James P. Hurley Co.
Environmental Risk Management Consultants

P.O. Box 82206
Kenmore, WA 98028

Telephone (206) 486-6665
FAX (206) 486-7896

COMBINED UST REMOVAL AND PETROLEUM CONTAMINATED SOIL CLEANUP SUMMARY REPORT
LINDA TENNY TOYOTA PHASE II
SEATTLE, WASHINGTON
JPHC CO# 950415

PREPARED FOR:

West Pac Environmental, Inc.
54 South Dawson Street
Seattle, WA 98108

PREPARED BY:

James P. Hurley Company
P.O. Box 82206
Kenmore, WA 98028

DATE PREPARED:

July 12, 1995, 1995

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Exhibits

James P. Hurley Co.
Environmental Risk Management Consultants

P.O. Box 82206
Kenmore, WA 98028

Telephone (206) 486-6665
FAX (206) 486-7896

July 12, 1995

West Pac Environmental, Inc.
54 South Dawson Street
P.O. Box 80743
Seattle, WA 98108

Attn.: Mr. Jim Umbinetti

SITE ASSESSMENT REPORT
UNDERGROUND STORAGE TANK REMOVAL PROJECT-PHASE II
LINDA TENNEY'S TOYOTA
SEATTLE, WASHINGTON
CO# 950415

Dear Jim:

Site investigations of the subject property were conducted on April 20 and 25 and May 1, 1995 by James P. Hurley Co. (JPHC), an environmental consulting firm, to assess the condition of the subsurface soils in the vicinity of two underground storage tanks (USTs) on the subject property.

PURPOSE

The purpose of these investigations was to confirm the presence or absence of significant petroleum contamination in the soils surrounding the former waste motor oil USTs. This site assessment report is prepared in accordance with the requirements of WAC 173-360-630 and as outlined in the Washington State Department of Ecology (WDOE) publication entitled Guidance for Site Checks and Site Assessments for Underground Storage Tanks, dated February 1991, revised October 1992.

EXECUTIVE SUMMARY

A five hundred (500) gallon waste oil UST and a five hundred (500) gallon motor oil UST were pumped, rinsed, and removed from the subject property by West PAC Environmental, Inc. on April 20, 1995. Following the removal of the USTs, petroleum contaminated soil (PCS) was discovered in the upper six feet of the motor oil UST excavation. On the basis of our field observations and the laboratory characterization of the PCS, we believe that the source of the contamination was related to surface runoff of oily water from the service building through expansion joints in the concrete slab. Approximately 50 tons of petroleum

contaminated soil above the Model Toxics Control Act (MTCA) Method A cleanup standard of two hundred parts per million (ppm) for diesel and heavy oil were subsequently removed from the site and transferred to the Rabanco Transfer Facility in Seattle. Ground water was not affected by the release.

SCOPE OF SERVICES

The scope of services included observation of the UST removal activities; visual inspection of the USTs and subsurface soils in the vicinity of the former USTs; collection of soil samples for field screening and laboratory analysis of total petroleum hydrocarbons (TPH) by an approved laboratory using EPA Method 418.1 and preparation of this written report.

SITE DESCRIPTION

The subject property is known as Linda Tenney's Toyota at 13355 Lake City Way Northeast in Seattle, Washington (see Exhibit A, Vicinity Map). The former 500 gallon waste oil UST (UST2) was located on the north side of the service building. The 500 gallon motor oil UST (UST1) was located on the southwest corner of the service building (see Exhibit B, Site Plan).

GEOLOGY AND HYDROLOGY

The geology of the soils encountered in the excavation consisted of poorly-graded gravels and sands (GP) to a depth of eight (8) feet beneath ground surface (bgs). No other site specific geologic information was uncovered as part of this investigation. Ground water was not observed within the limits of the excavation.

BACKGROUND

The USTs were removed because were replaced by a single above ground storage tank on the west side of the service building. Two former gasoline USTs, (UST3 and UST4) were removed from Cavity 1 by WestPac in May of 1994. A separate site assessment of the Cavity 1 activities was performed by JPHC and is summarized in our report entitled, Site Assessment Report- UST Removal Project-Tenny's Toyota, dated June 23, 1994.

SUMMARY OF FIELD ACTIVITIES

On April 20, 1995, Jim Hurley, a registered site assessor with JPHC, visited the site to observe the removal of the USTs. In accordance with JPHC standard operating procedures, head space tests with a portable photo-ionization detector (PID) were performed on soil samples collected from the excavated soil during the removal activities. The results of the field tests indicated that the UST2 excavation (Cavity 2) was clean and that suspected PCS was present along the west and south sidewalls of the UST3 excavation (Cavity 3). The following is a description

of our field observations in each work area (see Exhibit B Site Plan, Exhibit C, Sampling Plan-Cavity 2, and Exhibit D, Sampling Plan-Cavity 3):

Cavity #2: Following the removal of UST1 on April 20, five representative soil samples were collected from the limits of Cavity #2. Sample 2-1 was a discrete sample collected from the bottom of the excavation below the former UST1 at approximately eight (8) feet bgs. Sample 2-2 was a composite sample collected from the south and east sidewalls of the excavation. Sample 2-3 was a composite sample collected from the north and west sidewalls of the excavation. Sample 2-4 was a composite sample collected from the excavated spoil pile. Sample 2-5 was a field duplicate of Sample 2-1.

Laboratory analysis using EPA Method 418.1 confirmed that all five samples were either non-detectable for total petroleum hydrocarbons or were below the Model Toxics Control Act Method A cleanup standard of 200 ppm for oil in soil.

Cavity #3: Following the removal of UST1 from Cavity #3 on April 20, five representative soil samples were collected from the limits of the excavation. Sample 3-1 was a discrete sample collected from the bottom of the excavation below the former UST1 at approximately eight (8) feet bgs. Sample 3-2 was a composite sample collected from the north and west sidewalls. Sample 3-3 was a composite sample collected from the south and east sidewalls of the excavation. Sample 3-4 was a composite sample collected from the excavated spoil pile. Sample 3-5 was a field duplicate of Sample 3-1.

The samples were submitted for laboratory analysis using EPA Method 418.1. Sample 3-1 yielded a total petroleum hydrocarbon concentration of 33 ppm. Sample 3-2 yielded 72 ppm. Sample 3-3 yielded 202 ppm. Sample 3-4 yielded 854 ppm. Sample 3-5 yielded 51 ppm. We interpreted these results to confirm that an isolated wedge of soil adjacent to the southeast corner of UST1 exceeded the MTCA Method A cleanup standard of 200 ppm for total petroleum hydrocarbons in soil.

These results are similar to the results of our investigation during the Cavity 1 activities in which two gasoline tanks were removed in May of 1994. We believe that the source of the contamination was surface runoff of oily water from the service building through expansion joints in the concrete slab along the west side of the building and is unrelated to the historical use of the USTs on the property.

On April 25, 1995, Jim Hurley visited the site to observe the removal of approximately 25 tons of suspected petroleum contaminated soil from the south and east sidewalls of Cavity 3. Following the removal activities, two soil samples were collected from the south and east sidewalls of the excavation. Sample 3-6 was a composite sample of the east sidewall and Sample 3-7 was a composite sample of the south sidewall of the excavation. The samples were submitted for laboratory analysis using EPA Method 418.1. Sample 3-6 was non-detectable for petroleum

contaminates. Sample 3-7 yielded a total petroleum hydrocarbon concentration of 9,540 ppm. We interpreted these results to confirm that the east sidewall was clean and that residual PCS remained adjacent to the south sidewall.

On May 1, 1995, Jim Hurley visited the site to observe the removal of approximately 25 tons of suspected petroleum contaminated soil from the south sidewall of Cavity 3. Following the removal activities, a composite sidewall sample of the south sidewall of the excavation (Sample 3-7-2) was collected and submitted for laboratory analysis using EPA Method 418.1. Sample 3-7-2 yielded a total petroleum hydrocarbon concentration of 21 ppm. We interpreted these results to confirm that the residual PCS in the vicinity of the former UST1 had been successfully removed from the excavation.

Each soil sample was collected with a previously decontaminated stainless steel spoon and transferred to the laboratory in prepared four ounce sampling jars, sealed with Teflon lids. The samples were transported in an ice chest equipped with blue ice. A chain of custody was completed at the time of transport. Results of the laboratory analysis are summarized in Table 1 and laboratory reports are attached as Exhibit E.

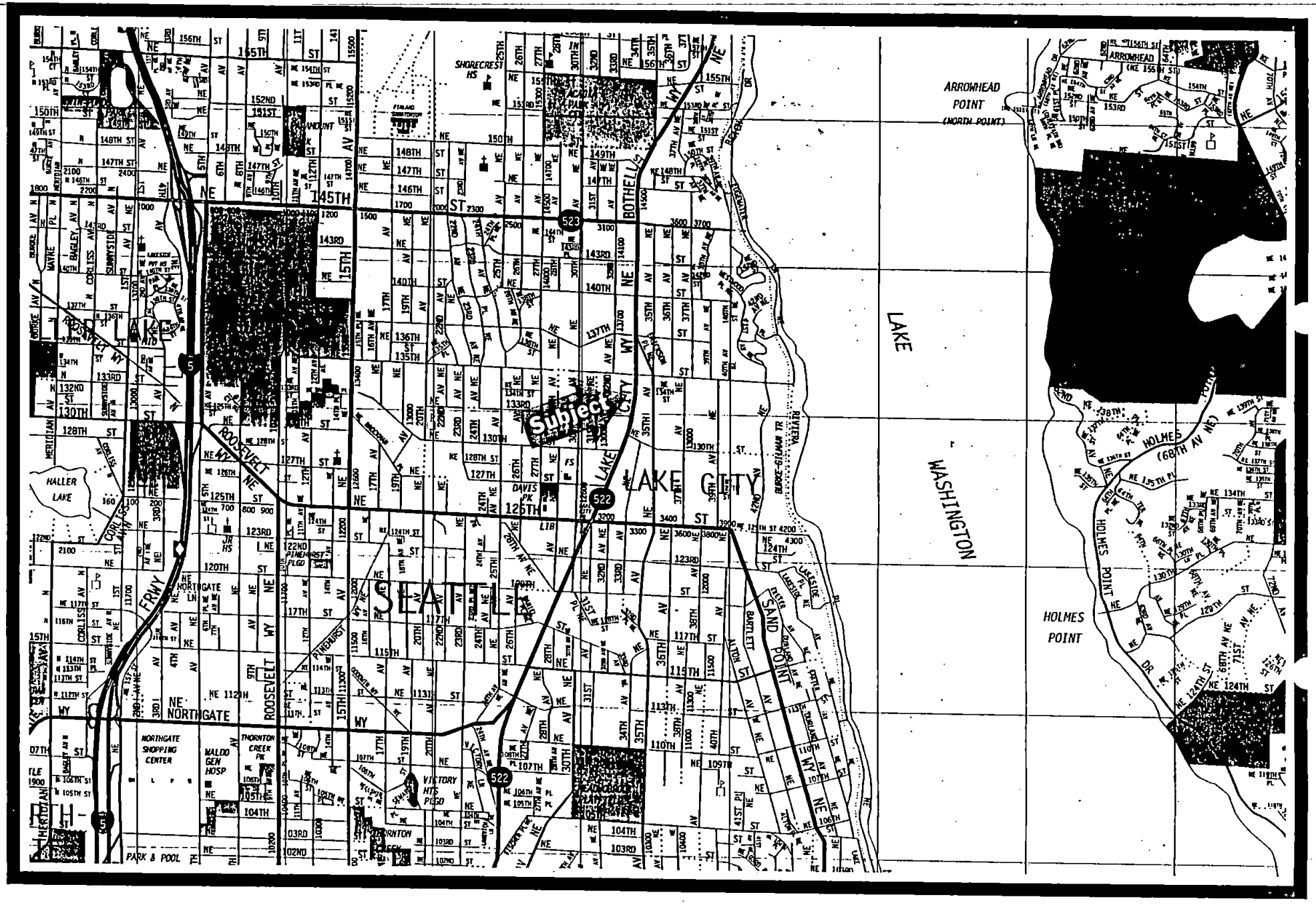
LIMITATIONS

This report has been prepared using generally accepted professional practices, related to the nature of the work accomplished, in the same or similar localities, at the time the services were performed. This report has been prepared for the exclusive use of West Pac Environmental, Inc. for the specific application to the project purpose. This report should not be construed to represent a legal opinion. No other conditions, expressed or implied, should be understood. This report summarizes the services authorized under the terms of our contract.

We appreciate the opportunity of providing you with our services. If you have any questions on this matter please call.

Sincerely,
JAMES P. HURLEY COMPANY

James P. Hurley
President



James P. Hurley Co.
Environmental Risk Management Consultants

Exhibit A
Vicinity Map

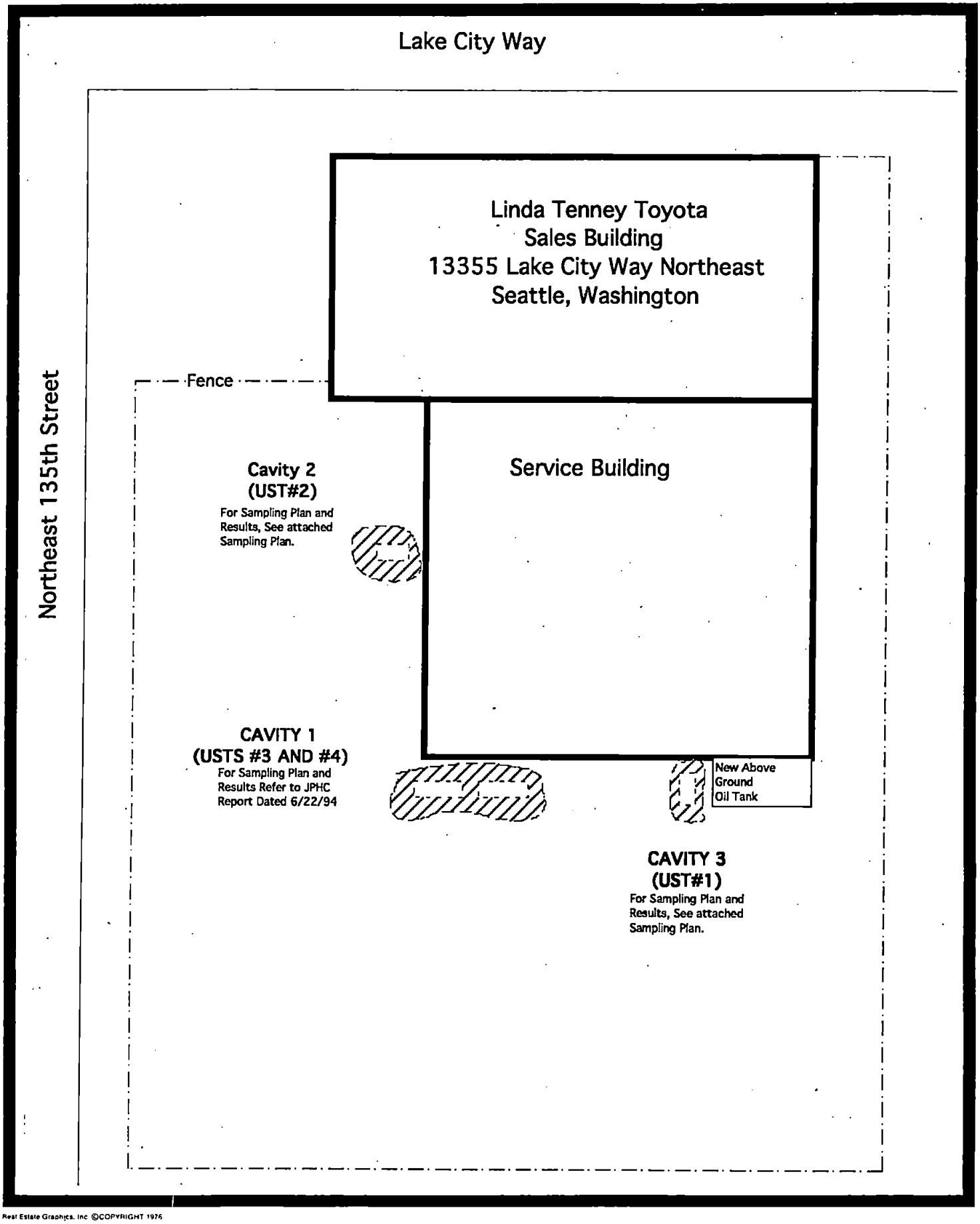


EXHIBIT B
SITE PLAN

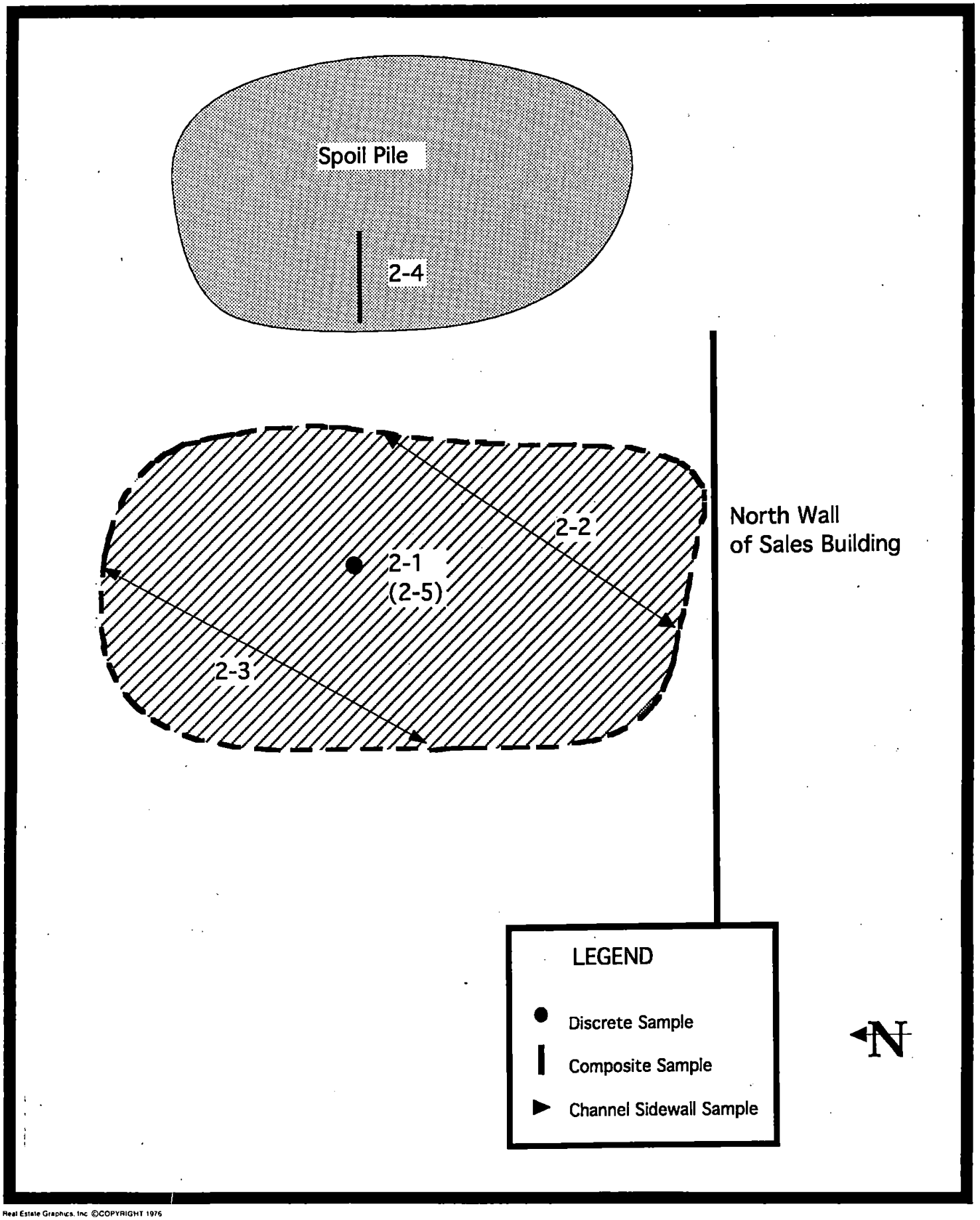


EXHIBIT C
CAVITY 2 SAMPLING PLAN

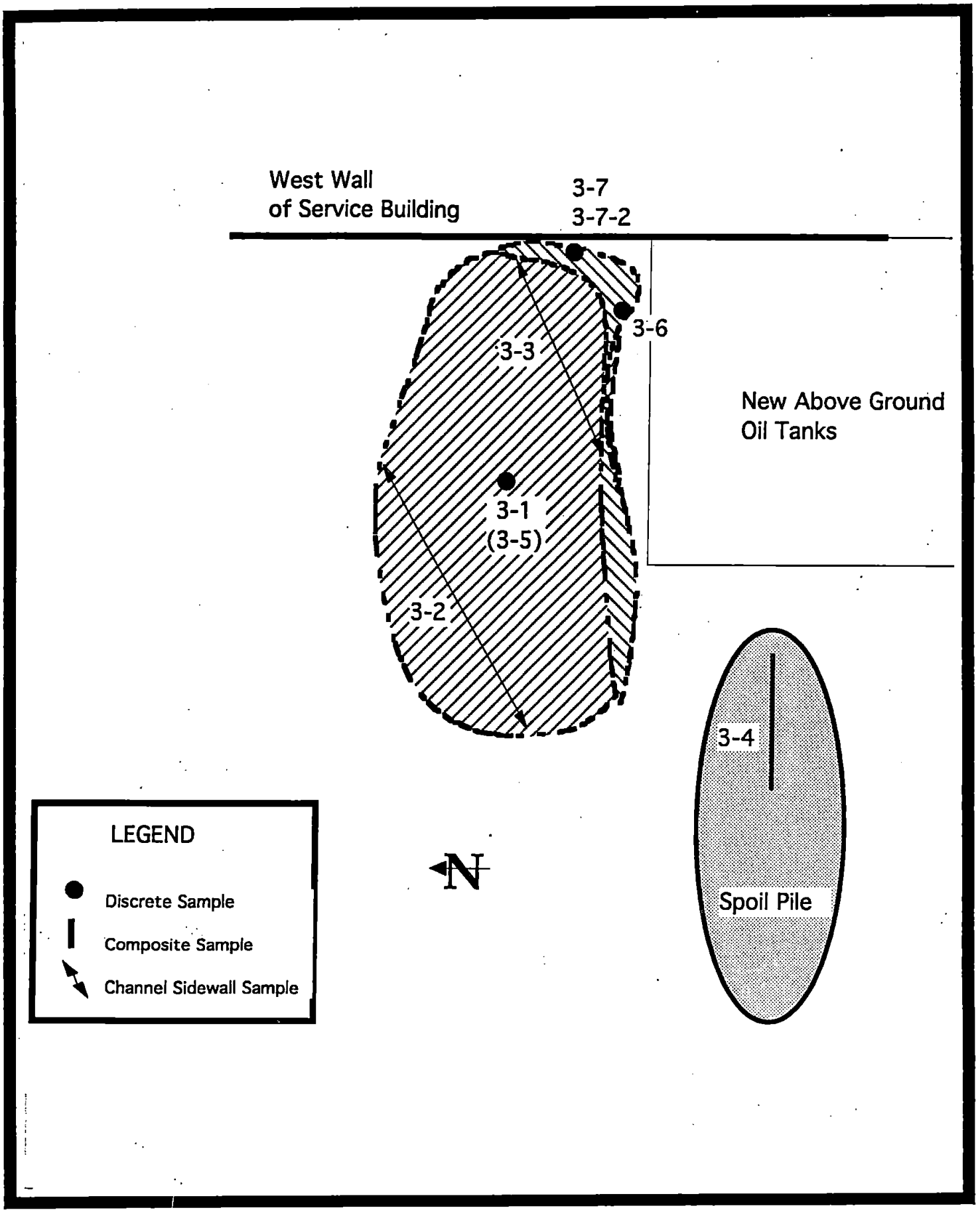


EXHIBIT D
CAVITY 3 SAMPLING PLAN

EXHIBIT E
LABORATORY REPORTS

AMERICAN

ANALYTICAL LABORATORIES, INC.

May 1, 1995

West Pac
54 South Dawson Street
P.O. Box 80743
Seattle, WA 98108
Attn.: Mike Ankney

Dear Mike:

Enclosed are the results of the analyses of samples submitted on 5/01/95 from your Tenney's III Project.

We appreciate the opportunity to be of service to you on this project. If you have any questions regarding the reported results, please feel free to call me.

Sincerely,

Todd Salamonsen
Laboratory Director

enclosures

Date of Analysis: 5/1/95
Samples Submitted: 5/1/95
File ID: 05-002
Analysis: WTPH-418.1
Units: mg/Kg (ppm)

Client: West Pac
Project: Tenney's III
Project #:
Matrix: Soil

Lab ID	Customer ID	Result
05-002-1	3-7-2	21
Quality Assurance		
05-002-1 Duplicate		20
Method Blank		<20

ppm - parts per million

AMERICAN ANALYTICAL LABORATORIES, INC.
(206) 762-7599 / FAX (206) 762-7665 / 8220 7th Avenue South / Seattle, WA 98108

April 26, 1995

West Pac
54 South Dawson Street
P.O. Box 80743
Seattle, WA 98108
Attn.: Mike Ankney

Dear Mike:

Enclosed are the results of the analyses of samples submitted on 4/26/95 from your Tenney Toyota II Project.

We appreciate the opportunity to be of service to you on this project. If you have any questions regarding the reported results, please feel free to call me.

Sincerely,

Todd Salamonsen
Laboratory Director

enclosures

Date of Analysis: 4/26/95
Samples Submitted: 4/26/95
File ID: 04-084
Analysis: WTPH-418.1
Units: mg/Kg (ppm)

Client: West Pac
Project: Tenney Toyota II
Project #:
Matrix: Soil

Lab ID	Customer ID	Result
04-084-1	3-6	<20
04-084-2	3-7	9,540

Quality Assurance

Method Blank	<20

ppm - parts per million

AMERICAN

ANALYTICAL LABORATORIES, INC.

April 21, 1995

West Pac
54 South Dawson Street
P.O. Box 80743
Seattle, WA 98108
Attn: Mike Ankney

Dear Mike:

Enclosed are the results of the analyses of samples submitted on 4/20/95 from your Tenney II Project.

We appreciate the opportunity to be of service to you on this project. If you have any questions regarding the reported results, please feel free to call me.

Sincerely,

Todd Salamonsen
Laboratory Director

enclosures

COPY

Date of Analysis: 4/21/95
Samples Submitted: 4/20/95
File ID: 04-067
Analysis: WTPH-418.1
Units: mg/Kg (ppm)

Client: West Pac
Project: Tenney II
Project #:
Matrix: Soil

Lab ID	Customer ID	Result
04-067-1	2-1	<20
04-067-2	2-2	20
04-067-3	2-3	26
04-067-4	2-4	56
04-067-5	2-5	41
04-067-6	3-1	33
04-067-7	3-2	72
04-067-8	3-3	202
04-067-9	3-4	854
04-067-10	3-5	51

Quality Assurance

04-067-1 Duplicate	<20
Method Blank	<20

ppm - parts per million

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ANALYTICAL LABORATORIES, INC.

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Seattle, WA 98108

CHAIN-OF-CUSTODY / REQUEST FOR ANALYSIS

Client Name WPE - Ankney ← Bill WestPac

Project Name Tenny's TTT

Project No.

PO No.

Client Contact Ankney

Send Lab Report To Mike Ankney (copy) (original) Jim Hurley (JPHC)

Date Required

Client Contact Phone

Sample Number	Sample I.D.	Date Collected	Time Collected	Sample Matrix	Number of Containers	Analysis Requested: 418.1								Comments
	3-7-2	5/1/95	930	Soil	1	X								Call Jim
														at Mike

Special Instructions

Was Preservative Used? No ☐ Yes ☒ What Kind? Cooler What Analysis? 418.1

1. Relinquished By [signature] Date 5/1/95 Time 9:55 Received By [signature] Date 5/1/95 Time 10:55

2. Relinquished By Date Time Received By Date Time

AMERICAN
ANALYTICAL LABORATORIES, INC.

(206) 762-7599
FAX (206) 762-7665
8220 7th Avenue South
Seattle, WA 98108

CHAIN-OF-CUSTODY / REQUEST FOR ANALYSIS

Client Name: JPHC
Project Name: Tenney II
Project No.:
PO No.:
Client Contact: JIM HURLEY

Send Lab Report To: fax results ASAP
Date Required:
Client Contact Phone:

Sample Number	Sample I.D.	Date Collected	Time Collected	Sample Matrix	Number of Containers	418.1	Comments
	2-1	4-20-95		soil	1/40z		
	2-2						
	2-3						
	2-4						
	2-5						
	3-1						
	3-2						
	3-3						
	3-4						
	3-5						

Analysis Requested

Norvel Turner

Special Instructions:

Was Preservative Used? No ☐ Yes ☐ What Kind?

What Analysis?

1. Relinquished By: L A Anderson Date: 4-20-95 Time: 3pm Received By: Date: 4/20/95 Time: 3:00p
2. Relinquished By: Date: Time: Received By: Date: Time: