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THE CITY OF REDMOND
PUBLIC WORKS DEPARTMENT

UST # 3213

FORMER SUPER RENTS

CityofRedmond
WASHINGTON

January 30, 2007

ECY

Mr. Stuart Anderson
Super Rents
16625 Redmond Way, Suite M-417
Redmond, WA 98052-4444

Re: Former Super Rent site, 17950 NE Redmond Way, Redmond, WA

Mr. Anderson,

The City would like to thank you and Aspect for sharing information on the progress of your investigation into the fuel release from the former underground storage tank system located at the former Super Rent site. We would also like to share with you our concerns regarding the severity of the contamination at the site, and urge you to consider it's proximity to the City's drinking water production well in the hope that you will expedite cleanup measures for your site.

Municipal Well Background

The City of Redmond produces its drinking water from the shallow, unconfined alluvial aquifer underlying the Sammamish and Bear Creek Valleys. Five wells supply drinking water to Redmond east of the Sammamish River. Redmond's well number 5 (well 5) is located approximately 1500 feet north of the Super Rent site. Groundwater elevation readings collected in early January show that the groundwater elevation near well 5 is approximately 37' above mean sea level (MSL).

Well 5 produces water from a screened interval of 20 to 35 feet below ground surface and pumps at a rate of 1000 gallons per minute. Under normal pumping conditions well 5 has been shown to influence a monitoring well located 525' to the south of the well (.54 feet of drawdown). In the coming months the City will be repairing 3 of the 5 water supply wells, with well 5 poised to increase its pumping to offset the lost production as wells are taken out of service. The increased duration of pumping from well 5 may increase its radius of influence to the south.

Super Rent Site

The former Super Rent site is located approximately 1500 feet cross and down gradient from well 5, within Wellhead Protection Zone 3; meaning that groundwater could travel from your site to well 5 in as little as a year (figure 1).

As reported by Aspect Consulting, the groundwater gradient is very flat, and determining a direction of groundwater flow has been difficult at the site. The assumed gradient is toward the west and Aspect has installed down-gradient wells across Hwy 202 in the right of way. Considering the flat gradient and proximity to the City's well 5; it is possible that contamination could migrate from Super Rent toward the north, impact off-site properties and threaten well 5. This becomes an even greater concern when

considering that well 5 is pu ıg from a similar screened interval, 20' t below ground surface (bgs), as the Super Rent monitoring wells which are screened at depths ranging from 12' to 29' bgs. Further, December 26, 2007 groundwater elevations collected at the Super Rent site show groundwater elevations ranging from 37.31' to 37.87' above MSL, less than one foot higher than the groundwater near the City's well 5 during the same time frame.

The investigation at the Super Rent site appears to have defined the contamination to the east, southwest and west, but not to the north. We urge you to install a well to the north of MW-1, historically one of the most contaminated wells on the site, to demonstrate clean limits to the north and verify that the plume is not migrating toward the City water supply. Additionally, wells MW-1 and MW-2 are screened below the groundwater table during part of the year which may preclude detection of separate phased product during high water table events.

Separate phase product has been identified at the site since at least 2003 and no active remediation has taken place aside from the use of passive recovery devices. Passive product recovery methods remove only very small volumes of product and are ineffective at reducing contaminants dissolved in groundwater. More aggressive means of product removal and soil and groundwater remediation should be employed at this site in order to ensure the remediation of the groundwater aquifer and protection of the municipal water supply.

Next Steps

The City requests that you:

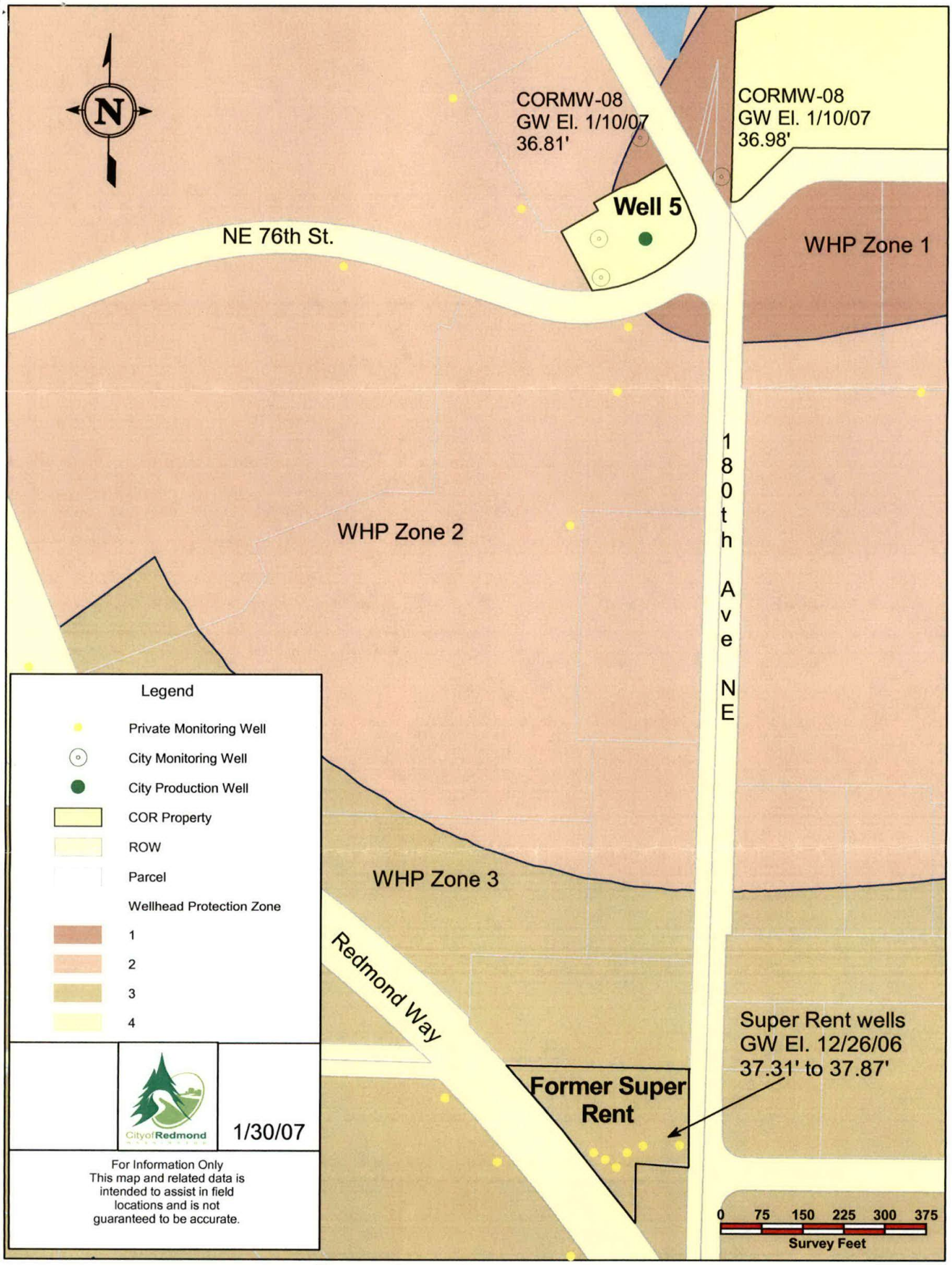
- Install a monitoring well or wells north of the former UST system in order to delineate groundwater impacts to the north. Report the results to the City.
- Sample groundwater quarterly to demonstrate that the dissolved plume is not migrating toward well 5. Report the results to City quarterly.
- Provide the City with your cleanup plan and a timeline for active remediation of the soil and groundwater at the site.

The City appreciates your voluntary site assessment and cleanup measures to date. We understand that you are considering future development options for your site and we would like to work with you to provide groundwater information that will be helpful to you in completing an expedient cleanup of the site and groundwater aquifer. Thank you for your attention to these concerns. If you have any questions, please contact me at (kmurphy@redmond.gov) or at (425) 556-2756.

Best Regards,

Kevin M. Murphy, LG
Wellhead Protection Lead
Wellhead Protection Program

Cc: John Bails, Washington Department of Ecology
Lori Herman, Aspect Consulting



Former Super Rent Figure 1