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LIMITED PHASE II ENVIRONMENTAL SITE ASSESSMENT REPORT

DECEMBER 20, 2012

COMMERCIAL PROPERTY
3025 AUBURN WAY NORTH
AUBURN, WASHINGTON
TAX PARCEL #000400-0039

(Prepared(By

(PaulW. Stemen

Stemen Environmental, Inc.

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STEMEN ENVIRONMENTAL INC.

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Telephone 360-438-9521 Fax 360-412-1225

December 20, 2012

R&E Investments LLC
c/o Mr. Roger Vermazen
La Quinta, California 92253

Dear Mr. Vermazen:

LIMITED PHASE II ENVIRONMENTAL SITE ASSESSMENT FOR THE AUBURN SUBARU SITE LOCATED AT 3025 AUBURN WAY N„ AUBURN, WASHINGTON. TAX PARCEL#000400-0039

1.0 SITE CHARACTERISTICS AND BACKGROUND

The subject property consists of approximately 2.95 acres of commercially zoned, and commercially developed land located 3025 Auburn Way, Auburn, Washington. The subject site is located at Latitude 47.33487 Longitude -122.2234, and in northeast 1/2 of the southeast 1/4 of Section 6, Township 21 North, Range 5 East. The subject property is listed by the King County Assessor's Office as Tax Parcel #000400-0039

The subject property is located on the western side of Auburn Way North.

The subject property is bordered on the east by Auburn Way N. and developed commercial properties, on the west by a storm water pond/ditch and developed commercial properties, on the south by developed commercial properties, on the north by developed commercial properties.

The subject property is located in an area that is primarily occupied by light industrial, commercial businesses, automobile dealerships, and retail businesses.

Current development of the subject site consists of one (1) single-story, 16,054 square foot commercial building constructed on the subject property in 2002.

Available information indicates the subject property was originally part of a 6.75 acre parent parcel. The parent parcel was comprised of the 2.95 acres of land listed as current Tax Parcel #000400-0039, the subject property, and the approximately 3.8 acres of land listed as Tax Parcel #000400-0041. The previous parent parcel was split into the two current parcels of land in 1999.

In 1971, a single story, 14,386 square foot automotive dealership building was constructed on the parent parcel. The buildings footprint extended a short distance beyond the current boundary/property line that separates the two (2) current parcels of land/properties. The

dealership's automotive service department was located in a portion of the building that extended beyond current property line.

Information contained in a Phase I Environmental Assessment Report issued by The Riley Group indicates that multiple underground hydraulic lift systems, and one (1) 550 gallon underground used oil storage tank were located within the boundaries of the service department's portion of the building.

Documents contained in the Phase I report confirm that the 550 gallon used oil tank was excavated and removed from the subject property by Joe Hall Construction Inc. under permit #BLD0661-89 issued by the City of Auburn Public Works Department. The document indicates that Dave Smith, an inspector with the City of Auburn Fire Department witnessed the tank removal project on 11/14/89 and noted that it "Looked Clean". A Notice of Permanent Closure of Underground Storage Tanks was submitted to the Department of Ecology. The Notice noted that Mr. Smith inspected the removal project, a Site Assessment was performed, and that no contamination was found. The Notice was issued on 11/14/89.

The reported previous burial location for the 550 gallon used oils now occupied by vehicle parking spaces and/or a landscaped median that runs along the northern property line of the subject property.

The service garage also was serviced by multiple.underground hydraulic lift systems. In July of 2001, GeoEngineers performed a Phase II Study of the groundwater at selected locations down gradient from the locations of the underground hydraulic lifts/hoists. Diesel and heavy oil range hydrocarbons were not detected in the water samples obtained from nine (9) borings. A copy of this was not available for review by the Riley Group.

The above described dealership building was demolished in 2002. Information contained in a an Environmental Services Report issued by GeoEngineers, fourteen (14) underground hydraulic lift cylinders were excavated and removed from the site as part of the building demolition project, the report states that approximately 70 cubic yards of petroleum contaminated soils were excavated and removed from the site. Laboratory analyses results for thirteen (13) confirmation soil samples obtained from the excavations by GeoEngineers reported no presence of diesel fuel and/or lube oil range hydrocarbons at levels exceeding MTCA Method A Clean Up Levels of 2000 mg/kg.

Based on the information reviewed by the Riley Group as part of the Phase I Environmental Assessment, they recommended the sampling of the subsurface soils at the former burial location of the previously removed 550 gallon used oil storage tank.

On December 12, 2012, a Limited Phase II Environmental Assessment of the subsurface soils and groundwater located along the southern perimeter of the commercial property located at 3109 Auburn Wav North was performed. The purpose of the limited investigation was to assess the impacts of the presence and use of a 550 gallon underground used oil tank that was previous buried in close proximity to the southern perimeter of the property. The oil tank was excavated and removed on November 14, 1989, (See above for additional information on the property and the used oil tank)

The limited environmental investigation included the advancing of three (3) investigative boreholes at selected areas of interest along the southern perimeter of the property and in the reported immediate area where the underground used oil tank was previously buried.

A total of three (3) investigative soil samples and one (1) investigative groundwater sample were obtained from the boreholes and were submitted for appropriate laboratory analyses.

Laboratory analyses results for investigative soil samples S5-9 and S8-8 reported no detectable presence of gasoline, diesel fuel and/or lube oil range T.P.H.

Laboratory analyses results for investigative soil sample S4-8 reported the presence of gasoline range T.P.H. and lube oil range T.P.H. at levels that exceed MTCA Method A Clean Up Levels.

Laboratory analyses results for investigative groundwater sample S4-W reported no detectable presence of gasoline range T.P.H., diesel fuel range T.P.H., and/or lube oil range T.P.H.

The confirmed presence of gasoline and lube oil range T.P.H., at levels that exceed MTCA Method A Clean Up Levels, in the subsurface soils on the commercial property located at 3109 Auburn WAy North. Auburn, Washington, was properly reported to the Department of Ecology's Northwest Regional Office.

2.0 INVESTIGATIVE SOIL SAMPLING

The purpose of this limited on-site investigation of the subsurface soils beneath selected portions of the subject property was to assess the impacts of the presence of previously removed 550 gallon underground used oil storage tank on the current environmental integrity of the subject property.

Prior to the commencement of any on-site activities, 1 attended an on-site meeting with Mr, Mike Scarff, the current tenant of the subject property and Mr. Podgorski, a knowledgeable interested party that has been associated with the operations of the automobile related businesses on the subject property and the neighboring property to the north for 25+ years. During the on-site meeting, based on the review of various aerial photos and Mr. Podgorski's recollections, we all agreed on the immediate area where the 550 gallon used oil tank was previously buried.

Based on these findings, an investigative sampling plan was developed for sampling of the subsurface soils and/or groundwater in this immediate area.

Prior to the commencement of any on-site investigative sampling activities all underground utilities were located by Public and Private Underground Utility Locating Services.

On December!2, 2012, 1 supervised the advancing of five (5) investigative boreholes at selected locations on the subject property using a Direct Push Sampling System supplied and operated by a Licensed Geologist from ESN Northwest, Inc. of Olympia, Washington.

I obtained six (6) discreet soil samples and two (2) groundwater samples from the advanced boreholes and submitted the soil samples for appropriate laboratory analyses.

SAMPLING LOCATION SI

Sampling location SI is present at Longitude 122' 13' 22" West Latitude 47'20'7" North and at a location directly adjacent to the northern perimeter of the subject property. The boring is located in the center (east/west) of the proposed sampling area and 15 feet south and 10 feet west of Sampling location S4 on the northerly neighboring property. The boring was advanced through the asphalt surface materials and advanced to an approximate depth of 12 feet b.g.s.

Soils removed from this soil boring possessed no noticeable signs (staining/odor) of being adversely impacted by petroleum products.

Asphalt and base gravels were present at depths of 1 foot b.g.s. (below ground surface) or less, tan/brown colored soils and gravels were present at depths ranging from 1-4 feet b.g.s., moist brown colored fine grain sand and silts at depths ranging from 4-8 feet b.g.s., and wet, dark brown fine grain sand and silts at depths ranging from 8-12 feet b.g.s.

Groundwater was present at a depth of 8 feet b.g.s. at this location.

Investigative soil sample SI-8 was obtained from moist dark colored sands present at a depth of 8 feet b.g.s. and just above the water level, while soil sample Sl-12 was obtained from wet dark brown colored sands present at a depth of 12 feet b.g.s. (below ground surface).

Investigative groundwater sample Sl-W was obtained from groundwater present at a depth of 8.feet b.g.s.

Investigative soil and groundwater samples were submitted for appropriate laboratory analyses.

Investigative groundwater sample Sl-W was obtained from groundwater present at a depth of 8 feet b.g.s.

Laboratory analyses results for investigative soil samples SI-4, and Sl-12 reported no detectable presence of gasoline range T.P.H., diesel fuel range T.P.H. and/or lube oil range T.P.H, (total petroleum hydrocarbons).

Laboratory analysis results for investigative groundwater sample Sl-W reported no ■ detectable presence of gasoline range T.P.H.. diesel fuel range T.P.H., lube oil range T.P.H. , and/or volatile organic compounds CVOCs).

SAMPLING LOCATION S2

Sampling location S2 is present at Longitude 122' 13' 22" West Latitude 47'20'7" North and at a 12 feet south of the northern perimeter of the subject property. The boring is located approximately 10 feet east and 10 feet south of sampling location SI. The boring was advanced through the asphalt surface materials and advanced to an approximate depth of 12 feet b.g.s.

Soils removed from this soil boring possessed no noticeable signs (staining/odor) of being adversely impacted by petroleum products.

Asphalt and base gravels were present at depths of 1 foot b.g.s. (below ground surface) or less, tan/brown colored soils and gravels were present at depths ranging from 1-4 feet b.g.s., moist brown colored fine grain sand and silts at depths ranging from 4-8 feet b.g.s., and wet, dark brown fine grain sand and silts at depths ranging from 8-12 feet b.g.s.

Groundwater was present at a depth of 9 feet b.g.s.

Investigative soil sample S2-9 was obtained from moist dark colored sands present at a depth of 9 feet b.g.s. and just below the water level.

Investigative soil samples S2-9 was submitted for appropriate laboratory analyses.

Laboratory analyses results for investigative soil samples S2-9 reported no detectable presence of gasoline range T.P.H., diesel fuel range T.P.H. and/or lube oil range T.P.H.

SAMPLING LOCATION S3

Sampling location S2 is present at Longitude 122' 13' 21" West Latitude 47'20'6" North and at a 12 feet south of the northern perimeter of the subject property. The boring is located approximately 20 feet west of sampling location S2. The boring was advanced through the asphalt surface materials and advanced to an approximate depth of 12 feet b.g.s.

Soils removed from this soil boring possessed no noticeable signs (staining/odor) of being adversely impacted by petroleum products.

Asphalt and base gravels were present at depths of 1 foot b.g.s. (below ground surface) or less, tan/brown colored soils and gravels were present at depths ranging from 1-4 feet b.g.s., moist brown colored fine grain sand and silts at depths ranging from 4-8 feet b.g.s., and wet, dark brown fine grain sand with some gravel at depths ranging from 8-12 feet b.g.s.

Investigative soil sample S3-9 was obtained from moist dark colored sands present at a depth of 9 feet b.g.s. Due to the softness of the soils, we experienced poor recovery of soils from depths of 7-8 feet b.g.s.

Investigative soil sample S3-9 was submitted for appropriate laboratory analyses.

Laboratory analyses results for investigative soil sample S3-9, reported no detectable presence of gasoline range T.P.H.. diesel fuel range T.P.H. and/or lube oil range T.P.H.

SAMPLING LOCATION S6

Sampling location S6 is present at Longitude 122' 13' 22" West Latitude 47'20'6" North and at a 2 feet south of the northern perimeter of the subject property. The boring is located approximately 20 feet west and 10 feet north of sampling location S3. The boring was advanced through the asphalt surface materials and advanced to an approximate depth of 12 feet b.g.s.

Soils removed from this soil boring possessed no noticeable signs (staining/odor) of being adversely impacted by petroleum products.

Asphalt and base gravels were present at depths of 1 foot b.g.s. (below ground surface) or less, tan/brown colored soils and gravels were present at depths ranging from 1-4 feet b.g.s., moist brown colored fine grain sand and silts at depths ranging from 4-8 feet b.g.s., and wet, dark brown fine grain sand with some gravel at depths ranging from 8-12 feet b.g.s.

Investigative soil sample S6-9 was obtained from moist dark colored sands present at a depth of 9 feet b.g.s. Due to the softness of the soils, we experienced poor recovery of soils from depths of 7-8 feet b.g.s.

Investigative water sample S6-W was obtained from groundwater present at depth of 8 feet b.g.s.

Investigative soil and groundwater samples were submitted for appropriate laboratory analyses.

Laboratory analyses results for investigative soil sample S6-9, reported no detectable presence of gasoline range T.P.H., diesel fuel range T.P.H. and/or lube oil range T.P.H.

Laboratory analyses results for investigative groundwater sample S6-W, reported no detectable presence of gasoline range T.P.H., diesel fuel range T.P.H. and/or lube oil range T.P.H,

SAMPLING LOCATION S7

Sampling location S7 is present at Longitude 122' 13' 22" West Latitude 47'20'7" North and at a 2 feet south of the northern perimeter of the subject property. The boring is located approximately 15 feet west of sampling location S6. The boring was advanced through the asphalt surface materials and advanced to an approximate depth of 12 feet b.g.s.

Soils removed from this soil boring possessed no noticeable signs (staining/odor) of being adversely impacted by petroleum products.

Asphalt and base gravels were present at depths of 1 foot b.g.s. (below ground surface) or less, tan/brown colored soils and gravels were present at depths ranging from 1-4 feet b.g.s., moist brown colored fine grain sand and silts at depths ranging from 4-8 feet b.g.s., and wet, dark brown fine grain sand with some gravel at depths ranging from 8-12 feet b.g.s.

Investigative soil sample S7-8 was obtained from moist dark colored sands present at a depth of 9 feet b.g.s.

Investigative soil samples S7-8 was submitted for appropriate laboratory analyses.

Laboratory analyses results for investigative soil sample S7-8. reported no detectable presence of gasoline range T.P.H.. diesel fuel range T.P.H. and/or lube oil range T.P.H.

3.0 SOIL SAMPLING, GROUNDWATER SAMPLING, AND LABORATORY ANALYSES PROTOCOLS

3.1 SOIL SAMPLING PROTOCOLS

All discreet soil samples were obtained using a "Direct Push Sampling System" provided and operated by Licensed Drillers from Environmental Services Network Northwest, Olympia, Washington. Continuous soil corings were extended to depths of approximately 12 feet below ground surface (b.g.s.) or less. Continuous soil coring/samples, contained in liners, were laid out in order, by depth, on the surface to facilitate field screening and observation of the soils obtained from the boreholes.

The soil samples were immediately removed from the liner and placed in recommended sample jars using a stainless steel sampling spoon and an easy draw syringe.

EPA Method 5035 sampling protocols were practiced for sampling soils to be analyzed for VOCs.

All sampling tools/devices were properly cleaned between individual samples to prevent cross sample contamination. All soil samples were then tightly packed in recommended sample jars with no head space, properly refrigerated and transported with proper chain of custody forms, to Environmental Services Network Northwest, Inc. of Olympia, Washington, for appropriate laboratory analyses.

3.2 BOREHOLE GROUNDWATER SAMPLING PROTOCOLS

All discreet groundwater samples were obtained using a variable speed peristaltic pump set at the lowest flow level and the "Direct Push Sampling System". The system's sampling tube was purged of all collected waters and then allowed to recharge prior to the collection of these water samples. The sampled waters were transferred directly into laboratory supplied containers for temporary storage.

3.3 LABORATORY ANALYSES PROTOCOLS

Soil samples were analyzed for the presence of gasoline range T.P.H. (total petroleum hydrocarbons) using method NWTPH-Gx, diesel fuel range T.P.H., and lube oil range T.P.H. using method NWTPH-Dx/Dx Extended.

Groundwater samples were analyzed for the presence of gasoline range T.P.H. using method NWTPH-Gx, diesel fuel range T.P.H., and lube oil range T.P.H. using method NWTPH-Dx/Dx Extended, and volatile organic compounds (VOCs) using EPA method 8260.

All laboratory analyses methods and quality controls meet or exceed current Department of Ecology recommendations for Site Checks and Site Assessments.

4.0 HEALTH AND SAFETY

1. All on-site work was performed under the Health and Safety guidelines set forth in sections 29 CRF 1910.120 of the Federal Register and Chapter 296-62 WAC which provide

regulations for individuals who are engaged in activities involving hazardous substances, including petroleum, and who perform confined space entry during field activities, also Chapter 296-155 WAC which provides State safety standards for construction work.

2. All on-site workers were 40 hour Hazmat certified.

3. A copy of the Site Safety Plan was provided to all on-site employees. The contents of this plan and all potential on-site hazards were discussed during a personnel on-site safety meeting. Based on the contents of this safety plan all workers were required to wear at least Level D protection. First Aid materials and properly trained personnel were present on-site at all times.

4. The immediate perimeter of the work area was secured at all times by orange hazard cones.

5.0 SUMMARY

The results of this on-site investigation reported no detectable presence of gasoline range T.P.H.. diesel fuel range T.P.H., and/or heavy oil range T.P.H, in the subsurface soil present at selected locations of concern along the northern perimeter of the subject property.

The results of this on-site investigation reported no detectable presence of, gasoline range T.P.H,. diesel fuel range T.P.H., and/or heavy oil range T.P.H. and/or volatile organic compounds (VOCs) in the groundwater present at selected locations of concern along the northern perimeter of the subject property.

The results of this investigation indicate that reported previous presence and operation of an underground used oil storage tank in the areas of concern, has not had a significant adverse impact on the current environmental integrity of the subject property.

The results of this investigation indicate that the confirmed presence of gasoline and lube oil range T.P.H., at levels that exceed MTCA Method A Clean Up Levels, in the subsurface soils on the southern portion of the northerly neighboring property, have not had a significant, adverse impact on the environmental integrity of the subject property.

All remedial investigations and/or remedial corrective actions performed on this site meet current industry and regulatory standards for these actions.

All opinions, observations, and statements set forth in this report are based on currently available information and current on-site conditions, and our company cannot predict or report on the impacts of future events and/or changing regulatory requirements on this site.

If you have any questions or need further information please feel free to contact us at the above phone number.

Sincerely,

Paul W. Stemen
Ecology-Registered Site Assessment Supervisor
ASTM Certified
IFCI #0874201-U2

APPENDIX A

LABORATORY ANALYSES CHARTS, SAMPLING LOCATION MAP, AND SITE PHOTOS

ANALYSIS OF DIESEL AND LUBE OIL RANGE ORGANICS IN SOILS BY METHOD !
NWTPH-Dx/Dx EXTENDED, AND GASOLINE RANGE ORGANICS IN SOILS BY METHOD NWTPH-Gx

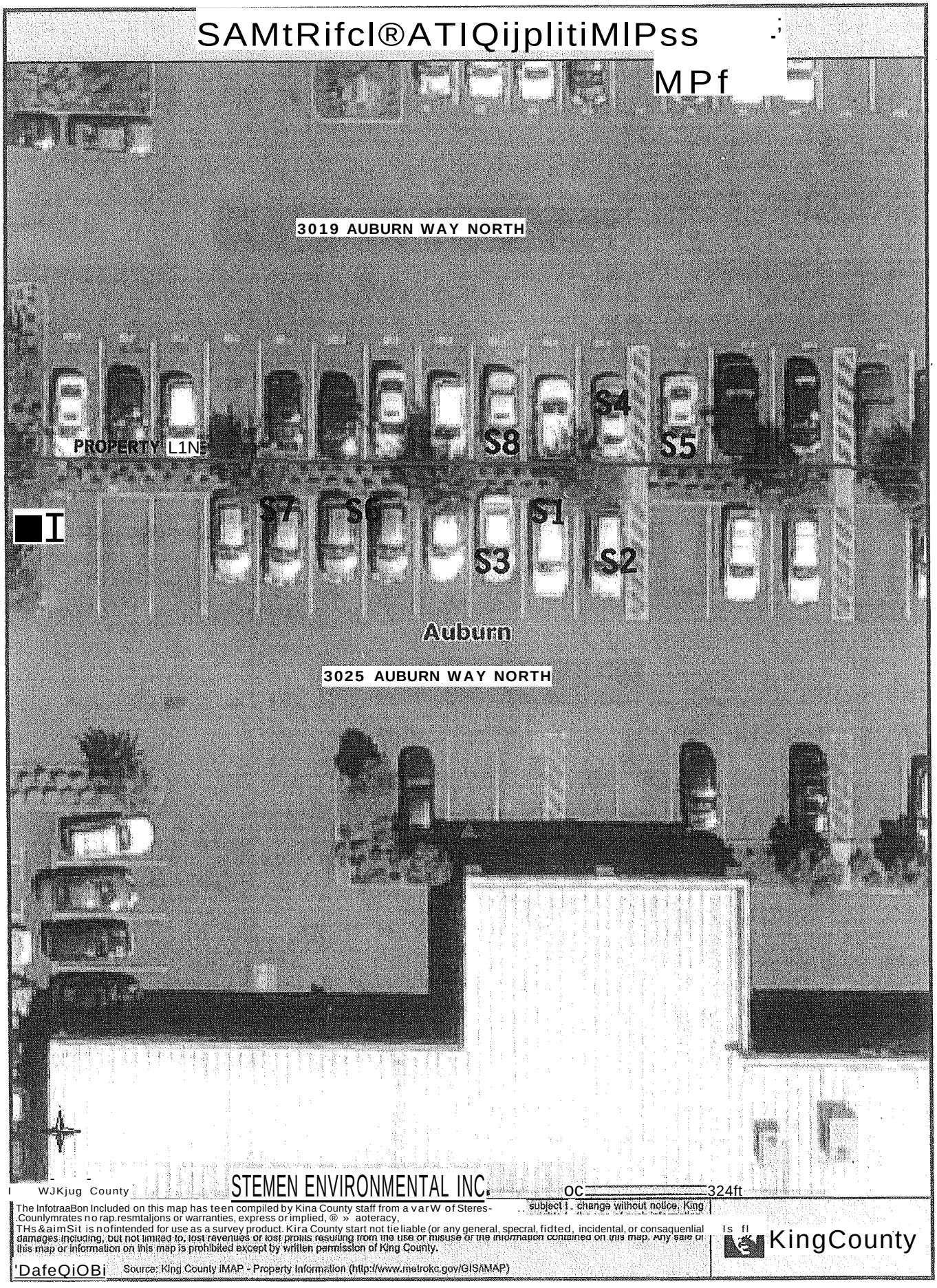
SAMPLE NUMBER	SAMPLE DATE	SAMPLE DEPTH	DIESEL RANGE ORGANICS	LUBE OIL RANGE ORGANICS	GASOLINE RANGE ORGANICS
			mg/kg	mg/kg	mg/kg
S1-8	12/12/2012	8'	ND	ND	ND
S6-8	12/12/2012	8'	ND	ND	ND
S1-12	12/12/2012	12'	ND	ND	ND
S2-9	12/12/2012	9'	ND	ND	ND
S3-9	12/12/2012	9'	ND	ND	ND
S7-8	12/10/2012	10'	ND	ND	ND
METHOD REPORTING LIMITS			50	100	10
METHOD "A" CLEAN UP LEVELS			2000	2000	100

ANALYSIS OF DIESEL RANGE ORGANICS, LUBE OIL RANG ORGANICS, GASOLINE RANGE ORGANICS IN WATER BY METHOD NWTPH Dx/Dx EXTENDED AND METHOD NWTPH-Gx

SAMPLE NUMBER	SAMPLE DATE	DEPTH	GASOLINE RANGE ORGANICS	DIESEL RANGE ORGANICS	LUBE OIL RANGE ORGANICS		
			ug/L	ug/L	ug/L		
S1-W	12/10/2012	8'	ND	ND	ND		
S6-W	12/10/2012	8'	ND	ND	ND		
REPORTING LIMITS			Too	250	500		
METHOD "A" CLEAN UP LEVELS			800	2000	2000		

ANALYSES OF VOLATILE ORGANIC COMPOUNDS IN WATER BY METHOD 8260

SAMPLE-NUMBER		S1-W			
DATE	WATER	12/12/12			
	REPORTING				
	LEVELS				
		ug/L			
DICHLORODIFLUOROMETHANE	1	ND			
CHLOROMETHANE	1	ND			
VINYL CHLORIDE	0.2	ND			
BROMOMETHANE	1	ND			
CHLOROETHANE	1	ND			
TRICHLOROFLUOROMETHANE	1	ND			
ACETONE	10	ND			
1,1 DICHLOROETHENE	1	ND			
METHYLENE CHLORIDE	1	ND			
METHYL-T-BUTY ETHER (MTBE)	1	ND			
TRANS-1,2-DICHLOROETHENE	1	ND			
1,1 DICHLOROETHANE	1	ND			
2-BUTANONE (MEK)	1	ND			
CIS-1,2 DICHLOROETHENE	1	ND			
2,2-DICHLOROPROPANE	1	ND			
CHLOROFORM	1	ND			
BROMOCHLOROMETHANE	1	ND			
1,1,1- TRICHLOROETHANE	1	NO			
1,2 DICHLOROETHANE (EDC)	1	ND			
1,1-DICHLOROPROPENE	1	ND			
CARBON TETRACHLORIDE	1	ND			
BENZENE	1	ND			
TRICHLOROETHENE (TCE)	1	ND			
1,2-DICHLOROPROPANE	1	ND			
DIBROMOMETHANE	1	ND			
BROMODICHLOROMETHANE	1	ND			
4-METHYL-2-PENANONE (MIBK)	1	ND			
CIS-1,3-DICHLOROPROPENE	1	ND			
TOLUENE	1	ND			
TRANS-1,3-DICHLOROPROPENE	1	ND			
1,1,2,-TRICHLOROETHANE	1	ND			
2-HEXANONE	1	ND			
1,3-DICHLOROPROPANE	1	ND			
DIBROMOCHLOROMETHANE	1	ND			
TETRACHLOROETHENE (PCE)	1	ND			
1,2-DIBROMOETHANE (EDB)	1	ND			
CHLOROBENZENE	1	ND			
1,1,1,2-TETRACHLORBETHANE	1	ND			
ETHYLBENZENE	1	ND			
XYLENES	3	ND			
STYRENE	1	ND			
BROMOFORM	1	ND			
fETRACHLOROETHANE	1	ND			
ISOPROPYLBENZENE	7	ND			
1,2,3-TRICHLOROPROPANE	1	ND			
BROMOBENZENE	1	ND			
n-PROPYLBENZENt	1	ND			
2-CHLOROTOLUENE	1	ND			
4-CHLOROTOLUENE		ND			
1,3.5-TRIMETHYLBENZENE	1	ND			
TERT-BUTYLBENZENE	1	ND			
1,2.4-TRIMETHYLBENZE	1	ND			
SEC-BU'I YLBENZENE	1	ND			
1,3-DICHLORBENZENE	1	ND			
1.4-DICHLOROBENZENE	1	ND			
ISOPROPYLTOLUENE	1	ND			
1,2-DICHLOROBENZENE	1	ND			
n-BUTYLBENZENE	1	ND			
1,2-DIBROMO-3-CHLOROPROPANE	1	ND			
1,2,4-TRICHLOROBENZENE	1	ND			
NAPHTHALENE	1	ND			
HEXACHLORO-1.3-BUTADIENE	1	ND			
1.2.3,-TRICHLOROBENZENE	1	ND			



WJKjug County STEMEN ENVIRONMENTAL INC. oc 324ft

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THs &aimSit is nofintended for use as a survey product. Kira County start not tie liable (or any general, specral, fidted, incidental, or consaquenlial damages including, but not limited to, lost revenues or lost proils resulting from the tise or misuse of the inidrmation contained on this map. Any sale of this map or information on this map is prohibited except by written permission of King County.

Is fl KingCounty

'DafeQiOBi Source: King County IMAP - Property Information (http://www.metrokc.gov/GIS/IMAP)

SITE PHOTOS

SOUTHERN VIEW DIRECT PUSH SAMPLING AT SAMPLING LOCATION SI

EASTERN VIEW DIRECT PUSH SAMPLING AT SAMPLING LOCATION SI

SITE PHOTOS

EASTERN VIEW DIRECT PUSH SAMPLING AT SAMPLING LOCATION S3

NORTHERN VIEW DIRECT PUSH SAMPLING AT SAMPLING LOCATION S3

APPENDIX B

LABORATORY ANALYSES DATA AND BORING LOGS

ESN NORTHWEST CHEMISTRY LABORATORY

Stemen Environmental, Inc
3025 AUBURN WAY N PROJECT
Auburn, Washington

ESN Northwest
1210 Eastside Street SE Suite 200
Olympia, WA 98501
(360) 459-4670 (360) 459-3432 Fax
lab@esnnw.com

Analysis of Gasoline Range Organics in Soil by Method NWTPH-Gx

Sample Number	Date Prepared	Date Analyzed	Surrogate Recovery (%)	Gasoline Range Organics (mg/kg)
Method Blank	12/17/2012	12/17/2012	118	nd
LCS	12/17/2012	12/18/2012	118	93%
SI-8	12/18/2012	12/17/2012	109	nd
Sl-12	12/17/2012	12/17/2012	114	nd
S2-9	12/18/2012	12/17/2012	115	nd
S3-9	12/18/2012	12/17/2012	116	nd
S7-8	12/17/2012	12/17/2012	121	nd
S6-9	12/17/2012	12/17/2012	115	nd
S6-9 Duplicate	12/17/2012	12/17/2012	118	nd
Reporting Limits				10

"nd" Indicates not detected at the listed detection limits,
"int" Indicates that interference prevents determination.

ACCEPTABLE RECOVERY LIMITS FOR SURROGATE: 65% TO 135%

ESN NORTHWEST CHEMISTRY LABORATORY

Stemen Environmental, Inc
3025 - AUBURN WAY N PROJECT
Auburn, Washington

ESN Northwest
1210 Eastside Street SE Suite 200
Olympia, WA 98501
(360) 459-4670 (360) 459-3432 Fax
lab@esnnw.com

Analysis of Diesel Range Organics & Lube Oil Range Organics in Soil
by Method NWTPH-Dx/Dx Extended

Sample Number	Date Prepared	Date Analyzed	Surrogate Recovery (%)	Diesel Range Organics (tttg/kg)	Lube Oil Range Organics (mg/kg)
Method Blank	12/14/2012	12/14/2012	103	nd	nd
LCS	12/14/2012	12/14/2012	132	115%	—
S1-8	12/14/2012	12/14/2012	100	nd	nd
S1-12	12/14/2012	12/14/2012	77	nd	nd
S2-9	12/14/2012	12/14/2012	96	nd	120
S3-9	12/14/2012	12/14/2012	90	nd	nd
S7-8	12/14/2012	12/14/2012	79	nd	nd
S6-9	12/14/2012	12/14/2012	111	nd	nd
S6-9 Duplicate	12/14/2012	12/14/2012	118	nd	nd
Reporting Limits				50	100

"nd" Indicates not detected at the listed detection limits,
"int" Indicates that interference prevents determination.

ACCEPTABLE RECOVERY LIMITS FOR SURROGATE : 50% TO 150%

ESN NORTHWEST CHEMISTRY LABORATORY

Stemen Environmental, Inc
3025 - AUBURN WAY N PROJECT
Auburn, Washington

ESN Northwest
1210 Eastside Street SE Suite 200
Olympia, WA 98501
(360) 459-4670 (360) 459-3432 Fax
lab@esnnw.com

Analysis of Diesel Range Organics & Lube Oil Range Organics in Water
by Method NWTPH-Dx/Dx Extended

Sample Number	Date Prepared	Date Analyzed	Surrogate Recovery (%)	Diesel Range Organics (ug/L)	Lube Oil Range Organics (ug/L)
Method Blank	12/13/2012	12/13/2012	141	nd	nd
LCS	12/13/2012	12/13/2012	144	90%	---
S1-W	12/13/2012	12/13/2012	120	nd	nd
S6-W	12/13/2012	12/13/2012	84	nd	nd
Reporting Limits				250	500

"nd" Indicates not detected at the listed detection limits,
"int" Indicates that interference prevents determination.

ACCEPTABLE RECOVERY LIMITS FOR SURROGATE : 50% TO 150%

ESN NORTHWEST CHEMISTRY LABORATORY

Stemen Environmental, Inc
3025 AUBURN WAY N PROJECT
Auburn, Washington

ESN Northwest
1210 Eastside Street SE Suite 200
Olympia, WA 98501
(360) 459-4670 (360) 459-3432 Fax
lab@esnnw.com

Analysis of Gasoline Range Organics, BTEX in Water by Method NWTPH-Gx/8260

Sample Number	Date Analyzed	Benzene (ug/L)	Toluene (ug/L)	Ethylbenzene (ug/L)	Xylenes (ug/L)	Gasoline Range Organics (ug/L)	Surrogate Recovery (%)
Method Blank	12/14/2012	nd	nd	nd	nd	nd	121
LCS	12/14/2012	104%	107%	103%	100%	92%	105
LCSD	12/14/2012	102%	109%	108%	102%	---	106
S1-W	12/14/2012	nd	nd	nd	nd	nd	120
S1-W Duplicate	12/14/2012	nd	nd	nd	nd	nd	119
S6-W	12/14/2012	nd	nd	nd	nd	nd	125
Trip Blank	12/14/2012	nd	nd	nd	nd	nd	118
Reporting Limits		1.0	1.0	1.0	3.0	100	

"nd" Indicates not detected at the listed detection limits,
"int" Indicates that interference prevents determination.

ACCEPTABLE RECOVERY LIMITS FOR SURROGATE (Bromoflurorbenzene) & LCS: 65% TO 135%

ESN NORTHWEST CHEMISTRY LABORATORY

Stemen Environmental, Inc
3025 AUBURN WAY N PROJECT
Auburn, Washington

ESN Northwest
1210 Eastside Street SE Suite 200
Olympia, WA 98501
(360) 459-4670 (360) 459-3432 Fax
lab@esnnw.com

Analysis of Volatile Organic Compounds in Water by Method 8260

	Reporting	MB	LCS	LCS	S-I-W
Date analyzed	Limits	12/14/12	12/14/12	12/14/12	12/14/12
	(ug/L)				
Dichlorodifluoromethane	1.0	nd			nd
Chloromethane	1.0	nd			nd
Vinyl chloride	0.2	nd	125%	121%	nd
Bromomethane	1.0	nd			nd
Chloroethane	1.0	nd			nd
Trlchlorofluoromethane	1.0	nd			nd
Acetone	10.0	nd			nd
1,1-Dichloroethene	1.0	nd	126%	121%	nd
Methylene chloride	1.0	nd			nd
Methyl-t-butyl ether (MTBE)	1.0	nd			nd
trans-1,2-Dichloroethene	1.0	nd			nd
1,1-Dichloroethane	1.0	nd			nd
2-Butanone (MEK)	10.0	nd			nd
cis-1,2-Dichloroethene	1.0	nd			nd
2,2-Dichloropropane	1.0	nd			nd
Chloroform	1.0	nd	107%	102%	nd
Bromochloromethane	1.0	nd			nd
1,1,1-Trichloroethane	1.0	nd			nd
1,2-Dichloroethane (EDC)	1.0	nd			nd
1,1-Dichloropropene	1.0	nd			nd
Carbon tetrachloride	1.0	nd	130%	129%	nd
Benzene	1.0	nd	108%	112%	nd
Trichloroethene (TCE)	1.0	nd	112%	118%	nd
1,2-Dichloropropane	1.0	nd			nd
Dibromomethane	1.0	nd			nd
Bromodichloromethane	1.0	nd			nd
4-Methyl-2-pentanone (MIBK)	1.0	nd			nd
cis-1,3-Dichloropropene	1.0	nd			nd
Toluene	1.0	nd	110%	109%	nd
trans-l,3-Dichloropropene	1.0	nd			nd
1,1,2-Trichloroethane	1.0	nd			nd
2-Hexanone	1.0	nd			nd
1,3-Dichloropropane	1.0	nd			nd
Dibromochloromethane	1.0	nd			nd
Tetrachloroethene (PCE)	1.0	nd	115%	106%	nd
1,2-Dibromoethane (EDB)	1.0	nd			nd
Chlorobenzene	1.0	nd	99%	95%	nd
J, 1,1,2.-Tetrachloroethane	1.0	-nd	.....		nd
Ethylbenzene	1.0	nd	104%	97%	nd
Xylenes	3.0	nd	97%	93%	nd
Styrene	1.0	nd			nd
Bromoform	1.0	nd			nd
1,1,2,2-Tetrachloroethane	1.0	nd			nd
Isopropylbenzene	1.0	nd			nd
1,2,3-Trichloropropane	1.0	nd			nd
Bromobenzene	1.0	nd			nd

ESN NORTHWEST CHEMISTRY LABORATORY

Stetnen Environmental, Inc
3025 AUBURN WAY N PROJECT
Auburn, Washington

ESN Northwest
1210 Eastside Street SE Suite 200
Olympia, WA 98501
(360) 459-4670 (360) 459-3432 Fax
lab@esnnw.com

Analysis of Volatile Organic Compounds in Water by Method 8260

	Reporting	**MB**	**LCS**	**LCS**	**S-l-W**
Date analyzed	Limits	12/14/12	12/14/12	12/14/12	12/14/12
	(ug/cy				
n-Propylbenzene	1.0	nd			nd
2-Chlorotoluene	1.0	nd			nd
4-Chlorotoluene	1.0	nd			nd
1,3,5-Trimethylbenzene	1.0	nd			nd
tert-Butylbenzene	1.0	nd			nd
1,2,4-Trimethylbenzene	1.0	nd			nd
sec-Butylbcnzene	1.0	nd			nd
1,3-Pichlorobenzene	1.0	nd			nd
1,4-Dichlorobenzene	1.0	nd			nd
Isopropyltoluene	1.0	nd			nd
1,2-Dichlorobenzene	1.0	nd			nd
n-Butylbenzene	1.0	nd			nd
l,2-Dibromo-3-Chloropropane .	1.0	nd			nd
1,2,4-Trichlorobenzene	1.0	nd			nd
Naphthalene	2.0	nd			nd
Hexachloro-1,3-butadicne	2.0	nd			nd
1,2,3-Trichlorobcnzene	2.0	nd			nd
Surrogate recoveries					
Dibromofluoromethane		114%	110%	113%	109%
Toluene-d8		106%	102%	96%	108%
4-Bromofluorobenzenc		118%	110%	108%	120%

Data Qualifiers and Analytical Comments

nd - not detected at listed reporting limits
Acceptable Recover}' limits: 65% TO 135%
Acceptable RPD limit: 35%

ESN NORTHWEST, INC. | Environmental *Service<Netwn&

CHAIN-OF-CUSTODY RECORD

CLIENT: Stemen

ADDRESS: PO Box 3644 Kent, WA

PHONE: 360 V jy f.rW FAX: :

CLIENT PROJECT #: 4 3205 auburn LA? PROJECT MANAGER: &ib=.. 7 0 .

DATE: 12/12/2012 PAGE 1 OF 1

PROJECT NAME: ~~3205~~ 3025 - Auburn Way N.

LOCATION: M<A P, WA.

COLLECTOR: S-}/ L S /Sir-, £?■ DATE OF COLLECTION 12/12

Sample Number	Depth	Time	Sample Type	Container Type	ANALYSES: TPH-HCID	TPH - DIESEL & OIL	TPH - GASOLINE	BTEX	VOC 8260CL	VOC 8260	Semivol 8270	PAH's 8270	PCB's 8082	CL Pesticides 8081	RCRA 8 Metals	MTCA 5 Metals	Pb	Asbestos-PLM	GRO Suite	DRO Suite	WO Suite	/' NOTES	Total Number of Containers	Laboratory Not® Number
1. S1-8	8		Soil	TAL	X	X																		
2. S1-12	12		A		X	X																		
3. S2-9	9				X	X																		
4. S3-9	9				X	X																		
5. S7-8	8				X	X																		
6. S6-9	9				X	X																		
7.																								
8.																								
9. S1-W			H2O	Glass	X	X	X		X															
10. S6-W					X	X	X																	
11.																								
12.																								
13.																								
14.																								
15.																								
16.																								
17.																								
18.																								

REUNQUISHED BY (Signature) DATEfiWE RECEIVED ay (Stefetofe DATE/TiME

12/zjy >z2 0941 12-13-12

ffSsNQUIS O BY (Signature) DATE/TIME RECEIVED 8Y{ Signature) DATE/TIME

SAMPLE DISPOSAL INSTRUCTIONS

D ESNDISPOSAL @ $2.Weacti D Raturn O Pickup

SAMPLE RECEIPT	
TOTAL NUMBER OF CONTAINERS	
CHAIN OF CUSTODY SEALS YWNA	
SEALS INTACT? YmiA	
RECEIVED GOOD CONOJCOLD	
NOTES:	

LABORATORY NOTES:

X - add-ons v P"-

Turn Around Time: (24 HR) 48 HR 75 DAY

Please print, sign and return to the Department of Ecology

RESOURCE PROTECTION WELL REPORT

CURRENT Notice of Intent No. SE46949

(SUBMIT ONE WELL REPORT PER WELL INSTALLED)

Construction/Decommission ***("x" in box)***

IX! Construction

Q Decommission

ORIGINAL INSTALLATION Notice of Intent Number:

Type of Well ***("x in box)***

[X] Resource Protection

F1 Geotech Soil Boring

Consulting Firm

Unique Ecology Well IDTag No. k, 2-

Property Owner R & E Investments LLC

Site Address 3025 Auburn Way N

City Auburn County King

Location lffil/4-1/4 gWl/4 Sec 6 Twn 21,R 5

EWM £3 or WWM ☐

WELL CONSTRUCTION CERTIFICATION: I constructed and/or accept responsibility for construction of this well, and its compliance with all Washington well conslruction standards. Materials used and the information reported above are true to my best knowledge and belief,

Lat/Long (s, t, r still REQUIRED) Lat Deg Min Sec

Long Deg Min Sec

IS Driller ☐ Engineer ☐ Trains ' « \ d t

Name (Print Last, First Name) Knoot ,,(00 £4 -/A J}f\

Driller/Engineer /Trainee Signal™* ' / (J

Driller or Trainee License No. *7

Tax Parcel No.0004000039,

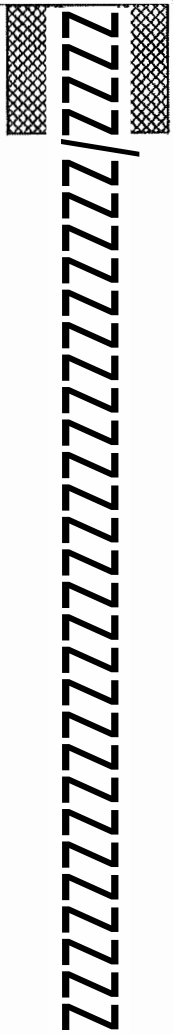
Cased or Uncased Diameter 2" Static Level 8'

Work/Decommission Start Date 12/12/2012

Work/Decommission Completed Date 12/12/2012

If trainee, licensed driller's Signature and License Number:

Construction Design



Well Data

Surface Seal: asphalt

Drilling Method: P.P.

Boring Diameter: 2-''

Backfill: #8 bentonite

Boring Depth: I |X~

Formation Description

0-12' sand

SCALE: T'= PAGE i OF -5

ECY 050-12 (Rev. 7/06)

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Please print, sign and return to the Department of Ecology

RESOURCE PROTECTION WELL REPORT

CURRENT Notice of intent No. SE46949

(SUBMIT ONE WELL REPORT PER WELL INSTALLED)

Construction/Decommission *("x" in box')*

☒ Construction

f~~| Decommission

ORIGINAL INSTALLATION Notice of Intent Number.

Type of Well *("x in box)*

® Resource Protection

☐ Geotech Soil Boring

Consulting Firm _____, _____, _____

Unique Ecology Well IDTag No. NK12-633

Property Owner R & E Investments LLC, _____

Site Address 3025 Auburn Way N _____

City Auburn _____ County King _____

Location NE1/4-1/4 SW1/4 Sec ▷ Twn 21 R 5

EWM S or WWM ☐

WELL CONSTRUCTION CERTIFICATION: I constructed and/or accept responsibility for construction of this well, and its compliance with all Washington well construction standards. Materials used and the information reported above are true to my best knowledge and belief.

Lat/Long (s, t, r still REQUIRED) Lat Deg, _____ Min _____ Sec _____

Long Deg _____ Min _____ Sec _____

EJ Driller ☐ Engineer ☐ Trains ~ \ & S

Name (Print Last, First Name) Kn cor /U pAl MY AA _____

Driller/Engineer /Trainee Signature _____

Driller or Trainee License No. -3HQ _____ J _____

Tax Parcel No.0004000039 _____

Cased or Uncased Diameter 2" Static Level 8'

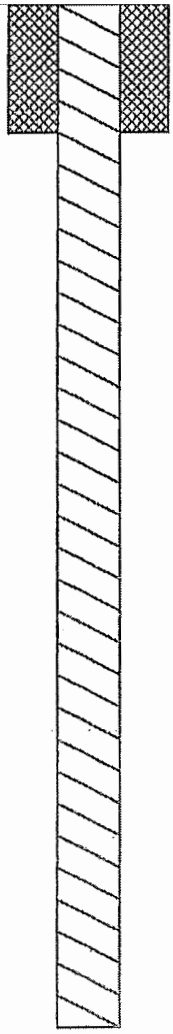
Work/Decommission Start Date 12/12/2012 _____

Work/Decommission Completed Date 12/12/2012 _____

If trainee, licensed driller's Signature and License Number:

_____

Construction Design



Well Data

Surface Seal: asphalt

Drilling Method: P -C'

Boring Diameter: '2-"

Backfill: #8 bentonite

Boring Depth: P"

Formation Description

0-12' sand

SCALE: r= ___ PAGE W- OF 5 _

Please print, sign and return to the Department of Ecology

RESOURCE PROTECTION WELL REPORT

CURRENT Notice of Intent No. SE46949

(SUBMIT ONE WELL REPORT PER WELL INSTALLED)

Construction/Decommission *("x" in box)*

[X] Construction

☐ Decommission

ORIGINAL INSTALLATION Notice of Intent Number:

Type of Well *("x in box)*

KI Resource Protection

Q Geotech Soil Boring

Property Owner R & E Investments LLC

Site Address 3025 Auburn Way N

City Auburn County King

Location NE1/4-1/4 SW1/4 Sec 6.Twn 21 R 5

EWM [X] or WWM ☐

Lat/Long (s, t, r still REQUIRED) Lat Deg ____ Min ____ Sec ____

Long Deg ____ Min ____ Sec ____

Tax Parcel No.0004000039

Cased or Uncased Diameter 2" Static Level X

Work/Decommission Start Date 12/12/2012

Work/Decommission Completed Date 12/12/2012

Consulting Firm ____

Unique Ecology Well IDTag No. NK12-85

WELL CONSTRUCTION CERTIFICATION: I constructed and/or accept responsibility for construction of this well, and its compliance with all Washington well construction standards. Materials used and the information reported above are true to my best knowledge and belief.

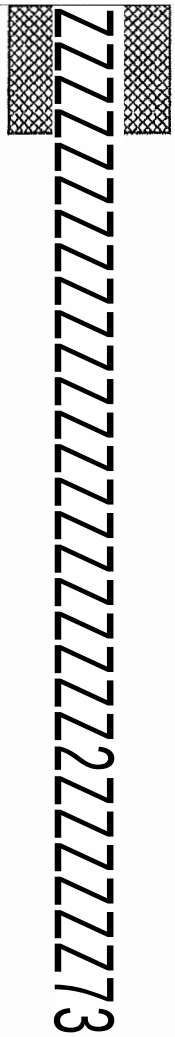
El Driller ☐ Engineer ☐ Trainee** * \ 4

Name (Print Last, First Name) [illegible]

Driller/Engineer /Trainee Signatnr?

Driller or Trainee License No. '3117

If trainee, licensed driller's Signature and License Number:

Construction Design	Well Data	Formation Description
	Surface Seal: asphalt Drilling Method: P -P. Boring Diameter: "2/' Backfill: 4 -% benton Ar& Boring Depth: t2'	Ci" i W A ($

SCALE: 1"= PAGE.3 OF O

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RESOURCE PROTECTION WELL REPORT

CURRENT Notice of Intent No. SE46949

(SUBMIT ONE WELL REPORT PER WELL INSTALLED)

Construction/Deeommission *("x" in box)*

[53 Construction

|~~i Decommission

ORIGINAL INSTALLAT10N Notice of Intent Number:

Consulting Firm

Unique Ecology Well IDTag No. £12.-6 D

WELL CONSTRUCTION CERTIFICATION: 1 constructed and/or accept responsibility for construction of this well, and its compliance with all Washington well construction standards. Materials used and the information reported above are true to my best knowledge and belief.

13 Driller Engineer O Train" Name (Print Last, First Name) K.v'Opr ,-fOoH.'

Driller/Engineer /Trainee Signahim

Driller or Trainee License No. I I1 !

[f trainee, licensed driller's Signature and License Number:

Type of Well *("x in box)*

[5<] Resource Protection •

Q Geotech Soil Boring

Property Owner R & E Investments LLC

Site Address 3025 Auburn Way N

City Auburn County King

Location NE1/4-1/4 SW1/4 Sec 6 Twn 21 R 5

EWM B or WWM ☐

Lat/Long (s, t, r still REQUIRED) LatDeg Min Sec

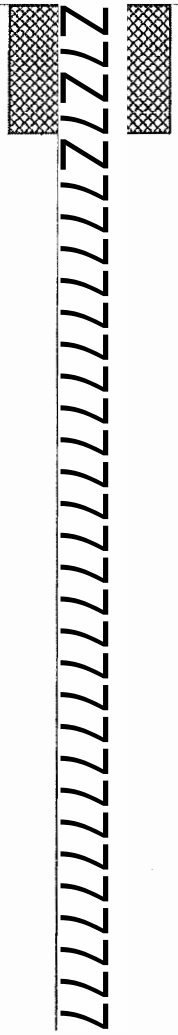
Long Deg Min Sec

Tax Parcel No.0004000039

Cased or Uncased Diameter 2" Static Level 4

Work/Decommission Start Date 12/12/2012

Work/Decommission Completed Date 12/12/2012

Construction Design	Well Data	Formation Description
	Surface Seal: asphalt Drilling Method: 'P #■ Boring Diameter: 2-'' Backfill: K Hote Boring Depth: 12 I	6- to- $AAJ

SCALE: V=. ____PAGE ≤ OF 6

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RESOURCE PROTECTION WELL REPORT

CURRENT Notice of intent No. SE46949

(SUBMIT ONE WELL REPORT PER WELL INSTALLED)
Construction/Decommission *("x" in box')*
[x] Construction
[~T Decommission
ORIGINAL INSTALLATION Notice of Intent Number-.

Consulting Firm

Unique Ecology Well IDTag No. NK12-38

WELL CONSTRUCTION CERTIFICATION: I constructed and/or accept responsibility for construction of this well, and its compliance with all Washington well construction standards, Materials used and the information reported above are true to iny best knowledge and belief.

El Driller ☐ Engineer ☐ Train-
blame (Print Last, First Name) Knoot, fU 0&X

Drilier/Engineer /Trainee Signature

Driller or Trainee License No. -5H ~7

If trainee, licensed driller's Signature and License Number:

Type of Weil *("x in box)*
£3 Resource Protection
[J Geotech Soil Boring

Property Owner R & E Investments LLC

Site Address 3025 Auburn Wav N

City Auburn County King

Location NE1/4-1/4 SW1/4 Sec 6 Twn 21 R 5

EWM g| or WWM ☐

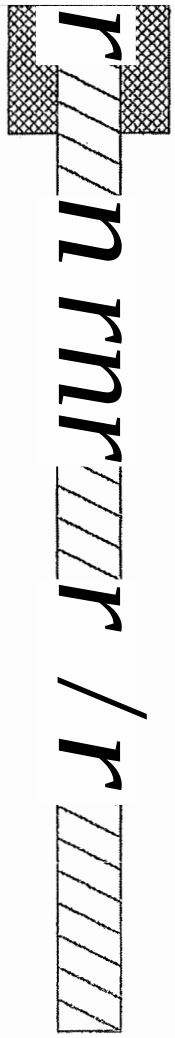
Lat/Long (s, t, r still REQUIRED) Lat Deg Min Sec
Long Deg Mln Sec

Tax Parcel No.0004000039

Cased or Uncased Diameter n Static Level 6

Work/Decommission Start Date 12/12/2012

Work/Decommission Completed Date 12/12/2012

Construction Design	Well Data	Formation Description
	Surface Seal: asphalt Drilling Method: P-I - Boring Diameter: 2" Backfill: #8 bentonite Boring Depth: 12'	0-12' sand

SCALE: 1"= PAGE h OF O

CY 050-12 (Rev. 7/06)

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RESOURCE PROTECTION WELL REPORT

CURRENT Notice of intent No. AE20032

(SUBMIT ONE WELL REPORT PER WELL INSTALLED)

Construction/Decommission *("x" in box)*

I I Construction

[X] Decommission

ORIGINAL INSTALLATION Notion of Intent Number'.

SE46949

Consulting Finn

Unique Ecoldgy Well IDTag No. NK12-32

WELL CONSTRUCTION CERTIFICATION: 1 constructed and/or accept responsibility for construction of this well, and its compliance with all Washington well construction standards. Materials used and the information reported above are true to my best knowledge and belief.

g| Driller ☐ Engineer ☐ Trainee

Name (Print Last, First Name) Kviopj- (MiLi A.

Driller/Engineer /Trainee Signature

Driller or Trainee License No I"?

If trainee, licensed driller's Signature and License Number:

Type of Well *("x in box)*

[X] Resource Protection

Q Geotech Soil Boring

Property' Owner R & E Investments LLC

Site Address 3025 Auburn Way N

City Auburn County King

Location NE1/4-1/4 SW1/4 Sec 6 Twn 21R 5

EWM E3 or WWM ☐

Lat/Long (s, t, r still REQUIRED) Lat Deg ____ Min ____ Sec ____

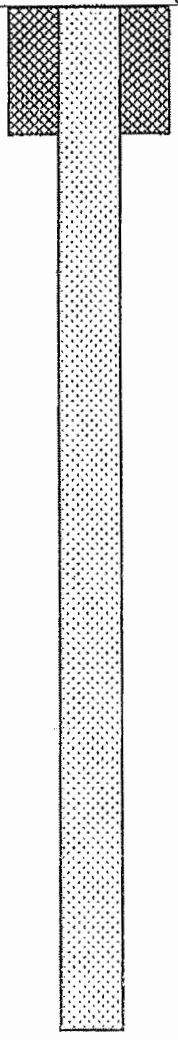
Long Deg ____ Min Sec ____

Tax Parcel No,0004000039

Cased or Uncased Diameter 2" Static Level 8'

Work/Decommission Start Date 12/12/2012

Work/Decommission Completed Date 12/12/2012

Construction Design	Well Data	Formation Description
	Boring Diameter: 2-"	QL (a. So-v'c-t
	Removed all rods from boring and backfilled with bentonite	
	Boring Depth: 12-1	

SCALE: T= PAGE I OF b

•CY 050-12 (Rev. 7/06)

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RESOURCE PROTECTION WELL REPORT

CURRENT Notice of intent No. AE20032

(SUBMIT ONE WELL REPORT PER WELL INSTALLED)
Construction/Decommission *("x" in box)*

Q Construction
3 Decommission

ORIGINAL INSTALLATION Notice of Intent Number:
SE46949

Consulting Firm

Unique Ecology Well IDTag No. jUK ~(S3

WELL CONSTRUCTION CERTIFICATION: I constructed and/or accept responsibility for construction of this well, and its compliance with all Washington well construction standards. Materials used and the information reported above are true to my best knowledge and belief.

E3 Driller ☐ Engineer ☐ Trainee

Name (Print Last, First Name) KviCp L (NJaXi.

Driller/Engineer /Trainee Signature

Driller or Trainee License No 3 11"7

If trainee, licensed driller's Signature and License Number:

Type of Well ("'x /« 6ax)
[XI Resource Protection
EJ Geotech Soil Boring

Property Owner R & E Investments LLC

Site Address 3025 Auburn Wav N

City Auburn County King

Location NE1/4-1/4 SW1/4 Sec 6 Twn21.R5

EWM® orWWMD

LatZLong(s, t, r still REQUIRED) Lat Deg Min Sec

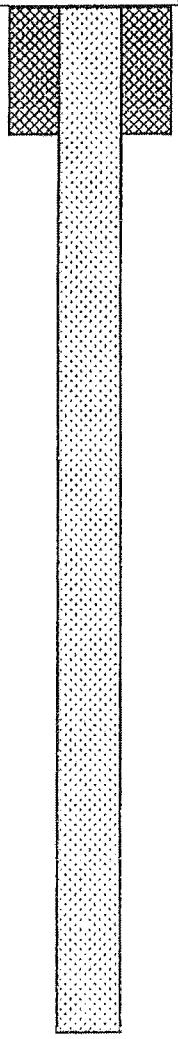
LongDeg Min gec

Tax Parcel No.0004000039

Cased or Uncased Diameter Z. Static Level 8'

Work/Decommission Start Date 12/12/2012

Work/Decommission Completed Date 12/12/2012

Construction Design	Well Data	Formation Description
	Boring Diameter: 2- Removed all rods from boring and backfilled with bentonite Boring Depth: 12-	0-12' sand

SCALE: 1"= PAGE Z OF b

Please print, sign and return to the Department of Ecology

RESOURCE PROTECTION WELL REPORT

CURRENT Notice of Intent No. AE20032

(SUBMIT ONE WELL REPORT PER WELL INSTALLED)

Construction/Decommission *("x" in box')*

Q Construction
|X] Decommission

ORIGINAL INSTALLATION Notice of Intent Number:

SE46949

Consulting Firm

Unique Ecology Well IDTag No. NK I²-35

WELL CONSTRUCTION CERTIFICATION: I constructed and/or accept responsibility for construction of this well, and its compliance with all Washington well construction standards. Materials used and the information reported above are true to my best knowledge and belief.

R1 Driller ☐ Engineer ☐ Trainee

Name (Print Last, First Name) Kw.Pj (*Njt.* L/ -% z

Driller/Engineer /Trainee Signature

Driller or Trainee License No 3 iI*7 J.

If trainee, licensed driller's Signature and License Number:

Type of Well *("x in box)*
Ixl Resource Protection
☐ Geotech Soil Boring

Property Owner R & E Investments LLC

Site Address 3025 Auburn WavN

City Auburn County King

Location NE1/4-1/4 SW1/4 Sec 6 Twn 24 R 5

EWM E3 or WWM ☐

Lat/Long (s, t, r still REQUIRED) Lat Deg. Min Sec

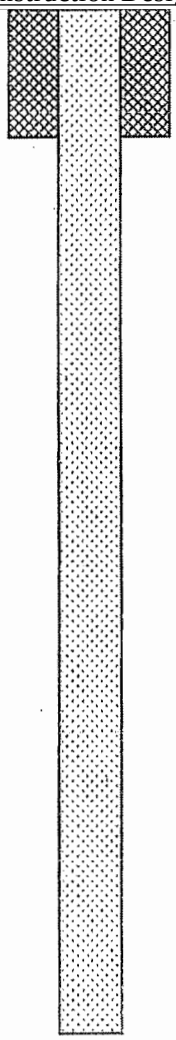
Long Deg Min Sec

Tax Parcel No.0004000039

Cased or Uncased Diameter 2" Static Level ?

Work/Decommission Start Date 12/12/2012

Work/Decommission Completed Date 12/12/2012

Construction Design	Well Data	Formation Description
	Boring Diameter: 2-" Removed all rods from boring and backfilled with bentonite Boring Depth: 12-'	Q1. I% ' 5<*«oo(

SCALE: 1"» PAGE 3 OF 5

Please print, sign and return to the Department of Ecology

RESOURCE PROTECTION WELL REPORT

CURRENT Notice of Intent No. AE20032

(SUBMIT ONE WELL REPORT PER WELL INSTALLED)

Construction/Decommission *("x" in box')*

I | Construction

3 Decommission

ORIGINAL INSTALLATION Notice of Intent Number.

SE46949

Consulting Firm .

Unique Ecology Well IDTag No. K)l< to-'3T

WELL CONSTRUCTION CERTIFICATION: I constructed and/or accept responsibility for construction of this well, and its compliance with all Washington well construction standards. Materials used and the information reported above are true to my best knowledge and belief.

El Driller ☐ Engineer ☐ Trainee

Name (Print Last, First Name) KviOpr . *toe* !/

Driller/Engineer /Trainee Signature -D'

Driller or Trainee License No 3 11 7

If trainee, licensed driller's Signature and License Number:

Type of Well *("x in box)*

[>3 Resource Protection

☐ Geotech Soil Boring

Property Owner R & E Investments LLC

Site Address 3025 Auburn Way N

City Auburn County King

Location NE1/4-1/4 SW1/4 Sec 6 Twn 21 R 5

EWM ☒ or WWM ☐

Lat/Long (s, t, r still REQUIRED) Lat Deg ___ Min ___ Sec ___

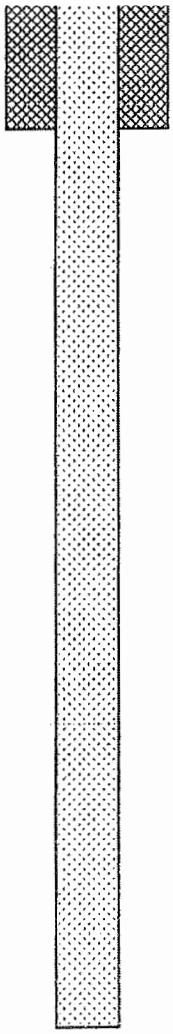
LongDeg ___ Min ___ Sec ___

Tax Parcel No.0004000039

Cased or Uncased Diameter 2L" Static Level 8'

Work/Decommlssion Start Date 12/12/2012

Work/Deconunission Completed Date 12/12/2012

Construction Design	Well Data	Formation Description
	Boring Diameter: ;Z" Removed all rods from boring and backfilled with bentonite Boring Depth: J 2-	0'-12' sand

SCALE: 1"= PAGE M OF 5

ICY 050-12 (Rev. 7/06)

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Please print, sign and return to the Department of Ecology

RESOURCE PROTECTION WELL REPORT

CURRENT Notice of Intent No. AE20032

(SUBMIT ONE WELL REPORT PER WELL INSTALLED)
Construction/Decommission *("x" in box)*

Q Construction
3 Decommission
ORIGINAL INSTALLATION Notice of Intent Number.
SE46949

Consulting Firm

Unique Ecology Well IDTagNo. NK12-38

WELL CONSTRUCTION CERTIFICATION: I constructed and/or accept responsibility for construction of this well, and its compliance with all Washington well construction standards. Materials used and the information reported above are true to my best knowledge and belief.

E3 Driller ☐ Engineer ☐ Trainee
Name (Print Last, First Name) Kncpj- / MtiAc—— o.
Driller/Engineer /Trainee Signature ft
Driller or Trainee License No Sy "7

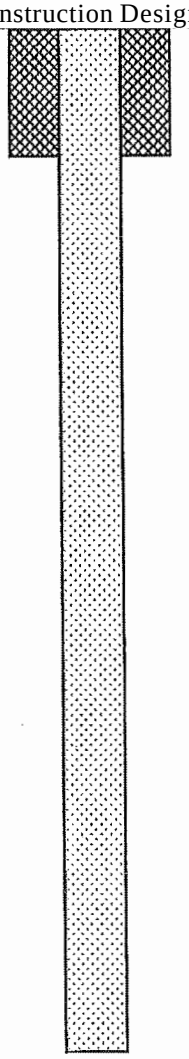
If trainee, licensed driller's Signature and License Number:

Type of Well *("x in box)*
13 Resource Protection
☐ Geotech Soil Boring

Property Owner R & B Investments LLC
Site Address 3025 Auburn Wav N
City Auburn County King
Location NE1/4-1/4 SW1/4 Sec 6 Twn 21 R 5
EWM 3 or WWM ☐

Lat/Long (s, t, r still REQUIRED) Lat Deg ____ Min ____.Sec ____
j on g De g ____ Min ____ s ec ____

Tax Parcel No.0004000039
Cased or Uncased Diameter "2 Static Level 8'
Work/Decommission Start Date 12/12/2012
Work/Decommission Completed Date 12/12/2012

Construction Design	Well Data	Formation Description
	Boring Diameter: 7-" Removed all rods from boring and backfilled with bentonite Boring Depth: 12 1	0 L t2_ 1 SctAo(

SCALE: T'= PAGE S~ OF 5

Please print, sign and return to the Department of Ecology

RESOURCE PROTECTION WELL REPORT

CURRENT Notice of Intent No. EE04333

(SUBMIT ONE WELL REPORT PER WELL INSTALLED)

Construction/Decommission *("x" in box)*

Ex] Construction

Q Decommission

ORIGINAL INSTALLATION Notice of Intent Number:

Consulting Firm _____

Unique Ecology Well IDTag No. NK12-B1

WELL CONSTRUCTION CERTIFICATION: I constructed and/or accept responsibility for construction of this well, and its compliance with all Washington well construction standards. Materials used and the information reported above are true to my best knowledge and belief.

IZ1 Driller ☐ Engineer ☐ Trainee

Name (Print Last, First Name) K v» opr ,■

Driller/Engineer /Trainee Signature

Driller or Trainee License No.. 3 it T

If trainee, licensed driller's Signature and License Number:

Type of Well *("x in box)*

☒ Resource Protection

[~~] Geotech Soil Boring

Property Owner R & E Investments LLC

Site Address 3025 Auburn Wav N

City Auburn .County King

Location NE1/4-1/4 SW1/4 Sec £ Two 21 R 5

EWM IXI or WWM ☐

Lat/Long (s, t, r still REQUIRED) Lat Deg ____ Min ____ Sec ____

Long Deg ____ Min ____ Sec ____

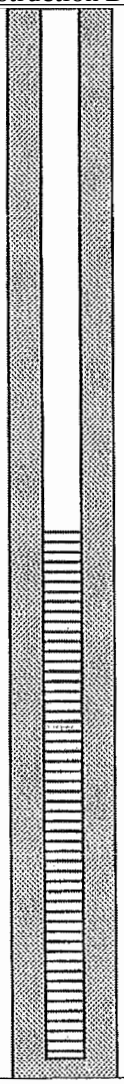
Tax Parcel No.0004000039

Cased or Uncased Diameter 2- Static Level &

Work/Decommission Start Date 12/12/2012

Work/Decommission Completed Date 12/12/2012

Construction Design



Well Data

Drove a retractable--- *stainless steel PVC Green* down to depth and collected a water sample.

Boring Depth:. 12'

Screen; 7'-12'

Slot Size: D.010"

Tvoe: 3/4" sch 80 PVC

Removed all rods and casing from boring and backfilled with bentonite.

Formation Description

0-(2-' SaAd

SCALE: 1"= ____ PAGE L OF 3

Please print, sign and return to the Department of Ecology

RESOURCE PROTECTION WELL REPORT

CURRENT Notice of Intent No. EE04333

(SUBMIT ONE WELL REPORT PER WELL INSTALLED)

Construction/Decommission *("x" in box)*

M Construction

Q Decommission

ORIGINAL INSTALLATION Notice of Intent Number.

Type of Well *("x in box)*

☒ Resource Protection

f~| Geotech Soil Boring

Consulting Firm

Unique Ecology Well IDTag No. NK12-84

Property Owner R & E Investments LLC

Site Address 3025 Auburn Wav N

City Auburn .County King

Location NE1/4-1/4 SW1/4 Sec 6 Twn 24 R 5

EWM E] or WWM ☐

WELL CONSTRUCTION CERTIFICATION: I constructed and/or accept responsibility for construction of this well, and its compliance with all Washington well construction standards. Materials used and the information ■sported above are true to my best knowledge and belief.

Lat/Long (s, t, r still REQUIRED) Lat Deg Min Sec

Long Deg Min gec

xl Driller ☐ Engineer ☐ Trainee

Nante (Print Last, First Name) K w opr hJe-Lv

Driller/Engineer /Trainee Signature

Driller or Trainee License No.. 3 11T

Tax Parcel No.0004000039

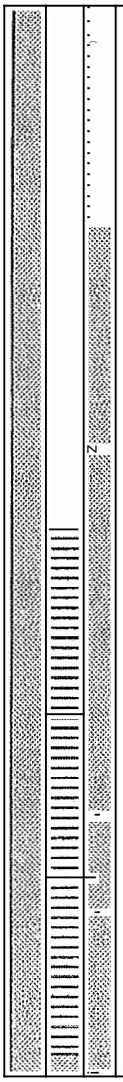
Cased or Uncased Diameter 2, Static Level X

Work/Decommission Start Date 12/12/2012

Work/Decommission Completed Date 12/12/2012

if trainee, licensed driller's Signature and License Number:

Construction Design



Well Data

Drove a retractable™ *stainless* stee/ PycJacreen down to depth and collected a water sample.

Boring Depth: 1 -

Screen: ~I>-TL-

Slot Size: 0-0 IO

Type: 3/4 $ck %0 p VC

Removed all rods and casing from boring and backfilled with bentonite.

Formation Description

6 - 12. Sa -nd

SCALE: 1"= PAGE "2~, OF -3

Please print, sign and return to the Department of Ecology

RESOURCE PROTECTION WELL REPORT

CURRENT Notice of Intent No. EE04333

(SUBMIT ONE WELL REPORT PER WELL INSTALLED)

Construction/Deeommission *("x" in box)*

[X] Construction

F1 Decommission

ORIGINAL INSTALLATION Notice of Intent Number.

Type of Well *("x in box)*

13 Resource Protection

Q Geotech Soil Boring

Property Owner R & E Investments LLC

Site Address 3025 Auburn Way N

Consulting Firm

City Auburn County King

Unique Ecology Well IDTag No. PK-1Z'Gk

Location NE1/4-1/4 SW1/4 Sec 6 Twn 2J. R 5

EWM IorWWMQ

WELL CONSTRUCTION CERTIFICATION: I constructed and/or accept responsibility for construction of this well, and its compliance with all Washington well construction standards. Materials used and the information reported above arc true to my best knowledge and belief.

Lat/Long (s, t, r still REQUIRED) Lat Deg Min Sec

L<mgDeg Min Sec

1x1 Driller ☐ Engineer ☐ Trainee p

Name (Print Last, First Name) Kvx&pr

Driller/Engineer /Trainee Signature

Driller or Trainee License No., '-3i(T

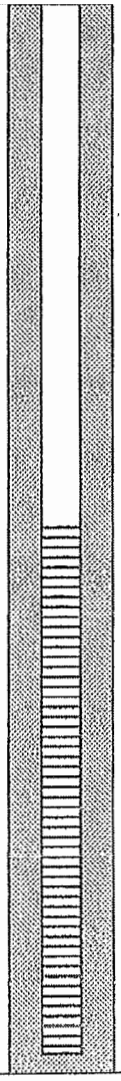
Tax Parcel No.0004000039

Cased or Uncased Diameter 2. Static Level %

Work/Decommission Start Date 12/12/2012

Work/Decommission Completed Date 12/12/2012

If trainee, licensed driller's Signature and License Number:

Construction Design	Well Data	Formation Description
	Drove a retractable™ ***stainless steel*** PVdlcreen down to depth and collected a water sample. Boring Depth: 12' Screen: 7'-12' Slot Size: D.o to " Type: J/ri" sch 10 pVC- Removed all rods and casing from boring and backfilled with bentonite.	0'-12' sand

SCALE: 1"= ___ PAGE 3 OF -3_

•CY 050-12 (Rev. 7/06)

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RESOURCE PROTECTION WELL REPORT

CURRENT Notice of intent No. AE20031

(SUBMIT ONE WELL REPORT PER WELL INSTALLED)

Construetion/Decommission *("x" in box)*

☐ Construction

[5<1 Decommission

ORIGINAL INSTALLATION Notice of Intent Number:

EB04333 _____ *_____

Consulting Film _____

Unique Ecology Well IDTag No. NK12-B1

WELL CONSTRUCTION CERTIFICATION: I constructed and/or accept responsibility for construction of this well, and its compliance with all Washington well construction standards. Materials used and the infonnation reported above are true to my best knowledge and belief.

13 Driller ☐ Engineer ☐ Trai"ee

Name (Print Last, FirstName) r oopr £-cA _____

Driller/Engineer /Trainee Signature CbQ-..- (A

Driller or Trainee License No. 3 HT _____

If trainee, licensed driller's Signature and License Number:

Type of Well *("x in box)*

[3 Resource Protection

[~l Geotech Soil Boring

Property Owner R & E Investments LLC

Site Address 3025 Auburn Wav N

City Auburn County King

Location NE1/4-1/4 SW1/4 Sec 6 Twn 21R 5

EWMglorWWMn

Lat/Long (s, t, r still REQUIRED) Lat Deg _____ Min _____ Sec _____

Long Deg _____ Min Sec _____

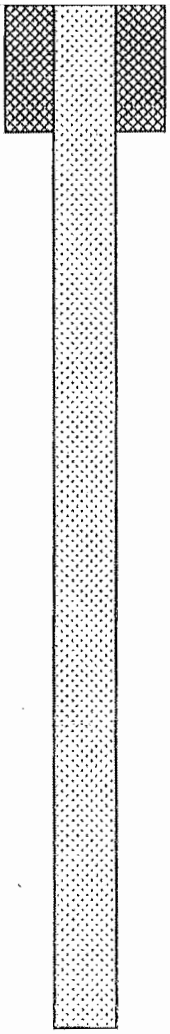
Tax Parcel No.0004000039

Cased or Uncased Diameter 32. Static Level %

Work/Decommission Start Date 12/12/2012

Work/Decommission Completed Date 12/12/2012

Construction Design



Well Data

Boring Diameter: 0- '

Removed all rods from boring and backfilled with bentonite

Boring Depth: 12 '

Formation Description

O'- 12- SRAcf

SCALE: 1"= PAGE_J__OF -3__

Please print, sign and return to the Department of Ecology

RESOURCE PROTECTION WELL REPORT

CURRENT Notice of intent No. AE20O31

(SUBMIT ONE WELL REPORT PER WELL INSTALLED)

Construction/Decojnniission *("x" in box)*

I] Construction

3 Decommission

ORIGINAL INSTALLATION Notice of Intent Number:

EB04333

Consulting Firm

Unique Ecology Weil IDTag.No., NK12-B4

Typeof.WelU"xmM

3 Resource Protection

☐ Geotech Soil Boring

Property Owner R & E Investments LLC

Site Address 3025 Auburn Wav N

City Auburn County King

Location NE1/4-1/4 SW1/4 Sec-6 Twn 2 1 R 5

EWM S or WWM ☐

Lat/Long (s, t, r still REQUIRED) Lat Deg Min Sec

Long Deg Mfa Sec

Tax Parcel No.0004000039

Cased or Uncased Diameter "2- Static Level 3

Work/Decommission Start Date 12/12/2012

Work/Decommission Completed Date 12/12/2012

WELL CONSTRUCTION CERTIFICATION: I constructed and/or accept responsibility for construction of this well, and its compliance with all Washington well construction standards. Materials used and the information reported above are true to my best knowledge and belief.

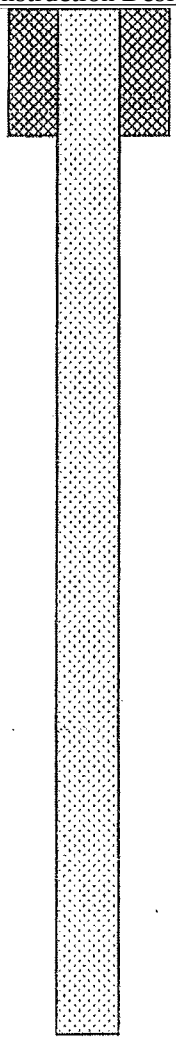
EJ Driller ☐ Engineer ☐ Trainee

Name (Print Last, First Name) r" "opj" z W L<

Driller/Engineer /Trainee Signature

Driller or Trainee License No. 3 II"?,

If trainee, licensed driller's Signature and License Number:

Construction Design	Well Data	Formation Description
	Boring Diameter: W Removed all rods from boring and backfilled with bentonite Boring Depth: 12-	0- 12- Sand

SCALE: 1"= PAGE W OF 3

:CY 050-12 (Rev. 7/06)

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RESOURCE PROTECTION WELL REPORT

CURRENT Notice of Intent No. AE20031

(SUBMIT ONE WELL REPORT PER WELL INSTALLED)

Constructipn/Decomniission *("x" in box')*

Q Construction

IXI Decommission

ORIGINAL INSTALLATION Notice of Intent Number.

EE04333

Consulting Firm

Unique Ecology Well IDTag No. NK12-B6

WELL CONSTRUCTION CERTIFICATION: I constructed and/or accept responsibility for construction of this well, and its compliance with all Washington well construction standards. Materials used and the information reported above are true to my best knowledge and belief.

El Driller ☐ Engineer ☐ Trains- p > /;

Name (Print Last, First Name)

Driller/Engineer /Trainee Signature

Driller or Trainee License No. 3 117

If trainee, licensed driller's Signature and License Number:

Type of Well f 'x *in box)*

|HI Resource Protection

Q Geotech Soil Boring

Property Owner R & E Investments LLC

Site Address 3025 Auburn Way N

City Auburn County King

Location NEI/4-1/4 SW1/4 Sec 6 Twn 21 R 5

EWM® orWWMO

Lat/Long (s, t, r still REQUIRED) Lat Deg Min Sec

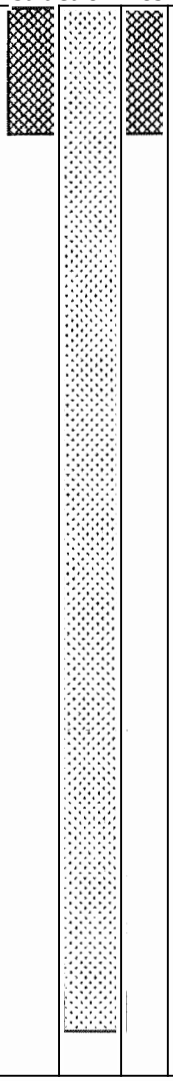
Long Deg Min Sec

Tax Parcel No.0004000039

Cased or Uncased Diameter 2" Static Level 3

Work/Decommission Start Date 12/12/2012

Work/Decommission Completed Date 12/12/2012

Construction Design	Well Data	Formation Description
	Boring Diameter: " Removed all rods from boring and backfilled with bentonite Boring Depth: 12- 1	1 I b- ix sand

SCALE: 1"= PAGE 3 OF 3

APPENDIX C

LABORATORY ANALYSES CHARTS AND DATA FOR COMMERCIAL PROPERTY LOCATED 3109 AUBURN WAY NORTH, AUBURN, WA.

ANALYSISOF DIESEL AND LUBE OIL RANGE ORGANICS IN SOILS BY METHOD NWTPH-Dx/Dx EXTENDED, AND GASOLINE RANGE ORGANICS IN SOILS BY METHOD NWTPH-Gx

			DIESEL	LUBE OIL	GASOLINE		
SAMPLE	SAMPLE	SAMPLE	RANGE	RANGE	RANGE		
NUMBER	DATE	DEPTH	ORGANICS	ORGANICS	ORGANICS		
			mg/kg	mg/kg	mg/kg		
S4-8	12/12/2012	8'	ND	**3800**	**500**		
S5-9	12/12/2012	9	ND	ND	NA		
S8-8	12/12/2012	12'	ND	ND	NA		
NA-	NOT ANALYZED						
METHOD REPORTING LIMITS			50	100	10		
METHOD "A" CLEAN UP LEVELS			2000	2000	100		

ANALYSIS OF DIESEL RANGE ORGANICS, LUBE OIL RANG ORGANICS, GASOLINE RANGE ORGANICS							
IN WATER BY METHOD NWTPH Dx/Dx EXTENDED AND METHOD NWTPH-Gx							
			GASOLINE	DIESEL	LUBE OIL		
SAMPLE	SAMPLE		RANGE .	RANGE	RANGE		
NUMBER	DATE	DEPTH	ORGANICS	ORGANICS	ORGANICS		
			ug/L	ug/L	ug/L		
S4-W	12/12/2012	8	ND	ND	ND		
REPORTING LIMITS			100	250	500		
METHOD "A" CLEAN UP LEVELS			800	2000	2000		

ESN NORTHWEST CHEMISTRY LABORATORY

Stemen Environmental
3109 AUBURN WAY NORTH PROJECT
Auburn, Washington

ESN Northwest
1210 Eastside Street SE Suite 200
Olympia, WA 98501
(360) 459-4670 (360) 459-3432 Fax
lab@esnnw.com

Analysis of Gasoline Range Organics in Soil by Method NWTPH-Gx

Sample Number	Date Prepared	Date Analyzed	Surrogate Recovery (%)	Gasoline Range Organics (mg/kg)
Method Blank	12/14/2012	12/14/2012	118	nd
LCS	12/14/2012	12/14/2012	118	111%
S-4-8	12/14/2012	12/14/2012	117	**500**
S-4-8 Duplicate	12/14/2012	12/14/2012	117	**270**
Reporting Limits				10

"nd" Indicates not detected at the listed detection limits,
"int" Indicates that interference prevents determination.

ACCEPTABLE RECOVERY LIMITS FOR SURROGATE: 65% TO 135%

ESN NORTHWEST CHEMISTRY LABORATORY

Stemen Environmental
3109 AUBURN WAY NORTH PROJECT
Auburn, Washington

ESN Northwest
1210 Eastside Street SE Suite 200
Olympia, WA 98501
(360) 459-4670 (360) 459-3432 Fax
lab@esnnw.com

Analysis of Gasoline Range Organics in Soil by Method NWTPH-Gx

Sample Number	Date Prepared	Date Analyzed	Surrogate Recovery (%)	Gasoline Range Organics (mg/kg)
Method Blank	12/17/2012	12/17/2012	118	nd
LCS	12/17/2012	12/18/2012	118	93%
S5-9	12/17/2012	12/17/2012	125	nd
S8-8	12/17/2012	12/17/2012	118	nd
Reporting Limits				10

"nd" Indicates not detected at the listed detection limits,
"int" Indicates that interference prevents determination.

ACCEPTABLE RECOVERY LIMITS FOR SURROGATE: 65% TO 135%

ESN NORTHWEST CHEMISTRY LABORATORY

Stemen Environmental
3109 AUBURN WAY NORTH PROJECT
Auburn, Washington

ESN Northwest
1210 Eastside Street SE Suite 200
Olympia, WA 98501
(360) 459-4670 (360) 459-3432 Fax
lab@esnnw.coni

Analysis of Diesel Range Organics & Lube Oil Range Organics in Soil
by Method NWTPH-Dx/Dx Extended

Sample Number	Date Prepared	Date Analyzed	Surrogate Recovery (%)	Diesel Range Organics (mg/kg)	Lube Oil Range Organics (mg/kg)
Method Blank	12/14/2012	12/14/2012	116	nd	nd
LCS	12/14/2012	12/14/2012	132	115%	---
S4-8	12/14/2012	12/14/2012	89	nd	3800
S5-9	12/14/2012	12/14/2012	122	nd	nd
S8-8	12/14/2012	12/14/2012	98	nd	nd
Reporting Limits				50	100

"nd" Indicates not detected at the listed detection limits,
"int" Indicates that interference prevents determination.

ACCEPTABLE RECOVERY LIMITS FOR SURROGATE : 50% TO 150%

ESN NORTHWEST, INC. | Environmental fSerrittsNetwiark

CHAIN-OF-CUSTODY RECORD

CLIENT: STEMO ENVIRONMENTAL INC

ADDRESS: PO BOX, <?£¥¥? EAGLE, WA

PHONE: 360 438 9324 FAX:

CLIENT PROJECT #: 3107 AUBURN Z V ROJECT MANAGER: DALE STEMO

DATE: 12/12/2012 PAGE 1 OF 1

PROJECT NAME: gZ . ~ AUBURN WAY N.

LOCATION: AUBURN, WA

COLLECTOR: DALE STEMO rolXw /7/Z-

Sample Number	Depth	Time	Sample Type	Container Type	ANALYSES / SOIL / WATER	NOTES	Total Number of Container*	Laboratory Note Number
1. 52'2	X			JAR	low			
2. S5-9	0							
3. s't ' 7	8				X			
4.								
5.								
6. S-4-W				H20	X			
7.								
8.								
9.								
10.								
11.								
12.								
13.								
14.								
15.								
16.								
17.								
18. A.								

ANALYSES: 8260CL; VOC 8260; SemiVol 8270; PAH's 8270; PCB's 8082; CL Pesticides 8081; RCRA 8 Metals; MTCA 5 Metals; Pb; Asbestos-PLM; GRO Suite; DRO Suite; WO Suite

REUNQUJSyfe) 0Y«Signature} DATEHIME >R£EIV ED BY (Signature) DATEHWE

/ OvEfi "rz/fi'h*i?~ T/I J a- iW

RE&itfCSJISHEIXBY (Signature) DATE/TIME RECEIVED BY fStanature) DATEHIME

k/ / W

SAMFUED/SPOSAL WSTTWCTTOMS

O ESN DISPOSAL* @ SZOOascti £3 Return U f Otup

SAMPLE RECEIPT

rOTAL NUMBER OF CONTAINERS

1HAIN OF CUSTODY SEALS Y/NWA

SEALSINTACT? YMNA

DECEIVEDGOODCOND./COIJ2

f<OTES:

LABORATORY NOTES:

Turn Around Time: 24 HR 48 HR 5 DAY

DEPARTMENT OF ECOLOGY
State of Washington

Underground Storage Tank
Impressed Current Cathodic Protection
Evaluation Checklist

Instructions

Mail checklist to: Department of Ecoloav, Underaround Storaae Tank Section, PO Box 47600. Olvmoia WA 98504-7600

- The attached Underground Storage Tank (UST) checklist is required for the activity above. Completing this checklist certifies the Cathodic Protection evaluation activities are performed and conducted according to Chapter 173-360 WAC.
- This checklist must be filled out completely. (*) Denotes an optional field.

I. **UST Facility.** Fill out Facility Compliance Tag # (License Plate), UBI # (Master Business License), Facility Name, Address, City, County, State, Zip Code, and Phone Number of **Facility** where evaluation is being performed.

II. **UST Owner.** Fill out Name, Address, City, State, Zip Code, and Phone Number of **Owner** (company/individual) of UST Facility.

III. **CP Tester.** Fill out Tester's Name, Company Name, Address, City, State, Zip Code, Phone Number, Certification Type, Number, and Expiration Date.

IV. **Cathodic Protection Tester's Evaluation.** Overall Evaluation of Cathodic Protection System for UST System (Tanks and Piping). Testing criteria shall be in accordance with a code of practice developed by a nationally recognized association (i.e. NACE) - Circle Pass or Fail. CP Tester signs and dates Section IV.

V. **Retrofit or Repair Design.** All retrofitting or repairs to cathodic protection systems shall be designed by a Corrosion Expert. Attach both a copy of the design of the retrofit or repair, and a copy of the Underground Storage Tank Retrofit and Repair checklist. Corrosion Expert fills out Name, Company Name, Nationally Recognized Organization, Certification Number, and signs and dates Section V.

VI. **Criteria Applicable to Evaluation.** Choose criteria used to meet Cathodic Protection Requirements. Fill in Number of Tanks and piping that are meeting the specific criteria (Note: Standard chosen to meet criteria shall be documented in the survey portions of the Checklist.)

a. Continuity Test: All Impressed current UST systems (including associated piping) shall be continuous to meet criteria to pass continuity test.
b. -850 "Instant Off': Can only be used if current can be interrupted.
c. 100 mV Polarization: Can only be used if current can be interrupted.

VII. **Action Required as a Result of this Evaluation. Choose appropriate action:**

a. None: Cathodic Protection is adequate. No further action is necessary at this time.
b. Retest: Cathodic Protection may not be adequate. Retest is necessary.
c. Retrofit/Repair and Retest: Cathodic Protection is not adequate. Repairs/upgrades and retesting is necessary.

VIII. **Impressed Current Rectifier Data.** Fill in Rectifier Manufacturer, Rated DC Output, Rectifier Model and Rectifier Serial Number.

a. **Rectifier "As Found" Data.** All readings and measurements are to be completed **prior to making** any rectifier adjustments or prior to testing the Cathodic Protection System. Measure (*) AC Input Voltage and (*) AC Step-Down Voltage. Record Coarse and Fine Tap Settings, DC Voltage and Amperage from panel meter (if equipped), measure DC Voltage on Rectifier Output Terminal, (*) Shunt Rating, (*) Shunt Measurement, DC Amps from Shunt Reading, and the (*) Cycles - Secondary Taps and DC Output.

b. **Rectifier "As Left" Data.** All readings and measurements are to be completed **after making any** rectifier adjustments or at the completion of testing the Cathodic Protection System. Measure (*) AC Input Voltage and (*) AC Step-Down Voltage. Record Coarse and Fine Tap Settings, DC Voltage and Amperage from panel meter (if equipped), measure DC Voltage on Rectifier Output Terminal, (*)

Shunt Rating, (*) Shunt Measurement, DC Amps from Shunt Reading, and (♦) Cycles - Secondary Taps and DC Output.

IX. **Individual Anode Data.** Complete only if Anode Measurements can be taken independently.

X. **Remarks.** Describe any modifications that were made to the CP System.

XI. **Impressed Current Cathodic Protection System Continuity Survey.** Necessaiy to show Impressed Current System is protecting structures that are intended to be protected.

a. Compare various structures within the UST System (Structure A and B) using a "Fixed Cell" Technique or "Point to Point" Technique depending on the standard used. NACE recommends "Fixed Cell", STI recommends either "Fixed Cell" or "Point to Point".
b. If the Voltage Difference (between Structure A and B) is less than 10 mV, Structures are likely continuous.

Example:

Structure "A"	Structure "B"	Point "A" to Point "B" or Fixed Cell Location >30'	Structure "A" Fixed Voltage >30'	Structure "B" Fixed Voltage >30'	Point to Point or Fixed Voltage Difference	Pass or Fail?	Method and Standard Used (e.g. RP-0285, R051)
Tank Bottom	Vapor Recovery	NE Corner (30')	-876 mV	-843 mV	33 mV	□ Pass B Fail	"Fixed" R051

XII. **Impressed Current Cathodic Protection System Survey.** Readings of the structures' potentials.

a. Structure: Description of Structure (i.e. Tank #1).
b. Contact Point: Description of Contact point (i.e. Tank Bottom).
c. Half Cell Location: Location of Placement of Half Cell.
d. Local Voltage (On): Voltage measured as current is impressed on system.
e. Local Voltage (Instant Off): Voltage measured during interruption cycle.
f. Local Voltage (Depolarized): Voltage measured after structure has depolarized
g. Voltage Change: Instant Off subtracted from the Depolarized Potential (lOOmV Polarization Criteria).
h. Pass or Fail: Documentation of whether or not system passes.
i. Method and Standard Used: Use one of the criteria and document standard applied:
   1) 850 "Instant Off'
   2) 100 mV Polarization

Example:

Structure	Contact Point	Half Cell Location	Local Voltage (ON)	Local Voltage (Instant Off)	Local Voltage (Depolarized)	Voltage Change	Pass or Fail?	Method and Standard Used
UST #1	Tank bottom	Crack in NE corner of tank nest	1020mV	-920 mV			B Pass □ Fail	-850 I/O RP-0285
UST #2	Tank bottom	Crack in NE corner of tank nest	-948 mV	-800 mV	-680 mV	120 mV	B Pass □ Fail	100 mV Pol. RP-0285

XIII. **UST Site Plan.** Diagram the UST system.

XIV. **Ecology 60-Day Record of Rectifier Operation.**

a. Fill out UST owner and UST Facility information.
b. Fill out Rectifier Manufacturer, Model and Serial number, and Rated DC output. Provide most recently recommended rectifier range in Volts and Amps.
c. **At Least Every 60 Days Inspect Rectifier Operation:** Fill out Rectifier Log with date of inspection, whether Rectifier is turned on at time of inspection, Tap Settings, Volts, Amps, Hour Meter reading (if available), and any other relevant comments. Inspector initials log.

DEPARTMENT OF ECOLOGY
State of Washington

Underground Storage Tank
Impressed Current Cathodic Protection
Evaluation Checklist

I. UST Facility	II. UST Owner		
Facility Compliance Tag #: 8525	Name: Don Small and Sons Oil Company		
UBI: 600168041	Address: 112 3rd NW		
	City: Auburn,	State: WA	ZIP: 98003
Facility Name: Suds N Clean - 76	Phone: 253-833-3836		
Address: 30405 Pacific Hwy	**III. CP Tester**		
City: Federal Way,	Tester's Name: Kevin Wilkerson		
County: King	Company Name: NES, Inc.		
State: WA	Address: POB 1583		
ZIP: 98003	City: Sumner	State: WA	ZIP: 98390
Phone: 253-529-0962	Phone: 253-241-6213		
	Certification Type: ICC		
	Certification Number: 5012674	Exp: 01/12	

IV. Cathodic Protection Tester's Evaluation

E Pass ☐ Fail	I certify that the criteria used to evaluate whether cathodic protection is adequate, as required by the Washington State Underground Storage Tank Regulations, were in accordance with a code of practice developed by a nationally recognized association (e.g. NACE).

CP Tester's Signature:	Date CP Survey Performed: **5/9/11**

V. Retrofit or Repair Design

All retrofitting or repairs to CP systems shall be designed by a Corrosion Expert. I certify that I am a Corrosion Expert qualified to engage in the practice of corrosion control on buried or submerged metal piping systems and metal tanks. I have attached copies of the retrofit/repair design and of the Underground Storage Tank Retrofit and Repair Checklist.

Corrosion Expert's Name:	National Recognized Organization:
Company Name:	Certification Number:
Corrosion Expert's Signature:	Date:

VI. Criteria Applicable to Evaluation

Continuity Test	☒ PASS ☐ FAIL					USTs must show continuity using an approved testing method
Neg. 850 Instant Off	X	3	§	Pass Fail	Tanks	A negative polarized potential of at least 850 mV relative to a saturated copper-copper sulfate reference electrode (Instant Off Potential).
	X	0	=	Pass Fail	Piping	
100 mV Pol.	X		=	Pass Fail	Tanks	A minimum of 100 mV of cathodic polarization between the structure surface and a stable reference electrode contacting the electrolyte.
	X		=	Pass Fail	Piping	

VII. Action Required as a Result of this Evaluation

☒ **NONE**	Cathodic Protection is adequate. No further action is necessary at this time.
☐ **RETEST**	Cathodic Protection may not be adequate. Retest is necessary.
☐ **RETROFIT/REPAIR and RETEST**	Cathodic Protection is not adequate. Retrofitting or Repairing is necessary.

Remarks (Include type of gear; Ex: Multi-meter): Fluke 73III and Me Miller - Piping (FRP)

VIII. Impressed Current Rectifier Data			
Rectifier Manufacturer	Good-All Electric	Rectifier Model Number	JSAYSL-7512 E11K3N2
Rated DC Output	75 Volts 12 Amps	Rectifier Serial Number	95UT3040

Rectifier "As Found" Data

(*) AC Input Voltage	____Volts	DC Voltage on Panel Meter	18 Volts
(*) AC Step-Down Voltage	____Volts	DC Voltage on Rectifier Output Terminal	19.73 Volts
Tap Settings	C-C F-4	DC Amps on Panel Meter	.8 Amps
(*) Cycles	Secondary Taps _____Hz	(*) Shunt Rating	50/15
	DC Output ____Hz	(*) Shunt Measurement	____mV
		DC Amps from Shunt Reading	3.4 Amps

Rectifier "As Left" Data

(*) AC Input Voltage	____Volts	DC Voltage on Panel Meter	18 Volts
(*) AC Step-Down Voltage	____Volts	DC Voltage on Rectifier Output Terminal	19.73 Volts
Tap Settings	C-C F-4	DC Amps on Panel Meter	.8 Amps
(*) Cycles	Secondary Taps _____Hz	(*) Shunt Rating	50/15
	DC Output ____Hz	(*) Shunt Measurement	____mV
		DC Amps from Shunt Reading	3.4 Amps

IX. Individual Anode Data

Complete only if Anode Measurements can be taken independently

"As Found"

Anode #	1	2	3	4	5	6	7	8	9	10
Volts										
Amps										

"As Left"

Anode #	1	2	3	4	5	6	7	8	9	10
Volts										
Amps										

X. Remarks (Describe any modifications that were made to the CP System)

Remarks/Other:

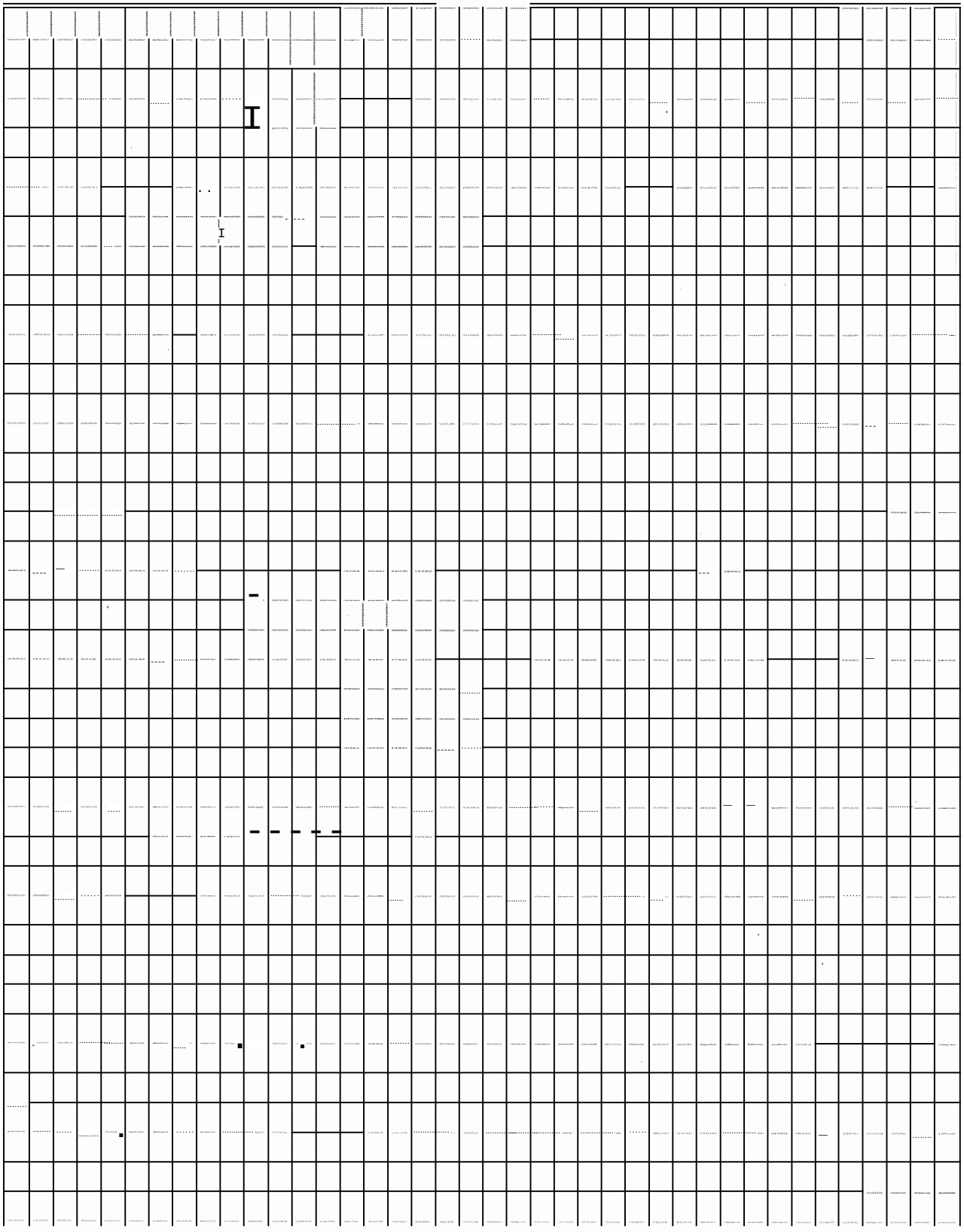
XI. Impressed Current Cathodic Protection System Continuity Survey

Structure A"	Structure "B"	Point "A" to Point "B" or Fixed Cell Location >30'	Structure A" Fixed Voltage -30'	Structure "B" Fixed Voltage ->30'	Point to Point or Fixed Voltage Difference	Pass or Fail?	Method and Standard Used (e.g. RP-0285, R051)
Neg Leed	Turbine	East of tank pad			.002	E Pass □ Fail	Fixed R051
Neg Leed	"	"			.000	E Pass □ Fail	"
Neg Leed	"	"			.000	E Pass □ Fail	"
Vent	ATG	"			.000	E Pass □ Fail	"
Vent	ATG	"			.000	E Pass □ Fail	"
Vent	ATG	"			.001	E Pass □ Fail	tt
						□ Pass □ Fail	
						□ Pass □ Fail	
						E Pass □ Fail	
						□ Pass □ Fail	
						C Pass E Fail	
						E Pass E Fail	
						E Pass E Fail	
						E Pass E Fail	

XII. Impressed Current Cathodic Protection System Survey

Structure	Contact Point	Half Cell Location	Local Voltage (ON)	Local Voltage (Instant Off)	Local Voltage (Depolarized)	Voltage Change	Pass or Fail?	Method and Standard Used
UST 1-U	Turbine	East (30')	-1.365	-1.360			E Pass □ Fail	-850 I/O RP-0285
UST 2-S	"	"	-1.364	-1.362			E Pass □ Fail	"
UST 3-D	"	"	-1.365	-1.362			E Pass □ Fail	"
							□ Pass □ Fail	
							□ Pass □ Fail	
							□ Pass □ Fail	
							□ Pass □ Fail	
							□ Pass □ Fail	
							□ Pass □ Fail	
							□ Pass □ Fail	
							□ Pass □ Fail	
							□ Pass □ Fail	
							□ Pass □ Fail	
							□ Pass □ Fail	
							□ Pass □ Fail	
							□ Pass □ Fail	
							□ Pass □ Fail	

XIII. UST Site Plan. Diagram the UST System, including tanks, piping, and dispenser locations, approximate scale, and any other notable structures/physical features. Indicate north with arrow. Include the cathodic protection test locations used during this testing. The test points must be easily identifiable, so that testing can be reproduced and your results verified.



XIV. Washington State Department of Ecology 60-Day Record of Rectifier Operation

UST Owner	UST Facility
Name: small on	Name: Suds and Clean
Address: 1123 NW	Address: 30405 Pacific Hwy
City: Auburn, | State: WA. ZIP: 98001	City: Federal Way State: WA. ZIP: 98003

Rectifier Manufacturer	Good All	Rectifier Model Number	JSAYSL-7512E11K3N2
Rated DC Output	75 Volts 12 Amps	Rectifier Serial Number	95UT3040

What is the "as designed" or most recently recommended rectifier range?

VOLTS:	15 TO 21	**AMPS:**	.5 TO 1.1

!!If Volt/Amp readings recorded below are out of recommended ranges, contact your service provider.!!

60 Day Log of Rectifier Operation

Da e Inspected	Rectifier Turned On?	Tap Settings	Volts	Amps	Hour Meter	Inspector Initials	Comments
5/9/11	Yes	C4	18	.8		kw	