a visqueen lined area adjacent to the UST. Several small holes and some corrosion were observed in the waste oil UST. Four soil samples (UST-1 through

UST-4) were collected from the excavation and two soil samples (UST-5 and UST-6) were collected from the excavation stock pile. Soil samples were analyzed for total petroleum hydrocarbons TPHg, TPHd, TPHo, and BTEX. UST-1 was additionally analyzed for hydrocarbon identification, polychlorinated biphenyls, and total lead. Approximately 3 cubic yards of petroleum impacted soil were excavated and removed from the Site. More information is available in SWI's *Underground Storage Tank Assessment Report*, dated December 1999.

1999 Remedial Action: In September 1999, SWI completed a site investigation to define the extent of contamination and the extent of the perched water. SWI advanced nine soil borings (P1 through P9) and installed piezometers, however no groundwater was observed. Soil samples were collected from five soil borings P1, P2, P4, P6 and P7 and analyzed for TPHg, TPHd, TPHo, BTEX and flash point. TPHg was detected above the MTCA Method A cleanup levels in soil boring P6 at approximately 9 and 14 feet bgs. No other analytes ere detected above the MTCA Method A cleanup levels.

From October to December 1999, SWI oversaw the excavation of approximately 14,000 tons of soil and the removal of a heating oil UST prior to construction of the Bellevue Art Museum. During excavation activities, a large area of petroleum impacted soil was encountered on the west side of the Property. The contamination was likely related to the former gasoline USTs removed from the northwestern portion of the Property in 1987 and potentially from a former gasoline service station located on the adjacent property to the north. Petroleum impacted soil extended down to the bottom of the excavation at approximately 23.5 feet bgs. SWI did not over-excavate petroleum impacted soil beneath a total depth of approximately 23.5 feet bgs. Two elevator shafts were drilled to depths of approximately 37 and 45 feet bgs and did not contain petroleum impacted soil at depths greater than 23.5 feet bgs. Two smaller and shallower areas of petroleum impacted soil were removed from the eastern and southern portion of the Property. Contamination of the east side of the Property was likely associated with the former gasoline USTs located on the northeast portion of the Property. Petroleum impacted soil on the southern portion of the Property was likely associated with a leaking storm water catch basin. Soil samples were collected along the excavation sidewalls and at the bottom of the excavations where petroleum impact was observed. Collected soil samples were analyzed for one or more of the following analytes; TPHg, TPHd, TPHo, BTEX, and flash point. Petroleum impacted soil was completely removed from the two smaller excavations. Four soil samples (BAM-C.6-2.7-124, BAM-C.2-1-140, BAM-6.6-2.2-123, BAM-B.3-2.1-127.5) contained concentrations of TPHg,

ethylbenzene, and/or xylenes above the MTCA Method A cleanup levels from the northwestern sidewall and the bottom of the excavation. Water generated at the property during dewatering activities was pumped into a temporary storage tank, treated and discharged into the sanitary sewer. Water was observed at depths of approximately 20 to 23 feet bgs in the excavations. Three groundwater samples were collected, one sample from the tank prior to treatment and two samples following treatment. Water samples were analyzed for TPH, BTEX, flashpoint and settleable solids. TPH and xylenes were detected above the MTCA Method A cleanup levels in the water sample collected prior to treatment. No other analytes were detected above MTCA Method A cleanup levels. An estimated 49,100 gallons of treated water was discharged to the sanitary sewer during excavation activities. Prior to construction of the Bellevue Art Museum, SWI incorporated a permanent, activated clay and carbon treatment system to treat footing drain water prior to discharge into the sanitary sewer. More information is available in SWI's *Draft Independent Remedial Action Report*, dated May 2000.

APPENDIX E

AVAILABLE HISTORICAL SOIL BORING LOGS

PROJECT: Bellevue Art Museum W.O. 7-91M-11638-0 BORING NO. B-1

Page 1 of 2

Location: NW corner of property

Approximate ground surface elevation: ??

DEPTH (feet)	SOIL DESCRIPTION	SAMPLE TYPE	SAMPLE NUMBER	GROUND WATER	OVM READING	PENETRATION RESISTANCE (Standard ▲ / Other △; Blows per foot 0–50)	TESTING
0	7" ACP over 3" CRB Medium dense, moist, brown, silty SAND with some gravel (Fill)		S-1	P / ATD	0		
5	Medium Dense, wet, gray/tan with orange mottling, silty gravelly SAND (Fill)		S-2		49.5		
			S-3		12.7		
10	Dense, moist, gray, silty, fine SAND with trace gravel (Glacial Till) Becomes very dense		S-4	P / ATD	0	50/6"	
15			S-5		48.9	50/5"	
20			S-6		8.9	50/6"	
25			S-7		3.9	50/5"	
30	(continued)						

P/ATD = Perched groundwater level at time of drilling

MOISTURE CONTENT: 0 20 40 60 80 100

Plastic limit — Natural — Liquid limit

LEGEND

- 2.00-inch O.D. split spoon sample
- P/ATD — Perched groundwater level at time of drilling
- Grain size analysis

Observation Well

- Seal
- PVC casing
- ▽ ATD — Groundwater level at time of drilling
- Screen

AGRA Earth & Environmental
11335 NE 122nd Way, Suite 100
Kirkland, Washington 98034-6918

AGRA Earth and Environmental, Inc.

Drilling method: HSA Hammer type: Cathead Date drilled: 12 May 1997 Logged by: KSS

PROJECT: *Bellevue Art Museum* W.O. *7-91M-11638-0* BORING NO. *B-1*

Page 2 of 2

DEPTH (feet)	SOIL DESCRIPTION	SAMPLE TYPE	SAMPLE NUMBER	GROUND WATER	OVM READING	PENETRATION RESISTANCE (▲ Standard, △ Other; Blows per foot)	TESTING
	Location: *NW corner of property* Approximate ground surface elevation: *??*						
30	*Fine SAND as above*						
			S-8		0	50/4"	
35							
			S-9		0	50/3"	
40							
			S-10		0	50/3"	
45	*Boring terminated at approximately 43.5 feet*						
50							
55							
60							

MOISTURE CONTENT

Plastic limit — Natural — Liquid limit

LEGEND

- 2.00-inch O.D. split spoon sample
- P / ATD — Perched groundwater level at time of drilling
- Observation Well: Seal; PVC casing; Groundwater level at time of drilling (▽ ATD); Screen

AGRA Earth & Environmental
11335 NE 122nd Way, Suite 100
Kirkland, Washington 98034-6918

AGRA Earth and Environmental, Inc.

Drilling method: *HSA* Hammer type: *Cathead* Date drilled: *12 May 1997* Logged by: *KSS*

PROJECT: Bellevue Art Museum W.O. 7-91M-11638-0 BORING NO. B-2

Page 1 of 2

Location: SE corner of property

Approximate ground surface elevation: ??

DEPTH (feet)	SOIL DESCRIPTION	SAMPLE TYPE	SAMPLE NUMBER	OVM READING	GROUND WATER	PENETRATION RESISTANCE (▲ Standard, △ Other; Blows per foot)	TESTING
0	7" ACP over 3" CRB						
	Medium dense, moist, brown silty SAND with some gravel (Fill)		S-1	0			
5	Dense, moist, tan, silty SAND with some gravel (Glacial Till)		S-2	0			
	Becomes very dense		S-3	0		62	
10			S-4	0		50/6"	
15			S-5	0		50/5"	
20	Occasional thin SAND layer		S-6	0		50/2"	
25			S-7	0		50/4"	
30	(continued)						

MOISTURE CONTENT

Plastic limit — Natural — Liquid limit

LEGEND

- 2.00-inch O.D. split spoon sample
- P / ATD — Perched groundwater level at time of drilling
- Grain size analysis

Observation Well

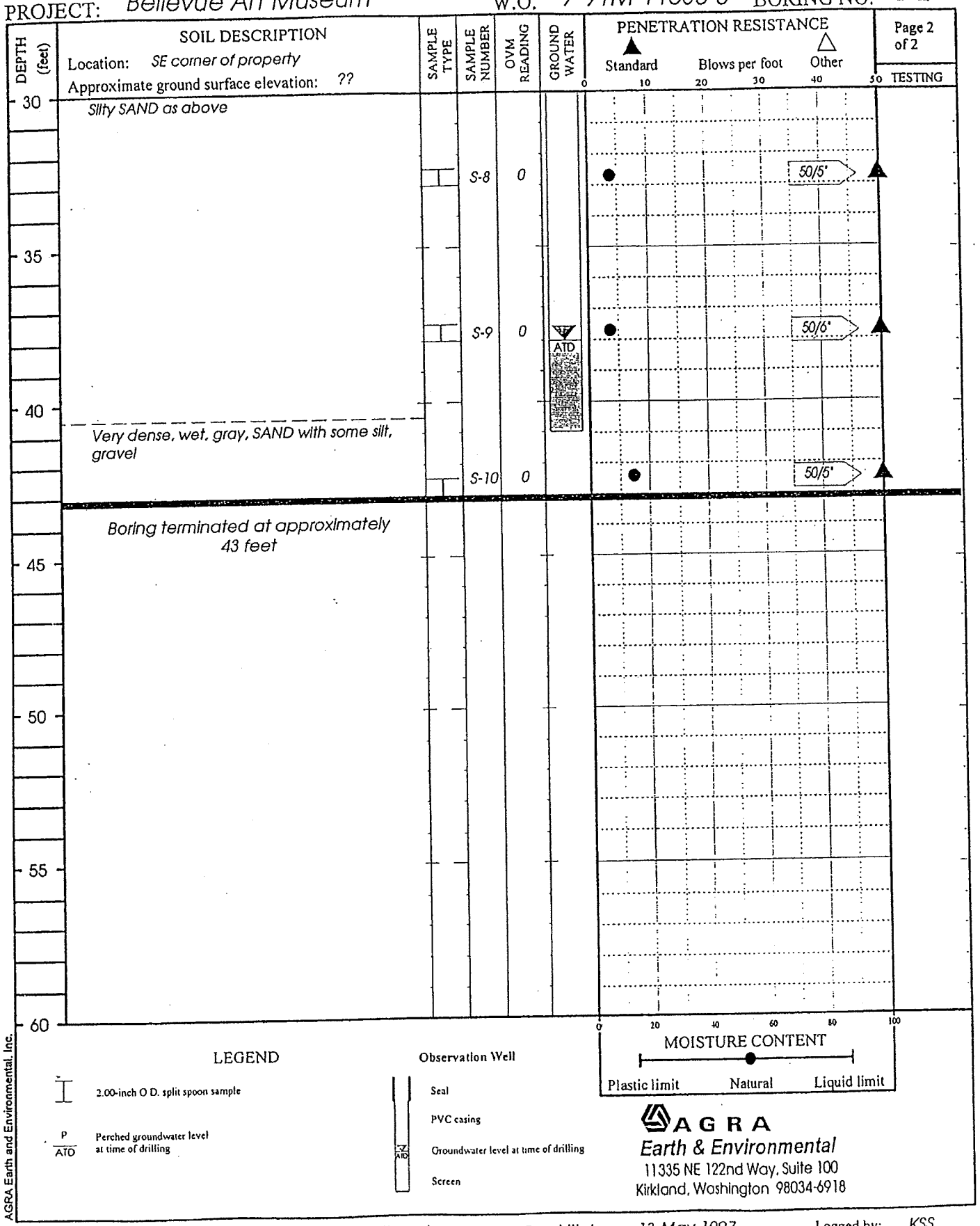
- Seal
- PVC casing
- ATD — Groundwater level at time of drilling
- Screen

AGRA Earth & Environmental
11335 NE 122nd Way, Suite 100
Kirkland, Washington 98034-6918

AGRA Earth and Environmental, Inc.

Drilling method: HSA Hammer type: Cathead Date drilled: 13 May 1997 Logged by: KSS

PROJECT: Bellevue Art Museum W.O. 7-91M-11638-0 BORING NO. B-2



AGRA Earth & Environmental
11335 NE 122nd Way, Suite 100
Kirkland, Washington 98034-6918

AGRA Earth and Environmental, Inc.

Drilling method: HSA Hammer type: Cathead Date drilled: 13 May 1997 Logged by: KSS

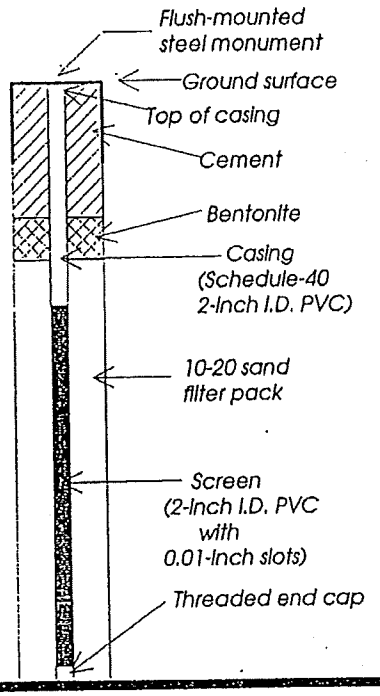
PROJECT: Bellevue Art Museum W.O. 7-91M-11636-0 WELL NO. MW-1

Elevation reference: Unknown
Ground surface elevation: Unknown
Well completed: 5/14/97
Casing elevation: Unknown

Page 1 of 1

DEPTH (feet)	SOIL DESCRIPTION	SAMPLE TYPE	SAMPLE NUMBER	BLOW COUNTS	OVM READING	GROUND WATER
0	7" ACP over 3" CRB Medium dense, moist, brown, silty SAND with some gravel (Fill)		S-1	12		P ATD
5	Dense, moist, gray/tan with orange mottling, silty SAND (Fill)		S-2	25		
			S-3	43		P ATD
10	Dense, moist, gray, silty, fine SAND with trace gravel Glacial Till) Becomes very dense		S-4	50/6"		
15	Bottom of boring at 15 feet.					
20						
25						
30						

AS-BUILT DESIGN



TESTING

LEGEND

2-inch O.D split-spoon sample

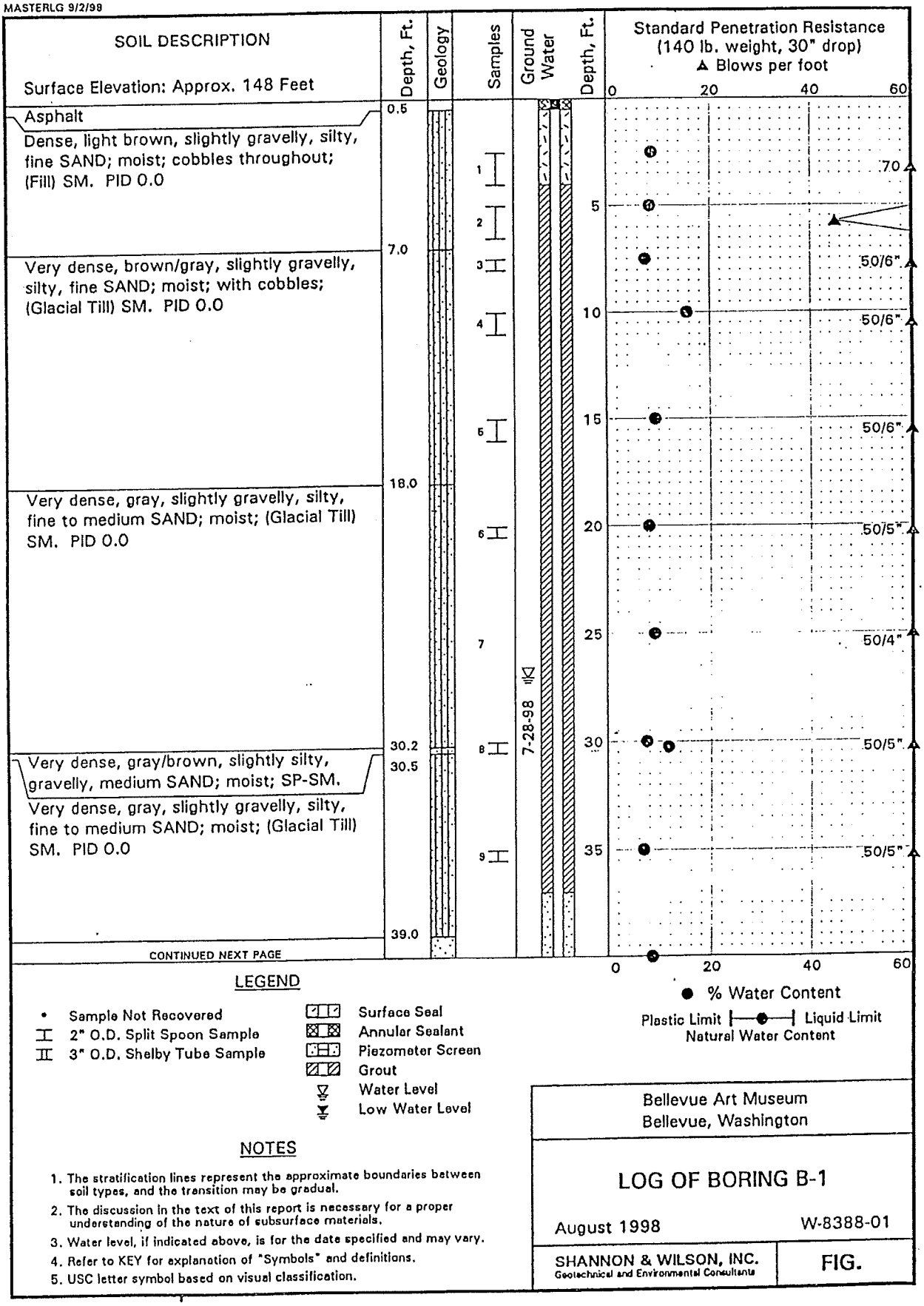
P / ATD Perched groundwater level at time of drilling

AGRA Earth & Environmental
11335 NE 122nd Way, Suite 100
Kirkland, Washington 98034-6918

Drilling started: 12 May 1997 Drilling completed: 12 May 1997 Logged by: KSS

AGRA Earth and Environmental, Inc.

MASTERLG 9/2/98



LEGEND

- • Sample Not Recovered
- 2" O.D. Split Spoon Sample
- 3" O.D. Shelby Tube Sample
- Surface Seal
- Annular Sealant
- Piezometer Screen
- Grout
- Water Level
- Low Water Level

NOTES

1. The stratification lines represent the approximate boundaries between soil types, and the transition may be gradual.
2. The discussion in the text of this report is necessary for a proper understanding of the nature of subsurface materials.
3. Water level, if indicated above, is for the date specified and may vary.
4. Refer to KEY for explanation of "Symbols" and definitions.
5. USC letter symbol based on visual classification.

Bellevue Art Museum
Bellevue, Washington

LOG OF BORING B-1

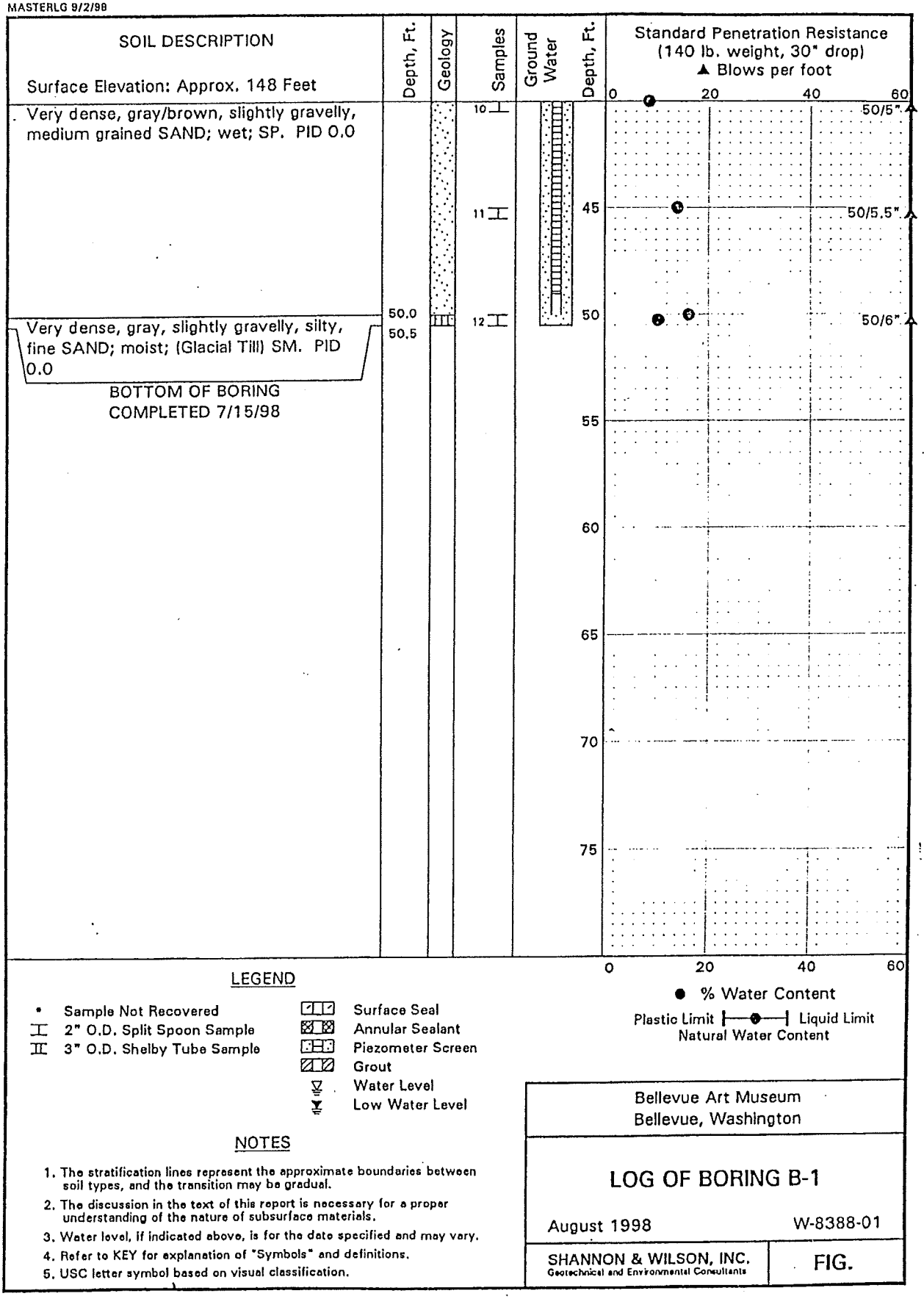
August 1998 W-8388-01

SHANNON & WILSON, INC.
Geotechnical and Environmental Consultants

FIG.

SW-81

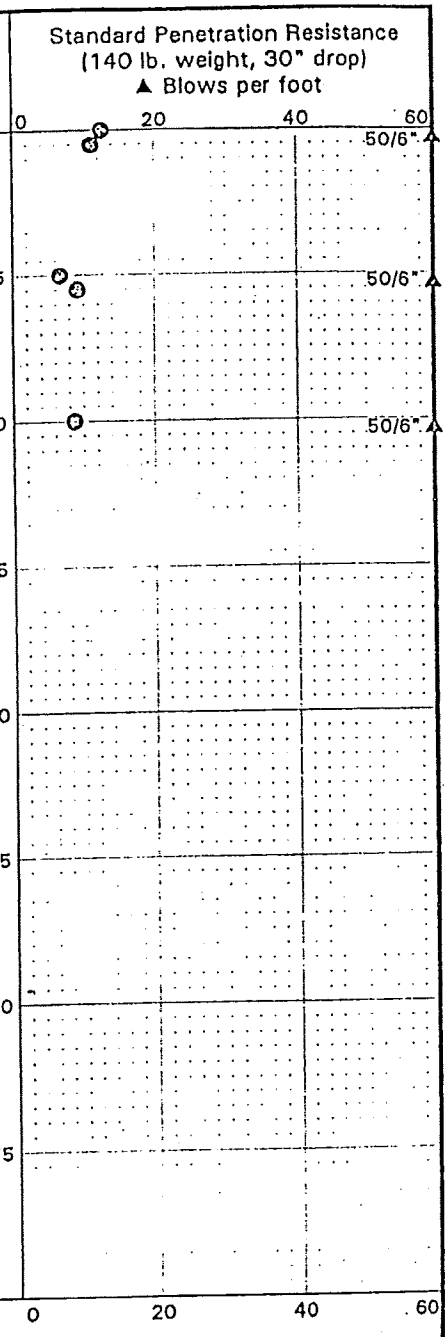
MASTERLG 9/2/98



SW-82

MASTERLG 9/2/98

SOIL DESCRIPTION Surface Elevation: Approx. 147 Feet	Depth, Ft.	Geology	Samples	Ground Water	Depth, Ft.
Very dense, gray/brown, slightly gravelly, medium SAND; wet; SP. PID 0.0	40.0		11		
Very dense, gray, slightly gravelly, silty, fine to medium SAND; moist; (Glacial Till) SM. PID 0.0	45.0		12		
BOTTOM OF BORING COMPLETED 7/15/98	50.5		13		



LEGEND

- Sample Not Recovered
- 2" O.D. Split Spoon Sample
- 3" O.D. Shelby Tube Sample
- Surface Seal
- Annular Sealant
- Piezometer Screen
- Grout
- Water Level
- Low Water Level

NOTES

1. The stratification lines represent the approximate boundaries between soil types, and the transition may be gradual.
2. The discussion in the text of this report is necessary for a proper understanding of the nature of subsurface materials.
3. Water level, if indicated above, is for the date specified and may vary.
4. Refer to KEY for explanation of "Symbols" and definitions.
5. USC letter symbol based on visual classification.

Bellevue Art Museum
Bellevue, Washington

LOG OF BORING B-2

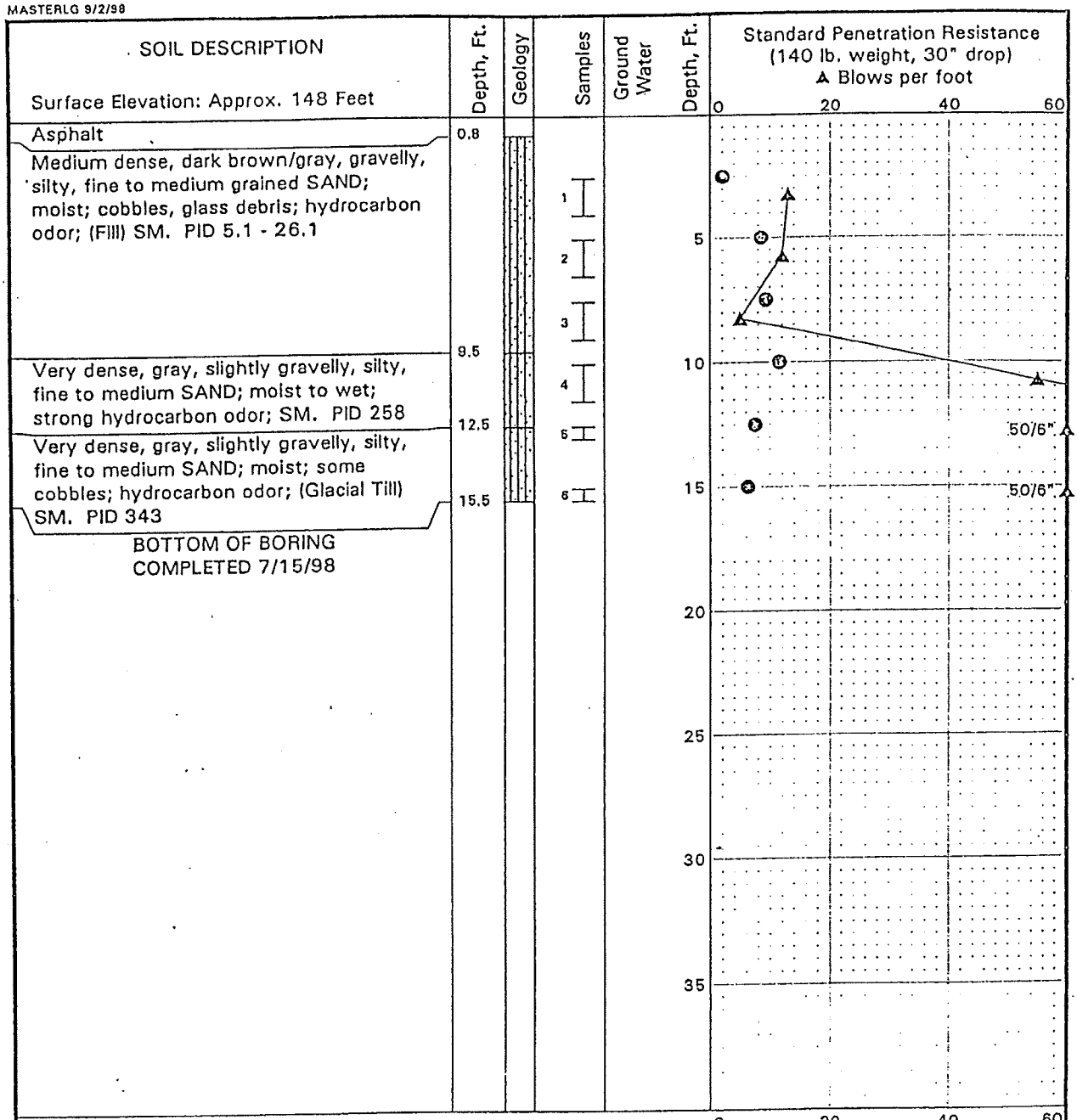
August 1998 W-8388-01

SHANNON & WILSON, INC.
Geotechnical and Environmental Consultants

FIG.

SW-83

MASTERLG 9/2/98



LEGEND

- Sample Not Recovered
- 2" O.D. Split Spoon Sample
- 3" O.D. Shelby Tube Sample
- Surface Seal
- Annular Sealant
- Piezometer Screen
- Grout
- Water Level
- Low Water Level

NOTES

1. The stratification lines represent the approximate boundaries between soil types, and the transition may be gradual.
2. The discussion in the text of this report is necessary for a proper understanding of the nature of subsurface materials.
3. Water level, if indicated above, is for the date specified and may vary.
4. Refer to KEY for explanation of "Symbols" and definitions.
5. USC letter symbol based on visual classification.

Bellevue Art Museum
Bellevue, Washington

LOG OF BORING B-3

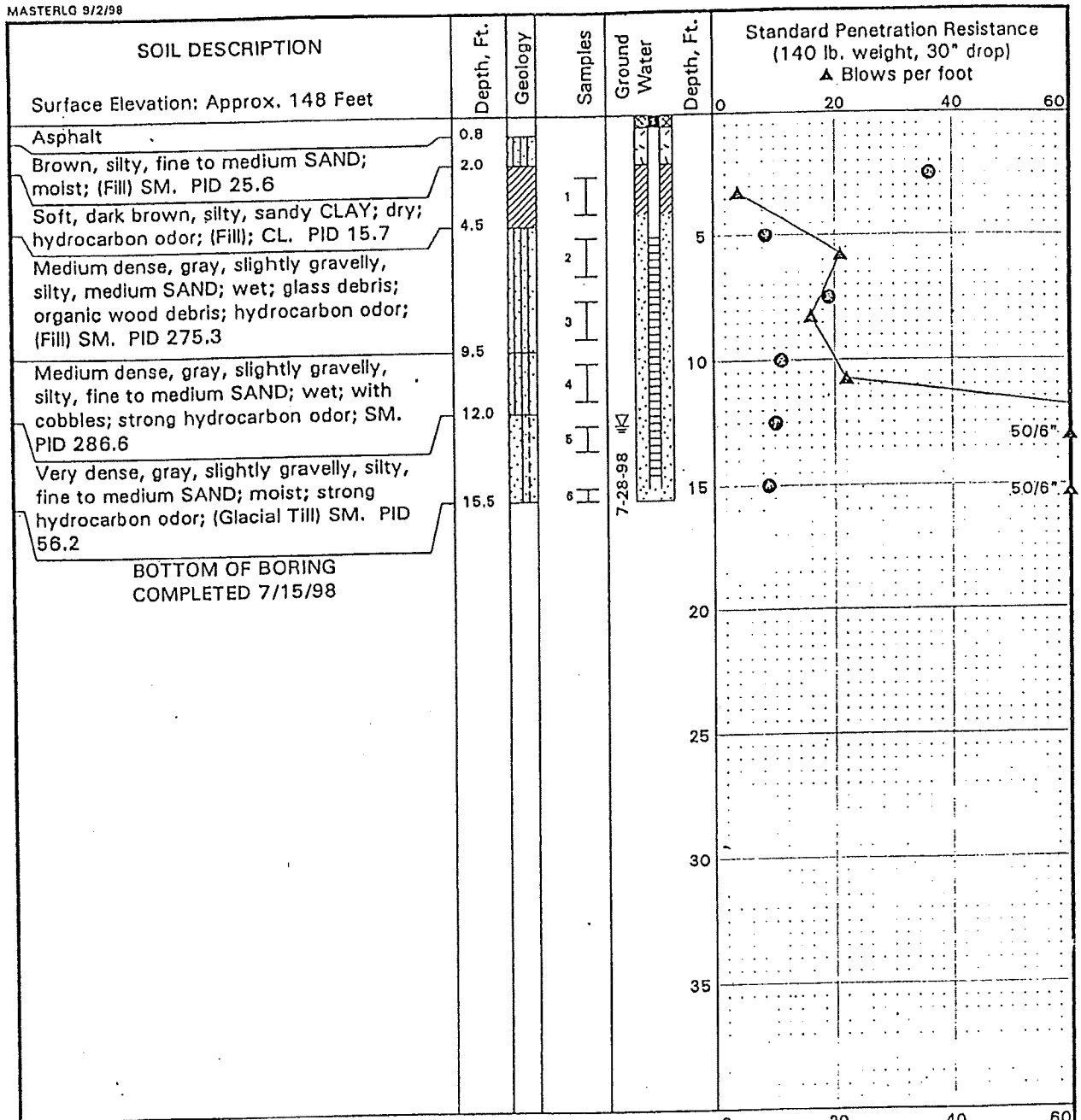
August 1998 W-8388-01

SHANNON & WILSON, INC.
Geotechnical and Environmental Consultants

FIG.

SW-84

MASTERLG 9/2/98



LEGEND

- Sample Not Recovered
- 2" O.D. Split Spoon Sample
- 3" O.D. Shelby Tube Sample
- Surface Seal
- Annular Sealant
- Piezometer Screen
- Grout
- Water Level
- Low Water Level

NOTES

1. The stratification lines represent the approximate boundaries between soil types, and the transition may be gradual.
2. The discussion in the text of this report is necessary for a proper understanding of the nature of subsurface materials.
3. Water level, if indicated above, is for the date specified and may vary.
4. Refer to KEY for explanation of "Symbols" and definitions.
5. USC letter symbol based on visual classification.

Bellevue Art Museum
Bellevue, Washington

LOG OF BORING B-4

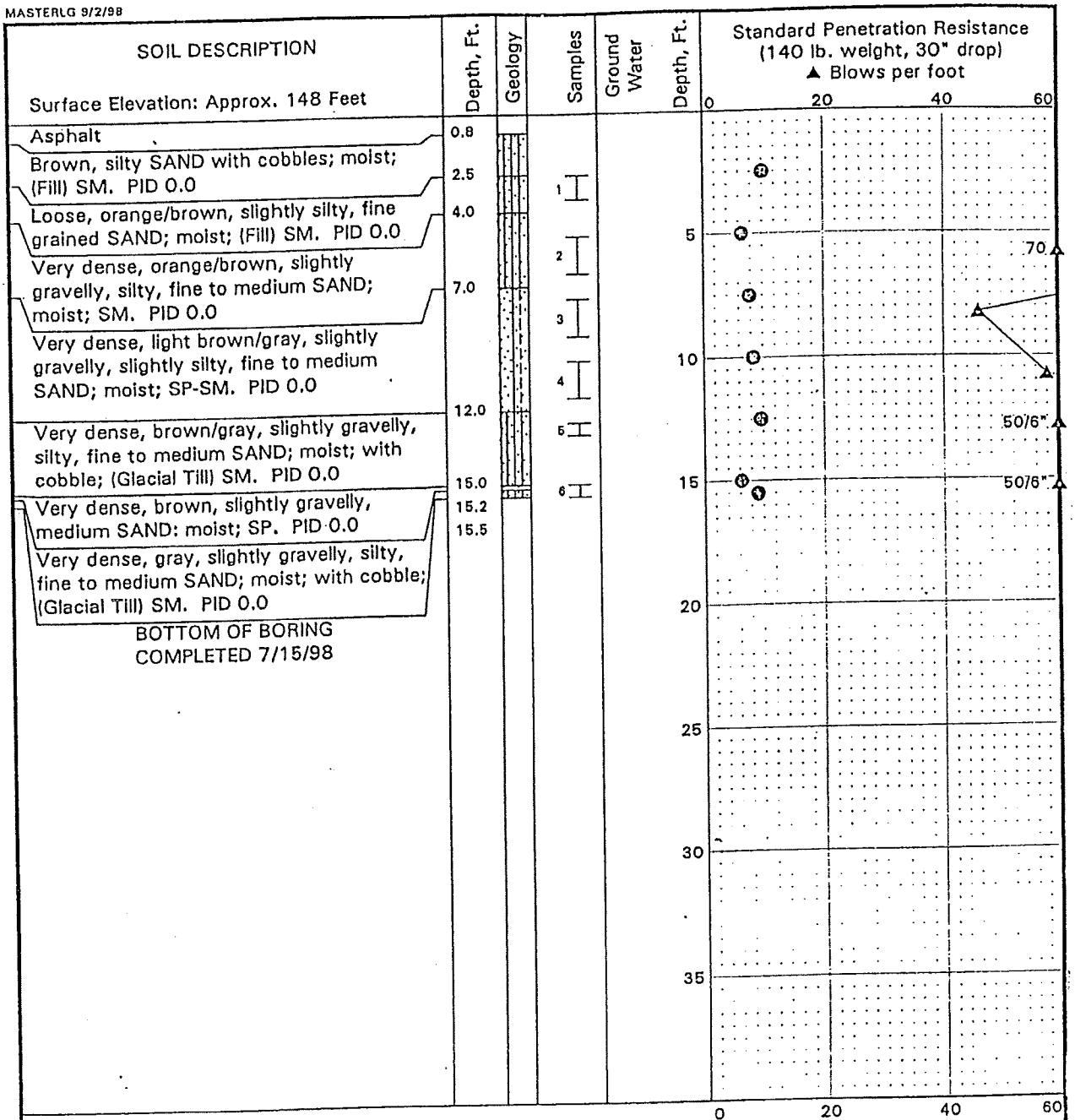
August 1998 W-8388-01

SHANNON & WILSON, INC.
Geotechnical and Environmental Consultants

FIG.

SW-85

MASTERLG 9/2/98



LEGEND

- Sample Not Recovered
- 2" O.D. Split Spoon Sample
- 3" O.D. Shelby Tube Sample
- Surface Seal
- Annular Sealant
- Piezometer Screen
- Grout
- Water Level
- Low Water Level
- % Water Content
- Plastic Limit — Liquid Limit
- Natural Water Content

NOTES

1. The stratification lines represent the approximate boundaries between soil types, and the transition may be gradual.
2. The discussion in the text of this report is necessary for a proper understanding of the nature of subsurface materials.
3. Water level, if indicated above, is for the date specified and may vary.
4. Refer to KEY for explanation of "Symbols" and definitions.
5. USC letter symbol based on visual classification.

Bellevue Art Museum
Bellevue, Washington

LOG OF BORING B-5

August 1998 W-8388-01

SHANNON & WILSON, INC.
Geotechnical and Environmental Consultants

FIG.

SW-86

ENVIRONMENTAL BOREHOLE LOG

Date Started 9/7/99	Location N of former pump island	Depth Water First Encountered (ft) None encountered during sampling
Date Completed 9/7/99	Drilling Company Cascade Drilling	Drilling Method Direct-push probe
Total Depth (ft) 14.0	Sampling Method Split-spoon	Hammer: Weight (lbs) NA Drop (in) NA
Borehole Diam. (in) 2	Ground Elev. (ft) NA	Monument Elev. (ft) NA / PVC Elev. (ft) NA

Depth (ft)	Sample Number	Interval	Blow Count Blows/Ft	Recovery(%)	PID (ppm)	Time	Depth (ft)	Lithologic Description	Soil Log	Well Log	Depth (ft)
								Ground Surface			
	S-1			31	25.5	0806	0.3	ASPHALT Dark brown and gray, slightly to fine gravelly, silty SAND; moist; (Fill) SM.			
5	S-2			50	11	0812		- hydrocarbon staining and odor from 3.5 feet			5
							6.0	Gray, fine sandy SILT; moist; slight hydrocarbon odor,			
	S-3			81	8.4	0820	6.5 7.0	no sheen; (Fill) ML. Gray, fine to medium SAND; slight hydrocarbon odor, no sheen; (Fill) SP.			
10	S-4			100	189	0834		Gray, slightly fine gravelly, slightly coarse sandy, slightly silty to silty, fine to medium SAND; moist; slight hydrocarbon odor, no sheen; (Weathered Till 7 to 10.5 feet; Glacial Till 10.5 to 14 feet); SM.			10
	S-5			100	118	0848		Refusal at 14 feet.			
15							14.0	BOTTOM OF PROBE COMPLETED 9/7/1999			15

Typ: EET Rev: Log: ACT ENV MASTER T1926-01.GPJ SHAN WIL.GDT 4/20/00

NOTES

1. The stratification lines represent the approximate boundaries between soil types, and the transition may be gradual.
2. The discussion in the text of this report is necessary for a proper understanding of the nature of the subsurface materials.
3. Groundwater level, if indicated above, is for the date specified and may vary.
4. Refer to KEY for explanation of "Symbols" and definitions.
5. USCS designation is based on visual-manual classification unless otherwise noted.

LEGEND

I	2-inch O.D. Split Spoon Sample	▽	Ground Water Level ATD
III	3-inch O.D. Split Spoon Sample	▼	Ground Water Level in Well

Bellevue Art Museum
Bellevue, Washington

LOG OF PROBE P-1

April 2000 21-1-11926-001

SHANNON & WILSON, INC.
Geotechnical and Environmental Consultants

FIG. B-2

ENVIRONMENTAL BOREHOLE LOG

Date Started 9/7/99	Location N of building	Depth Water First Encountered (ft) None encountered during sampling
Date Completed 9/7/99	Drilling Company Cascade Drilling	Drilling Method Direct-push probe
Total Depth (ft) 15.0	Sampling Method Split-spoon	Hammer: Weight (lbs) NA Drop (in) NA
Borehole Diam. (in) 2	Ground Elev. (ft) NA	Monument Elev. (ft) NA / PVC Elev. (ft) NA

Depth (ft)	Sample Number	Interval	Blow Count Blows/Ft	Recovery(%)	PID (ppm)	Time	Depth (ft)	Lithologic Description	Soil Log	Well Log	Depth (ft)
								Ground Surface			
							0.3	ASPHALT			
	S-1			67	0	0915	0.5	Black, slightly silty, fine gravelly SAND; dry; (Fill) (SP-SM). Light and dark brown and light gray-brown, clean to silty, fine SAND; moist; yellow and orange (3 to 4 feet); (Fill) SM.			
5	S-2			78	0	0920	4.5	Light gray-brown, gravelly, fine to medium SAND; moist; 3-inch layer of iron-stained, fine gravelly sand at 7.3 feet; (Fill) SP.			5
	S-3			100	0	0927	7.5	Light gray-brown, slightly fine gravelly, slightly clayey, silty, fine to medium SAND; moist; (Weathered Till, 7.5 to 11 feet; Glacial Till, 11 to 15 feet); SM.			
10	S-4			100	0	0939					10
	S-5			100	0	0950					
15							15.0	BOTTOM OF PROBE COMPLETED 9/7/99			15

NOTES

1. The stratification lines represent the approximate boundaries between soil types, and the transition may be gradual.
2. The discussion in the text of this report is necessary for a proper understanding of the nature of the subsurface materials.
3. Groundwater level, if indicated above, is for the date specified and may vary.
4. Refer to KEY for explanation of "Symbols" and definitions.
5. USCS designation is based on visual-manual classification unless otherwise noted.

LEGEND

I	2-inch O.D. Split Spoon Sample	▽	Ground Water Level ATD
III	3-inch O.D. Split Spoon Sample	▼	Ground Water Level in Well

Bellevue Art Museum
Bellevue, Washington

LOG OF PROBE P-2

April 2000 21-1-11926-001

SHANNON & WILSON, INC.
Geotechnical and Environmental Consultants

FIG. B-3

ENV MASTER T1926-01.GPJ SHAN WIL.GDT 4/20/00 Log: ACT Rev: Typ: EET

ENVIRONMENTAL BOREHOLE LOG

Date Started 9/7/99	Location N side of north driveway	Depth Water First Encountered (ft) None encountered during sampling
Date Completed 9/7/99	Drilling Company Cascade Drilling	Drilling Method Direct-push probe
Total Depth (ft) 15.0	Sampling Method Split-spoon	Hammer: Weight (lbs) NA Drop (in) NA
Borehole Diam. (in) 2	Ground Elev. (ft) NA	Monument Elev. (ft) NA / PVC Elev. (ft) NA

Depth (ft)	Sample Number	Interval	Blow Count Blows/Ft	Recovery(%)	PID (ppm)	Time	Depth (ft)	Lithologic Description	Soil Log	Well Log	Depth (ft)
								Ground Surface			
							0.3	ASPHALT Gray-brown, fine gravelly, silty SAND; dry to moist; (Fill) SM.			
							3.5	Dark brown and gray-brown, slightly fine gravelly, silty SAND; moist; numerous pieces of asphalt or creosole-treated wood, petroleum (diesel?) odor throughout; (Fill) SM.			
5	S-1			100	0	1040	5.7	Light gray-brown, slightly silty to silty, fine to medium SAND; moist; slight hydrocarbon odor below 8.5 feet; SM.			5
	S-2			100	30.8	1050					
10	S-3			100	28	1059	9.0	Light gray-brown, slightly fine gravelly, slightly silty to silty, fine to medium SAND; moist; very slight hydrocarbon odor; (Weathered Till, 9 to 14 feet; Glacial Till, 14 to 15 feet); SM.			10
	S-4			100	2.2	1112					
15							15.0	BOTTOM OF PROBE COMPLETED 9/7/1999			15

Typ: EET Rev: Log: ACT

NOTES

1. The stratification lines represent the approximate boundaries between soil types, and the transition may be gradual.
2. The discussion in the text of this report is necessary for a proper understanding of the nature of the subsurface materials.
3. Groundwater level, if indicated above, is for the date specified and may vary.
4. Refer to KEY for explanation of "Symbols" and definitions.
5. USCS designation is based on visual-manual classification unless otherwise noted.

LEGEND

I	2-inch O.D. Split Spoon Sample	▽	Ground Water Level ATD
III	3-inch O.D. Split Spoon Sample	▼	Ground Water Level in Well

Bellevue Art Museum
Bellevue, Washington

LOG OF PROBE P-3

April 2000 21-1-11926-001

SHANNON & WILSON, INC.
Geotechnical and Environmental Consultants

FIG. B-4

ENV MASTER T1926-01.GPJ SHAN WIL.GDT 4/20/00

ENVIRONMENTAL BOREHOLE LOG

Date Started 9/7/99	Location S side of N driveway	Depth Water First Encountered (ft) None encountered during sampling
Date Completed 9/7/99	Drilling Company Cascade Drilling	Drilling Method Direct-push probe
Total Depth (ft) 15.0	Sampling Method Split-spoon	Hammer: Weight (lbs) NA Drop (in) NA
Borehole Diam. (in) 2	Ground Elev. (ft) NA	Monument Elev. (ft) NA / PVC Elev. (ft) NA

Depth (ft)	Sample Number	Interval	Blow Count Blows/Ft	Recovery(%)	PID (ppm)	Time	Depth (ft)	Lithologic Description	Soil Log	Well Log	Depth (ft)
								Ground Surface			
							0.3	ASPHALT			
								Brown, fine gravelly, silty SAND; moist; (Fill) SM.			
							4.0	Gray with iron-staining, slightly coarse sandy, fine SAND; moist; metallic odor; (Fill) SP.			
5	S-1			36	0	1135	5.0	Dark brown, slightly sandy, silty CLAY; moist; (Fill) CL.			5
							6.0				
							6.3	Gray, slightly silty, slightly sandy GRAVEL; moist; (Fill) GP-GM.			
	S-2			89	2000	1143	7.5	Gray, slightly silty, fine to medium SAND; moist; (Fill) SP-SM.			
								Gray, slightly fine gravelly, slightly clayey, silty, fine SAND; moist; hydrocarbon odor (7.5 to 11 feet); (Weathered Till, 7.5 to 12 feet; Glacial Till, 12 to 15 feet); SM.			
10	S-3			100	740	1153					10
	S-4			100	140	1310					
15							15.0	BOTTOM OF PROBE COMPLETED 9/7/1999			15

NOTES

1. The stratification lines represent the approximate boundaries between soil types, and the transition may be gradual.
2. The discussion in the text of this report is necessary for a proper understanding of the nature of the subsurface materials.
3. Groundwater level, if indicated above, is for the date specified and may vary.
4. Refer to KEY for explanation of "Symbols" and definitions.
5. USCS designation is based on visual-manual classification unless otherwise noted.

LEGEND

I	2-inch O.D. Split Spoon Sample	▽	Ground Water Level ATD
III	3-inch O.D. Split Spoon Sample	▼	Ground Water Level in Well

Bellevue Art Museum
Bellevue, Washington

LOG OF PROBE P-4

April 2000 21-1-11926-001

SHANNON & WILSON, INC.
Geotechnical and Environmental Consultants

FIG. B-

ENV MASTER T1926-01.GPJ SHAN WIL.GDT 4/20/00 Log: ACT Rev: Typ: EET

ENVIRONMENTAL BOREHOLE LOG

Date Started 9/7/99	Location SE of former pump island	Depth Water First Encountered (ft) None encountered during sampling
Date Completed 9/7/99	Drilling Company Cascade Drilling	Drilling Method Direct-push probe
Total Depth (ft) 15.0	Sampling Method Split-spoon	Hammer: Weight (lbs) NA Drop (in) NA
Borehole Diam. (in) 2	Ground Elev. (ft) NA	Monument Elev. (ft) NA / PVC Elev. (ft) NA

Depth (ft)	Sample Number	Interval	Blow Count Blows/Ft	Recovery(%)	PID (ppm)	Time	Depth (ft)	Lithologic Description	Soil Log	Well Log	Depth (ft)
								Ground Surface			
							0.3	ASPHALT			
								Brown, slightly fine gravelly, slightly silty SAND; moist; (Fill) SP-SM.			
5	S-1			100	0	1337	4.5	Dark brown and gray, sandy, clayey SILT; moist; numerous roots, increasing gravel content and iron-oxide staining, very slight hydrocarbon odor below 5.5 feet; (Fill) ML.			5
	S-2			100	0	1344	7.5	Gray, slightly gravelly, slightly clayey, slightly silty to silty SAND; moist; very slight hydrocarbon odor throughout; (Weathered Till 7.5 to 14 feet; Glacial Till, 14 to 15 feet) SM.			
10	S-3			100	0	1355					10
	S-4			100	68	1410					
15							15.0	BOTTOM OF PROBE COMPLETED 9/7/1999			15

Typ: EET Rev: Log: ACT

ENV MASTER T1926-01.GPJ SHAN WIL.GDT 4/20/00

NOTES

1. The stratification lines represent the approximate boundaries between soil types, and the transition may be gradual.
2. The discussion in the text of this report is necessary for a proper understanding of the nature of the subsurface materials.
3. Groundwater level, if indicated above, is for the date specified and may vary.
4. Refer to KEY for explanation of "Symbols" and definitions.
5. USCS designation is based on visual-manual classification unless otherwise noted.

LEGEND

I	2-inch O.D. Split Spoon Sample	▽	Ground Water Level ATD
III	3-inch O.D. Split Spoon Sample	▼	Ground Water Level in Well

Bellevue Art Museum
Bellevue, Washington

LOG OF PROBE P-5

April 2000 21-1-11926-001

SHANNON & WILSON, INC.
Geotechnical and Environmental Consultants

FIG. B-6

ENVIRONMENTAL BOREHOLE LOG

Date Started 9/7/99	Location SW of former pump island	Depth Water First Encountered (ft) None encountered during sampling	
Date Completed 9/7/99	Drilling Company Cascade Drilling	Drilling Method Direct-push probe	
Total Depth (ft) 14.0	Sampling Method Split-spoon	Hammer: Weight (lbs) NA	Drop (in) NA
Borehole Diam. (in) 2	Ground Elev. (ft) NA	Monument Elev. (ft) NA	PVC Elev. (ft) NA

Depth (ft)	Sample Number	Interval	Blow Count Blows/Ft	Recovery (%)	PID (ppm)	Time	Depth (ft)	Lithologic Description	Soil Log	Well Log	Depth (ft)
								Ground Surface			
							0.3	ASPHALT Brown, slightly silty, slightly sandy GRAVEL; dry; concrete slab (approximately 2 to 2.5 feet); (Fill) GP-GM.			
5	S-1			72	0	1430	5.0	Light brown, slightly fine gravelly, slightly coarse sandy, fine SAND, trace of silt; dry to moist; (Fill) SP.			5
	S-2			100	0	1435	7.0	Gray-brown, silty SAND; moist; wood/asphalt pieces at 8 feet; (Fill) SM.			
10	S-3			100	800	1450	9.0	Gray, brown, trace to slightly silty, fine SAND; moist; (Fill) SP-SM.			10
	S-4			100	1200	1512	11.0	Gray, silty SAND; moist; hydrocarbon odor and sheen, refusal at 14 feet; (Weathered Till) SM.			
15							14.0	BOTTOM OF PROBE COMPLETED 9/7/1999			15

ENV::MASTER T1926-01.GPJ SHAN WIL.GDT 4/20/00 Log: ACT Rev: Typ: EET

NOTES

1. The stratification lines represent the approximate boundaries between soil types, and the transition may be gradual.
2. The discussion in the text of this report is necessary for a proper understanding of the nature of the subsurface materials.
3. Groundwater level, if indicated above, is for the date specified and may vary.
4. Refer to KEY for explanation of "Symbols" and definitions.
5. USCS designation is based on visual-manual classification unless otherwise noted.

LEGEND

I	2-inch O.D. Split Spoon Sample	▽	Ground Water Level ATD
III	3-inch O.D. Split Spoon Sample	▼	Ground Water Level in Well

Bellevue Art Museum
Bellevue, Washington

LOG OF PROBE P-6

April 2000 21-1-11926-001

SHANNON & WILSON, INC.
Geotechnical and Environmental Consultants

FIG. B-7

ENVIRONMENTAL BOREHOLE LOG

Date Started 9/7/99	Location N side of S driveway	Depth Water First Encountered (ft) None encountered during sampling
Date Completed 9/7/99	Drilling Company Cascade Drilling	Drilling Method Direct-push probe
Total Depth (ft) 12.0	Sampling Method Split-spoon	Hammer: Weight (lbs) NA Drop (in) NA
Borehole Diam. (in) 2	Ground Elev. (ft) NA	Monument Elev. (ft) NA PVC Elev. (ft) NA

Depth (ft)	Sample Number	Interval	Blow Count Blows/Ft	Recovery(%)	PID (ppm)	Time	Depth (ft)	Lithologic Description	Soil Log	Well Log	Depth (ft)
								Ground Surface			
							0.3	ASPHALT Brown, slightly gravelly, silty SAND; moist; (Fill) SM.			
5	S-1			61	0	1552	4.5	Dark brown, sandy, clayey SILT; moist; (Fill) ML.			5
							5.3	Gray, slightly gravelly, silty SAND; slight hydrocarbon odor at 5.5 feet, no sheen; (Weathered Till, 5.3 to 9.5 feet; Glacial Till 9.5 to 12 feet) SM.			
	S-2			100	0	1600					
10	S-3			100	0	1612					10
							12.0	BOTTOM OF PROBE COMPLETED 9/7/1999			
15											15

Typ: EET Rev: Log: ACT ENV_MASTER T1926-01.GPJ SHAN_WIL.GDT 4/20/00

NOTES

1. The stratification lines represent the approximate boundaries between soil types, and the transition may be gradual.
2. The discussion in the text of this report is necessary for a proper understanding of the nature of the subsurface materials.
3. Groundwater level, if indicated above, is for the date specified and may vary.
4. Refer to KEY for explanation of "Symbols" and definitions.
5. USCS designation is based on visual-manual classification unless otherwise noted.

LEGEND

I	2-inch O.D. Split Spoon Sample	▽	Ground Water Level ATD
III	3-inch O.D. Split Spoon Sample	▼	Ground Water Level in Well

Bellevue Art Museum
Bellevue, Washington

LOG OF PROBE P-7

April 2000 21-1-11926-001

SHANNON & WILSON, INC.
Geotechnical and Environmental Consultants

FIG. B-8

ENVIRONMENTAL BOREHOLE LOG

Date Started: 9/7/99	Location: SW of SW building corner	Depth Water First Encountered (ft): None encountered during sampling
Date Completed: 9/7/99	Drilling Company: Cascade Drilling	Drilling Method: Direct-push probe
Total Depth (ft): 12.0	Sampling Method: Split-spoon	Hammer: Weight (lbs): NA Drop (in): NA
Borehole Diam. (in): 2	Ground Elev. (ft): NA	Monument Elev. (ft): NA PVC Elev. (ft): NA

Depth (ft)	Sample Number	Interval	Blow Count Blows/Ft	Recovery(%)	PID (ppm)	Time	Depth (ft)	Lithologic Description	Soil Log	Well Log	Depth (ft)
								Ground Surface			
							0.3	ASPHALT			
								Dark brown, fine gravelly, silty SAND; moist; creosote timber at 4.5 feet; (Fill) SM.			
5	S-1			72	0	1635	5.0	Gray-brown, slightly fine gravelly, silty SAND; moist; scattered wood fibers; (Fill) SM.			5
	S-2			69	0	1642	7.0	Gray, slightly fine gravelly, silty SAND; moist; (Weathered Till, 7 to 9 feet; Glacial Till 9 to 12 feet) SM.			
10	S-3			58	0	1655					10
							12.0	BOTTOM OF PROBE COMPLETED 9/7/1999			
15											15

Typ: EET Rev: Log: ACT ENV-MASTER T1926-01.GPJ SHAN WIL.GDT 4/20/00

NOTES

1. The stratification lines represent the approximate boundaries between soil types, and the transition may be gradual.
2. The discussion in the text of this report is necessary for a proper understanding of the nature of the subsurface materials.
3. Groundwater level, if indicated above, is for the date specified and may vary.
4. Refer to KEY for explanation of "Symbols" and definitions.
5. USCS designation is based on visual-manual classification unless otherwise noted.

LEGEND

I	2-inch O.D. Split Spoon Sample	▽	Ground Water Level ATD
III	3-inch O.D. Split Spoon Sample	▼	Ground Water Level In Well

Bellevue Art Museum
Bellevue, Washington

LOG OF PROBE P-8

April 2000 21-1-11926-001

SHANNON & WILSON, INC.
Geotechnical and Environmental Consultants

FIG. B-9

ENVIRONMENTAL BOREHOLE LOG

Date Started 9/7/99	Location E of former pump island	Depth Water First Encountered (ft) None encountered during sampling	
Date Completed 9/7/99	Drilling Company Cascade Drilling	Drilling Method Direct-push probe	
Total Depth (ft) 15.0	Sampling Method Split-spoon	Hammer: Weight (lbs) NA	Drop (in) NA
Borehole Diam. (in) 2	Ground Elev. (ft) NA	Monument Elev. (ft) NA	PVC Elev. (ft) NA

Depth (ft)	Sample Number	Interval	Blow Count Blows/Ft	Recovery(%)	PID (ppm)	Time	Depth (ft)	Lithologic Description	Soil Log	Well Log	Depth (ft)
								Ground Surface			
							0.3	ASPHALT Gray-brown, fine SAND; dry; (Fill) SP.			
5	S-1			72	0	1720	4.2	Gray-brown with iron staining, slightly fine gravelly, silty SAND; moist; (Fill) SM.			5
							5.1	Brown, slightly clayey, sandy SILT; moist; (Fill) ML.			
	S-2			94	2.1	1726	6.0	Gray, slightly fine gravelly, slightly silty to silty, fine to medium SAND; moist; hydrocarbon odor below 9 feet, no sheen; (Weathered Till, 6 to 10 feet; Glacial Till, 10 to 12 feet) SM.			
10	S-3			100	387	1735					10
							12.0	BOTTOM OF PROBE COMPLETED 9/7/1999			
15											15

Typ: EET Rev: Log: ACT

ENV MASTER T1926-01.GPJ SHAN WIL.GDT 4/20/00

NOTES

1. The stratification lines represent the approximate boundaries between soil types, and the transition may be gradual.
2. The discussion in the text of this report is necessary for a proper understanding of the nature of the subsurface materials.
3. Groundwater level, if indicated above, is for the date specified and may vary.
4. Refer to KEY for explanation of "Symbols" and definitions.
5. USCS designation is based on visual-manual classification unless otherwise noted.

LEGEND

I	2-inch O.D. Split Spoon Sample	▽	Ground Water Level ATD
III	3-inch O.D. Split Spoon Sample	▼	Ground Water Level in Well

Bellevue Art Museum
Bellevue, Washington

LOG OF PROBE P-9

April 2000 21-1-11926-001

SHANNON & WILSON, INC.
Geotechnical and Environmental Consultants

FIG. B-10

22458

HOLT DRILLING, INC.

25-5E-32D

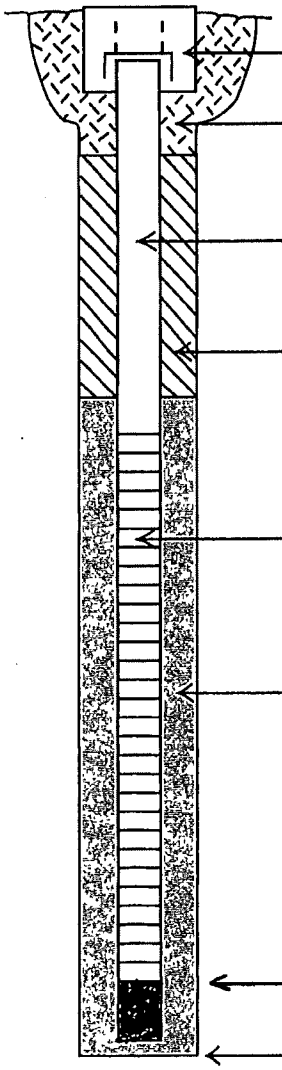
Resource Protection Well Report

ENTERED

RECEIVED
JUL 25 2000
DEPT OF ECOLOGY

Project Name Bellevue Safeway
Well Identification # B-1 [HC00-1]
Drilling Method 4" HSA
Driller Michael L. Reynolds
License # 2442

Date 6-13-00
County King, NW ¼ NW ¼
Section 32 T. 25N R. 5E
Street Address 410 Bellevue Way
Start Card R46210
Consulting Firm Hart Crowser



AS-BUILT

WELL DATA

MONUMENT TYPE. Flush
CONCRETE SURFACE SEAL 2 ft.
PVC BLANK 2 "x 29.8'
BACKFILL 25 ft.
TYPE. Bentonite
PVC SCREEN 2 "x 20'
SLOT SIZE: .020"
TYPE PVC
GRAVEL PACK 23 ft.
MATERIAL. 10/20 Silica
PVC Sump 2" x 2'
WELL DEPTH 52 ' "

FORMATION DESCRIPTION

0 - 15 ft.
Gry Med dense ~~Sandy~~ Sandy Silt w/Sm Gravels

15 - 52 ft.
Gry ~~dense~~ Very dense till w/Med Gravels

- ft.

- ft.

- ft.

REMARKS

Signature Michael L Reynolds

126547

HOLT DRILLING, INC.

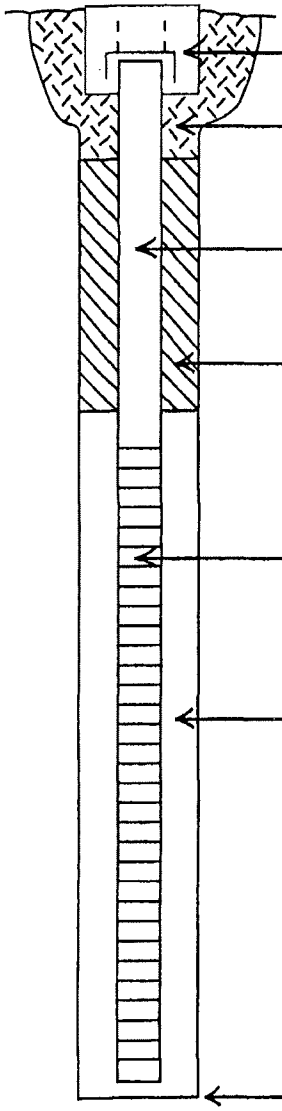
25-5E-32

Resource Protection Well Report

Project Name Safeway - Bellevue
Well Identification # HC-3 [HC02-3]
Drilling Method 4" HSA
Driller Michael Reynolds
License # 2630T

Date 9-26-02
County King NW ¼ NW ¼
Section 32 T. 25N R. 5E
Street Address 410 Bellevue Way NE
Start Card R54819
Consulting Firm Hart Crowser

AS-BUILT | WELL DATA | FORMATION DESCRIPTION



MONUMENT TYPE Flush
CONCRETE SURFACE SEAL 1.5 ft.
PVC BLANK 2 "x33.8'
BACKFILL 30.5 ft.
TYPE Bentonite
PVC SCREEN 2"x 10'
SLOT SIZE 1020
TYPE PVC
GRAVEL PACK 12 ft.
MATERIAL 10/20 Silica
WELL DEPTH 44.0"

0 - 3 ft.
Asphalt

3 - 10 ft.
Gry Silty Sand

10 - 44 ft.
Gry Dense Till w/ Gravels

- ft.

- ft.

REMARKS

RECEIVED
JAN 17 2003
DEPT OF ECOLOGY

Signature Michael Reynolds

126545

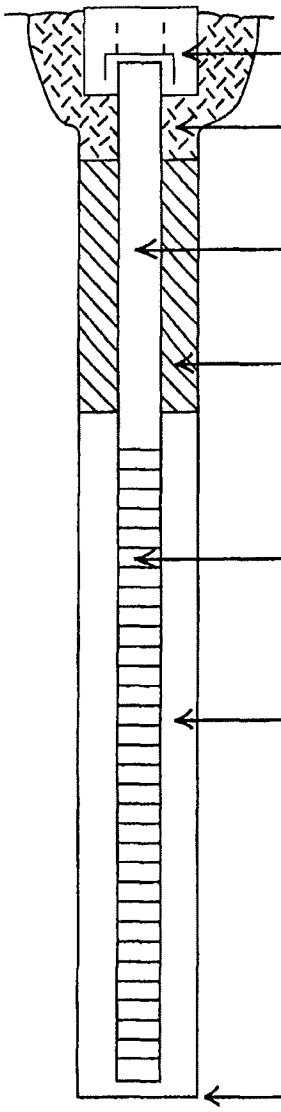
HOLT DRILLING, INC.

25-5E-32

Resource Protection Well Report

Project Name Safeway - Bellevue
Well Identification # HC-4 [HC02-4]
Drilling Method 4" HSA
Driller Michael Reynolds
License # 26SET

Date 9-27-02
County King, NW ¼ NW ¼
Section 32 T. 25N R. 5E
Street Address 410 Bellevue Way NE
Start Card R54819
Consulting Firm Hart Crowser



AS-BUILT

WELL DATA

MONUMENT TYPE: Flush
CONCRETE SURFACE SEAL: 1.5 ft.
PVC BLANK: 2 "x 34.8'
BACKFILL: 31.5 ft.
TYPE: Bentonite
PVC SCREEN: 2 "x 10'
SLOT SIZE: .020
TYPE: PVC
GRAVEL PACK: 12 ft.
MATERIAL: 10/20 Silica
WELL DEPTH: 45.0 "

FORMATION DESCRIPTION

0 - 2 ft. Asphalt
2 - 10 ft. Gry Silty Sand
10 - 45 ft. Gry Dense Till w/ Gravels
- ft.
- ft.

REMARKS

RECEIVED
JAN 17 2003
DEPT OF ECOLOGY

Signature Michael A Reynolds

HOLT DRILLING, INC.

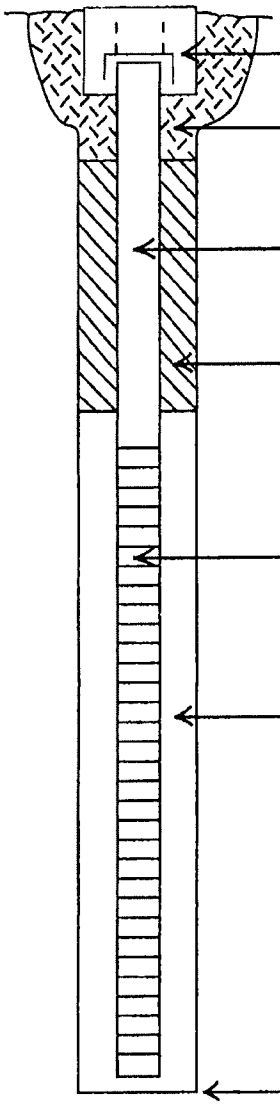
25-5E-32D

126544

Resource Protection Well Report

Project Name Safeway Bellevue
Well Identification # HC-5 [HC02-5]
Drilling Method 4" HSA
Driller Michael Reynolds
License # 2636T

Date 9-26-02
County King, NW ¼ NW ¼
Section 32 T. 25N R. 5E
Street Address 410 Bellevue Wy [redacted] NE
Start Card R54319
Consulting Firm Hart Crowser



AS-BUILT

WELL DATA

MONUMENT TYPE: Flush
CONCRETE SURFACE SEAL: 1.5 ft.
PVC BLANK: 2 "x 25.8'
BACKFILL: 25.5 ft.
TYPE: Bentonite
PVC SCREEN: 2 "x 15'
SLOT SIZE: .020
TYPE: PVC
GRAVEL PACK: 17 ft.
MATERIAL: 10/20 Silica
WELL DEPTH: 44' 6"

FORMATION DESCRIPTION

0 - 3 ft. Asphalt
3 - 4 ft. Gry Silty Sand
4 - 44 ft. Gry Dense Till w/Gravels
- ft.
- ft.

REMARKS

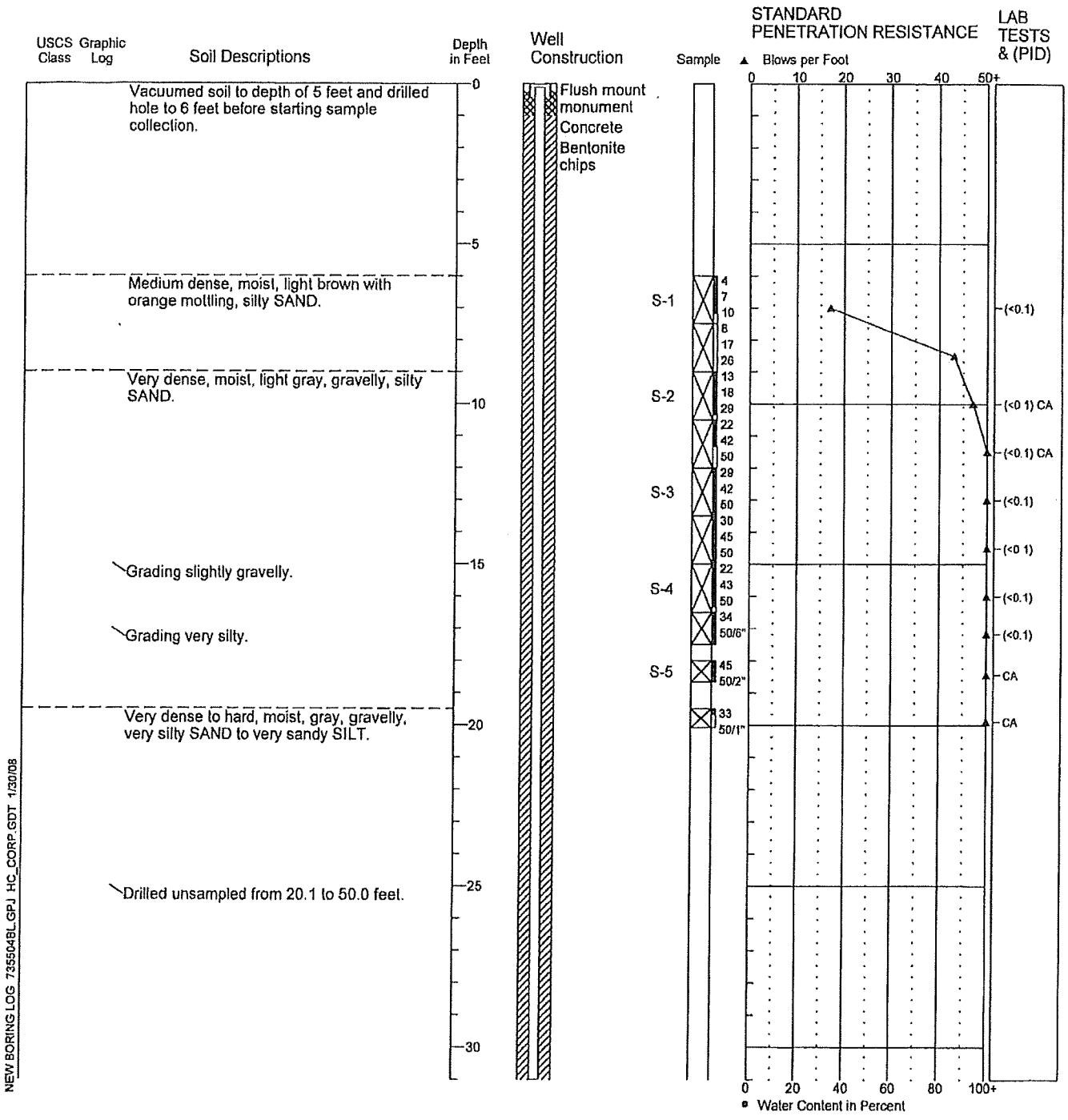
RECEIVED
JAN 17 2003
DEPT OF ECOLOGY

Signature Michael J. Reynolds

Boring Log & Construction Data for Monitoring Well HC08-6

Location: See Figure 2.
Approximate Ground Surface Elevation: Feet
Horizontal Datum:
Vertical Datum:

Drill Equipment: Mobile B-59
Hammer Type: SPT w/140 lb. Auto Hammer
Hole Diameter: inches
Logged By: P. Cordell Reviewed By: G. Both



NEW BORING LOG 735504BL.GPJ HC_CORP.GDT 1/30/08

1. Refer to Figure A-1 for explanation of descriptions and symbols.
2. Soil descriptions and stratum lines are interpretive and actual changes may be gradual.
3. USCS designations are based on visual manual classification (ASTM D 2488) unless otherwise supported by laboratory testing (ASTM D 2487).
4. Groundwater level, if indicated, is at time of drilling (ATD) or for date specified. Level may vary with time.

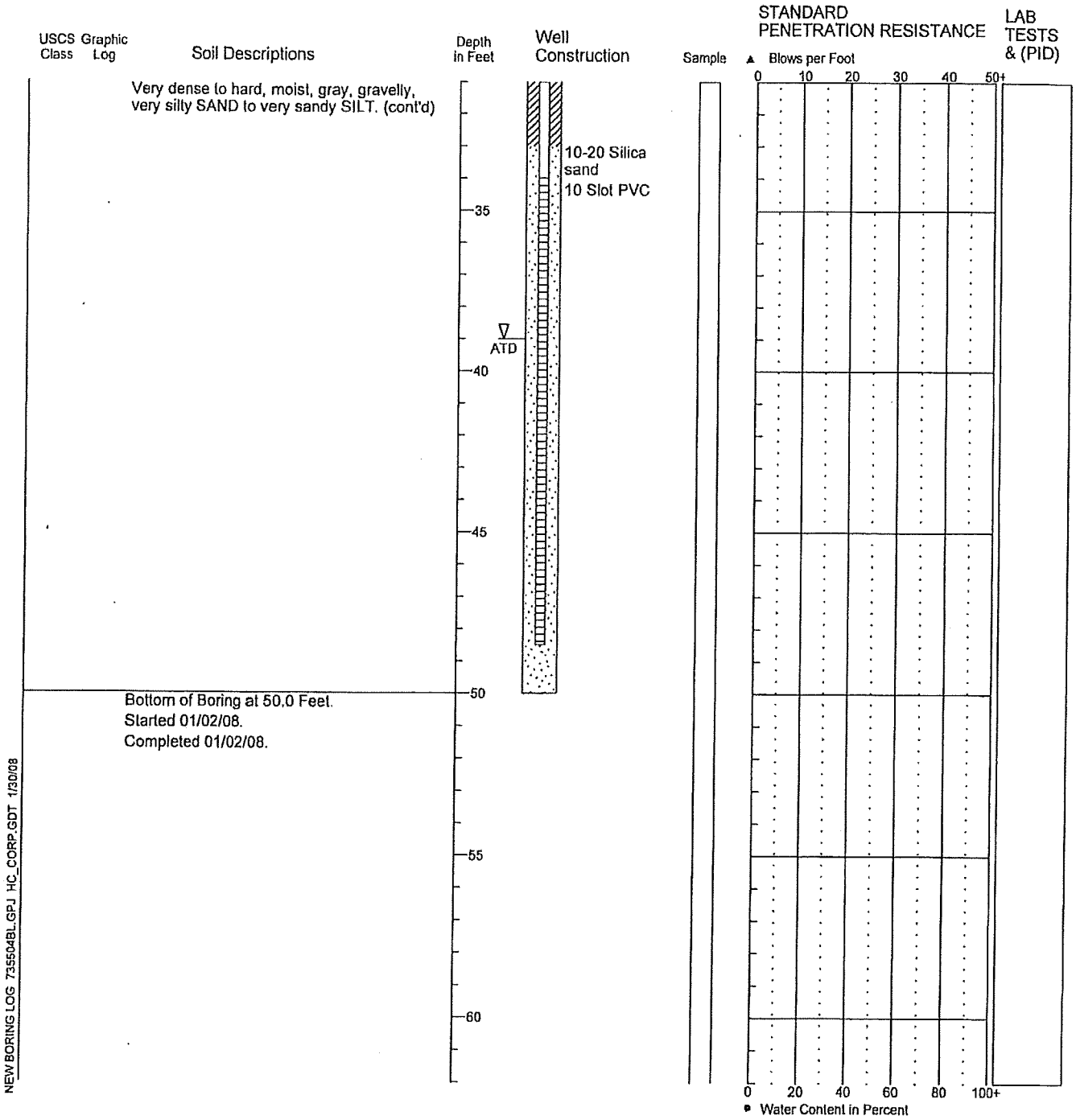
HARTCROWSER

7355-04 *1/08*
Figure A-10 *1/2*

Boring Log & Construction Data for Monitoring Well HC08-6

Location: See Figure 2.
Approximate Ground Surface Elevation: Feet
Horizontal Datum:
Vertical Datum:

Drill Equipment: Mobile B-59
Hammer Type: SPT w/140 lb. Auto Hammer
Hole Diameter: inches
Logged By: P. Cordell Reviewed By: G. Both



1. Refer to Figure A-1 for explanation of descriptions and symbols.
2. Soil descriptions and stratum lines are interpretive and actual changes may be gradual.
3. USCS designations are based on visual manual classification (ASTM D 2488) unless otherwise supported by laboratory testing (ASTM D 2487).
4. Groundwater level, if indicated, is at time of drilling (ATD) or for date specified. Level may vary with time.

HARTCROWSER

7355-04 *1/08*
Figure A-10 *2/2*