Phase I Environmental Site Assessment Report

Singer Chevron
7 E. Rose St.
Walla Walla, WA 99362

Prepared for

Baker Boyer Bank
PO Box 1796
Walla Walla, WA 99362

Prepared by

BMEC
505 Willard Street
Waitsburg, WA 99361
Phone: 509-520-4416

Job Number: P2010/1002
10/27/2010

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1.0 GENERAL INFORMATION

Project Information:
Singer Chevron
Project Number: P2010/1002

Consultant Information:
BMEC
505 Willard Street
Waitsburg, WA 99361
Phone: 509-520-4416
Fax: 509-529-4422
E-mail Address: ymeyer@charterinternet.com
Inspection Date: 10/18/2010
Report Date: 10/27/2010

Site Information:
Singer Chevron
7 E. Rose St.
Walla Walla, WA 99362
County: Walla Walla
Latitude, Longitude: 46.067900, -118.339900
Site Access Contact: Bill Singer

Client Information:
Baker Boyer Bank
Rosendo Guizar
PO Box 1796
Walla Walla, WA 99362

Site Assessor:
Yancy Meyer
Environmental Professional

Senior Reviewer:
Peter H. Trabusiner
Engineer

EP Certification:

I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in 312.10 of this part.

Yancy Meyer - Environmental Professional

AAI Certification:

I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. I have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

Yancy Meyer - Environmental Professional

2.0 EXECUTIVE SUMMARY

2.1 Subject Property Description

The subject property is located at 7 E. Rose St. in Walla Walla, Washington, on the north side of E. Rose St., at the northeast corner of the intersection of N. 2nd Ave. and E. Rose St. The subject property is currently occupied by an active gasoline station with a convenience store, two pump islands with canopies, and a paved parking area.

2.2 Data Gaps

What was data gap?

The prior owners were not available to interview. This gap is significant; however, given the known history of the site, it is reasonable and prudent to believe that this information would not alter the opinion in Section 2.4.

2.3 Environmental Report Summary

BMEC, Inc. has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527-05 of the property located at E. 7 Rose St. in Walla Walla, Washington. Any exceptions to, or deletions from, this practice are described in Section 3.4 of this report. This assessment has revealed evidence of Recognized Environmental Conditions in connection with the property:

Given the 2005 construction of the structures at the site, there are no concerns with asbestos or lead-based paint according to 29 CFR 1926.1101 or 29 CFR 1926.62.

This site was developed as a Chevron gas station in 1930, and historical photographs show pump islands in the current locations, with a small cashier's booth between the islands, and a service shop in the northeast corner of the site. An additional underground storage tank (UST) was added in 1967 by Standard Oil, and all of the old USTs were replaced in 1981 by Chevron USA. There is no record of inspection available from the City Building Department or Fire Department, and there is no record of soil sampling on file with the Washington Department of Ecology (DOE). It is the opinion of BMEC, Inc. that Phase II soil sampling should be performed in the area of the former USTs to insure no petroleum contamination has occurred due to prior activities at the site.

In February of 2005, Martin S. Burck Associates, Inc. conducted a site assessment and closure of a waste oil underground storage tank (UST) at the site. The waste oil UST was permanently closed by removal. During the removal, two soil samples were taken at a depth of 7.5 feet bgs, from the north and south ends of the UST, respectively. These samples were submitted to North Creek Analytical, Inc. of Beaverton, Oregon, for laboratory analysis of total petroleum hydrocarbons using DOE method NWTPH-HCID. These samples were also analyzed for total lead using EPA Method 6020. The samples did not exceed concentrations for total petroleum hydrocarbons under the Model Toxic Control Act (MTCA) Method A Soil Cleanup Levels. A copy of the Waste Oil UST Decommissioning and Site Assessment for the subject property is located in Appendix F.
According to interviews, the heating oil UST formerly located west of the building was also removed at this time; however, there is no record of UST removal or of soil sampling having been performed during the UST removal. A repair shop was formerly located in the northeast corner of the site, and this shop had contained an in-ground hydraulic lift. The lift has been removed; however, no soil sampling was performed at the time of removal.
It is the opinion of BMEC, Inc. that Phase II soil sampling should be performed in the location of the former heating oil UST and the former hydraulic lift to insure no petroleum or PCB contamination has occurred due to prior activities at the site.

At the time of inspection, the site was an active Chevron gas station, Facility ID # A4238. According to information received from the Washington Department of Ecology

Not FSID

(DOE), the gas station has three 10,000-gallon underground storage tanks. These USTs, including one 10,000-gallon unleaded gasoline USTs, one 10,000-gallon premium gasoline UST, and one 10,000-gallon diesel UST, were installed in 1981 and upgraded in 1993. These are all single-walled steel reinforced fiberglass tanks, with automatic tank gauging and automatic line leak detectors. The pumps are supplied by single-walled fiberglass-reinforced plastic (FRP) product piping. Each individual tank has a fill containment, a fiberglass re-enforced sump at the turbine pump with remote sensor device inside each sump. The dispenser pumps are multiple dispenser pumps (MDPs) with digital card readers, and individual fiberglass re-enforced enviro-sumps. A copy of the most recent line tightness test, dated March 15, 2010, is included in the appendix.

Observation wells are installed at the site. These wells were installed during the construction of the site for the purpose of monitoring the UST system periodically for an unnoticed release. DOE recommends that observation wells be inspected for groundwater, and if groundwater is present, it should be sampled before the property is sold. It is the opinion of BMEC, Inc. that any observation well containing groundwater should be sampled and tested for petroleum hydrocarbon contamination.

Report Section		No Further Action	REC	HREC	Issue/Further Investigation	Comments
4.4	Current Use of Property	X				
4.6	Adjoining Property Information	X				
6.1	Standard Environmental Records Sources			X	X	USTs and hydraulic lift removed without soil sampling. Phase II recommended.
6.4.1	Historical Summary			X	X	Site was a gas station since 1930. USTs and hydraulic lift removed without soil sampling. Phase II recommended.
6.4.6	Other Environmental Reports	X				Waste oil tank removal report from MSBA, Inc. included in Appendix.
7.3.1	Hazardous Substances	X				
7.3.3	USTs	X				
7.3.4	ASTs	X				
7.3.5	Other Suspect Containers	X				
7.3.6	Equipment Likely to Contain PCBs			X	X	Hydraulic lift removed without soil sampling. Phase II recommended.
7.3.11	Stained Soil/Stressed Vegetation	X				
9.1	Asbestos-Containing Materials	X				

Report Section		No Further Action	REC	HREC	Issue/Further Investigation	Comments
9.2	Lead-Based Paint	X				
9.3	Radon	X				

2.4 Recommendations

During the course of the on-site visual inspection, a review of the available information at the Walla Walla County Courthouse, the Walla Walla City Library, The Washington State Department of Ecology, and a review of the Environmental Database for the site, no potential environmental risks, recognized environmental conditions or hazards were discovered.

It is the opinion of BMEC, Inc. that Phase II soil sampling should be performed in the location of the former heating oil UST, the former gasoline USTs, and the former hydraulic lift to insure no petroleum or PCB contamination has occurred due to prior activities at the site.

Observation wells are installed at the site. These wells were installed during the construction of the site for the purpose of monitoring the UST system periodically for an unnoticed release. DOE recommends that observation wells be inspected for groundwater, and if groundwater is present, it should be sampled before the property is sold. It is the opinion of BMEC, Inc. that any observation well containing groundwater should be sampled and tested for petroleum hydrocarbon contamination.

3.0 INTRODUCTION

3.1 Purpose

The purpose of the Phase I Environmental Site Assessment (ESA) was to evaluate the current and historical conditions of the Subject Property in an effort to identify recognized environmental conditions in connection with the Subject Property.

A recognized environmental condition is defined by ASTM as:

Recognized Environmental Condition - The presence of or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products even under conditions in compliance with laws. The term is not intended to include de minimis conditions that generally do not present a material risk to public health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate government agencies.

The identification of recognized environmental conditions in connection with the subject property may impose an environmental liability on owners or operators of the site, reduce the value of the site, or restrict the use or marketability of the site, and therefore, further investigation may be warranted to evaluate the scope and extent of potential environmental liabilities.

Unless specifically noted within the text of this Report, this Phase I Environmental Site Assessment (ESA) does not include or address groundwater, soil, or extraneous materials contamination upon or under the surface soils, with respect to testing, coring, or sampling analysis.

3.2 Scope of Work

The Phase I ESA conducted at the Subject Property was in general accordance with ASTM Standard E 1527-05 and included the following:

- Review of previous environmental site assessments;
- Records review;
- Interviews with regulatory officials and personnel associated with the subject and adjoining properties;
- A site visit; and
- Evaluation of information and preparation of the report provided herein.

Typically, a Phase I ESA does not include sampling or testing of air, soil, groundwater, surface water, or building materials. These activities would be carried out in a Phase II ESA, if required. For this Phase I ESA, no additions to the ASTM E 1527-05 standard were made with the exception of the following: None.

3.3 Significant Assumptions

It is assumed that this investigation is being conducted to identify recognized environmental conditions concerning the subject property, and to permit the user to satisfy one of the requirements to qualify for the innocent landowner defense to CERCLA liability. This investigation may mention but does not fully address non-scope considerations such as, but not limited to, asbestos containing materials (ACM), radon, lead-based paint (LBP), lead in drinking water, mold, wetlands, regulatory compliance, cultural and historical resources, industrial hygiene, health and safety, ecological resources, endangered species, indoor air quality, and/or high voltage power lines, although, one or more may be mentioned in the report as a business environmental risk concern.

It is also assumed that the information provided by the client is accurate and that the client is not withholding any information that would alter the conclusions of this report.

3.4 Limitations and Exceptions

Along with all of the limitations set forth in various sections of the ASTM E 1527-05 protocol, the accuracy and completeness of this report may be limited by the following:

Access Limitations - None.
Physical Obstructions to Observations - None.
Outstanding Information Requests - No prior owner interviews.
Historical Data Source Failure - None.
Other - None.

It should be noted that this assessment did not include a review or audit of operational environmental compliance issues, or of any environmental management systems (EMS) that may exist on the property. Where required, the documents listed in Appendices A and F were used as reference material for the completion of the Phase I ESA. Some of the information presented in this report was provided through existing documents and interviews. Although attempts were made, whenever possible, to obtain a minimum of two confirmatory sources of information, BMEC, Inc. in certain instances has been required to assume that the information provided is accurate.

The information and conclusions contained in this report are based upon work undertaken by trained professional and technical staff in accordance with generally accepted engineering and scientific practices current at the time the work was performed. The conclusions and recommendations presented represent the best judgment of BMEC, Inc. based on the data obtained from the work. Due to the nature of investigation and the limited data available, BMEC, Inc. cannot warrant against undiscovered environmental liabilities. Conclusions and recommendations presented in this report should not be construed as legal advice.

Should additional information become available which differs significantly from our understanding of conditions presented in this report, we request that this information be brought to our attention so that we may reassess the conclusions provided herein.

3.5 Deviations

No deviations from the recommended scope of ASTM Standard E 1527-05 were performed as part of this Phase I ESA with the exception of any additions noted in Detailed Scope of Services.

3.6 Special Terms and Conditions

Authorization to perform this assessment was given by the client on October 11, 2008. Instructions as to the location of the property, access, and an explanation of the property and facilities to be assessed were provided by Bill Singer, owner and manager of Singer's Chevron Food Mart, LLC.

3.7 Reliance

This report has been prepared for the sole benefit of the client. The report may not be relied upon by any other person or entity without the express written consent of BMEC, Inc. and the client. We acknowledge a third party's reliance on this report as part of the process of evaluating the risks associated with this transaction.

4.0 SITE DESCRIPTION

4.1 Location and Legal Description

The subject property is known as Singer Chevron and is located at 7 E. Rose St. in Walla Walla, Washington, on the north side of E. Rose St., at the northeast corner of the intersection of N. 2nd Ave. and E. Rose St. Information obtained from the Walla Walla County Assessor's Department indicated that the tax assessment parcel number for the subject property is 36-07-20-57-4707, which is a portion of the southwest quarter of Section 20, in Township 6 N, and Range 36 E.W.M.

A complete legal description for the site is located in Appendix F of this report.

4.2 Activity/Use Limitations

No specific Activity/Use limitations were specified for the subject property.

4.3 Site and Vicinity Description

The subject property consists of 0.23 acre and is developed with a 2,204 square-foot commercial building, one 600 square-foot commercial canopy, and one 360 square-foot commercial canopy. The ground surface at the site is relatively level. The site consists primarily of a convenience store, two freestanding canopies, and paved parking. Two storm water swales are located east of the convenience store. The fueling area is located to the west and south of the building and consists of the freestanding canopy roofs and two dispenser islands. Each island has one dispenser pump accessible from both sides. The subject property can be accessed from the south via an entrance from E. Rose St. and from the west via an entrance from N. 2nd Ave.

The site is zoned commercial. The area surrounding the site is primarily commercial.

4.4 Current Use of Property

The subject property is currently occupied by an active gasoline station with two covered pump islands and a convenience store. No unusual or suspicious storage, handling or disposal was observed.

4.5 Description of Structures and Other Improvements

Structures at the site include:

Property Summary

Size of Property (approximate):	0.23 acres
General Topography of Property:	Flat
Adjoining and/or Access/Egress Roads:	N. 2nd Ave, E. Rose St.
Paved or Concrete Areas (including parking):	70%
Unimproved Areas:	None
Landscaped Areas:	5%
Surface Water:	None
Potable Water Source:	City of Walla Walla
Sanitary Sewer Utility:	City of Walla Walla
Storm Sewer Utility:	City of Walla Walla
Electrical Utility:	
Natural Gas Utility:	

Building Summary

Building Name:	Convenience store
Number of Floors:	One
Total Square Feet of Space (approximate):	2,204
Construction Completion Date (year):	2005
Construction Type:	Wood-framed on concrete foundation
Interior Finishes Description:	Drywall, ceiling tile, ceramic tiles
Exterior Finishes Description:	Concrete block, stucco
Cooling System Type:	Central AC
Heating System Type:	Electric
Emergency Power:	none

4.6 Adjoining Property Information

For the Scope of this Assessment, properties are defined and categorized based upon their physical proximity to the subject property. An adjacent property is any real property located within 0.25 miles of the subject property's border. An adjoining property is any real property whose border is contiguous or partially contiguous with the subject property, or that would be if the properties were not separated by a roadway, street, public thoroughfare, river, or stream.

Direction From Site	Occupant	Use	Comments
North	Quality Smith	Office	
South	Pantorium Cleaners building	Commercial	Alterations by Nonie Art gallery
East	Parking lot	Unimproved	Parking for Quality Smith
West	Marcus Whitman Hotel	Commercial	

5.0 USER PROVIDED INFORMATION

5.1 Specialized Knowledge

No specialized knowledge in connection with the subject property or facility operations was identified by the user/client.

5.2 Valuation Reduction for Environmental Issues

No environmental issues were identified by the user/client that could result in property value reduction. It is the opinion of BMEC, Inc. that a Phase II soil investigation should be performed to investigate possible soil contamination at the site.

5.3 Owner, Property Manager, and Occupant Information

No other pertinent information in connection with the subject property was provided by the owner, the property manager, or the occupant.

5.4 Reason For Performing Phase I

The Phase I ESA is being conducted as part of environmental due diligence prior to property transfer or refinancing.

6.0 RECORDS REVIEW

6.1 Standard Environmental Records Sources

BMEC, Inc. contracted Environmental Data Resources, Inc. (EDR) to conduct a search of Federal and State databases containing known and suspected sites of environmental contamination. The number of listed sites identified within the approximate minimum search distance (AMSD) from the Federal and State environmental records database listings specified in ASTM Standard E 1527-05 are summarized in the following table. Detailed information for sites identified within the AMSDs is provided below, along with an opinion about the significance of the listing to the analysis of recognized environmental conditions in connection with the subject property. Copies of the EDR research data and a description of the databases are included in Appendix D of this report.

The subject property is listed in the following government databases: UST, FINDS, MANIFEST, and RCRA-CE SQG. At the time of inspection, the site was an active Chevron Gas Station, Facility ID #A4238. A copy of the most recent tightness test, dated March 15, 2010, is included in the appendix. Copies of all available documentation from the DOE are included in Appendix F of this report.

Map Findings Summary

Database	Target Property	Search Distance (Miles)	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
NPL		1	0	0	0	0	NR	0
Proposed NPL		1	0	0	0	0	NR	0
NPL LIENS		TP	NR	NR	NR	NR	NR	0
DELISTED NPL		1	0	0	0	0	NR	0
CERCLIS		0.5	0	0	0	NR	NR	0
CERCLIS-NFRAP		0.5	1	0	0	NR	NR	1
CORRACTS		1	0	0	0	0	NR	0
RCRA-TSDF		0.5	0	0	0	NR	NR	0
RCRA-LQG		0.25	0	1	NR	NR	NR	1
RCRA-SQG		0.25	0	0	NR	NR	NR	0
RCRA-CESQG		0.25	0	1	NR	NR	NR	1
US ENG CONTROLS		0.5	0	0	0	NR	NR	0
US INST CONTROL		0.5	0	0	0	NR	NR	0
ERNS		TP	NR	NR	NR	NR	NR	0
HMIRS		TP	NR	NR	NR	NR	NR	0
DOD		1	0	0	0	0	NR	0
FUDS		1	0	0	0	0	NR	0
US BROWNFIELDS		0.5	0	0	0	NR	NR	0
CONSENT		1	0	0	0	0	NR	0
UMTRA		0.5	0	0	0	NR	NR	0
ODI		0.5	0	0	0	NR	NR	0
TRIS		TP	NR	NR	NR	NR	NR	0
TSCA		TP	NR	NR	NR	NR	NR	0
FTTS		TP	NR	NR	NR	NR	NR	0
SSTS		TP	NR	NR	NR	NR	NR	0
LUCIS		0.5	0	0	0	NR	NR	0
DOT OPS		TP	NR	NR	NR	NR	NR	0
ICIS		TP	NR	NR	NR	NR	NR	0
HIST FTTS		TP	NR	NR	NR	NR	NR	0
RADINFO		TP	NR	NR	NR	NR	NR	0
LIENS 2		TP	NR	NR	NR	NR	NR	0
PADS		TP	NR	NR	NR	NR	NR	0
MLTS		TP	NR	NR	NR	NR	NR	0
MINES		0.25	0	0	NR	NR	NR	0
FINDS	X	TP	NR	NR	NR	NR	NR	0
RAATS		TP	NR	NR	NR	NR	NR	0

FTTS INSP		TP	NR	NR	NR	NR	NR	0
PCB TRANSFORMER		TP	NR	NR	NR	NR	NR	0
SCRD DRYCLEANERS		0.5	0	0	0	NR	NR	0
COAL ASH EPA		0.5	0	0	0	NR	NR	0
USGS WATER WELLS		1	0	0	0	0	NR	0
DEBRIS REGION 9		0.5	0	0	0	NR	NR	0
ROD		1	0	0	0	0	NR	0
RCRA-NonGen		0.25	5	4	NR	NR	NR	9
FEDERAL FACILITY		1	0	0	0	0	NR	0
PWS		TP	NR	NR	NR	NR	NR	0
US HIST CDL		TP	NR	NR	NR	NR	NR	0
COAL ASH DOE		TP	NR	NR	NR	NR	NR	0
HIST FTTS INSP		TP	NR	NR	NR	NR	NR	0
US CDL		TP	NR	NR	NR	NR	NR	0
FEMA UST		0.25	0	0	NR	NR	NR	0
SWF/LF		0.5	1	0	1	NR	NR	2
ALLSITES	X	0.5	16	25	34	NR	NR	75
CSCSL		1	0	4	1	8	NR	13
HSL		1	0	0	0	3	NR	3
CSCSL NFA		0.5	3	0	4	NR	NR	7
UIC		TP	NR	NR	NR	NR	NR	0
SWTIRE		0.5	0	0	0	NR	NR	0
LUST		0.5	3	5	3	NR	NR	11
UST	X	0.25	9	9	NR	NR	NR	18
AST		0.25	0	0	NR	NR	NR	0
WA MANIFEST		0.25	1	1	NR	NR	NR	2
SPILLS		TP	NR	NR	NR	NR	NR	0
INST CONTROL		0.5	0	0	0	NR	NR	0
ICR		0.5	2	4	1	NR	NR	7
VCP		0.5	2	0	3	NR	NR	5
DRYCLEANERS		0.25	0	1	NR	NR	NR	1
BROWNFIELDS		0.5	0	0	0	NR	NR	0
CDL		TP	NR	NR	NR	NR	NR	0
DAY CARE		TP	NR	NR	NR	NR	NR	0
SEATTLE Co. LF		0.5	0	0	0	NR	NR	0
COAL ASH		0.5	0	0	0	NR	NR	0
KING Co. LF		0.5	0	0	0	NR	NR	0
SEATTLE/KING Co. LF		0.5	0	0	0	NR	NR	0
WELLS KITSAP		1	0	0	0	0	NR	0
NPDES		TP	NR	NR	NR	NR	NR	0
HIST CDL		TP	NR	NR	NR	NR	NR	0
TACOMA/PIERCE Co. LF		0.5	0	0	0	NR	NR	0
SNOHOMISH Co. LF		0.5	0	0	0	NR	NR	0
AIRS (EMI)		TP	NR	NR	NR	NR	NR	0
INACTIVE DRYCLEANERS		0.25	1	0	NR	NR	NR	1
WELLS		1	0	0	0	0	NR	0
INDIAN LUST		0.5	0	0	0	NR	NR	0
INDIAN UST		0.25	0	0	NR	NR	NR	0
INDIAN VCP		0.5	0	0	0	NR	NR	0
INDIAN ODI		0.5	0	0	0	NR	NR	0
INDIAN RESERV		1	0	0	0	0	NR	0
Manufactured Gas Plants		1	0	0	2	0	NR	2

Detail Summary

Site Name: BILL SINGERS CHEVRON
Databases: FINDS, UST, ALLSITES
Address: 102 N 2ND AVE
Distance: 0
Direction: NNE
Elevation: Equal
Comments:

Site Name: PANTORIUM CLEANERS
Databases: CSCSL NFA, FINDS, UST, VCP, INACTIVE DRYCLEANERS, RCRA-NonGen, ALLSITES
Address: 10 E ROSE
Distance: 92
Direction: SSE
Elevation: Equal
Comments:

Site Name: TALLEMANS CAMERA
Databases: FINDS, ALLSITES
Address: 4 W MAIN ST
Distance: 448
Direction: SSE
Elevation: Higher
Comments:

Site Name: 123 PRINTING
Databases: FINDS, ALLSITES
Address: 17 W MAIN ST
Distance: 473
Direction: SSE
Elevation: Higher
Comments:

Site Name: BON MARCHE THE MAINT
Databases: FINDS, RCRA-NonGen, ALLSITES
Address: 54 E MAIN ST
Distance: 546
Direction: ESE
Elevation: Higher
Comments:

Site Name: STANDARD PRINTING
Databases: FINDS, ALLSITES
Address: 5 S 1ST ST
Distance: 551
Direction: ESE
Elevation: Higher
Comments:

Site Name: WALLA WALLA CITY MUNI SW
Databases: NPDES, ALLSITES
Address: 15 N 3RD AVE
Distance: 611
Direction: SSW
Elevation: Equal
Comments:

Site Name: TEAGUE MOTOR COMPANY
Databases: ICR
Address: 11 N. COLVILLE
Distance: 634
Direction: East
Elevation: Higher
Comments:

Site Name: FORD OF WALLA WALLA INC
Databases: FINDS, RCRA-NonGen, ALLSITES
Address: 11 N COLVILLE
Distance: 634
Direction: East
Elevation: Higher
Comments:

Site Name: SEARS ROEBUCK & CO UST 97483
Databases: FINDS, UST, ALLSITES
Address: E MAIN / COLVILLE ST
Distance: 675
Direction: East
Elevation: Higher
Comments:

Site Name: PHILLIPS 66 COMPANY SS007431
Databases: UST, ALLSITES
Address: 127 E MAIN
Distance: 741
Direction: East
Elevation: Higher
Comments:

Site Name: KENNAS GLASS ETCHING
Databases: FINDS, ALLSITES
Address: 34 S COLVILLE
Distance: 834
Direction: East
Elevation: Higher
Comments:

Site Name: U.S. WEST COMMUNICATIONS FACILITY
Databases: ICR
Address: 103 E. ALDER ST.
Distance: 858
Direction: Southeast
Elevation: Higher
Comments:

Site Name: LOW COST DRUGS INC
Databases: UST, ALLSITES
Address: 105 E ALDER ST
Distance: 860
Direction: Southeast
Elevation: Higher
Comments:

Site Name: 60 MINUTE PHOTO
Databases: FINDS, ALLSITES
Address: 40 S COLVILLE
Distance: 864
Direction: East
Elevation: Higher
Comments:

Site Name: WALLA WALLA COUNTY 070397
Databases: LUST, UST, ALLSITES
Address: 102 E ALDER ST
Distance: 867
Direction: Southeast
Elevation: Higher
Comments:

Site Name: US WEST COMMUNICATIONS
Databases: FINDS, CSCSL, ICR, RCRA-NonGen, ALLSITES
Address: 102 E. ALDER ST.
Distance: 867
Direction: Southeast
Elevation: Higher
Comments:

Site Name: WALLA WALLA VINEYARD INN
Databases: LUST, UST
Address: 325 E MAIN ST
Distance: 1025
Direction: ENE
Elevation: Higher
Comments:

Site Name: WALLA WALLA VINEYARD INN
Databases: CSCSL, ALLSITES
Address: 325 E MAIN ST
Distance: 1025
Direction: ENE
Elevation: Higher
Comments:

Site Name: WALLA WALLA UNION BULLETIN
Databases: FINDS, ALLSITES
Address: 112 S 1ST AVE
Distance: 1028
Direction: Southeast
Elevation: Higher
Comments:

Site Name: AUTO BARN
Databases: FINDS, ALLSITES
Address: 25 S SPOKANE ST
Distance: 1065
Direction: ENE
Elevation: Higher
Comments:

Site Name: LLOYDS INSURANCE INC
Databases: UST, ALLSITES
Address: E 24 28 POPLAR ST
Distance: 1072
Direction: SSE
Elevation: Higher
Comments:

Site Name: ARGO AUTO TRANS SPECIALISTS
Databases: FINDS, ALLSITES
Address: 209 E ALDER
Distance: 1082
Direction: ESE
Elevation: Higher
Comments:

Site Name: TESKE MECHANICAL SERVICE
Databases: FINDS, ALLSITES
Address: 34 S SPOKANE ST
Distance: 1105
Direction: East
Elevation: Higher
Comments:

Site Name: KALMAN MINI-MALL
Databases: LUST
Address: MAIN ST
Distance: 1113
Direction: ENE
Elevation: Higher
Comments:

Site Name: FG STEWARTS INC
Databases: FINDS, DRYCLEANERS, RCRA-CESQG, WA MANIFEST, ALLSITES
Address: 214 E ALDER
Distance: 1119
Direction: ESE
Elevation: Higher
Comments:

Site Name: SHERWIN WILLIAMS CO WALLA WAL
Databases: FINDS, RCRA-NonGen, ALLSITES
Address: 220 E ALDER ST
Distance: 1150
Direction: ESE
Elevation: Higher
Comments:

Site Name: COYLE OLDSMOBILE (FORMER)
Databases: ICR
Address: 22 E. POPLAR
Distance: 1156
Direction: SSE
Elevation: Higher
Comments:

Site Name: WA AIR NATIONAL GUARD MILITARY DEPT WW
Databases: FINDS, RCRA-LQG
Address: 113 S COLVILLE ST
Distance: 1161
Direction: ESE
Elevation: Higher
Comments:

Site Name: WA AIR NATIONAL GUARD MILITARY DEPT WW
Databases: UST, ALLSITES
Address: 113 S COLVILLE ST
Distance: 1161
Direction: ESE
Elevation: Higher
Comments:

Site Name: AUTO CRAFT SPOKANE
Databases: FINDS, ALLSITES
Address: 45 S SPOKANE ST
Distance: 1168
Direction: East
Elevation: Higher
Comments:

Site Name: COYLE OLDSMOBILE COMPANY
Databases: LUST, UST, ALLSITES
Address: 1ST / POPLAR
Distance: 1201
Direction: Southeast
Elevation: Higher
Comments:

6.2 Additional Environmental Record Sources

No information regarding additional environmental record sources was uncovered during the course of this investigation.

6.3 Physical Setting Sources

Source of reference is a United States Geological Survey (USGS) 7.5 Minute Topographic Quadrangle (quad) Map containing the subject property. The USGS 7.5 minute quad map has an approximate scale of 1" to 24,000 feet, shows physical features such as water bodies, and roadways. The USGS 7.5 quad map is considered to be the only Standard Physical Setting Source, and is sufficient as a single reference.

6.3.1 Topography

The property consists of one parcel of land with improvements. The site is accessible from N. 2nd Ave. and E. Rose St. The nearest major roadway is Hwy. 82, approximately 1/2 mile north of the site. The elevation is 755 feet above mean sea level.

6.3.2 Surface Water Bodies

The nearest major body of water is the Mill Creek, approximately 30 feet south of the site. There are no flood zones or wetlands associated with the site.

6.3.3 Geology and Hydrology

Groundwater flow direction may be impacted by surface topography, hydrology, hydrogeology, characteristics of the soil, and nearby wells. Groundwater flow velocity is generally impacted by the nature of the geologic strata. The groundwater gradient inferred from topography appears to be to the south towards the Mill Creek.

6.4 Historical Use

6.4.1 Historical Summary

Historical information identifying the past site use was obtained from a variety of sources as detailed in Appendix F of this report and included: Aerial photographs, previous environmental reports, and topographic maps.

The site has been a gas station since 1930. Prior to that, the property contained a boarding house.

6.4.2 Title Records

No title records were provided by the user/client. Please refer to the Records Review section for current and historical ownership/use of the subject property.

6.4.3 City Directories

BMEC, Inc. reviewed city directories for the subject and adjoining properties at the local library that covered the years 1931 through 2000. The subject property address was first listed in 1931 as the Agnes Thompson Boarding House.

Summary

Date	Site Comments	Surrounding Area Comments
1931-1932	Agnes Thompson Boarding House	
1939-1970	Standard Gas Station	
1975	Marcus Whitman Chevron Service	
1980	Bill Singer Chevron	
1990	Singer Chevron Singer Towing	
1995-2000	Singer Chevron	

6.4.4 Aerial Photos

Aerial photographs were available from 1947, 1968, 1992, and 2006. In photos from 1947 and 1968, the site was vacant with a small structure located in the southwest corner; however, details are not visible. In the photo from 1992 the property is vacant, and in the 2006 photograph the site is occupied by the gas station with a canopy and a convenience store.

6.4.5 Sanborn/Historical Maps

Sanborn Maps are detailed drawings that show the location and use of structures on a given property during specific years. Insurance companies originally utilized these maps to assess fire risk, but they are now used as a valuable source of historical and environmental risk information. Sanborn Maps were available for the site from 1884, 1888, 1889, 1890, 1894, 1905, 1950, 1955, 1959, 1964, 1965, and 1969. The Sanborn Maps are described in further detail in the table below.

Historic topographic maps were reviewed for the site from 1921, 1966, and 1978. All of these maps show the site located in the designated urban area of city of Walla Walla and no details are shown.

Summary

Date(s)	Property Comments	Surrounding Area Comments
1884-1890	The subject property is located to the northeast of the intersection of N. 2nd Ave. and E. Rose St. in downtown Walla Walla, WA. The site contains one dwelling.	
1894	The subject property is located to the northeast of the intersection of N. 2nd Ave. and E. Rose St. in downtown Walla Walla, WA. The site appears with two dwellings and two sheds.	
1905	The subject property is located to the northeast of the intersection of N. 2nd Ave. and E. Rose St. in downtown Walla Walla, WA. The site appears with a two-story boarding house, an outhouse, and a dwelling.	
1950-1955	The subject property is located to the northeast of the intersection of N. 2nd Ave. and E. Rose St. in downtown Walla Walla, WA. The site appears with a small gas-oil building with a canopy and a small "greasing" building located in the northern portion.	
1959	The subject property is located to the northeast of the intersection of N. 2nd Ave. and E. Rose St. in downtown Walla Walla, WA. The site does not have any structures but is labeled "gas & oil" on the map.	
1964-1969	The subject property is located to the northeast of the intersection of N. 2nd Ave. and E. Rose St. in downtown Walla Walla, WA. The site appears with a store building and two commercial canopies. The site is located at 102 N. 2nd Ave. at this time.	

6.4.6 Other Environmental Reports

In February of 2005, Martin S. Burck Associates, Inc. conducted a site assessment and closure of a waste oil underground storage tank (UST) at E. 7 Rose St. in Walla Walla, Washington. The waste oil UST was permanently closed by removal. During the removal, two soil samples were taken at a depth of 7.5 feet bgs, from the north and south ends of the UST, respectively. These samples were submitted to North Creek Analytical, Inc. of Beaverton, Oregon, for laboratory analysis of total petroleum hydrocarbons using DOE method NWTPH-HCID. These samples were also analyzed for total lead using EPA Method 6020. The samples did not exceed concentrations for total petroleum hydrocarbons under the Model Toxic Control Act (MTCA) Method A Soil Cleanup Levels. A copy of the Waste Oil UST Decommissioning and Site Assessment for the subject property is located in Appendix F.

6.4.7 Building Department Records

Pertinent Building Department records for the subject property are included in Appendix F of this report, and include a permit for installation of a 10,000-gallon UST in 1967, and three 10,000-gallon USTs in 1981.

6.4.8 Other Land Use Records

No additional land use records were available during the course of the investigation.

6.5 Environmental Liens and Activity/Use Limitations

No environmental liens or activity/use restrictions in connection with the subject property were identified by the user/client.

7.0 SITE RECONNAISSANCE

7.1 Methodology and Limiting Conditions

The site reconnaissance was conducted on October 18, 2010, by Yancy Meyer, an Environmental Scientist, with BMEC, Inc, accompanied by Bill Singer, owner/manager of the subject property. Weather conditions at the time of the site reconnaissance were sunny with temperatures in the lower 50s. The visual reconnaissance consisted of observing the boundaries of the property and systematically traversing the site to provide an overlapping field of view, wherever possible. The periphery of the on-site structure was observed along with interior accessible common areas. Photographs of pertinent site features identified are included in Appendix B.

7.2 General Site Setting

The subject property consists of 0.23 acre and is developed with a 2,204 square-foot commercial building, one 600 square-foot commercial canopy, and one 360 square-foot commercial canopy. The ground surface at the site is relatively level. The site consists primarily of a convenience store, two freestanding canopies, and paved parking. Two storm water swales are located east of the convenience store. The fueling area is located to the west and south of the building and consists of the freestanding canopy roofs and two dispenser islands. Each island has one dispenser pump accessible from both sides. The subject property can be accessed from the south via an entrance from E. Rose St. and from the west via an entrance from N. 2nd Ave.

7.3 Site Visit Findings

7.3.1 Hazardous Substances

Hazardous substances identified on the subject property include gasoline, diesel, and household quantities of cleaners and oil.

7.3.2 Petroleum Products

The site is an active gasoline station, and petroleum products identified at subject property include three 10,000 gallon underground storage tanks (USTs). These three USTs, currently used for storage of 10,000 gallons diesel, one 10,000 gallons unleaded gasoline, and one 10,000 gallons premium gasoline, were installed in 1981 and upgraded in 1993.

7.3.3 USTs

Singer's Chevron Food Mart, LLC has one 10,000 gallon unleaded gasoline USTs, one 10,000 gallon premium gasoline UST, and one 10,000 gallon diesel UST, installed in 1981 and upgraded in 1993. These are all single-walled steel reinforced fiberglass tanks, with automatic tank gauging, interstitial monitoring, and automatic line leak detectors. The pumps are supplied by single-walled fiberglass-reinforced plastic (FRP) product piping. Each individual tank has a fill containment, a fiberglass re-enforced sump at the turbine pump with remote sensor device inside each sump. The dispenser pumps are multiple dispenser pumps (MDPs) with digital card readers, and individual fiberglass re-enforced enviro-sumps.

A copy of the most recent line tightness test, dated March 15, 2010, is included in the appendix.

Summary

Use Status	Year Installed	Capacity (gals.)	Contents	Constructio n Materials	Comments
Active	1981 upgraded in 1993	10,000	Gasoline	Steel reinforced fiberglass	
Active	1981 upgraded in 1993	10,000	Gasoline	Steel reinforced fiberglass	
Active	1981 upgraded in 1993	10,000	Diesel	Steel reinforced fiberglass	

7.3.4 ASTs

No readily apparent evidence of aboveground storage tanks (ASTs) was identified on the subject property.

7.3.5 Other Suspect Containers

No other suspect containers were identified on the subject property.

7.3.6 Equipment Likely to Contain PCBs

No equipment likely to contain PCBs was observed on the subject property. A repair shop was formerly located in the northeast corner of the site, and this shop had contained an in-ground hydraulic lift. The lift has been removed; however, no soil sampling was performed at the time.

7.3.7 Interior Staining/Corrosion

No interior staining or corrosion was observed in the subject building.

7.3.8 Discharge Features

A storm water catch basin located on the subject property.

7.3.9 Pits, Ponds, And Lagoons

No pits, ponds or lagoons were observed on the subject property.

7.3.10 Solid Waste Dumping/Landfills

No readily apparent evidence of solid waste dumping, suspect fill material, or landfills was identified on the subject property.

7.3.11 Stained Soil/Stressed Vegetation

No stained soil or stressed vegetation was observed on the subject property.

7.3.12 Wells

No evidence of water supply or groundwater monitoring wells was observed on the subject property; however, observation wells are installed at the site. These wells were installed during the construction of the site for the purpose of monitoring the UST system periodically for an unnoticed release. DOE recommends that observation wells be inspected for groundwater, and if groundwater is present, it should be sampled

before the property is sold. It is the opinion of BMEC, Inc. that any observation well containing groundwater should be sampled and tested for petroleum hydrocarbon contamination.

8.0 INTERVIEWS

a) Interview with Owner

Bill and Loretta Singer are listed as the current owners. Bill Singer, owner and manger of the subject property, was interviewed as the site manager for the site.

b) Interview with Site Manager
Mr. Bill Singer was identified as the Key Site Manager for the property. An Environmental Questionnaire completed by Bill Singer is included in Appendix F.

c) Interviews with Occupants
Mr. Singer was interviewed as an occupant of the property.

d) Interviews with Local Government Officials
The Walla Walla County Assessor's Office was interviewed and indicated the the building and the canopy at the site were constructed in 2005. The subject property has been utilized as a gas station since 1930. Prior to 1930, the site was occupied by a boarding house.

e) Interviews with Others

An employee of the Marcus Whitman Hotel was interviewed regarding the site. He did not know of any spills or other environmental concerns at the site and stated that the gas station has been at the site for as long as he can remember.

9.0 OTHER ENVIRONMENTAL CONSIDERATIONS

9.1 Asbestos-Containing Materials

The term "asbestos" is applied to a group of naturally occurring fibrous, inorganic hydrated mineral silicates. Asbestos-containing building materials (ACBM) were widely used in building applications as fireproofing, insulation, and soundproofing from about 1946 until the EPA banned its use. Any material containing more than one percent asbestos is considered an ACM by the Environmental Protection Agency (EPA). Asbestos has been designated as a hazardous air pollutant under the National Emission Standard for Hazardous Air Pollutants (NESHAP). The NESHAP regulations prohibit visible asbestos emissions from mills and manufacturing plants, establish notification requirements and procedures for the demolition and renovation of all buildings containing friable asbestos, and delineate procedures to be followed in the disposal of asbestos-containing waste material. "Friable asbestos material" is any material that contains greater than one percent asbestos by weight, and can be pulverized, crumbled, or reduced to powder by hand pressure. To date, there are no federal regulations requiring the removal of asbestos from industrial or commercial buildings, even if friable.

Given the 2005 development at the site, there are no concerns with asbestos according to 29 CFR 1926.1101.

9.2 Lead-Based Paint

In 1978, the Federal Government banned the use of lead-based paint in residential applications; however, use in general industry continued at a decreased rate to the present. Lead-based paint presents a hazard through inhalation or ingestion of paint chips or vapor fumes. The greatest cumulative health threat is to young children, and for this reason the Department of Housing and Urban Development (HUD) has promulgated lead standards and survey requirements for buildings affected by HUD funding. This HUD regulation represents the only Federal requirement for lead-based paint hazard management applicable to privately owned structures.

Given the 2005 development of the site, there are no concerns with lead-based paint according to 29 CFR 1926.62.

9.3 Radon

Radon is emitted by the natural breakdown and radioactive decay of uranium in rocks and soils, which then enters buildings through cracks in the foundation, sump pumps, areas around drainage pipes and other openings. In addition, radon may enter a structure as a water contaminant, natural-gas contaminant, or off-gas by product of building materials. Once inside an enclosed space, radon can accumulate.
Radon has been declared by the EPA as the second leading contributor to lung cancer, after smoking. EPA guidelines for the highest acceptable level of radon are 4 picoCuries per liter (pCi/l). At this level, the estimated number of lung-cancer deaths due to radon exposure is 13-50 out of 1,000. An EPA survey of indoor radon concentrations in 11,000 homes from Arizona to Massachusetts revealed that radon levels exceeded the EPA's action level of 4 pCi/l in one out of three homes. Yet another study in 10 other states found that one in five homes exceeded the 4 pCi/l level.
No visual estimation technique exists that accurately predicts the potential radon risk within a building. The radon risk is a function of site location, soils composition, building construction, foundation integrity, and previous landfill practices. Actual physical testing of a building is the only way to accurately determine the radon levels. Radon health risks can be controlled by recognizing the potential for a problem, by testing and by reduction of radon levels in the building. The property exhibits low potential for radon contamination, based upon the visual indicators observed during the site observation.

The EPA has assigned each of the 3141 counties in the United States to one of the three Radon Zones:

Zone 1	Predicted average indoor screening level	>than 4pCi/L
Zone 2	Predicted average indoor screening level	>=2 pCi/L and<= 4pCi/L
Zone 3	Predicted average indoor screening level	< 2 pCi/L

Walla Walla County Radon Zone Level: 2

9.4 Wetlands

This site was not listed in the environmental database as containing wetlands, and the soil did not qualify as a hydric soil. Visual on site inspection revealed no evidence of areas of standing water or wetland plant indicators.
It should be noted that these wetland observations are based on secondary information and conditions at the time of the site visit, and do not take into account weather variations such as season, drought, snow cover, etc. If further wetlands review is required, a wetlands delineation should be performed by a qualified hydro-geologist.

9.5 Microbial Contamination (Mold)

Since no EPA, State or Federal, threshold limits have been set for mold spores, no sampling for mold will be done to check a building's compliance with Federal or other mold standards.
The results of sampling may have limited use or application. Sampling may only help locate the source of mold contamination, identify some of the mold species present, and differentiate between mold, soot or dirt.
Air sampling for mold provides information only for the moment in which the sampling occurred, much like a snapshot. Air sampling will reveal, when properly done, what was in the air at the moment the sample was taken. Without set mold standards, sampling results are difficult to interpret, especially if there is no visible mold growth present. On the other hand, if there is visible mold growth present, sampling is unnecessary.
The building was inspected for visual evidence of mold or mildew. None was found during the inspection. There was no evidence for leaking roofs or any history for water damage to the building. Washington State currently has no official regulations concerning mold contamination.

9.6 Client-Specific Items

There are no client-specific items entered for the Site.