



INITIAL INVESTIGATION / FILE REVIEW

Facility Sites Number: 65648428	UST Site Number: 005688
Site Name: Ephrata Gas (Tiger Pause Mini Mart)	Parcel No: 140154000

• SITE LOCATION INFORMATION

Contact Person Name	Title Rania Bro, Inc - Owner	Phone No. 509/754-3957
Mailing Address 1750 Basin Street SW	City Ephrata	Zip 98823-2132
Site Location 1750 Basin Street SW	Closest City Ephrata	County Grant

• REVIEW INFORMATION

Inspection/File Review Date 3/15/11

• RECOMMENDATION

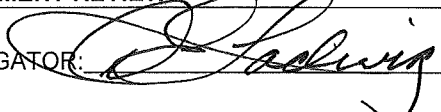

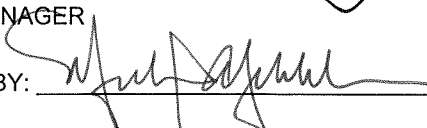
☒ NO FURTHER ACTION

☐ SITE HAZARD ASSESSMENT

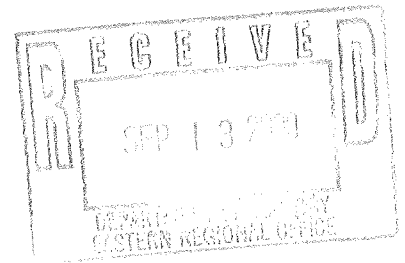
Comments:

A release was discovered in 1989 from the newly installed underground storage tank system. As much of the contaminated soils as possible were removed and stockpiled at the rear of the site. There was no formal site assessment or report generated from the investigation. A letter from the owner of the site in 2000 included and investigation by a consulting firm for the documented release. Monitoring wells installed in the tank basin area were used to determine if petroleum vapors were present in the backfill. According to the report the background levels in the tank basin were not abnormal and they did not feel a release was present at the site. The report was generated for a property sale. Currently the site is an active service station and there with active underground storage tank system. When the tanks are replaced or the site is closed and the tanks are removed a site assessment will be required to determine if there is release from the current system. Based on the information in the file and the fact the site is still operational I would recommend the site status be changed to NFA.

• DEPARTMENT REVIEW

INVESTIGATOR: 	DATE: 10-6-11 
SECTION MANAGER	
APPROVED BY: 	DATE: 12/4/2011

QUINCY VALLEY OIL, INC.
The Tiger Pause
12402 28th St. Ct. E.
Edgewood, Wa. 98372
253-863-3343



Sept. 6, 2000

State of Washington
Dept. of Ecology
4601 N. Monroe, Suite 202
Spokane, Wa. 99205

Attn: Mike Botsmann

Re: Letter of Sept. 29, 1998

This is to clear up and possibly explain your lack of information regarding this subject.

Also we are enclosing a letter from White Shield, Inc. declaring our site , per the monitor pipes, clear of any contamination. Hopefully this will clear up any discrepancy that may exist on the site at 1750 Basin St. SW, Ephrata, Wa. 98823

Respectfully,

Melvin Desermeaux
Quincy Valley Oil, Inc.

Sept. 29, 1998

State of Washington
Dept. of Ecology
4601 N. Monroe, Suite 202
Spokane, Wa. 99205

Attn: Debbie Charloe
L.U.S.T. Site Manager
Toxics Cleanup Program

Re: Letter of Sept. 21, 1998

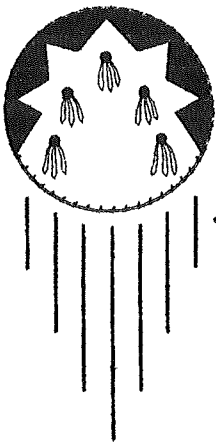
This is in answer to our telephone conversation on Sept. 29, 1998 regarding the spill in 1989 at Tiger Pause, 1750 Basin SW, Ephrata, Wa. 98823.

Don's Petroleum did not handle any of the cleanup. We excavated the site and as per instructions from your office, we spread the dirt to air out at the back of the lot. The excavation was left open for a period of 2 ½ months, then we refilled the excavation with clean fill.

This was all done according to someone in your office. Possibly you'll have the name in your files.

Sincerely,

Melvin Desermeaux
The Tiger Pause
1750 Basin St. S. W.
Ephrata, Wa. 98823
(253)863-3343



WHITE SHIELD, INC.

August 29, 2000

Mr. Mel Desermeaux
12402 28th Street, Court E
Edgewood, WA 98372

Corporate Office:
Grandview, WA

Branch Offices:
Bellevue, WA
Portland, OR
Reno, NV

RE: Testing of Monitor Pipes at Exxon Tiger Pause, Ephrata, WA

Dear Mr. Desermeaux:

White Shield, Inc. (WSI) performed monitoring activities for three underground storage tanks (USTs) at the above referenced facility. The purpose of this monitoring activity was to determine if flammable vapors were present in the monitor pipes which surround the USTs. The presence of these vapors would indicate a potential leak from one or more of the USTs.

There are presently three USTs at the site. Two monitor pipes have been installed in the vicinity southeast of the USTs. The vented pipes are buried in the backfill material to a depth of approximately 10 feet, in conjunction with the depth of the USTs. The purpose of the monitor pipes is to enable testing to determine if there is any leakage from the surrounding USTs.

Monitoring was conducted using a BW Defender Multi-Gas Detector. This detector will detect oxygen, carbon monoxide, hydrogen sulfide (toxins), and combustible gases. The presence of these constituents would indicate a potential leak from the USTs. During testing of the monitor pipes, no combustibles, explosives or carbon monoxide were at levels which would indicate leakage from the UST systems.

WSI appreciates the opportunity to conduct these services for you. If you have any questions, please feel free to contact me at (509) 882-1144.

Respectfully,

William D. Gowey, CHMM
Environmental Division Manager

Attachment: Site Sketch

Plus-UST

UNLEADED UST

DIESEL UST

PREMIUM
UNLEADED UST

MONITOR WELL 1

MONITOR WELL 2

DIRT
DRIVE-
WAY

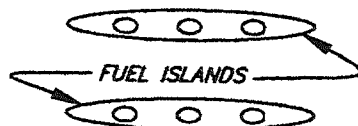
PARKING AREA
(ASPHALT)

CONVENIENCE STORE /
RESTAURANT

SERVICE
BAY

SERVICE
BAY

SERVICE
BAY

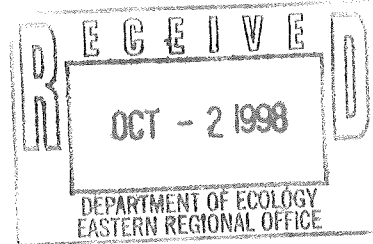


NORTH

BASIN STREET, SW

(N.T.S.)

Sept. 29, 1998



State of Washington
Dept. of Ecology
4601 N. Monroe, Suite 202
Spokane, Wa. 99205

Attn: Debbie Charloe
L.U.S.T. Site Manager
Toxics Cleanup Program

Re: Letter of Sept. 21, 1998

This is in answer to our telephone conversation on Sept. 29, 1998 regarding the spill in 1989 at Tiger Pause, 1750 Basin SW, Ephrata, Wa. 98823.

Don's Petroleum did not handle any of the cleanup. We excavated the site and as per instructions from your office, we spread the dirt to air out at the back of the lot. The excavation was left open for a period of 2 ½ months, then we refilled the excavation with clean fill.

This was all done according to someone in your office. Possibly you'll have the name in your files.

Sincerely,

Melvin Desermeaux
The Tiger Pause
1750 Basin St. S. W.
Ephrata, Wa. 98823
(253)863-3343

Phone Call from Mel Desermeaux 8/22/00
White SHIELD Completed a Site
Investigation in Conjunction w/ his recent
SALE of the facility - Mel will send
Ecology a copy of that report w/in 2 wks
(Remove this note when Report Rec'd) - MDS @by 9/15/00



FILE COPY

STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

4601 N. Monroe, Suite 202 • Spokane, Washington 99205-1295 • (509) 456-2926

September 21, 1998

Mr. Melvin Desermeaux
1750 Basin Street SW
Ephrata, WA 98823

Dear Mr. Desermeaux:

RE: Follow-up to the Department of Ecology letter of June 11, 1998 regarding Tiger Pause Mini Mart Property at 1750 Basin Street SW, Ephrata, Grant County, Washington (UST #5688)

This letter is in response to our telephone conversation regarding a letter dated June 11, 1998, that you received from the Department of Ecology (Ecology) Toxics Cleanup Program Headquarters Section. That letter requested information regarding any cleanup activities that have been conducted or planned in regard to the petroleum contamination associated with the release from the underground storage tank system (UST) at the above referenced property. This was an attempt to find out the status of cleanup activities at sites where we have not received an independent investigation/cleanup action report as required under the Model Toxics Control Act.

Ecology records show that there was a loss of approximately 700 gallons of gasoline from a union in the UST piping system at this site in 1989. According to telephone logs in the site file, the union was repaired, and Don's Petroleum was handling the cleanup of the petroleum contamination associated with this release. Our office has not received any information regarding the investigation or cleanup that was conducted at this site. Please submit any information to me at the Eastern Regional Office.

Ecology appreciates the investigation activities that you have initiated on this site as an independent remedial action as defined in WAC 173-340-200. Because of the independent nature of the investigation, Ecology's role on this site has been strictly informal. Ecology has a strong commitment to working cooperatively with persons to accomplish prompt and effective cleanups. However, there is no assurance that Ecology will not conduct, or require that you conduct, additional actions based on the consideration of your evaluation of this site.

Mr. Melvin Desermeaux

September 21, 1998

Page 2

I apologize for any unnecessary concerns or misunderstandings the Ecology letter of June 11, 1998, may have caused. If you have any questions or comments regarding this letter, please contact me at (509) 456-2834.

Sincerely,

A handwritten signature in cursive script that reads "Debbie Charloe". The signature is written in dark ink and is positioned above the printed name and title.

Debbie Charloe

L.U.S.T. Site Manager

Toxics Cleanup Program

DC:mg



File Copy

STATE OF WASHINGTON

DEPARTMENT OF ECOLOGY

P.O. Box 47600 • Olympia, Washington 98504-7600
(360) 407-6000 • TDD Only (Hearing Impaired) (360) 407-6006

CERTIFIED MAIL

June 11, 1998

Attn: Site Owner
THE TIGER PAUSE
1750 Basin Street Southwest
Ephrata, WA 98823

RE: Petroleum Contamination at THE TIGER PAUSE in Ephrata, WA

Dear Site Owner:

I have recently reviewed the records available for THE TIGER PAUSE located at 1750 Basin Street Southwest, in Ephrata, WA.

Ecology was previously notified of a petroleum release from an underground storage tank system at this site. We sent you a notification letter describing your reporting responsibilities for this site and as far as our records indicate there have been no reports received from you of any cleanup activities at this site.

Please submit an update of the cleanup activities performed or planned at the site to Ecology within thirty (30) days of receipt of this letter. We would appreciate the inclusion of any interim or final cleanup reports generated since our previous letter.

You may address the update information to:

Washington State Department of Ecology
Toxics Cleanup Program
Attention: Lydia Cabeza
P.O. Box 47775
Olympia, WA 98504-7775

Thank you for your cooperation in this matter. If you have any questions or concerns, I may be reached at (360) 407-7562.

Sincerely,

Lydia Cabeza
Environmental Technician

Memo

TO: File

FROM: Phil Leland

RE: Leaky Pipe @ Tiger Paws Exxon, Ephrata

Recent leak in new piping for new UST system resulted in PCS.

At time of II, most severely contaminated soil was excavated. Prod mostly limited to Tank excavation Backfill. Some PCS left under bldg & utilities.

It's my ~~opion~~ opinion that cleanup completed is such that human health & the environment are not immediately ~~threatened~~ threatened. However, more cleanup/investigation may be needed when site is decommissioned.



10/4/93

P.S. Incident occurred ^{before} MTCA rules in effect.

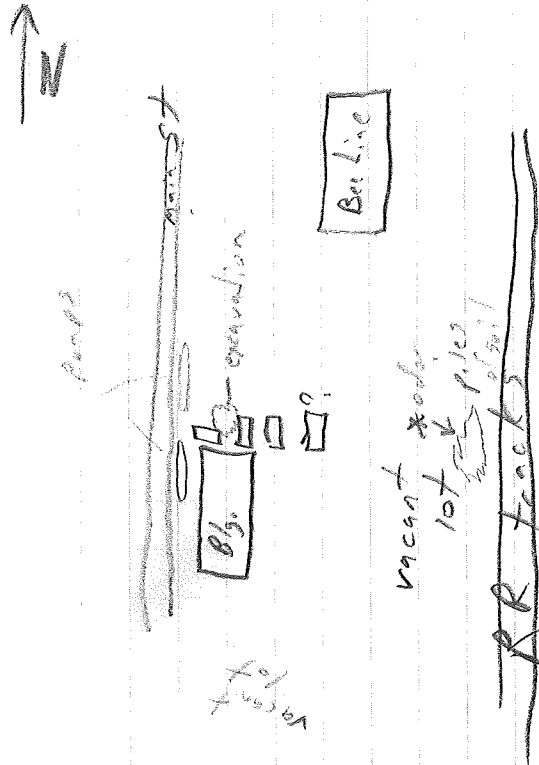
7/6/89 Ephrata, WA
 "Tiger" Exxon
 on main street

11:15 AM

Sherm Spencer
 Phil Leinart

Don Glazepmann
 705-1114

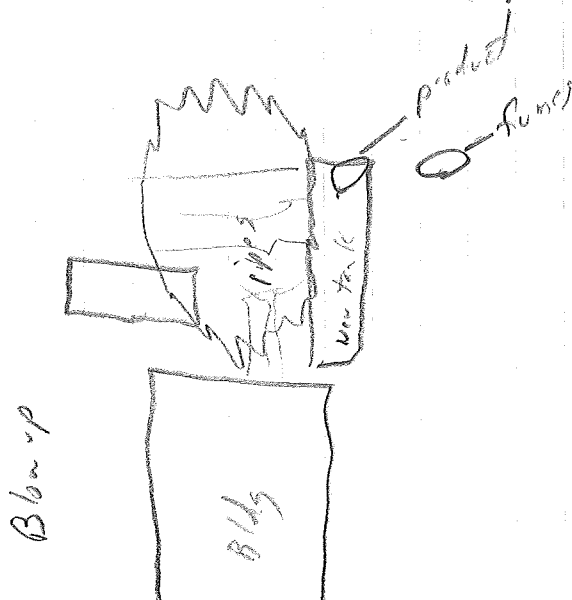
Don's Petroloms
 Mose Lake



strong odor of gasoline
 from pile soil material
 at back of vacant lot

excavation by edge of bldg - shows
 one new tank - one old - several pipes

Appears to be two new tanks with above
 surface vents (1 above grade) - one has 1" of
 product other has
 times



LUST

ENVIRONMENTAL COMPLAINT FORM

1. SPILL OR COMPLAINT (circle one)

2. DATE: 6-30-89

3. COUNTIES (one)

TIME: 8:30

Northwest	Southwest	Central	Eastern
<input type="checkbox"/> K2 King S.E.	<input type="checkbox"/> CL Clallam	<input type="checkbox"/> MA Mason	<input type="checkbox"/> AD Adams
<input type="checkbox"/> K1 King	<input type="checkbox"/> CK Clark	<input type="checkbox"/> PA Pacific	<input type="checkbox"/> AS Asotin
<input type="checkbox"/> KI Kitsap	<input type="checkbox"/> CO Cowlitz	<input type="checkbox"/> PC Pierce	<input type="checkbox"/> CH Chelan
<input type="checkbox"/> SJ San Juan	<input type="checkbox"/> GH Grays Harbor	<input type="checkbox"/> SK Skamania	<input type="checkbox"/> DO Douglas
<input type="checkbox"/> SK Skagit	<input type="checkbox"/> JF Jefferson	<input type="checkbox"/> TH Thurston	<input type="checkbox"/> KL Klickitat
<input type="checkbox"/> SN Snohomish	<input type="checkbox"/> LE Lewis	<input type="checkbox"/> WK Wahkiakum	<input type="checkbox"/> KI Kittitas
<input type="checkbox"/> WH Whatcom		<input type="checkbox"/> OK Okanogan	<input type="checkbox"/> FR Franklin
		<input type="checkbox"/> YA Yakima	<input type="checkbox"/> CA Garfield
			<input checked="" type="checkbox"/> GR Grant
			<input type="checkbox"/> LI Lincoln
			<input type="checkbox"/> PO Pend Orielle
			<input type="checkbox"/> SP Spokane
			<input type="checkbox"/> ST Stevens
			<input type="checkbox"/> WW Walla Walla
			<input type="checkbox"/> WH Whitman

4. COMPLAINANT

5. ANONYMOUS

6. ALLEGED VIOLATOR

Name: _____

☐ YES

Name: MR. DESERMEAUX

Address: _____

☐ NO

Address: TIGER PAWS SITTING

City: _____

City: Ephrata WA.

Phone: _____

754-3957 Phone: Office 787-2519

7. MEDIA CODE (one)

8. MATERIAL CODE (one)

9. ECOLOGY 1st RESPONSE (one)

- ☐ A Air
☐ GW Ground Water
☒ S Soil
☐ SW Surface Water
☐ WR Water Right
☐ O Other _____

- ☐ AC Aquaculture
☐ AG Agriculture
☐ HW Hazardous Waste
☒ OP Oil/Petroleum
☐ SW Solid Waste
☐ WW Wastewater
☐ O Other _____

- ☐ CU Cleanup
☐ EA Enforcement
☐ I Inspection
☐ LW Letter Written
☐ NA No Action
☐ RE Referred
☐ TC Telephone Call
☐ O Other _____

10. OUTSIDE REFERRAL (one)

11. REFERRED TO

RESP. REQ.

- ☐ CH County Health Department
☐ CD Conservation District
☐ EP E.P.A. (Federal)
☐ CG U.S. Coast Guard
☐ DS Washington State D.S.H.S.
☐ O Other _____

- | | | |
|------------|-------------|-----------|
| Name _____ | Phone _____ | YES or NO |
| Name _____ | Phone _____ | YES or NO |
| Name _____ | Phone _____ | YES or NO |

Recorder: J. Dill

12. INVESTIGATOR: _____

13. HOURS SPENT: _____

14. DATE OF INVESTIGATION: _____

15. WATERWAY: none

WDIS No: _____

EPA ID No: _____

WRIA No: _____

16. COMMENTS:

Station lost approx 700 gal of gasoline
 (Brief statement, narrative on back)

COMMENTS: (Who, What, Where, When, Why and How)

from a union in the piping system. The union
has been replaced and they will be removing all
of the contaminated soil and spreading it to air dry.
The site of the leak will be back filled with clean
soil.

ATTACHMENTS: _____

PHOTOS: ☐ Yes ☐ No

SIGNATURE: _____

DATE: _____

CC: _____

TELEPHONE USE REPORT

State of Washington
Department of Ecology
Eastern Regional Office

DATE: 7.3-89

TIME: 8:20 am

SUBJECT:

Gas spill

CALL:

☒ To

☐ From

Desermezux

TITLE:

LOCATION AND

TELEPHONE NUMBER:

BY:

P. Leinart

ROUTING

SUMMARY OF CALL:

Mosps Lake

Don's Petroleum, handling clean up
they're the outfit who installed malfunctioning
union. Loss of product occurred only
over a period of a "few days"

I advised owner to make
sure clean up was complete;
to take samples and document
work; and he not contractor
was ultimately responsible for work.
Informed him I may make site
visit



(Signature)

Tiger Paws

10⁰⁰ ~~am~~ 7-5-89

by P Leinert

Phone w/ Desormeaux

- * He ask if he could flush soil w/ detergent to clean up gas. I responded that I never heard of this and I did not think it would be a good idea.
- * I advised him (1) to retain a consultant to oversee clean-up; (2) Take samples to confirm clean up and (3) document clean up.
- * He is unaware of Federal Regs on Release actions.

