MONITORING WELL SAMPLING EVENT

Gasoline Station
5250 Railroad Avenue SE
Snoqualmie, Washington

MEK CORPORATION

ENVIRONMENTAL
ASSOCIATES, INC.

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September 6, 2012 JN-27216-1

Mr. Ramin Forghani
MEK Corporation
PO Box 1095
Snoqualmie, Washington 98065

PROPOSAL: **Monitoring Well Sampling & Testing**
Gasoline Station
8250 Railroad Avenue SE
Snoqualmie, Washington

Mr. Forghani:

Environmental Associates, Inc (EAI) has conducted the sampling and laboratory testing of groundwater from a single monitoring well (designated MW-4) located in the northwest section of the property, in accordance with our proposal (PR-27216-1) dated August 24, 2012. The following letter report provides a summary of EAI's findings.

Background

Environmental Associates, Inc.'s (EAI's) involvement with the subject property began in 1999 when EAI was retained to perform a Phase-I Environmental Site Assessment. That report included the review of several prior environmental reports relating to a former gasoline station that had occupied the north-adjacent parcel and the northern most margins of the subject parcel. Pertinent details of those earlier reports along with follow-up work monitored by EAI are briefly summarized below:

- Both the subject and north adjacent parcels were historically owned by the same entity in 1991 (a Mr. Glen Anderson). These adjoining lots have separate King County tax parcel numbers, as denoted on Plate 2, Site Plan.

- An older generation of gasoline station had operated on the north-adjacent parcel, though some later additions including one underground tank and a portion of a pump island extended over onto the presently segregated subject parcel. This "incursion" onto the present subject site is graphically illustrated on Plate 2, Site Plan.

- In approximately 1990 an older generation of three (3) gasoline USTs along with a waste oil UST and heating oil UST were removed from the north-adjacent parcel. Results of soil sampling and testing at that time by others, which was limited to BTEX (benzene, toluene, ethylbenzene, and xylene), did not reportedly suggest an environmental impairment of the property.

- After reviewing the 1990 site assessment data, in 1994 another environmental consultant (RZA-AGRA), performed a subsequent evaluation, which included the sampling of groundwater from three (3) monitoring wells. Two (2) of the wells were located on the north-adjacent parcel, and one was located on the present subject site, in the proximity of the current pump islands. Results of laboratory analysis of soil samples collected during the installation of the wells along with subsequent groundwater samples were found to be in compliance with Washington State Department of Ecology (WDOE)'s cleanup levels in effect at that time.

- In 1995, the remaining three (3) USTs associated with the former north-adjacent gasoline station were removed. As noted earlier, one of those tanks appeared to have been located on the current separated subject property. At that time both parcels were owned and operated by the same entity. Preliminary soil sampling and testing from the tank removal excavation which included the tank encroaching onto the subject parcel, encountered petroleum contamination above the WDOE's regulatory limits. The area was subsequently over excavated and follow-up sampling reportedly demonstrated compliance with WDOE soil cleanup levels.

- The existing convenience store and retail gasoline sales facility on the subject property was constructed in 1995. Monitoring well MW-3 was reportedly removed during construction of the new facility.

- During EAI's 1999 Phase-I review of the 1995 assessment work by others, EAI noted that no environmental soil and/or groundwater testing appeared to have been performed in the vicinity of the pump island, which also appeared to marginally encroach onto the present subject parcel. A subsequent Phase-II focused exclusively on the vicinity of the former pump island encountered gasoline contaminated soil. Follow-up explorations around the perimeter of the former pump island appeared to suggest that the lateral extent of the impacted soil was limited to the localized area of the former pump island.

- A limited independent cleanup action was observed by EAI in June 1999. Approximately 40 cubic yards (61.33 tons) of petroleum-impacted soil was excavated from the former pump island area and transported off-site for disposal. An oxygen releasing compounds (ORC) manufactured by Regenesis was applied to the exposed water table at the base of the excavation. The purpose of the ORC was to aid natural bio-degradation of the residual petroleum hydrocarbon concentration.

- Monitoring well MW-4 was installed in December 1999 within the limits of the former pump island remediation excavation, to provide a means for monitoring the hopeful decline in residual petroleum concentrations in the groundwater treatment zone over time.

- A groundwater sample was first collected from MW-4 in January, 2000. Neither gasoline range total petroleum hydrocarbons, nor BTEX compounds were detected in the recovered groundwater sample. Monitoring well MW-4 was sampled again in May and July 2000. As with the February 2000 sampling event, neither gasoline range total petroleum hydrocarbons nor BTEX were detected in the MW-4 groundwater samples. No further groundwater testing was requested by the property owner upon completion of the third sampling event.

- Since EAI's 1999-2000, involvement, both the subject and north adjacent parcel have been sold several times. Mr. Glen Hover sold the subject parcel to REFVEM Enterprises, Inc., in May 1999. Mr. Hover retained the north adjacent parcel, eventually selling it to Sound Properties, LLC, in January 2003. The north parcel was then sold again in February 2005 to Go Wireless Investments. The subject parcel was later sold to the current owners MEK Corporation in November 2002.

- In 2007, EAI provided a Transaction Screen environmental review of the subject property to North County Bank, a lender for the current property owner. That document provided a brief synopsis of the prior environmental work, similar to that provided above.

Present Scope of Work

It is EAI's understanding that in the process of performing due diligence, a prospective purchaser of the subject property, discovered that the subject property address (8250 Railroad Avenue SE) is listed on the Washington State Department of Ecology's Leaking Underground Storage Tank (LUST) database. Further inquiries by the property owner to the WDOE suggest that this listing may have been due to the a prior owner's submission of environmental reports regarding the former pump island limited cleanup action.

EAI was subsequently retained to visit the site and collect and laboratory-analyze a current groundwater sample from MW-4, the results of which are to be used to evaluate the sensibility of having the property owner enter into the WDOE's Voluntary Cleanup Program, and officially apply for a determination of "no further action" (NFA).

Monitoring Well Sampling

On August 27, 2012, EAI visited the site and found monitoring well MW-4 to still be present and intact. The well was purged of approximately three (3) well-volumes using a low-flow technique and a subsequent sample of the groundwater was pumped directly into laboratory-prepared glassware provided by the project laboratory. The recovered groundwater samples were submitted to the project laboratory to be analyzed for gasoline total petroleum hydrocarbons including BTEX (benzene, toluene, ethylbenzene, xylene)by Washington State Department of Ecology test method NWTPH-G/BTEX.

Laboratory Results

As presented in Table 1, attached, the current August-2012 groundwater sample from MW-4 was found to be in compliance with WDOE target levels for unrestricted land use, for gasoline TPH and associated BTEX compounds. None of the petroleum compounds tested for were detected above laboratory minimum detection limits.

Examining Table 1, all prior groundwater sampling events back in the year 2000 also demonstrated continual compliance with the WDOE target levels.

A copy of the current laboratory report is included in Appendix-A.

Conclusions & Recommendations

Relying upon the sampling and testing performed as part of this current assessment, it would appear that the focused remedial action at the former pump island in 1999 remains successful at the locality evaluated. The present findings suggest that entering into the WDOE's voluntary cleanup program to seek a determination of no further action (NFA) for the former pump island cleanup action" may eventually result in a favorable outcome. By statute, the WDOE may take up to 90 days to provide their first written opinions regarding a completed cleanup and/or proposed action.

Typically the WDOE requires a minimum of four (4) consecutive quarters of continued demonstrated groundwater compliance before they will consider a remediation effort involving groundwater to have been successful. In the year 2000, only three (3) consecutive quarterly monitoring events had been performed for the prior owner of the property. It is unknown by us as to what degree the WDOE will "credit" or "weigh" the past monitoring events in deciding how many additional quarters of groundwater monitoring may be required. Based upon some experiences with the agency, it remains conceivable that the WDOE could require a renewed monitoring effort totally four (4) new quarters, of which the August 2012 sampling event would be the first.

Applying for an NFA determination will require completion of the application forms along with submission of all currently available environmental reports. EAI has already been asked by the Client to assist with this application process.

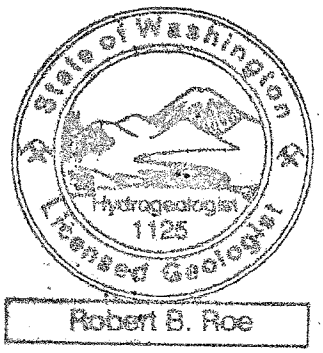
Limitations

This report has been prepared for the exclusive use of MEK Corporation for specific application to this site. Our work for this project was conducted in a manner consistent with that level of care and skill normally exercised by members of the environmental science profession currently practicing under similar conditions in the area, and in accordance with the terms and conditions set forth in our proposal dated August 24, 2012. The opinions expressed in this report are based upon interpretations, observations and testing made at separated monitoring well locations and conditions may vary between those locations or other locations, depths, and/or media. EAI makes no warranty regarding the nature or suitability of opinions to be rendered by the WDOE or other regulatory agencies. No other warranty, expressed or implied, is made. If new information is developed in future site work that may include excavations, borings, studies, etc., Environmental Associates, Inc., must be retained to reevaluate the conclusions of this report and to provide amendments as required.

We appreciate the opportunity to be of service on this assignment. If you have any questions or if we may be of additional service, please do not hesitate to contact us.

Robert B. Roe, M. Sc., LHG.
Project Manager / Hydrogeologist

Licence: 1125 (Washington)



Don W. Spencer, M.Sc., P.G., R.E.A.
Principal

License: 604 (Washington)
License: 11464 (Oregon)
License: 876 (California)
License: 5195 (Illinois)
License: 0327 (Mississippi)

Attachments

Table 1 - Petroleum Hydrocarbons - Groundwater Sampling Results

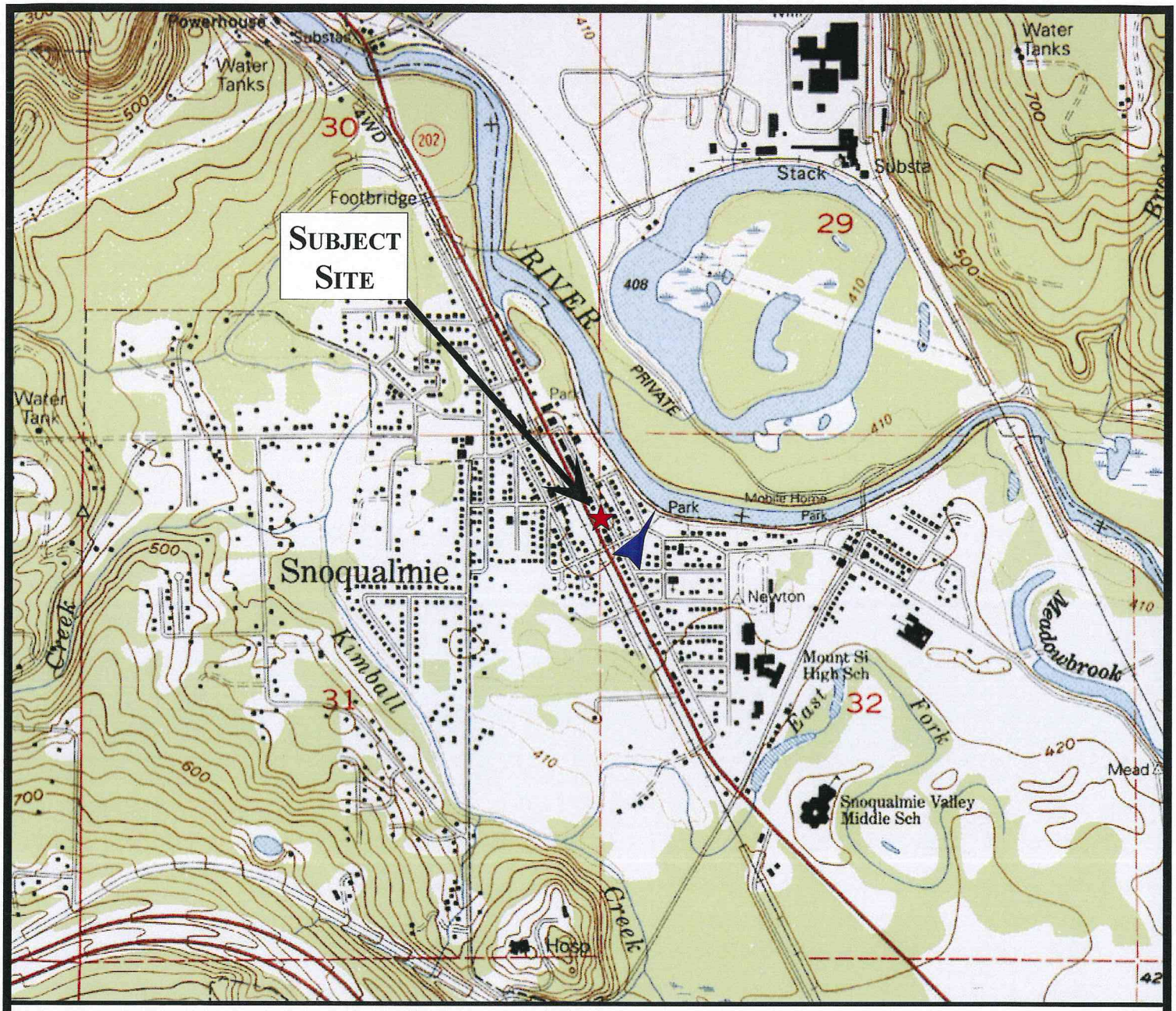
Appendix-A Laboratory Report

TABLE 1 - Petroleum Hydrocarbons - Groundwater Sampling Results
All results and limits in parts per billion (ppb)

Monitoring Well MW-4	Gasoline (TPH)	Benzene	Toluene	Ethylbenzene	Total Xylenes
1/27/2000	ND	ND	ND	ND	ND
5/11/2000	ND	ND	ND	ND	ND
7/17/2000	ND	ND	ND	1.6	ND
8/27/2012	ND	ND	ND	ND	ND
Reporting Limit [3]	100	1	1	1	1
MTCA-Method-A Cleanup Levels[4]	**800 or 1000[5]**	**5**	**1000**	**700**	**1000**

Notes:
1 - "ND" denotes analyte not detected at or above listed Reporting Limit.
2- "NA" denotes sample not analyzed for specific analyte.
3- "Reporting Limit" represents the laboratory lower quantitation limit.
4- Method A groundwater cleanup levels as published in the Model Toxics Control Act (MTCA) 173-340-WAC.
5- The MTCA gasoline TPH cleanup level is 800 ppb for groundwater with benzene. Otherwise, the cleanup level is 1000 ppb.
6- The laboratory reports that the sample's chromatographic pattern does not resemble the fuel standard used for quantitation.
7- Refer to the attached laboratory report for a complete list of chlorinated volatile organic compounds (cVOC's) tested for.

Bold and Italics denotes concentrations above existing or proposed MTCA Method A groundwater cleanup levels.



LEGEND:

Approximate Site Location

Inferred Direction Of Shallow-Seated Groundwater Flow

N

Scale

0 *1/2* *1 mile*

Contour Interval 20 Feet

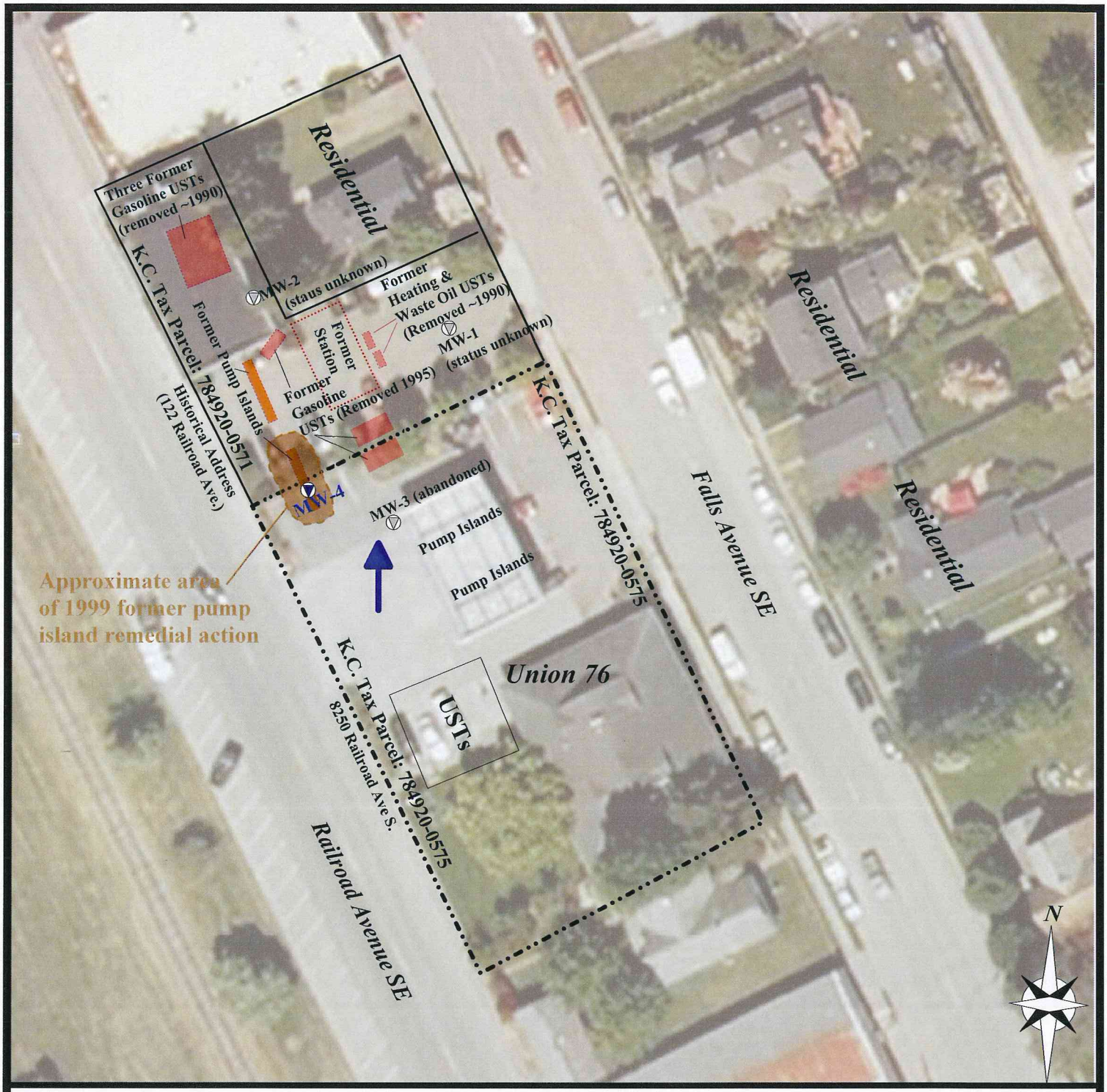
ENVIRONMENTAL ASSOCIATES, INC.

1380- 112th Avenue N.E., Ste. 300
Bellevue, Washington 98004

VICINITY/TOPOGRAPHIC MAP

Union 76 Gas Station
8250 Railroad Avenue Southeast
Snoqualmie, Washington

Job Number:	*Date:*		*Plate:*
JN 27216-1	September 2012		1



Approximate locations of former gasoline station structures, former under ground tanks, and pump islands.

Monitoring well MW-4 installed within the former pump island remediation excavation in February 2000.

Inferred groundwater flow direction based upon regional topography and Snoqualmie River basin drainage.

ENVIRONMENTAL ASSOCIATES, INC.

2122 - 112th Avenue N.E., Ste. B-100
Bellevue, Washington 98004

Site Plan - Detailed

Union 76 Gas Station
8250 Railroad Avenue Southeast
Snoqualmie, Washington

Job Number:	*Date:*		*Plate:*
JN 27216-1	September 1912		2

APPENDIX-A

Laboratory Data

ESN NORTHWEST, INC. | Environmental Services Network

CHAIN-OF-CUSTODY RECORD

CLIENT: Environmental Associates, Inc.

ADDRESS: 1380 112th Ave NE, #300 Bellevue-Wa 98004

PHONE: (425) 455-9025 FAX: (425) 455-2316

CLIENT PROJECT #: DN 9131-4 PROJECT MANAGER: Robert Roe

DATE: 8/29/2012 PAGE 1 OF 1

PROJECT NAME: Snoqualmie 76

LOCATION: Snoqualmie - WA

COLLECTOR: Robert Roe DATE OF COLLECTION 8/29/2012

Sample Number	Depth	Time	Sample Type	Container Type	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 Note Number
1. MW-4			H2O	AB/VOA			X	X															4	
2.																								
3.																								
4.																								
5.																								
6.																								
7.																								
8.																								
9.																								
10.																								
11.																								
12.																								
13.																								
14.																								
15.																								
16.																								
17.																								
18.																								

RELINQUISHED BY (Signature)	DATE/TIME	RECEIVED BY (Signature)	DATE/TIME
	8/29/2012		8/29/12 1:10 pm
RELINQUISHED BY (Signature)	DATE/TIME	RECEIVED BY (Signature)	DATE/TIME

SAMPLE DISPOSAL INSTRUCTIONS

☐ ESN DISPOSAL @ $2.00 each ☐ Return ☐ Pickup

SAMPLE RECEIPT	
TOTAL NUMBER OF CONTAINERS	
CHAIN OF CUSTODY SEALS Y/N/NA	
SEALS INTACT? Y/N/NA	
RECEIVED GOOD COND./COLD	
NOTES:	

LABORATORY NOTES:

Rush

Turn Around Time 24 HR 48 HR 5 DAY

ESN NORTHWEST CHEMISTRY LABORATORY

Environmental Associates, Inc.
Snoqualmie 76 PROJECT
Client Project #JN 9131-4
Snoqualmie, WA

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	8/29/2012	nd	nd	nd	nd	nd	103
LCS	8/29/2012	133%	128%	138%	133%	---	96
LCSD	8/29/2012	120%	120%	126%	121%	---	95
MW-4	8/29/2012	nd	nd	nd	nd	nd	111
MW-4 Dup	8/29/2012	nd	nd	nd	nd	nd	109
Reporting Limits		1.0	1.0	1.0	3.0	100	

Note: Analysis of LCS yielded high recovery for Ethylbenzence, because this analyte was within the limits in LSCD analysis, no further action was taken.

"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%