EXHIBIT - F

Port of Anacortes

Limited Environmental Due Diligence Investigation Report

Former Shell Oil Tank Farm
Cap Sante Marine Lease Area

Prepared for

Port of Anacortes
First Avenue & Commercial
Anacortes, Washington 98221

Prepared by

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Table 5
Cap Sante Marine Lease Area Summary of Laboratory Analyses

Sample ID	Matrix	Depth in Feet	TPH-HCID	TPH-Gasoline/ BTEX	TPH-Dx	Archive
CSM04-S1	Soil	4.5 - 5.8	X			
CSM04-S2	Soil	10.3 - 12.0	X			
CSM04-W1	Water	> 4.5				X
CSM05-S1	Soil	5.0 - 6.5	X			
CSM05-S2	Soil	8.0 - 10.0	X			
CSM05-W1	Water	> 5.0				X
CSM06-S1	Soil	1.6 - 3.0	X			
CSM06-W1	Water	> 5.5				X
CSM07-S1	Soil	8.0 - 9.5		X	X	
CSM07-W1	Water	> 4.0		X	X	
CSM08-S1	Soil	4.0 - 5.7		X	X	
CSM08-W1	Water	> 4.0		X	X	
CSM09-S1	Soil	8.0 - 10.0		X	X	
CSM09-S2	Soil	10.0 - 12.0		X	X	
CSM09-W1	Water	> 5.5		X	X	
CSM10-S1	Soil	12.0 - 13.0		X	X	
CSM10-W1	Water	NA		X	X	
CSM11-S1	Soil	4.0 - 5.3		X	X	
CSM11-S2	Soil	8.0 - 10.3		X	X	
CSM11-W1	Water	> 5.5		X	X	
CSM14-S1	Soil	4.3 - 6.0	X			
CSM14-W1	Water	> 4.5				X

Table 6
Cap Sante Marine Lease Area Analytical Results for Soil

Sample ID	Interval (feet bgs)		Total Petroleum Hydrocarbons (mg/kg)			Volatile Organic Compounds (mg/kg)			
	Upper	Lower	Gas[1]	Diesel	Heavy Oil	Benzene	Toluene	Ethylbenzene	Xylenes
CSM07-S1	8.0	9.5	**320 J**	1,800	120 U	**0.032 J**	0.064 UJ	0.064 UJ	0.11 J
CSM08-S1	4.0	5.7	**1,500 J**	**4,100**	240 U	**2.5 J**	0.86 J	1.5 J	1.73 J
CSM09-S1	8.0	10.0	**490 J**	1,900	130 U	**0.62 J**	0.22 J	0.82 J	0.53 J
CSM09-S2	10.0	12.0	36 J	280	120	0.086 U	0.17 UJ	0.17 UJ	0.34 UJ
CSM10-S1	12.0	13.0	**1,100 J**	**2,600**	140 U	**0.54 J**	0.25 J	6.7 J	0.97 J
CSM11-S1	4.0	5.3	**400 J**	**3,800**	270 U	**0.25 J**	0.092 UJ	0.56 J	0.12 J
CSM11-S2	8.0	10.3	38 J	6.8 U	14 U	0.04 U	0.08 UJ	0.08 UJ	0.16 UJ
MTCA Method A Cleanup Level (mg/kg)									
			100/30	2,000	2,000	0.03	7.0	6.0	9.0

Notes:

Concentrations in **bold** exceed MTCA Method A cleanup levels.

1 If benzene and the total of ethylbenzene, toluene, and xylenes are greater than 1% of the gasoline concentration, then the MTCA Method A cleanup level is 30 mg/kg.

J Sample exceeded allowable holding time at analytical laboratory.

NA Not analyzed

U Not detected

Table 7
Cap Sante Marine Lease Area Analytical Results for Groundwater

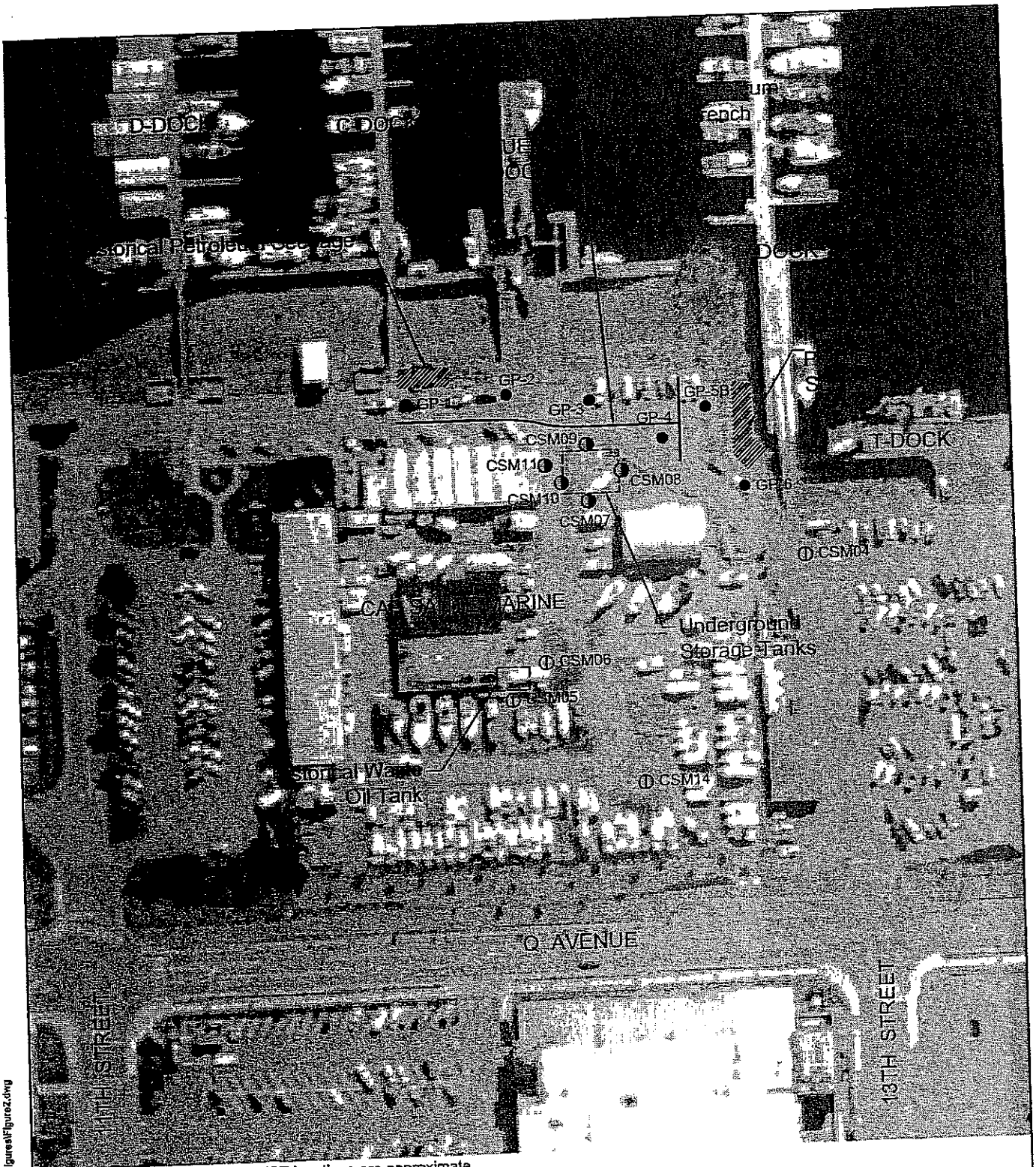
Sample ID	Total Petroleum Hydrocarbons (µg/L)			Volatile Organic Compounds (µg/L)			
	Gas	Diesel	Heavy Oil	Benzene	Toluene	Ethylbenzene	Xylenes
CSM07-W1	**1,000**	**2100**	500 U	**80**	3.5	1.0	4.1
CSM08-W1	**3,500**	**6500**	2500 U	**530**	22	34	36.0
CSM09-W1	**6,700**	**14000**	2500 U	**21**	22	190	72.8
CSM10-W1	**4,000**	**28000**	10000 U	**930**	20	260	76.0
CSM11-W1	**2,900**	**12000**	2500 U	**270**	3.9	71	4.0
MTCA Method A Cleanup Level (µg/L)							
	1,000/800	500	500	5.0	1,000	700	1,000

Notes:

Concentrations in **bold** exceed MTCA Method A cleanup levels.

1 If benzene and the total of ethylbenzene, toluene, and xylenes are greater than 1% of the gasoline concentration, then the MTCA Method A cleanup level is 800 µg/L.

U Not detected



Note : All historical feature and UST locations are approximate.

- ● GP-1 Previous Sampling Location and Number (FSM 2004)
- ◐ SHL01 Sampling Location and Number
- ◐ Sampling Location Exceeds MTCA A Criteria for Soil
- ◑ Sampling Location Exceeds MTCA A Criteria for Groundwater

N

0 100 200

Approximate Scale in Feet

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Figure 2
Cap Sante Marine
Exploration Locations &
Existing Site Features

DWG NAME: F:\projects\Port\Oil\Anacortes\POA-CSM Shell\Figures\Figure2.dwg
DATE: 9/28/2005