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SITE ASSESSMENT REPORT

HANSON PROPERTY

6843 E HWY 106

UNION, WASHINGTON

CASCADE ENVIRONMENTAL SERVICE INC.
4310 Kitsap Way, Bremerton WA. 98312

August 1999

SUMMARY

On August 3, 1999 Cascade Environmental Service Inc. (CES) began Level II Site Assessment operations at 6843 East Highway 106 in Union, Washington. This project consummated from a contracted agreement dated June 10, 1999 between CES and Chris Carletti, trustee for an unnamed trust. The purpose of the site assessment was to determine if any underground storage tanks (USTs) existed in an area marked by a previous site assessor who had performed a Level I Site Assessment on the property on behalf of "The Trust".

The site assessor for this project was Rick Verhelst of CES. Rick is certified by the International Fire Code Institute to perform site assessments within the state of Washington. Assisting with the site assessment was Sandy Verhelst also of CES. Industry standards for site assessments were followed during the project.

A magnetic metal locator was utilized to establish areas of suspected underground metallic objects. Three areas of especially strong magnetic fields were located in the area directly in front of the main entrance to the building, the south side. This area had the strongest indication of metal present and was considered the primary focus.

Once the asphalt was removed from this primary area the soil was excavated using a Bobcat X331 rubber track backhoe and a hand shovel for the more critical areas. Upon removing the soil in this area to a level of one foot below grade surface (BGS) two pipes, capped with metal pipe caps were discovered running vertically downward. The excavator, operated by Rick, was used to follow the pipes to a level of three feet BGS at which point the piping ran horizontally in opposite directions. The first pipe to be followed ran in a generally eastern direction. At eight feet east of the point of origin a UST was discovered. The piping was connected to this UST. The UST, as shown in Drawing 2, lay in a north to south direction the south being the first end uncovered. Utilizing a hand shovel the soil was removed from the top of the south end of the UST to a point of discovering the filler neck on the UST. The filler neck stood 29" in height. The cap for the filler tube was just below the asphalt layer. The cap was removed from the filler pipe. The UST was checked for contents and was found to be full of what appeared to be water with a gasoline odor. A slight petroleum sheen showed on top of a sample of water drawn from the UST. The excavation ceased around the discovered UST, (labeled Tank 1 throughout this report), and exploratory excavation along the other vertical pipe at the point of discovery began. Upon following the second pipe in a northwesterly direction a slab of concrete was encountered just below the asphalt layer. The concrete was broken by using hand tools to a point of discovery of a second UST. By undermining the concrete slab and breaking said concrete using hand tools, the fill pipe for the second UST was discovered, the fill cap was removed and the UST was checked for any contents. The UST was found to be empty. Operations were stopped at this point in order to contact Brian Knox, representative for The Trust.

Due to the diameter of the USTs it was speculated that they were approximately 500 gallons each. All tanks were positioned in a north to south direction. At this point in the project it was not possible to confirm the length of the USTs and therefore the capacity. A telephone conversation with Brian Knox explained the situation. Rick explained that the excavating activities were stopped due to the possibility of disturbing Tank 1 and possibly creating a release of contaminated water from inside the UST to soil surrounding the tank. Brian agreed and stated

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that at this point of the operation Rick should contact the property owners or agent and ask if they wished to proceed with tank removal. Brian also stated that his client would absorb the cost to remove and dispose of the concrete slab, however if CES was to proceed with tank removal, CES would be under contract with the property owners, the Hansons, and not with The Trust. The contractor/client relationship between CES and The Trust would temporarily terminate and would reestablish after the tank removal portion of the project was finished.

Field tests performed on the excavated soils to this point of time in the project proved negative on detection for petroleum. The tests consisted of sight (staining or discoloration of the soil), odor (soil samples were placed into plastic bags, agitated and then opened for any indication of petroleum vapors, and water sheen (soil samples were placed into a separation pan with water, agitated and viewed for any indication of petroleum sheen). All tools were decontaminated using environmental testing industry standards.

Rick contacted the property owners, Gary and Pam Hanson in regards to contracting with them to remove the USTs. It was explained to the owners that the Washington State Department of Ecology (DOE) would have to be notified of the existence of the UST containing water with undetermined levels of petroleum product. The owners agreed to the terms and conditions of the proposal and CES scheduled to begin the decommissioning by removal process on August 9, 1999. This start date was contingent upon DOE approving the waiver of the required 30-day wait period. Carol Johnston of the Southwest Division of the DOE was contacted for procedure instructions. Mss. Johnston agreed to waive the 30-day wait period and approved CES to start the project. DOE decommissioning guidelines were required for tank closure for this project as per instructions from Mss. Johnston.

CES began pumping the contents of Tank 1 to aboveground holding tanks on August 9. On site was one 500-gallon linear poly holding tank and two 50-gallon poly tanks. During the pumping process it became apparent that Tank 1 was not 500 gallons in capacity. With the transfer of liquid from the UST to the aboveground holding tanks it was estimated that Tank 1 was a 1000-gallon UST. Coastal Tank Cleaning, Inc. of Seattle was contacted to provide the service of pumping and rinsing the USTs prior to removal. Further removal of concrete and asphalt revealed a third tank to the west of Tank 2. This distance separating Tank 2 and what is referred to as Tank 3 was 3 feet. Tank 3 contained water with gasoline to the extent of being two thirds full. The owners and Brian Knox were contacted to inform them of the existence of the third UST.

On the morning of August 10, 1999 Coastal Tank Cleaning, Inc. arrived at the site to begin the strip and rinse procedure for all three tanks. A total of 1,400 gallons of water/gasoline were removed from the USTs and the aboveground holding tanks. Excavation operations resumed when Coastal Tank finished the tank cleaning and liquid removal.

Rick Verhelst operating the Bobcat 331 excavator performed the soil excavation for tank removal. The concrete and asphalt covering the tank area was removed by means of a pneumatic hammer. The broken asphalt/concrete was stockpiled on site awaiting transportation to a recycling facility.

Tank 1 was the first UST to be removed. A distance of approximately five feet separated this tank from tank two. After the tank was inerted with Co2 and deemed safe for removal the soil was excavated from around this tank and stockpiled on the south side of the excavation. Intermittent soil samples were collected during excavation and field checked utilizing the procedures explained earlier in this report. Once the tank was exposed and removed a soil sample was collected, sample # 81199-1, from the east wall of the excavation at a depth of 42" BGS. Another soil sample, # 81199-2, was collected from beneath the center of the UST 6" below the bottom of the tank. Both samples were placed into a cooler with ice. Tank 1 was loaded onto a CES trailer to await transportation to a recycling facility. The tank measured 42" x 144". The tank appeared to be in good condition with no apparent leakage. The vent pipe had been previously removed; the product supply line was attached near the fill pipe. The supply line was empty of product; this was the first piping that had been followed to locate the UST.

Tank 2 was the second tank to be removed. The north end of this UST was located 6" out from the foundation edge of the building. The owner was contacted to approve excavation this close to the building's foundation. Mr. Gary Hanson approved removing the tank. Tank 2 was also filled with bottled Co2 gas to provide a condition of low internal oxygen level. Upon certifying the UST safe for removal Rick excavated the soil on the east side and south end of the tank. The excavated soil was stockpiled with the soil from Tank 1. As with the stockpiled soil from Tank 1 the excavated soil from around Tank 2 was field tested with all results negative for levels of petroleum hydrocarbons. Tank 2 was removed and staged on the asphalt adjacent to the excavation. The tank measured 42" x 96" and was estimated to have a volume of 650 gallons. The condition of Tank 2 was not as good as was Tank 1, however the tank did not appear to have been leaking any fluids. A soil sample was collected 6" below the center / bottom of Tank 2. The sample, # 81199-3, was placed into the cooler with the other samples. The piping for Tank 2 consisted of only the supply line and the fill pipe. The vent piping had been removed previously.

The third and final tank to be removed was the UST furthest to the east. This UST, Tank 3, also extended to within 6" of the building foundation. Excavation soils from the east side and south end of this tank were checked for petroleum hydrocarbons. No indications of petroleum were evident. The UST was inerted with Co2 and deemed safe for removal. When Tank 3 was removed from the excavation and examined for areas of deterioration the bottom of the north end of the tank appeared wet. The tank measured 42" x 96" and was estimated to have a volume of 650 gallons. Further investigation proved positive that the tank had been seeping some liquid from the noted area. Due to the instability of the soils and the proximity of the area of concern with regards to the foundation of the building, Rick decided to attempt to obtain a soil sample with a hand auger. This was not possible due to the size of the cobbles (up to 5" diameter) within the soil. After several attempts failed using the hand auger, it was decided to place the excavator bucket against the bank above the area to be sampled and using extreme caution, obtain a sample utilizing a hand shovel that had been decontaminated. This effort proved successful and sample, # 81199-6, was obtained 6" below the bottom of the north end of the UST. This sample, along with a sample from below the center of Tank 3, # 81199-4, and another sample collected from the west wall of the excavation, # 81199-5, was placed in the cooler with the rest of the collected samples. Tailings from the excess soil of the collected sample #81199-6

SITE BACKGROUND

6843 E. Hwy 106
Union, Wa

UST SYSTEM DATA

* **Date of installation and name of installer;**

  Unknown

* **Dates of use and current status;**

  Unconfirmed. Conversations with local people on the history of the site place the time of use beginning in the 1930's or early 1940's and taken out of service in the 1960's.

* **Number of tanks, location, capacity, dimensions, age and material of construction of existing UST system, including fill pipes, vent piping, pumps, valves, distribution piping and flex connectors;**

  Three tanks / (refer to drawing for location) / one tank, 42" x 144", approximate capacity 1,000 gals. and two tanks, each measuring 42" x 96", at approximately 650 gals. each. /age unknown / steel tanks, no pumps, the piping was of steel construction, vent piping was not present.

* **Numbers and locations of any previously removed UST's;**

  None according to owner or visually apparent.

* **Types of substances stored in UST's (current and historical)**

  Apparently gasoline from odor present and results of soil samples analyticals.

* **Depth, width, and type of bedding/backfill materials used to surround the tanks and piping;**

  Native soils (well graded sands and gravelly sand, little or no fines) used as bedding for tank.

* **Types and locations of leak detection systems, secondary containment systems, and groundwater monitoring wells located on site.**

  None

* **Location of any hold-down pads or deadman anchoring systems;**

  No hold-downs or deadman anchoring used at this installation.

* **History of compliance and performance;**

  The presence of these tanks was known by the current owner, no record of compliance and performance is available.

SOIL CHARACTERISTICS

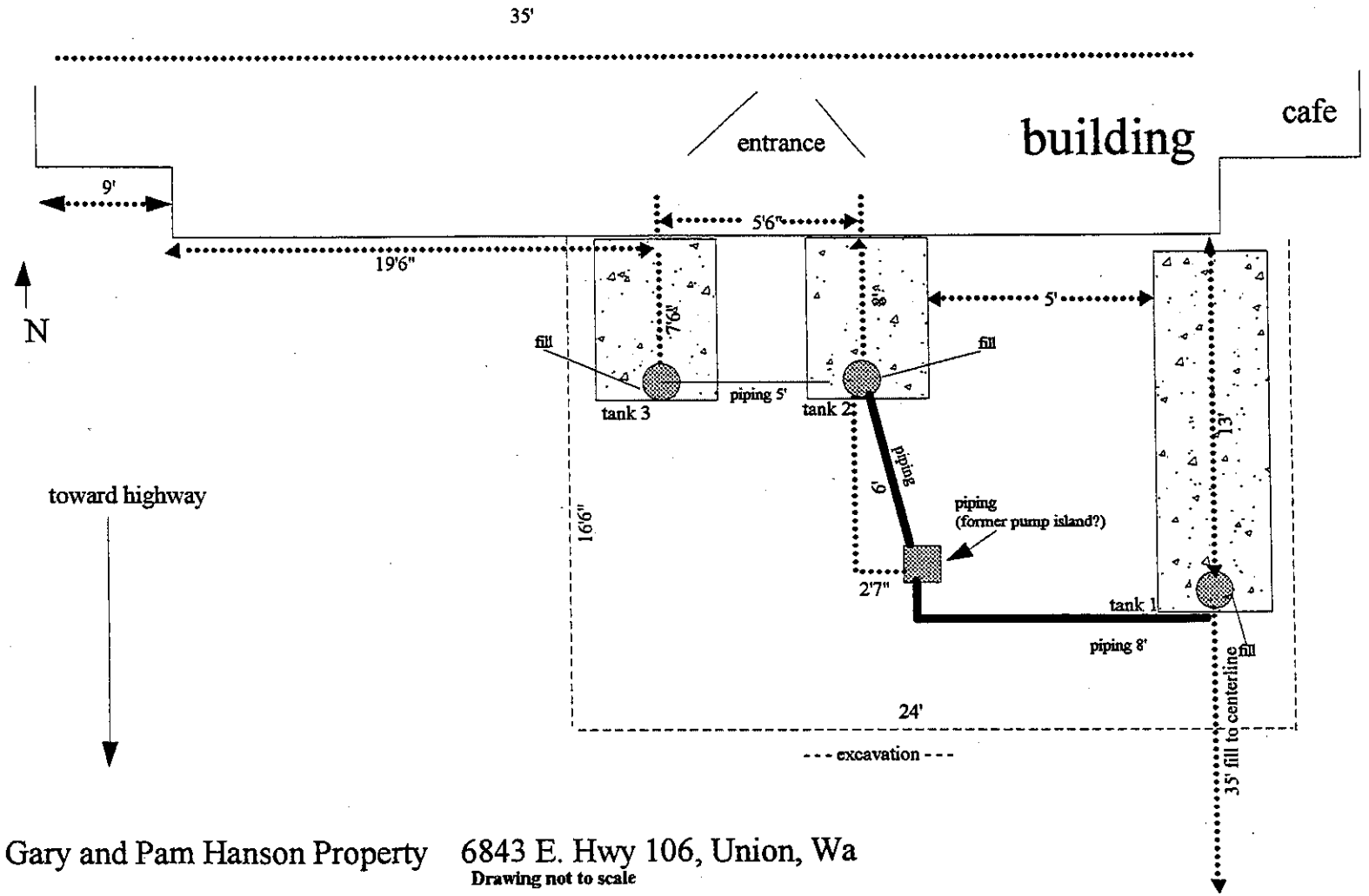
GW (Well graded course grained gravels, gravel course sand mixtures, little or no fines) from 6" below grade surface (BGS) to 90" BGS.

ANY APPARENT GROUNDWATER IN THE TANK EXCAVATION

No apparent groundwater in excavation

BRIEF DESCRIPTION OF SURROUNDING LAND USE

Site is located at the intersection of E. Hwy. 106 and Dalby Rd. in Union, Washington. The area consists of mixed residential and neighborhood support businesses.



Gary and Pam Hanson Property 6843 E. Hwy 106, Union, Wa

Drawing not to scale

UNDERGRO[illegible]D STORAGE TANK
30 DAY NOTICE

SW

FOR OFFICE USE ONLY
Site ID # 507963
Owner ID # U507960
Once validated by Ecology, this form serves as your temporary permit for the tanks listed below.

See back of form for instructions

[illegible] ✓ the appropriate box: ☐ Intent to Install ☐ Intent to Close ☐ Both

Waiver per Carol Johnson 8-9-99

Site Information

ID Number: NA
(available from Ecology if the tanks are registered)
Business Name: CAMEO SHOP
Address (Street): 6843 E. HWY 106
City/State: Union WA
Zip Code: 98592 Telephone (360) 275 3815

Owner Information
(This form will be returned to this address)

UST Owner/Operator: Gary & Pam Hanson
Mailing Address (Street): ~~P.O. Box 130~~
(P.O. Box): P.O. Box 130
City/State: Union
Zip Code: 98592 Telephone (360) 898-4500

Tank Installation Company (if known). Fill out this section ONLY if tanks are being installed.

Service Company ______ Contact Name ______
Address ______ (Street) ______ P.O. Box ______
(City) ______ State ______ Zip Code ______ Telephone ______

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Tank Permanent Closure Company (if known). Fill out this section ONLY if tanks are being closed.

Service Company: Cascade Environmental Serv. Contact Name: Rick Verhelst
Address (Street): 4310 Kitsap Way P.O. Box ______
City: Bremerton State: WA Zip Code: 98312 Telephone (360) 692 1410

Tank Closure Information
Fill out this section ONLY if tanks are being closed.

Tank Installation Information
Fill out this section ONLY if tanks are being installed.

Tank ID	Projected Closure Date	Tank Capacity	Substance Stored	Date Tank Last Used	Is There Product in the Tank (Yes/No)	If No, Date Tank Was Pumped	Tank ID	Approx. Install Date
1	8-10-99	1000	WATER/	1960's	Yes			
2	"	500	" /Gas	"	"			
3	"	500	"	"	"			

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Date 8-9-99	# of pages ▸ 1
To RICK VERHELST	From
Co./Dept.	Co.
Phone #	Phone # 360-407-6263
Fax # 360-692-1305	Fax #

4310 Kitsap Way, Bremerton, WA 98312
voice 360 692-1410 fax 360 692-1305
e-mail ces@hurricane.net

CASCADE ENVIRONMENTAL SERVICE INC.

August 9, 1999

Carol Johnston
Washington State Department of Ecology
Southwest Division
Fax# 360-407-6632

Re: Underground storage tanks, 6843 E. Hwy. 106, Union, WA

Dear Carol:

On behalf of the property owners of the above noted property, I am requesting a waiver of the required 30 DAY NOTICE for the removal of three underground storage tanks discovered during a Level II site assessment on said property. The reason for the request is that there is a sale pending on this property with a contract expiration date that is due to expire within a few days. Time is of the essence for this sale to consummate. We, Cascade Environmental Service Inc. (CES), are ready with equipment and manpower necessary to perform a tank decommissioning and required site assessment. Thank you for your timely response on this matter.

Sincerely yours,

Richard R. Verhelst
President, CES