April 21, 2017

Mr. Cameron Coltharp
Telecare Corporation
1080 Marina Village Parkway, Suite 100
Alameda, California 94501

BY E-MAIL ONLY

RE: LIMITED SCOPE PHASE II ENVIRONMENTAL SITE ASSESSMENT
7224 PACIFIC HIGHWAY EAST
MILTON, WASHINGTON
FARALLON PN: 1455-006

Dear Mr. Coltharp:

Farallon Consulting, L.L.C. (Farallon) has prepared this letter report to describe the results from a limited scope Phase II Environmental Site Assessment (Limited Phase II ESA) of the property at 7224 Pacific Highway East in Milton, Washington (herein referred to as the Site) (Figure 1). The Limited Phase II ESA was performed in accordance with the letter regarding Proposal for Limited Scope Phase II Environmental Site Assessment, 7224 Pacific Highway East, Milton, Washington dated March 3, 2017 from Mr. Mark Havighorst, P.E., and Ms. Tina Huff of Farallon to Mr. Cameron Coltharp of Telecare Corporation.

The Limited Phase II ESA scope of work was developed to evaluate the potential release of hazardous substances in connection with fill material placed on the Site that originated from an unknown source. The objective of the Limited Phase II ESA was to further evaluate soil that may be excavated during redevelopment construction activities at the Site.

This letter report includes Site background information, a summary of the Limited Phase II ESA activities and results, and Farallon's conclusions and recommendations pertaining to the environmental conditions at the Site.

BACKGROUND

The Site consists of Pierce County Parcel No. 0420053048, which totals 2.1 acres of undeveloped and vegetated land. The central and southern portions of the Site are primarily grass-covered; the

northern portion of the Site is densely covered with trees. A small pond or depression is present in the surface of the east-central portion of the Site. The Site currently is vacant, with no operations. Historically, the Site appeared to have been used as a farm.

Farallon understands that redevelopment plans for the Site include construction of a 12,000-square-foot building with adjacent concrete-paved surfaces and an asphalt-paved parking area. The approximate footprint of the planned building is shown on Figure 2. Construction activities may include excavating soil for installation of building footings and subsurface utilities, and limited grading and compacting of soil for installation of asphalt and concrete pavements. Groundwater at the Site will not be used for human consumption or irrigation.

Farallon conducted a Phase I Environmental Site Assessment (Phase I ESA) of the Site in November 2016, documented in the Phase I ESA Report dated April 21, 2017 (Phase I ESA Report). Based on Farallon's historical research, regulatory database review, and interviews with persons knowledgeable about the Site, Farallon identified the following recognized environmental conditions in connection with the Site:

- Potential release of hazardous substances in connection with fill material placed on the Site that originated from an unknown source;
- The known presence of arsenic and chromium in groundwater at the Site; and
- Potential migration of hazardous substances to the Site from properties to the south operated by USG Corporation (USG).

According to the Phase I ESA Report, USG used the south-adjacent properties for disposal of waste from its rock wool manufacturing plant in Tacoma in the late 1970s. Slag, a waste from the Asarco copper smelter in Tacoma, was used as a raw material for the rock wool. Waste disposed of on the south-adjacent properties included "bag house dust" and "shot," both of which contained arsenic.

As part of the Phase I ESA, Farallon reviewed the *Phase "1" Environmental Site Assessment & Limited "Phase II" Subsurface Exploration* report dated October 14, 2008 prepared for the Site by Environmental Associates, Inc. (EAI) (2008 Phase I/II report). According to the 2008 Phase I/II

report, fill material from an unknown source was placed on the Site in the 1990s. In September 2008, EAI advanced borings B-1 through B-6 on the Site, and collected soil and reconnaissance groundwater samples to assess whether the fill material on the Site was characteristic of the fill material placed on the south-adjacent USG property in the late 1970s.

The borings were advanced on the Site to a maximum depth of 30 feet below ground surface (bgs). Although fill material was encountered at depths of 18 to 20 feet bgs, the fill material was not characteristic of the fill material reportedly encountered on the USG property. The soil samples were analyzed for total petroleum hydrocarbons as gasoline-range organics (GRO), as diesel-range organics (DRO), and as oil-range organics (ORO); arsenic, cadmium, chromium, lead, and mercury (MTCA 5 metals); and hexavalent chromium.

GRO, DRO, ORO, cadmium, mercury, or hexavalent chromium was not detected in the soil samples. Arsenic was detected in the soil samples at concentrations ranging from 1.99 to 7.31 milligrams per kilogram (mg/kg), which are less than the Washington State Model Toxics Control Act Cleanup Regulation (MTCA) Method A cleanup level of 20 mg/kg for unrestricted land use, and less than or similar to the natural background concentration for the Puget Sound area of 14.6 mg/kg[1]. Lead was detected at concentrations ranging from 2.39 to 104 mg/kg, which are less than the MTCA Method A cleanup level for unrestricted land use of 250 mg/kg. The lead concentration detected in the soil sample collected from boring B-5 at a depth of 14 to 16 feet bgs was 104 mg/kg, which is significantly greater than the natural background concentration of 16.83 mg/kg.

Groundwater was encountered in boring B-1 at a depth of 18 feet bgs. EAI installed a temporary well in boring B-1, and collected a reconnaissance groundwater sample that was analyzed for the MTCA 5 metals. Cadmium, lead, or mercury was not detected in the reconnaissance groundwater sample. Arsenic and chromium were detected at concentrations exceeding MTCA Method A cleanup levels in the reconnaissance groundwater sample.

[1] The background concentration is the 90th percentile value for lead shown in Table 13 in *Natural Background Soil Metals Concentrations* dated October 1994, prepared by the Washington State Department of Ecology (Ecology) (Publication #94-115).

LIMITED PHASE II ESA ACTIVITIES

Farallon performed the Limited Phase II ESA in general accordance with ASTM E1903-11, *Standard Practice for Environmental Site Assessments: Phase II Environmental Site Assessment Process,* to evaluate the potential release of hazardous substances in connection with fill material placed on the Site that originated from an unknown source. The objective of the Limited Phase II ESA was to further evaluate soil that may be excavated during redevelopment construction activities on the Site. The Limited Phase II ESA, which did not further address all recognized environmental conditions identified in the Phase I ESA, included the following activities:

- Preparation of a Site-specific Health and Safety Plan in accordance with MTCA and Part 1910.120 of Title 29 of the Code of Federal Regulations, before field work commenced;
- Screening Site soil at approximately 20 locations within the footprint of the planned building for the presence of arsenic and lead using a portable X-ray fluorescence device (XRF); and
- Advancing five direct-push borings to a total depth of approximately 15 feet bgs at the Site, collecting soil samples, and analyzing the samples for the presence of selected constituents of potential concern.

The soil screening and sampling activities were performed on March 23, 2017, described below.

SOIL SCREENING

A sampling grid composed of 30-by-30-foot squares was overlain the footprint of the planned building, and the sampling grid columns and rows were labeled using an alphanumerical system (Figure 2). The sampling grid was cleared for buried utilities by public utility service providers and by Applied Professional Services, Inc. of North Bend, Washington. Borings were advanced using a hand auger at the approximate centers of 18 grid cells, including A2, A3, B2, B3, C1 through C5, D1 through D5, E2, E3, F2, and F3 to a depth of approximately 6 inches bgs. Soil at a depth of 6 inches bgs in each boring was screened for the presence of arsenic and lead using a portable XRF. Arsenic was detected in 2 of the 18 borings at concentrations of 9 and 10 mg/kg, which are less than the MTCA Method A soil cleanup level of 20 mg/kg for unrestricted land use established by Ecology. Arsenic was not detected in the other borings. Lead was detected in 7 of

the 18 borings at concentrations ranging from 8 to 11 mg/kg, which are less than the MTCA Method A soil cleanup level of 250 mg/kg for unrestricted land use. Lead was not detected in the other borings. The XRF screening results are summarized in Table 1.

SOIL SAMPLING

Borings FB-1, FB-2, FB-4, and FB-5 were advanced to a depth of 15 feet bgs near the northern, southern, eastern, and western extents of the planned building where subsurface foundation elements may be constructed; boring FB-3 was advanced to a depth of 15 feet bgs at the approximate center of the planned building (Figure 2). The borings will be advanced at the Site by Cascade Drilling, L.P. of Woodinville, Washington using a direct-push Geoprobe drill rig. Soil samples were collected at 0.5- to 3.5-foot intervals, classified in accordance with the Unified Soil Classification System, and screened for arsenic and lead using the XRF. Soils consisted of mostly silt, sand, and gravel, and did not include apparent fill material or tailings. Boring logs are provided in Attachment A. Groundwater was encountered in borings FB-2, FB-4, and FB-5 at depths ranging from approximately 10.5 to 12 feet bgs. Soil cuttings, decontamination water, and purge water were temporarily stored on the Site in labeled 55-gallon steel drums.

SAMPLING RESULTS

Arsenic not detected in the soil samples using XRF screening. Lead was detected at concentrations ranging from 9 to 45 mg/kg, which are less than the MTCA Method A cleanup level for unrestricted land use. Screening results are presented in Table 1. One or two soil samples collected from each boring were retained for laboratory analysis. These soil samples were collected from two depth intervals: 0 to 2 feet bgs, which represents soil that may be encountered during general construction activities such as clearing and grubbing, and near the surface of excavations for future building foundation elements; and 5 to 7.5 feet bgs, which represents soil that may be encountered in the excavations for future building foundation elements and construction of shallow utilities. Groundwater samples were not collected from the borings.

Soil samples were submitted to OnSite Environmental Inc. of Redmond, Washington for analysis for MTCA 5 metals. Arsenic, cadmium, or mercury was not detected in the soil samples analyzed. Chromium was detected at concentrations ranging from 11 to 44 mg/kg, which are less than the

MTCA Method A cleanup level of 2,000 mg/kg for unrestricted land use, and less than the natural background concentration of 48.15 mg/kg. Lead was detected at concentrations ranging from 6.5 to 230 mg/kg, which are less than the MTCA Method A cleanup level of 250 mg/kg for unrestricted land use. The lead concentrations of 230 mg/kg (from boring FB-1 at 7 feet bgs), 20 mg/kg (from boring FB-2 at 0.5 foot bgs, and 26 mg/kg (from boring FB-3 at 2 feet bgs) are greater than the natural background concentration of 16.83 mg/kg.

Laboratory results are summarized in Table 2. The laboratory analytical report is provided in Attachment B.

CONCLUSIONS AND RECOMMENDATIONS

The following conclusions and recommendations pertaining to the environmental conditions at the Site are based on the results from the Limited Phase II ESA and Farallon's review of the 2008 Phase I/II report.

MTCA 5 metals concentrations in soil excavated within the planned building footprint likely will not pose a significant risk for humans or the environment.

MTCA Method A cleanup levels for unrestricted land use are conservative soil screening levels applicable for sites regardless of current and future land use. Under MTCA, concentrations less than these cleanup levels result in no significant adverse effects to humans or the environment. According to the results from the Limited Phase II ESA, concentrations of MTCA 5 metals in soil samples collected within the building footprint do not exceed MTCA Method A cleanup levels for unrestricted land use. Therefore, exposure to metals concentrations in soil that may be excavated for construction of the planned building foundation elements likely will not result in significant adverse effects to humans or the environment.

A special soil-handling strategy may be warranted to manage excavated material beyond the northern end of the planned building.

The concentrations of lead detected in the samples collected from Farallon boring FB-1 at a depth of 7 feet bgs and EAI boring B-5 at a depth of 14 to 16 feet bgs were 230 and 104 mg/kg,

respectively, which are less than the MTCA Method A cleanup level for unrestricted land use, but significantly greater than the natural background concentration of 16.83 mg/kg. Lead concentrations detected in soil samples collected from borings FB-1 and B-5 at and above a depth of 4 feet bgs, and detected in soil samples collected from all other Farallon and EAI borings were less than or similar to the natural background concentration. Collectively, these data suggest the presence of a pocket of fill material with lead concentrations higher than natural background concentrations near the northern extent of the planned building deeper than 4 feet bgs.

The possible fill material has not been fully characterized, and its extents have not been determined. Therefore, Farallon recommends the following conservative soil-handling strategy for redevelopment excavation below 4 feet bgs occurring near the northern end of the planned building, and near borings FB-1 and B-5:

- Excavation below 4 feet bgs near the northern end of the planned building, and near borings FB-1 and B-5 should be minimized to the extent practicable.
- Soil excavated below 4 feet bgs near the northern end of the planned building, and near borings FB-1 and B-5 should be retained on the Site, preferably beneath the building.
- If soil excavated below 4 feet bgs near borings FB-1 and B-5 must be placed near the surface, it may be prudent to perform additional sampling during redevelopment construction to ensure that lead concentrations in the emplaced soil are less than the MTCA Method A cleanup level for unrestricted land use.

LIMITATIONS

GENERAL LIMITATIONS

The conclusions contained in this report/assessment are based on professional opinions with regard to the subject matter. These opinions have been arrived at in accordance with currently accepted hydrogeologic and engineering standards and practices applicable to this location. The conclusions contained herein are subject to the following inherent limitations:

- **Accuracy of Information.** Farallon obtained, reviewed, and evaluated certain information used in this report/assessment from sources that were believed to be reliable. Farallon's

conclusions, opinions, and recommendations are based in part on such information. Farallon's services did not include verification of its accuracy or authenticity. Should the information upon which Farallon relied prove to be inaccurate or unreliable, Farallon reserves the right to amend or revise its conclusions, opinions, and/or recommendations.

- **Reconnaissance and/or Characterization.** Farallon performed a reconnaissance and/or characterization of the Site that is the subject of this report/assessment to document current conditions. Farallon focused on areas deemed more likely to exhibit hazardous materials conditions. Contamination may exist in other areas of the Site that were not investigated or were inaccessible. Site activities beyond Farallon's control could change at any time after the completion of this report/assessment.

For the foregoing reasons, Farallon cannot and does not warrant or guarantee that the Site is free of hazardous or potentially hazardous substances or conditions, or that latent or undiscovered conditions will not become evident in the future. Farallon's observations, findings, and opinions can be considered valid only as of the date of the report hereof.

This report/assessment has been prepared in accordance with the contract for services between Farallon and Telecare Corporation. No other warranties, representations, or certifications are made.

LIMITATION ON RELIANCE BY THIRD PARTIES

Reliance by third parties is prohibited. Any use, interpretation, or reliance upon this report/assessment by anyone other than Telecare Corporation is at the sole risk of that party, and Farallon will have no liability for such unauthorized use, interpretation, or reliance.

CLOSING

Farallon appreciates the opportunity to provide Telecare Corporation with environmental consulting services for this project. We trust that this report provides sufficient information for your needs. Please contact either of the undersigned at (503) 295-0800 if you have questions or require additional information.

Sincerely,

Farallon Consulting, L.L.C.

Mark Havighorst, P.E.
Senior Engineer

Tina Huff, R.E.P.A.
Principal

Attachments: Figure 1, *Site Plan*

Figure 2, *Sample Plan*

Table 1, *X-ray Fluorescence Device Screening Results for Arsenic and Lead*

Table 2, *Soil Analytical Results for Metals*

Attachment A, Boring Logs

Attachment B, Laboratory Analytical Report

MH/TH:bjj

FIGURES

LIMITED SCOPE PHASE II
ENVIRONMENTAL SITE ASSESSMENT
7224 Pacific Highway East
Milton, Washington

Farallon PN: 1455-006

LEGEND

- EXERCISE YARD
- NEW BUILDING
- PARKING AREA
- APPROXIMATE SITE BOUNDARY

N

0 80
SCALE IN FEET

FARALLON CONSULTING

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Issaquah | Bellingham | Seattle

Oregon
Portland | Bend | Baker City

California
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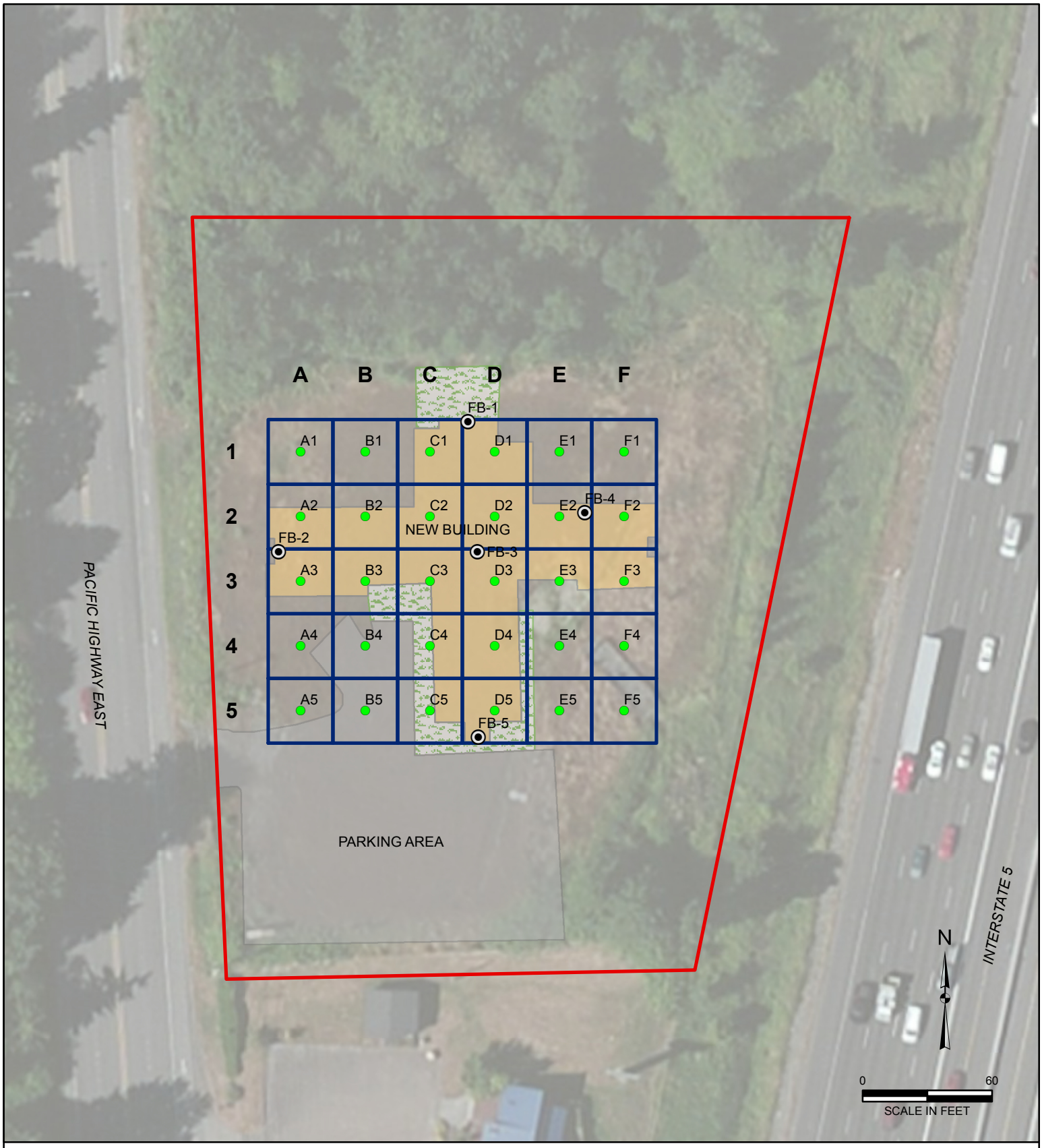
FIGURE 1

SITE PLAN
TELECARE CORPORATION
7224 PACIFIC HIGHWAY EAST
MILTON, WASHINGTON

FARALLON PN: 1455-006

Drawn By: pemahiser Checked By: TH Date: 3/10/2017 Disc Reference:

Document Path: G:\Projects\1455 Telecare Corporation\1455006 7224 Pacific Highway East\GIS\FIGURE 1_SITE PLAN.mxd



LEGEND

- APPROXIMATE BORING LOCATION
- SCREEN SAMPLE LOCATION
- EXERCISE YARD
- NEW BUILDING
- PARKING AREA
- APPROXIMATE SITE BOUNDARY

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FIGURE 2

SAMPLE PLAN
TELECARE CORPORATION
7224 PACIFIC HIGHWAY EAST
MILTON, WASHINGTON

FARALLON PN: 1455-006

Drawn By: pemahiser Checked By: TH Date: 3/28/2017 Disc Reference:

Document Path: H:\Staging_Closed\1455 Telecare Corporation\1455006 7224 Pacific Highway East\GIS\FIGURE 2_Grid samples.mxd

TABLES

LIMITED SCOPE PHASE II
ENVIRONMENTAL SITE ASSESSMENT
7224 Pacific Highway East
Milton, Washington

Farallon PN: 1455-006

Table 1
X-ray Fluorescence Device Screening Results for Arsenic and Lead
7224 Pacific Highway East
Milton, Washington
Farallon PN: 1455-006

Location or Boring	Sample Depth (feet) [1]	Screening Date	Metals (milligrams per kilogram)	
			Arsenic	Lead
A2	0.5	3/23/2017	<7	<11
A3	0.5	3/23/2017	<7	<7
B2	0.5	3/23/2017	<6	<7
B3	0.5	3/23/2017	<8	<9
C1	0.5	3/23/2017	<7	<7
C2	0.5	3/23/2017	9	<7
C3	0.5	3/23/2017	<8	<8
C4	0.5	3/23/2017	8	<8
C5	0.5	3/23/2017	<7	9
D1	0.5	3/23/2017	10	<8
D2	0.5	3/23/2017	10	<10
D3	0.5	3/23/2017	<8	<8
D4	0.5	3/23/2017	<6	10
D5	0.5	3/23/2017	11	<9
E2	0.5	3/23/2017	<8	<
E3	0.5	3/23/2017	<8	<7
F2	0.5	3/23/2017	11	<9
F3	0.5	3/23/2017	10	<9
FB-1	0.5	3/23/2017	<10	11
FB-1	1	3/23/2017	<9	<8
FB-1	2	3/23/2017	<9	<8
FB-1	5.5	3/23/2017	<10	<9
FB-1	7	3/23/2017	<13	45
FB-1	10.5	3/23/2017	<13	42
FB-1	11.5	3/23/2017	<10	13
FB-2	0	3/23/2017	<11	18
FB-2	0.5	3/23/2017	<11	19
FB-2	1	3/23/2017	<9	13
FB-2	1.5	3/23/2017	<12	13
FB-2	2.5	3/23/2017	<10	17
FB-2	5.5	3/23/2017	<9	9
FB-2	6.5	3/23/2017	<8	<7
FB-2	7.5	3/23/2017	<8	<8
FB-2	10.5	3/23/2017	<8	8
FB-2	11.5	3/23/2017	<11	11
FB-2	12	3/23/2017	<12	14
FB-2	13.5	3/23/2017	<11	11
FB-3	0	3/23/2017	<10	9

Table 1
X-ray Fluorescence Device Screening Results for Arsenic and Lead
7224 Pacific Highway East
Milton, Washington
Farallon PN: 1455-006

Location or Boring	Sample Depth (feet) [1]	Screening Date	Metals (milligrams per kilogram)	
			Arsenic	Lead
FB-3	0.5	3/23/2017	<8	<8
FB-3	0.67	3/23/2017	<11	<11
FB-3	2	3/23/2017	<13	22
FB-3	5	3/23/2017	<9	<9
FB-3	6	3/23/2017	<13	<12
FB-3	7	3/23/2017	<10	<10
FB-3	10	3/23/2017	<10	<9
FB-3	11	3/23/2017	<12	<11
FB-3	12	3/23/2017	<10	12
FB-4	0	3/23/2017	<8	<8
FB-4	0.5	3/23/2017	<8	<8
FB-4	0.5	3/23/2017	<8	<8
FB-4	0.67	3/23/2017	<9	11
FB-4	1	3/23/2017	<8	<7
FB-4	5	3/23/2017	<10	16
FB-4	6.5	3/23/2017	<8	<8
FB-4	10	3/23/2017	<9	<8
FB-4	11	3/23/2017	<9	<8
FB-5	0	3/23/2017	<10	<9
FB-5	0.5	3/23/2017	<15	<14
FB-5	0.67	3/23/2017	<10	<9
FB-5	1.5	3/23/2017	<11	11
FB-5	5	3/23/2017	<8	<7
FB-5	6.5	3/23/2017	<14	28
FB-5	10	3/23/2017	<8	9
MTCA Cleanup Levels for Soil [2]			**20**	**250**
Background Concentration in Soil[3]			**14.6**	**33.7**

NOTES:

< denotes analyte not detected at or exceeding the laboratory reporting limit listed.

[1]Depth in feet below ground surface.

[2]Washington State Model Toxics Control Act Cleanup Regulation (MTCA) Method A Soil Cleanup Levels for Unrestricted Land Uses, Table 740-1 of Section 900 of Chapter 173-340 of the Washington Administrative Code, as amended 2013 unless otherwise noted.

[3]90th Percentile values for the Puget Sound region from *Natural Background Soil Metals Concentrations in Washington State* dated October1994, prepared by the Washington State Department of Ecology

Table 2
Soil Analytical Results for Metals
7224 Pacific Highway East
Milton, Washington
Farallon PN: 1455-006

Sample Identification	Collected by	Sample Depth (feet) [1]	Sample Date	Metals (milligrams per kilogram)[2]					
				Arsenic	Cadmium	Total Chromium	Hexavalent Chromium	Lead	Mercury
B-1-16	EAI	14-16	9/25/2008	2.99	<1	20.8	<1	21.5	<0.2
B-2-16	EAI	14-16	9/25/2008	3.18	<1	26.0	<1	9.24	<0.2
B-2-20	EAI	16-20	9/25/2008	3.99	<1	22.3	<1	23.3	<0.2
B-3-8	EAI	6-8	9/25/2008	2.41	<1	13.9	--	3.77	<0.2
B-3-20	EAI	19-20	9/25/2008	7.31	<1	52.8	<1	7.63	<0.2
B-4-16	EAI	14-16	9/25/2008	2.42	<1	12.5	--	3.54	<0.2
B-4-20	EAI	18-20	9/25/2008	3.68	<1	18.5	--	7.72	<0.2
B-5-4	EAI	2-4	9/25/2008	2.69	<1	13.1	--	4.98	<0.2
B-5-16	EAI	14-16	9/25/2008	5.04	<1	15.4	--	104	<0.2
B-6-8	EAI	5-8	9/25/2008	2.24	<1	10.6	--	4.23	<0.2
B-6-20	EAI	18-20	9/25/2008	1.99	<1	11.5	--	2.39	<0.2
FB-1-0.5	Farallon	0.5	3/23/2017	<11	<0.57	31	--	6.5	<0.28
FB-1-7.0	Farallon	7	3/23/2017	<12	<0.58	31	--	230	<0.29
FB-2-0.5	Farallon	0.5	3/23/2017	<11	<0.56	11	--	20	<0.28
FB-2-5.5	Farallon	5.5	3/23/2017	<12	<0.6	40	--	8.5	<0.3
FB-3-2.0	Farallon	2.0	3/23/2017	<12	<0.58	21	--	26	<0.29
FB-4-0.7	Farallon	0.7	3/23/2017	<11	<0.55	36	--	11	<0.28
FB-4-5.0	Farallon	5	3/23/2017	<12	<0.58	30	--	8.1	<0.29
FB-5-1.5	Farallon	1.5	3/23/2017	<12	<0.58	34	--	6.8	<0.29
FB-5-6.5	Farallon	6.5	3/23/2017	<11	<0.57	44	--	13	<0.29
MTCA Cleanup Levels for Soil [3]				**20**	**2**	**2,000**	**19**	**250**	**2**
Background Concentration in Soil[4]				**14.6**	**1.5**	**NE**	**NE**	**33.7**	**0.14**

NOTES:

< denotes analyte not detected at or exceeding the laboratory reporting limit listed.

[1]Depth in feet below ground surface.

[2]Analyzed by U.S. Environmental Protection Agency Methods 6000/7000.

[3]Washington State Model Toxics Control Act Cleanup Regulation (MTCA) Method A Soil Cleanup Levels for Unrestricted Land Uses, Table 740-1 of Section 900 of Chapter 173-340 of the Washington Administrative Code, as amended 2013 unless otherwise noted.

[4] 90th Percentile values for the Puget Sound region from *Natural Background Soil Metals Concentrations in*

EAI = Environmental Associates, Inc.

Farallon = Farallon Consulting, L.L.C.

NE = not established

ATTACHMENT A
BORING LOGS

LIMITED SCOPE PHASE II
ENVIRONMENTAL SITE ASSESSMENT
7224 Pacific Highway East
Milton, Washington

Farallon PN: 1455-006

ATTACHMENT B
LABORATORY ANALYTICAL REPORT

LIMITED SCOPE PHASE II
ENVIRONMENTAL SITE ASSESSMENT
7224 Pacific Highway East
Milton, Washington

Farallon PN: 1455-006

OnSite Environmental Inc.
14648 NE 95th Street, Redmond, WA 98052 • (425) 883-3881

March 27, 2017

Mark Havighorst
Farallon Consulting
4380 SW Macadam Ave., Suite 500
Portland, OR 97239

Re: Analytical Data for Project 1455-006
Laboratory Reference No. 1703-241

Dear Mark:

Enclosed are the analytical results and associated quality control data for samples submitted on March 24, 2017.

The standard policy of OnSite Environmental, Inc. is to store your samples for 30 days from the date of receipt. If you require longer storage, please contact the laboratory.

We appreciate the opportunity to be of service to you on this project. If you have any questions concerning the data, or need additional information, please feel free to call me.

Sincerely,

David Baumeister
Project Manager

Enclosures

This report pertains to the samples analyzed in accordance with the chain of custody, and is intended only for the use of the individual or company to whom it is addressed.

Date of Report: March 27, 2017
Samples Submitted: March 24, 2017
Laboratory Reference: 1703-241
Project: 1455-006

Case Narrative

Samples were collected on March 23, 2017 and received by the laboratory on March 24, 2017. They were maintained at the laboratory at a temperature of 2°C to 6°C.

Please note that any and all soil sample results are reported on a dry-weight basis, unless otherwise noted below.

General QA/QC issues associated with the analytical data enclosed in this laboratory report will be indicated with a reference to a comment or explanation on the Data Qualifier page. More complex and involved QA/QC issues will be discussed in detail below.

This report pertains to the samples analyzed in accordance with the chain of custody,
and is intended only for the use of the individual or company to whom it is addressed.

Date of Report: March 27, 2017
Samples Submitted: March 24, 2017
Laboratory Reference: 1703-241
Project: 1455-006

TOTAL METALS
EPA 6010C/7471B

Matrix: Soil
Units: mg/kg (ppm)

Analyte	Result	PQL	EPA Method	Date Prepared	Date Analyzed	Flags
Lab ID:	03-241-01					
Client ID:	**FB-1-0.5**					
Arsenic	**ND**	11	6010C	3-27-17	3-27-17	
Cadmium	**ND**	0.57	6010C	3-27-17	3-27-17	
Chromium	**31**	0.57	6010C	3-27-17	3-27-17	
Lead	**6.5**	5.7	6010C	3-27-17	3-27-17	
Mercury	**ND**	0.28	7471B	3-24-17	3-24-17	
Lab ID:	03-241-02					
Client ID:	**FB-1-7.0**					
Arsenic	**ND**	12	6010C	3-27-17	3-27-17	
Cadmium	**ND**	0.58	6010C	3-27-17	3-27-17	
Chromium	**31**	0.58	6010C	3-27-17	3-27-17	
Lead	**230**	5.8	6010C	3-27-17	3-27-17	
Mercury	**0.49**	0.29	7471B	3-24-17	3-24-17	
Lab ID:	03-241-03					
Client ID:	**FB-2-0.5**					
Arsenic	**ND**	11	6010C	3-27-17	3-27-17	
Cadmium	**ND**	0.56	6010C	3-27-17	3-27-17	
Chromium	**11**	0.56	6010C	3-27-17	3-27-17	
Lead	**20**	5.6	6010C	3-27-17	3-27-17	
Mercury	**ND**	0.28	7471B	3-24-17	3-24-17	

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Date of Report: March 27, 2017
Samples Submitted: March 24, 2017
Laboratory Reference: 1703-241
Project: 1455-006

TOTAL METALS
EPA 6010C/7471B

Matrix: Soil
Units: mg/kg (ppm)

Analyte	Result	PQL	EPA Method	Date Prepared	Date Analyzed	Flags
Lab ID:	03-241-04					
Client ID:	**FB-2-5.5**					
Arsenic	**ND**	12	6010C	3-27-17	3-27-17	
Cadmium	**ND**	0.60	6010C	3-27-17	3-27-17	
Chromium	**40**	0.60	6010C	3-27-17	3-27-17	
Lead	**8.5**	6.0	6010C	3-27-17	3-27-17	
Mercury	**ND**	0.30	7471B	3-24-17	3-24-17	
Lab ID:	03-241-05					
Client ID:	**FB-3-2.0**					
Arsenic	**ND**	12	6010C	3-27-17	3-27-17	
Cadmium	**ND**	0.58	6010C	3-27-17	3-27-17	
Chromium	**21**	0.58	6010C	3-27-17	3-27-17	
Lead	**26**	5.8	6010C	3-27-17	3-27-17	
Mercury	**ND**	0.29	7471B	3-24-17	3-24-17	
Lab ID:	03-241-06					
Client ID:	**FB-4-0.7**					
Arsenic	**ND**	11	6010C	3-27-17	3-27-17	
Cadmium	**ND**	0.55	6010C	3-27-17	3-27-17	
Chromium	**36**	0.55	6010C	3-27-17	3-27-17	
Lead	**11**	5.5	6010C	3-27-17	3-27-17	
Mercury	**ND**	0.28	7471B	3-24-17	3-24-17	

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Date of Report: March 27, 2017
Samples Submitted: March 24, 2017
Laboratory Reference: 1703-241
Project: 1455-006

TOTAL METALS
EPA 6010C/7471B

Matrix: Soil
Units: mg/kg (ppm)

Analyte	Result	PQL	EPA Method	Date Prepared	Date Analyzed	Flags
Lab ID:	03-241-07					
Client ID:	**FB-4-5.0**					
Arsenic	**ND**	12	6010C	3-27-17	3-27-17	
Cadmium	**ND**	0.58	6010C	3-27-17	3-27-17	
Chromium	**30**	0.58	6010C	3-27-17	3-27-17	
Lead	**8.1**	5.8	6010C	3-27-17	3-27-17	
Mercury	**ND**	0.29	7471B	3-24-17	3-24-17	
Lab ID:	03-241-08					
Client ID:	**FB-5-1.5**					
Arsenic	**ND**	12	6010C	3-27-17	3-27-17	
Cadmium	**ND**	0.58	6010C	3-27-17	3-27-17	
Chromium	**34**	0.58	6010C	3-27-17	3-27-17	
Lead	**6.8**	5.8	6010C	3-27-17	3-27-17	
Mercury	**ND**	0.29	7471B	3-24-17	3-24-17	
Lab ID:	03-241-09					
Client ID:	**FB-5-6.5**					
Arsenic	**ND**	11	6010C	3-27-17	3-27-17	
Cadmium	**ND**	0.57	6010C	3-27-17	3-27-17	
Chromium	**44**	0.57	6010C	3-27-17	3-27-17	
Lead	**13**	5.7	6010C	3-27-17	3-27-17	
Mercury	**ND**	0.29	7471B	3-24-17	3-24-17	

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Date of Report: March 27, 2017
Samples Submitted: March 24, 2017
Laboratory Reference: 1703-241
Project: 1455-006

TOTAL METALS
EPA 6010C
METHOD BLANK QUALITY CONTROL

Date Extracted: 3-27-17
Date Analyzed: 3-27-17

Matrix: Soil
Units: mg/kg (ppm)

Lab ID: MB0327SM1

Analyte	Method	Result	PQL
Arsenic	6010C	**ND**	10
Cadmium	6010C	**ND**	0.50
Chromium	6010C	**ND**	0.50
Lead	6010C	**ND**	5.0

Date of Report: March 27, 2017
Samples Submitted: March 24, 2017
Laboratory Reference: 1703-241
Project: 1455-006

TOTAL MERCURY
EPA 7471B
METHOD BLANK QUALITY CONTROL

Date Extracted: 3-24-17
Date Analyzed: 3-24-17

Matrix: Soil
Units: mg/kg (ppm)

Lab ID: MB0324S1

Analyte	Method	Result	PQL
Mercury	7471B	**ND**	0.25

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Date of Report: March 27, 2017
Samples Submitted: March 24, 2017
Laboratory Reference: 1703-241
Project: 1455-006

TOTAL METALS
EPA 6010C
DUPLICATE QUALITY CONTROL

Date Extracted: 3-27-17
Date Analyzed: 3-27-17

Matrix: Soil
Units: mg/kg (ppm)

Lab ID: 03-241-06

Analyte	Sample Result	Duplicate Result	RPD	PQL	Flags
Arsenic	**ND**	**ND**	NA	10	
Cadmium	**ND**	**ND**	NA	0.50	
Chromium	**32.8**	**31.8**	3	0.50	
Lead	**9.70**	**9.00**	8	5.0	

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Date of Report: March 27, 2017
Samples Submitted: March 24, 2017
Laboratory Reference: 1703-241
Project: 1455-006

TOTAL MERCURY
EPA 7471B
DUPLICATE QUALITY CONTROL

Date Extracted: 3-24-17
Date Analyzed: 3-24-17

Matrix: Soil
Units: mg/kg (ppm)

Lab ID: 03-212-02

Analyte	Sample Result	Duplicate Result	RPD	PQL	Flags
Mercury	**ND**	**ND**	NA	0.25	

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Date of Report: March 27, 2017
Samples Submitted: March 24, 2017
Laboratory Reference: 1703-241
Project: 1455-006

TOTAL METALS
EPA 6010C
MS/MSD QUALITY CONTROL

Date Extracted: 3-27-17
Date Analyzed: 3-27-17

Matrix: Soil
Units: mg/kg (ppm)

Lab ID: 03-241-06

Analyte	Spike Level	MS	Percent Recovery	MSD	Percent Recovery	RPD	Flags
Arsenic	100	**91.9**	92	**92.2**	92	0	
Cadmium	50.0	**45.8**	92	**46.2**	92	1	
Chromium	100	**118**	85	**117**	84	1	
Lead	250	**225**	86	**227**	87	1	

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Date of Report: March 27, 2017
Samples Submitted: March 24, 2017
Laboratory Reference: 1703-241
Project: 1455-006

TOTAL MERCURY
EPA 7471B
MS/MSD QUALITY CONTROL

Date Extracted: 3-24-17
Date Analyzed: 3-24-17

Matrix: Soil
Units: mg/kg (ppm)

Lab ID: 03-212-02

Analyte	Spike Level	MS	Percent Recovery	MSD	Percent Recovery	RPD	Flags
Mercury	0.500	**0.567**	113	**0.560**	112	1	

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Date of Report: March 27, 2017
Samples Submitted: March 24, 2017
Laboratory Reference: 1703-241
Project: 1455-006

% MOISTURE

Date Analyzed: 3-24-17

Client ID	Lab ID	% Moisture
FB-1-0.5	03-241-01	12
FB-1-7.0	03-241-02	14
FB-2-0.5	03-241-03	10
FB-2-5.5	03-241-04	16
FB-3-2.0	03-241-05	14
FB-4-0.7	03-241-06	9
FB-4-5.0	03-241-07	13
FB-5-1.5	03-241-08	13
FB-5-6.5	03-241-09	12

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OnSite Environmental Inc.

Data Qualifiers and Abbreviations

A - Due to a high sample concentration, the amount spiked is insufficient for meaningful MS/MSD recovery data.

B - The analyte indicated was also found in the blank sample.

C - The duplicate RPD is outside control limits due to high result variability when analyte concentrations are within five times the quantitation limit.

E - The value reported exceeds the quantitation range and is an estimate.

F - Surrogate recovery data is not available due to the high concentration of coeluting target compounds.

H - The analyte indicated is a common laboratory solvent and may have been introduced during sample preparation, and be impacting the sample result.

I - Compound recovery is outside of the control limits.

J - The value reported was below the practical quantitation limit. The value is an estimate.

K - Sample duplicate RPD is outside control limits due to sample inhomogeneity. The sample was re-extracted and re-analyzed with similar results.

L - The RPD is outside of the control limits.

M - Hydrocarbons in the gasoline range are impacting the diesel range result.

M1 - Hydrocarbons in the gasoline range (toluene-napthalene) are present in the sample.

N - Hydrocarbons in the lube oil range are impacting the diesel range result.

N1 - Hydrocarbons in diesel range are impacting lube oil range results.

O - Hydrocarbons indicative of heavier fuels are present in the sample and are impacting the gasoline result.

P - The RPD of the detected concentrations between the two columns is greater than 40.

Q - Surrogate recovery is outside of the control limits.

S - Surrogate recovery data is not available due to the necessary dilution of the sample.

T - The sample chromatogram is not similar to a typical _____.

U - The analyte was analyzed for, but was not detected above the reported sample quantitation limit.

U1 - The practical quantitation limit is elevated due to interferences present in the sample.

V - Matrix Spike/Matrix Spike Duplicate recoveries are outside control limits due to matrix effects.

W - Matrix Spike/Matrix Spike Duplicate RPD are outside control limits due to matrix effects.

X - Sample extract treated with a mercury cleanup procedure.

X1- Sample extract treated with a Sulfuric acid/Silica gel cleanup procedure.

Y - The calibration verification for this analyte exceeded the 20% drift specified in method 8260C, and therefore the reported result should be considered an estimate. The overall performance of the calibration verification standard met the acceptance criteria of the method.

Z -

ND - Not Detected at PQL
PQL - Practical Quantitation Limit
RPD - Relative Percent Difference

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OnSite Environmental Inc.
Analytical Laboratory Testing Services
14648 NE 95th Street • Redmond, WA 98052
Phone: (425) 883-3881 • www.onsite-env.com

Chain of Custody

Company: Farallon
Project Number: 1455-006
Project Name: 1455-006 (7224 Pacific Highway East)
Project Manager: M. Havighorst
Sampled by: A. Burns

Turnaround Request (in working days)
(Check One)
☐ Same Day ☒ 1 Day
☐ 2 Days ☐ 3 Days
☐ Standard (7 Days) (TPH analysis 5 Days)
☐ _____ (other)

Laboratory Number: 03-241

Lab ID	Sample Identification	Date Sampled	Time Sampled	Matrix	Number of Containers	NWTPH-HCID	NWTPH-Gx/BTEX	NWTPH-Gx	NWTPH-Dx (☐ Acid / SG Clean-up)	Volatiles 8260C	Halogenated Volatiles 8260C	EDB EPA 8011 (Waters Only)	Semivolatiles 8270D/SIM (with low-level PAHs)	PAHs 8270D/SIM (low-level)	PCBs 8082A	Organochlorine Pesticides 8081B	Organophosphorus Pesticides 8270D/SIM	Chlorinated Acid Herbicides 8151A	Total RCRA Metals	Total MTCA Metals	TCLP Metals	HEM (oil and grease) 1664A	Halves				% Moisture
1	FB-1-0.5	3-23-17	13:00	Soil	1															X			X				X
2	FB-1-7.0		13:05																	X							X
3	FB-2-0.5		15:25																	X							X
4	FB-2-5.5		15:30																	X							X
5	FB-3-2.0		11:15																	X							X
6	FB-4-0.7		12:05																	X							X
7	FB-4-5.0		12:10																	X							X
8	FB-5-1.5		9:55																	X							X
9	FB-5-6.5		10:00																	X							X

	Signature	Company	Date	Time
Relinquished	Anastasia B	Farallon	3-24-17	10:03
Received		Onsite	3.24.17	120°
Relinquished				
Received				
Relinquished				
Received				
Reviewed/Date		Reviewed/Date		

Comments/Special Instructions
~~PM will contact for analysis.~~
(X) Added 3/24/17. DB (1 day TAT)

Data Package: Standard ☐ Level III ☐ Level IV ☐
Chromatograms with final report ☐ Electronic Data Deliverables (EDDs) ☐