

State of Washington
Department of Ecology

In the Matter of Remedial Action by:
East Mountain Investments, Inc. and
DTG Enterprises, Inc.

Agreed Order
No. DE 21624

To: East Mountain Investments, Inc.
DTG Enterprises, Inc.
c/o Thomas Vaughn
22745 29th Dr. SE, Suite 200
Bothell, WA 98021

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1. Introduction

The mutual objective of the State of Washington, Department of Ecology (Ecology) and East Mountain Investments, Inc. and DTG Enterprises, Inc. (collectively referred to as the Potentially Liable Parties or PLPs) under this Agreed Order (Order) is to provide for remedial action at a facility where there has been a release or threatened release of hazardous substances. This Order requires the PLPs to complete a limited Remedial Investigation and Interim Actions as necessary. Ecology believes the actions required by this Order are in the public interest.

2. Jurisdiction

This Order is issued pursuant to the Model Toxics Control Act (MTCA), RCW 70A.305.050(1).

3. Parties Bound

This Agreed Order shall apply to and be binding upon the Parties to this Order, their successors and assigns. The undersigned representative of each Party hereby certifies that he or she is fully authorized to enter into this Order and to execute and legally bind such Party to comply with this Order. The PLPs agree to undertake all actions required by the terms and conditions of this Order. No change in ownership or corporate status shall alter the PLPs' responsibility under this Order. The PLPs shall provide a copy of this Order to all agents, contractors, and subcontractors retained to perform work required by this Order, and shall ensure that all work undertaken by such agents, contractors, and subcontractors complies with this Order.

4. Definitions

Unless otherwise specified herein, the definitions set forth in RCW 70A.305, WAC 173-204 and WAC 173-340 shall control the meanings of the terms in this Order.

4.1 Site

The Site is referred to as the Anderson Landfill. The Site constitutes a facility under RCW 70A.305.020(8). The Site is defined by where a hazardous substance, other than a consumer product in consumer use, has been deposited, stored, disposed of, or placed, or otherwise come to be located. Based upon factors currently known to Ecology, the Site is generally located in the vicinity of 41 Rocky Top Road, Yakima, WA as shown in the Location Diagram (Exhibit A), and does not include the entire Landfill area.

4.2 Parties

Refers to the State of Washington, Department of Ecology, East Mountain Investments, Inc., and DTG Enterprises, Inc.

4.3 Potentially Liable Persons (PLPs)

Refers to East Mountain Investments, Inc. and DTG Enterprises, Inc.

4.4 Agreed Order or Order

Refers to this Order and each of the exhibits to this Order. All exhibits are integral and enforceable parts of this Order.

5. Findings of Fact

Ecology makes the following findings of fact, without any express or implied admissions of such facts by the PLP(s):

- A. The Site is generally located at 41 Rocky Top Road, Yakima, WA 98908, and is within Yakima County Assessor's Parcel Number 17131023003. The Site as depicted in Exhibit A is owned by the PLP(s).
- B. The PLP(s) own and operate a limited purpose landfill (LPL) at the Site and adjacent parcels. Landfill operation was started by the previous owner, Mr. Ron Anderson, and was permitted by the Yakima Health District under Washington Administrative Code (WAC) Chapter 173-304 as a construction and demolition debris landfill. In 2007, after promulgation of WAC Chapter 173-350, the facility was re-permitted by the Yakima Health District under WAC 173-350 as a limited purpose landfill. In 2019 the facility was purchased by the PLP(s) and is currently operated as a limited purpose landfill under permit number HSW2019-00020.

C.

Following odor complaints and visual vapor plumes emanating from the landfill, and in response to requests from the Yakima Health District (YHD), Ecology, and Yakima Clean Regional Air Agency (YRCAA), the PLPs collected air samples of gas venting from and within fissures on the northwest slope of the LPL in December 2021. Gas samples collected directly from fissures in the surface of the landfill in December 2021 contained volatile organic compounds (VOCs) including benzene, toluene, ethylbenzene, and xylenes. In January 2022, the PLPs collected ambient air samples above and near fissures and near the landfill property boundary. Ambient air samples collected above and near the fissures contained benzene concentrations above MTCA Method B and Method C cancer and non-cancer cleanup levels (CULs). These results are documented in the Soil Gas and

Ambient Air Sampling Report (Freestone Environmental Services, February 2022).

- D. In July 2022 additional subsurface gas and ambient air sampling was completed at the locations shown on Exhibit A. Subsurface gas samples were collected across the landfill and the sampling identified one area on the northwest slope of the landfill (sample VP-1) where concentrations of petroleum hydrocarbons and associated VOCs similar to the December fissure sampling were identified. The ambient air sampling identified one area on the northwest slope of the landfill (sample AMB-4) having benzene and naphthalene above MTCA Method B and C air CULs. Benzene and naphthalene were not detected in the ambient air samples collected above other areas of the landfill. The July sampling results are documented in the Yakima Limited Purpose Landfill - Landfill Gas Investigation (Parametrix, August 2022).
- E. PLPs installed a monitoring well, MW-4, approximately 175 feet north-northwest and downgradient of the previously investigated fissure area, in July 2022. The well was sampled on October 13, 2022. No volatile organic compounds, including benzene, or petroleum hydrocarbons were identified within the samples (AMTEST Laboratories 11/3/22). The laboratory analysis used EPA Method 624 with a practical quantitation level that is higher than the MTCA cleanup standards for a number of the compounds.

6. Ecology Determinations

Ecology makes the following determinations, without any express or implied admissions of such determinations (and underlying facts) by the PLPs.

6.1

East Mountain Investments, Inc. is an "owner or operator" as defined in RCW 70A.305.020(22) of a "facility" as defined in RCW 70A.305.020(8). According to Yakima County Assessor's records, East Mountain Investments, Inc. is the owner of property (Parcel No. 17131023003) at which the Site depicted on Exhibit A is located. The landfill is permitted to and operated by DTG Enterprises, Inc. as a limited purposed landfill.

6.2

Based upon all factors known to Ecology, a "release" or "threatened release" of "hazardous substance(s)" as defined in RCW 70A.305.020(32), (13), respectively, has occurred at the Site.

6.3

Based upon credible evidence, Ecology issued a preliminary notice of PLP status letter to East Mountain Investments, Inc. and DTG Enterprises, Inc. dated September 28, 2022, pursuant to RCW 70A.305.040, .020(26), and WAC 173-340-500. By letter dated October 26, 2022, without admitting liability and subject to a reservation of rights, East Mountain Investments and DTG Recycle, Inc. accepted Ecology's determination that East Mountain Investments, Inc. and DTG Enterprises, Inc. are PLP(s) under RCW 70A.305.040. Ecology issued a determination that East Mountain Investments, Inc. and DTG Enterprises, Inc. are PLPs under RCW 70A.305.040 in a letter dated November 2, 2022.

6.4

Pursuant to RCW 70A.305.030(1), .050(1), Ecology may require PLPs to investigate or conduct other remedial actions with respect to any release or threatened release of hazardous substances, whenever it believes such action to be in the public interest. Based on the foregoing facts, Ecology believes the remedial actions required by this Order are in the public interest.

7. Work to be Performed

Based on the Findings of Fact and Ecology Determinations, it is hereby ordered that East Mountain Investments, Inc. and DTG Enterprises, Inc. take the following remedial actions at the Site. These remedial actions must be conducted in accordance with WAC 173-340:

7.1

The PLPs will complete a limited Remedial Investigation (RI) and Interim Actions, if necessary, for the Site in accordance with the schedule and terms of the Scope of Work, Exhibit B, and Schedule, Exhibit C, and all other requirements of this Order.

7.2

If the PLPs learn of a significant change in conditions at the Site, including but not limited to a statistically significant increase in contaminant and/or chemical concentrations in any media, the PLPs, within seven (7) days of learning of the change in condition, shall notify Ecology in writing of said change and provide Ecology with any reports or records (including laboratory analyses, sampling results) relating to the change in conditions.

7.3

The PLPs shall submit to Ecology written, monthly Progress Reports that describe the actions taken during the previous month to implement the requirements of this Order. All Progress Reports shall be submitted by the tenth (10th) day of the month in which they are due after the effective date of this Order. Unless otherwise specified by Ecology, Progress Reports and any other documents submitted pursuant to this Order shall be

sent by email to Ecology's project coordinator. The Progress Reports shall include the following:

7.3.1

A list of on-Site activities that have taken place during the month.

7.3.2

Detailed description of any deviations from required tasks not otherwise documented in project plans or amendment requests.

7.3.3

Description of all deviations from the Scope of Work (Exhibit B) and Schedule (Exhibit C) during the current month and any planned deviations in the upcoming month.

7.3.4

For any deviations in schedule, a plan for recovering lost time and maintaining compliance with the schedule.

7.3.5

All data (including laboratory analyses) received or collected during the month (if not previously submitted to Ecology), together with a detailed description of the underlying samples collected.

7.3.6

A list of deliverables for the upcoming month.

7.4

All plans or other deliverables submitted by the PLPs for Ecology's review and approval under the Scope of Work (Exhibit B) and Schedule (Exhibit C) shall, upon Ecology's approval, become integral and enforceable parts of this Order. The PLPs shall take any action required by such deliverable.

7.5

Under WAC 173-340-430, an interim action is a remedial action that is technically necessary to reduce a threat to human health or the environment by eliminating or substantially reducing one or more pathways for exposure to a hazardous substance, that corrects a problem that may become substantially worse or cost substantially more to address if the remedial action is delayed, or that is needed to provide for completion of a site hazard assessment, remedial investigation/feasibility study, or design of a cleanup action plan. Any Party may propose an interim action under this Order. If the

Parties are in agreement concerning the interim action, the PLPs shall prepare and submit to Ecology an Interim Action Work Plan, including a scope of work and schedule, by the date determined by Ecology. Ecology will provide public notice and opportunity to comment on the Interim Action Work Plan in accordance with WAC 173-340-600(16). The PLPs shall not conduct the interim action until Ecology approves the Interim Action Work Plan. Upon approval by Ecology, the Interim Action Work Plan becomes an integral and enforceable part of this Order, and the PLPs are required to conduct the interim action in accordance with the approved Interim Action Work Plan. If the Parties are not in agreement, Ecology reserves its authority to require interim action(s) under a separate order or other enforcement action under RCW 70A.305, or to undertake the interim action itself.

7.6

If Ecology determines that the PLPs have failed to make sufficient progress or failed to implement the remedial action, in whole or in part, Ecology may, after notice to the PLPs, perform any or all portions of the remedial action or at Ecology's discretion allow the PLPs opportunity to correct. In an emergency, Ecology is not required to provide notice to the PLPs, or an opportunity for dispute resolution. The PLPs shall reimburse Ecology for the costs of doing such work in accordance with Section 8.1 (Payment of Remedial Action Costs). Ecology reserves the right to enforce requirements of this Order under Section 10 (Enforcement).

7.7

Except where necessary to abate an emergency situation or where required by law, the PLPs shall not perform any remedial actions at the Site outside those remedial actions required by this Order to address the contamination that is the subject of this Order, unless Ecology concurs, in writing, with such additional remedial actions pursuant to Section 8.11 (Amendment of Order). In the event of an emergency, or where actions are taken as required by law, the PLPs must notify Ecology in writing of the event and remedial action(s) planned or taken as soon as practical but no later than within twenty-four (24) hours of the discovery of the event.

7.8

The schedule (Exhibit C) includes the schedule of deliverables. If the date for submission of any item or notification required by the Schedule occurs on a weekend, state or federal holiday, the date for submission of that item or notification is extended to the next business day following the weekend or holiday. Where a deliverable due date is triggered by Ecology notification, comments or approval, the starting date for the period shown is the date the PLPs received such notification, comments or approval by certified mail, return receipt requested, unless otherwise noted below. Where triggered by Ecology receipt of a deliverable, the starting date for the period shown is the date

Ecology receives the deliverable by either, email, certified mail, return receipt requested, or the date of Ecology signature on a hand-delivery form.

8. Terms and Conditions

8.1 Payment of Remedial Action Costs

The PLPs shall pay to Ecology costs incurred by Ecology pursuant to this Order and consistent with WAC 173-340-550(2). These costs shall include work performed by Ecology or its contractors for, or on, the Site under RCW 70A.305, including remedial actions and Order preparation, negotiation, oversight, and administration. These costs shall include work performed both prior to and subsequent to the issuance of this Order. Ecology's costs shall include costs of direct activities and support costs of direct activities as defined in WAC 173 340 550(2). For all Ecology costs incurred, the PLPs shall pay the required amount within thirty (30) days of receiving from Ecology an itemized statement of costs that includes a summary of costs incurred, an identification of involved staff, and the amount of time spent by involved staff members on the project. A general statement of work performed will be provided upon request. Itemized statements shall be prepared quarterly. Pursuant to WAC 173-340-550(4), failure to pay Ecology's costs within ninety (90) days of receipt of the itemized statement of costs will result in interest charges at the rate of twelve percent (12%) per annum, compounded monthly.

In addition to other available relief, pursuant to RCW 19.16.500, Ecology may utilize a collection agency and/or, pursuant to RCW 70A.305.060, file a lien against real property subject to the remedial actions to recover unreimbursed remedial action costs.

8.2 Designated Project Coordinators

The project coordinator for Ecology is:

Luke LeMond
1250 West Alder Street
Union Gap, WA 98903-0009
(509) 379-3961
luke.lemond@ecy.wa.gov

The project coordinator for the PLPs is:

Ian Sutton, DTG Recycle
PO Box 14203
Mill Creek, WA 98082
(509) 421-4807
isutton@dtgreecycle.com

Each project coordinator shall be responsible for overseeing the implementation of this Order. Ecology's project coordinator will be Ecology's designated representative for the Site. To the maximum extent possible, communications between Ecology and the PLPs, and all documents, including reports, approvals, and other correspondence concerning the activities performed pursuant to the terms and conditions of this Order shall be directed through the project coordinators. The project coordinators may designate, in writing, working level staff contacts for all or portions of the implementation of the work to be performed required by this Order.

Any Party may change its respective project coordinator. Written notification shall be given to the other Party at least ten (10) calendar days prior to the change.

8.3 Performance

All geologic and hydrogeologic work performed pursuant to this Order shall be under the supervision and direction of a geologist or hydrogeologist licensed by the State of Washington or under the direct supervision of an engineer registered by the State of Washington, except as otherwise provided for by RCW 18.43 and 18.220.

All engineering work performed pursuant to this Order shall be under the direct supervision of a professional engineer registered by the State of Washington, except as otherwise provided for by RCW 18.43.130.

All construction work performed pursuant to this Order shall be under the direct supervision of a professional engineer or a qualified technician under the direct supervision of a professional engineer. The professional engineer must be registered by the State of Washington, except as otherwise provided for by RCW 18.43.130.

Any documents submitted containing geologic, hydrogeologic, or engineering work shall be under the seal of an appropriately licensed professional as required by RCW 18.43 and 18.220.

The PLPs shall notify Ecology in writing of the identity of any engineer(s) and geologist(s), contractor(s), subcontractor(s), and other key personnel to be used in carrying out the terms of this Order, in advance of their involvement at the Site.

8.4 Access

Ecology or any Ecology authorized representative shall have access to enter and freely move about all property at the Site that the PLPs either own, control, or have access rights to at all reasonable times for the purposes of, inter alia: inspecting records, operation logs, and contracts related to the work being performed pursuant to this Order; reviewing the PLPs' progress in carrying out the terms of this Order; conducting such tests or collecting such samples as Ecology may deem necessary; using a camera,

sound recording, or other documentary type equipment to record work done pursuant to this Order; and verifying the data submitted to Ecology by the PLPs. Ecology or any Ecology authorized representative shall give reasonable notice before entering any Site property owned or controlled by the PLPs unless an emergency prevents such notice. All persons who access the Site pursuant to this section shall comply with any applicable health and safety plan(s). Ecology employees and their representatives shall not be required to sign any liability release or waiver as a condition of Site property access.

The PLPs shall make best efforts to secure access rights for those properties within the Site not owned or controlled by the PLPs where remedial activities or investigations will be performed pursuant to this Order. As used in this Section, "best efforts" means the efforts that a reasonable person in the position of the PLPs would use so as to achieve the goal in a timely manner, including the cost of employing professional assistance and the payment of reasonable sums of money to secure access and/or use restriction agreements, as required by this Section. If, within 60 days after the effective date of this Order, the PLPs are unable to accomplish what is required through "best efforts," they shall notify Ecology, and include a description of the steps taken to comply with the requirements. If Ecology deems it appropriate, it may assist the PLPs, or take independent action, in obtaining such access and/or use restrictions. Ecology reserves the right to seek payment from the PLPs for all costs, including cost of attorneys' time, incurred by Ecology in obtaining such access or agreements to restrict land, water, or other resource use.

8.5 Sampling, Data Submittal, and Availability

With respect to the implementation of this Order, the PLPs shall make the results of all sampling, laboratory reports, and/or test results generated by it or on its behalf available to Ecology. Pursuant to WAC 173-340-840(5), all sampling data shall be submitted to Ecology in both printed and electronic formats in accordance with Section VII (Work to be Performed), Ecology's Toxics Cleanup Program Policy 840 (Data Submittal Requirements), and/or any subsequent procedures specified by Ecology for data submittal.

If requested by Ecology, the PLPs shall allow Ecology and/or its authorized representative to take split or duplicate samples of any samples collected by the PLPs pursuant to implementation of this Order. The PLPs shall notify Ecology seven (7) days in advance of any sample collection or work activity at the Site. Ecology shall, upon request, allow [Subject PLP(s)] and/or its authorized representative to take split or duplicate samples of any samples collected by Ecology pursuant to the implementation of this Order, provided that doing so does not interfere with Ecology's sampling. Without limitation on Ecology's rights under Section 8.4 (Access), Ecology shall notify the PLPs prior to any sample collection activity unless an emergency prevents such notice.

In accordance with WAC 173-340-830(2)(a), all hazardous substance analyses shall be conducted by a laboratory accredited under WAC 173-50 for the specific analyses to be conducted, unless otherwise approved by Ecology.

8.6 Public Participation

RCW 70A.305.030(2)(a) requires that, at a minimum, this Order be subject to concurrent public notice. Ecology shall be responsible for providing this public notice and reserves the right to modify or withdraw any provisions of this Order should public comment disclose facts or considerations which indicate to Ecology that this Order is inadequate or improper in any respect.

Ecology shall maintain the responsibility for public participation at the Site. However, the PLPs shall cooperate with Ecology, and shall:

8.6.1

Notify Ecology's project coordinator prior to the preparation of all press releases and fact sheets, and before meetings related to execution of the Scope of Work at the Site with the interested public and/or local governments. Likewise, Ecology shall notify the PLPs prior to the issuance of all press releases and fact sheets related to the Site, and before meetings related to the Site with the interested public and local governments. For all press releases, fact sheets, meetings, and other outreach efforts by the PLPs that do not receive prior Ecology approval, the PLPs shall clearly indicate to its audience that the press release, fact sheet, meeting, or other outreach effort was not sponsored or endorsed by Ecology.

8.6.2

When requested by Ecology, participate in public presentations on the progress of the remedial actions at the Site. Participation may be through attendance at public meetings to assist in answering questions or as a presenter.

8.6.3

When requested by Ecology, arrange and maintain a repository to be located at:

Yakima Valley Regional Library
102 N. 3rd St.
Yakima, WA 98901

At a minimum, copies of all public notices, fact sheets, and documents relating to public comment periods shall be promptly placed in these repositories. A copy of

all documents related to this Site shall be maintained in the repository at Ecology's Central Regional Office in Union Gap, Washington.

8.7 Access to Information

The PLPs shall provide to Ecology, upon request, copies of all records, reports, documents, and other information (including records, reports, documents, and other information in electronic form) (hereinafter referred to as "Records") within the PLPs' possession or control or that of their contractors or agents relating to activities at the Site or to the implementation of this Order, including, but not limited to, sampling, analysis, chain of custody records, manifests, trucking logs, receipts, reports, sample traffic routing, correspondence, or other documents or information regarding the work. [Subject PLP(s)] shall also make available to Ecology, for purposes of investigation, information gathering, or testimony, their employees, agents, or representatives with knowledge of relevant facts concerning the performance of the work.

Nothing in this Order is intended to waive any right the PLPs may have under applicable law to limit disclosure of Records protected by the attorney work-product privilege and/or the attorney-client privilege. If the PLPs withhold any requested Records based on an assertion of privilege, the PLPs shall provide Ecology with a privilege log specifying the Records withheld and the applicable privilege. No Site-related data collected pursuant to this Order shall be considered privileged, including: (1) any data regarding the Site, including, but not limited to, all sampling, analytical, monitoring, hydrogeologic, scientific, chemical, radiological, biological, or engineering data, or the portion of any other record that evidences conditions at or around the Site; or (2) the portion of any Record that Respondents are required to create or generate pursuant to this Order.

Notwithstanding any provision of this Order, Ecology retains all of its information gathering and inspection authorities and rights, including enforcement actions related thereto, under any other applicable statutes or regulations.

8.8 Retention of Records

During the pendency of this Order, and for ten (10) years from the date of completion of the work performed pursuant to this Order, the PLPs shall preserve all records, reports, documents, and underlying data in its possession relevant to the implementation of this Order and shall insert a similar record retention requirement into all contracts with project contractors and subcontractors.

8.9 Resolution of Disputes

8.9.1

In the event that the PLPs elect to invoke dispute resolution the PLPs must utilize the procedure set forth below.

- 8.9.1.1 Upon the triggering event (receipt of Ecology's project coordinator's written decision or an itemized billing statement), the PLPs have fourteen (14) calendar days within which to notify Ecology's project coordinator in writing of its dispute (Informal Dispute Notice).
- 8.9.1.2 The Parties' project coordinators shall then confer in an effort to resolve the dispute informally. The Parties shall informally confer for up to fourteen (14) calendar days from receipt of the Informal Dispute Notice. If the project coordinators cannot resolve the dispute within those fourteen (14) calendar days, then within seven (7) calendar days Ecology's project coordinator shall issue a written decision (Informal Dispute Decision) stating: the nature of the dispute; the PLPs' position with regards to the dispute; Ecology's position with regards to the dispute; and the extent of resolution reached by informal discussion.
- 8.9.1.3 The PLPs may then request regional management review of the dispute. The PLPs must submit this request (Formal Dispute Notice) in writing to the Central Region Toxics Cleanup Section Manager within seven (7) calendar days of receipt of Ecology's Informal Dispute Decision. The Formal Dispute Notice shall include a written statement of dispute setting forth: the nature of the dispute; the PLPs' position with respect to the dispute; and the information relied upon to support its position.
- 8.9.1.4 The Section Manager shall conduct a review of the dispute and shall endeavor to issue a written decision regarding the dispute (Decision on Dispute) within thirty (30) calendar days of receipt of the Formal Dispute Notice. The Decision on Dispute shall be Ecology's final decision on the disputed matter.

8.9.2

The Parties agree to only utilize the dispute resolution process in good faith and agree to expedite, to the extent possible, the dispute resolution process whenever it is used.

8.9.3

Implementation of these dispute resolution procedures shall not provide a basis for delay of any activities required in this Order, unless Ecology agrees in writing to a schedule extension.

8.9.4

In case of a dispute, failure to either proceed with the work required by this Order or timely invoke dispute resolution may result in Ecology's determination that insufficient progress is being made in preparation of a deliverable, and may result in Ecology undertaking the work under Section 7.1 (Work to be Performed) or initiating enforcement under Section 10 (Enforcement).

8.10 Extension of Schedule

8.10.1

The PLPs' request for an extension of schedule shall be granted only when a request for an extension is submitted in a timely fashion, generally at least thirty (30) days prior to expiration of the deadline for which the extension is requested, and good cause exists for granting the extension. All extensions shall be requested in writing. The request shall specify:

8.10.1.1 The deadline that is sought to be extended.

8.10.1.2 The length of the extension sought.

8.10.1.3 The reason(s) for the extension.

8.10.1.4 Any related deadline or schedule that would be affected if the extension were granted.

8.10.2

The burden shall be on the PLPs to demonstrate to the satisfaction of Ecology that the request for such extension has been submitted in a timely fashion and that good cause exists for granting the extension. Good cause may include, but may not be limited to:

8.10.2.1 Circumstances beyond the reasonable control and despite the due diligence of the PLPs including delays caused by unrelated third parties or Ecology, such as (but not limited to) delays by Ecology in reviewing, approving, or modifying documents submitted by the PLPs.

8.10.2.2 A shelter in place or work stoppage mandated by state or local government order due to public health and safety emergencies.

8.10.2.3 Acts of God, including fire, flood, blizzard, extreme temperatures, storm, or other unavoidable casualty.

8.10.2.4 Endangerment as described in Section 8.12 (Endangerment).

However, neither increased costs of performance of the terms of this Order nor changed economic circumstances shall be considered circumstances beyond the reasonable control of the PLPs.

8.10.3

Ecology shall act upon any PLPs' written request for extension in a timely fashion. Ecology shall give the PLPs written notification of any extensions granted pursuant to this Order. A requested extension shall not be effective until approved by Ecology. Unless the extension is a substantial change, it shall not be necessary to amend this Order pursuant to Section 8.11 (Amendment of Order) when a schedule extension is granted.

8.10.4

At the PLPs' request, an extension shall only be granted for such period of time as Ecology determines is reasonable under the circumstances. Ecology may grant schedule extensions exceeding ninety (90) days only as a result of one of the following:

8.10.4.1 Delays in the issuance of a necessary permit which was applied for in a timely manner.

8.10.4.2 Other circumstances deemed exceptional or extraordinary by Ecology.

8.10.4.3 Endangerment as described in Section 8.12 (Endangerment).

8.11 Amendment of Order

The project coordinators may verbally agree to minor changes to the work to be performed without formally amending this Order. Minor changes will be documented in writing by Ecology within seven (7) days of verbal agreement.

Except as provided in Section 8.13 (Reservation of Rights), substantial changes to the work to be performed shall require formal amendment of this Order. This Order may only be formally amended by the written consent of both Ecology and the PLPs. Ecology will provide its written consent to a formal amendment only after public notice and opportunity to comment on the formal amendment.

When requesting a change to the Order, the PLPs shall submit a written request to Ecology for approval. Ecology shall indicate its approval or disapproval in writing and in a timely manner after the written request is received. If Ecology determines that the change is substantial, then the Order must be formally amended. Reasons for the disapproval of a proposed change to this Order shall be stated in writing. If Ecology does

not agree to a proposed change, the disagreement may be addressed through the dispute resolution procedures described in Section 8.9 (Resolution of Disputes).

8.12 Endangerment

In the event Ecology determines that any activity being performed at the Site under this Order is creating or has the potential to create a danger to human health or the environment on or surrounding the Site, Ecology may direct the PLPs to cease such activities for such period of time as it deems necessary to abate the danger. The PLPs shall immediately comply with such direction.

In the event the PLPs determine that any activity being performed at the Site under this Order is creating or has the potential to create a danger to human health or the environment, the PLPs may cease such activities. The PLPs shall notify Ecology's project coordinator as soon as possible, but no later than twenty-four (24) hours after making such determination or ceasing such activities. Upon Ecology's direction, the PLPs shall provide Ecology with documentation of the basis for the determination or cessation of such activities. If Ecology disagrees with the PLPs' cessation of activities, it may direct the PLPs to resume such activities.

If Ecology concurs with or orders a work stoppage pursuant to this section, the PLPs' obligations with respect to the ceased activities shall be suspended until Ecology determines the danger is abated, and the time for performance of such activities, as well as the time for any other work dependent upon such activities, shall be extended in accordance with Section 8.10 (Extension of Schedule) for such period of time as Ecology determines is reasonable under the circumstances.

Nothing in this Order shall limit the authority of Ecology, its employees, agents, or contractors to take or require appropriate action in the event of an emergency.

8.13 Reservation of Rights

This Order is not a settlement under RCW 70A.305. Ecology's signature on this Order in no way constitutes a covenant not to sue or a compromise of any of Ecology's rights or authority. Ecology will not, however, bring an action against the PLPs to recover remedial action costs paid to and received by Ecology under this Order. In addition, Ecology will not take additional enforcement actions against the PLPs regarding remedial actions required by this Order, provided the PLPs comply with this Order.

Ecology nevertheless reserves its rights under RCW70A.305, including the right to require additional or different remedial actions at the Site should it deem such actions necessary to protect human health or the environment, and to issue orders requiring such remedial actions. Ecology also reserves all rights regarding the injury to, destruction of, or loss of

natural resources resulting from the release or threatened release of hazardous substances at the Site.

By entering into this Order, the PLPs do not admit to any liability for the Site. Although the PLPs are committing to conducting the work required by this Order under the terms of this Order, the PLPs expressly reserve all rights available under law, including but not limited to the right to seek cost recovery or contribution against third parties, and the right to assert any defenses to liability in the event of enforcement.

8.14 Transfer of Interest in Property

No voluntary conveyance or relinquishment of title, easement, leasehold, or other interest in any portion of the Site shall be consummated by the PLPs without provision for continued implementation of all requirements of this Order and implementation of any remedial actions found to be necessary as a result of this Order.

Prior to the PLPs' transfer of any interest in all or any portion of the Site, and during the effective period of this Order, the PLPs shall provide a copy of this Order to any prospective purchaser, lessee, transferee, assignee, or other successor in said interest; and, at least thirty (30) days prior to any transfer, the PLPs shall notify Ecology of said transfer. Upon transfer of any interest, the PLPs shall notify all transferees of the restrictions on the activities and uses of the property under this Order and incorporate any such use restrictions into the transfer documents.

8.15 Compliance with Applicable Laws

8.15.1 Applicable Laws

All actions carried out by the PLPs pursuant to this Order shall be done in accordance with all applicable federal, state, and local requirements, including requirements to obtain necessary permits or approvals, except as provided in RCW 70A.305.090. The PLPs have a continuing obligation to identify additional applicable federal, state, and local requirements which apply to actions carried out pursuant to this Order, and to comply with those requirements. As additional federal, state, and local requirements are identified by Ecology or the PLPs, Ecology will document in writing if they are applicable to actions carried out pursuant to this Order, and the PLPs must implement those requirements.

8.15.2 Relevant and Appropriate Requirements.

All actions carried out by the PLPs pursuant to this Order shall be done in accordance with relevant and appropriate requirements identified by Ecology. At this time, no relevant and appropriate requirements have been identified as being applicable to the actions required by this Order. If additional relevant and appropriate requirements are identified by Ecology or the PLPs, Ecology will

document in writing if they are applicable to actions carried out pursuant to this Order and the PLPs must implement those requirements.

8.15.3

Pursuant to RCW 70A.305.090(1), the PLPs may be exempt from the procedural requirements of RCW 70A.15, 70A.205, 70A.300, 77.55, 90.48, and 90.58 and of any laws requiring or authorizing local government permits or approvals. However, the PLPs shall comply with the substantive requirements of such permits or approvals. For permits and approvals covered under RCW 70A.305.090(1) that have been issued by local government, the Parties agree that Ecology has the non-exclusive ability under this Order to enforce those local government permits and/or approvals. At this time, no state or local permits or approvals have been identified as being applicable but procedurally exempt under this section.

8.15.4

The PLPs have a continuing obligation to determine whether additional permits or approvals addressed in RCW 70A.305.090(1) would otherwise be required for the remedial action under this Order. In the event either Ecology or the PLPs determine that additional permits or approvals addressed in RCW 70A.305.090(1) would otherwise be required for the remedial action under this Order, it shall promptly notify the other Party of its determination. Ecology shall determine whether Ecology or the PLPs shall be responsible to contact the appropriate state and/or local agencies. If Ecology so requires, the PLPs shall promptly consult with the appropriate state and/or local agencies and provide Ecology with written documentation from those agencies of the substantive requirements those agencies believe are applicable to the remedial action. Ecology shall make the final determination on the additional substantive requirements that must be met by the PLPs and on how the PLPs must meet those requirements. Ecology shall inform the PLPs in writing of these requirements. Once established by Ecology, the additional requirements shall be enforceable requirements of this Order. The PLPs shall not begin or continue the remedial action potentially subject to the additional requirements until Ecology makes its final determination.

Pursuant to RCW 70A.305.090(2), in the event Ecology determines that the exemption from complying with the procedural requirements of the laws referenced in RCW 70A.305.090(1) would result in the loss of approval from a federal agency that is necessary for the state to administer any federal law, the exemption shall not apply and the PLPs shall comply with both the procedural

and substantive requirements of the laws referenced in RCW 70A.305.090(1), including any requirements to obtain permits or approvals.

8.16 Indemnification

The PLPs agree to indemnify and save and hold the State of Washington, its employees, and agents harmless from any and all claims or causes of action (1) for death or injuries to persons, or (2) for loss or damage to property, to the extent arising from or on account of acts or omissions of the PLPs, its officers, employees, agents, or contractors in entering into and implementing this Order. However, the PLPs shall not indemnify the State of Washington nor save nor hold its employees and agents harmless from any claims or causes of action to the extent arising out of the negligent acts or omissions of the State of Washington, or the employees or agents of the State, in entering into or implementing this Order.

9. Satisfaction of Order

The provisions of this Order shall be deemed satisfied upon the PLPs' receipt of written notification from Ecology that the PLPs have completed the remedial activity required by this Order, as amended by any modifications, and that the PLPs have complied with all other provisions of this Agreed Order.

10. Enforcement

Pursuant to RCW 70A.305.050, this Order may be enforced as follows:

10.1

The Attorney General may bring an action to enforce this Order in a state or federal court.

10.2

The Attorney General may seek, by filing an action, if necessary, to recover amounts spent by Ecology for investigative and remedial actions and orders related to the Site.

10.3

A liable party who refuses, without sufficient cause, to comply with any term of this Order will be liable for:

10.3.1

Up to three (3) times the amount of any costs incurred by the State of Washington as a result of its refusal to comply.

10.3.2

Civil penalties of up to twenty-five thousand dollars (\$25,000) per day for each day it refuses to comply.

10.4

This Order is not appealable to the Washington Pollution Control Hearings Board. This Order may be reviewed only as provided under RCW 70A.305.070.

Effective date of this Order: 02/27/2023

East Mountain Investments, Inc.
DTG Enterprises, Inc.

State of Washington
Department of Ecology

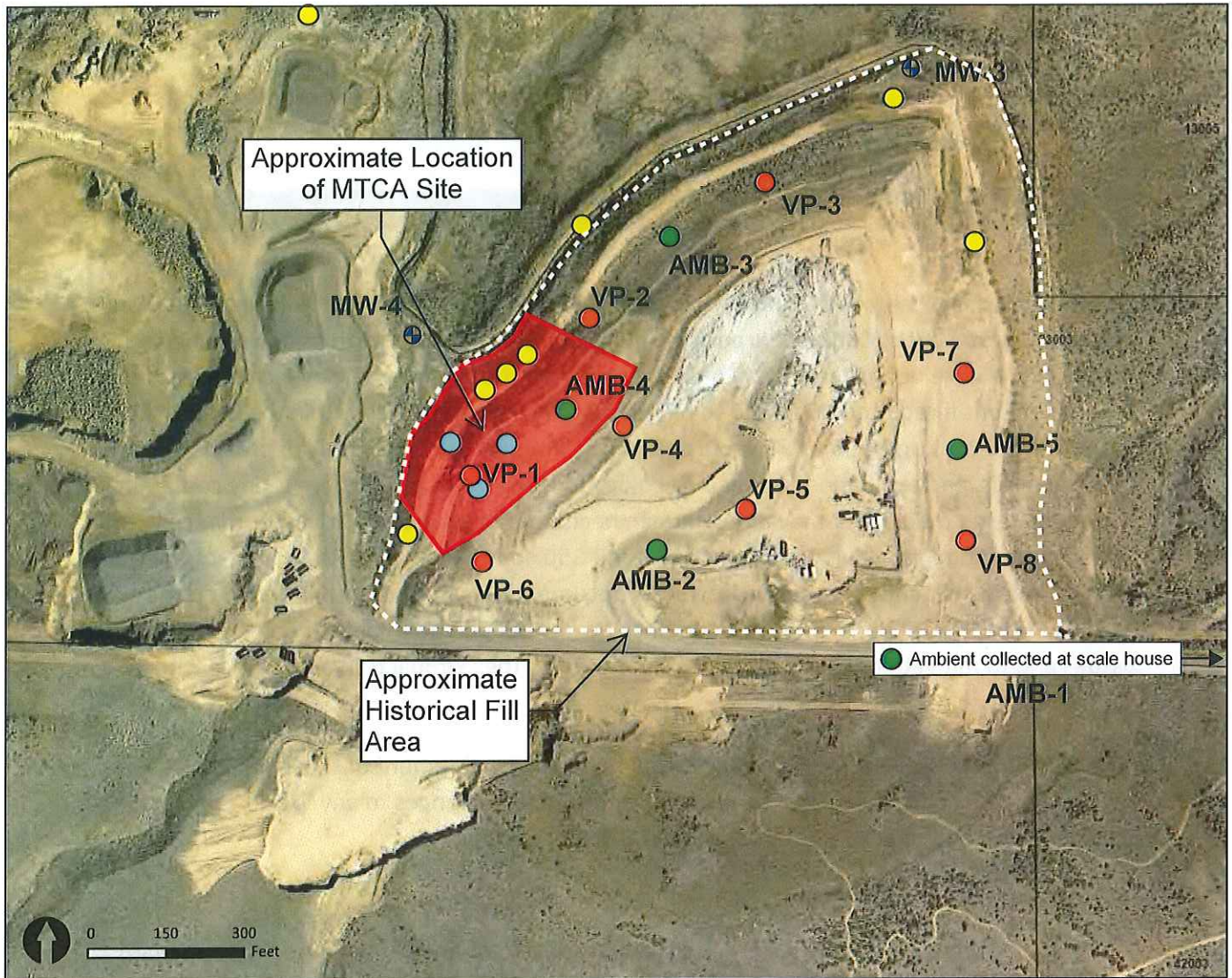
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Thomas Vaughn
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James Rivard
Section Manager
Solid Waste Management Program
Central Regional Office
(509) 731-5163



Parametrix

Basemap from Yakima Planning GIS (2021 Aerials)

- December '21 Soil Gas
 - July '22 Soil Gas
 - January '22 Ambient Air
 - July '22 Ambient Air
 - ⊕ Existing Monitoring Well
- * all locations approximate

Exhibit A

Site Location Map

East Mountain Investments, Inc. and DTG
Enterprises, Inc. Agreed Order

Exhibit B — Scope of Work

Scope of work

Purpose

The work under this Agreed Order (AO) involves conducting a limited Remedial Investigation (RI) on a portion of the Limited Purpose Landfill (LPL) where concentrations of benzene and naphthalene have been identified in ambient air above the landfill and may include conducting interim actions if required or agreed to by Ecology. The current Site is within the historic fill area and is shown on Exhibit A. The purpose of the limited RI for the Site is to provide sufficient data, analysis, and evaluations to enable Ecology to evaluate whether there is any contaminant impact to other media that may affect human health or the environment in accordance with Washington Administrative Code (WAC) 173-340-350 and to determine the source of releases of hazardous substances to the air previously documented from the landfill. Based on the results of the limited RI, an interim action may be developed and implemented to address these issues and to mitigate or eliminate the threat posed by these impacts in accordance with WAC 173-340-430.

The PLPs shall coordinate with Ecology throughout the development of the Work Plan, limited RI, and interim actions and shall keep Ecology informed of changes to any Work Plan or other project plans, and of any issues or problems as they develop.

The Scope of Work (SOW) is divided into five major tasks as follows:

- Task 1. Limited RI Work Plan [This will include development of the limited RI work plan]
- Task 2. Limited RI [This will include field sampling and laboratory analysis and implementation of the Work Plan]
- Task 3. Interim Action(s) (if required) [This will include development of an interim action work plan and implementation of that plan.]
- Task 4. SEPA Compliance [as needed in conjunction with interim action(s)]
- Task 5. Public Participation

Task 1. Limited RI Work Plan

The PLPs shall prepare a work plan outlining procedures for the Limited Remedial Investigation. The Work Plan shall include an overall description and schedule of all limited RI activities. The Work Plan shall clearly describe the project management strategy for implementing and reporting on limited RI activities. The responsibility and authority of all organizations and key personnel involved in conducting the limited RI will be outlined.

A. Project Meeting

A Key Project Meeting will be held prior to submittal of the LRI Work Plan. The purpose of the Key Project Meeting is to review requirements for the Work Plan and plan LRI field work, discuss the preliminary Conceptual Site Model, and identify project data needs and possible interim actions.

B. Facility Background

The Work Plan shall describe general facility information; site history and conditions; including previous operations; past field investigations, including any data collection and analysis of soils, air, groundwater, a conceptual site model showing contaminants, migration pathways in all environmental media, and potential receptors; geology and groundwater system characteristics; past, current, and future land use; identification of natural resources and ecological receptors; hazardous substances and their sources, etc., in compliance with WAC 173-340-350.

C. Sampling and Analysis Plan

As part of the project background, existing environmental data on site soil, air, and groundwater will be compiled and evaluated for data gaps. The data gaps will be used as the basis for conducting additional site investigations, if necessary. The Work Plan will also identify specific data collection procedures in a Sampling and Analysis Plan (SAP) and Quality Assurance Project Plan (QAPP) as part of the Work Plan in compliance with WAC 173-340-820 for defining the nature and extent of contamination. The PLP will also submit a copy of the Health and Safety Plan (HASP) for the project.

1. Field Sampling and Testing – Field sampling and testing will delineate the nature and extent of contamination in the vicinity of the identified hazardous substances near the northwest portion of the Site (Exhibit A) and will attempt to address the data gaps identified in Ecology’s Technical Memo for the site dated October 11, 2022. The SAP shall identify the proposed number and location of all environmental samples and methods, and include a QAPP. The SAP will describe the sampling objectives, the rationale for the sampling approach (based upon the identified data gaps), and plans for data use, and shall provide a detailed description of sampling tasks. The SAP shall describe specifications for sample identifiers; sampling equipment; the type, number, and location of samples to be collected; the analyses to be performed; descriptions of sampling equipment and methods to be used; sample documentation; sample containers, collection and handling; data and records management; and schedule.
2. Quality Assurance Project Plan (QAPP) – A Quality Assurance Project Plan (QAPP) will be prepared in accordance with the Guidance for Preparation of Quality Assurance Project Plans, EPA Region 10, Quality Data Management Program, QA/R-5 and requirements of the EPA Contract Laboratory Program. The QAPP will also follow

Ecology's Guidelines for Preparing Quality Assurance Project Plans for Environmental Studies (July 2004). Laboratories must meet the accreditation standards established in WAC 173-50. Data quality objectives will reflect the criteria or threshold values used for the source control evaluation.

3. Health and Safety Plan – A Health a Safety Plan, conforming with WAC 173-340-810 and generally including:
 - a. Level of chemical protection;
 - b. Hazard evaluation;
 - c. Waste characteristics; and
 - d. Special considerations and emergency information.

The SAP, including the QAPP, will be submitted to Ecology for review and approval. As with all environmental work at the site, work may not begin without written approval from Ecology. The plan shall provide seven (7) days notice to Ecology prior to beginning sampling. Ecology may obtain split samples.

The PLPs or their contractors shall submit all new sampling data generated under this SAP and any other recently collected data to Ecology for entry into the Environmental Information Management System (EIM) in accordance with WAC 173-340-840(5) and Ecology's Toxics Cleanup Program Policy 840: Data Submittal Requirements. Only validated data will be entered into the EIM database within 30 days of submittal.

The PLPs will provide Ecology with a Draft Work Plan. Once Ecology reviews and approves the Work Plan, it will be considered Final. The Work Plan shall not be implemented until approved by Ecology. Once approved by Ecology, the PLPs will implement the Work Plan according to the schedule contained in Exhibit C.

The PLPs shall prepare one (1) copy of the Draft limited RI Work Plan and submit it, including one electronic copy each in Word (.doc) and Adobe (.pdf) formats, to Ecology for review and comment. After incorporating Ecology's comments on the Draft Work Plan and after Ecology approval, the PLPs shall prepare one (1) copy of the Final Work Plan and submit it, including one electronic copy each in Word (.doc) and Adobe (.pdf) formats, to Ecology.

Task 2. Limited RI

The PLPs shall conduct a limited RI that meets the requirements of WAC 173-340-350(7) according to the Work Plan as approved by Ecology. The limited RI will determine the nature and extent of contamination exceeding Model Toxics Control Act (MTCA) cleanup levels, identify the source(s) of contamination, and other regulatory requirements. The limited RI must provide sufficient data and information to define the nature and extent of contamination. If the data collected during the limited RI is insufficient to define the nature and extent of

contamination, and/or to select an appropriate interim action, as applicable, an additional phase of investigation shall be conducted in accordance with WAC 173-340-350 (7).

Field sampling and analysis will be completed in general accordance with the SAP and QAPP. Deviation(s) from the approved SAP and QAPP must be communicated to Ecology within two business days and documented as required by Ecology.

The PLPs shall provide interim data reports and updates to Ecology as new site data and information become available. Laboratory analysis data shall also be provided in electronic format when it has been validated. Raw laboratory data will be provided to Ecology upon request.

Prior to submittal of the Draft Limited RI Report, a Pre-Report Check-In Meeting will be held. During the limited RI Pre-Report Check-In, Ecology and the PLPs will review available data and discuss the updated conceptual site model and the content and organization of the Draft Limited RI Report.

The PLPs shall compile the results of the Site investigation into a Draft Limited RI Report. The PLPs shall prepare one (1) copy of the Draft LRI Report and submit it, including one electronic copy each in Word (.doc) and Adobe (.pdf) formats, to Ecology for review and comment.

After addressing Ecology's comments on the Draft Limited RI Report to Ecology's satisfaction, the PLPs shall prepare one (1) copy of a final Limited RI Report and submit it, including one electronic copy each in Word (.doc) and Adobe (.pdf) formats, to Ecology. Electronic survey data for monitoring locations, electronic lab data, and GIS maps of contaminant distribution shall also be provided.

Task 3. Interim Actions (if required)

Remedial actions implemented prior-to or following completion of the limited RI, including those that:

- are technically necessary to reduce a threat to human health or the environment by eliminating or substantially reducing one or more pathways for exposure to a hazardous substance;
- correct a problem that may become substantially worse or cost substantially more to address if the remedial action is delayed; or
- are needed to provide for completion of the remedial investigation/feasibility study or design of the cleanup action
- will be considered interim actions, will be implemented in accordance with WAC 173-340-430 and the AO, and will be designed in a manner that will not foreclose reasonable alternatives for any final cleanup action that may be required.

As detailed in the AO, if required by Ecology, or if proposed by the PLPs and approved by Ecology, the PLPs will implement an interim action.

If an interim action is to be performed, the PLPs will prepare and submit for Ecology approval a Draft Interim Action Work Plan (IAWP) with detail commensurate with the work to be performed. The Draft IAWP shall include, as appropriate:

- Description of the interim action including its purpose, general requirements, and relationship to the (final) cleanup action (to the extent known);
- Summary of relevant RI information, including at a minimum existing site conditions and alternative interim actions considered;
- Information regarding design and construction requirements, including a proposed schedule and personnel roles and responsibilities;
- Compliance Monitoring Plan;
- SAP/QAPP
- Permits required.

The PLPs will also submit a copy of the Health and Safety Plan for the IAWP. The PLPs will be responsible for complying with the State Environmental Policy Act (SEPA) Rules including preparing and submitting an environmental checklist for the Interim Action, and will assist Ecology with presentations at any additional meetings or hearings that might be necessary for SEPA compliance or as part of the Public Participation Plan.

The PLPs shall prepare one (1) copy of the Draft Interim Action Work Plan and submit it, including one electronic copy each in Word (.doc) and Adobe (.pdf) formats, to Ecology for review and approval. After incorporating Ecology's comments on the Draft Interim Action Work Plan and after Ecology approval, the PLPs shall prepare one (1) copy of the Final Interim Action Work Plan and submit it, including one electronic copy each in Word (.doc) and Adobe (.pdf) formats, to Ecology.

Following approval of the Final IAWP, the PLPs will execute the Interim Actions at the Site. The Interim Actions implementation and deliverable schedule (Exhibit C) will be determined based upon the scope of the Interim Actions.

Upon successful completion of the work, a Draft Interim Action Report will be prepared as a separate deliverable. The PLPs shall prepare one (1) copy of the Draft Interim Action Report and submit it, including one electronic copy each in Word (.doc) and Adobe (.pdf) formats, to Ecology for review and approval. After incorporating Ecology's comments on the Draft Interim Action Report and after Ecology approval, the PLPs shall prepare one (1) copy of the Final Interim Action Report and submit it, including one electronic copy each in Word (.doc) and Adobe (.pdf) formats, to Ecology.

Task 4. SEPA compliance

The PLPs shall be responsible for complying with the State Environmental Policy Act (SEPA) Rules including preparing and submitting an environmental checklist. If the result of the threshold determination is a determination of significance (DS), the PLPs shall be responsible for the preparation of Draft and final environmental impact statements. The PLPs shall assist Ecology with coordinating SEPA public involvement requirements with MTCA public involvement requirements whenever possible, such that public comment periods and meetings or hearings can be held concurrently.

Task 5. Public participation

The PLPs shall support Ecology in presenting the any report and/or SEPA evaluations at one public meeting or hearing. The PLPs will assist Ecology with presentations at any additional meetings or hearings that might be necessary for SEPA compliance or as part of the Public Participation Plan.

Exhibit C — Schedule

Milestone	Completion Times
Key Project Meeting	Within 14 days following execution of the Agreed Order
Draft Limited RI Work Plan	30 days following the Key Project Meeting
Final Limited RI Work Plan	Within 30 days of receipt of comments from Ecology
Completion of Limited RI Field Work	Within 180 days following completion of the Final SAP, QAPP and HSP
Pre-Report Check-In Meeting	Within 90 days following receipt of validated laboratory data
Final LRI Report	Within 30 days following receipt of Ecology comments on Draft Limited RI Report
Draft Interim Action Work Plan (if interim action is deemed necessary by Ecology)	60 days following completion of Final Limited RI Report
Final Interim Action Work Plan	30 days following receipt of Ecology's comments on the Draft IAWP
Implement Interim Action	TBD - Completion time will be determined based on the scope of Interim Action Plan
Interim Action Report	TBD - Completion time will be determined based on the scope of Interim Action Plan