

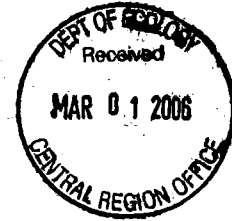


ASSOCIATED
ENVIRONMENTAL
GROUP, LLC

FS

February 14, 2003

Mr. Brett Smith
Temecula Valley Bank
500 - 108th Avenue NE
9th Floor
Bellevue, WA 98004



Ref: Groundwater characterization and site inspection
Okanogan Seattle Transport
1331 Cascade Way
Ellensburg, WA 98926

UST# 8117

FS# 17868929

This letter documents the groundwater sampling and site inspection conducted at the above referenced property on February 12, 2003. The site activities were conducted as per AEG's Phase I Environmental Site Assessment recommendations.

AEG conducted a site inspection of the out-of-service storage tanks located onsite. AEG observed that two of the four tanks that AEG identified during the Phase I had been decommissioned by cutting the tanks; the tanks were previously stored adjacent to the current AST fuel system. The two remaining tanks, previously located in the northwest corner of the property, have been relocated to the area of the decommissioned storage tanks. The products from the tanks have been pumped into drums. (*Refer to enclosed site photographs*)

Mr. Melvin Sheyner, current property owner, informed AEG that a local independent contractor collected samples of the remaining tanks contents but he had not received the analytical results at the time this report was compiled. Mr. Sheyner did indicate that he had contacted the Kittitas County Solid Waste Management Facility to make arrangements for disposing of the waste product. The materials will be disposed at the Kittitas County facility pending the analytical results to assure proper handling of the materials.

AEG inspected the area of the oil burning system, motor oil AST and the pump house pertaining to the housekeeping practices; AEG observed these areas to be in excellent condition, including new drip pans beneath the tanks and fuel lines and all oil absorbent materials have been removed. Mr. Sheyner indicated and provided documentation to AEG that the solvent wash system, located in the repair shop, is now being serviced by Safety Kleen Systems, Inc. (*Refer to attached receipt and site photographs*)



ASSOCIATED
ENVIRONMENTAL
GROUP, LLC

COMMENTS FOR THE GROUNDWATER MONITORING

- Obtained depth to groundwater and conduct hydrocarbon identification from the existing monitoring wells.
- AEG identified the monitoring wells as MW-1 (former diesel UST area), MW-2 (southwest of the pump islands) and MW-3 immediately south of the AST fuel system.
- Petroleum contaminants were not detected for the three monitoring wells located onsite, MW-1, MW-2 and MW-3.

QUANTITATIVE ANALYSIS

Independent laboratory analyses were performed by Environmental Services Network (ESN) 7110 38th Drive SE, Lacey, Washington 98503. Laboratory analysis was conducted on February 4, 2003. One water sample was extracted from each Monitoring Well, MW1, MW2 and MW3. The sample-sets were transported to ESN to process for laboratory analysis.

NWTPH-Dx/Dx Analyses for Water

Well ID	Sample #	Date	Gasoline (ug/l)	Diesel (ug/l)	Heavy Oil (ug/l)	Mineral Oil (ug/l)	Recovery (%)
	Method Blank	2/13/03	Nd	Nd	Nd	Nd	99
MW1	11801-MW1	2/13/03	Nd	Nd	Nd	Nd	107
MW1	11801-MW1 Duplicate	2/13/03	Nd	Nd	Nd	Nd	85
MW-2	11801-MW2	2/13/03	Nd	Nd	Nd	Nd	84
MW-3	11801-MW3	2/13/03	Nd	Nd	Nd	Nd	109
	MDL		250	630	630	630	

"Nd" Indicates not detected at the listed detection limit.

"ug/l" Micrograms per liter



ASSOCIATED
ENVIRONMENTAL
GROUP, LLC

CONCLUSIONS

The laboratory results for MW-1, MW-2 and MW-3 were non-detect for all petroleum constituents. Additionally, AEG's Phase I Environmental Site Assessment recommendations have been addressed. No further action or investigation is recommended regarding the subject property.

Inquiries or further information regarding this letter, the cleanup proposal, the presentation of the information, and/or the interpretation of the data should be referred to Mr. Chun, AEG General Manager.

Associated Environmental Group, LLC

Michael S. Chun, RSA, AHERA
General Manager/Principle
AHERA No: 999310
IFCI No: 1006368-26
ASI No: 32002563

ATTACHMENTS: Laboratory Documentation
Safety Kleen Systems, Inc. Receipt of Service
Site Photographs

Limitations: We have prepared this report for use by Temecula Valley Bank. This report may be made available to regulatory agencies and for review by other parties designated by Temecula Valley Bank. This report is not intended for use by others and the information contained herein is not applicable to other sites. Within the limitations of scope, AEG has performed this groundwater sampling activity with accepted principles and practices in the field of environmental science and relevant governmental regulations at the time this report was prepared. No warranty or other conditions, express or implied, should be understood.

ESN NORTHWEST CHEMISTRY LABORATORY

OST PROJECT
Ellensburg, Washington
AEG
Client Project #22-118-08

Hydrocarbon Identification by NWTPH-HCID for Waters

Sample Number	Date Analyzed	Surrogate Recovery (%)	Gasoline (ug/l)	Diesel (ug/l)	Heavy Oil (ug/l)	Mineral Oil (ug/l)
Method Blank	2/13/03	99	nd	nd	nd	nd
11801-MW1	2/13/03	107	nd	nd	nd	nd
11801-MW1 Dup.	2/13/03	85	nd	nd	nd	nd
11801-MW2	2/13/03	84	nd	nd	nd	nd
11801-MW3	2/13/03	109	nd	nd	nd	nd
Method Detection Limits			250	630	630	630

"nd" Indicates not detected at listed detection limits.

"D" Indicates detected above the listed detection limit.

"int" Indicates that interference prevents determination.

ACCEPTABLE RECOVERY LIMITS FOR SURROGATE : 65% TO 135%

ANALYSES PERFORMED BY: Marilyn Farmer

CHAIN-OF-CUSTODY RECORD

CLIENT: AECS DATE: 2/13/03 PAGE 1 OF 1

ADDRESS: 170 E Union Ave #108 PROJECT NAME: OST

PHONE: 352 9835 LOCATION: Elkensburg

CLIENT PROJECT #: 22-118-08 COLLECTOR: ML DATE OF COLLECTION: 2/12/03

FAX: 352 8164 PROJECT MANAGER: ML

Sample Number	Depth	Sample Type	Container Type	ANALYSES										Total Number of Containers	Laboratory Note Number	
				VOA 8021B	VOA 8021B BTEX ONLY	TPH - HClD	TPH 8015 (gasoline)	TPH 8015 (diesel)	PAH 8100	PCBS 8082	EPH	VPH	Methamphetamine			Pb
1. 11808-MW1		H ₂ O	40mL													Hold samples for further analyses
2. 11808-MW2		H ₂ O	40mL													
3. 11808-MW3		H ₂ O	40mL													
4.																
5.																
6.																
7.																
8.																
9.																
10.																
11.																
12.																
13.																
14.																
15.																
16.																
17.																
18.																

RELINQUISHED BY (Signature) [Signature] DATE/TIME 2/13/03 9:00a

RELINQUISHED BY (Signature) [Signature] DATE/TIME 2/13/03 9:15

RECEIVED BY (Signature) [Signature] DATE/TIME 2/13/03 9:00a

RECEIVED BY (Signature) [Signature] DATE/TIME 2/13/03 9:15

SAMPLE DISPOSAL INSTRUCTIONS

☐ ESN DISPOSAL @ \$2.00 each ☐ Return ☐ Pickup

LABORATORY NOTES:

Turn Around Time: 24 HR 48 HR 5 DAY

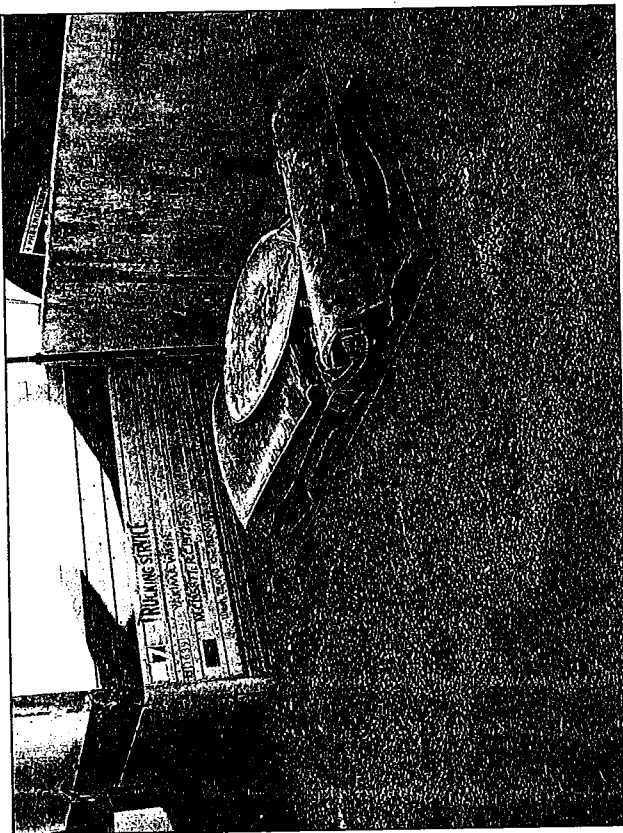


CUSTOMER

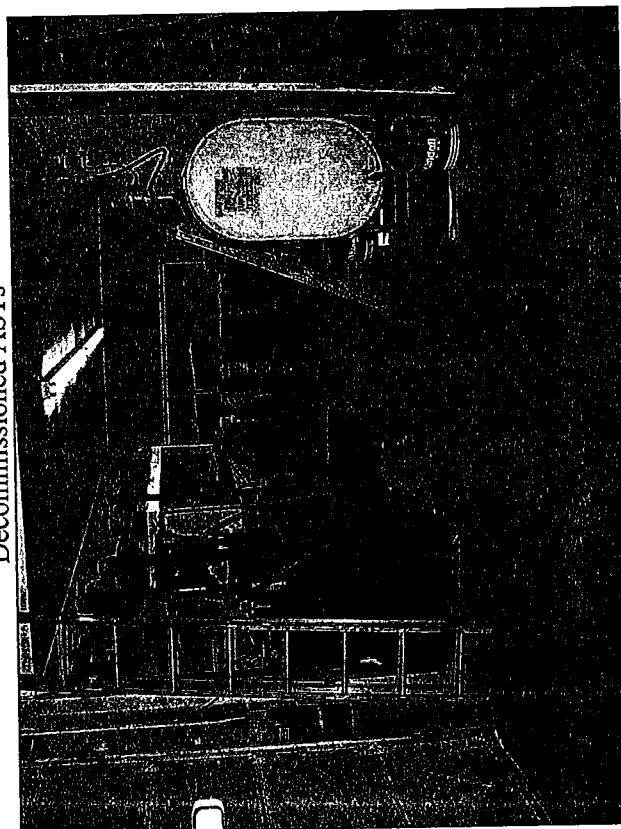
PART NO 1250 (Rev. 01/01)

[illegible]

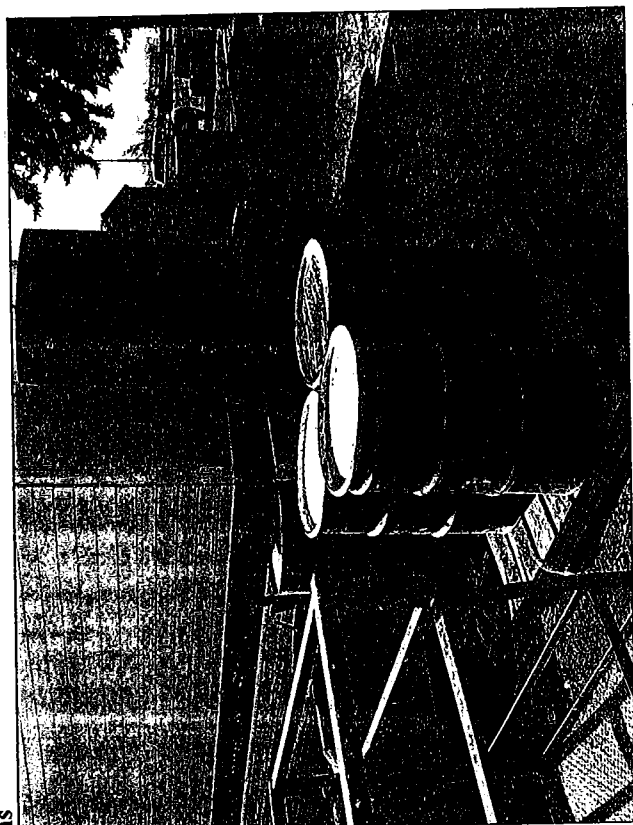
OSI photographs



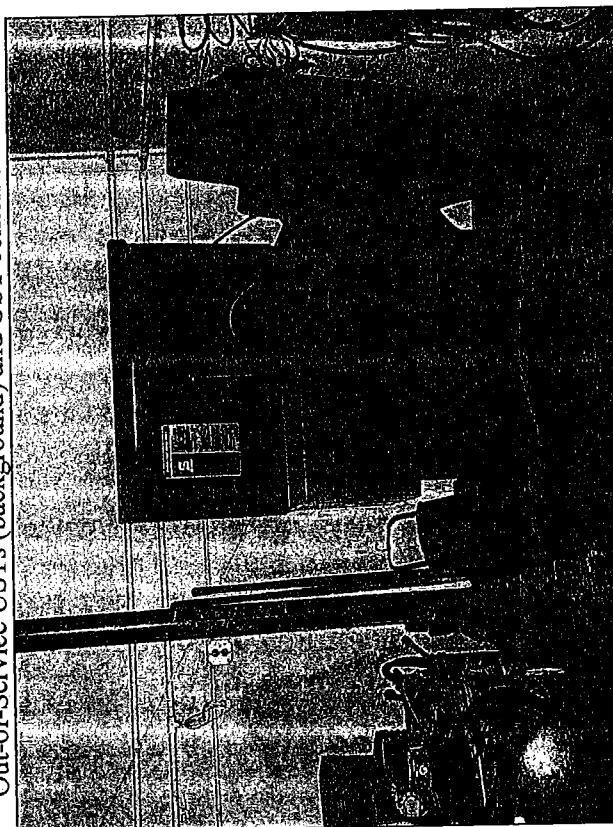
Decommissioned ASTs



Waste oil burner and motor oil tank post-cleanup

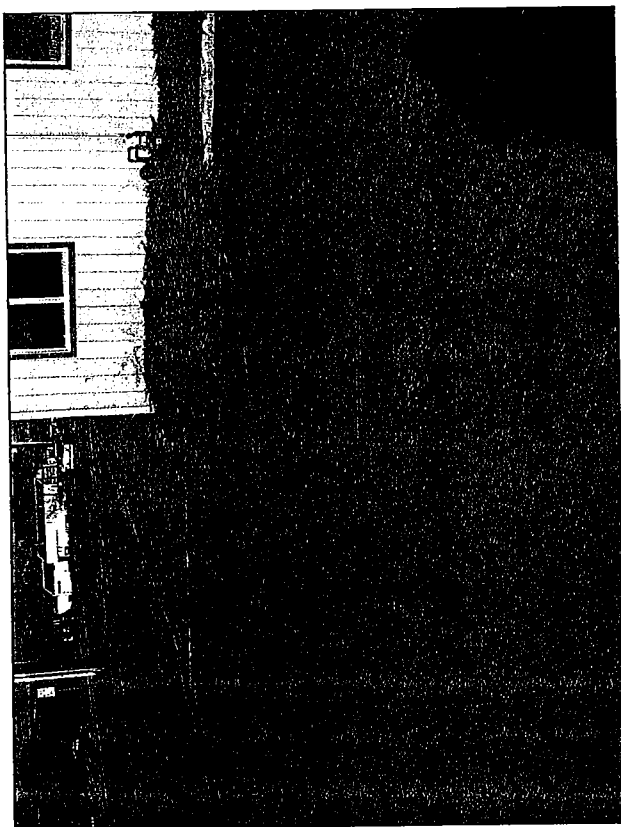


Out-of-Service USTs (background) and UST contents in drums

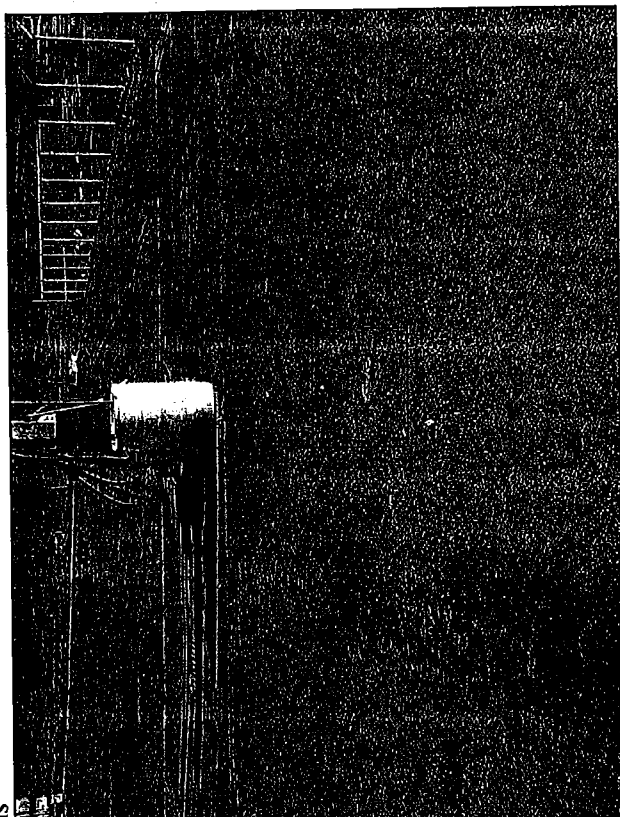


Solvent wash system

OS photographs



Groundwater monitoring well #1



Groundwater monitoring well #2



Groundwater monitoring well #3