



MEMO FROM FULCRUM ENVIRONMENTAL CONSULTING, INC.

122 SOUTH THIRD STREET, YAKIMA, WA 98901 (509) 574-0839



To: Dick Bassett
Department of Ecology

May 1, 2001
Page 1 of 1

From: Peggy Williamson
Fulcrum Environmental Consulting, Inc.

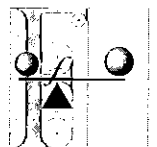
RE: Underground Storage Tank Site Assessment



Enclosed please find one bound copy of the Underground Storage Tank Site Assessment generated for 5281 Vantage Highway in Ellensburg, Washington.

Due to fund difficulties, the project was shut down and the project was not completed.

If you should have any questions, please feel free to contact me at (509) 574-0839.



UST# 567586
owner# 567588



UNDERGROUND STORAGE TANK SITE ASSESSMENT
5281 Vantage Highway
Ellensburg, Washington

Project Number 00-154

April 26, 2001

Revised 5/3/01

Prepared for: Eagle Home Mortgage
Attn: Angie Brown
1400 Summitview Avenue, Suite 106
Yakima, Washington 98902

Prepared by: Fulcrum Environmental Consulting, Inc.
122 South Third Street
Yakima, WA 98901

47° 0' 2.0"
120° 29' 45.6"

Authored by: *Travis Trent*

Date: 4-26-01

Travis Trent, RPG
Certified UST Site Assessor #32-US-23002725
Fulcrum Environmental Consulting, Inc.

Reviewed by: *Peggy Williamson*

Date: 4/26/01

Peggy Williamson, CHMM
Certified UST Site Assessor #32-US-32013305
Fulcrum Environmental Consulting, Inc.

F15# 85894558

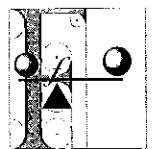


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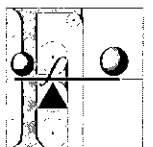
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1.0 INTRODUCTION

Fulcrum Environmental Consulting, Inc. (Fulcrum) was retained by Angie Brown of Eagle Home Mortgage (lending institution) to investigate possible presence of Underground Storage Tanks (USTs) at a facility located at 5281 Vantage Highway, in Ellensburg, Washington. The site was reported to have been used as a gasoline station from the 1940's until approximately 1970. No documentation of UST registration, decommissioning, or site assessment activities was available for the subject site. Because tank presence, use, history, and regulatory status were unknown, the Washington State Department of Ecology's (Ecology) Central Regional Office indicated that a 30-day UST notice would not be required prior to start of investigation activities.

2.0 SCOPE OF WORK

Fulcrum's scope of work for this project was limited to investigation to determine if tanks were present, and if present, to decommission the tanks and complete site assessment activities necessary to achieve permanent closure by removal. Travis Trent was the Certified UST Site Assessor (IFC No: 32-US-32002725) and Certified UST Decommissioner (IFC No: 1059647-26) for the project. See Appendix A for certifications. Site assessment and decommissioning services included oversight of removal activities, site investigation, and sample collection. Tank cleaning, removal, and disposal activities were not included within Fulcrum's scope of services. Tri-Valley Construction (Tri-Valley) was contracted separately to provide UST excavation services. Tri-Valley sub-contracted with Oil Re-refining to provide disposal of tank cleaning waste and any residual tank fluids.

Limited historic tank and site use information was supplied by the lending institution and Dorothy Bonjorni, site owner. Fulcrum made no effort to independently verify accuracy or completeness of supplied data. Fulcrum makes no warranties expressed or implied as to the accuracy or completeness of other's work included or referenced herein.

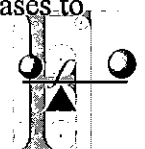
3.0 ENVIRONMENTAL SETTING

The subject site is located at 5281 Vantage Highway in Ellensburg, Washington. Properties near the subject site are primarily agricultural and residential. The site is approximately 1950 feet (ft) above mean sea level.

Soil immediately below the site is well-graded dark brown moist silt and sandy gravel. No bedrock or groundwater were found at maximum extent of sampling excavation, which was terminated at 8 feet below ground surface (bgs). Depth to groundwater below the site was estimated at 15 feet below ground surface. Seasonal changes and irrigation activities are anticipated to result in a variation of approximately 10 feet. Groundwater flow direction is assumed east-southeast based upon regional topography and hydrogeologic conditions.

4.0 BACKGROUND

The following background information was provided by Lon Bonjorni, son of the current property owner. The USTs were installed in the 1940s and have not been used during the last 20 to 30 years. The current site owner has never operated or used the USTs and was unaware of their actual location on-site. The current site owner has no records of UST maintenance, reports of leakage, or releases to



the environment. Historic UST content is unknown, but is assumed to be gasoline and diesel range petroleum hydrocarbons associated with former site use as a gasoline station. A concrete pad assumed to have been the location of historic dispensers is located on the south side of the building. Refer to the field sketch map in Appendix B.

5.0 SITE INVESTIGATION

Travis Trent of Fulcrum arrived on-site the morning of November 20, 2000 to perform UST site assessment and decommissioning services. Greg Huylar and Denny Foster of Tri-Valley were on-site to perform UST excavation services.

The work area was delineated by caution tape and signs. A brief site health and safety meeting was conducted prior to start of removal activities. Tri-Valley performed excavation activities to determine if USTs were present on-site. Four USTs were eventually located on-site.

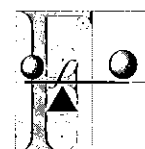
Three approximately 3,000 gallon USTs (UST-01, 02, and 03) were located within the first excavation. A second excavation was performed around the historic dispenser island site, where UST-04 was located. Fuel dispenser lines were primarily located over the USTs and were assumed to have extended to the historic dispenser area. See Appendix B for field sketch map.

The tanks were found to contain de-minimus quantities of residual fuel and water. The air in each tank was monitored with a combustible gas meter during impacting activities to ensure gas readings remained below 20% of the lower explosion limit (LEL) prior to UST removal.

The four USTs were removed from the excavations. All four tanks were moderately rusted with some small holes. The tanks were cleaned on-site and secured on a trailer for transport to a recycling facility.

The first excavation (UST-01, 02, and 03) exhibited no visible hydrocarbon impact, but did exhibit a slight hydrocarbon odor. Field tests (photo-ionization detector, sheen, etc.) of soil from the first excavation found no further evidence of hydrocarbon impact. Samples were collected from below each UST and from two sidewalls of the first excavation. Excavation sidewall samples were preferentially collected from areas most likely to be impacted by historic releases, such as tank ends and fuel line connection areas. Analytical results are presented in Table 1. Following completion of sampling for confirmatory lab analysis, stockpiled soil was returned to the excavation site.

The second excavation (UST-04 and dispenser area) exhibited no visible indication of contamination, but did exhibit a very strong hydrocarbon odor. Field testing of excavation sediments suggested hydrocarbon contamination in the pit bottom and the east and south sidewalls. A trench was dug to the southeast through the dispenser area. Field indication of potential contamination appeared to increase below the dispenser area. Trenching continued in a southeasterly direction in an effort to evaluate horizontal extent of suspect contamination. Contamination concentration appeared to decrease approximately 30 feet from the dispenser area. Samples were collected for laboratory analysis from the bottom of the excavation and the trench area in locations anticipated to have the highest level of hydrocarbon contamination to evaluate nature (gas or diesel range) and concentration of suspect contamination. Excavation extent was marked with flagging tape and re-filled pending receipt of analytical results.



All confirmatory samples were submitted under chain-of-custody to Transglobal Environmental Geosciences Northwest, Inc. located in Lacey, Washington for analysis. Following is a summary of analytical results

**Table 1
Sample Analytical Results**

Sample Number/Description	Analyte	Results (ppm) ¹	Detection Limit (ppm)	Cleanup Levels ² (ppm)
E1121-01, Below UST-03, Excavation-01, 7 ft bgs	Gasoline	None-detected	20	100
	Diesel	None-detected	50	200
	Heavy Oil	None-detected	100	200
E1121-02, East sidewall of Excavation-01, 5.5 ft bgs	Gasoline	None-detected	20	100
	Diesel	None-detected	50	200
	Heavy Oil	None-detected	100	200
E1121-03, Below UST-02, Excavation-01, 7.5 ft bgs	Gasoline	None-detected	20	100
	Diesel	None-detected	50	200
	Heavy Oil	None-detected	100	200
E1121-04, Below UST-01, Excavation-01, 7 ft bgs	Gasoline	None-detected	20	100
	Diesel	None-detected	50	200
	Heavy Oil	None-detected	100	200
E1121-05, South sidewall of Excavation - 01	Gasoline	None-detected	20	100
	Diesel	None-detected	50	200
	Heavy Oil	None-detected	100	200
E1121-06, Below former dispenser area, Excavation-02, 3 ft bgs	Gasoline	11,500	20	100
	Diesel	None-detected	50	200
	Heavy Oil	None-detected	100	200
E1121-07, Southeast of dispenser area/UST-04, Excavation-02, 5 ft bgs	Gasoline	5,000	20	100
	Diesel	None-detected	50	200
	Heavy Oil	None-detected	100	200

1 = Parts per million

2 = MTCA Method A

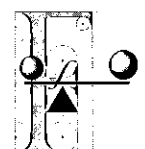
3 = Feet below ground surface

Note: **Bold** results indicated concentrations above MTCA Method A cleanup levels

Analytical results indicate that the Excavation-01 area (UST 01, 02, and 03) has not been impacted by petroleum hydrocarbons. Petroleum hydrocarbon contamination in excess of MTCA Method A cleanup levels is confirmed in the Excavation-02 area (UST-04 and dispensers).

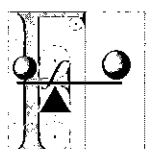
6.0 WASTE DISPOSAL

Disposal activities were handled by Tri-Valley Construction. Tank sludge was drummed and taken for recycling by Oil Re-refining. The four tanks were transported to Northwest Truck Repair for recycling.



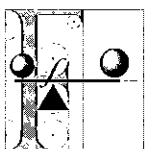
7.0 RESULTS AND CONCLUSIONS

The results of the Vantage Highway Facility site assessment of the four USTs and associated dispenser area indicated that petroleum hydrocarbons have been released to the environment at the second excavation area (UST-04 and dispenser area). Vertical and horizontal extent of contamination was not evaluated during this investigation, though field notes estimate a potential for approximately 675 cubic feet of impacted soil. Under direction of owner/lender, contaminated soil was not removed from the site. Fulcrum verbally reported information regarding this confirmed release to the environment to both the property owner and the Department of Ecology within 24 hours of receipt of confirmatory analytical results. Additional investigative and remedial activities will be required at the 5281 Vantage Highway site to determine extent of contamination.



APPENDIX A

**FULCRUM ENVIRONMENTAL
CONSULTING'S CERTIFICATIONS**



FIRE SERVICE DIVISION

PEGGY WILLIAMSON

**is CERTIFIED in
UNDERGROUND STORAGE TANK
DECOMMISSIONING**

The Fire Service Division attests that the individual named on this certificate has satisfactorily demonstrated knowledge of national underground storage tank regulations and industry standards in effect on this date in the category shown above by successfully completing the prescribed written examination.

Witnessed by our hand

Certificate No. 1035195-26

Issued December 16, 2000

For the Fire Service Division



Chairman



INTERNATIONAL FIRE CODE INSTITUTE

4819



PEGGY M. WILLIAMSON
122 S 3RD ST
YAKIMA, WA 98901

SSN: 538-70-9684
BDATE: 08/28/59
ASI ID: 32-US-32013305

EXAMINATION: WA SITE ASSESS.
EXAM DATE: 12/16/00

EXAMINATION RESULT: PASS

Congratulations! You have passed the Washington UST Site Assessment examination. This achievement attests to your knowledge of Washington site assessment practices and regulations in effect on this date.

Site Assessors in Washington are not required to register with the Department of Ecology. However, Site Assessors may be required to present this letter to the state inspectors as evidence of successful completion of this examination. Additional information on state requirements may be obtained from the Washington Department of Ecology, Toxics Cleanup Program UST Section, P.O. Box 47655, Olympia, WA 98504-7655 (phone 360-407-7210). Retesting every two years may be required by this agency.

Please notify IFCI of any change in your address. Thank you for your participation in the Washington UST Site Assessment examination.

IFCI Certification Section
5360 Workman Mill Road
Whittier, CA 90601-2298

(800) 423-6587



Washington State
Underground Storage Tank
Site Assessment

PEGGY WILLIAMSON

has successfully completed the Washington State Competency Examination for Site Assessment of UST Petroleum Releases as required by WAC 173-360-600. Passing this exam demonstrates knowledge of regulations, standards, and practices pertaining to UST Site Assessment in Washington.


Not valid unless signed.

International Fire Code Institute

TRAVIS L. TRENT is CERTIFIED in UNDERGROUND STORAGE TANK DECOMMISSIONING

The International Fire Code Institute attests that the individual named on this certificate has satisfactorily demonstrated knowledge of national underground storage tank regulations and industry standards in effect on this date in the category shown above by successfully completing the prescribed written examination.

Witnessed by our hand

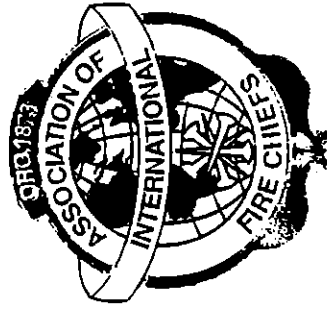
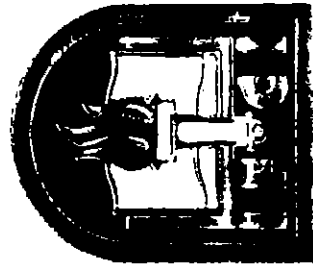
Certificate No. 1059647-26

Issued December 18, 1999

For the International Fire Code Institute

Jeff Strunwald

Chairman



INTERNATIONAL FIRE CODE INSTITUTE

4819



TRAVIS L. TRENT
122 S 3rd ST
YAKIMA, WA 98901

SSN: 536-04-3367
BDATE: 06/06/70
ASI ID: 32-US-32002725

EXAMINATION: WA SITE ASSESS.
EXAM DATE: 12/18/99

EXAMINATION RESULT: PASS

Congratulations! You have passed the Washington UST Site Assessment examination. This achievement attests to your knowledge of Washington site assessment practices and regulations in effect on this date.

Site Assessors in Washington are not required to register with the Department of Ecology. However, Site Assessors may be required to present this letter to the state inspectors as evidence of successful completion of this examination. Additional information on state requirements may be obtained from the Washington Department of Ecology, Toxics Cleanup Program UST Section, P.O. Box 47655, Olympia, WA 98504-7655 (phone 360-407-7210). Retesting every two years may be required by this agency.

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IFCI Certification Section
5360 Workman Mill Road
Whittier, CA 90601-2298

(800) 423-6587



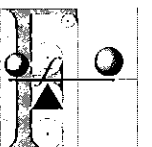
**Washington State
Underground Storage Tank
Site Assessment**

TRAVIS L. TRENT

has successfully completed the Washington State Competency Examination for Site Assessment of UST Petroleum Releases as required by WAC 173-360-600. Passing this exam demonstrates knowledge of regulations, standards, and practices pertaining to UST Site Assessment in Washington.

Travis Trent
NOT valid unless signed.

APPENDIX B
FIELD SKETCH MAP



To Ellensburg



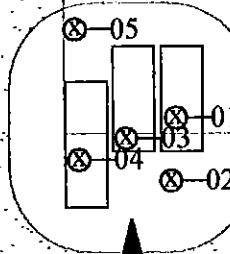
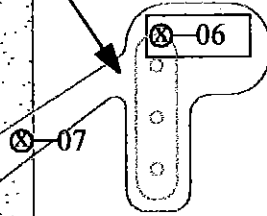
Vantage Highway

Gravel

Concrete
Excavation-02

Building

To Residence



Excavation-01

Legend

Sample Locations: E1120 - ##

Excavation Areas:

Tank Locations:

Dispenser Area:

Scale: NTS

Figure 1
Field Sketch Map

5281 Vantage Highway
Ellensburg, Washington



Fulcrum Environmental Consulting, Inc.
122 South Third Street
Yakima, Washington 98901
Phone (509) 574-0839 Fax (509) 575-8453

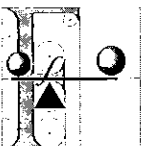
Drawn by: AMP

Project Number: 00-154

Date: 04/23/2001

File Name: Eagle UST Removal

APPENDIX C
ANALYTICAL RESULTS



TRANSGLOBAL ENVIRONMENTAL GEOSCIENCES NORTHWEST, INC.

**800 Sleater-Kinney SE, PMB #262
Lacey, Washington 98503-1127**

**Mobile Environmental Laboratories
Environmental Sampling Services**

**Telephone: 360-459-4670
Fax: 360-459-3432**

November 27, 2000

Travis Trent
Fulcrum Environmental
105 S 3rd Street
Yakima, WA 98901

Dear Mr. Trent:

Please find enclosed the analytical data report for the Eagle Mortgage Lists Project in Ellensburg, Washington. Soil samples were analyzed for Hydrocarbon Identification by NWTPH-HCID and Gasoline by NWTPH-Gx on November 21, 2000.

The results of these analyses are summarized in the attached table. All soil values are reported on a dry weight basis. Applicable detection limits and QA/QC data are included. An invoice for this analytical work is also enclosed.

TEG Northwest appreciates the opportunity to have provided analytical services to Fulcrum Environmental for this project. If you have any further questions about the data report, please give me a call. It was a pleasure working with you on this project, and we are looking forward to the next opportunity to work together.

Sincerely,



Michael A. Korosec
President

TRANSGLOBAL ENVIRONMENTAL GEOSCIENCES NORTHWEST, INC.

EAGLE MORTGAGE LISTS PROJECT
Ellensburg, Washington
Fulcrum Environmental Consulting
Client Project ##00-154

Hydrocarbon Identification by NWTPH-HCID for Soil

Sample Number	Date Analyzed	Surrogate Recovery (%)	Gasoline (mg/kg)	Diesel (mg/kg)	Heavy Oil (mg/kg)
Method Blank	11/21/00	88	nd	nd	nd
E1121-01	11/21/00	106	nd	nd	nd
E1120-02	11/21/00	92	nd	nd	nd
E1120-03	11/21/00	72	nd	nd	nd
E1120-04	11/21/00	112	nd	nd	nd
E1120-05	11/21/00	127	nd	nd	nd
E1120-06	11/21/00	int	D	nd	nd
E1120-07	11/21/00	int	D	nd	nd
Method Detection Limits			20	50	100

"nd" Indicates not detected at listed detection limits.

"D" Indicates detected above the listed detection limit.

"int" Indicates that interference prevents determination.

ACCEPTABLE RECOVERY LIMITS FOR SURROGATE : 65% TO 135%

ANALYSES PERFORMED BY: Marilyn Farmer

TRANSGLOBAL ENVIRONMENTAL GEOSCIENCES NORTHWEST, INC.

EAGLE MORTGAGE LISTS PROJECT
Ellensburg, Washington
Fulcrum Environmental Consulting
Client Project ##00-154

Analyses of Gasoline (NWTPH-Gx) in Soil

Sample Number	Date Analyzed	Surrogate Recovery (%)	Gasoline (mg/kg)
Method Blank	11/21/00	100	nd
E1120-06	11/21/00	int	11,500
E1120-07	11/21/00	int	5,000
Method Detection Limits			10

"nd" Indicates not detected at the listed detection limits.

"int" Indicates that interference prevents determination.

ACCEPTABLE RECOVERY LIMITS FOR SURROGATE (Chlorobenzene): 65% TO 135%

ANALYSES PERFORMED BY: Marilyn Farmer



TRANSGLOBAL
ENVIRONMENTAL
GEOSCIENCES

CHAIN-OF-CUSTODY RECORD

CLIENT: Fulcrum Environmental Consulting
 ADDRESS: 122 S 3rd St, Yakima WA 98901
 PHONE: (509) 574-0839 FAX: (509) 575-8453
 CLIENT PROJECT #: 00-154 PROJECT MANAGER: Travis Trent

DATE: 11/20/00 PAGE 1 OF 1
 PROJECT NAME: Eagle Mt. Logging Lists
 LOCATION: Ellensburg
 COLLECTOR: TT DATE OF COLLECTION: 11/20/00

Sample Number	Depth	Time	Sample Type	Container Type	ANALYSES										NOTES	Total Number of Containers	Total Number of Containers																											
					VOA 8018/8021B	VOA 8021B BTEX	SEM VOL 8270	TPH 8015 (Gasoline)	TPH 8015 (Diesel)	TPH 8015 (A & O)	PCBs 8082	Pesticides 8081	TOTAL LEAD	pH																														
1. E1120-01			S	Colours														1-5 will be either gas or diesel	1	1																								
2. E1120-02			S																	1	1																							
3. E1120-03			S																		1	1																						
4. E1120-04			S																			1	1																					
5. E1120-05			S																				1	1																				
6. E1120-06			S																					1	1																			
7. E1120-07			S																						1	1																		
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18.																																												

LABORATORY NOTES:

7 Please call if you have any questions 509-574-0839

RECEIVED BY (Signature) [Signature] DATE/TIME 11-21-00

RECEIVED BY (Signature) [Signature] DATE/TIME 1029

SAMPLE RECEIPT

TOTAL NUMBER OF CONTAINERS 17

CHAIN OF CUSTODY SEALS Y/N/A (A)

SEALS INTACT? Y/N/A (A)

RECEIVED GOOD COND./COLD (A)

NOTES:

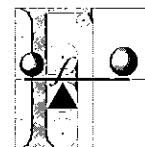
Turn Around Time:

SAMPLE DISPOSAL INSTRUCTIONS

TEG DISPOSAL @ \$2.00 each Return Pickup

APPENDIX D

**UNDERGROUND STORAGE TANK CLOSURE AND
SITE ASSESSMENT DOCUMENTATION**





UNDERGROUND STORAGE TANK Closure and Site Assessment Notice

FOR OFFICE USE ONLY	
Site ID #:	_____
Owner ID #:	_____

See back of form for instructions

Please the appropriate box(es)
 Temporary Tank Closure Change-In-Service Permanent Tank Closure Site Check/Site Assessment

Site Information

Site ID Number _____
(Available from Ecology if the tanks are registered)

Site/Business Name _____

Site Address 5281 Vantage Highway
Street

City/State Ellensburg WA

Zip Code 98926 Telephone (509) 925-7490

Owner Information

UST Owner/Operator _____

Mailing Address _____
Street

P.O. Box _____

City/State _____

Zip Code _____ Telephone (____) _____

Owner's Signature _____

Tank Closure/Charge-In-Service Company

Service Company Tri-Valley Construction

Certified Supervisor Travis Trent Decommissioning Certification No. IFC # 1059647-26

Supervisor's Signature _____

Address 107 South Cedar Telephone (509) 459-9220
Street

Spokane WA 99204
City State Zip Code

Site Check/Site Assessor

Certified Site Assessor Travis Trent

Address 107 S. Cedar Telephone (509) 459-9220
Street

Spokane WA 99204
City State Zip Code

Tank Information

Tank ID	Closure Date	Closure Method	Tank Capacity	Substance Stored
UST-01		removal	3000	remnants
UST-02		↓	2900	of petroleum
UST-03			2000	products
UST-04			2900	

Contamination Present at the Time of Closure

Yes No Unknown

Check unknown if no obvious contamination was observed and sample results have not yet been received from analytical lab

Yes No

If contamination is present, has the release been reported to the appropriate regional office?

Called to report release within 24 hours.



UNDERGROUND STORAGE TANK Site Check / Site Assessment Checklist

FOR OFFICE USE ONLY

Owner #: _____

INSTRUCTIONS

When a release has not been confirmed and reported, this Site Check/Site Assessment Checklist must be completed and signed by a person certified by IFCI or a Washington registered professional engineer who is competent, by means of examination, experience, or education, to perform site assessments. The results of the site check or site assessment must be included with this checklist. This form must be submitted to Ecology at the address shown below within 30 days after completion of the site check/site assessment.

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

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

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

CHECKLIST: Please initial each item in the appropriate box.

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

Underground Storage Tank Section
Department of Ecology
PO Box 47655
Olympia WA 98504-7655

SITE INFORMATION

Site ID Number (Available from Ecology if the tanks are registered): _____

Site/Business Name: _____

Site Address: 9291 Vantage Highway Telephone: (509) 925-7490
Street

City: Ellensburg State: WA Zip Code: 98926

TANK INFORMATION

Tank ID No.	Tank Capacity	Substance Stored
<u>UST 01, 02, 03</u>	<u>3,000, 2,500, 2,000</u>	<u>mostly empty assumed gas & diesel</u>
<u>UST 04</u>	<u>2,500</u>	<u>range petroleum hydrocarbon products</u>

REASON FOR CONDUCTING SITE CHECK / SITE ASSESSMENT

Check one:

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