JUNE 2024
GROUNDWATER SAMPLING EVENT REPORT

FOR

HAHN MOTOR COMPANY
1201 SOUTH 1ST STREET
YAKIMA, WASHINGTON 98901

Facility Site ID No. 502
Cleanup Site ID No. 4927
VCP Project No. CE0529

June 14, 2024

Prepared for:

Mustang 64.5 LLC
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And

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PROJECT SUMMARY

Client:	Mustang 64.5 LLC Douglas F Bettarel 2010 West Nob Hill Blvd, Suite 1 Yakima, Washington 98902
Point of Contact:	Ms. Debra Manjarrez
Property:	Hahn Motor Company 1201 South 1st Street Yakima, Washington 98901
Major Commercial Activity:	Automotive Sales and Automobile Repair
VCP Project ID Number:	CE0529
Licensed Hydrogeologist/Geologist:	Brent N. Bergeron, LHG, LG
License Number/Expiration:	LHG #2267, expires 1/3/2025 LG #2267, expires 1/3/2025
Project Number:	E2024/0404
Report Date:	June 14, 2024

Legal description: Tax Parcel 191330-13032 in the southwest quarter of the northeast quarter of Section 30, Township 13 North, Range 19 E.W.M; Latitude 46º 35' 17.37" North, Longitude 120º 29'52.41" West.

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1.0 INTRODUCTION

On June 5, 2024, Blue Mountain Environmental and Consulting Company, Inc. (BMEC) mobilized to 1201 South 1st Street in Yakima, Washington 98901 (Site) and performed a groundwater sampling event (GWSE) involving all nine monitoring wells (MW1, MW2, MW3A, MW4, MW5, MW6, MW7, MW8, and MW9). A Site Vicinity Map is included as **Figure 1**. A Site Location Map is included as **Figure 2**.

The scope of work (SOW) for the June 5, 2024 was as follows:

- Collect depth-to-water measurements from all nine wells (MW1 through MW9);
- Collect groundwater samples from each of the nine monitoring wells and relinquish them to a Washington-accredited laboratory for the following analyses: chlorinated VOCs via EPA Method 8260, as well as total metals via EPA Method 200.8/7470A (NOTE: TPH-D and/or TPH-O were not required to be analyzed per the January 12, 2024, Ecology Opinion Letter); and
- Document the findings in a detailed report including groundwater laboratory analytical results, as well as the groundwater flow direction of the shallow aquifer.

1.1 Location

The 1.5-acre (approximate) Site is located in the City of Yakima, Yakima County, Washington, at the southeast corner of the intersection of South 1st Street and East Arlington Street (**Figures 2 - 6**). The Site consists of one tax parcel (191330-13032) and is located in the southwest quarter of the northeast quarter of Section 30, Township 13 North, Range 19 E.W.M. The elevation is approximately 1,040 feet above mean sea level and the Site is relatively flat with primarily asphalt ground cover. The nearest major body of water is the Yakima River approximately 1.5 miles east of the Site. The Site is surrounded by commercial then residential property to the east, commercial property then light industry to the north, commercial property to the northwest, commercial property then railroad property to the west, and commercial property to the south. There are no flood zones or wetlands associated with the Site.

1.2 General Site Information

As of February 23, 2016, the property was owned by Mr. Richard Hahn. The current owner of the property is the Estate of Douglas F Bettarel, represented by Ms. Debra Manjarrez of Manjarrez and De Leon Inc, PS. BMEC is currently working for Manjarrez and De Leon Inc, PS.

One building is located on the Site (**Figures 2 – 6**). The rectangular building located on the northwest corner of the property consists of an automobile showroom with offices on the western half, bathrooms and break room near the center of the building, and an automobile repair and automobile wash bay in the eastern half of the building. During the visit to the Site on February 1, 2022, a minimum of one sump was noticed on the interior of the eastern half of the building. The sump appeared to drain to the south toward the drywells which BMEC investigated via soil and groundwater sampling on February 1, 2022. The drywells and all associated petroleum and metals impacted soils were removed on July 12 and 13, 2022, and replaced by a single dry well on July 14, 2022.

2.0 GEOLOGY AND HYDROGEOLOGY

Based on the subsurface investigation field activities conducted at the Site on September 27 and 28, 2022, the following geologic soil conditions were encountered in soil borings MW1 and MW3 through MW6:

- 0 – 0.25': Asphalt.
- 0.25 – 2': Brown SILT (ML);
- 2 – 20': Brown to dark brown, sandy, well-rounded, coarse GRAVEL & COBBLES, with little silt, loose (GW); and
- 20 -25': Brown – gray, SAND & GRAVEL, well-rounded, coarse, loose, wet – very wet (SP/GP).

During the May 19, 2023, monitoring well installation activities, soil lithology in wells MW3A and MW7 through MW9 was similar to the afore-mentioned soil with predominantly brown to gray-brown sandy, rounded, coarse GRAVELS (GW) from 2.5 to 30 feet below ground surface (bgs) and groundwater saturation noted from 18 - 22 feet bgs. During the June 13, 2023, GWSE, depth to groundwater was measured around 18 - 20 feet below top of casing (btoc) in all nine wells. Groundwater flow direction was to the southeast at 0.004 feet per foot on June 13, 2023. During the September 26, 2023 GWSE, depth to groundwater was measured around 16 – 18 feet btoc in all nine wells. Groundwater flow direction was to the southeast at 0.005 – 0.006 feet per foot. During the December 27, 2023 GWSE, depth to groundwater was measured around 19 – 20.5 feet btoc in all nine wells. Groundwater flow direction was to the southeast at 0.009 feet per foot. During the most recent GWSE conducted on June 5, 2024, depth to groundwater was measured around 17.5 – 19.5 feet btoc in all nine wells. Groundwater flow direction was to the southeast at 0.05 feet per foot. **Figure 3** illustrates the calculated groundwater flow direction based on the June 5, 2024 GWSE.

Over the past eight GWSEs conducted at the Site by BMEC personnel, the groundwater flow direction of the shallow aquifer has been determined to be to the southeast toward the Yakima River which is approximately 1.5 miles east of the Site. The hydraulic gradient of the shallow aquifer has been calculated to range between 0.004 and 0.05 feet per foot. Per information obtained from Ecology regarding the overall regional hydrogeology, the estimated flow direction in the deeper aquifer beneath the Site is also to the southeast with an approximate hydraulic gradient of 0.004 feet per foot.

3.0 PREVIOUS ENVIRONMENTAL FIELD ACTIVITIES

The existing facility was built in 1946 by Hahn Motors Company. A 2,000-gallon heating oil underground storage tank (UST) for the oil-fired boiler was installed in the northwest side of the building's basement to provide heat for the facility. A second 2,000-gallon UST was installed at the facility in the mid-1970's and both USTs were used to store used oil after the boiler was converted to burn used motor oil, which was plentiful, available from the on-site conducted car services.

It was determined by Ecology on July 9, 2007, and documented via certified mail dated July 26, 2007, that Hahn Motor Company was in *Non-Compliance with the Underground Storage Tank Regulations Chapter 173-360* for not properly registering and upgrading their 2,000-gallon USTs prior to storage of waste oil. Via directive from Ecology as defined in the July 26, 2007 certified mail, both USTs were decommissioned by removal and backfill in November 2007. Approximately 50 cubic yards of petroleum-contaminated soil (PCS) and asphalt were hauled off-site and disposed of at the Anderson Disposal Facility in Yakima, Washington.

During the November 9, 2007, UST decommissioning activities, three soil samples were collected from the west, north, and east side of the eastern UST, yielding one heavy oil detection of 396 milligrams per Kilogram (mg/Kg) in the west sample. Similarly, three soil samples were collected from the west, north, and east side of the eastern UST, yielding heavy oil detections ranging between 155 – 492 mg/Kg. The MTCA Method A Cleanup Level for heavy oil is 2,000 mg/Kg. No gasoline range hydrocarbons were identified by laboratory analysis in any soil samples collected. Significant lead concentrations were detected in residual soil sampled and analyzed from the tank bottom(s).

In 2017, Ecology conducted semi-annual groundwater sampling of the Yakima Railroad Area (YRRA) groundwater monitoring network which is a six-square mile area located along the railroad corridor in the cities of Yakima and Union Gap, Washington. The YRRA was defined in 1991. The Site is located near the center of the YRRA which is impacted by chlorinated solvents, primarily tetrachloroethene (PCE). Circa 2017, 15 of the 39 groundwater samples collected from wells within the YRRA yielded concentrations ranging from 5 to 9,110 micrograms per liter (µg/L). The MTCA Method A Cleanup Level for PCE in groundwater is 5 µg/L.

3.1 February 2022 - Subsurface Investigation

On February 1, 2022, BMEC hydrogeologist, Brent Bergeron, LHG, and BMEC environmental professional Yancy Meyer, supervised the advancement of six soil borings (SB1 through SB6) to depths varying between 15 feet and 25 feet bgs. The six soil borings were advanced via sonic drilling methodology by Environmental West Explorations (EWE) personnel.

TPH-D was only quantified in one of the 21 soil samples at a concentration of 670 mg/Kg in sample SB1-2-1-22-10'. TPH-O was quantified in three of the 21 soil samples at concentrations of 1400 mg/Kg in sample SB1-2-1-22-10'; 6900 mg/Kg in sample SB5-2-1-22-10'; and 1100 mg/Kg in sample SB5-2-1-22-15'. The MTCA Method A Cleanup Level for TPH-D + TPH-O is 2000 mg/Kg which was only exceeded in samples SB1-2-1-22-10' and SB5-2-1-22-10'. TPH-G was performed on one soil sample. TPH-G was quantified in sample SB1-2-1-22-10' at 220 mg/Kg which exceeds the MTCA Method A Cleanup Level of 30 mg/Kg.

VOCs were analyzed in three soil samples (SB1-2-1-22-10', SB3-2-1-22-25', and SB5-2-1-22-20') and detected in sample SB1-2-1-22-10' at concentrations that due not exceed any MTCA Method A Cleanup Levels. No VOCs were detected in soil samples SB3-2-1-22-25' and SB5-2-1-22-20'.

Cadmium was detected in one sample (SB1-2-1-22-10') at 2.5 mg/Kg which exceeds the MTCA Method A Cleanup Level of 2 mg/Kg. Chromium was detected in all 21 samples at concentrations ranging from 2.9 mg/Kg in sample SB5-2-1-22-20' to 34 mg/Kg in sample SB2-2-1-22-5' which was the only soil sample to exceed the MTCA Method A Cleanup Level of 19 mg/Kg. Lead was detected in four of the 21 soil samples at concentrations ranging from 9.4 mg/Kg in sample SB5-2-1-22-5' to 45 mg/Kg in sample SB1-2-1-22-10'. None of the four lead detections exceed the MTCA Method A Cleanup Level of 250 mg/Kg.

Polynuclear aromatic hydrocarbons (PAHs) were analyzed in three soil samples and detected in sample SB1-2-1-22-10' at concentrations that do not exceed any MTCA Method A Cleanup Levels. No PAHs were detected in soil samples SB3-2-1-22-25' and SB5-2-1-22-20'.

TPH-D and/or TPH-O were detected above the laboratory MRLs in all three groundwater samples collected (SB1-2-1-22-GW, SB3-2-1-2-GW, and SB5-2-1-22-GW). Furthermore, TPH-D + TPH-O were detected in samples SB1-2-1-22-GW and SB5-2-1-22-GW at concentrations of 9800 µg/L and 770 µg/L, respectively, which exceeded the MTCA Method A Cleanup Level of 500 µg/L. Groundwater sample SB1-2-1-22-GW was collected from immediately down-gradient of the dry well outside the automobile engine washing bay on the south side of the building and groundwater sample SB5-2-1-22-GW was collected from between the two USTs removed from the north side of the building.

VOCs were analyzed in all three groundwater samples (SB1-2-1-22-GW, SB3-2-1-22-GW, and SB5-2-1-22-GW). A combination of VOCs including PCE, benzene, ethylbenzene, and naphthalene were detected in all three groundwater samples but not at concentrations exceeding established MTCA Method A Cleanup Levels.

Arsenic (total) was detected in all three groundwater samples at concentrations exceeding the MTCA Method A Cleanup Level of 5 µg/L. Arsenic (total) concentrations ranged from 51 µg/L in SB3-2-1-22-GW to 130 µg/L in SB5-2-1-22-GW. Chromium (total) was detected in all three groundwater samples at concentrations exceeding the MTCA Method A Cleanup Level of 50 µg/L. Chromium (total) concentrations ranged from 420 µg/L in SB3-2-1-22-GW to 1100 µg/L in SB5-2-1-22-GW. Lead (total) was detected in all three groundwater samples at concentrations exceeding the MTCA Method A Cleanup Level of 15 µg/L. Lead (total) concentrations ranged from 150 µg/L in SB3-2-1-22-GW to 1200 µg/L in SB1-2-1-22-GW. Cadmium (total) was detected in groundwater samples SB1-2-1-22-GW and SB5-2-1-22-GW at 110 µg/L and 6.4 µg/L, respectively. The MTCA Method A Cleanup Level for cadmium (total) in groundwater is 5 µg/L.

PAHs were analyzed in all three grab groundwater samples (SB1-2-1-22-GW, SB3-2-1-22-GW, and SB5-2-1-22-GW). A combination of PAHs including 1-methylnaphthalene, 2-methylnaphthalene, and naphthalene were detected in all three groundwater samples: however, not at concentrations exceeding established MTCA Method A Cleanup Levels.

Polychlorinated biphenyls (PCBs) were analyzed in groundwater samples (SB1-2-1-22-GW, SB3-2-1-22-GW, and SB5-2-1-22-GW). PCBs were not detected above the laboratory practical quantitation limits (PQLs) in any of the three samples.

3.2 July 2022 - Dry Well Removal

From July 12 – 14, 2022, BMEC personnel supervised Clarke Construction personnel during the removal of both dry wells south of the main onsite building and collected 13 confirmation soil samples in the process. Confirmation samples indicated no contaminants (i.e., benzene, toluene, ethylbenzene, and xylenes [BTEX]; TPH-D; TPH-O; TPH-G; arsenic; cadmium; chromium; and lead) above Ecology MTCA Method A Cleanup Levels. On July 14, 2022, after receiving soil sample results, a new drywell was placed in the location of Former Drywell 2 to allow for stormwater drainage from the parking lot, and the excavation was backfilled, compacted to grade, and paved with asphalt.

3.3 September 2022 - Additional Subsurface Investigation

On September 27 and 28, 2022, BMEC hydrogeologist, Brent Bergeron, LHG, and BMEC environmental professional Yancy Meyer, supervised AEC personnel during the advancement of six soil borings (MW1 through MW6) to depths of 25 feet bgs via sonic drilling. Each borehole was completed as a 2-inch diameter flush-mounted monitoring well and subsequently developed.

TPH-Dx was performed on 12 soil samples. TPH-D was only quantified in one of the 12 soil samples at a concentration of 76 mg/Kg in sample MW3-9-27-22-15'. TPH-O was quantified in three of the 12 soil samples at concentrations of 300 mg/Kg in sample MW3-9-27-22-15' to 1000 mg/Kg in sample MW6-9-27-22-21'. The MTCA Method A Cleanup Level for TPH-D + TPH-O is 2000 mg/Kg which was not exceeded in any of the 12 soil samples. TPH-G was performed on all 12 soil samples. TPH-G was not detected in any of the 12 soil samples. VOCs were analyzed in all 12 soil samples. Index parameters such as BTEX plus naphthalene were not detected in any of the 12 soil samples. Resource Conservation and Recovery Act (RCRA) metals analyses were performed on all 12 soil samples. Arsenic, cadmium, mercury, selenium, and silver were not detected above the laboratory PQLs in any of the samples. Barium was detected in all 12 samples at concentrations ranging up to 65 mg/Kg in sample MW6-9-27-22-21'. A MTCA Method A Cleanup Level does not currently exist for barium. Chromium (hexavalent + trivalent) was detected in all 12 samples at concentrations ranging up to 16 mg/Kg in soil sample MW1-9-28-22-19'. None of the 12 chromium detections exceed the MTCA Method A Cleanup Level for chromium of 19 mg/Kg. Lead was detected in three of the 12 soil samples at concentrations ranging up to 11 mg/Kg in sample MW6-9-27-22-21'. None of the three lead detections exceed the MTCA Method A Cleanup Level of 250 mg/Kg.

TPH-D and/or TPH-O were not detected above the laboratory PQLs in all six groundwater samples collected from monitoring wells MW1 through MW6. Furthermore, TPH-G was not detected above the laboratory PQLs in the six groundwater samples. VOCs were analyzed in all six groundwater samples collected from monitoring wells MW1 through MW6. A combination of VOCs including PCE and BTEX were detected in all six groundwater samples but not at concentrations exceeding established MTCA Method A Cleanup Levels.

RCRA (total) metals were analyzed in all six groundwater samples collected from monitoring wells MW1 through MW6. Mercury was detected in three of the groundwater samples at concentrations ranging from 0.61 µg/L in well MW6 to 1.5 µg/L in well MW4. The MTCA Method A Cleanup Level for mercury is 2 µg/L. Selenium was detected in three of the groundwater

samples at concentrations ranging from 5.9 µg/L in well MW6 to 9.9 µg/L in well MW4. No MTCA Method A Cleanup Level currently is established for selenium. Barium was detected in all six of the groundwater samples at concentrations ranging from 340 µg/L in well MW1 to 2700 µg/L in well MW4. No MTCA Method A Cleanup Level currently is established for barium. Cadmium and silver were not detected above the laboratory PQLs in any of the six groundwater samples.

Arsenic (total) was detected in all six groundwater samples at concentrations exceeding the MTCA Method A Cleanup Level of 5 µg/L. Arsenic (total) concentrations ranged from 12 µg/L in the groundwater sample collected from well MW1 to 67 µg/L in MW4. Total chromium (hexavalent + trivalent) was detected in all six groundwater samples at concentrations exceeding the MTCA Method A Cleanup Level of 50 µg/L. Chromium (total) concentrations ranged from 81 µg/L in well MW6 to 430 µg/L in MW2. Lead (total) was detected in all six groundwater samples at concentrations exceeding the MTCA Method A Cleanup Level of 15 µg/L. Lead (total) concentrations ranged from 16 µg/L in the groundwater collected from well MW1 to 160 µg/L in well MW2. The highest detections of total chromium (hexavalent + trivalent) and total lead were in the groundwater sample collected from well MW2 which is located near the northwest property corner between the two former USTs. The second highest total chromium and total lead detections in groundwater were detected in the sample collected from well MW4 located in the northeast corner of the Site. The two highest total arsenic concentrations were detected in wells MW4 and MW2, respectively.

3.4 October 2022 – Groundwater Sampling Event

On October 3, 2022, BMEC personnel returned to the Site to conduct a GWSE involving all six monitoring wells (MW1 through MW6). TPH-D and/or TPH-O were not detected above the laboratory PQLs in all of the six groundwater samples collected from monitoring wells MW1 through MW6.

Various VOCs including PCE were detected in groundwater samples collected from all six monitoring wells (MW1 through MW6). None of the VOC detections exceeded established MTCA Method A Cleanup Levels. PCE concentrations were detected in all six groundwater samples and ranged from 1.1 µg/L in well MW4 to 2.6 µg/L in well MW1. The Cleanup Level for PCE in groundwater is 5 µg/L.

Total RCRA metals were detected in groundwater samples collected from all six monitoring wells (MW1 through MW6). Barium was detected in all six groundwater samples at concentrations ranging from 340µg/L in well MW1 to 2700 µg/L in well MW4. No MTCA Method A Cleanup Level in groundwater currently exists for barium. Selenium was detected in groundwater samples collected from wells MW2, MW4, and MW6 at concentrations of 7.6 µg/L, 9.9 µg/L, and 5.9 µg/L, respectively. No MTCA Method A Cleanup Level in groundwater currently exists for selenium. Mercury was detected in groundwater samples collected from wells MW2, MW4, and MW6 at concentrations of 1.2 µg/L, 1.5 µg/L, and 0.65 µg/L, respectively. The MTCA Method A Cleanup Level for mercury in groundwater is 2 µg/L.

3.5 December 2022 – Groundwater Sampling Event

On December 15, 2022, BMEC personnel returned to the Site to conduct a GWSE involving all six monitoring wells (MW1 through MW6). TPH-D and/or TPH-O were not detected above the laboratory PQLs in five of the six groundwater samples collected from monitoring wells MW1 and MW3 through MW6. Lube oil (i.e., TPH-O) was detected in the groundwater sample collected from monitoring well MW2 at a concentration of 240 mg/L which does not exceed the MTCA Method A Cleanup Level of 500 mg/L. TPH-G was not detected above the laboratory PQLs in the six groundwater samples.

VOCs were analyzed in all six groundwater samples. A combination of VOCs including PCE, BTEX, and miscellaneous VOCs (i.e., chloroform, carbon disulfide, n-propylbenzene, p-isopropytoluene, and n-butylbenzene) were detected in all six groundwater samples but at concentrations that do not exceed established MTCA Method A Cleanup Levels. PCE was detected in groundwater samples obtained from all six monitoring wells at concentrations ranging from 1.1 µg/L in well MW6 to 1.7 µg/L in the groundwater samples collected from wells MW1 and MW2. Benzene was detected in groundwater samples collected from monitoring wells MW2 and MW4 at 0.22 µg/L and 0.23 µg/L, respectively. The MTCA Method A Cleanup Levels for PCE and benzene are each 5 µg/L.

RCRA (total) metals were analyzed in all six groundwater samples collected from monitoring wells MW1 through MW6. Selenium was detected in two of the groundwater samples at concentrations ranging from 6.7 µg/L in well MW3 to 11 µg/L in well MW6. No MTCA Method A Cleanup Level currently is established for selenium. Barium was detected in all six of the groundwater samples at concentrations ranging from 580 µg/L in well MW1 to 1900 µg/L in wells MW4 and MW6. No MTCA Method A Cleanup Level currently is established for barium. Cadmium and silver were not detected above the laboratory PQLs in any of the six groundwater samples.

Arsenic (total) was detected in all six groundwater samples at concentrations exceeding the MTCA Method A Cleanup Level of 5 µg/L. Arsenic (total) concentrations ranged from 28 µg/L in the groundwater samples collected from wells MW1 and MW5 to 150 µg/L in MW6. Chromium (hexavalent + trivalent) was detected in all six groundwater samples at concentrations exceeding the MTCA Method A Cleanup Level of 50 µg/L. Chromium concentrations ranged from 150 µg/L in well MW1 to 340 µg/L in MW3. Lead was detected in all six groundwater samples at concentrations exceeding the MTCA Method A Cleanup Level of 15 µg/L. Lead concentrations ranged from 26 µg/L in the groundwater collected from well MW1 to 140 µg/L in well MW6. Mercury was detected in three of the groundwater samples at concentrations ranging from 0.58 µg/L in well MW2 to 2.1 µg/L in well MW6. The MTCA Method A Cleanup Level for mercury is 2 µg/L.

3.6 March 2023 Groundwater Sampling Event

On March 28, 2023, BMEC personnel returned to the Site to conduct a GWSE involving six monitoring wells (MW1 through MW6). TPH-D and/or TPH-O were not detected above the

laboratory PQLs in five of the six groundwater samples collected from monitoring wells MW1 and MW3 through MW6. Lube oil (i.e., TPH-O) was detected in the groundwater sample collected. from monitoring well MW2 at a concentration of 150 µg/L which does not exceed the MTCA Method A Cleanup Level of 500 µg/L.

The chlorinated VOCs (cis) 1,2-DCE, TCE, VC, and PCE were analyzed in all six groundwater samples. PCE was detected in all six groundwater samples at concentrations ranging from 0.70 µg/L in well MW3 to 2.4 µg/L in well MW2. None of the six groundwater concentrations exceed established MTCA Method A Cleanup Levels (5 µg/L). PCE was the only VOC detected in the six groundwater samples.

RCRA (total and dissolved) metals were analyzed in all six groundwater samples collected from monitoring wells MW1 through MW6. RCRA metals (totals) were not detected above the laboratory PQLs in groundwater samples collected from wells MW2, MW4, MW5, and MW6. Total chromium and total lead were detected at 15 µg/L and 2.5 µg/L, respectively, in the groundwater samples collected from well MW1 with neither value exceeding the MTCA Method A Cleanup Levels of 50 µg/L and 15 µg/L, respectively. Total RCRA metals were detected in the groundwater sample collected from well MW3 at the following concentrations:

- Arsenic at 88 µg/L (MTCA Method A Cleanup Level = 5 µg/L)
- Cadmium at 6.5 µg/L (MTCA Method A Cleanup Level = 5 µg/L)
- Chromium (hexavalent + trivalent) at 1100 µg/L (MTCA Method A Cleanup Level = 50 µg/L)
- Lead at 220 µg/L (MTCA Method A Cleanup Level = 15 µg/L
- Mercury at 1.5 µg/L (MTCA Method A Cleanup Level = 2 µg/L)

As noted above, the total arsenic, total cadmium, total chromium, and total lead concentrations all exceed their respective Cleanup Levels. However, BMEC suspects the extremely high turbidity/high suspended solids content and slow recharge of the well may have impacted the high metals concentrations.

The laboratory analytical results for dissolved RCRA metals concentrations were all non-detect (arsenic, cadmium, chromium [hexavalent + trivalent], lead and mercury). Each of the six groundwater samples submitted to Onsite for dissolved RCRA metals were not field filtered. Instead, each of the six samples were filtered in the lab, prior to analysis.

3.7 May 19, 2023, Monitoring Well Installation and Soil Sampling Event

BMEC personnel mobilized to the Site on May 19, 2023, to supervise the advancement of four borings, collect eight soil samples from the four borings for laboratory analyses, and complete the four borings as monitoring wells (MW3A, MW7, MW8, and MW9). All four monitoring wells were advanced via terra sonic methodology. Borings for monitoring wells MW7 through MW9 were advanced to 25 feet bgs and screened from 10 – 25 feet bgs with Schedule 40 polyvinyl chloride (PVC), completed with flush-mounted locking caps. The boring for well MW3A was advanced to 30 feet and screened from 10 – 30 feet bgs with Schedule 40 PVC, completed with a flush-mounted locking cap.

PCE was detected in three of the eight soil samples at concentrations ranging from 0.0018 mg/Kg in soil sample MW7-5-19-23-25' to 0.0026 mg/Kg in soil sample MW9-5-19-23-27'. None of the three soil sample detections exceed the MTCA Method A Cleanup Level of 0.05 mg/Kg. VC, (cis) 1,2-DCE, and TCE were not detected above the laboratory PQLs in any of the eight soil samples.

Barium was detected in all eight soil samples at concentrations ranging from 26 mg/Kg in soil sample MW7-5-19-23-18' to 67 mg/Kg in soil sample MW9-5-19-23-27'. A MTCA Method A Cleanup Level does not currently exist for barium. Total chromium (hexavalent + trivalent) was detected in all eight soil samples at concentrations ranging from 5.4 mg/Kg in soil sample MW3a-5-19-23-20' to 12 mg/Kg in soil sample MW9-5-19-23-27'. None of the eight total chromium detections exceed the MTCA Method A Cleanup Level for Cr+6 of 19 mg/Kg. Mercury was detected in soil sample MW9-5-19-23-27' at 0.38 mg/Kg which does not exceed the MTCA Method A Cleanup Level of 2 mg/Kg. Arsenic, cadmium, silver, and selenium were not detected above the laboratory PQLs in any of the eight soil samples.

3.8 June 13, 2023, Monitoring Well Development and Groundwater Sampling Event

BMEC personnel mobilized to the Site on June 13, 2023, to develop four newly installed monitoring wells (MW3A, MW7, MW8, and MW9), obtain depth-to-water (DTW) measurements from all nine wells, and collect groundwater samples from all nine monitoring wells (MW1 through MW9) for laboratory analyses. The following text describes the May 2023 and June 2023 field activities in detail.

VC, (cis) 1,2-DCE, and TCE were not detected above the laboratory PQLs in any of the nine groundwater samples. PCE was detected in all nine groundwater samples at concentrations ranging from 0.97 µg/L in the groundwater sample collected from well MW4 to 2.3 µg/L in the sample collected from well MW2. None of the nine groundwater sample results for PCE exceed the MTCA Method A Cleanup Level of 5 µg/L.

RCRA metals (total) were analyzed in all nine groundwater samples collected from monitoring wells MW1 through MW9. RCRA metals (totals) were not detected above the laboratory PQLs in groundwater samples collected from seven of the nine wells including MW2, MW3A, MW4, MW5, MW6, MW7, and MW9. Lead was detected in the groundwater sample collected from well MW8 at 1.1 µg/L which does not exceed the MTCA Method A Cleanup Level of 15 µg/L. Arsenic, total chromium, and lead were detected in the groundwater sample collected from well MW1 at 9.3 µg/L, 73 µg/L, and 11 µg/L, respectively. The MTCA Method A Cleanup Levels for arsenic (5 µg/L) and total chromium (50 µg/L) in groundwater obtained from MW1 were exceeded. The MTCA Method A Cleanup Level for lead (15 µg/L) was not exceeded.

3.9 September 26, 2023, Groundwater Sampling Event

BMEC personnel mobilized to the Site on September 26, 2023, to obtain DTW measurements from all nine wells and collect groundwater samples from all nine monitoring wells (MW1 through MW9) for laboratory analyses. DTW values ranged from 16.09 feet btoc in well MW6 to 17.84

feet btoc in well MW9. Groundwater flow direction was to the southeast and the hydraulic gradient varied from 0.006 feet per foot in the northwest of the Site between wells MW1 and MW8 to 0.005 in the southeast portion of the Site between wells MW3A and MW6.

The suite of analyses performed on each groundwater sample submitted to the laboratory is as follows: TPH-D and TPH-O analysis via Northwest Method NWTPH-Dx; chlorinated VOCs (VC, (cis) 1,2-DCE, TCE, and PCE) via EPA Method 8260D; and total RCRA metals (arsenic, cadmium, chromium, lead, and mercury) via EPA Method 200.8/7470A.

TPH-D and/or TPH-O were detected above the laboratory PQLs in one sample which was collected from well MW2. TPH-O was detected in the groundwater sample collected from well MW2 at 210 µg/L which does not exceed the MTCA Method A Cleanup Level of 500 µg/L.

The chlorinated VOCs (cis) 1,2-DCE, TCE, PCE, and VC were analyzed in all nine groundwater samples. VC, (cis) 1,2-DCE, and TCE were not detected above the laboratory PQLs in any of the nine groundwater samples. PCE was detected in eight of nine groundwater samples at concentrations ranging from 2.0 µg/L in the groundwater samples collected from wells MW5, MW6, and MW9 to 6.0 µg/L in the sample collected from well MW7. Two of the nine groundwater sample results for PCE exceeded the MTCA Method A Cleanup Level of 5 µg/L; the groundwater sample collected from well MW8 at 5.1 µg/L and the groundwater sample collected from well MW7 at 6.0 µg/L.

RCRA metals (total) were analyzed in all nine groundwater samples collected from monitoring wells MW1 through MW9. RCRA metals (totals) were not detected above the laboratory PQLs in groundwater samples collected from six of the nine wells including MW3A, MW5, MW6, MW7, MW8, and MW9. Arsenic, cadmium, and mercury were not detected above the laboratory PQLs in groundwater samples collected from any of the nine wells.

Lead was detected in the groundwater samples collected from wells MW1, MW2, and MW4 at 2.9 µg/L, 9.0 µg/L, and 1.2 µg/L, respectively, none of which exceed the MTCA Method A Cleanup Level of 15 µg/L for lead in groundwater. Total chromium (hexavalent + trivalent) was detected in the groundwater samples collected from wells MW1 and MW2 at 20 µg/L and 19.0 µg/L, respectively. Neither of which exceed the MTCA Method A Cleanup Level of 50 µg/L for total chromium in groundwater.

Since none of the nine groundwater samples collected yielded total metal concentrations exceeding their respective MTCA Method A Cleanup Levels, dissolved metal analyses were not performed on any of the samples.

3.10 December 27, 2023, Groundwater Sampling Event

BMEC personnel mobilized to the Site on December 27, 2023, to obtain DTW measurements from all nine wells and collect groundwater samples from all nine monitoring wells (MW1 through MW9) for laboratory analyses. DTW values ranged from 19.05 feet btoc in well MW1 to 20.53 feet btoc in well MW2. Groundwater flow direction was to the southeast and the hydraulic gradient was approximately 0.009 feet per foot.

TPH-D and/or TPH-O were not detected above the laboratory PQLs in any of the nine groundwater samples. VC, (cis) 1,2-DCE, and TCE were not detected above the laboratory PQLs in any of the nine groundwater samples. PCE was detected in eight of nine groundwater samples at concentrations ranging from 1.4 µg/L in the groundwater sample collected from well MW8 to 3.1 µg/L in the sample collected from well MW1. None of the eight groundwater sample detections for PCE exceeded the MTCA Method A Cleanup Level of 5 µg/L.

Metals (totals) were not detected above the laboratory PQLs in groundwater samples collected from six of the nine wells including MW4, MW5, MW6, and MW9. Arsenic was detected in groundwater samples collected from five of the nine wells at concentrations ranging from 1.05 µg/L in well MW-3A to 3.35 µg/L in well MW-1. None of the five arsenic detections exceeded the MTCA Method A Cleanup Level of 5 µg/L. Chromium was detected in groundwater samples collected from three of the nine wells at concentrations ranging from 5.58 µg/L in well MW-2 to 30.3 µg/L in well MW-1. None of the three chromium detections exceeded the MTCA Method A Cleanup Level of 50 µg/L. Lead was detected in groundwater samples collected from three of the nine wells at concentrations ranging from 2.09 µg/L in well MW-8 to 5.64 µg/L in well MW-1. None of the three lead detections exceeded the MTCA Method A Cleanup Level of 15 µg/L.

Mercury and cadmium were not detected above the laboratory PQLs in any of the nine groundwater samples collected.

Since none of the nine groundwater samples collected yielded total metal concentrations exceeding their respective MTCA Method A Cleanup Levels, dissolved metals analyses were not performed on any of the samples.

3.11 March 19, 2024 Groundwater Sampling Event

BMEC personnel mobilized to the Site on March 19, 2024, to collect groundwater samples from all nine monitoring wells (MW1 through MW9) for laboratory analyses. The following text describes the March 2023, field activities in detail.

VC, (cis) 1,2-DCE, and TCE were not detected above the laboratory PQLs in any of the nine groundwater samples. PCE was detected in eight of nine groundwater samples at concentrations ranging from 0.9 µg/L in the groundwater sample collected from well MW8 to 2.7 µg/L in the sample collected from well MW2. None of the eight groundwater sample detections for PCE exceeded the MTCA Method A Cleanup Level of 5 µg/L. PCE was not detected above the laboratory PQLs in the groundwater sample collected from well MW9.

Metals (total) were analyzed in all nine groundwater samples collected from monitoring wells MW1 through MW9. Metals (totals) were not detected above the laboratory PQLs in groundwater samples collected from all nine wells.

4.0 JUNE 2024 GROUNDWATER SAMPLING METHODOLOGY

BMEC personnel mobilized to the Site on June 5, 2024, to collect groundwater samples from all nine monitoring wells (MW1 through MW9) for laboratory analyses. The following text describes the June 2024, field activities in detail.

Upon arrival at the Site on June 5, 2024, each monitoring well was opened and DTW measurements were obtained from the PVC top of casing per well. Groundwater parameters of the nine monitoring well samples were measured in the field via a Horiba U-52 for pH, temperature, conductivity, turbidity, and dissolved oxygen. Approximately four to six gallons were purged from the nine monitoring wells (i.e., MW1, MW2, MW3A, MW4, MW5, MW6, MW7, MW8, and MW9), prior to stabilization of the groundwater parameters listed above, followed by sample collection. Groundwater sample field data sheets for the June 5, 2024, GWSE are included in **Appendix A.**

The suite of analyses performed on each groundwater sample submitted to the laboratory is as follows: chlorinated VOCs (VC, (cis) 1,2-DCE, TCE, and PCE) via EPA Method 8260D; and total RCRA metals (arsenic, cadmium, chromium, lead, and mercury) via EPA Method 200.8/7470A.

Groundwater was purged from each of the nine wells via peristatic pump and dedicated tubing, prior to samples being collected in the appropriate containers, properly sealed and labeled, and placed on ice in a secured cooler. Each groundwater sample was obtained via four 40-mL glass vials preserved with HCl, one 250-mL plastic container preserved with nitric acid, and one unpreserved 250-mL plastic container. Upon collection, each groundwater sample was immediately labeled, sealed, and placed on ice in a secure cooler. The nine groundwater samples were relinquished to OnSite the following day for overnight delivery.

A fresh pair of nitril gloves was donned, prior to each successive groundwater sample collection. All trash derived from the GWSE activities (i.e., nitrile gloves, paper towels, and tubing) was placed in a plastic bag and placed in an onsite trash receptacle. All purge water was stored in 55-gallon drums temporarily staged onsite.

5.0 JUNE 2024 GROUNDWATER SAMPLE RESULTS

BMEC performed an eighth consecutive GWSE at the Site on June 5, 2024. This GWSE involved collecting groundwater samples for analysis from all nine monitoring wells. The analytical results are as follows:

TPH-D and/or TPH-O were not analyzed. Historical TPH results in groundwater are summarized in **Table 2**.

The chlorinated VOCs (cis) 1,2-DCE, TCE, PCE, and VC were analyzed in all nine groundwater samples. VC, (cis) 1,2-DCE, and TCE were not detected above the laboratory PQLs in any of the nine groundwater samples. PCE was detected in eight of nine groundwater samples at

concentrations ranging from 0.76 µg/L in the groundwater sample collected from well MW8 to 1.6 µg/L in the samples collected from wells MW1 and MW2. None of the eight groundwater sample detections for PCE exceeded the MTCA Method A Cleanup Level of 5 µg/L. PCE was not detected above the laboratory PQLs in the groundwater sample collected from well MW9. Chlorinated VOC results in groundwater are summarized in **Table 3**.

Metals (total) were analyzed in all nine groundwater samples collected from monitoring wells MW1 through MW9. Metals (totals) were not detected above the laboratory PQLs in groundwater samples collected from wells MW1, MW3A, MW4, MW5, MW6, MW7, and MW9. Total chromium and total lead were detected in groundwater samples collected from wells MW2 and MW8 at concentrations not exceeding the MTCA Method A Cleanup Levels of 50 µg/L and 15 µg/L, respectively. Metal (total) results in groundwater are summarized in **Table 4**.

A copy of the laboratory analytical report and accompanying chain-of-custody documentation is included as **Appendix B**.

6.0 JANUARY 12, 2024 DEPARTMENT OF ECOLOGY FURTHER ACTION LETTER

On January 25, 2024, BMEC received a copy of the Department of Ecology (Ecology) "Further Action" Letter dated January 12, 2024. A copy of the letter is included in **Appendix C**. Per the letter, Ecology has determined that further remedial action is necessary to cleanup contamination at the Site and the primary contents of the letter are summarized as follows:

- PCE in groundwater is an onsite issue, not an up-gradient/off-site issue, and should continue to be analyzed for a minimum of four consecutive, quarterly GWSEs with results below Cleanup Levels (i.e., 5 µg/L). **BMEC DOES NOT CONCUR, AS THE GREATEST PCE DETECTIONS ARE IN THE FIVE UP-GRADIENT WELLS (MW1, MW2, MW7, MW8, AND MW9) AND DECREASE DOWN-GRADIENT ACROSS THE SITE, AS ILLUSTRATED IN FIGURE 6.**
- PCE in soil must meet the selected Cleanup Levels (i.e., 5 µg/Kg) from ground surface to 15 feet bgs. **TABLE 5 SUMMARIZES ALL SOIL DATA ANALYZED FOR PCE DURING BMEC SUBSURFACE INVESTIGATIONS. BMEC FEELS THAT THIS DATA STRONGLY SUGGESTS THAT PCE HAS NEVER BEEN A VADOSE ZONE ISSUE IN ONSITE SOILS BUT INSTEAD IS MIGRATING UNDER THE PROPERTY VIA THE GROUNDWATER FROM UP-GRADIENT SOURCES.**
- PCE in groundwater collected from monitoring wells MW1, MW2, and MW7 creates vapor intrusion concerns inside the building. **BMEC CONCURS AND SHALL PERFORM A TIER II VAPOR INTRUSION ASSESSMENT (VIA) WITH A SERIES OF SUMMA CANISTERS.**
- No more groundwater testing for total petroleum hydrocarbons – diesel range (TPH-D) and TPH-oil range (TPH-O). **BMEC CONCURS.**

- Four consecutive, quarterly GWSEs are needed for total metals at concentrations below Cleanup Levels. **BMEC CONCURS AND HAS COMPLETED ALL FOUR OF THE FOUR CONSECUTIVE, QUARTERLY GWSEs VIA THIS JUNE 2024 SAMPLING EVENT.**

7.0 CONCLUSIONS

During the June 5, 2024, GWSE, depth to groundwater measurements ranged from approximately 19 – 20.5 feet btoc in all nine wells. Groundwater flow direction was to the southeast at 0.009 feet per foot.

TPH-D and/or TPH-O were not analyzed per the January 12, 2024, Ecology Opinion Letter.

VC, (cis) 1,2-DCE, and TCE were not detected above the laboratory PQLs in any of the nine groundwater samples. PCE was detected in eight of nine groundwater samples at concentrations ranging from 0.76 µg/L in the groundwater sample collected from well MW8 to 1.6 µg/L in the samples collected from wells MW1 and MW2. None of the eight groundwater sample detections for PCE exceeded the MTCA Method A Cleanup Level of 5 µg/L. PCE was not detected above the laboratory PQLs in the groundwater sample collected from well MW9. This is the third consecutive GWSE in each PCE has not been detected above the MTCA Method A Cleanup Level (5 µg/L) in groundwater obtained from any of the nine monitoring wells.

Figure 6 illustrates that PCE concentrations are strongest in monitoring wells MW1 (1.6 µg/L), MW2 (1.6 µg/L), and MW7 (1.4 µg/L), decreasing down-gradient across the Site at well MW6 (1.0 µg/L) as groundwater flows to the south-east beneath the Site. This trend is consistent with PCE data collected in March 2024 and September 2023 (**Appendix D**).

Metals (totals) were not detected above the laboratory PQLs in groundwater samples collected from wells MW1, MW3A, MW4, MW5, MW6, MW7, and MW9. Total chromium and total lead were detected in groundwater samples collected from wells MW2 and MW8 at concentrations not exceeding the MTCA Method A Cleanup Levels of 50 µg/L and 15 µg/L, respectively.

8.0 RECOMMENDATIONS

BMEC recommends the following actions:

1) A Tier II VIA shall be performed at the Site. The air sample(s) shall be analyzed for the following chlorinated solvents: PCE, TCE, VC, and (cis) 1,2-Dichloroethene.
2) No more sampling for total metals is warranted.
3) Due to soil data suggesting no PCE detections exist in vadose zone soils beneath the Site, and groundwater data strongly suggesting that PCE detections are strongest in groundwater collected from the up-gradient monitoring wells, BMEC believes PCE contamination is migrating onto the Site via shallow groundwater from the up-gradient

and well-documented YRRA which was defined in 1991. Thus, no more testing for PCE (or any other chlorinated solvent) in groundwater is warranted.

4) No more soil testing for PCE or any chlorinated solvents at the Site is necessary. Please see **Table 5**.
5) A remedial investigation/feasibility study (RIFS) shall be completed, prior to pursuit of the NFA.

9.0 STATEMENT OF ENVIRONMENTAL PROFESSIONALS

BMEC personnel performed these field activities on June 5, 2024, in accordance with generally accepted environmental practices and procedures. We employed the degree of care and skill ordinarily exercised under similar circumstances by reputable environmental professionals practicing in the discipline of environmental sciences. The groundwater sampling activities completed were conducted in accordance with standard engineering and geologic standards. However, BMEC was limited by data gaps that were encountered due to previous fieldwork inadequacies and improper documentation. This report is based on the limited data that was provided to BMEC and if additional field data or documentation exists that was not made available to BMEC, we cannot be held accountable for such data gaps or inconsistencies recognizable in this report.

Respectfully Submitted,

Blue Mountain Environmental and Consulting Company, Inc.

Brent N. Bergeron, LHG, LG

P Trabusiner

Peter Trabusiner, Engineer

10.0 REFERENCES

Blue Mountain Environmental and Consulting Company, Inc., MARCH 2024 GROUNDWATER SAMPLING EVENT REPORT FOR HAHN MOTOR COMPANY 1201 SOUTH 1ST STREET YAKIMA, WASHINGTON 98901, Facility Site ID No. 502, Cleanup Site ID No. 4927, VCP Project No. CE0529, April 1, 2024.

Blue Mountain Environmental and Consulting Company, Inc., SEPTEMBER 2023 GROUNDWATER SAMPLING EVENT REPORT FOR HAHN MOTOR COMPANY 1201 SOUTH 1ST STREET YAKIMA, WASHINGTON 98901, Facility Site ID No. 502, Cleanup Site ID No. 4927, VCP Project No. CE0529, October 5, 2023.

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Blue Mountain Environmental and Consulting Company, Inc., MARCH 2023 GROUNDWATER SAMPLING EVENT REPORT FOR HAHN MOTOR COMPANY 1201 SOUTH 1ST STREET, YAKIMA, WASHINGTON 98901, Facility Site ID No. 502, Cleanup Site ID No. 4927, VCP Project No. CE0529, April 24, 2023.

Blue Mountain Environmental and Consulting Company, Inc., DECEMBER 2022 GROUNDWATER SAMPLING EVENT REPORT FOR HAHN MOTOR COMPANY 1201 SOUTH 1ST STREET, YAKIMA, WASHINGTON 98901, Facility Site ID No. 502, Cleanup Site ID No. 4927, VCP Project No. CE0529, January 27, 2023.

Blue Mountain Environmental and Consulting Company, Inc., SEPTEMBER 2022 ADDITIONAL SUBSURFACE INVESTIGATION REPORT FOR HAHN MOTOR COMPANY, 1201 SOUTH 1ST STREET, YAKIMA, WASHINGTON 98901, Facility Site ID No. 502, Cleanup Site ID No. 4927, VCP Project No. CE0529, October 17, 2022.

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Google Maps, 2022.

PETCO INCORPORATED, Underground Storage Tank Decommissioning & Site Assessment Report For UST Site #200130, 1201 South 1st St., Yakima, Washington, February 2008.

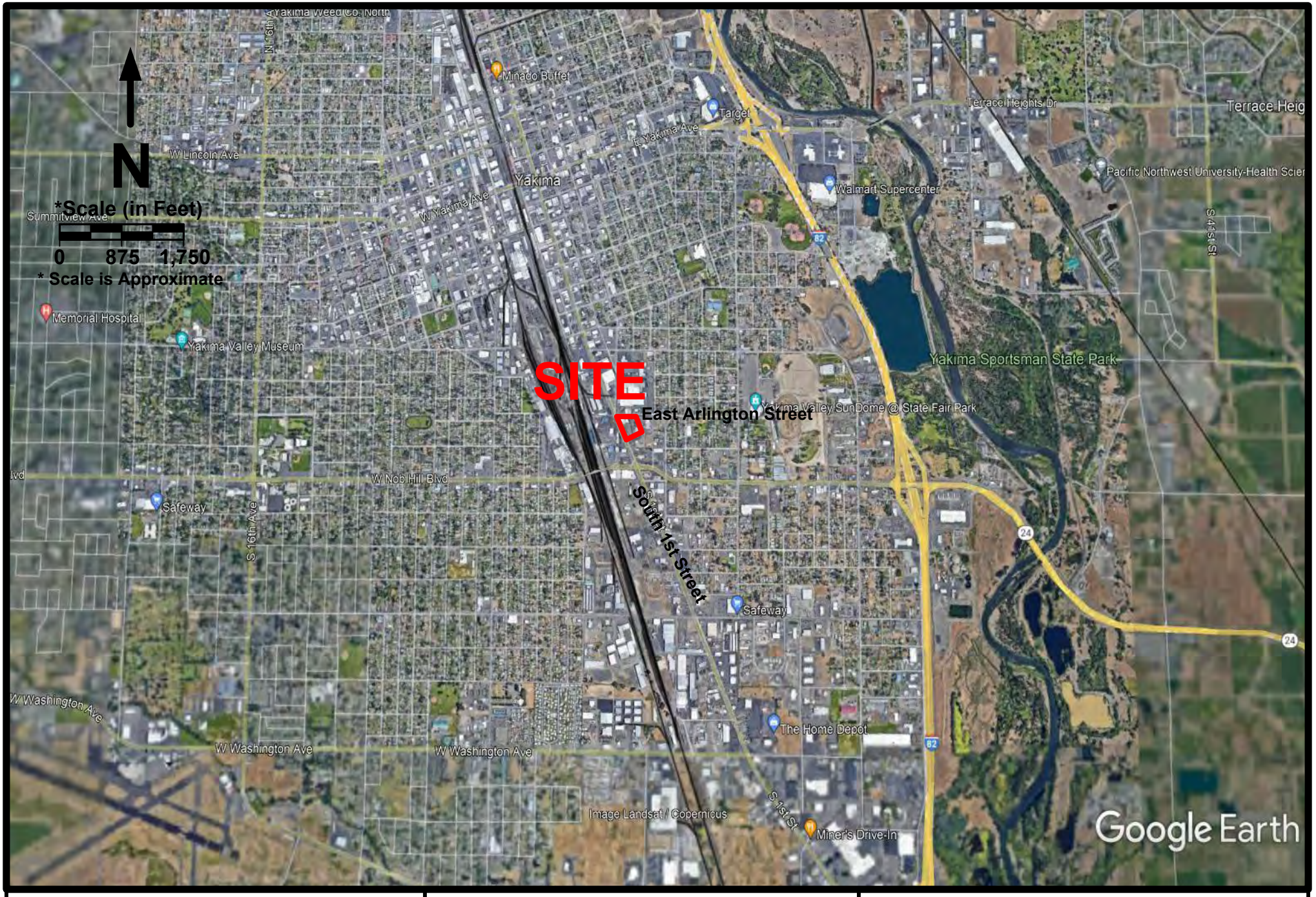
Washington State Department of Ecology, Letter – Re: Further Action at the Site, 1201 South 1st Street, Yakima, Washington, January 12, 2024.

Washington State Department of Ecology, Letter – Re: Acceptance Letter -Voluntary Cleanup Program, 1201 South 1st Street, Yakima, Washington, November 12, 2021.

Washington State Department of Ecology, Yakima Railroad Area PCE Contamination – Groundwater Quality Performance Monitoring Data Summary 2017, July 2018.

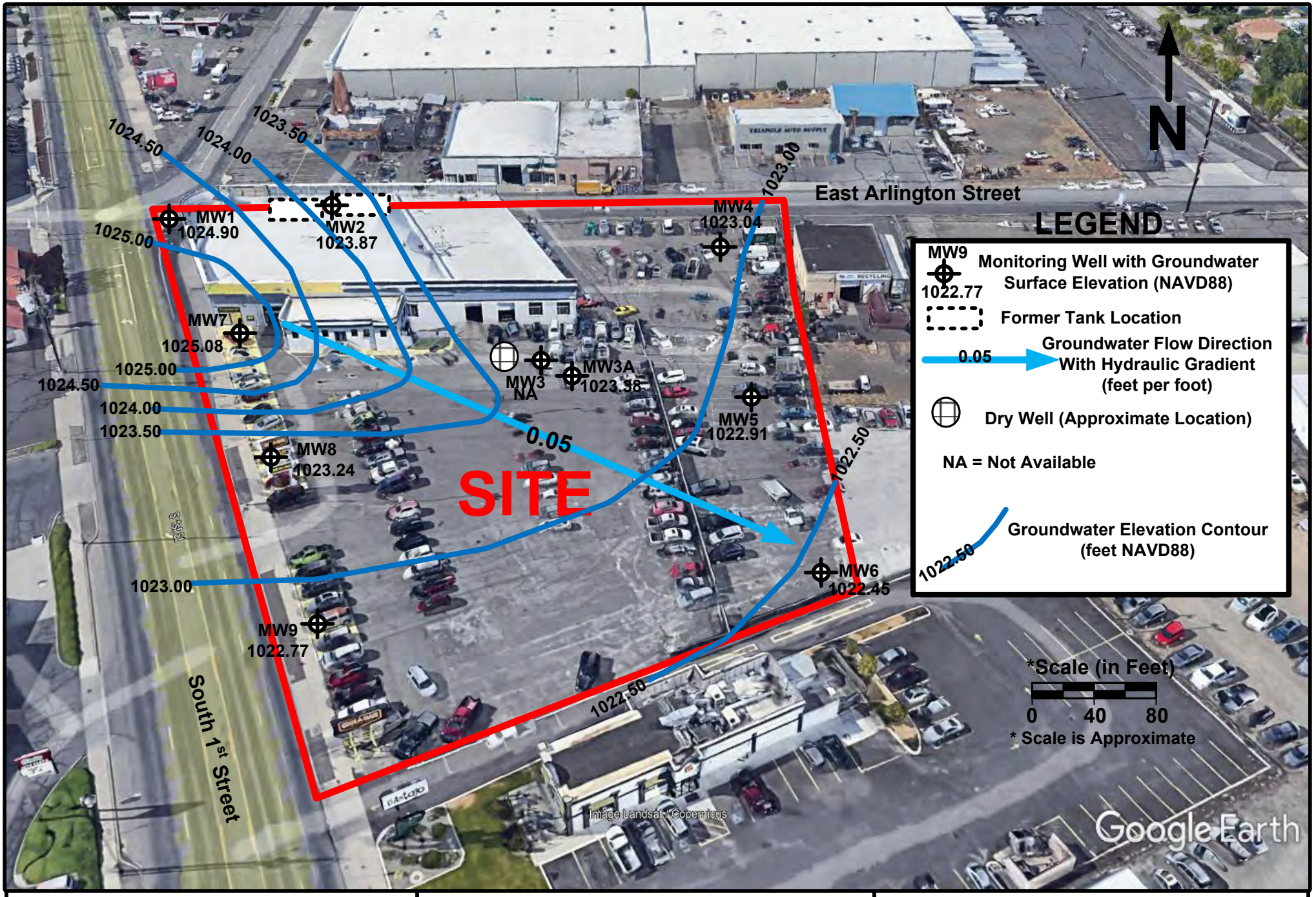
Washington State Department of Ecology, Letter – Re: Further Action at the Site, 1201 South 1st Street, Yakima, Washington, February 23, 2016.

Washington State Department of Ecology, Model Toxics Control Act Statute and Regulation, Revised November 2007.

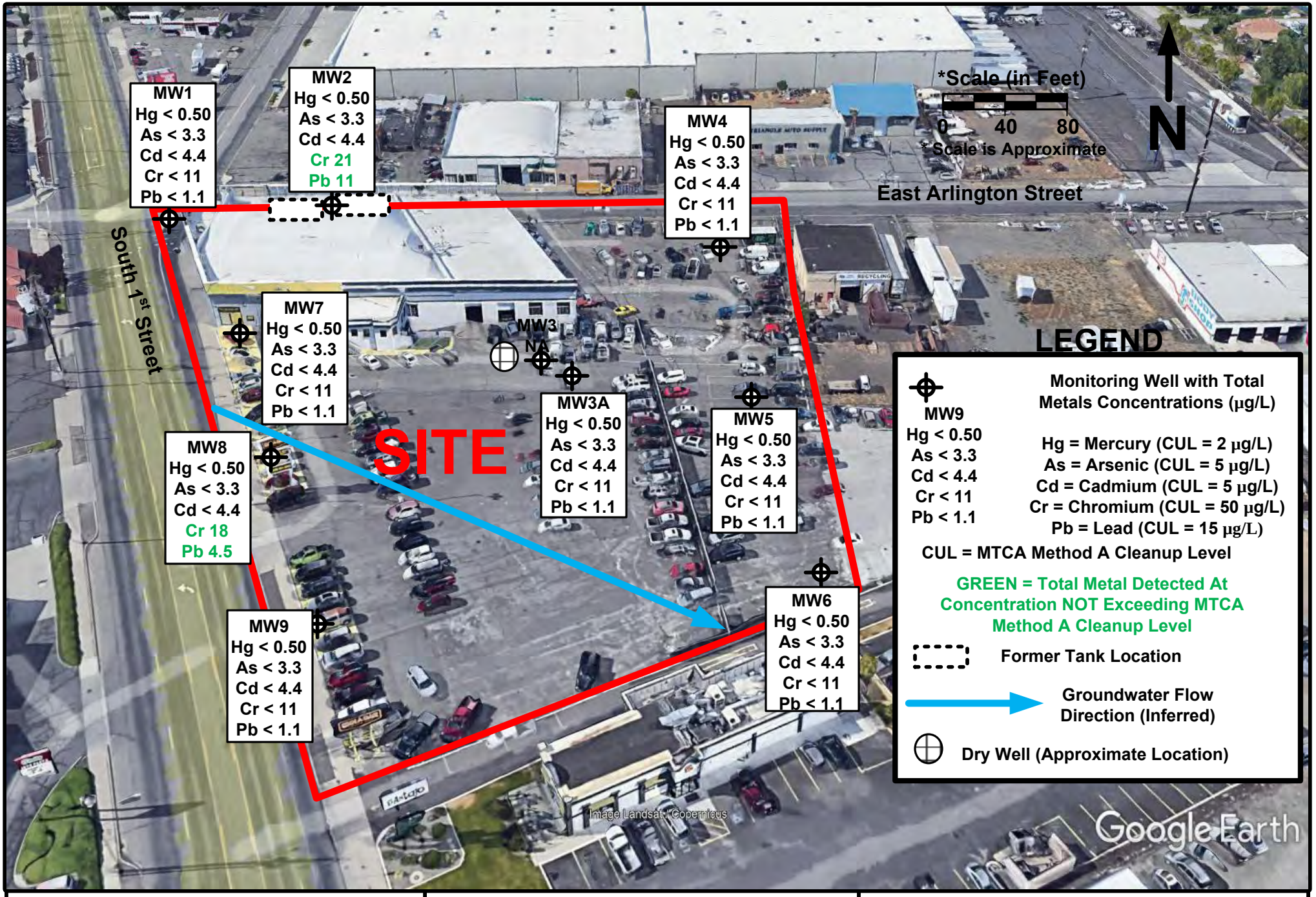


BMEC **P.O. Box 545/125 Main Street** **Waitsburg, Washington 99361**	**FIGURE 1 – SITE VICINITY MAP**	**Hahn Motors Company** **1201 South 1st Street** **Yakima, Washington 98901**

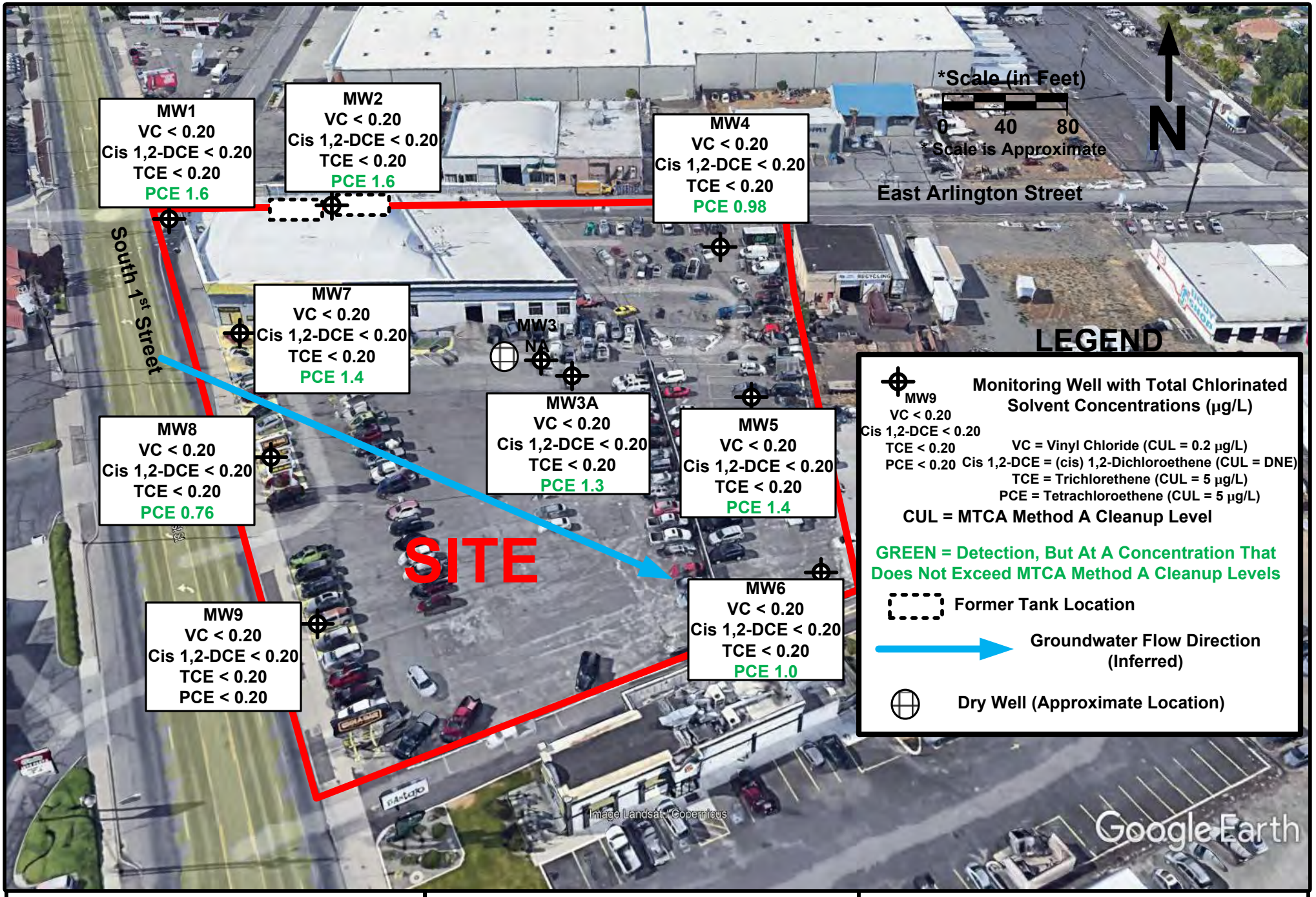
BMEC **P.O. Box 545/125 Main Street** **Waitsburg, Washington 99361**	**FIGURE 2 – SITE LOCATION MAP**	**Hahn Motors Company** **1201 South 1st Street** **Yakima, Washington 98901**



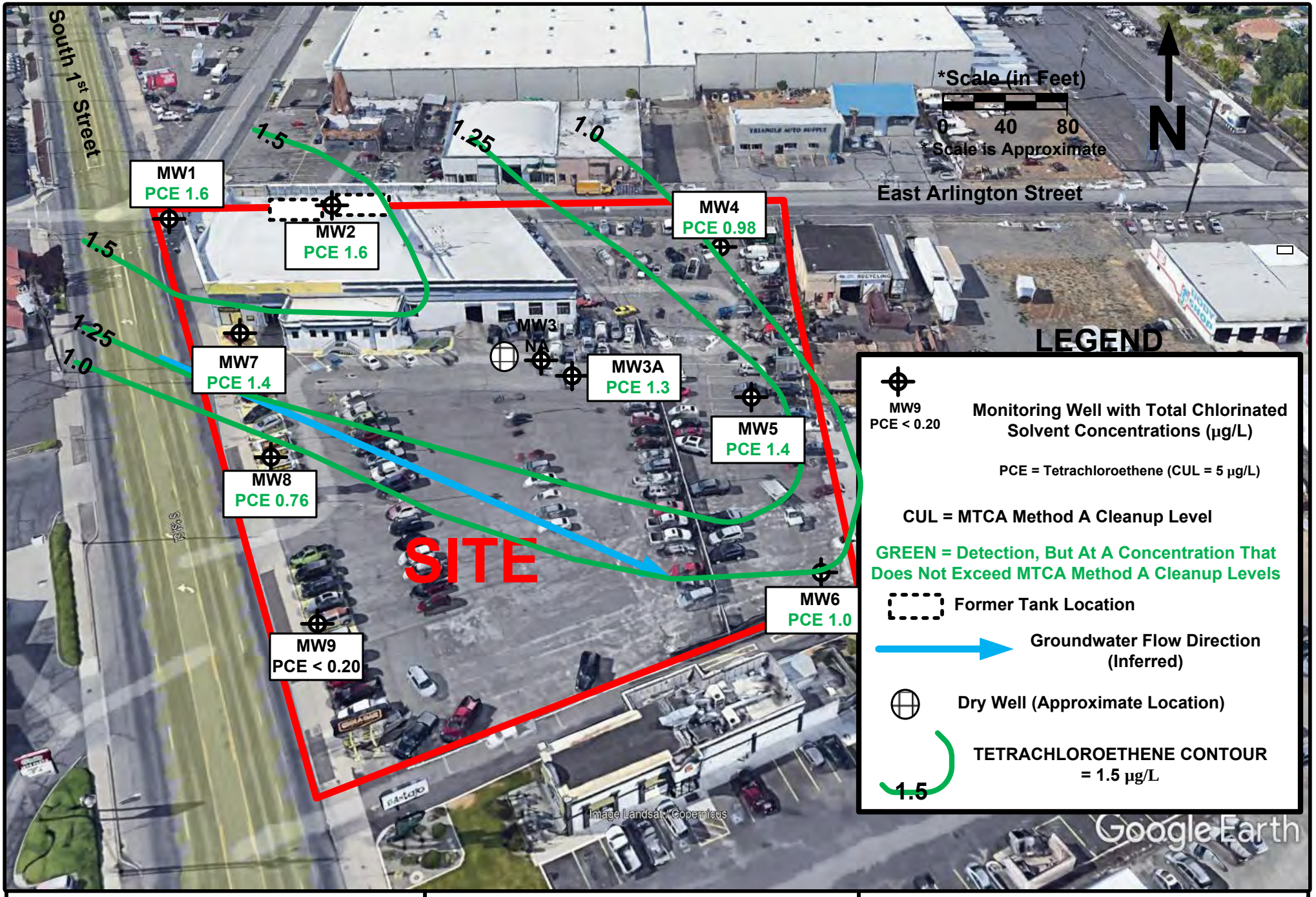
BMEC **P.O. Box 545/125 Main Street** **Waitsburg, Washington 99361**	**FIGURE 3 – INFERRED GROUNDWATER FLOW DIRECTION** **JUNE 5, 2024**	**Hahn Motors Company** **1201 South 1st Street** **Yakima, Washington 98901** **VCP Project # CE 0529**



BMEC **P.O. Box 545/125 Main Street** **Waitsburg, Washington 99361**	**FIGURE 4 – TOTAL METALS IN GROUNDWATER (µg/L)** **JUNE 5, 2024**	**Hahn Motors Company** **1201 South 1st Street** **Yakima, Washington 98901** **VCP Project # CE 0529**



BMEC **P.O. Box 545/125 Main Street** **Waitsburg, Washington 99361**	**FIGURE 5 – CHLORINATED SOLVENTS IN GROUNDWATER (µg/L)** **JUNE 5, 2024**	**Hahn Motors Company** **1201 South 1st Street** **Yakima, Washington 98901** **VCP Project # CE 0529**



BMEC **P.O. Box 545/125 Main Street** **Waitsburg, Washington 99361**	**FIGURE 6** **TETRACHLORETHENE IN GROUNDWATER PLUME (µg/L)** **JUNE 5, 2024**	**Hahn Motors Company** **1201 South 1st Street** **Yakima, Washington 98901** **VCP Project # CE 0529**

TABLE 1
Monitoring Well Installation and Groundwater Surface Elevation Data
Former Hahn Motors
1201 S. 1st Street in Yakima, WA 98901

Monitoring Well Number	Date Measured	Top of Casing Elevation (feet NAVD88)	Depth-To-Water Below Top of Casing (feet btoc)*	Groundwater Elevation (feet NAVD88)	LNAPL Thickness (feet)	Volume of Groundwater Purged (gallons)	Screened Interval (feet bgs)	Sandpack Interval (feet bgs)	Bentonite Interval (feet bgs)
Monitoring Wells									
MW1	10/3/22	1042.69	15.48	1027.21	0.00	15	10 - 25'	8 - 25'	2 - 8'
	12/15/22		18.35	1024.34	0.00	5			
	3/28/23		19.66	1023.03	0.00	5			
	6/13/23		18.28	1024.41	0.00	4			
	9/26/23		16.16	1026.53	0.00	5			
	12/27/23		19.05	1023.64	0.00	3			
	3/19/24		NA	NA	NA	3			
	6/5/24		17.79	1024.90	0.00	4			
MW2	10/3/22	1042.89	16.66	1026.23	0.00	15	10 - 25'	8 - 25'	2 - 8'
	12/15/22		19.87	1023.02	0.00	5			
	3/28/23		21.36	1021.53	0.00	2.5			
	6/13/23		19.32	1023.57	0.00	3.5			
	9/26/23		17.53	1025.36	0.00	4.0			
	12/27/23		20.53	1022.36	0.00	3.0			
	3/19/24		NA	NA	NA	3.0			
	6/5/24		19.02	1023.87	0.00	4.0			
MW3	10/3/22	1041.88	16.36	1025.52	0.00	15	10 - 25'	8 - 25'	2 - 8'
	12/15/22		19.06	1022.82	0.00	5			
	3/28/23		21.04	1020.84	0.00	1.5			
MW3A	6/13/23	1042.00	19.00	1023.00	0.00	18.0	10 - 30'	8 - 30'	2 - 8'
	9/26/23		17.10	1024.90	0.00	6.5			
	12/27/23		20.11	1021.89	0.00	5.0			
	3/19/24		NA	NA	NA	4.0			
	6/5/24		18.62	1023.38	0.00	6.0			
MW4	10/3/22	1041.13	16.14	1024.99	0.00	15	10 - 25'	8 - 25'	2 - 8'
	12/15/22		19.37	1021.76	0.00	5			
	3/28/23		21.33	1019.80	0.00	4			
	6/13/23		18.43	1022.70	0.00	3.5			
	9/26/23		16.57	1024.56	0.00	5.0			
	12/27/23		20.18	1020.95	0.00	3.0			
	3/19/24		NA	NA	NA	3.0			
	6/5/24		18.09	1023.04	0.00	4.0			
MW5	10/3/22	1040.73	15.94	1024.79	0.00	15	10 - 25'	8 - 25'	2 - 8'
	12/15/22		19.08	1021.65	0.00	5			
	3/28/23		21.15	1019.58	0.00	4			
	6/13/23		18.16	1022.57	0.00	3.5			
	9/26/23		16.36	1024.37	0.00	4.5			
	12/27/23		19.96	1020.77	0.00	3.0			
	3/19/24		NA	NA	NA	3.0			
	6/5/24		17.82	1022.91	0.00	4.0			
MW6	10/3/22	1040.06	15.57	1024.49	0.00	15	10 - 25'	8 - 25'	2 - 8'
	12/15/22		18.88	1021.18	0.00	5			
	3/28/23		21.18	1018.88	0.00	3			
	6/13/23		17.95	1022.11	0.00	3.5			
	9/26/23		16.09	1023.97	0.00	5			
	12/27/23		20.01	1020.05	0.00	3			
	3/19/24		NA	NA	NA	3			
	6/5/24		17.61	1022.45	0.00	4			
MW7	6/13/23	1043.69	19.17	1024.52	0.00	10	10 - 25'	8 - 25'	2 - 8'
	9/26/23		16.89	1026.80	0.00	4			
	12/27/23		19.97	1023.72	0.00	3			
	3/19/24		NA	NA	NA	3			
	6/5/24		18.61	1025.08	0.00	4			
MW8	6/13/23	1042.69	19.58	1023.11	0.00	10	10 - 25'	8 - 25'	2 - 8'
	9/26/23		17.24	1025.45	0.00	4			
	12/27/23		20.23	1022.46	0.00	3			
	3/19/24		NA	NA	NA	3			
	6/5/24		19.45	1023.24	0.00	3			
MW9	6/13/23	1041.82	19.32	1022.50	0.00	10	10 - 25'	8 - 25'	2 - 8'
	9/26/23		17.84	1023.98	0.00	4			
	12/27/23		20.03	1021.79	0.00	3			
	3/19/24		NA	NA	NA	3			
	6/5/24		19.05	1022.77	0.00	3			

Notes:

NAVD88 = North American Vertical Datum 1988

btoc = below top of casing

LNAPL = light, non-aqueous phase liquid

NA = not available

TABLE 2

Groundwater Sample Results - Total Petroleum Hydrocarbons (µg/L)
1201 South First Street
Yakima, Washington 98901

Sample I.D.	Date Collected	TPH-Diesel and Heavy Oil by Northwest Method NWTPH-Dx		TPH-Gasoline by Northwest Method NWTPH-Gx
		TPH-D	TPH-O	
MONITORING WELLS				
MW1	10/3/22	< 200	< 200	< 100
	12/15/22	< 210	< 210	< 500
	3/28/23	< 150	< 150	NA
	6/13/23	< 210	< 210	NA
	9/26/23	< 200	< 200	NA
	12/27/23	< 200	< 200	NA
	3/19/24	NA	NA	NA
	6/5/24	NA	NA	NA
MW2	10/3/22	< 210	< 210	< 100
	12/15/22	< 220	**240**	< 500
	3/28/23	< 150	**150**	NA
	6/13/23	< 210	< 210	NA
	9/26/23	< 200	**210**	NA
	12/27/23	< 210	< 210	NA
	3/19/24	NA	NA	NA
	6/5/24	NA	NA	NA
MW3	10/3/22	< 200	< 200	< 100
	12/15/22	< 230	< 230	< 500
	3/28/23	< 220	< 220	NA
MW3A	6/13/23	< 210	< 210	NA
	9/26/23	< 150	< 150	NA
	12/27/23	< 210	< 210	NA
	3/19/24	NA	NA	NA
	6/5/24	NA	NA	NA
MW4	10/3/22	< 210	< 210	< 100
	12/15/22	< 230	< 230	< 500
	3/28/23	< 150	< 150	NA
	6/13/23	< 210	< 210	NA
	9/26/23	< 150	< 150	NA
	12/27/23	< 210	< 210	NA
	3/19/24	NA	NA	NA
	6/5/24	NA	NA	NA
MW5	103/22	< 210	< 210	< 100
	12/15/22	< 220	< 220	< 500
	3/28/23	< 150	< 150	NA
	6/13/23	< 210	< 210	NA
	9/26/23	< 200	< 200	NA
	12/27/23	< 200	< 200	NA
	3/19/24	NA	NA	NA
	6/5/24	NA	NA	NA
MW6	10/3/22	< 210	< 210	< 100
	12/15/22	< 220	< 220	< 500
	3/28/23	< 150	< 150	NA
	6/13/23	< 210	< 210	NA
	9/26/23	< 200	< 200	NA
	12/27/23	< 210	< 210	NA
	3/19/24	NA	NA	NA
	6/5/24	NA	NA	NA
MW7	6/13/23	< 210	< 210	NA
	9/26/23	< 150	< 150	NA
	12/27/23	< 210	< 210	NA
	3/19/24	NA	NA	NA
	6/5/24	NA	NA	NA
MW8	6/13/23	< 220	< 220	NA
	9/26/23	< 150	< 150	NA
	12/27/23	< 210	< 210	NA
	3/19/24	NA	NA	NA
	6/5/24	NA	NA	NA
MW9	6/13/23	< 210	< 210	NA
	9/26/23	< 150	< 150	NA
	12/27/23	< 210	< 210	NA
	3/24/24	NA	NA	NA
	6/5/25	NA	NA	NA
Ecology MTCA Method A Groundwater Cleanup Levels (µg/L)				
Cleanup Level		500	500	800/1,000 [1]

Notes:

[1] MTCA Method A Cleanup Level for TPH-G is 800 ppb if benzene is detected in subsurface soils or groundwater. If benzene is not detected, Cleanup Level is 1,000 ppb.

MTCA = Model Toxics Control Act

µg/L = micrograms per Liter or parts per billion (ppb)

BOLD = sample yielded detectable concentration of analyzed compound.

TABLE 3

Groundwater Sample Results - Volatile Organic Compounds (µg/L)
Hahn Motors Company - 1201 South 1st Street
Yakima, Washington 98901

Sample I.D.	Date Collected	Volatile Organic Compounds (VOCs) by EPA Method 8260D (µg/L)																						
		Benzene	Toluene	Ethylbenzene	Total Xylenes	EDB	EDC	2-Hexanone	n-Propylbenzene	MTBE	Naphthalene	124-TMB	135-TMB	Isopropyltoluene	n-Butylbenzene	Acetone	Carbon Disulfide	2-Butanone	Chloroform	Vinyl Chloride	cis-1,2-Dichloroethene	Trichloroethene (TCE)	Tetrachloroethene (PCE)
MONITORING WELLS																								
MW1	10/3/22	< 0.20	< 1.0	< 0.20	< 0.60	< 0.010	< 0.20	< 2.0	< 0.20	< 0.20	< 1.3	< 0.20	< 0.20	< 0.20	< 0.20	< 5.0	< 0.20	< 5.0	**6.1**	< 0.20	< 0.20	< 0.20	**2.4**
	12/15/22	< 0.20	< 1.0	< 0.20	< 0.60	< 0.010	< 0.20	< 2.0	< 0.20	< 0.20	< 1.0	< 0.20	< 0.20	< 0.20	< 0.20	< 5.0	< 0.26	< 5.0	< 1.0	< 0.20	< 0.20	< 0.20	**1.7**
	3/28/23	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	< 0.20	< 0.20	< 0.20	**1.8**
	6/13/23	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	< 0.20	< 0.20	< 0.20	**1.4**
	9/26/23	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	< 0.20	< 0.20	< 0.20	**3.6**
	12/27/23	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	< 0.20	< 0.20	< 0.20	**3.1**
	3/19/24	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	< 0.20	< 0.20	< 0.20	**2.4**
	6/5/24	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	< 0.20	< 0.20	< 0.20	**1.6**
MW2	10/3/22	**0.62**	< 1.0	**0.44**	**0.45**	< 0.010	< 0.20	< 2.0	**0.30**	< 0.20	< 1.3	< 0.20	< 0.20	< 0.20	< 0.20	< 5.0	< 0.20	< 5.0	**5.0**	< 0.20	< 0.20	< 0.20	**2.6**
	12/15/22	**0.22**	< 1.0	< 0.20	< 0.60	< 0.010	< 0.20	< 2.0	< 0.20	< 0.20	< 1.0	< 0.20	< 0.20	**0.31**	**0.21**	< 5.0	**0.33**	< 5.0	< 1.0	< 0.20	< 0.20	< 0.20	**1.7**
	3/28/23	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	< 0.20	< 0.20	< 0.20	**2.4**
	6/13/23	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	< 0.20	< 0.20	< 0.20	**2.3**
	9/26/23	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	< 0.20	< 0.20	< 0.20	**2.4**
	12/27/23	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	< 0.20	< 0.20	< 0.20	**2.7**
	3/19/24	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	< 0.20	< 0.20	< 0.20	**2.7**
	6/5/24	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	< 0.20	< 0.20	< 0.20	**1.6**
MW3	10/3/22	< 0.20	< 1.0	< 0.20	< 0.60	< 0.010	< 0.20	< 2.0	< 0.20	< 0.20	< 1.3	< 0.20	< 0.20	< 0.20	< 0.20	< 5.0	< 0.20	< 5.0	**4.8**	< 0.20	< 0.20	< 0.20	**2.2**
	12/15/22	< 0.20	< 1.0	< 0.20	< 0.60	< 0.010	< 0.20	< 2.0	< 0.20	< 0.20	< 1.0	< 0.20	< 0.20	< 0.20	< 0.20	< 5.0	< 0.26	< 5.0	**2.7**	< 0.20	< 0.20	< 0.20	**1.4**
	3/28/23	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	< 0.20	< 0.20	< 0.20	**0.70**
MW3A	6/13/23	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	< 0.20	< 0.20	< 0.20	**1.3**
	9/26/23	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	< 0.20	< 0.20	< 0.20	**4.0**
	12/27/23	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	< 0.20	< 0.20	< 0.20	**2.7**
	3/19/24	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	< 0.20	< 0.20	< 0.20	**1.8**
	6/5/24	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	< 0.20	< 0.20	< 0.20	**1.3**
MW4	10/3/22	**0.67**	< 1.0	**0.22**	**0.26**	< 0.010	< 0.20	< 2.0	< 0.20	< 0.20	< 1.3	< 0.20	< 0.20	< 0.20	< 0.20	**5.2**	**0.23**	< 5.0	**3.6**	< 0.20	< 0.20	< 0.20	**1.1**
	12/15/22	**0.23**	< 1.0	< 0.20	< 0.60	< 0.010	< 0.20	< 2.0	< 0.20	< 0.20	< 1.0	< 0.20	< 0.20	< 0.20	< 0.20	< 5.0	**0.36**	< 5.0	**2.5**	< 0.20	< 0.20	< 0.20	**1.1**
	3/28/23	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	< 0.20	< 0.20	< 0.20	**1.3**
	6/13/23	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	< 0.20	< 0.20	< 0.20	**0.97**
	9/26/23	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	< 0.20	< 0.20	< 0.20	**2.1**
	12/27/23	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	< 0.20	< 0.20	< 0.20	**1.8**
	3/19/24	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	< 0.20	< 0.20	< 0.20	**1.3**
	6/5/24	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	< 0.20	< 0.20	< 0.20	**0.98**
MW5	10/3/22	**1.7**	**2.2**	**0.68**	**1.45**	< 0.010	< 0.20	**2.3**	**0.34**	< 0.20	< 1.3	**0.25**	< 0.20	**0.30**	**0.25**	**11**	< 0.20	< 5.0	**5.6**	< 0.20	< 0.20	< 0.20	**1.6**
	12/15/22	< 0.20	**< 1.0**	< 0.20	< 0.60	< 0.010	< 0.20	< 2.0	< 0.20	< 0.20	< 1.0	< 0.20	< 0.20	< 0.20	< 0.20	< 5.0	**0.34**	< 5.0	**2.6**	< 0.20	< 0.20	< 0.20	**1.6**
	3/28/23	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	< 0.20	< 0.20	< 0.20	**1.5**
	6/13/23	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	< 0.20	< 0.20	< 0.20	**1.3**
	9/26/23	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	< 0.20	< 0.20	< 0.20	**2.0**
	12/27/23	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	< 0.20	< 0.20	< 0.20	**2.6**
	3/19/24	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	< 0.20	< 0.20	< 0.20	**1.7**
	6/5/24	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	< 0.20	< 0.20	< 0.20	**1.4**
MW6	10/3/22	**0.65**	**1.0**	**0.26**	**0.24**	< 0.010	< 0.20	< 2.0	< 0.20	< 0.20	< 1.3	< 0.20	< 0.20	< 0.20	< 0.20	< 5.0	< 0.20	< 5.0	**4.5**	< 0.20	< 0.20	< 0.20	**1.5**
	12/15/22	< 0.20	< 1.0	< 0.20	< 1.0	< 0.010	< 0.20	< 2.0	< 0.20	< 0.20	< 1.0	< 0.20	< 0.20	< 0.20	< 0.20	< 5.0	< 0.26	< 5.0	**2.9**	< 0.20	< 0.20	< 0.20	**1.3**
	3/28/23	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	< 0.20	< 0.20	< 0.20	**1.1**
	6/13/23	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	< 0.20	< 0.20	< 0.20	**1.1**
	9/26/23	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	< 0.20	< 0.20	< 0.20	**2.0**
	12/27/23	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	< 0.20	< 0.20	< 0.20	**2.1**
	3/19/24	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	< 0.20	< 0.20	< 0.20	**1.6**
	6/5/24	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	< 0.20	< 0.20	< 0.20	**1.0**
MW7	6/13/23	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	< 0.20	< 0.20	< 0.20	**1.3**
	9/26/23	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	< 0.20	< 0.20	< 0.20	**6.0**
	12/27/23	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	< 0.20	< 0.20	< 0.20	**3.0**
	3/19/24	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	< 0.20	< 0.20	< 0.20	**2.2**
	6/5/24	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	< 0.20	< 0.20	< 0.20	**1.4**
MW8	6/13/23	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	< 0.20	< 0.20	< 0.20	**1.2**
	9/26/23	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	< 0.20	< 0.20	< 0.20	**5.1**
	12/27/23	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	< 0.20	< 0.20	< 0.20	**1.4**
	3/19/24	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	< 0.20	< 0.20	< 0.20	**0.9**
	6/5/24	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	< 0.20	< 0.20	< 0.20	**0.76**
MW9	6/13/23	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	< 0.20	< 0.20	< 0.20	**1.1**
	9/26/23	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	< 0.20	< 0.20	< 0.20	**2.0**
	12/27/23	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	< 0.20	< 0.20	< 0.20	< 0.20
	3/19/24	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	< 0.20	< 0.20	< 0.20	< 0.20
	6/5/24	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	< 0.20	< 0.20	< 0.20	< 0.20
Ecology MTCA Method A Groundwater Cleanup Levels (µg/L)																								
Cleanup Level		5	1,000	700	1,000	0.010	5	DNE	DNE	20	160	DNE	DNE	DNE	DNE	DNE	DNE	DNE	DNE	0.2	DNE	5	5

Notes:
MTCA = Model Toxics Control Act
EDB = 1,2-Dibromoethane
EDC = 1,2-Dichloroethane
MTBE = Methyl tertiary-butyl ether
124-TMB = 1,2,4-trimethylbenzene
135-TMB = 1,3,5-trimethylbenzene
PCE = Tetrachloroethylene
DNE = Does Not Exist
µg/L = micrograms per Liter or parts per billion (ppb)
MTCA = Model Toxics Control Act
BOLD = sample yielded detectable concentration of analyzed compound.
BOLD Concentration exceeds the MTCA Method A Cleanup Level

TABLE 4
Groundwater Sample Results - Total Metals (µg/L)
1201 South First Street
Yakima, Washington 98901

Sample I.D.	Date Collected	Total Mercury by EPA Method 200.8 (µg/L)	Total Metals via EPA Method 200.8						
			Arsenic	Barium	Cadmium	Chromium[1]	Lead	Selenium	Silver
Monitoring Wells									
MW1	10/3/22	< 0.50	**12**	**340**	< 4.4	**110**	**16**	< 5.6	< 11
	12/15/22	< 0.50	**28**	**580**	< 4.4	**150**	**26**	< 5.6	< 11
	3/28/23	< 0.50	< 3.3	NA	< 4.4	**15**	**2.5**	NA	NA
	6/13/23	< 0.50	**9.3**	NA	< 4.4	**73**	**11**	NA	NA
	9/26/23	< 0.50	< 3.3	NA	< 4.4	**20**	**2.9**	NA	NA
	12/27/23	< 0.50	**3.35**	NA	< 1	**30.3**	**5.64**	NA	NA
	3/19/24	< 0.50	< 3.3	NA	< 4.4	< 11	< 1.1	NA	NA
	6/5/24	< 0.50	< 3.3	NA	< 4.4	< 11	< 1.1	NA	NA
MW2	10/3/22	**1.2**	**58**	**2400**	< 4.4	**430**	**160**	**7.6**	< 11
	12/15/22	**0.58**	**34**	**1300**	< 4.4	**210**	**75**	< 5.6	< 11
	3/28/23	< 0.50	< 3.3	NA	< 4.4	< 11	< 1.1	NA	NA
	6/13/23	< 0.50	< 3.3	NA	< 4.4	< 11	< 1.1	NA	NA
	9/26/23	< 0.50	< 3.3	NA	< 4.4	**19.0**	**9.0**	NA	NA
	12/27/23	< 0.50	**1.36**	NA	< 1	**5.58**	**2.81**	NA	NA
	3/19/24	< 0.50	< 3.3	NA	< 4.4	< 11	< 1.1	NA	NA
	6/5/24	< 0.50	< 3.3	NA	< 4.4	**21**	**11**	NA	NA
MW3	10/3/22	< 0.50	**16**	**550**	< 4.4	**120**	**27**	< 5.6	< 11
	12/15/22	< 0.50	**43**	**1100**	< 4.4	**340**	**73**	**6.7**	< 11
	3/28/23	**1.5**	**88**	NA	**6.5**	**1100**	**220**	NA	NA
MW3A	6/13/23	< 0.50	< 3.3	NA	< 4.4	< 11	< 1.1	NA	NA
	9/26/23	< 0.50	< 3.3	NA	< 4.4	< 11	< 1.1	NA	NA
	12/27/23	< 0.50	**1.05**	NA	< 1	< 1	< 1	NA	NA
	3/19/24	< 0.50	< 3.3	NA	< 4.4	< 11	< 1.1	NA	NA
	6/5/24	< 0.50	< 3.3	NA	< 4.4	< 11	< 1.1	NA	NA
MW4	10/3/22	**1.5**	**67**	**2700**	< 4.4	**400**	**110**	**9.9**	< 11
	12/15/22	**1.3**	**66**	**1900**	< 4.4	**320**	**77**	**7.1**	< 11
	3/28/23	< 0.50	< 3.3	NA	< 4.4	< 11	< 1.1	NA	NA
	6/13/23	< 0.50	< 3.3	NA	< 4.4	< 11	< 1.1	NA	NA
	9/26/23	< 0.50	< 3.3	NA	< 4.4	< 11	**1.2**	NA	NA
	12/27/23	< 0.50	< 1	NA	< 1	< 1	< 1	NA	NA
	3/19/24	< 0.50	< 3.3	NA	< 4.4	< 11	< 1.1	NA	NA
	6/5/24	< 0.50	< 3.3	NA	< 4.4	< 11	< 1.1	NA	NA
MW5	10/3/22	< 0.50	**18**	**790**	< 4.4	**210**	**36**	< 5.6	< 11
	12/15/22	< 0.50	**28**	**690**	< 4.4	**180**	**38**	< 5.6	< 11
	3/28/23	< 0.50	< 3.3	NA	< 4.4	< 11	< 1.1	NA	NA
	6/13/23	< 0.50	< 3.3	NA	< 4.4	< 11	< 1.1	NA	NA
	9/26/23	< 0.50	< 3.3	NA	< 4.4	< 11	< 1.1	NA	NA
	12/27/23	< 0.50	< 1	NA	< 1	< 1	< 1	NA	NA
	3/19/24	< 0.50	< 3.3	NA	< 4.4	< 11	< 1.1	NA	NA
	6/5/24	< 0.50	< 3.3	NA	< 4.4	< 11	< 1.1	NA	NA
MW6	10/3/22	**0.61**	**39**	**600**	< 4.4	**81**	**39**	**5.9**	< 11
	12/15/22	**2.1**	**150**	**1900**	< 4.4	**330**	**140**	**11**	< 11
	3/28/23	< 0.50	< 3.3	NA	< 4.4	< 11	< 1.1	NA	NA
	6/13/23	< 0.50	< 3.3	NA	< 4.4	< 11	< 1.1	NA	NA
	9/26/23	< 0.50	< 3.3	NA	< 4.4	< 11	< 1.1	NA	NA
	12/27/23	< 0.50	< 1	NA	< 1	< 1	< 1	NA	NA
	3/19/24	< 0.50	< 3.3	NA	< 4.4	< 11	< 1.1	NA	NA
	6/5/24	< 0.50	< 3.3	NA	< 4.4	< 11	< 1.1	NA	NA
MW7	6/13/23	< 0.50	< 3.3	NA	< 4.4	< 11	< 1.1	NA	NA
	9/26/23	< 0.50	< 3.3	NA	< 4.4	< 11	< 1.1	NA	NA
	12/27/23	< 0.50	**1.21**	NA	< 1	< 1	< 1	NA	NA
	3/19/24	< 0.50	< 3.3	NA	< 4.4	< 11	< 1.1	NA	NA
	6/5/24	< 0.50	< 3.3	NA	< 4.4	< 11	< 1.1	NA	NA
MW8	6/13/23	< 0.50	< 3.3	NA	< 4.4	< 11	**1.1**	NA	NA
	9/26/23	< 0.50	< 3.3	NA	< 4.4	< 11	< 1.1	NA	NA
	12/27/23	< 0.50	**1.51**	NA	< 1	**7.54**	**2.09**	NA	NA
	3/19/24	< 0.50	< 3.3	NA	< 4.4	< 11	< 1.1	NA	NA
	6/5/24	< 0.50	< 3.3	NA	< 4.4	**18**	**4.5**	NA	NA
MW9	6/13/23	< 0.50	< 3.3	NA	< 4.4	< 11	< 1.1	NA	NA
	9/26/23	< 0.50	< 3.3	NA	< 4.4	< 11	< 1.1	NA	NA
	12/27/23	< 0.50	< 1	NA	< 1	< 1	< 1	NA	NA
	3/19/24	< 0.50	< 3.3	NA	< 4.4	< 11	< 1.1	NA	NA
	6/5/24	< 0.50	< 3.3	NA	< 4.4	< 11	< 1.1	NA	NA
Ecology MTCA Method A Groundwater Cleanup Levels (µg/L)									
Cleanup Levels		2	5	DNE	5	50	15	DNE	DNE

Notes:

[1] MTCA Method A Cleanup Level for total chromium (chromium VI + chromium III) is 50 µg/L

MTCA = Model Toxics Control Act

EDB = 1,2-Dibromoethane

EDC = 1,2-Dichloroethane

MTBE = Mehtyl tertiery-butyl ether

124-TMB = 1,2,4-trimethylbenzene

135-TMB = 1,3,5-trimethylbenzene

DNE = Does Not Exist

µg/L = micrograms per Liter or parts per billion (ppb)

BOLD = sample yielded detectable concentration of analyzed compound

BOLD Concentration exceeds the MTCA Method A Cleanup Level

TABLE 5

Soil Sample Results - Volatile Organic Compounds (mg/Kg)[1]

1201 South First Street

Yakima, Washington 98901

Sample I.D.	Depth (ft bsg)	Date Collected	Volatile Organic Compounds (VOCs) by EPA Method 8260D (mg/Kg)												
			Benzene	Toluene	Ethylbenzene	Total Xylenes	EDB	EDC	MTBE	Naphthalene	124-TMB	135-TMB	Vinyl Chloride	TCE	PCE
ADDITIONAL SUBSURFACE INVESTIGATION (BMEC) - SEPTEMBER 2022															
MW1-9-28-22-10'	10'	9/28/22	< 0.0011	< 0.0054	< 0.0011	< 0.0033	NA	< 0.0011	< 0.0011	< 0.0054	< 0.0011	< 0.0011	< 0.0011	< 0.0011	< 0.0011
MW1-9-28-22-19'	19'	9/28/22	< 0.0011	< 0.0056	< 0.0011	< 0.0033	NA	< 0.0011	< 0.0011	< 0.0056	< 0.0011	< 0.0011	< 0.0011	< 0.0011	< 0.0011
MW2-9-28-22-13'	13'	9/28/22	< 0.0011	< 0.0054	< 0.0011	< 0.0033	NA	< 0.0011	< 0.0011	< 0.0054	< 0.0011	< 0.0011	< 0.0011	< 0.0011	< 0.0011
MW2-9-28-22-18'	18'	9/28/22	< 0.0012	< 0.0061	< 0.0012	< 0.0036	NA	< 0.0012	< 0.0012	< 0.0061	< 0.0012	< 0.0012	< 0.0012	< 0.0012	< 0.0012
MW3-9-27-22-15'	15'	9/27/22	< 0.0011	< 0.0054	< 0.0011	< 0.0033	NA	< 0.0011	< 0.0011	< 0.0054	< 0.0011	< 0.0011	< 0.0011	< 0.0011	< 0.0011
MW3-9-27-22-23'	23'	9/27/22	< 0.0011	< 0.0057	< 0.0011	< 0.0033	NA	< 0.0011	< 0.0011	< 0.0057	< 0.0011	< 0.0011	< 0.0011	< 0.0011	< 0.0011
MW4-9-27-22-16'	16'	9/27/22	< 0.0012	< 0.0060	< 0.0012	< 0.0036	NA	< 0.0012	< 0.0012	< 0.0060	< 0.0012	< 0.0012	< 0.0012	< 0.0012	< 0.0012
MW4-9-27-22-20'	20'	9/27/22	< 0.0011	< 0.0054	< 0.0011	< 0.0033	NA	< 0.0011	< 0.0011	< 0.0054	< 0.0011	< 0.0011	< 0.0011	< 0.0011	< 0.0011
MW5-9-27-22-15'	15'	9/27/22	< 0.0010	< 0.0052	< 0.0010	< 0.0030	NA	< 0.0010	< 0.0010	< 0.0052	< 0.0010	< 0.0010	< 0.0010	< 0.0010	< 0.0010
MW5-9-27-22-20'	20'	9/27/22	< 0.0010	< 0.0052	< 0.0010	< 0.0030	NA	< 0.0010	< 0.0010	< 0.0052	< 0.0010	< 0.0010	< 0.0010	< 0.0010	< 0.0010
MW6-9-27-22-15'	15'	9/27/22	< 0.0011	< 0.0054	< 0.0011	< 0.0033	NA	< 0.0011	< 0.0011	< 0.0054	< 0.0011	< 0.0011	< 0.0011	< 0.0011	< 0.0011
MW6-9-27-22-21'	21'	9/27/22	< 0.0011	< 0.0053	< 0.0011	< 0.0033	NA	< 0.0011	< 0.0011	< 0.0053	< 0.0011	< 0.0011	< 0.0011	< 0.0011	< 0.0011
MONITORING WELL INSTALLATION (BMEC) - MAY 2023															
MW3a-5-19-23-20'	20'	5/19/23	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	< 0.0013	< 0.0013	< 0.0013
MW3a-5-19-23-30'	30'	5/19/23	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	< 0.00095	< 0.00095	< 0.00095
MW7-5-19-23-18'	18'	5/19/23	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	< 0.0011	< 0.0011	< 0.0011
MW7-5-19-23-25'	25'	5/19/23	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	< 0.00096	< 0.00096	**0.0018**
MW8-5-19-23-18'	18'	5/19/23	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	< 0.0012	< 0.0012	< 0.0012
MW8-5-19-23-25'	25'	5/19/23	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	< 0.00095	< 0.00095	< 0.00095
MW9-5-19-23-18'	18'	5/19/23	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	< 0.00078	< 0.00078	**0.00099**
MW9-5-19-23-27'	27'	5/19/23	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	< 0.0012	< 0.0012	**0.0026**
Ecology MTCA Method A Soil Cleanup Levels for Unrestricted Land Use (mg/Kg)															
Unrestricted Land Use			0.03	7	6	9	0.005	DNE	0.1	5	DNE	DNE	DNE	0.03	0.05

Notes:

MTCA = Model Toxics Control Act

NA = Not Analyzed

EDB = 1,2-Dibromoethane

EDC = 1,2-Dichloroethane

MTBE = Mehtyl tertiery-butyl ether

124-TMB = 1,2,4-trimethylbenzene

135-TMB = 1,3,5-trimethylbenzene

1,2-DCE = 1,2-Dichloroethene

TCE = Trichlorethene

PCE = Tetrachlorethene

DNE = Does Not Exist

ft bsg = feet below surface grade

mg/Kg = milligrams per Kilogram or parts per million (ppm)

BOLD = sample yielded detectable concentration of analyzed compound

APPENDIX A

GROUNDWATER SAMPLING FIELD DATA SHEETS

GROUNDWATER SAMPLING FIELD DATA SHEET

WELL ID: MW1 Date: Wed, 6/5/24

Facility Name/Project No.: 1201 S. 1st Street in Yakima, WA / E2024-0404

GW Sampler/Company: BNB & YM / BMEC

Well Depth (TD) below Top of Casing (TOC): 25' Depth to Water (DTW) below TOC: 17.79'

Height of Groundwater Column (H) = TD - DTW (Feet): 7.21' Well Radius [r] (Inches): 1"

2-Inch Diameter Well:	Volume (V) of Groundwater Per Water Column in Gal = [0.163 Gal/Foot] X [H (Feet)] = 1.18 gal
4-Inch Diameter Well:	Volume (V) of Groundwater Per Water Column in Gal = [0.653 Gal/Foot] X [H (Feet)] = NA

Calculated Volume of Groundwater Needed to be Removed (Gal): 3V = 3.52 gal

GROUNDWATER PARAMETERS						
Volume Purged (Gal)	pH	Temp (deg C)	Cond mS/cm (µS)	Turb (ntu)	Comments [i.e., Odor(s), Water Color/Silt Content, Sheen]	DO mg/L
0.25	7.20	18.63	0.264	229	Mod silty; brown-gray	14.10
1	7.14	17.86	0.282	194	↓	13.17
2	7.04	17.55	0.291	172	↓	12.49
3	7.04	17.28	0.294	131	V. sl. silty	12.27
4	6.95	17.22	0.300	67.3	↓	12.13

Actual Volume Purged (Gal) 4 gal DTW After Purging and Before Sampling: 17.90'

GROUNDWATER SAMPLE COLLECTION DATA				
Sample ID	Time	Analyses	# of Containers/Size	Preservative
MW1-6-5-24-GW	1310	8260 (PCE)		
		Totals Metals (Pb, Cr, & As)		

NOTES: Purged & sampled via peristaltic pump & dedicated tubing.

Weather: Sunny, T~71°F, SSE @ 2 MPH

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509-520-6519

GROUNDWATER SAMPLING FIELD DATA SHEET

WELL ID: MW2

Date: Wed, 6/5/24

Facility Name/Project No.: 1201 S. 1st Street in Yakima, WA / E2024-0404

GW Sampler/Company: BNB + YM / BMEC

Well Depth (TD) below Top of Casing (TOC): 25' Depth to Water (DTW) below TOC: 19.02'

Height of Groundwater Column (H) = TD - DTW (Feet): 5.98' Well Radius [r] (Inches): 1"

2-Inch Diameter Well:	Volume (V) of Groundwater Per Water Column in Gal = [0.163 Gal/Foot] X [H (Feet)] = 0.97 gal
4-Inch Diameter Well:	Volume (V) of Groundwater Per Water Column in Gal = [0.653 Gal/Foot] X [H (Feet)] = NA

Calculated Volume of Groundwater Needed to be Removed (Gal): 3V = 2.92 gal

GROUNDWATER PARAMETERS						
Volume Purged (Gal)	pH	Temp (deg C)	Cond mS/cm (µS)	Turb (ntu)	Comments [i.e., Odor(s), Water Color/Silt Content, Sheen]	DO mg/L
0.25	6.99	17.52	0.495	>1000	V. silty; brown-gray	11.86
1	7.22	17.29	0.451	431	Mod. silty	11.91
2	7.14	17.44	0.439	156	Sl. silty	12.51
3	7.23	17.27	0.416	130	V. sl. silty	11.99
4	7.21	17.28	0.401	134	↓	11.92

Actual Volume Purged (Gal) 4 gal DTW After Purging and Before Sampling: 19.20'

GROUNDWATER SAMPLE COLLECTION DATA				
Sample ID	Time	Analyses	# of Containers/Size	Preservative
MW2-6-5-24-GW	1340	8260 (PCE)		
		Totals Metals (Pb, Cr + Ag)		

NOTES: Purged + sampled via peristaltic pump + dedicated tubing.

Weather: Sunny, T~72°F, SSE @ 2 MPH

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GROUNDWATER SAMPLING FIELD DATA SHEET

WELL ID: MW3A

Date: Wed, 6/5/24

Facility Name/Project No.: 1201 S. 1st Street in Yakima, WA / E2024-0404

GW Sampler/Company: BNB + YM / BMEC

Well Depth (TD) below Top of Casing (TOC): 30'

Depth to Water (DTW) below TOC: 18.62'

Height of Groundwater Column (H) = TD - DTW (Feet): 11.38'

Well Radius [r] (Inches): 1"

2-Inch Diameter Well:	Volume (V) of Groundwater Per Water Column in Gal = [0.163 Gal/Foot] X [H (Feet)] = 1.85 gal
4-Inch Diameter Well:	Volume (V) of Groundwater Per Water Column in Gal = [0.653 Gal/Foot] X [H (Feet)] = NA

Calculated Volume of Groundwater Needed to be Removed (Gal): 3V = 5.56 gal

GROUNDWATER PARAMETERS						
Volume Purged (Gal)	pH	Temp (deg C)	Cond mS/cm (EC)	Turb (ntu)	Comments [i.e., Odor(s), Water Color/Silt Content, Sheen]	DO mg/L
0.25	6.93	16.98	0.307	192	Mod. silty, orange-brown	10.82
1	7.03	17.02	0.306	0.4	Clear	10.32
2	7.03	17.06	0.304	2.7	"	10.17
3	6.93	17.29	0.305	3.8	"	10.20
4	6.92	17.33	0.304	0.3	"	12.21
5	6.89	17.54	0.304	0.0	"	12.27
6	6.90	18.25	0.302	0.0	"	11.82

Actual Volume Purged (Gal) 6 gal

DTW After Purging and Before Sampling: 18.62'

GROUNDWATER SAMPLE COLLECTION DATA				
Sample ID	Time	Analyses	# of Containers/Size	Preservative
MW3A-6-5-24-GW	1040	8260 (PCE)		
		Totals Metals (Pb, Cr, + As)		

NOTES: Purged + sampled via peristaltic pump + dedicated tubing.

Weather: Sunny, T-62°F, SW @ 2 MPH

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GROUNDWATER SAMPLING FIELD DATA SHEET

WELL ID: MW4 Date: Wed, 6/5/24

Facility Name/Project No.: 1201 S. 1st Street in Yakima, WA / E2024-0404

GW Sampler/Company: BNB & YM / BMEC

Well Depth (TD) below Top of Casing (TOC): 25' Depth to Water (DTW) below TOC: 18.09'

Height of Groundwater Column (H) = TD - DTW (Feet): 6.91' Well Radius [r] (Inches): 1"

2-Inch Diameter Well:	Volume (V) of Groundwater Per Water Column in Gal = [0.163 Gal/Foot] X [H (Feet)] = 1.13 gal
4-Inch Diameter Well:	Volume (V) of Groundwater Per Water Column in Gal = [0.653 Gal/Foot] X [H (Feet)] = NA

Calculated Volume of Groundwater Needed to be Removed (Gal): 3V = 3.38 gal

GROUNDWATER PARAMETERS						
Volume Purged (Gal)	pH	Temp (deg C)	Cond mS/cm (µS)	Turb (ntu)	Comments [i.e., Odor(s), Water Color/Silt Content, Sheen]	DO mg/L
0.25	6.91	16.76	0.309	85.1	V. sl. ~~slight~~ silty	11.47
1	6.91	16.67	0.308	16.5	Clear	10.68
2	6.88	16.85	0.308	6.0	↓	10.46
3	6.86	16.85	0.308	4.3		10.48
4	6.90	16.85	0.308	0.0		10.37

Actual Volume Purged (Gal) 4 gal DTW After Purging and Before Sampling: 18.09'

GROUNDWATER SAMPLE COLLECTION DATA				
Sample ID	Time	Analyses	# of Containers/Size	Preservative
MW4-6-5-24-GW	0945	8260 (PCE)		
		Totals Metals (Pb, Cr, & As)		

NOTES: Purged & sampled via peristaltic pump & dedicated tubing.

Weather: Sunny, T~60°F, NW @ 3 MPH

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GROUNDWATER SAMPLING FIELD DATA SHEET

WELL ID: MW5 Date: Wed, 6/5/24

Facility Name/Project No.: 1201 S. 1st Street in Yakima, WA / E2024-0404

GW Sampler/Company: BNB & YM / BMEC

Well Depth (TD) below Top of Casing (TOC): 25' Depth to Water (DTW) below TOC: 17.82'

Height of Groundwater Column (H) = TD - DTW (Feet): 7.18' Well Radius [r] (Inches): 1"

2-Inch Diameter Well:	Volume (V) of Groundwater Per Water Column in Gal = [0.163 Gal/Foot] X [H (Feet)] = 1.17 gal
4-Inch Diameter Well:	Volume (V) of Groundwater Per Water Column in Gal = [0.653 Gal/Foot] X [H (Feet)] = NA

Calculated Volume of Groundwater Needed to be Removed (Gal): 3V = 3.5 gal

GROUNDWATER PARAMETERS						
Volume Purged (Gal)	pH	Temp (deg C)	Cond mS/cm (µS)	Turb (ntu)	Comments [i.e., Odor(s), Water Color/Silt Content, Sheen]	DO mg/L
0.25	6.99	16.07	0.321	104	V. sl. silty	11.20
1	7.01	16.20	0.320	72.1	Clear	10.93
2	7.03	16.35	0.318	65.4	↓	10.73
3	7.01	16.43	0.317	48.0	↓	10.63
4	6.99	16.41	0.317	21.0	↓	10.64

Actual Volume Purged (Gal) 4 gal DTW After Purging and Before Sampling: 18.14'

GROUNDWATER SAMPLE COLLECTION DATA				
Sample ID	Time	Analyses	# of Containers/Size	Preservative
MW5-6-5-24-GW	0915	8260 (PCE)		
		Totals Metals (Pb, Cr, & Ag)		

NOTES: Purged & sampled via peristaltic pump & dedicated tubing.

Weather: Sunny, T~60°F, NW @ 3 MPH

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GROUNDWATER SAMPLING FIELD DATA SHEET

WELL ID: MW6 Date: Wed, 6/5/24

Facility Name/Project No.: 1201 S. 1st Street in Yakima, WA / E2024-0404

GW Sampler/Company: BNB & YM / BMEC

Well Depth (TD) below Top of Casing (TOC): 30'25' Depth to Water (DTW) below TOC: 17.61'

Height of Groundwater Column (H) = TD - DTW (Feet): 12.39' Well Radius [r] (Inches): 1"

2-Inch Diameter Well:	Volume (V) of Groundwater Per Water Column in Gal = [0.163 Gal/Foot] X [H (Feet)] = 1.20 gal
4-Inch Diameter Well:	Volume (V) of Groundwater Per Water Column in Gal = [0.653 Gal/Foot] X [H (Feet)] = NA

Calculated Volume of Groundwater Needed to be Removed (Gal): 3V = 3.6 gal

GROUNDWATER PARAMETERS						
Volume Purged (Gal)	pH	Temp (deg C)	Cond ~~(µS)~~ mS/cm	Turb (ntu)	Comments [i.e., Odor(s), Water Color/Silt Content, Sheen]	DO mg/L
0.25	7.57	16.09	0.349	117	SL. silty; green-brown	15.13
1	7.00	15.84	0.320	26.1	Clear	11.42
2	6.92	15.78	0.315	11.1	↓	11.01
3	6.96	13.71	0.328	7.2	↓	11.70
4	6.86	15.76	0.313	8.2	↓	10.69

Actual Volume Purged (Gal) 4 gal DTW After Purging and Before Sampling: 17.62'

GROUNDWATER SAMPLE COLLECTION DATA				
Sample ID	Time	Analyses	# of Containers/Size	Preservative
MW6-6-5-24-GW	0835	8260 (PCE)		
		Totals Metals (Pb, Cr, & As)		

NOTES: Purged & sampled via peristaltic pump & dedicated tubing.

Weather: Sunny, T~55°F, NW @ 5 MPH

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GROUNDWATER SAMPLING FIELD DATA SHEET

WELL ID: MW7 Date: Wed, 6/5/24

Facility Name/Project No.: 1201 S. 1st Street in Yakima, WA / E2024-0404

GW Sampler/Company: BNB & YM / BMEC

Well Depth (TD) below Top of Casing (TOC): 25' Depth to Water (DTW) below TOC: 18.61'

Height of Groundwater Column (H) = TD - DTW (Feet): 6.39' Well Radius [r] (Inches): 1"

2-Inch Diameter Well:	Volume (V) of Groundwater Per Water Column in Gal = [0.163 Gal/Foot] X [H (Feet)] = 1.04 gal
4-Inch Diameter Well:	Volume (V) of Groundwater Per Water Column in Gal = [0.653 Gal/Foot] X [H (Feet)] = NA

Calculated Volume of Groundwater Needed to be Removed (Gal): 3V = 3.12 gal

GROUNDWATER PARAMETERS						
Volume Purged (Gal)	pH	Temp (deg C)	Cond mS/cm (uS)	Turb (ntu)	Comments [i.e., Odor(s), Water Color/Silt Content, Sheen]	DO mg/L
0.25	6.94	18.35	0.285	774	Very silty	11.92
1	6.98	17.96	0.228	5.7	Clear	12.16
2	7.00	17.65	0.222	0.0	↓	13.60
3	6.96	17.78	0.222	0.0	↓	12.25
4	6.97	17.65	0.219	0.0	↓	12.20

Actual Volume Purged (Gal) 4 gal DTW After Purging and Before Sampling: 18.60'

GROUNDWATER SAMPLE COLLECTION DATA				
Sample ID	Time	Analyses	# of Containers/Size	Preservative
MW7-6-5-4-GW	1115	8260 (PCE)		
		Totals Metals (Pb, Cr, & As)		

NOTES: Purged & sampled via peristaltic pump & dedicated tubing.

Weather: Sunny, T~65°F, SSE @ 2 MPH

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GROUNDWATER SAMPLING FIELD DATA SHEET

WELL ID: MW8 Date: Wed, 6/5/24

Facility Name/Project No.: 1201 S. 1st Street in Yakima, WA / E2024-0404

GW Sampler/Company: BNB & YM / BMEC

Well Depth (TD) below Top of Casing (TOC): 25' Depth to Water (DTW) below TOC: 19.45'

Height of Groundwater Column (H) = TD - DTW (Feet): 5.55' Well Radius [r] (Inches): 1"

2-Inch Diameter Well:	Volume (V) of Groundwater Per Water Column in Gal = [0.163 Gal/Foot] X [H (Feet)] = 0.90 gal
4-Inch Diameter Well:	Volume (V) of Groundwater Per Water Column in Gal = [0.653 Gal/Foot] X [H (Feet)] = NA

Calculated Volume of Groundwater Needed to be Removed (Gal): 3V = 2.70 gal

GROUNDWATER PARAMETERS

Volume Purged (Gal)	pH	Temp (deg C)	Cond mS/cm (µS)	Turb (ntu)	Comments [i.e., Odor(s), Water Color/Silt Content, Sheen]	DO mg/L
0.25	7.17	16.80	0.140	>1000	V. silty; brown-gray	12.67
1	7.31	16.31	0.132	692		12.65
2	7.15	15.99	0.128	365		12.60
2.5	7.18	16.06	0.126	741		12.54
3	7.30	15.91	0.123	>1000		12.54

Actual Volume Purged (Gal) 3 gal DTW After Purging and Before Sampling: 19.50

GROUNDWATER SAMPLE COLLECTION DATA

Sample ID	Time	Analyses	# of Containers/Size	Preservative
MW8-6-5-24-GW	1150	8260 (PCE)		
		Totals Metals (Pb, Cr, & As)		

NOTES: Purged & sampled via peristaltic pump & dedicated tubing.

Weather: Sunny, T~65°F, SSE @ 2 MPH

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GROUNDWATER SAMPLING FIELD DATA SHEET

WELL ID: MW9 Date: Wed, 6/5/24

Facility Name/Project No.: 1201 S. 1st Street in Yakima, WA / E2024-0404

GW Sampler/Company: BNB & YM / BMEC

Well Depth (TD) below Top of Casing (TOC): 25' Depth to Water (DTW) below TOC: 19.05'

Height of Groundwater Column (H) = TD - DTW (Feet): 5.95' Well Radius [r] (Inches): 1"

2-Inch Diameter Well:	Volume (V) of Groundwater Per Water Column in Gal = [0.163 Gal/Foot] X [H (Feet)] = 0.97 gal
4-Inch Diameter Well:	Volume (V) of Groundwater Per Water Column in Gal = [0.653 Gal/Foot] X [H (Feet)] = NA

Calculated Volume of Groundwater Needed to be Removed (Gal): 3V = 2.91 gal

GROUNDWATER PARAMETERS

Volume Purged (Gal)	pH	Temp (deg C)	Cond mS/cm (µS)	Turb (ntu)	Comments [i.e., Odor(s), Water Color/Silt Content, Sheen]	DO mg/L
0.25	7.33	17.69	0.116	106	Sl. silty; brown-gray	11.97
1	7.53	18.08	0.112	16.3	Clear	11.80
2	7.57	18.10	0.112	11.7	↓	11.75
2.5	7.57	18.30	0.112	0.3		11.65
3	7.56	18.37	0.12	0.0		11.69

Actual Volume Purged (Gal) 3 gal DTW After Purging and Before Sampling:

GROUNDWATER SAMPLE COLLECTION DATA

Sample ID	Time	Analyses	# of Containers/Size	Preservative
MW9-6-5-24-GW	1225	8260 (PCE)		
		Totals Metals (Pb, Cr, & As)		

NOTES: Purged & sampled via peristaltic pump & dedicated tubing.

Weather: Sunny, T~68°F, SSE@ 2 MPH

Blue Mountain Environmental and Consulting Company, Inc.
PO Box 545/125 Main Street
Waitsburg, WA 99361
509-520-6519

APPENDIX B

LABORATORY ANALYTICAL DOCUMENTATION

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

June 11, 2024

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

Re: Analytical Data for Project E2024/0404; 1201 S 1st St Yakima
Laboratory Reference No. 2406-084

Dear Peter:

Enclosed are the analytical results and associated quality control data for samples submitted on June 6, 2024.

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,

David Baumeister
Project Manager

Enclosures

Date of Report: June 11, 2024
Samples Submitted: June 6, 2024
Laboratory Reference: 2406-084
Project: E2024/0404; 1201 S 1st St Yakima

Case Narrative

Samples were collected on June 5, 2024 and received by the laboratory on June 6, 2024. They were maintained at the laboratory at a temperature of 2°C to 6°C.

Please note that any and all soil sample results are reported on a dry-weight basis, unless otherwise noted below. However the soil results for the QA/QC samples are reported on a wet-weight basis.

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.

Date of Report: June 11, 2024
Samples Submitted: June 6, 2024
Laboratory Reference: 2406-084
Project: E2024/0404; 1201 S 1st St Yakima

VOLATILE ORGANICS EPA 8260D

Matrix: Water
Units: ug/L

Analyte	Result	PQL	Method	Date Prepared	Date Analyzed	Flags
Client ID:	**MW6-6-5-24-GW**					
Laboratory ID:	06-084-01					
Vinyl Chloride	ND	0.20	EPA 8260D	6-7-24	6-7-24	
(cis) 1,2-Dichloroethene	ND	0.20	EPA 8260D	6-7-24	6-7-24	
Trichloroethene	ND	0.20	EPA 8260D	6-7-24	6-7-24	
Tetrachloroethene	1.0	0.20	EPA 8260D	6-7-24	6-7-24	
Surrogate:	*Percent Recovery*	*Control Limits*				
Dibromofluoromethane	*100*	*68-133*				
Toluene-d8	*100*	*79-123*				
4-Bromofluorobenzene	*98*	*78-117*				
Client ID:	**MW5-6-5-24-GW**					
Laboratory ID:	06-084-02					
Vinyl Chloride	ND	0.20	EPA 8260D	6-7-24	6-7-24	
(cis) 1,2-Dichloroethene	ND	0.20	EPA 8260D	6-7-24	6-7-24	
Trichloroethene	ND	0.20	EPA 8260D	6-7-24	6-7-24	
Tetrachloroethene	1.4	0.20	EPA 8260D	6-7-24	6-7-24	
Surrogate:	*Percent Recovery*	*Control Limits*				
Dibromofluoromethane	*98*	*68-133*				
Toluene-d8	*99*	*79-123*				
4-Bromofluorobenzene	*98*	*78-117*				
Client ID:	**MW4-6-5-24-GW**					
Laboratory ID:	06-084-03					
Vinyl Chloride	ND	0.20	EPA 8260D	6-7-24	6-7-24	
(cis) 1,2-Dichloroethene	ND	0.20	EPA 8260D	6-7-24	6-7-24	
Trichloroethene	ND	0.20	EPA 8260D	6-7-24	6-7-24	
Tetrachloroethene	0.98	0.20	EPA 8260D	6-7-24	6-7-24	
Surrogate:	*Percent Recovery*	*Control Limits*				
Dibromofluoromethane	*98*	*68-133*				
Toluene-d8	*99*	*79-123*				
4-Bromofluorobenzene	*99*	*78-117*				

Date of Report: June 11, 2024
Samples Submitted: June 6, 2024
Laboratory Reference: 2406-084
Project: E2024/0404; 1201 S 1st St Yakima

VOLATILE ORGANICS EPA 8260D

Matrix: Water
Units: ug/L

Analyte	Result	PQL	Method	Date Prepared	Date Analyzed	Flags
Client ID:	**MW3A-6-5-24-GW**					
Laboratory ID:	06-084-04					
Vinyl Chloride	ND	0.20	EPA 8260D	6-7-24	6-7-24	
(cis) 1,2-Dichloroethene	ND	0.20	EPA 8260D	6-7-24	6-7-24	
Trichloroethene	ND	0.20	EPA 8260D	6-7-24	6-7-24	
Tetrachloroethene	1.3	0.20	EPA 8260D	6-7-24	6-7-24	
Surrogate:	*Percent Recovery*	*Control Limits*				
Dibromofluoromethane	*98*	*68-133*				
Toluene-d8	*100*	*79-123*				
4-Bromofluorobenzene	*100*	*78-117*				
Client ID:	**MW7-6-5-24-GW**					
Laboratory ID:	06-084-05					
Vinyl Chloride	ND	0.20	EPA 8260D	6-7-24	6-7-24	
(cis) 1,2-Dichloroethene	ND	0.20	EPA 8260D	6-7-24	6-7-24	
Trichloroethene	ND	0.20	EPA 8260D	6-7-24	6-7-24	
Tetrachloroethene	1.4	0.20	EPA 8260D	6-7-24	6-7-24	
Surrogate:	*Percent Recovery*	*Control Limits*				
Dibromofluoromethane	*98*	*68-133*				
Toluene-d8	*99*	*79-123*				
4-Bromofluorobenzene	*98*	*78-117*				
Client ID:	**MW8-6-5-24-GW**					
Laboratory ID:	06-084-06					
Vinyl Chloride	ND	0.20	EPA 8260D	6-7-24	6-7-24	
(cis) 1,2-Dichloroethene	ND	0.20	EPA 8260D	6-7-24	6-7-24	
Trichloroethene	ND	0.20	EPA 8260D	6-7-24	6-7-24	
Tetrachloroethene	0.76	0.20	EPA 8260D	6-7-24	6-7-24	
Surrogate:	*Percent Recovery*	*Control Limits*				
Dibromofluoromethane	*99*	*68-133*				
Toluene-d8	*100*	*79-123*				
4-Bromofluorobenzene	*99*	*78-117*				

Date of Report: June 11, 2024
Samples Submitted: June 6, 2024
Laboratory Reference: 2406-084
Project: E2024/0404; 1201 S 1st St Yakima

VOLATILE ORGANICS EPA 8260D

Matrix: Water
Units: ug/L

Analyte	Result	PQL	Method	Date Prepared	Date Analyzed	Flags
Client ID:	**MW9-6-5-24-GW**					
Laboratory ID:	06-084-07					
Vinyl Chloride	ND	0.20	EPA 8260D	6-7-24	6-7-24	
(cis) 1,2-Dichloroethene	ND	0.20	EPA 8260D	6-7-24	6-7-24	
Trichloroethene	ND	0.20	EPA 8260D	6-7-24	6-7-24	
Tetrachloroethene	ND	0.20	EPA 8260D	6-7-24	6-7-24	
Surrogate:	*Percent Recovery*	*Control Limits*				
Dibromofluoromethane	*100*	*68-133*				
Toluene-d8	*100*	*79-123*				
4-Bromofluorobenzene	*100*	*78-117*				
Client ID:	**MW1-6-5-24-GW**					
Laboratory ID:	06-084-08					
Vinyl Chloride	ND	0.20	EPA 8260D	6-7-24	6-7-24	
(cis) 1,2-Dichloroethene	ND	0.20	EPA 8260D	6-7-24	6-7-24	
Trichloroethene	ND	0.20	EPA 8260D	6-7-24	6-7-24	
Tetrachloroethene	1.6	0.20	EPA 8260D	6-7-24	6-7-24	
Surrogate:	*Percent Recovery*	*Control Limits*				
Dibromofluoromethane	*100*	*68-133*				
Toluene-d8	*99*	*79-123*				
4-Bromofluorobenzene	*97*	*78-117*				
Client ID:	**MW2-6-5-24-GW**					
Laboratory ID:	06-084-09					
Vinyl Chloride	ND	0.20	EPA 8260D	6-7-24	6-7-24	
(cis) 1,2-Dichloroethene	ND	0.20	EPA 8260D	6-7-24	6-7-24	
Trichloroethene	ND	0.20	EPA 8260D	6-7-24	6-7-24	
Tetrachloroethene	1.6	0.20	EPA 8260D	6-7-24	6-7-24	
Surrogate:	*Percent Recovery*	*Control Limits*				
Dibromofluoromethane	*101*	*68-133*				
Toluene-d8	*100*	*79-123*				
4-Bromofluorobenzene	*99*	*78-117*				

Date of Report: June 11, 2024
Samples Submitted: June 6, 2024
Laboratory Reference: 2406-084
Project: E2024/0404; 1201 S 1st St Yakima

VOLATILE ORGANICS EPA 8260D
QUALITY CONTROL

Matrix: Water
Units: ug/L

Analyte	Result	PQL	Method	Date Prepared	Date Analyzed	Flags
METHOD BLANK						
Laboratory ID:	MB0607W2					
Vinyl Chloride	ND	0.20	EPA 8260D	6-7-24	6-7-24	
(cis) 1,2-Dichloroethene	ND	0.20	EPA 8260D	6-7-24	6-7-24	
Trichloroethene	ND	0.20	EPA 8260D	6-7-24	6-7-24	
Tetrachloroethene	ND	0.20	EPA 8260D	6-7-24	6-7-24	
Surrogate:	*Percent Recovery*	*Control Limits*				
Dibromofluoromethane	*99*	*68-133*				
Toluene-d8	*100*	*79-123*				
4-Bromofluorobenzene	*99*	*78-117*				

Analyte	Result		Spike Level		Percent Recovery		Recovery Limits	RPD	RPD Limit	Flags
SPIKE BLANKS										
Laboratory ID:	SB0607W2									
	SB	SBD	SB	SBD	SB	SBD				
Vinyl Chloride	**10.3**	**10.3**	10.0	10.0	103	103	67-130	0	15	
(cis) 1,2-Dichloroethene	**10.1**	**9.98**	10.0	10.0	101	100	78-130	1	15	
Trichloroethene	**10.6**	**10.6**	10.0	10.0	106	106	80-126	0	15	
Tetrachloroethene	**10.9**	**11.2**	10.0	10.0	109	112	80-125	3	15	
Surrogate:										
Dibromofluoromethane					*98*	*97*	*68-133*			
Toluene-d8					*99*	*98*	*79-123*			
4-Bromofluorobenzene					*103*	*100*	*78-117*			

Date of Report: June 11, 2024
Samples Submitted: June 6, 2024
Laboratory Reference: 2406-084
Project: E2024/0404; 1201 S 1st St Yakima

TOTAL METALS
EPA 200.8/7470A

Matrix: Water
Units: ug/L (ppb)

Analyte	Result	PQL	Method	Date Prepared	Date Analyzed	Flags
Client ID:	**MW6-6-5-24-GW**					
Laboratory ID:	06-084-01					
Arsenic	**ND**	3.3	EPA 200.8	6-10-24	6-10-24	
Cadmium	**ND**	4.4	EPA 200.8	6-10-24	6-10-24	
Chromium	**ND**	11	EPA 200.8	6-10-24	6-10-24	
Lead	**ND**	1.1	EPA 200.8	6-10-24	6-10-24	
Mercury	**ND**	0.50	EPA 7470A	6-10-24	6-10-24	
Client ID:	**MW5-6-5-24-GW**					
Laboratory ID:	06-084-02					
Arsenic	**ND**	3.3	EPA 200.8	6-10-24	6-10-24	
Cadmium	**ND**	4.4	EPA 200.8	6-10-24	6-10-24	
Chromium	**ND**	11	EPA 200.8	6-10-24	6-10-24	
Lead	**ND**	1.1	EPA 200.8	6-10-24	6-10-24	
Mercury	**ND**	0.50	EPA 7470A	6-10-24	6-10-24	
Client ID:	**MW4-6-5-24-GW**					
Laboratory ID:	06-084-03					
Arsenic	**ND**	3.3	EPA 200.8	6-10-24	6-10-24	
Cadmium	**ND**	4.4	EPA 200.8	6-10-24	6-10-24	
Chromium	**ND**	11	EPA 200.8	6-10-24	6-10-24	
Lead	**ND**	1.1	EPA 200.8	6-10-24	6-10-24	
Mercury	**ND**	0.50	EPA 7470A	6-10-24	6-10-24	
Client ID:	**MW3A-6-5-24-GW**					
Laboratory ID:	06-084-04					
Arsenic	**ND**	3.3	EPA 200.8	6-10-24	6-10-24	
Cadmium	**ND**	4.4	EPA 200.8	6-10-24	6-10-24	
Chromium	**ND**	11	EPA 200.8	6-10-24	6-10-24	
Lead	**ND**	1.1	EPA 200.8	6-10-24	6-10-24	
Mercury	**ND**	0.50	EPA 7470A	6-10-24	6-10-24	

Date of Report: June 11, 2024
Samples Submitted: June 6, 2024
Laboratory Reference: 2406-084
Project: E2024/0404; 1201 S 1st St Yakima

TOTAL METALS
EPA 200.8/7470A

Matrix: Water
Units: ug/L (ppb)

Analyte	Result	PQL	Method	Date Prepared	Date Analyzed	Flags
Client ID:	**MW7-6-5-24-GW**					
Laboratory ID:	06-084-05					
Arsenic	**ND**	3.3	EPA 200.8	6-10-24	6-10-24	
Cadmium	**ND**	4.4	EPA 200.8	6-10-24	6-10-24	
Chromium	**ND**	11	EPA 200.8	6-10-24	6-10-24	
Lead	**ND**	1.1	EPA 200.8	6-10-24	6-10-24	
Mercury	**ND**	0.50	EPA 7470A	6-10-24	6-10-24	
Client ID:	**MW8-6-5-24-GW**					
Laboratory ID:	06-084-06					
Arsenic	**ND**	3.3	EPA 200.8	6-10-24	6-10-24	
Cadmium	**ND**	4.4	EPA 200.8	6-10-24	6-10-24	
Chromium	**18**	11	EPA 200.8	6-10-24	6-10-24	
Lead	**4.5**	1.1	EPA 200.8	6-10-24	6-10-24	
Mercury	**ND**	0.50	EPA 7470A	6-10-24	6-10-24	
Client ID:	**MW9-6-5-24-GW**					
Laboratory ID:	06-084-07					
Arsenic	**ND**	3.3	EPA 200.8	6-10-24	6-10-24	
Cadmium	**ND**	4.4	EPA 200.8	6-10-24	6-10-24	
Chromium	**ND**	11	EPA 200.8	6-10-24	6-10-24	
Lead	**ND**	1.1	EPA 200.8	6-10-24	6-10-24	
Mercury	**ND**	0.50	EPA 7470A	6-10-24	6-10-24	
Client ID:	**MW1-6-5-24-GW**					
Laboratory ID:	06-084-08					
Arsenic	**ND**	3.3	EPA 200.8	6-10-24	6-10-24	
Cadmium	**ND**	4.4	EPA 200.8	6-10-24	6-10-24	
Chromium	**ND**	11	EPA 200.8	6-10-24	6-10-24	
Lead	**ND**	1.1	EPA 200.8	6-10-24	6-10-24	
Mercury	**ND**	0.50	EPA 7470A	6-10-24	6-10-24	

Date of Report: June 11, 2024
Samples Submitted: June 6, 2024
Laboratory Reference: 2406-084
Project: E2024/0404; 1201 S 1st St Yakima

TOTAL METALS
EPA 200.8/7470A

Matrix: Water
Units: ug/L (ppb)

Analyte	Result	PQL	Method	Date Prepared	Date Analyzed	Flags
Client ID:	**MW2-6-5-24-GW**					
Laboratory ID:	06-084-09					
Arsenic	**ND**	3.3	EPA 200.8	6-10-24	6-10-24	
Cadmium	**ND**	4.4	EPA 200.8	6-10-24	6-10-24	
Chromium	**21**	11	EPA 200.8	6-10-24	6-10-24	
Lead	**11**	1.1	EPA 200.8	6-10-24	6-10-24	
Mercury	**ND**	0.50	EPA 7470A	6-10-24	6-10-24	

Date of Report: June 11, 2024
Samples Submitted: June 6, 2024
Laboratory Reference: 2406-084
Project: E2024/0404; 1201 S 1st St Yakima

TOTAL METALS
EPA 200.8/7470A
QUALITY CONTROL

Matrix: Water
Units: ug/L (ppb)

Analyte	Result	PQL	Method	Date Prepared	Date Analyzed	Flags
METHOD BLANK						
Laboratory ID:	MB0610WM1					
Arsenic	**ND**	3.3	EPA 200.8	6-10-24	6-10-24	
Cadmium	**ND**	4.4	EPA 200.8	6-10-24	6-10-24	
Chromium	**ND**	11	EPA 200.8	6-10-24	6-10-24	
Lead	**ND**	1.1	EPA 200.8	6-10-24	6-10-24	
Laboratory ID:	MB0610W1					
Mercury	**ND**	0.50	EPA 7470A	6-10-24	6-10-24	

Analyte	Result		Spike Level		Source Result	Percent Recovery	Recovery Limits	RPD	RPD Limit	Flags
DUPLICATE										
Laboratory ID:	06-001-05									
	ORIG	DUP								
Arsenic	**ND**	**ND**	NA	NA		NA	NA	NA	20	
Cadmium	**ND**	**ND**	NA	NA		NA	NA	NA	20	
Chromium	**ND**	**ND**	NA	NA		NA	NA	NA	20	
Lead	**1.24**	**1.21**	NA	NA		NA	NA	3	20	
Laboratory ID:	06-084-03									
Mercury	**ND**	**ND**	NA	NA		NA	NA	NA	20	
MATRIX SPIKES										
Laboratory ID:	06-001-05									
	MS	MSD	MS	MSD		MS	MSD			
Arsenic	**105**	**105**	111	111	ND	**95**	**95**	75-125	0	20
Cadmium	**98.2**	**100**	111	111	ND	**89**	**90**	75-125	2	20
Chromium	**96.7**	**97.6**	111	111	ND	**87**	**88**	75-125	1	20
Lead	**98.7**	**103**	111	111	1.24	**88**	**92**	75-125	4	20
Laboratory ID:	06-084-03									
Mercury	**12.1**	**12.0**	12.5	12.5	ND	**97**	**96**	75-125	1	20

OnSite Environmental Inc.

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.

X1 - Sample extract treated with a sulfuric acid/silica gel cleanup procedure.

X2 - Sample extract treated with a silica gel cleanup procedure.

Y - The calibration verification for this analyte exceeded the 20% drift specified in methods 8260 & 8270, and therefore the reported result should be considered an estimate. The overall performance of the calibration verification standard met the acceptance criteria of the method.

Y1 - Negative effects of the matrix from this sample on the instrument caused values for this analyte in the bracketing continuing calibration verification standard (CCVs) to be outside of 20% acceptance criteria. Because of this, quantitation limits and sample concentrations should be considered estimates.

Z -

ND - Not Detected at PQL
PQL - Practical Quantitation Limit
RPD - Relative Percent Difference

Chain of Custody

OnSite Environmental Inc.
Analytical Laboratory Testing Services
14648 NE 95th Street • Redmond, WA 98052
Phone: (425) 883-3881 • www.onsite-env.com

Company: BMEC
Project Number: E2024/0404
Project Name: 1201 S. 1st St Yakima
Project Manager: P. Brashear / B. Berglund
Sampled by: Y. Meyer

Turnaround Request (in working days)
(Check One)
☐ Same Day ☐ 1 Day
☐ 2 Days ☒ 3 Days
☐ Standard (7 Days)
☐ _____ (other)

Laboratory Number: 06-084

Lab ID	Sample Identification	Date Sampled	Time Sampled	Matrix	Number of Containers	NWTPH-HCID	NWTPH-Gx/BTEX (8021☐ 8260☐)	NWTPH-Gx	NWTPH-Dx (SG Clean-up☐)	Volatiles 8260 PCE, TCE, VC, cis(1,2) DCE	Halogenated Volatiles 8260	EDB EPA 8011 (Waters Only)	Semivolatiles 8270/SIM (with low-level PAHs)	PAHs 8270/SIM (low-level)	PCBs 8082	Organochlorine Pesticides 8081	Organophosphorus Pesticides 8270/SIM	Chlorinated Acid Herbicides 8151	Total RCRA Metals	Total MTCA Metals	TCLP Metals	HEM (oil and grease) 1664	% Moisture
1	MW6-6-5-24-GW	6-5-24	0835	H_2O	3	X				X										X			
2	MW5-6-5-24-GW		0915		5																		
3	MW4-6-5-24-GW		0945																				
4	MW3A-6-5-24-GW		1040																				
5	MW7-6-5-24-GW		1115																				
6	MW8-6-5-24-GW		1150																				
7	MW9-6-5-24-GW		1225																				
8	MW1-6-5-24-GW		1310																				
9	MW2-6-5-24-GW		1340																				

	Signature	Company	Date	Time
Relinquished		BMEC	6-5-24 +430 VH	1430
Received		CORE	6/6/24	1130
Relinquished				
Received				
Relinquished				
Received				
Reviewed/Date		Reviewed/Date		

Comments/Special Instructions

Data Package: Standard ☐ Level III ☐ Level IV ☐

Chromatograms with final report ☐ Electronic Data Deliverables (EDDs) ☐

APPENDIX C

ECOLOGY "FURTHER ACTION" LETTER – JANUARY 12, 2024

STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY
Central Region Office
1250 West Alder St., Union Gap, WA 98903-0009 • 509-575-2490

January 12, 2024

Debra Manjarrez
Manjarrez & De Leon Inc, PS
2010 W. Nob Hill Boulevard, Suite 1
Yakima, WA 98902

Re: Further Action at the following Site:

- **Site Name:** Hahn Motor Company
- **Site Address:** 1201 S. 1st Street, Yakima
- **Facility/Site No.:** 502
- **Cleanup Site No.:** 4927
- **VCP Project No.:** CE0529

Dear Debra Manjarrez:

The Washington State Department of Ecology (Ecology) received your request for an opinion on your independent cleanup of the Hahn Motor Company facility (Site). This letter provides our opinion. We are providing this opinion under the authority of the Model Toxics Control Act (MTCA), Chapter 70A.305 RCW.[1]

Issue Presented and Opinion

Is further remedial action necessary to clean up contamination at the Site?

YES. Ecology has determined that further remedial action is necessary to clean up contamination at the Site.

This opinion is based on an analysis of whether the remedial action meets the substantive requirements of MTCA, Chapter 70A.305 RCW, and its implementing regulations, Chapter 173-340 WAC[2] (collectively "substantive requirements of MTCA"). The analysis is provided below.

[1] https://app.leg.wa.gov/rcw/default.aspx?cite=70A.305
[2] https://apps.leg.wa.gov/wac/default.aspx?cite=173-340

Description of the Site

This opinion applies only to the Site described below. The Site is defined by the nature and extent of contamination associated with the following releases:

- Tetrachloroethylene to Soil and Ground Water
- Diesel to Soil and Ground Water
- Metals to Soil and Ground Water

Enclosure A includes a description and diagram of the Site, as currently known to Ecology.

Please note the Site is a known sub-facility of the Yakima Railroad facility (FSID No. 500).[3] The Yakima Railroad is a comingled plume and is comprised of several sub-facilities along the Yakima Railroad Corridor. Each sub-facility must demonstrate that site soils meet appropriate MTCA cleanup levels or removed to the greatest extent practicable and are no longer contributing to the areawide PCE contamination. Vapor intrusion is a concern that must be considered as part of any long-term remediation of sites within the Yakima Railroad plume.

Basis for the Opinion

This opinion is based on the information contained in the following documents:

1. Blue Mountain Environmental and Consulting Company, Inc., September 2023 Groundwater Sampling Event Report, dated October 5, 2023.[4]
2. State of Washington Department of Ecology, Opinion on Proposed Cleanup of the Following Site, dated March 14, 2023.[5]
3. Blue Mountain Environmental and Consulting Company, Inc., June 2023 Groundwater Sampling Event Report, dated July 10, 2023.[6]
4. Blue Mountain Environmental and Consulting Company, Inc., December 2022 Groundwater Sampling Event Report, dated January 27, 2023.[7]
5. Blue Mountain Environmental and Consulting Company, Inc., September 2022 Additional Subsurface Investigation Report, dated October 17, 2022.[8]

[3] https://apps.ecology.wa.gov/cleanupsearch/site/3632
[4] https://apps.ecology.wa.gov/cleanupsearch/document/131121
[5] https://apps.ecology.wa.gov/cleanupsearch/document/122824
[6] https://apps.ecology.wa.gov/cleanupsearch/document/135116
[7] https://apps.ecology.wa.gov/cleanupsearch/document/122389
[8] https://apps.ecology.wa.gov/cleanupsearch/document/118102

Analysis of the Cleanup

Ecology has concluded that **further remedial action** is necessary to clean up contamination at the Site. That conclusion is based on the following analysis:

1. **Characterization of the Site.**

Ecology has determined your characterization of the Site is sufficient to establish cleanup standards but insufficient to select a cleanup action.

Sufficient remedial investigation has occurred to appropriately determine the nature of site contamination. This means that sufficient data exists determine contaminants of concern for the site and to establish cleanup standards.

The Site characterization is insufficient to establish a cleanup action. The latest groundwater samples identified the presence of tetrachloroethylene (PCE) above the established Site cleanup levels.

While the Site is a sub-facility of the Yakima Railroad and PCE is a known contaminant associated with both this Site and the greater Yakima Railroad, Ecology lacks evidence of off-site PCE contamination. The most recent sampling of other nearby PCE contaminated sites indicates that PCE concentrations are now below cleanup standards. Further investigation is needed to identify the source of PCE found in the Site groundwater.

PCE was identified in the monitoring wells (MW1, MW2, and MW7) immediately next to the building. Vapor intrusion is a concern with volatile organic compounds like PCE and its breakdown products. Due to the PCE located within wells MW1, MW2 and MW7 a vapor intrusion evaluation[18] is warranted.

2. **Establishment of cleanup standards.**

Ecology has determined the cleanup levels and points of compliance you established for the Site meet the substantive requirements of MTCA.

The Site uses MTCA Method A Cleanup Levels for soil. These cleanup levels are for unrestricted land use and implement standard points of compliance.

[18] https://apps.ecology.wa.gov/publications/documents/0909047.pdf

6. Blue Mountain Environmental and Consulting Company, Inc., Drywell Decommissioning and Contaminated Soil Removal Report, dated July 28, 2022.[9]
7. Blue Mountain Environmental and Consulting Company, Inc., February 1, 2022 Subsurface Investigation Report, dated March 4, 2022.[10]
8. State of Washington Department of Ecology, Further Action Letter, dated February 23, 2016.[11]
9. PETCO Incorporated, Underground Storage Tank Decommissioning & Site Assessment Report for UST Site #200130 Yakima, Washington, dated February 2008.[12]
10. PLSA Engineering & Surveying, Letter regarding land farming sampling, dated June 29, 1992.[13]
11. Hahn Motor Company Site Hazard Assessment, dated March 12, 1991.[14]
12. Earth Consultants, Inc., Preliminary Integrity Assessment of Two Underground Storage Tanks (UST)s and Three Industrial Waste Water Sumps, dated October 25, 1989.[15]

A number of these documents are accessible in electronic form from the Site webpage.[16] The complete records are stored at the Central Regional Office of Ecology (CRO) for review by appointment only. Visit our Public Records Request page[17] to submit a public records request or get more information about the process. If you require assistance with this process, you may contact the Public Records Officer at publicrecordsofficer@ecy.wa.gov or 509-575-2490.

This opinion is void if any of the information contained in those documents is materially false or misleading.

[9] https://apps.ecology.wa.gov/cleanupsearch/document/114972
[10] https://apps.ecology.wa.gov/cleanupsearch/document/111174
[11] https://apps.ecology.wa.gov/cleanupsearch/document/53701
[12] https://apps.ecology.wa.gov/cleanupsearch/document/4485
[13] https://apps.ecology.wa.gov/cleanupsearch/document/4481
[14] https://apps.ecology.wa.gov/cleanupsearch/document/4484
[15] https://apps.ecology.wa.gov/cleanupsearch/document/4482
[16] https://apps.ecology.wa.gov/cleanupsearch/site/4927
[17] https://ecology.wa.gov/publicrecords

This means that soils, across the site, from ground surface to 15 feet below ground surface must meet the selected cleanup levels.

MTCA Method A Cleanup Levels for ground water were selected. These cleanup levels are for the beneficial use of water with standard points of compliance. This means that groundwater across the site must meet the selected cleanup levels.

Contaminant	MTCA Method A Soil Cleanup Levels (mg/kg)	MTCA Method A Groundwater Cleanup Levels (µg/L)
Diesel	2000	500
Heavy Oil	2000	500
PCE	0.05	5
TCE	0.03	5
Cis-DCE	-	70
Vinyl Chloride	-	0.2
Arsenic	20	5
Cadmium	2	5
Chromium	19	50
Lead	250	15
Mercury	2	2

3. Selection of cleanup action.

Ecology has determined the cleanup action you selected for the Site does not meet the substantive requirements of MTCA.

Site characterization is not sufficient to select a cleanup action. Questions remain regarding the source of PCE in groundwater and the effect is has on indoor air (i.e. vapor intrusion).

4. Cleanup.

Ecology has determined the cleanup you performed does not meet any cleanup standards at the Site.

In addition, further investigating the PCE in groundwater and its effects on indoor air, additional groundwater sampling is necessary. Ecology requires a minimum of four clean consecutive quarters of sampling before a Site can qualify for a no further action determination.

TPH-D, TPH-G, and TPH-O were not detected above cleanup levels in any monitoring well and therefore further sampling for these contaminants are not required. However, further sampling of certain metals is required from wells MW1, MW2, MW3, MW4, MW5, and MW6.

Limitations of the Opinion

1. Opinion does not settle liability with the state.

Liable persons are strictly liable, jointly and severally, for all remedial action costs and for all natural resource damages resulting from the release or releases of hazardous substances at the Site. This opinion **does not**:

- Resolve or alter a person's liability to the state.
- Protect liable persons from contribution claims by third parties.

To settle liability with the state and obtain protection from contribution claims, a person must enter into a consent decree with Ecology under RCW 70A.305.040(4).[19]

2. Opinion does not constitute a determination of substantial equivalence.

To recover remedial action costs from other liable persons under MTCA, one must demonstrate that the action is the substantial equivalent of an Ecology-conducted or Ecology-supervised action.

This opinion does not determine whether the action you performed is substantially equivalent. Courts make that determination. *See* RCW 70A.305.080[20] and WAC 173-340-545.[21]

3. State is immune from liability.

The state, Ecology, and its officers and employees are immune from all liability, and no cause of action of any nature may arise from any act or omission in providing this opinion. *See* RCW 70A.305.170.[22]

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[19] https://app.leg.wa.gov/rcw/default.aspx?cite=70A.305.040
[20] https://app.leg.wa.gov/rcw/default.aspx?cite=70A.305.080
[21] https://app.leg.wa.gov/wac/default.aspx?cite=173-340-545
[22] https://app.leg.wa.gov/rcw/default.aspx?cite=70A.305.170

Contact Information

Thank you for choosing to clean up the Site under the Voluntary Cleanup Program (VCP). After you have addressed our concerns, you may request another review of your cleanup. Please do not hesitate to request additional services as your cleanup progresses. We look forward to working with you.

For more information about the VCP and the cleanup process, please visit our web site: www.ecy.wa.gov/programs/tcp/vcp/vcpmain.htm.[23]

If you have any questions about this opinion, please contact me by phone at 509-406-6959 or e-mail at Kyle.Parker@ecy.wa.gov.

Sincerely,

Kyle Parker
Toxics Cleanup Program
Central Region Office

Enclosure: A – Site Description and Diagram

[23] https://ecology.wa.gov/spills-cleanup/contamination-cleanup/voluntary-cleanup-program

Enclosure A

Site Description and Diagram

Site Description

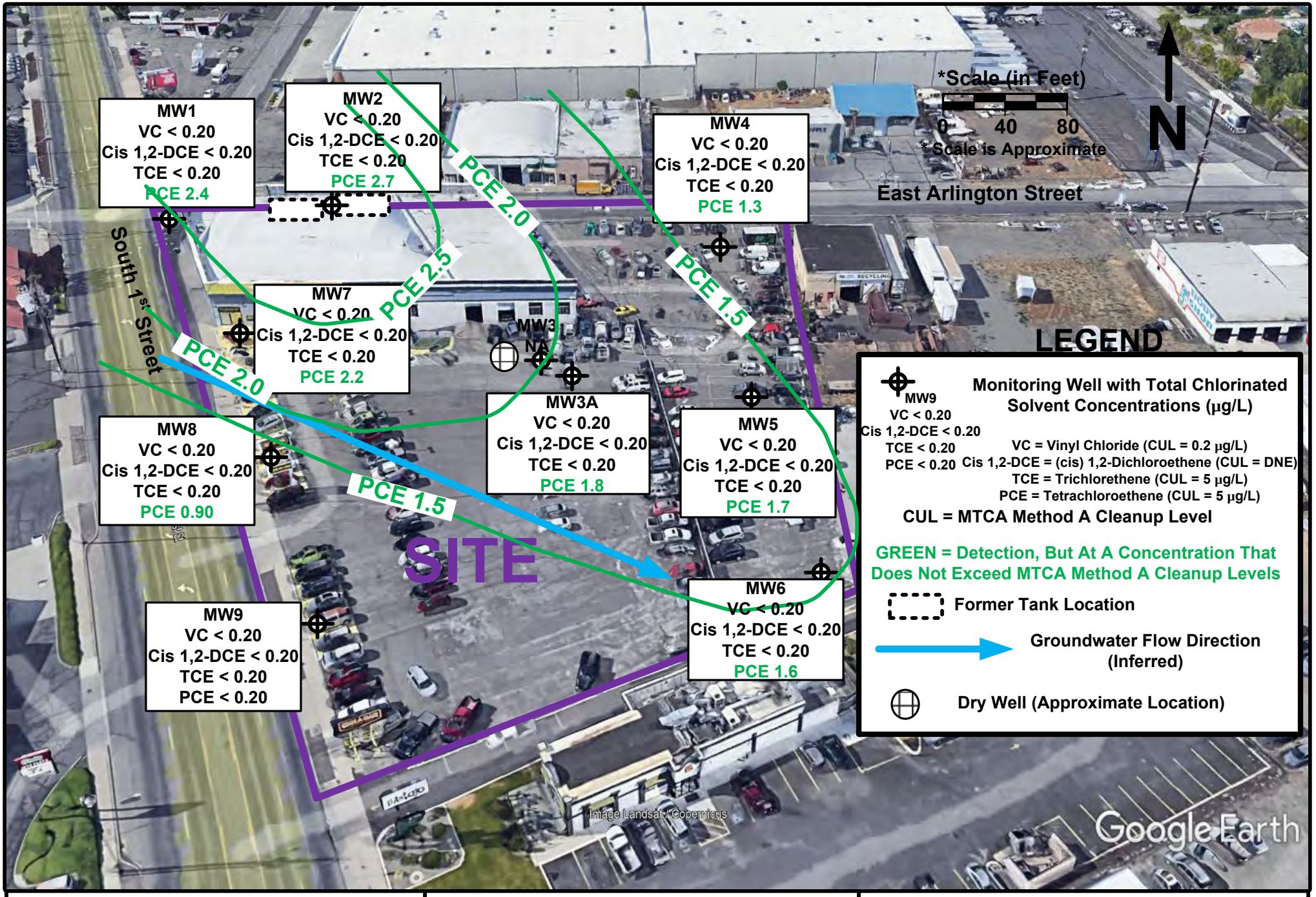
Hahn Motor Company facility (Site) is located on the southeast corner of South 1st Street and East Arlington Street in the city of Yakima, Washington. The Site historically had a heating oil tank which was converted to a waste oil tank after it was no longer used for its intended original use. A second waste oil tank was also installed at the site. The diesel, heavy oil, and tetrachloroethylene (PCE) contamination at the site is believed to be released from those tanks and potentially form the maintenance shop for the auto dealer. The nature and extent of metals found within the groundwater is still under investigation. Diesel, heavy oil, and PCE were released to soil and migrated to groundwater. PCE and its degradation products poses a potential vapor intrusion threat at the Site and therefore is a potential pathway to exposure for workers within the structure. As most of the site is covered with cement or asphalt contact to soils is unlikely unless soil disturbance occurs. Contaminated sites are defined by their release(s) and where contamination associated with the release(s) has come to be located. The Site as currently known to Ecology is located within the property of the original release, as shown in the Site Diagram.

Site Diagram

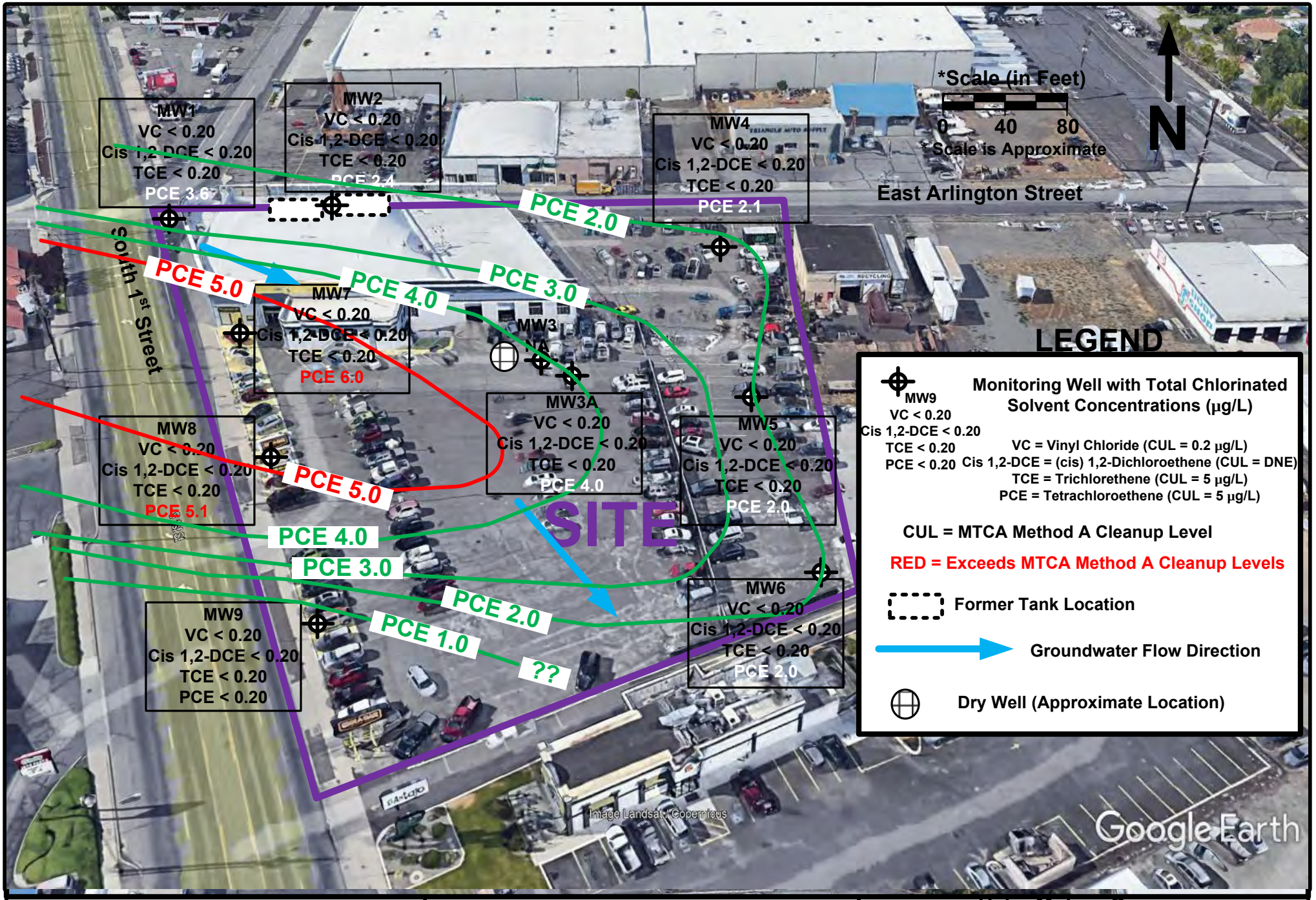
BMEC **P.O. Box 545/125 Main Street** **Waitsburg, Washington 99361**	**FIGURE 2 – SITE LOCATION MAP**	**Hahn Motors Company** **1201 South 1st Street** **Yakima, Washington 98901**

APPENDIX D

TETRACHLOROETHENE IN GROUNDWATER PLUME MAPS – SEPTEMBER 26, 2023 AND MARCH 19, 2024



BMEC **P.O. Box 545/125 Main Street** **Waitsburg, Washington 99361**	**FIGURE 5C – CHLORINATED SOLVENTS IN GROUNDWATER (µg/L)** **MARCH 19, 2024**	**Hahn Motors Company** **1201 South 1st Street** **Yakima, Washington 98901** **VCP Project # CE 0529**



BMEC **P.O. Box 545/125 Main Street** **Waitsburg, Washington 99361**	**FIGURE 5C – CHLORINATED SOLVENTS IN GROUNDWATER (µg/L)** **SEPTEMBER 26, 2023**	**Hahn Motors Company** **1201 South 1st Street** **Yakima, Washington 98901** **VCP Project # CE 0529**