
GROUNDWATER SAMPLING EVENT REPORT

FOR

**ORCHARD RITE
1702 Englewood Ave.
Yakima, Washington 98902**

**Facility Site ID No. 57471125
Cleanup Site ID No. 9773
VCP Project No. CE0563**

8/25/2025

Prepared for:

Mr. Brice Baxter
B & M Rentals
2521 River Road
Yakima, WA 98902

And

Ms. Tavi Wise
Department of Ecology
Toxic Cleanup Program, Central Regional Office
1250 West Alder Street
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Prepared by:

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PROJECT SUMMARY

Client: B & M Rentals
2521 River Road
Yakima, WA 98902

Point of Contact: Mr. Brice Baxter

Property: Orchard Rite
1702 Englewood Ave.
Yakima, Washington 98902

Major Commercial Activity: Machine company, offices

VCP Project ID Number: CE0563

Licensed Hydrogeologist/Geologist: Brent N. Bergeron, LHG, LG

License Number/Expiration: LHG #2267, expires 1/3/2026
LG #2267, expires 1/3/2026

Project Number: E2025/0802

Report Date: August 25, 2025

Legal description: Tax Parcel 181323-11526 in the northeast quarter of the northeast quarter of Section 23, Township 13 North, Range 18 East, W.M.; Latitude 46° 36' 24.27" North, Longitude -120° 31' 54.62" West.

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1.0 INTRODUCTION

This document serves as a Groundwater Sampling Event (GWSE) Report for additional environmental media sampling activities that occurred on August 12, 2025, at the Orchard Rite property located at 1702 Englewood Avenue in Yakima, Washington (Site), per the State of Washington Department of Ecology (Ecology) “**Further Action**” letter written on November 8, 2024, and follow-up email communication with Ecology on January 7 and January 21, 2025, regarding the Site. According to the Further Action letter, additional remedial action was necessary at the Site to further delineate the contamination in subsurface groundwater and soil at the Site. A copy of the November 8, 2024 Further Action letter, and the follow-up email communications from Ecology are included in **Appendix A**. A Site Vicinity Map of the property is included as **Figure 1**.

1.1 Location

The 1.47-acre (approximate) Site is in the City of Yakima, in Yakima County, Washington, approximately 120 feet west of the southwest corner of the intersection of Englewood Ave. and N. 16th Ave. The Site consists of one tax parcel (181323-11526) and is in the northeast quarter of the northeast quarter of Section 23, Township 13 North, Range 18 East, W.M. The elevation is approximately 722 feet above mean sea level and the Site is relatively flat with a large one-story building used for storage, a machine shop, and offices, with asphalt access and parking. The nearest major body of water is the Tieton River, approximately 1.37 miles north of the Site. The Site is surrounded by commercial properties to the north and west, with residences and a covered irrigation canal to the southeast. There are no flood zones or wetlands associated with the Site.

1.2 General Site Information

The property is owned by B & M Rentals (Brice Baxter). Blue Mountain Environmental and Consulting Company Inc. (BMEC) is working with Mr. Baxter and Ecology to close the Site under the Voluntary Cleanup Program (VCP). One building is located on the Site. The L-shaped building located along the southeast portion of the property is a one-story light-industrial building covering 27,709 square feet. The remainder of the Site is asphalt parking and access.

1.3 Site History

The existing facility was built in 1976 as a processing building and fuel station for Orchard Rite. According to prior environmental reports obtained from Ecology, in September 1994, three underground storage tanks (USTs) were decommissioned and removed from the Site by HMB Construction, and supervised by Sage Earth Sciences, Inc. (Sage). Two of the tanks were 1,100-gallon capacity and historically contained diesel and unleaded gasoline fuels. The third tank was 10,000-gallon capacity and historically contained unleaded gasoline. Upon removal from the subsurface, the tanks appeared to be in good condition, and no evidence of a release associated with the tanks was observed during removal activities.

During the 1994 UST removal activities, soil samples were collected from the base and sidewalls of two excavation areas and from three stockpiles. One soil sample from the stockpile generated during the removal of the 10,000-gallon UST exceeded Washington State Model Toxics Control

Act (MTCA) Method A Cleanup Levels for gasoline and benzene. The clean stockpiled soil was used to backfill the excavations.

Groundwater wasn't encountered in the excavations up to depths of 13 feet below ground surface (bgs). A domestic water well is located approximately 15 feet north of the excavation at the Site. In 2008, results of total petroleum hydrocarbon (TPH) analysis of groundwater purged and collected from the well water were submitted to an analytical laboratory. Diesel exceeding MTCA Method A Cleanup Levels was reported.

1.4 Scope of Work

According to the Ecology Further Action letter dated November 8, 2024, Ecology has concluded that **further remedial action** is necessary to clean up contamination at the Site. That conclusion is based on the following analysis:

1.4.1 Characterization of the Site

Ecology has determined your characterization of the Site is not sufficient to receive a No Further Action (NFA). To receive a NFA letter from Ecology, the following items are needed:

- Post-remediation soil samples must be submitted to Ecology for review. Refer to Table 830-1 in the “Model Toxics Control Act Regulation and Statute” for the minimum testing requirements for petroleum releases in soil and groundwater (**See a copy of Table 830-1 below**).
- Please provide Ecology with four (4) consecutive, quarterly groundwater sample results below MTCA Cleanup Levels. Please see Section 10.3.1 (Stage 3) in the “Guidance for Remediation of Petroleum Contaminated Sites” states: “The site is in compliance if at least the last eight (8) consecutive quarterly samples (or four (4), if eligible for a reduction) from all monitoring points, are below cleanup levels.”

On January 7, 2025, BMEC received the following communication from Ecology Site Manager Tavi Wise (responses from Ecology in **red**):

1. Soil sampling – we would use a push-probe to advance 10-12 borings around the former UST location to 15 feet bgs, with sampling at 15 feet bgs, and at any point up to 15 feet bgs where field sampling by PID indicates possible soil contamination. Please advise, if this approach is acceptable for Ecology.

This approach sounds reasonable. Please provide a detailed work plan to Ecology for an official opinion.

2. Groundwater sampling – at this point there is one established private water well at the site. Ecology is requiring a minimum of four quarterly groundwater samples – is sampling of the existing water well sufficient or does Ecology require additional monitoring wells to be installed for quarterly groundwater sampling?

One well is sufficient for the property. Please provide a detailed work plan to Ecology for an official opinion.

3. Off-site disposal (land farming) – this was done by Orchard Rite 30 years ago. The subject property has been sold at least twice since that time. B & M Rentals LLC (Brice Baxter) has no means to access any of the required documentation of compliance associated with this land farming, and no way of accessing the property used for the land farming to conduct any kind of investigation of the off-site disposal. They also have no legal recourse to require Orchard Rite to provide the information even if it is available (my guess is there is no documentation available). This violation was the responsibility of Orchard Rite and does not indicate any current contamination of the 1702 Englewood property. Our opinion is that requiring B & M Rentals LLC to provide this information to obtain an NFA status for the subject property imposes undue burden on the current owner. Our client is willing to do the work required by Ecology to satisfy the other actions required in the attached letter, but if this requirement is not removed there is no feasible way to obtain NFA status for the Site, and the money spent to do further site characterization would be wasted. We are requesting that Ecology remove this requirement from the Further Actions letter required to obtain NFA status for the subject property.

I am working with our AG for a reasonable solution to this problem to provide a NFA but a solution that also protects Ecology. I will be in touch about the possible solutions once I have had a chance to discuss this further. In the meantime, please move forward with the work plan.

A follow-up from Tavi Wise on January 21, 2025:

I wanted to provide an update on the landfarming situation. After thorough discussions with my AG, we have come up with a solution that we believe is fair and equitable for all parties involved.

We have agreed that a No Further Action (NFA) can be issued for this site. However, in all future opinion letters, including the eventual NFA letter, Ecology will note the lack of documentation in the landfarming efforts. Additionally, we will include a clause stating that if concerns about the condition of the soil arise, Brice Baxter will be considered a Potentially Liable Person (PLP). A note regarding joint and several liability will also be included to clarify the responsibilities and obligations of the involved parties.

1.4.2 Establishment of Cleanup Levels

Ecology has determined that the Cleanup Levels and points of compliance you established for the Site do not meet the substantive requirements of MTCA. To receive a NFA letter, soil and groundwater samples must meet the MTCA Method A Cleanup Levels outlined in the table below:

- A list of the analytes for which the soil and groundwater samples were tested, is listed below in **Table 830-1**:

Table 830-1 in the “Model Toxics Control Act Regulation and Statute”

CONTAMINANT OF CONCERN	ANALYTICAL METHOD	SOIL CLEANUP LEVEL (mg/Kg)	GROUNDWATER CLEANUP LEVEL (µg/L)
Gasoline	Northwest NWTPH-Gx	30/100*	800/1000*
Benzene	EPA Method 8260D	0.03	5
Toluene	EPA Method 8260D	7	1000
Ethylbenzene	EPA Method 8260D	6	700
Xylenes	EPA Method 8260D	9	1000
Lead	EPA Method 6010	250	15
EDB	EPA Method 8011	0.005	0.01
EDC	EPA Method 8260D	0.023**	5
MTBE	EPA Method 8260D	0.1	20

*Gasoline’s cleanup level (CUL) in soil and groundwater is dependent on the presence of benzene, with benzene present soil CUL is 30 milligrams per kilogram (mg/kg), without the presence of benzene it is 100 mg/kg. For groundwater with benzene present the CUL is 800 micrograms per liter (µg/L), without the presence of benzene it is 1000 µg/L.

**Protective of groundwater cleanup levels

2.0 PREVIOUS ENVIRONMENTAL ACTIVITIES PERFORMED BY BMEC IN 2025

Subsequent to the communication between BMEC and Ecology via the November 8, 2024 Further Action letter; January 7, 2025 email exchange; as well as the January 21, 2025 email exchange; BMEC personnel performed the following field activities in February and May 2025.

2.1 February 12, 2025 Site Investigation

On February 12, 2025, BMEC supervised Steadfast Services NW (Steadfast) from Vancouver, Washington during the following scope of work tasks:

- Advance 12 direct push technology (DPT) probes to depths ranging from 11 to 15 feet bgs and collect one soil sample from each borehole at the total depth of the boring. Photo-ionization detector (PID) field screening suggested no volatile organic compound (VOC) contamination or TPH was detected in the soil cores, thus samples were obtained from the bottom of each boring. Soil boring cores were also evaluated by visual inspection and lithologically assessed by the on-site hydrogeologist. The borehole locations (SB1 through SB12) are illustrated on **Figure 2**.
- All soil cuttings were containerized in a 55-gallon drum that was properly labeled and stored onsite awaiting future pickup for disposal at a licensed landfill. One groundwater sample was collected from the existing on-site domestic water well via proper purging with peristaltic pump and dedicated tubing. Approximately three well casing volumes were removed from the 6-inch diameter well, prior to collection of the groundwater sample.

Stabilization of groundwater parameters such as pH, temperature, conductivity, turbidity, and dissolved oxygen was obtained, prior to the collection of the sample for laboratory analysis.

All 12 soil samples were non-detect for all analytes tested:

- Gasoline and (diesel + heavy oil) via Northwest Method NWTPH-HCID.
- Benzene, toluene, ethylbenzene, and xylenes (BTEX).
- Methyl tert-butyl ether (MTBE) and ethylene dichloride (EDC) via EPA Method 8260D.
- Ethylene dibromide (EDB) via EPA Method 8011.
- Lead via EPA Method 6010D.

The lone groundwater sample (2-12-25-MW1-GW) was non-detect for all analytes tested:

- TPH-G via Northwest Method NWTPH-Gx.
- TPH-D and TPH-O via Northwest Method NWTPH-Dx.
- BTEX, MTBE, and EDC via EPA Method 8260.
- EDB via EPA Method 8011.
- Total Lead via EPA Method 6010.

A summary of the laboratory analytical results for the lone groundwater sample (2-12-25-MW1-GW) collected on February 12, 2025, is included in **Table 1**.

2.2 May 30, 2025 Groundwater Sampling Event

On May 30, 2025, one groundwater sample was collected and relinquished to OnSite for laboratory analyses, as previously described. The lone groundwater sample (5-30-25-MW1-GW) was non-detect for all analytes tested:

- TPH-G via Northwest Method NWTPH-Gx.
- TPH-D and TPH-O via Northwest Method NWTPH-Dx.
- BTEX, MTBE, and EDC via EPA Method 8260.
- EDB via EPA Method 8011.
- Total Lead via EPA Method 6010.

A summary of the laboratory analytical results for the lone groundwater sample collected on May 30, 2025, is included in **Table 1**.

3.0 GEOLOGY AND HYDROGEOLOGY

Based on field activities conducted by BMEC personnel at the Site on February 12, 2025, soil lithology beneath the Site consists of alternating layers of brown, medium-grained SANDS to brown and gray SANDS & rounded GRAVELS, with little COBBLES at depth. Termination of all 12 borings varied from 11 to 15 feet bgs. Copies of the 12 boring logs are included in **Appendix B**. No groundwater was encountered during drilling conducted on February 12, 2025.

On August 12, 2025, depth-to-water in the on-site water well (MW-1) was 15.79' below top of casing. On May 30, 2025, depth-to-water in the on-site water well (MW-1) was 19.08' below top of casing. On February 12, 2025, depth-to-water in the on-site water well (MW-1) was 19.08' below top of casing. On May 2, 2024, BMEC personnel collected groundwater samples from the existing domestic well (DW-1 = MW-1). Depth to water was 20.9 feet below top of casing. Groundwater flow direction is presumed to be to the north toward the Tieton River.

4.0 AUGUST 12, 2025 - FIELD ACTIVITIES

On August 12, 2025, BMEC purged and sampled an on-site water well. The scope of work conducted in the field was as follows:

- Relinquish the lone groundwater sample (8-12-25-MW1-GW) to OnSite for the following analyses: TPH-G, BTEX, MTBE, and EDC via EPA Method 8260; TPH-D and TPH-O via Northwest Method NWTPH-Dx; EDB via EPA Method 8011; and Total Lead via EPA Method 6010.

The groundwater sample was collected from the on-site water well via peristaltic pump and dedicated tubing, subsequent to measuring depth-to-water from the top of casing via a Solinst interface probe. Roughly 15 gallons of groundwater were purged from the 6-inch diameter water well, prior to stabilization of groundwater parameters (i.e., pH, temperature, conductivity, turbidity, and dissolved oxygen) and collection of the groundwater sample for laboratory analysis. A copy of the Groundwater Sample Field Data Sheet is included as **Appendix B**.

The groundwater sample was collected in one 250-milliliter (mL) polyethylene container properly preserved with nitric acid in the laboratory; two 500-mL amber glass jars preserved with hydrochloric acid (HCl); two 1-L amber glass jars unpreserved; and six 40-mL glass vials preserved with HCl. The groundwater sample analyzed for dissolved metals (i.e., total lead) was filtered in the laboratory. The groundwater sample was immediately properly sealed, labeled, and placed on ice in a secured cooler.

Purged groundwater (approximately 15 gallons) was containerized in a 55-gallon drum which was temporarily staged at a location authorized by the property owner.

5.0 AUGUST 12, 2025 - SAMPLE RESULTS

One groundwater sample was collected on August 12, 2025, and relinquished to OnSite for laboratory analyses, as previously described. The following text discusses the laboratory results.

The lone groundwater sample (8-12-25-MW1-GW) was non-detect for all analytes including:

- TPH-G via Northwest Method NWTPH-Gx.
- TPH-D and TPH-O via Northwest Method NWTPH-Dx.
- BTEX, MTBE, and EDC via EPA Method 8260.
- EDB via EPA Method 8011.
- Total Lead via EPA Method 6010.

Laboratory analytical results for groundwater sample 8-12-25-MW1-GW and all of the aforementioned analytes are summarized in **Table 1**.

A copy of the laboratory analytical report and accompanying chain-of-custody is available in **Appendix C**.

6.0 CONCLUSIONS AND RECOMMENDATIONS

One groundwater sample obtained from the on-site water well on August 12, 2025, was analyzed for a suite of petroleum-related analytes requested by Ecology per the November 8, 2024 **Further Action** letter they sent to the property owner, and follow-up communications by email on January 7 and January 21, 2025. The groundwater analytical results (non-detect for all analytes) for the GWSE conducted on May 30, 2025, coupled with the non-detect results for all 12 soil samples and groundwater sample collected from the Site on February 12, 2025, the Site is on pace for NFA status, subsequent to the two additional quarterly GWSEs (scheduled for November 2025 and February 2026), pursuant to Ecology's recommendation in the November 8, 2024 **Further Action** letter.

If you have any questions regarding the findings of this report, please feel free to contact BMEC.

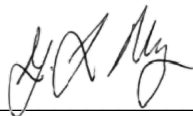
Respectfully Submitted,




Brent N. Bergeron, LHG, LG

Brent N. Bergeron

Expires 1/3/26



Yancy Meyer, Environmental Professional

7.0 REFERENCES

GROUNDWATER SAMPLING EVENT REPORT FOR ORCHARD RITE, 1702 Englewood Ave., Yakima, Washington 98902, Facility Site ID No. 57471125, Cleanup Site ID No. 9773, VCP Project No. CE0563, June 17, 2025.

Phase II Site Investigation 1702 ENGLEWOOD AVE., YAKIMA, WASHINGTON 98902, Blue Mountain Environmental and Consulting Company Inc., May 13, 2024.

Closure Site Assessment & Independent Remedial Action Report ORCHARD RITE LTD. FACILITY, YAKIMA, WASHINGTON, Sage Earth Sciences, Inc., December, 1994

DOE Further Action Letter Orchard Rite, November 8, 2024

Email communications with Tavi Wise of DOE from January 7 and January 21, 2025.

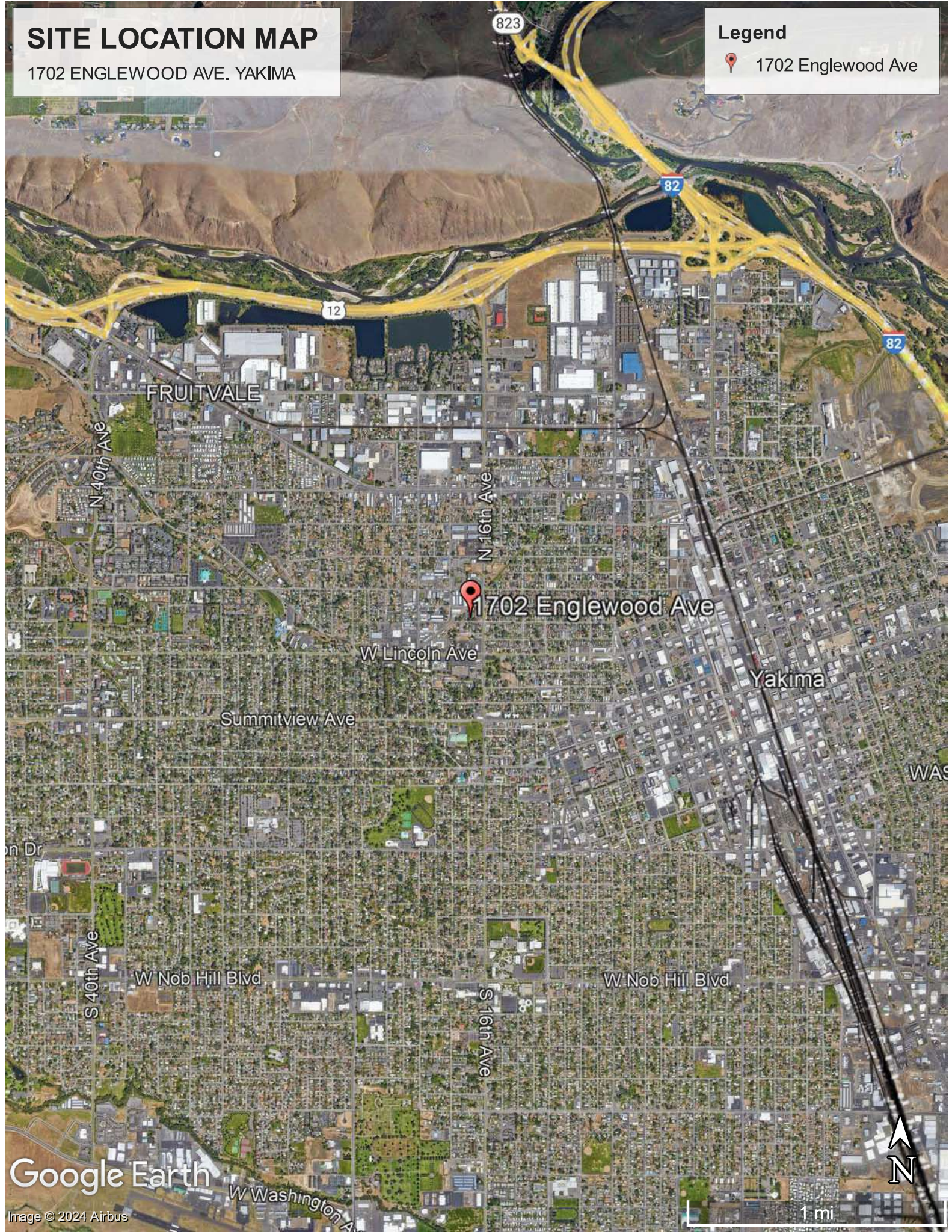
SITE LOCATION MAP

1702 ENGLEWOOD AVE. YAKIMA

Legend



1702 Englewood Ave



Google Earth

Image © 2024 Airbus



1 mi

SAMPLE LOCATION MAP

1702 ENGLEWOOD AVE. YAKIMA

Legend

 1702 Englewood Ave

MW-1

 1702 Englewood Ave

Google Earth



100 ft

TABLE 1 GROUNDWATER SAMPLE LABORATORY ANALYTICAL RESULTS (µg/L) 1702 Englewood Avenue in Yakima, WA 98902

Sample ID	Date Collected	TPH-G via Northwest	TPH-D via Northwest	TPH-O via Northwest	VOCs via EPA Method 8260D					EDB via EPA Method 8011	Metals via EPA Method 200.8	
		Method NWTPH-	Method NWTPH-	Method NWTPH-	Benzene	Toluene	Ethyl-benzene	Total Xylenes	MTBE	EDC	EDB	Total Lead
MONITORING WELL												
2-12-25-MW1-GW	2/12/25	< 100	< 150	< 150	< 0.20	< 1.0	< 0.20	< 0.60	< 0.20	< 0.20	< 0.0098	< 1.0
5-30-25-MW1-GW	5/30/25	< 100	< 220	< 220	< 0.20	< 1.0	< 0.20	< 0.60	< 0.20	< 0.20	< 0.0097	< 1.1
8-12-25-MW1-GW	8/12/25	< 100	< 200	< 200	< 0.20	< 1.0	< 0.20	< 0.60	< 0.20	< 0.20	< 0.0097	< 1.1
MTCA Method A Cleanup Level (µg/L)		800	500 ¹	500 ¹	5	1000	700	1000	20	5	0.01	15

Notes:

¹ MTCA Method A Cleanup Level of 500 µg/L is cumulative between TPH-D + TPH-O.

MTCA = Model Toxics Control Act

DNE = does not exist

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

TPH-D = total petroleum hydrocarbon - diesel range

TPH-O = total petroleum hydrocarbon - heavy oil range

TPH-G = total petroleum hydrocarbons - gasoline range

EDB = ethylene dibromide

EDC = ethylene dichloride

MTBE = methyl t-butyl ether

< = not detected above laboratory practical quantitation limit (PQL)

BOLD = detected at concentration above PQL

NA = not analyzed



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

Central Region Office
1250 West Alder St., Union Gap, WA 98903-0009 • 509-575-2490

November 8, 2024

Brice Baxter
B & M Rentals
2521 River Road
Yakima, WA 98902

Re: Further Action at the following Site:

- **Site Name:** Orchard Rite
- **Site Address:** 1702 Englewood Avenue, Yakima
- **Facility/Site ID:** 57471125
- **Cleanup Site ID:** 9773
- **VCP Project No.:** CE0563

Dear Brice Baxter:

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

Issue Presented and Opinion

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

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

This opinion is based on an analysis of whether the remedial action meets the substantive requirements of MTCA, Chapter 70A.305 RCW, and its implementing regulations, Chapter 173-340 WAC² (collectively "substantive requirements of MTCA"). The analysis is provided below.

¹ <https://app.leg.wa.gov/rcw/default.aspx?cite=70A.305>

² <https://apps.leg.wa.gov/WAC/default.aspx?cite=173-340>

Description of the Site

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

- Gasoline into the soil.
- Gasoline into the Groundwater.

Site Description:

On September 26 and 27, 1994, HMB Construction Inc., (HMB) decommissioned and removed three underground storage tanks (USTs) at the facility, including one 10,000-gallon gasoline tank, one 1,100-gallon unleaded gasoline tank, and one 1,100-gallon diesel tank. Sage Earth Sciences, Inc. conducted site assessments during the removal, and no petroleum contamination was detected in the excavation or stockpile of the two 1,100-gallon tanks, which were in good condition. However, organic vapors were found beneath the fuel dispenser island near the 10,000-gallon UST, leading to the removal of approximately 35 cubic yards of petroleum-impacted soil. Analysis confirmed petroleum contamination, and Orchard Rite proposed off-site landfarming to treat the impacted soil.

On May 2, 2024, Blue Mountain Environmental and Consulting Co., Inc. (BMEC) conducted a limited Phase II environmental site assessment with groundwater sampling. A groundwater sample from an existing well on the property was analyzed for gasoline, diesel, volatile organic compounds, and total lead with results showing no detectable levels of any contaminants.

Please note a parcel of real property can be affected by multiple sites. At this time, we have no information that the parcel(s) associated with this Site are affected by other sites.

Basis for the Opinion

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

1. Orchard Rite - Phase II Site Investigation, Blue Mountain Environmental and Consulting Co., Inc., May 13, 2024.³
2. Orchard Rite – Closure Site Assessment & Independent Remedial Action Report, Sage Earth Sciences, Inc., December 1994.⁴

³ <https://apps.ecology.wa.gov/cleanupsearch/document/147508>

⁴ <https://apps.ecology.wa.gov/cleanupsearch/document/10449>

Those documents are kept in the Central Files of the Central Regional Office of Ecology (CRO) for review by appointment only.

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

Analysis of the Cleanup

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

1. Characterization of the Site.

Ecology has determined your characterization of the Site is not sufficient to receive an No Further Action. To receive an No Further Action (NFA) letter from Ecology, the following are needed:

- Post-remediation soil samples must be submitted to Ecology for review. Refer to Table 830-1 in the "Model Toxics Control Act Regulation and Statute" for the minimum testing requirements for petroleum releases in soil and groundwater. See Table 1 below.
- Please provide Ecology with four (4) quarterly consecutive sample results below MTCA cleanup levels. Please see Section 10.3.1 (Stage 3) in the "Guidance for Remediation of Petroleum Contaminated Sites⁵" states: "The site is in compliance if at least the last eight (8) consecutive quarterly samples (or four (4), if eligible for a reduction) from all monitoring points, are below cleanup levels."
- Section 11.8 in the "Guidance for Remediation of Petroleum Contaminated Sites" outlines requirements for cleanup documentation or records of end use of waste soil (off-site disposal or land farming). Required are all legal documents such as environmental covenants, records of waste disposal and documentation of compliance with permits.

2. Establishment of cleanup standards.

Ecology has determined the cleanup levels and points of compliance you established for the Site do not meet the substantive requirements of MTCA.

⁵ <https://apps.ecology.wa.gov/publications/SummaryPages/1009057.html>

To receive a NFA letter, soil and groundwater samples must be below Method A Cleanup Levels which can be found below.

Table 1: MTCA Cleanup Levels

Media	Contaminant of Concern	MTCA CULs
Groundwater		µg/L
	Benzene	5.0
	Toluene	1000
	Ethylbenzene	700
	Xylenes	1000
	EDB	0.01
	EDC	5.0
	Total Lead	15
	Gasoline	800
Soil		mg/kg
	Benzene	0.03
	Toluene	7.0
	Ethylbenzene	6.0
	Xylenes	9.0
	EDB	0.005
	EDC	0.023
	Total Lead	250
	Gasoline	30

3. Selection of cleanup action.

Ecology has determined the cleanup action you selected for the Site does meet the substantive requirements of MTCA.

4. Cleanup.

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

Excavation was the selected as the remedy for soil contamination. In 1994, the 10,000-gallon gasoline UST and associated piping and dispensers, was decommissioned and removed from the site. During the UST removal, 35 cubic yards of impacted soil were also excavated and transported to another Orchard Rite location for landfarming.

Ecology requested documentation of the landfarming, but Orchard Rite responded that the information had been misplaced.

For groundwater, natural attenuation was chosen as the remediation method. In 2008, at Ecology's request, Orchard Rite sampled the on-site well, reporting diesel concentrations at 50,000 µg/L. Blue Mountain Environmental and Consulting Co., Inc has since provided a groundwater sample showing results below MTCA Cleanup levels. For additional compliance guidance, refer to Section 10.3.1 of the "Guidance for Remediation of Petroleum Contaminated Sites," titled "Determining Groundwater Compliance using Direct Comparison for guidance on compliance".

Limitations of the Opinion

1. Opinion does not settle liability with the state.

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

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

To settle liability with the state and obtain protection from contribution claims, a person must enter into a consent decree with Ecology under RCW 70A.305.040(4).⁶

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

To recover remedial action costs from other liable persons under MTCA, one must demonstrate that the action is the substantial equivalent of an Ecology-conducted or Ecology-supervised action. This opinion does not determine whether the action you performed is substantially equivalent. Courts make that determination. See RCW 70A.305.080⁷ and WAC 173-340-545.⁸

3. State is immune from liability.

⁶ <https://app.leg.wa.gov/rcw/default.aspx?cite=70A.305.040>

⁷ <https://app.leg.wa.gov/rcw/default.aspx?cite=70A.305.080>

⁸ <https://app.leg.wa.gov/wac/default.aspx?cite=173-340-545>

Brice Baxter
B & M Rentals
November 8, 2024
Page 6

The state, Ecology, and its officers and employees are immune from all liability, and no cause of action of any nature may arise from any act or omission in providing this opinion. See RCW 70A.305.170.⁹

Contact Information

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

For more information about the VCP and the cleanup process, please visit our website.¹⁰ If you have any questions about this opinion, please contact me by phone at 509-406-6959 or e-mail at tavi.wise@ecy.wa.gov.

Sincerely,



Tavi Wise
Toxics Cleanup Program
Central Regional Office

cc: Yancy Meyer, Blue Mountain Environmental Consulting

⁹ <https://app.leg.wa.gov/rcw/default.aspx?cite=70A.305.170>

¹⁰ www.ecy.wa.gov/programs/tcp/vcp/vcpmain.htm

GROUNDWATER SAMPLE FIELD LOG

DAY/DATE: 8-12-25		SHEET 1 of	
PROJECT NAME: 1702 ENGLEWOOD		PROJECT NO.: E1025/0802	
PROJECT LOCATION:			
Weather: ☒ Fair ☐ Overcast ☐ Fog ☐ Rain ☐ Snow		Wind: ☐ Calm ☒ Light ☐ Moderate ☐ Strong	
Temp.: ☐ <0 ☐ 0-32 ☐ 33-54 ☐ 55-79 ☒ >80		Wind from: ☐ N ☐ NE ☐ E ☐ SE ☐ S ☒ SW ☐ W ☐ NW	
Humidity %: ☒ <25 ☐ 26-49 ☐ 50-74 ☐ >75		Precip.: ☒ None ☐ Mist ☐ Light ☐ Moderate ☐ Heavy	

WELL NO. (or Boring, Location): MW1	SAMPLE NUMBER: 8-12-25-MW1-CW1
Well depth: 79' Screen length:	Laboratory:
Well install date: 7-22-87	COC and/or RFA Number:
Pre-purge SWL: 15.79	Casing diameter: 6"
Time Sample Collected: 08:50	SWL at sample time: 15.79
Sample Turbidity: 24.98	Sample Conductance: 282.8
Sample Color: CLEAR	Sample pH: 8.12
Sample Temperature: 15.8	Sample Odor: -

Field Data						
Time (24 HR)	Temp	Cond	pH	Pump Rate or Bail No.	Turbidity	Other
0750	16.3	331.2	7.98	1 gal	39.85	DO mg/L
0805	15.9	284.5	8.05	2	32.01	1.52
0820	15.8	283.1	8.09	5	27.22	1.03
0835	15.9	282.8	8.11	10	26.38	1.02
0850	15.8	282.8	8.12	15	24.98	1.10
						1.04

Sample Collection Method:

The monitor well was purged:

- ☒ of stagnant water in the casing and filter by slowly setting a pump or intake tubing within the approximate middle of the screened interval or slightly above the middle until the temperature, conductivity and pH stabilized. OR,
☐ of stagnant water in the casing and filter by slowly setting a pump or intake tubing at approximately _____ feet above the bottom of the casing until the temperature, conductivity and pH stabilized. OR,
☐ by hand bailing until temperature, conductivity and pH stabilized.

Samples were collected:

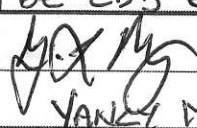
- ☒ by setting a pump, or tubing attached to a pump, within the approximate middle of the screened interval until the temperature, conductivity and pH stabilized.
☐ by setting a pump, or tubing attached to a pump, at approximately _____ feet above the bottom of the casing until the temperature, conductivity and pH stabilized.
☐ with disposable bailers until the temperature, conductivity and pH stabilized.

Sample Shipment:

Water samples were placed in appropriate containers suitable for analyses requested. As necessary, the containers were prepared by the lab. The containers were filled to prevent air-entrapment, sealed, labeled, and placed in an ice chest at approximately 4°C (e.g. blu-ice) for transport to the laboratory.

Analysis Requested: (per laboratory protocols)

- ☐ NWTPH-HCID; ☐ NWTPH-Gx; ☒ NWTPH-Dx; ☒ NWTPH-Gx/BTEX; ☐ VOC; ☐ HVOC;
☐ SemiVOC; ☐ PAH; ☐ PCB; ☐ Pesticides; (☐ 8, ☐ 10, ☐ 13) Metals; ☐ TCLP; ☐ MTBE;
☐ OTHER: MTBE EOB EDC TOTAL LEAD

SIGNATURE: 

PRINT NAME: YANCY MEYER

Notes: 2-inch, Schedule 40 PVC casing = 0.163 gallons per foot; 6" Hole = 1.469 gallons per foot



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

August 21, 2025

Yancy Meyer
Blue Mountain Environmental, Inc.
90 Baldwin Road
Walla Walla, WA 99362

Re: Analytical Data for Project E2025/0802; 1702 Englewood Yakima
Laboratory Reference No. 2508-139

Dear Yancy:

Enclosed are the analytical results and associated quality control data for samples submitted on August 13, 2025.

The standard policy of OnSite Environmental, Inc. is to store your samples for 30 days from the date of receipt. If you require longer storage, please contact the laboratory.

We appreciate the opportunity to be of service to you on this project. If you have any questions concerning the data, or need additional information, please feel free to call me.

Sincerely,

A handwritten signature in black ink, appearing to read "DB", with a long horizontal line extending to the right.

David Baumeister
Project Manager

Enclosures



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

This report pertains to the samples analyzed in accordance with the chain of custody, and is intended only for the use of the individual or company to whom it is addressed.

Date of Report: August 21, 2025
Samples Submitted: August 13, 2025
Laboratory Reference: 2508-139
Project: E2025/0802; 1702 Englewood Yakima

Case Narrative

Samples were collected on August 12, 2025 and received by the laboratory on August 13, 2025. They were maintained at the laboratory at a temperature of 2°C to 6°C.

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

General QA/QC issues associated with the analytical data enclosed in this laboratory report will be indicated with a reference to a comment or explanation on the Data Qualifier page. More complex and involved QA/QC issues will be discussed in detail below.



Date of Report: August 21, 2025
 Samples Submitted: August 13, 2025
 Laboratory Reference: 2508-139
 Project: E2025/0802; 1702 Englewood Yakima

GASOLINE RANGE ORGANICS
NWTPH-Gx

Matrix: Water
 Units: ug/L (ppb)

Analyte	Result	PQL	Method	Date Prepared	Date Analyzed	Flags
Client ID:	8-12-25-MW1-GW					
Laboratory ID:	08-139-01					
Gasoline	ND	100	NWTPH-Gx	8-13-25	8-13-25	
<i>Surrogate:</i>	<i>Percent Recovery</i>	<i>Control Limits</i>				
<i>Fluorobenzene</i>	<i>102</i>	<i>62-122</i>				



Date of Report: August 21, 2025
 Samples Submitted: August 13, 2025
 Laboratory Reference: 2508-139
 Project: E2025/0802; 1702 Englewood Yakima

**GASOLINE RANGE ORGANICS
 NWTPH-Gx
 QUALITY CONTROL**

Matrix: Water
 Units: ug/L (ppb)

Analyte	Result	PQL	Method	Date Prepared	Date Analyzed	Flags
METHOD BLANK						
Laboratory ID:	MB0813W1					
Gasoline	ND	100	NWTPH-Gx	8-13-25	8-13-25	
Surrogate:	Percent Recovery	Control Limits				
Fluorobenzene	101	62-122				

Analyte	Result	Spike Level	Source Result	Percent Recovery	Recovery Limits	RPD	RPD Limit	Flags
DUPLICATE								
Laboratory ID:	08-136-01							
	ORIG	DUP						
Gasoline	ND	ND	NA	NA	NA	NA	NA	30
Surrogate:								
Fluorobenzene				106	99	62-122		



Date of Report: August 21, 2025
 Samples Submitted: August 13, 2025
 Laboratory Reference: 2508-139
 Project: E2025/0802; 1702 Englewood Yakima

VOLATILE ORGANICS EPA 8260D

Matrix: Water
 Units: ug/L

Analyte	Result	PQL	Method	Date Prepared	Date Analyzed	Flags
Client ID: 8-12-25-MW1-GW						
Laboratory ID: 08-139-01						
Methyl t-Butyl Ether	ND	0.20	EPA 8260D	8-14-25	8-14-25	
Benzene	ND	0.20	EPA 8260D	8-14-25	8-14-25	
1,2-Dichloroethane	ND	0.20	EPA 8260D	8-14-25	8-14-25	
Toluene	ND	1.0	EPA 8260D	8-14-25	8-14-25	
Ethylbenzene	ND	0.20	EPA 8260D	8-14-25	8-14-25	
m,p-Xylene	ND	0.40	EPA 8260D	8-14-25	8-14-25	
o-Xylene	ND	0.20	EPA 8260D	8-14-25	8-14-25	
<i>Surrogate:</i>	<i>Percent Recovery</i>	<i>Control Limits</i>				
<i>Dibromofluoromethane</i>	97	68-133				
<i>Toluene-d8</i>	100	79-123				
<i>4-Bromofluorobenzene</i>	97	78-117				



Date of Report: August 21, 2025
 Samples Submitted: August 13, 2025
 Laboratory Reference: 2508-139
 Project: E2025/0802; 1702 Englewood Yakima

**VOLATILE ORGANICS EPA 8260D
 QUALITY CONTROL**

Matrix: Water

Units: ug/L

Analyte	Result	PQL	Method	Date Prepared	Date Analyzed	Flags
METHOD BLANK						
Laboratory ID:	MB0814W1					
Methyl t-Butyl Ether	ND	0.20	EPA 8260D	8-14-25	8-14-25	
Benzene	ND	0.20	EPA 8260D	8-14-25	8-14-25	
1,2-Dichloroethane	ND	0.20	EPA 8260D	8-14-25	8-14-25	
Toluene	ND	1.0	EPA 8260D	8-14-25	8-14-25	
Ethylbenzene	ND	0.20	EPA 8260D	8-14-25	8-14-25	
m,p-Xylene	ND	0.40	EPA 8260D	8-14-25	8-14-25	
o-Xylene	ND	0.20	EPA 8260D	8-14-25	8-14-25	
<i>Surrogate:</i>	<i>Percent Recovery</i>	<i>Control Limits</i>				
<i>Dibromofluoromethane</i>	96	68-133				
<i>Toluene-d8</i>	100	79-123				
<i>4-Bromofluorobenzene</i>	97	78-117				

Analyte	Result	Spike Level	Percent Recovery	Recovery Limits	RPD	RPD Limit	Flags
SPIKE BLANKS							
Laboratory ID:	SB0814W1						
	SB	SBD	SB	SBD	SB	SBD	
Methyl t-Butyl Ether	10.7	10.7	10.0	10.0	107	107	73-129 0 15
Benzene	10.6	10.6	10.0	10.0	106	106	75-126 0 15
1,2-Dichloroethane	11.3	11.4	10.0	10.0	113	114	74-128 1 15
Toluene	9.98	9.75	10.0	10.0	100	98	75-127 2 15
Ethylbenzene	11.2	11.0	10.0	10.0	112	110	80-124 2 15
m,p-Xylene	22.1	21.8	20.0	20.0	111	109	80-124 1 15
o-Xylene	11.1	10.9	10.0	10.0	111	109	80-123 2 15
<i>Surrogate:</i>							
<i>Dibromofluoromethane</i>					94	96	68-133
<i>Toluene-d8</i>					101	98	79-123
<i>4-Bromofluorobenzene</i>					103	102	78-117



Date of Report: August 21, 2025
 Samples Submitted: August 13, 2025
 Laboratory Reference: 2508-139
 Project: E2025/0802; 1702 Englewood Yakima

DIESEL AND HEAVY OIL RANGE ORGANICS
NWTPH-Dx

Matrix: Water
 Units: mg/L (ppm)

Analyte	Result	PQL	Method	Date Prepared	Date Analyzed	Flags
Client ID:	8-12-25-MW1-GW					
Laboratory ID:	08-139-01					
Diesel Range Organics	ND	0.20	NWTPH-Dx	8-13-25	8-13-25	
Lube Oil Range Organics	ND	0.20	NWTPH-Dx	8-13-25	8-13-25	
<i>Surrogate:</i>	<i>Percent Recovery</i>	<i>Control Limits</i>				
<i>o-Terphenyl</i>	<i>114</i>	<i>50-150</i>				



Date of Report: August 21, 2025
 Samples Submitted: August 13, 2025
 Laboratory Reference: 2508-139
 Project: E2025/0802; 1702 Englewood Yakima

**DIESEL AND HEAVY OIL RANGE ORGANICS
 NWTPH-Dx
 QUALITY CONTROL**

Matrix: Water
 Units: mg/L (ppm)

Analyte	Result	PQL	Method	Date Prepared	Date Analyzed	Flags
METHOD BLANK						
Laboratory ID:	MB0813W1					
Diesel Range Organics	ND	0.16	NWTPH-Dx	8-13-25	8-13-25	
Lube Oil Range Organics	ND	0.16	NWTPH-Dx	8-13-25	8-13-25	
<i>Surrogate:</i>	<i>Percent Recovery</i>	<i>Control Limits</i>				
<i>o-Terphenyl</i>	106	50-150				

Analyte	Result	Spike Level	Source Result	Percent Recovery	Recovery Limits	RPD	RPD Limit	Flags
DUPLICATE								
Laboratory ID:	SB0813W1							
	ORIG	DUP						
Diesel Fuel #2	0.439	0.405	NA	NA	NA	NA	8	40
<i>Surrogate:</i>								
<i>o-Terphenyl</i>				112	104	50-150		



Date of Report: August 21, 2025
 Samples Submitted: August 13, 2025
 Laboratory Reference: 2508-139
 Project: E2025/0802; 1702 Englewood Yakima

**1,2-DIBROMOETHANE (EDB)
 EPA 8011**

Matrix: Water
 Units: ug/L (ppb)

Analyte	Result	PQL	Method	Date Prepared	Date Analyzed	Flags
Client ID:	8-12-25-MW1-GW					
Laboratory ID:	08-139-01					
EDB	ND	0.0097	EPA 8011	8-18-25	8-18-25	
<i>Surrogate:</i>	<i>Percent Recovery</i>	<i>Control Limits</i>				
TCMX	61	24-146				



Date of Report: August 21, 2025
 Samples Submitted: August 13, 2025
 Laboratory Reference: 2508-139
 Project: E2025/0802; 1702 Englewood Yakima

**1,2-DIBROMOETHANE (EDB)
 EPA 8011
 QUALITY CONTROL**

Matrix: Water
 Units: ug/L (ppb)

Analyte	Result	PQL	Method	Date Prepared	Date Analyzed	Flags
METHOD BLANK						
Laboratory ID:	MB0818W1					
EDB	ND	0.010	EPA 8011	8-18-25	8-18-25	
Surrogate:	Percent Recovery	Control Limits				
TCMX	80	24-146				

Analyte	Result		Spike Level		Source Result	Percent Recovery	Recovery Limits	RPD	RPD Limit	Flags
SPIKE BLANKS										
Laboratory ID:	SB0818W1									
	SB	SBD	SB	SBD		SB	SBD			
EDB	0.0856	0.0867	0.100	0.100	N/A	86	87	58-141	1	18
Surrogate:										
TCMX						77	77	24-146		



Date of Report: August 21, 2025
Samples Submitted: August 13, 2025
Laboratory Reference: 2508-139
Project: E2025/0802; 1702 Englewood Yakima

TOTAL LEAD
EPA 200.8

Matrix: Water
Units: ug/L (ppb)

Analyte	Result	PQL	Method	Date Prepared	Date Analyzed	Flags
Client ID:	8-12-25-MW1-GW					
Laboratory ID:	08-139-01					
Lead	ND	1.1	EPA 200.8	8-19-25	8-19-25	



Date of Report: August 21, 2025
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 Laboratory Reference: 2508-139
 Project: E2025/0802; 1702 Englewood Yakima

**TOTAL LEAD
 EPA 200.8
 QUALITY CONTROL**

Matrix: Water

Units: ug/L (ppb)

Analyte	Result	PQL	Method	Date Prepared	Date Analyzed	Flags
METHOD BLANK						
Laboratory ID:	MB0819WM1					
Lead	ND	1.1	EPA 200.8	8-19-25	8-19-25	

Analyte	Result	Spike Level	Source Result	Percent Recovery	Recovery Limits	RPD	RPD Limit	Flags
DUPLICATE								
Laboratory ID:	08-183-10							
	ORIG	DUP						
Lead	ND	ND	NA	NA	NA	NA	20	

MATRIX SPIKES

Laboratory ID:	08-183-10									
	MS	MSD	MS	MSD		MS	MSD			
Lead	102	104	111	111	ND	92	93	75-125	2	20





Data Qualifiers and Abbreviations

- A - Due to a high sample concentration, the amount spiked is insufficient for meaningful MS/MSD recovery data.
- B - The analyte indicated was also found in the blank sample.
- C - The duplicate RPD is outside control limits due to high result variability when analyte concentrations are within five times the quantitation limit.
- E - The value reported exceeds the quantitation range and is an estimate.
- F - Surrogate recovery data is not available due to the high concentration of coeluting target compounds.
- H - The analyte indicated is a common laboratory solvent and may have been introduced during sample preparation, and be impacting the sample result.
- I - Compound recovery is outside of the control limits.
- J - The value reported was below the practical quantitation limit. The value is an estimate.
- K - Sample duplicate RPD is outside control limits due to sample inhomogeneity. The sample was re-extracted and re-analyzed with similar results.
- L - The RPD is outside of the control limits.
- M - Hydrocarbons in the gasoline range are impacting the diesel range result.
- M1 - Hydrocarbons in the gasoline range (toluene-naphthalene) are present in the sample.
- N - Hydrocarbons in the lube oil range are impacting the diesel range result.
- N1 - Hydrocarbons in diesel range are impacting lube oil range results.
- O - Hydrocarbons indicative of heavier fuels are present in the sample and are impacting the gasoline result.
- P - The RPD of the detected concentrations between the two columns is greater than 40.
- Q - Surrogate recovery is outside of the control limits.
- S - Surrogate recovery data is not available due to the necessary dilution of the sample.
- T - The sample chromatogram is not similar to a typical _____.
- U - The analyte was analyzed for, but was not detected above the reported sample quantitation limit.
- U1 - The practical quantitation limit is elevated due to interferences present in the sample.
- V - Matrix Spike/Matrix Spike Duplicate recoveries are outside control limits due to matrix effects.
- W - Matrix Spike/Matrix Spike Duplicate RPD are outside control limits due to matrix effects.
- X - Sample extract treated with a mercury cleanup procedure.
- X1 - Sample extract treated with a sulfuric acid/silica gel cleanup procedure.
- X2 - Sample extract treated with a silica gel cleanup procedure.
- Y - The calibration verification for this analyte exceeded the 20% drift specified in methods 8260 & 8270, and therefore the reported result should be considered an estimate. The overall performance of the calibration verification standard met the acceptance criteria of the method.
- Y1 - Negative effects of the matrix from this sample on the instrument caused values for this analyte in the bracketing continuing calibration verification standard (CCVs) to be outside of 20% acceptance criteria. Because of this, quantitation limits and sample concentrations should be considered estimates.
- Z -
- ND - Not Detected at PQL
- PQL - Practical Quantitation Limit
- RPD - Relative Percent Difference





Analytical Laboratory Testing Services
14648 NE 95th Street • Redmond, WA 98052
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Chain of Custody

Page 1 of 1

Analytical Laboratory Testing Services 14648 NE 95th Street • Redmond, WA 98052 Phone: (425) 883-3881 • www.onsite-env.com					
Company: BMEC					
Project Number: E2025/0802					
Project Name: 1702 ENCLERWOOD YAKIMA					
Project Manager: Y. MEYER					
Sampled by: Y. MEYER					
(Check One) ☐ Same Day ☐ 1 Day ☐ 2 Days ☐ 3 Days ☒ Standard (7 Days)					
Date Sampled _____ Time Sampled _____ Matrix _____ (other) _____					
Turnaround Request (in working days)					
Laboratory Number: 08-139					
Number of Containers					
NWTPH-HCID					
NWTPH-Gx/BTEX (8021 ☐ 8260 ☐)					
NWTPH-Gx /BTEX/MTBE/EDB 8260					
NWTPH-Dx (SG Clean-up ☐)					
Volatiles 8260					
Halogenated Volatiles 8260					
EDB EPA 8011 (Waters Only)					
Semivolatiles 8270/SIM (with low-level PAHs)					
PAHs 8270/SIM (low-level)					
PCBs 8082					
Organochlorine Pesticides 8081					
Organophosphorus Pesticides 8270/SIM					
Chlorinated Acid Herbicides 8151					
Total PCRA Metals LEAD					
Total MTCA Metals					
TCLP Metals					
HEM (oil and grease) 1664					
% Moisture					