

PEI

PINNER ENGINEERING, INC

5070 Pacific Highway
Ferndale, Washington 98248

Civil, Structural and Foundation Engineering

PLEASE # 472134
LA BERNARDT CO
Bellingham
LIST # 2931

✓ November 23, 1998

Mr. Mike Wagner
Cannon Electric
6148 Portal Way
Ferndale, Washington 98248

RE: L.J. Casey
1407 Iowa Street
Bellingham, WA
UST Site Assessment

Dear Mr. Wagner,

Enclosed you will find the results of the UST Site Assessment and testing of soil and water samples. Also attached are the field inspection reports, laboratory test results, vicinity map and site assessment check list.

The surrounding area and the site are commercial use, served with all utilities. The site was formerly used by a construction company.

Native soil is mottled brown & gray silty sand clay. High ground water table found at 4 feet.

This is our second report. We concentrated our testing where soil came in above action levels. One water sample(#5 B) was taken, but due to high levels of sediment it was tested as a soil sample. Treatment bed is still on site, and covered. We understand from you, that It is to be taken to Honam In Seattle and incinerated.

One soil sample and one water sample were collected in accordance with Ecology's Guidance for Site Checks and Site Assessments for Underground Storage Tanks and the site Sampling Analysis plan. Soil samples and water sample was collected into a glass jar with Teflon lid liner. All soil and water samples were labeled and stored on ice until transported to the Edge Analytical Laboratories in Burlington, Washington using proper chain of custody procedures. The following are the test results:

RECEIVED

07 2003

DEPT OF ECOLOGY

Soil Sample #5 A
11/4/98

Sample taken near north wall of former pit at a depth of -4' feet 6" , on

Sample tested for TPH-DIESEL

Results:

WTPH- D ND MG/KG **BELOW ACTION LEVEL**

Soil Sample #5 B
11/11/98

Sample taken near north wall of former pit at a depth of -4' feet 6" , on

Sample tested for TPH-DIESEL

Results:

WTPH- D ND MG/KG **BELOW ACTION LEVEL**

It is our conclusion, from the laboratory test results reported by Edge Analytical Laboratories: that soil samples #5 A and #5 B came in below the action levels set by the Department of Ecology.

All supportive information is enclosed with this report. We have provided you with two copies. One copy will be sent to the Department of Ecology Underground Storage Tank Section in Olympia, WA.

Conclusions and recommendations are professional opinions only. No warranty is expressed or implied. As a condition of our services, it is understood that to the fullest extent permitted by law, our clients agree to defend, indemnify and hold harmless Pinner Engineering, Inc. its owners, employees, subcontractors and agents, from any future claims or damages at the site, including potential claims from third parties that may name Pinner Engineering, Inc. its owners, employees, subcontractors and agents as a claimant. It is further understood, Pinner Engineering, Inc. its owners or employees are not responsible for any clean up of contamination at this site and may not be held responsible for any clean up activities performed by the owner or his agents.

Sincerely,


John A. Pinner

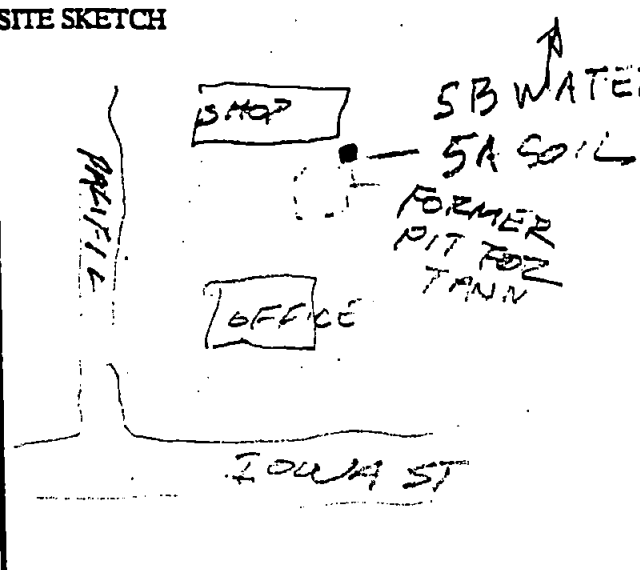
Licensed UST Supervisor

enc: Field Inspection Report
 Laboratory Test Results
 Action Level Guide
 Vicinity Map
 Site Assessment Checklist

FIELD INSPECTION REPORT

PINNER ENGINEERING, INC.
(360) 384-1235 FAX (360) 384-0973

5070 PACIFIC HIGHWAY
FERNDALE, WASHINGTON 982

CLIENT CANNON ELECT.	REPORT SEQUENCE NO. 3	SITE SKETCH 
PROJECT LC CASEY	SHEET 1 OF 1	
ADDRESS 1407 IOWA ST	START 9:00 FINISH 12:00	
SEAHAM, WA	DATE 11-4-98	
WEATHER LT. RAIN 11/04		

NATIVE SOIL : S1 SA CLAY, BENEATH

11/30 (5A) 4.5' NEAR N. WALL, TPHD SOIL

11/30 (5B) 4.5' NEAR N. WALL, TPHD WATER

RETEST OF AREA TESTING OVER ACTION LEVELS 5-75-98

HIGH GR. WATER TABLE @ 4'±

TREATMENT BED STILL ON SITE, COVERED.

CONT. SOIL TO BE SENT TO HONAMI IN SEATTLE FOR INCINERATION.

Our conclusions and recommendations are based upon visual examination of the site and field testing. Soil conditions may vary between locations. Conclusions and recommendations are professional engineering opinions only. No warranty is expressed or implied. As a condition of our services, it is understood that to the fullest extent permitted by law, our clients agree to defend, indemnify and hold harmless Pinner Engineering, Inc. its owners, employees, subcontractors and agents, from any future claims or damages at the site, including potential claims from third parties that may name Pinner Engineering, Inc. as a claimant.

FIELD INSPECTION REPORT

PINNER ENGINEERING, INC.
 (360) 384-1285 FAX (360) 384-0973

5070 PACIFIC HIGHWAY
 FERNDALE, WASHINGTON 98

CLIENT CANNON ELECT	REPORT SEQUENCE NO. 4	SITE SKETCH
PROJECT LJ CASASEY	SHEET 1 OF 1	
ADDRESS 1407 IOWA ST	START 11:00 FINISH 12:00	
B' HAM WA	DATE 11-11-98	
WEATHER CLOUDY		

SEE REPORT DATED 11-4-98

1100 (5B) A 4.5' NEAR N. WALL, TPHD WATER.

RETEST OF AREA DUE TO BROKEN
 WATER SAMPLE BOTTLE TAKEN ON
 11-4-98

Our conclusions and recommendations are based upon visual examination of the site and field testing. Soil conditions may vary between locations. Conclusions and recommendations are professional engineering opinions only. No warranty is expressed or implied. As a condition of our services, it is understood that to the fullest extent permitted by law, our clients agree to defend, indemnify and hold harmless Pinner Engineering, Inc. its owners, employees, subcontractors and agents, from any future claims or damages at the site, including potential claims from third parties that may name Pinner Engineering, Inc. as a claimant.



EDGE tical, Inc.
11525 Knudson Rd.
Burlington, WA 98233
(360) 757-1400 - FAX (360) 757-1402

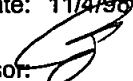
WSDOE Lab C057

Page 1 of 1

DATA REPORT

Client Name: Pinner Engineering Inc
5070 Pacific Hwy
Ferndale, WA 98248

Method: NWTPH-D
Diesel in Soil
Matrix: Soil

Reference Number: 98-4702
Report Date: 11/18/98
Project: L.J. Casey
Analyst: TW
Collect Date: 11/4/98
Supervisor: 

LAB NUMBER	FIELD ID	COMPOUNDS	RESULT	Cleanup Level	MRL	UNITS	DATE ANALYZED	COMMENT
7902	#5A - Near N. Wall	DIESEL (C12 - C24)	ND	200	25	mg/Kg	11/6/98	
7903	#5B - replacement sample	DIESEL (C12 - C24)	ND	200	25	mg/Kg	11/11/98	

Notation:

ND - A result of "ND" indicates that the compound was not detected above the Lab's Method Reporting Limit - MRL.
Cleanup Level - The regulatory limit for Method A Cleanup Levels (MTCA, Chapter 173-340 WAC) contaminants in the specified matrix.
MRL - Method Reporting Limit is the lab's minimum concentration a compound can be measured and reported with 99% confidence that the compound concentration is greater than zero.



QUALITY CONTROL REPORT SURROGATE REPORT

Reference Number: 98-4702
Report Date: 11/18/98

Lab No	Analyte	Result	Units	Method	Limit
7902	2-FLUOROTOLUENE (SURROGATE)	100	%	NWTPH-D	Acceptance Rang: 50-150%
7903	2-FLUOROTOLUENE (SURROGATE)	99	%	NWTPH-D	Acceptance Rang: 50-150%

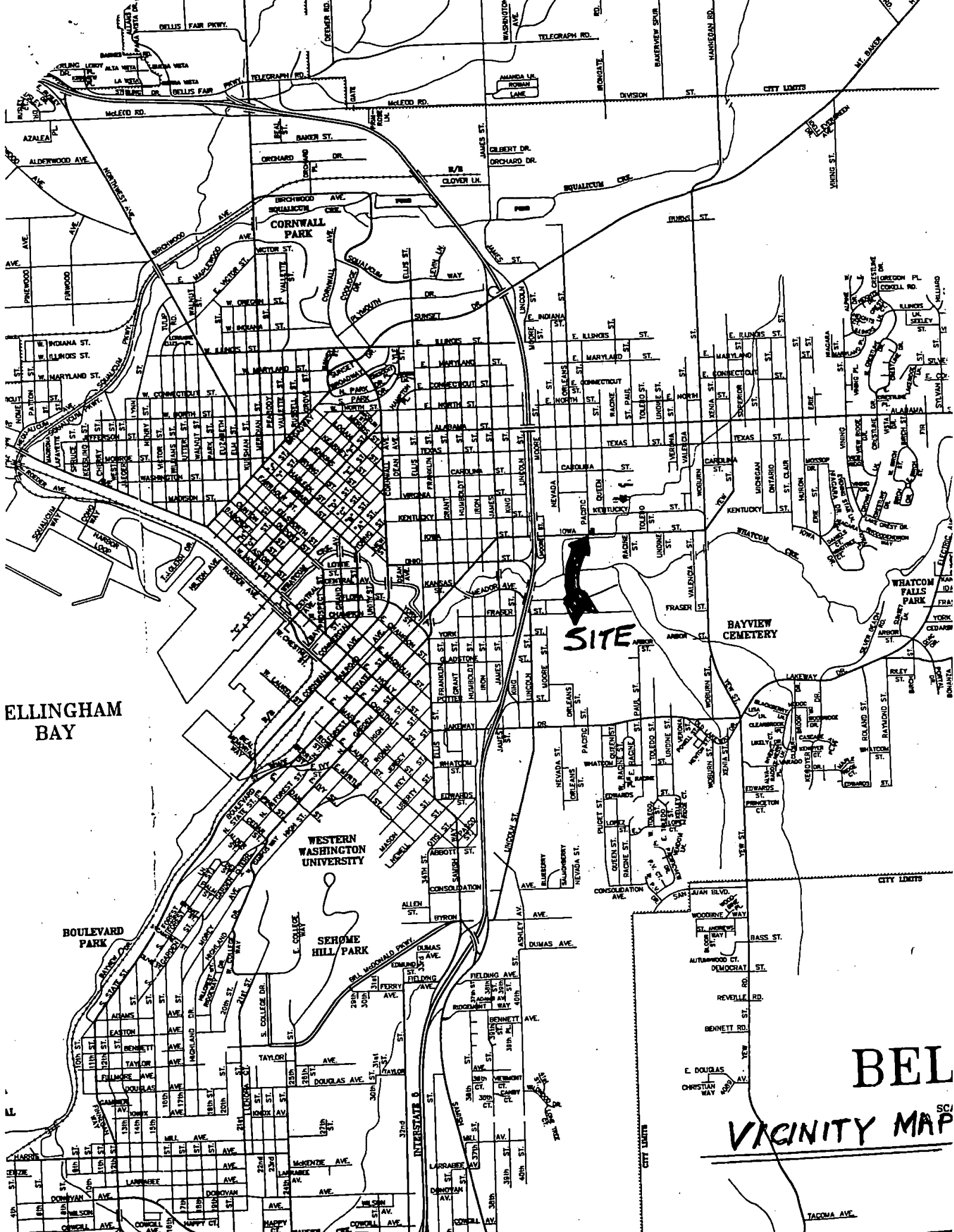
***Notation:**

A surrogate is a pure compound added to a sample in the laboratory just before processing so that the overall efficiency of a method can be determined.

Table 8-1. Action Levels for Petroleum Releases

<u>Indicator Constituent</u>	<u>CAS Number¹</u>	<u>Groundwater Action Level</u>	<u>Soil Action Level</u>
Benzene	71-43-2	1 µg/L ^{2,4}	0.5 mg/kg ³
Ethylbenzene	100-41-4	30 µg/L	20 mg/kg
Toluene	108-88-3	40 µg/L	40 mg/kg
Xylene	1330-20-7	20 µg/L	20 mg/kg
TPH	—	1,000 µg/L	—
TPH (gasoline)	—	—	100 mg/kg
TPH (diesel)	—	—	200 mg/kg
TPH (heavier than diesel)	—	—	200 mg/kg
Lead	7439-92-1	5.0 µg/L	250 mg/kg

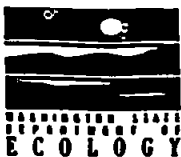
- 1 CAS number is the Chemical Abstracting Service number; "—" means no CAS number has been defined for these constituents.
- 2 µg/L can also be expressed as ppb.
- 3 mg/kg can also be expressed as ppm.
- 4 Groundwater quality based criteria (Chapter 173-200 WAC).



ELLINGHAM
BAY

SITE

BEL
VACINITY MAP^{SC}



UNDERGROUND STORAGE TANK Site Check/Site Assessment Checklist

For Office Use Only

Owner #

Site #

INSTRUCTIONS:

When a release has **not** been confirmed and reported, this Site Check/Site Assessment Checklist must be completed and signed by a person registered with the Department of Ecology. The results of the site check or site assessment must be included with this checklist. This form must be submitted to Ecology at the address shown below within 30 days after completion of the site check/site assessment.

SITE INFORMATION: Include the Ecology site ID number if the tanks are registered with Ecology. This number may be found on the tank owner's invoice or tank permit.

TANK INFORMATION: Please list all the tanks for which the site check and site assessment is being conducted. Use the tank ID number if available, and indicate tank capacity and substance stored.

REASON FOR CONDUCTING SITE CHECK/SITE ASSESSMENT: Please check the appropriate item.

CHECKLIST: Please initial each item in the appropriate box.

SITE ASSESSOR INFORMATION: This form must be signed by the registered site assessor who is responsible for conducting the site check/site assessment.

Underground Storage Tank Section
Department of Ecology
P. O. Box 47655
Olympia, WA 98504-7655

SITE INFORMATION

Site ID Number (on invoice or available from Ecology if the tanks are registered): _____

Site/Business Name: L.J. Casey

Site Address: 1407 Iowa St. Telephone: ()

Street

Bellingham

City

Wa.

State

ZIP-Code

TANK INFORMATION

Tank ID No.

Tank Capacity

Substance Stored

REASON FOR CONDUCTING SITE CHECK/SITE ASSESSMENT

Check one:

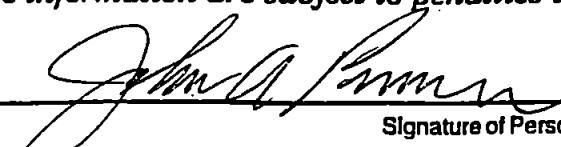
- ☐ Investigate suspected release due to on-site environmental contamination.
- ☐ Investigate suspected release due to off-site environmental contamination.
- ☐ Extend temporary closure of UST system for more than 12 months.
- ☐ UST system undergoing change-in-service.
- ☐ UST system permanently closed-in-place.
- ☒ UST system permanently closed with tank removed.
- ☐ Abandoned tank containing product.
- ☐ Required by Ecology or delegated agency for UST system closed before 12/22/88.

Each item of the following checklist shall be initialed by the person registered with the Department of Ecology whose signature appears below

YES, N

1.	The location of the UST site is shown on the vicinity map.	✓
2.	A brief summary of information obtained during the site inspection is provided. (see Section 3.2 in the Site Assessment Guidance)	✓
3.	A summary of UST system data is provided. (see Section 3.1)	
4.	The soils characteristics at the UST site are described. (see Section 5.2)	✓
5.	Is there apparent groundwater in the tank excavation?	✓
6.	A brief description of the surrounding land is provided. (see Section 3.1)	✓
7.	Information has been provided indicating the number and types of samples collected, methods used to collect and analyze the samples, and the name and address of the laboratory used to perform the analyses.	✓
8.	A sketch or sketches showing the following items is provided:	
	- location and ID number for all field samples collected	✓
	- groundwater samples distinguished from soil samples (if applicable)	✓
	- samples collected from stockpiled excavated soil	
	- tank and piping locations and limits of excavation pit	✓
	- adjacent structures and streets	✓
	- approximate locations of any on-site and nearby utilities	✓
9.	If sampling procedures different from those specified in the guidance were used, has justification for using these alternative sampling procedures been provided? (see Section 3.4)	✓
10.	A table is provided showing laboratory results for each sample collected including: sample ID number, constituents analyzed for and corresponding concentration, analytical method and detection limit for that method.	✓
11.	Any factors that may have compromised the quality of the data or validity of the results are described.	✓
12.	The results of this site check/site assessment indicate that a confirmed release of regulated substance has occurred.	✓

SITE ASSESSOR INFORMATION

JOHN A PINNER		PINNER ENGINEERING, INC.	
PERSON REGISTERED WITH ECOLOGY		FIRM AFFILIATED WITH	
BUSINESS ADDRESS: 5070 PACIFIC HIGHWAY		TELEPHONE: (360) 384-1285	
FERNDAL	WA	98248	
CITY	STATE	ZIP+CODE	
I hereby certify that I have been in responsible charge of performing the site check / site assessment described above. Persons submitting false information are subject to penalties under Chapter 173-360 WAC.			
11-23-98			
Date		Signature of Person Registered with Ecology	