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Doug's
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Walla Walla Co
Bill Sengys Chevron
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DEPARTMENT OF ECOLOGY
EASTERN REGIONAL OFFICE

PHASE II SITE INVESTIGATION

At
SINGER'S CHEVRON
7 E. Rose St.
Walla Walla, Washington

December 1, 2010

Prepared for:

Baker Boyer Bank
7 W. Main St.
Walla Walla, Washington

Prepared by:

Yancy Meyer
Environmental Professional

Blue Mountain Environmental Consulting Services
505 Willard St.
Waitsburg, WA 99361
509-520-4416

CS

PROJECT SUMMARY

Client: Baker Boyer Bank
7 W. Main St.
Walla Walla, Washington

Point of Contact: Bill & Loretta Singer

Property: Singer's Chevron
7 E. Rose St.
Walla Walla, Washington

Environmental Professional: Yancy Meyer, BMEC, Inc.

License Number/Expiration: UST Decommissioning Supervisor #24070
Expires 3/5/2012
Soil Matrix Supervisor #24270 Expires 3/5/2012
WA Site Assessment # 5226971-U7

Project Number: E2010/1102

Report Date: December 1, 2010

Legal Description: Parcel 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.

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1.0 EXECUTIVE SUMMARY

BMEC, Inc. conducted Phase II soil sampling at various locations at the site, including the former underground storage tank (UST) excavation, the former heating oil UST excavation, and down-gradient of the former hydraulic lifts. Soil sampling and the site assessment were performed on November 18, 2010 by Yancy Meyer, UST Decommissioning Supervisor, and employee of BMEC, Inc. of Waitsburg, Washington.

Laboratory analysis of samples taken from the former HOT excavation indicates contamination below the MTCA cleanup levels of 2,000 mg/Kg. Lube oil contamination was found at the location of the former hydraulic lift which was also below the MTCA cleanup level, and further analysis of this sample for PCBs indicates no contamination above detection levels. It is the opinion of BMEC, Inc. that no further investigation is required at the former heating oil tank excavation or at the former location of the hydraulic lift.

Laboratory analysis of soil samples in the former UST excavation indicated gasoline and BTEX constituents above MTCA cleanup levels. It is the opinion of BMEC, Inc. that the site should be properly reported as a contaminated site to the Washington Department of Ecology (DOE), and that a remediation plan should be developed and implemented for the site.

A copy of the laboratory report is included in the appendix.

1.1 Action Summary:

BMEC, Inc. of Waitsburg, Washington, supervised the Phase II Site Investigation on November 18, 2010, as the Environmental Consultant for the client. Soil sampling was conducted at the former underground storage tank (UST) excavation, the former heating oil UST excavation, and down-gradient of the former hydraulic lifts

1.2 Site Background:

BMEC, Inc. conducted a Phase I investigation at the site in October of 2010, which indicated the subject 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).

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. 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.

BMEC, Inc. recommended Phase II soil sampling should be performed in the area of the former USTs, in the location of the former heating oil UST, and the former hydraulic lift to insure no petroleum contamination has occurred due to prior activities at the site.

1.3 Purpose:

The purpose of this Phase II site investigation was to investigate, review, assess, and evaluate--through research, document and record review, visual and physical observations:

- Contamination by petroleum products.
- A brief overview, evaluation, and assessment of the severity of the current potential environmental risk based upon known standards or applicable regulations.

1.4 Protocol:

The procedure for this site investigation was to perform in practical and reasonable steps, employing currently available technology, existing regulations, and generally acceptable engineering practices, an investigation to ascertain the possibility, presence, or absence of petroleum releases or threatened releases as it was required by the scope of work.

2.0 GENERAL SITE OVERVIEW

Blue Mountain Environmental Consulting, Inc., (BMEC) was retained by Baker Boyer Bank to conduct Phase II soil sampling at the site. The site investigation was conducted on November 18, 2010. The weather was overcast and temperatures were in the 40s.

3.0 SUBJECT PROPERTY SITE DESCRIPTION

3.1 Physical Setting Source:

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.

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

3.2 Soil Conditions

Source: USDA Soil Conservation Service STATSGO data.

The review of U.S. Soil Conservation Service data indicates that the subject property is underlain by Walla Walla silt loam, 0 to 2 percent slope. These soils are in the Class B hydrologic group, and consist of soils with slow infiltration rates, layers impeding the downward movement of water, or soils with moderately fine or fine textures. These soils are moderately well drained, with a layer of low hydraulic conductivity and a wet state high in the profile. The depth to the water table is three to six feet. These soils do not meet the requirements for hydric soils.

Walla Walla soils consist of three major layers, one of silt loam extending to a depth of 17 inches, a second layer of silty clay loam to a depth of 32 inches, and a third layer of silt loam to 60 inches or more. These soils are classified as fine-grained silts and clays, and all three layers are slightly acidic.

The annual precipitation is 10 to 18 inches, the mean annual temperature is 53 degrees F., and the frost-free season is about 185 days.

It should be noted that the characterization previously described is merely a generalization extrapolated from available soils and geologic data. Actually cuts and fills for roadways and underground utilities may have significantly altered the subsurface of the subject property. Soil conditions encountered during sampling showed rock and sand to a depth of 10-12 feet. (See photo documentation).

3.3 Ground Water Conditions

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 is to the southeast towards Mill Creek.

4.0 Sampling Methodology:

Soil sampling was conducted by Mr. Meyer. Discrete grab samples were collected during each sampling event. Soil samples were placed in four ounce pre-cleaned glass containers with Teflon lined lids. The samples were stored in a cool environment (4 degrees C) until released, with a chain-of-custody, to the laboratory. The sampling tools were decontaminated between samples, or disposed of. In addition, soil samples were collected from each liner with new latex gloves following the new EPA Method 5035A protocols. Approximately 5 grams of soil were collected using a modified disposable syringe. The samples were pushed out of the syringe into a lab-prepared pre-weighed vial fitted with a septa lid and preserved with methanol. The samples were stored in a cool environment (4 degrees C) until released, with a chain-of-custody, to the laboratory. The sampling tools were decontaminated between samples, or disposed of.

Field testing during the excavation was done by utilizing the "head space" field screening method to detect the volatiles as measured by a Combustible Gas Instrument (CGI). For the heavier petroleum hydrocarbons soil samples were collected and field screened by sheen testing (adding water to a sample retained in a sampling spoon and checking for the presence of a visible oily sheen) and using a Photo-ionization Detector (PID).

5.0 Laboratory Results:

Soil samples 11-18-HOT-1-8.0, 11-18-HOT-2-8.0, 11-18-HOT-3-8.0, 11-18-HDL-1-8.0, and 11-18-UST-2-12.0 were tested for NWTPH-Dx, which includes heavy oils by EPA Method 5035A.

Matrix: Soil Units: mg/Kg (ppm)

Sample Number (a)		11-18-HOT-1-8.0	11-18-HOT-2-8.0	11-18-HOT-3-8.0	11-18-HDL-1-8.0 <i>Metals</i>	11-18-UST-2-12.0 <i>Metals</i>
Sample Depth (ft)		8	8	8	8	12
Analytes	MCTA Criteria					
TPH Diesel	2,000	<30	<28	<34	<30	<150
Heavy Oil	2,000	290	<56	<68	580	98

Notes:

(a) Samples taken on November 11, 2010

Concentrations for all chemicals and MCTA criteria in mg/kg

MCTA is Model Toxics Control Act (Feb. 2001), Washington Department of Ecology, Cleanup Regulations Chapter 173-340 WAC

Analyses by OnSite Environmental, Redmond, WA

NWTPH Dx analysis for diesel and heavy oils

11-18-HDL-1-8.0 was analyzed for PCBs – no results above detection limits

See laboratory data sheets in Appendix for complete list of analytes

Soil samples 11-18-UST-1-8.0, 11-18-UST-2-12.0, and 11-18-UST-3-8.0 were sampled for NWTPH-Gx.

Matrix: Soil Units: mg/Kg (ppm)

Sample Number (a)		11-18-UST-1-8.0	11-18-UST-2-12.0	11-18-UST-3-8.0
Sample Depth (ft)		8	12	8
Analyte	MCTA Criteria			
Benzene	0.03	1.5	3.5	0.79
Toluene	7	<0.12	0.60	<0.065
Ethylbenzene	6	2.2	12	1.9
Xylenes	9	3.3	40.9	2.6
TPH Gasoline (c)	30/100	520	880	460

Notes:

(a) Samples taken on November 11, 2010

(b) No MCTA cleanup criteria available

(c) 30 mg/kg for Gasoline range TPH with Benzene present; 100 mg/kg for Gasoline range TPH without Benzene, and with Ethylbenzene, Toluene, and Xylenes less than 1% of gasoline mixture

Concentrations for all chemicals and MCTA criteria in mg/kg

MCTA is Model Toxics Control Act (Feb. 2001), Washington Department of Ecology, Cleanup Regulations Chapter 173-340 WAC

Analyses by OnSite Environmental, Redmond, WA

NWTPH Gx/BTEX analysis for gasoline and BTEX

11-18-UST-2-12.0 was analyzed for total lead – 51 mg/kg below MCTA cleanup level of 250 mg/kg

See laboratory data sheets in Appendix B for complete list of analytes.

6.0 Conclusions:

Laboratory analysis of samples taken from the former HOT excavation indicates contamination below the MTCA cleanup levels of 2,000 mg/Kg. Lube oil contamination was found at the location of the former hydraulic lift which was also below the MTCA cleanup level, and further analysis of this sample for PCBs indicates no contamination above detection levels. It is the opinion of BMEC, Inc. that no further investigation is required at the former heating oil tank excavation or at the former location of the hydraulic lift.

Laboratory analysis of soil samples in the former UST excavation indicated gasoline and BTEX constituents above MTCA cleanup levels. It is the opinion of BMEC, Inc. that the site should be properly reported as a contaminated site to the Washington Department of Ecology (DOE), and that a remediation plan should be developed and implemented for the site.

7.0 Statement of the Environmental Professionals

Statement of Quality Assurance

I have performed this Assessment in accordance with generally accepted environmental practices and procedures, as of the date of this report. I have employed the degree of care and skill ordinarily exercised under similar circumstances by reputable environmental professionals practicing in this area. The conclusions contained within this Assessment are based upon site conditions I readily observed or which were reasonably ascertainable and present at the time of the site inspection.

The conclusions and recommendations stated in this report are based upon personal observations made by employees of BMEC and upon information provided by others. I have no reason to suspect or believe that the information provided by others is inaccurate.

Blue Mountain Environmental Consulting, Inc.



Yancy Meyer, E.P.

Yancy Meyer, WA USTs Site Assessor

Statement of Quality Control

The objective of this Environmental Site Assessment was to ascertain the potential presence or absence of environmental problems that could impact the subject property, as delineated by the Scope of Work. The procedure was to perform reasonable steps in accordance with the existing regulations, currently available technology, and generally accepted engineering practices in order to accomplish the stated objective.

To the best of my knowledge, this site investigation has been performed in compliance with BMEC's Standard Operating Procedures protocol for Environmental Site Assessments.

Blue Mountain Environmental Consulting, Inc.



Peter H. Trabusiner, Engineer

8.0 Report Limitations:

The enclosed site assessment has been performed for the exclusive use of Bill and Loretta Singer, or agents specified by them, for the transaction at issue concerning the subject property in Walla Walla, Washington.

The purpose of an environmental investigation is to evaluate potential or actual effects of past or current practices on a given site. In performing an environmental investigation, a balance must be struck between reasonable inquiry into environmental issues and an exhaustive analysis of every conceivable issue of possible concern. This environmental assessment contains BMEC opinion regarding environmental issues of concern and/or additional issues that may need to be addressed. In rendering our professional opinion, BMEC warrants that the services provided within the scope of this assessment were performed, within the limits described, in accordance with generally accepted environmental consulting principles and practices. No other warranty, expressed or implied, is made. The following paragraphs describe the assumptions and standard parameters under which such opinion is rendered.

Any opinions and/or recommendations presented in this report apply to site conditions existing at the time of performance of services. BMEC is unable to report on or accurately predict events that may affect the site after performance of services, whether occurring naturally or caused by human forces. BMEC assumes no responsibility for conditions BMEC did not investigate, or conditions not generally recognized as environmentally unacceptable at the time services were performed.

Where subsurface work was performed, BMEC professional opinions are based in part on the interpretation of data from discrete sample locations that may not represent actual conditions at the non-sampled locations.

Except where there is expressed concern of our client, or where specific environmental contaminants have previously been reported by others, naturally occurring toxic substances, potential environmental contaminants located inside buildings, or contaminant concentrations not of current environmental concern, may not be addressed in this document.

No assessment is thorough enough to exclude the presence of hazardous materials at a given site. Therefore, if specific hazardous materials have not been identified during this assessment, the lack of such identifications should not be construed as a guarantee of the absence of hazardous materials, but merely as the result of services performed within the scope, limitations, and cost of work done.

BMEC is not responsible for the effects of changes in applicable environmental standards, practices, or regulations after the performance of services.

Services provided for this assessment were performed in accordance with BMEC's agreement and understanding with our client, which may not be fully disclosed in this report. Opinions and/or recommendations are intended for the client, purpose, site, location, time frame, and project parameters indicated.

This report was prepared solely for the use of our client, and should be reviewed in its entirety; BMEC is not responsible for subsequent separation, detachment, or partial use of this document. Any reliance on this report by a third party shall be at such party's sole risk.



PUSH-PROBE SAMPLING AT THE FORMER HOT LOCATION .



SAMPLING AT THE FORMER HYDRAULIC LIFT LOCATION.



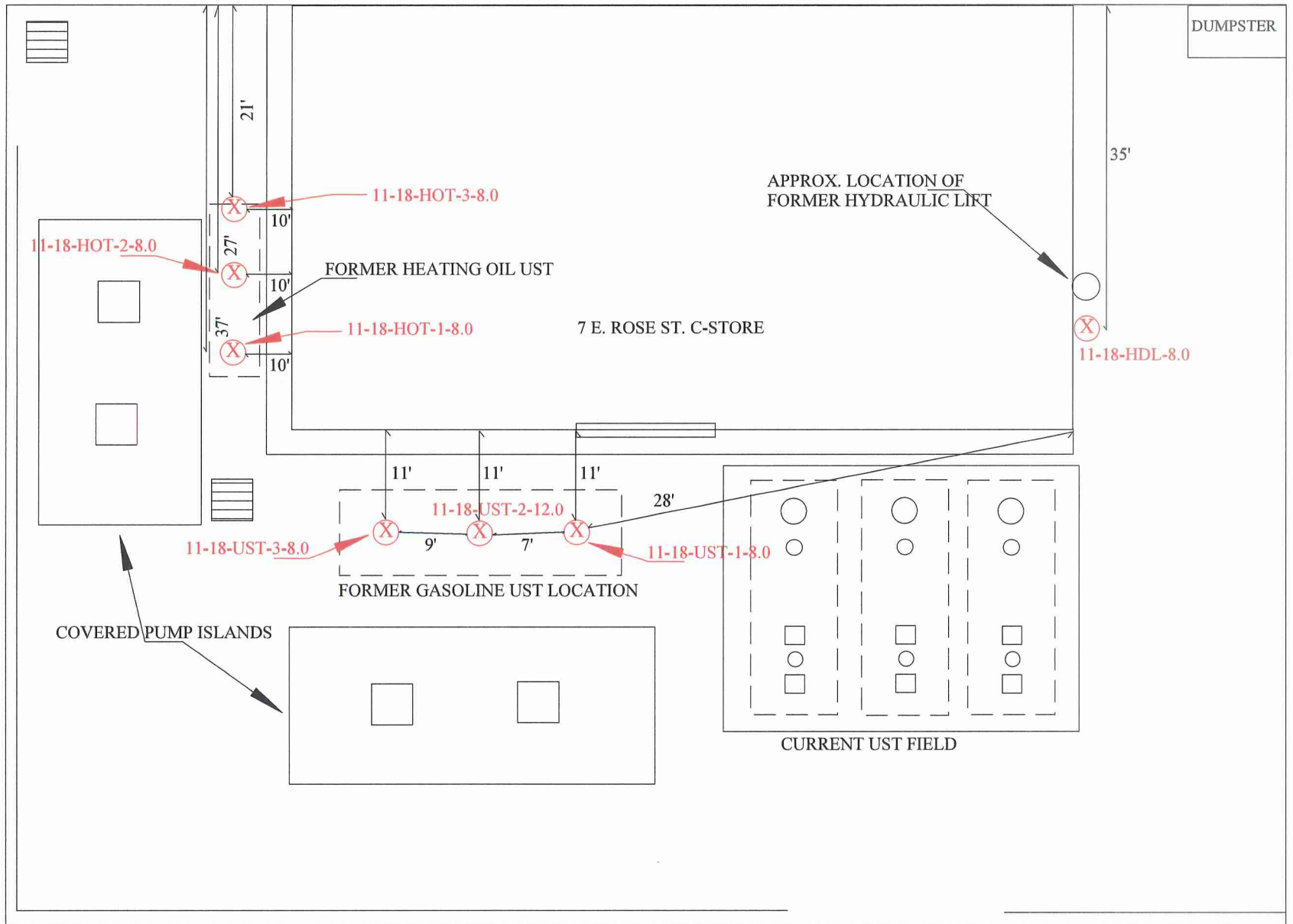
TYPICAL SOIL PROFILE TO 12 FEET BGS.



SAMPLING AT THE FORMER UST LOCATION.

N

N. SECOND ST.



Blue Mountain Environmental Consulting, Inc.
E2010/1102, Singer Chevron PH II,
Walla Walla, WA

W. ROSE ST.



14648 NE 95th Street, Redmond, WA 98052 • (425) 883-3881

December 8, 2010

Peter Trabusiner
Blue Mountain Environmental, Inc.
1500 Adair Drive
Richland, WA 99352

Re: Analytical Data for Project E2010/1102
Laboratory Reference No. 1011-192

Dear Peter:

Enclosed are the analytical results and associated quality control data for samples submitted on November 20, 2010.

The standard policy of OnSite Environmental Inc. is to store your samples for 30 days from the date of receipt. If you require longer storage, please contact the laboratory.

We appreciate the opportunity to be of service to you on this project. If you have any questions concerning the data, or need additional information, please feel free to call me.

Sincerely,

A handwritten signature in black ink, appearing to read "DB", with a long horizontal line extending to the right.

David Baumeister
Project Manager

Enclosures

Date of Report: December 8, 2010
Samples Submitted: November 20, 2010
Laboratory Reference: 1011-192
Project: E2010/1102

Case Narrative

Samples were collected on November 18, 2010 and received by the laboratory on November 20, 2010. They were maintained at the laboratory at a temperature of 2°C to 6°C.

General QA/QC issues associated with the analytical data enclosed in this laboratory report will be indicated with a reference to a comment or explanation on the Data Qualifier page. More complex and involved QA/QC issues will be discussed in detail below.

NWTPH Gx/BTEX Analysis

Per EPA method 5035A, samples were received by the laboratory in pre-weighed 40 ml VOA vials preserved with either Methanol or Sodium Bisulfate.

Any other QA/QC issues associated with this extraction and analysis will be indicated with a footnote reference and discussed in detail on the Data Qualifier page.

Date of Report: December 8, 2010
 Samples Submitted: November 20, 2010
 Laboratory Reference: 1011-192
 Project: E2010/1102

NWTPH-Gx/BTEX

Matrix: Soil
 Units: mg/kg (ppm)

Analyte	Result	PQL	Method	Date Prepared	Date Analyzed	Flags
Client ID:	11-18-UST-1-8.0					
Laboratory ID:	11-192-05					
Benzene	1.5	0.024	EPA 8021	11-24-10	11-29-10	
Toluene	ND	0.12	EPA 8021	11-24-10	11-29-10	
Ethyl Benzene	2.2	0.12	EPA 8021	11-24-10	11-29-10	
m,p-Xylene	3.3	0.12	EPA 8021	11-24-10	11-29-10	
o-Xylene	ND	0.60	EPA 8021	11-24-10	11-29-10	U1
Gasoline	520	12	NWTPH-Gx	11-24-10	11-29-10	
<i>Surrogate:</i>	<i>Percent Recovery</i>	<i>Control Limits</i>				
Fluorobenzene	102	55-127				
Client ID:	11-18-UST-2-12.0					
Laboratory ID:	11-192-06					
Benzene	3.5	0.074	EPA 8021	11-24-10	11-29-10	
Toluene	0.60	0.37	EPA 8021	11-24-10	11-29-10	
Ethyl Benzene	12	0.37	EPA 8021	11-24-10	11-29-10	
m,p-Xylene	39	1.5	EPA 8021	11-24-10	11-29-10	
o-Xylene	1.9	0.37	EPA 8021	11-24-10	11-29-10	
Gasoline	880	37	NWTPH-Gx	11-24-10	11-29-10	
<i>Surrogate:</i>	<i>Percent Recovery</i>	<i>Control Limits</i>				
Fluorobenzene	112	55-127				
Client ID:	11-18-UST-3-8.0					
Laboratory ID:	11-192-07					
Benzene	0.79	0.020	EPA 8021	11-24-10	11-24-10	
Toluene	ND	0.065	EPA 8021	11-24-10	11-24-10	
Ethyl Benzene	1.9	0.065	EPA 8021	11-24-10	11-24-10	
m,p-Xylene	2.6	0.065	EPA 8021	11-24-10	11-24-10	
o-Xylene	ND	0.65	EPA 8021	11-24-10	11-24-10	U1
Gasoline	460	6.5	NWTPH-Gx	11-24-10	11-24-10	
<i>Surrogate:</i>	<i>Percent Recovery</i>	<i>Control Limits</i>				
Fluorobenzene	98	55-127				

Date of Report: December 8, 2010
 Samples Submitted: November 20, 2010
 Laboratory Reference: 1011-192
 Project: E2010/1102

NWTPH-Gx/BTEX
 QUALITY CONTROL

Matrix: Soil
 Units: mg/kg (ppm)

Analyte	Result	PQL	Method	Date	Date	Flags
				Prepared	Analyzed	
METHOD BLANK						
Laboratory ID:	MB1124S2					
Benzene	ND	0.020	EPA 8021	11-24-10	11-24-10	
Toluene	ND	0.050	EPA 8021	11-24-10	11-24-10	
Ethyl Benzene	ND	0.050	EPA 8021	11-24-10	11-24-10	
m,p-Xylene	ND	0.050	EPA 8021	11-24-10	11-24-10	
o-Xylene	ND	0.050	EPA 8021	11-24-10	11-24-10	
Gasoline	ND	5.0	NWTPH-Gx	11-24-10	11-24-10	
Surrogate:	Percent Recovery	Control Limits				
Fluorobenzene	87	55-127				

Analyte	Result	Spike Level	Source Result	Percent	Recovery	RPD	RPD	RPD	Flags
				Recovery	Limits		Limit	Limit	
DUPLICATE									
Laboratory ID:	11-191-10								
	ORIG	DUP							
Benzene	ND	ND	NA	NA	NA	NA	NA	NA	30
Toluene	ND	ND	NA	NA	NA	NA	NA	NA	30
Ethyl Benzene	ND	ND	NA	NA	NA	NA	NA	NA	30
m,p-Xylene	ND	ND	NA	NA	NA	NA	NA	NA	30
o-Xylene	ND	ND	NA	NA	NA	NA	NA	NA	30
Gasoline	ND	ND	NA	NA	NA	NA	NA	NA	30
Surrogate:									
Fluorobenzene				91	92	55-127			

SPIKE BLANKS

Laboratory ID:	SB1124S1								
	SB	SBD	SB	SBD	SB	SBD			
Benzene	0.847	0.887	1.00	1.00	85	89	75-113	5	9
Toluene	0.886	0.920	1.00	1.00	89	92	75-116	4	10
Ethyl Benzene	0.878	0.912	1.00	1.00	88	91	82-117	4	10
m,p-Xylene	0.917	0.952	1.00	1.00	92	95	81-122	4	10
o-Xylene	0.921	0.953	1.00	1.00	92	95	83-118	3	10
Surrogate:									
Fluorobenzene				86	87	55-127			

Date of Report: December 8, 2010
 Samples Submitted: November 20, 2010
 Laboratory Reference: 1011-192
 Project: E2010/1102

NWTPH-Dx
 (with acid/silica gel clean-up)

Matrix: Soil
 Units: mg/Kg (ppm)

Analyte	Result	PQL	Method	Date Prepared	Date Analyzed	Flags
Client ID:	11-18-HOT-1-8.0					
Laboratory ID:	11-192-01					
Diesel Range Organics	ND	30	NWTPH-Dx	10-29-10	11-30-10	
Lube Oil	290	59	NWTPH-Dx	10-29-10	11-30-10	
<i>Surrogate:</i>	<i>Percent Recovery</i>	<i>Control Limits</i>				
<i>o-Terphenyl</i>	95	50-150				
Client ID:	11-18-HOT-2-8.0					
Laboratory ID:	11-192-02					
Diesel Range Organics	ND	28	NWTPH-Dx	10-29-10	11-30-10	
Lube Oil Range Organics	ND	56	NWTPH-Dx	10-29-10	11-30-10	
<i>Surrogate:</i>	<i>Percent Recovery</i>	<i>Control Limits</i>				
<i>o-Terphenyl</i>	104	50-150				
Client ID:	11-18-HOT-3-8.0					
Laboratory ID:	11-192-03					
Diesel Range Organics	ND	34	NWTPH-Dx	10-29-10	11-30-10	
Lube Oil Range Organics	ND	68	NWTPH-Dx	10-29-10	11-30-10	
<i>Surrogate:</i>	<i>Percent Recovery</i>	<i>Control Limits</i>				
<i>o-Terphenyl</i>	89	50-150				
Client ID:	11-18-HDL-8.0					
Laboratory ID:	11-192-04					
Diesel Range Organics	ND	30	NWTPH-Dx	10-29-10	11-30-10	U1
Lube Oil	580	53	NWTPH-Dx	10-29-10	11-30-10	
<i>Surrogate:</i>	<i>Percent Recovery</i>	<i>Control Limits</i>				
<i>o-Terphenyl</i>	116	50-150				
Client ID:	11-18-UST-2-12.0					
Laboratory ID:	11-192-06					
Diesel Range Organics	ND	150	NWTPH-Dx	10-29-10	11-30-10	U1
Lube Oil	98	68	NWTPH-Dx	10-29-10	11-30-10	
<i>Surrogate:</i>	<i>Percent Recovery</i>	<i>Control Limits</i>				
<i>o-Terphenyl</i>	88	50-150				

Date of Report: December 8, 2010
 Samples Submitted: November 20, 2010
 Laboratory Reference: 1011-192
 Project: E2010/1102

**NWTPH-Dx
 QUALITY CONTROL
 (with acid/silica gel clean-up)**

Matrix: Soil
 Units: mg/Kg (ppm)

Analyte	Result	PQL	Method	Date Prepared	Date Analyzed	Flags
METHOD BLANK						
Laboratory ID:	MB1129S1					
Diesel Range Organics	ND	25	NWTPH-Dx	10-29-10	11-30-10	
Lube Oil Range Organics	ND	50	NWTPH-Dx	10-29-10	11-30-10	
<i>Surrogate:</i>	<i>Percent Recovery</i>	<i>Control Limits</i>				
<i>o-Terphenyl</i>	90	50-150				

Analyte	Result	Percent Recovery	Recovery Limits	RPD	RPD Limit	Flags
DUPLICATE						
Laboratory ID:	11-192-01					
	ORIG	DUP				
Diesel Range Organics	ND	ND		NA	NA	
Lube Oil	247	203		20	NA	
<i>Surrogate:</i>						
<i>o-Terphenyl</i>			95 85	50-150		

Date of Report: December 8, 2010
 Samples Submitted: November 20, 2010
 Laboratory Reference: 1011-192
 Project: E2010/1102

PCBs by EPA 8082

Matrix: Soil
 Units: mg/Kg (ppm)

Analyte	Result	PQL	Method	Date Prepared	Date Analyzed	Flags
Client ID:	11-18-HDL-8.0					
Laboratory ID:	11-192-04					
Aroclor 1016	ND	0.053	EPA 8082	12-6-10	12-7-10	
Aroclor 1221	ND	0.053	EPA 8082	12-6-10	12-7-10	
Aroclor 1232	ND	0.053	EPA 8082	12-6-10	12-7-10	
Aroclor 1242	ND	0.053	EPA 8082	12-6-10	12-7-10	
Aroclor 1248	ND	0.053	EPA 8082	12-6-10	12-7-10	
Aroclor 1254	ND	0.053	EPA 8082	12-6-10	12-7-10	
Aroclor 1260	ND	0.053	EPA 8082	12-6-10	12-7-10	
<i>Surrogate:</i>	<i>Percent Recovery</i>	<i>Control Limits</i>				
DCB	101	46-122				

Date of Report: December 8, 2010
 Samples Submitted: November 20, 2010
 Laboratory Reference: 1011-192
 Project: E2010/1102

PCBs by EPA 8082
 QUALITY CONTROL

Matrix: Soil
 Units: mg/Kg (ppm)

Analyte	Result	PQL	Method	Date Prepared	Date Analyzed	Flags
METHOD BLANK						
Laboratory ID:	MB1206S1					
Aroclor 1016	ND	0.050	EPA 8082	12-6-10	12-7-10	
Aroclor 1221	ND	0.050	EPA 8082	12-6-10	12-7-10	
Aroclor 1232	ND	0.050	EPA 8082	12-6-10	12-7-10	
Aroclor 1242	ND	0.050	EPA 8082	12-6-10	12-7-10	
Aroclor 1248	ND	0.050	EPA 8082	12-6-10	12-7-10	
Aroclor 1254	ND	0.050	EPA 8082	12-6-10	12-7-10	
Aroclor 1260	ND	0.050	EPA 8082	12-6-10	12-7-10	
Surrogate:	Percent Recovery	Control Limits				
DCB	94	46-122				

Analyte	Result		Spike Level		Source Result	Percent Recovery		Recovery Limits	RPD	RPD Limit	Flags
MATRIX SPIKES											
Laboratory ID:	11-236-02										
	MS	MSD	MS	MSD		MS	MSD				
Aroclor 1260	0.462	0.465	0.500	0.500	ND	92	93	36-121	1	15	
Surrogate:											
DCB						89	90	46-122			

Date of Report: December 8, 2010
Samples Submitted: November 20, 2010
Laboratory Reference: 1011-192
Project: E2010/1102

TOTAL LEAD
EPA 6010B

Matrix: Soil
Units: mg/kg (ppm)

Analyte	Result	PQL	EPA Method	Date Prepared	Date Analyzed	Flags
Lab ID:	11-192-06					
Client ID:	11-18-UST-2-12.0					
Lead	51	6.8	6010B	12-7-10	12-7-10	

Date of Report: December 8, 2010
Samples Submitted: November 20, 2010
Laboratory Reference: 1011-192
Project: E2010/1102

**TOTAL LEAD
EPA 6010B
METHOD BLANK QUALITY CONTROL**

Date Extracted: 12-7-10
Date Analyzed: 12-7-10

Matrix: Soil
Units: mg/kg (ppm)

Lab ID: MB1207S2

Analyte	Method	Result	PQL
Lead	6010B	ND	5.0

Date of Report: December 8, 2010
Samples Submitted: November 20, 2010
Laboratory Reference: 1011-192
Project: E2010/1102

**TOTAL LEAD
EPA 6010B
DUPLICATE QUALITY CONTROL**

Date Extracted: 12-7-10

Date Analyzed: 12-7-10

Matrix: Soil

Units: mg/kg (ppm)

Lab ID: 12-024-01

Analyte	Sample Result	Duplicate Result	RPD	PQL	Flags
Lead	ND	ND	NA	5.0	

Date of Report: December 8, 2010
Samples Submitted: November 20, 2010
Laboratory Reference: 1011-192
Project: E2010/1102

**TOTAL LEAD
EPA 6010B
MS/MSD QUALITY CONTROL**

Date Extracted: 12-7-10

Date Analyzed: 12-7-10

Matrix: Soil

Units: mg/kg (ppm)

Lab ID: 12-024-01

Analyte	Spike Level	MS	Percent Recovery	MSD	Percent Recovery	RPD	Flags
Lead	250	217	87	218	87	0	

Date of Report: December 8, 2010
Samples Submitted: November 20, 2010
Laboratory Reference: 1011-192
Project: E2010/1102

% MOISTURE

Date Analyzed: 11-24&29-10

Client ID	Lab ID	% Moisture
11-18-HOT-1-8.0	11-192-01	15
11-18-HOT-2-8.0	11-192-02	10
11-18-HOT-3-8.0	11-192-03	27
11-18-HDL-8.0	11-192-04	6
11-18-UST-1-8.0	11-192-05	19
11-18-UST-2-12.0	11-192-06	26
11-18-UST-3-8.0	11-192-07	18



Data Qualifiers and Abbreviations

- A - Due to a high sample concentration, the amount spiked is insufficient for meaningful MS/MSD recovery data.
- B - The analyte indicated was also found in the blank sample.
- C - The duplicate RPD is outside control limits due to high result variability when analyte concentrations are within five times the quantitation limit.
- E - The value reported exceeds the quantitation range and is an estimate.
- F - Surrogate recovery data is not available due to the high concentration of coeluting target compounds.
- H - The analyte indicated is a common laboratory solvent and may have been introduced during sample preparation, and be impacting the sample result.
- I - Compound recovery is outside of the control limits.
- J - The value reported was below the practical quantitation limit. The value is an estimate.
- K - Sample duplicate RPD is outside control limits due to sample inhomogeneity. The sample was re-extracted and re-analyzed with similar results.
- L - The RPD is outside of the control limits.
- M - Hydrocarbons in the gasoline range are impacting the diesel range result.
- M1 - Hydrocarbons in the gasoline range (toluene-naphthalene) are present in the sample.
- N - Hydrocarbons in the lube oil range are impacting the diesel range result.
- N1 - Hydrocarbons in diesel range are impacting lube oil range results.
- O - Hydrocarbons indicative of heavier fuels are present in the sample and are impacting the gasoline result.
- P - The RPD of the detected concentrations between the two columns is greater than 40.
- Q - Surrogate recovery is outside of the control limits.
- S - Surrogate recovery data is not available due to the necessary dilution of the sample.
- T - The sample chromatogram is not similar to a typical _____.
- U - The analyte was analyzed for, but was not detected above the reported sample quantitation limit.
- U1 - The practical quantitation limit is elevated due to interferences present in the sample.
- V - Matrix Spike/Matrix Spike Duplicate recoveries are outside control limits due to matrix effects.
- W - Matrix Spike/Matrix Spike Duplicate RPD are outside control limits due to matrix effects.
- X - Sample extract treated with a mercury cleanup procedure.
- Y - Sample extract treated with an acid/silica gel cleanup procedure.
- Z - Diesel value attributed to a single peak.

ND - Not Detected at PQL

PQL - Practical Quantitation Limit

RPD - Relative Percent Difference

Chain of Custody

Turnaround Request (in working days) Laboratory Number: **11-192**

Company: **BMEC, Inc**
 Project Number: **E2010/1102**
 Project Name: **SINGER CHELTON**
 Project Manager: **P. TRABUSINER**
 Sampled by: **J. MEYER**

(Check One)
 Same Day 1 Day
 2 Day 3 Day
 Standard (7 working days)
 (TPH analysis 5 working days)
 (other)

Requested Analysis

Lab ID	Sample Identification	Date Sampled	Time Sampled	Matrix	# of Cont.	NWTPH-HCID	NWTPH-GX/BTEX	NWTPH-DX	Volatiles by 8260B	Halogenated Volatiles by 8260B	Semivolatiles by 8270D / SIM	PAHs by 8270D / SIM	PCBs by 8082	Pesticides by 8081A	Herbicides by 8151A	Total RCRA Metals (8)	TCLP Metals	HEM by 1664	TOTAL LEAD	% Moisture	
1	11-18-HOT-1-8.0	11-18-10	0937	Soil	1			X													X
2	11-18-HOT-2-8.0		0954					X													
3	11-18-HOT-3-8.0		1012					X													
4	11-18-HDL-8.0		1040					X													
5	11-18-UST-1-8.0		1130		2		X														
6	11-18-UST-2-12.0		1140				X	X													
7	11-18-UST-3-8.0		1202				X														

Signature	Company	Date	Time	Comments/Special Instructions:
	BMEC, Inc.	11-18-10	1300	Added 12/2/10 .DB (STA) Added 12/31/10 .DB (STA)
	OnSite	11/20/10	1115	
Reviewed by/Date	Reviewed by/Date	Chromatograms with final report <input type="checkbox"/>		