

STATE OF WASHINGTON DEPARTMENT OF ECOLOGY

Northwest Regional Office * 3190 160th Ave SE * Bellevue, WA 98008-5452 * 425-649-7000 711 for Washington Relay Service * Persons with a speech disability can call 877-833-6341

September 30, 2013

Ms. Marlea Harmon
Project Manager
Chevron Environmental Management Company (CEMC)
6101 Bollinger Canyon Road
BR1X/X5228
San Ramon, CA 94583

Re: No Further Action at the Following Site:

Site Name: Unocal Bulk Plant #306563
Alternate Names: Unocal Station #0138

Site Address: 101 NW Coveland Street, Coupeville, WA 98239

Facility/Site Number: 2008
VCP Project Number: NW2627
ISIS Cleanup Number: 5047

Dear Ms. Harmon:

The Washington State Department of Ecology (Ecology) received your request for an opinion on your independent cleanup of Unocal Coupeville Bulk Plant facility (Site). This Site has also been registered with Ecology as Unocal Station #0138. This letter provides our opinion. We are providing this opinion under the authority of the Model Toxics Control Act (MTCA), Chapter 70.105D RCW.

Issue Presented and Opinion

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

NO. Ecology has determined that no 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 70.105D RCW, and its implementing regulations, Chapter 173-340 WAC (collectively "substantive requirements of MTCA"). The analysis is provided below.

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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:

- Total petroleum hydrocarbons, petroleum hydrocarbons as gasoline (TPH-GRO), diesel (TPH-DRO), heavy-oil range (TPH-HRO), benzene, toluene, ethylbenzene and xylenes (BTEX) into the soil and ground water
- Total petroleum hydrocarbons, benzene and toluene into the ground water

Enclosure A, Figure 4 includes a detailed description and diagram of the Site as currently known to Ecology.

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

Basis for the Opinion

This opinion is based on the information contained in the documents listed below:

- February 27, 2013. Site Summary Report [revised]. Science Applications International Corporation (SAIC).
- 2. June 27, 2012. Site Summary Report. SAIC.
- June 15, 2011. Supplemental Site Investigation Report. SAIC Energy, Environment & Infrastructure, LLC.
- January 18, 2008. Remedial Action Results Report, Former Unocal Bulk Plant No. 0138. ENSR/AECOM.
- March 18, 2005. Soil Subsurface/Site Investigation Summary Report. ENSR International.
- December 30, 1998. Revised VCP Soil No Further Action Request and Remedial Action Summary Report. GeoEngineers, Inc. (GeoEngineers).
- 7. July 12, 1995. Report of Hydro Geologic Services, Supplemental Ground Water Contamination Study. GeoEngineers.

- January 22, 1993. Results of Ground Water Sampling and Soil Stockpile Sampling. GeoEngineers.
- March 18, 1992. Remedial Action and Supplemental Subsurface Contamination Study. GeoEngineers.
- 10. January 30, 1990. Subsurface Contamination Study. GeoEngineers.
- 11. October 6, 1989. Diesel Storage Tank Removal. GeoEngineers.

These documents are kept in the Central Files of the Northwest Regional Office of Ecology (NWRO) for review by appointment only. You can make an appointment by calling the NWRO resource contact at (425) 649-7235 or emailing a request to nwro_public_request@ecy.wa.gov. These documents are also available electronically through Ecology's Internet Web page for this Site at https://fortress.wa.gov/ecy/gsp/Sitepage.aspx?csid=5047

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

Analysis of the Cleanup

Ecology has concluded that no 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 sufficient to establish cleanup standards and select a cleanup action. The Site is described above and in **Enclosure A**.

2. Establishment of Cleanup Standards.

Ecology has determined the cleanup levels and the points of compliance established for the Site meet the substantive requirements of MTCA, as follows.

Soil Cleanup Levels and Point of Compliance

The Site is located in a mixed residential and commercial area. Soil cleanup levels for unrestricted use protective of direct human contact are therefore required at the Site. Either MTCA Method A or Method B cleanup levels can be used for this purpose. Method B cleanup levels were chosen for soil. The applicable point of compliance for soil under these conditions is throughout the Property and at least 15

feet below ground surface (bgs) based on human exposure by direct contact or other exposure pathways where contact with the soil is required to complete the pathway.

MTCA Method B cleanup levels for soil were calculated for this Site. The cleanup levels were derived using Ecology's MTCATPH Version No. 11.1 Excel spreadsheet using analytical data from soil samples from the Site and Ecology's CLARC database.

For direct contact with soil, SAIC's calculated Method B cleanup level for total TPH is 2,829 mg/kg. Ecology has verified this concentration and accepts this cleanup level.

MTCA Method B cleanup levels for BTEX derived from Ecology's CLARC data base are: benzene: 18 mg/kg; toluene: 6,400 mg/kg; ethylbenzene: 8,000 mg/kg and total xylenes: 16,000 mg/kg. (SAIC, Appendix B, 2/27/2012). A summary of SAIC's Method B results are included as Tables 1 & 2.

Soil concentrations of total TPH meet this calculated concentration of 2,829 mg/kg at all points of compliance to a depth of 15 feet below ground surface (bgs). However, one soil sample, 252SL(26)030705, had a concentration of 2,942 mg/kg on March 7, 2006. This sample was collected at 26 feet bgs. While the concentration is slightly above the required cleanup level, it was collected 11 feet below the required point of compliance and thus is accepted.

Soil cleanup levels protective of terrestrial ecological receptors are not required based on a simplified terrestrial evaluation (TEE). A simplified TEE exposure analysis using WAC 173-340-7491 and Table 749-1 indicates no further consideration of ecological impacts is needed.

Ground Water Cleanup Levels and Point of Compliance

The highest beneficial use for ground water beneath the Site is presumed under MTCA to be a potable source. Since TPH soil cleanup levels were calculated using Method B, it must be used to calculate a site-specific TPH cleanup level for ground water.

Using SAIC's data, Ecology calculated a Method B cleanup level for ground water. SAIC used a dilution factor of 20 based on depth to ground water to determine a cleanup level for ground water. Using this assumption, Ecology's model predicts that soil leaching to ground water is not a critical pathway. To test this assumption, Ecology used a more conservative dilution factor of 1 and the model derived a value of 552 μ g/L. Using this conservative approach, Ecology will use a ground water TPH cleanup level of 552 μ g/L at this Site.

The point of compliance for ground water is throughout the Site. Of the thirteen monitoring wells installed at the Site, only MW-5 and MW-9 remain operational and these wells constitute the points of compliance for the Site. The other wells were abandoned because concentrations of TPH in the wells had been below MTCA Method A cleanup levels for at least four consecutive quarters. Most of the other monitoring wells were abandoned before 1998.

Air

MTCA specifically requires an evaluation of soil cleanup levels protective of air for diesel-range hydrocarbons whenever concentrations are greater than 10,000 mg/kg (WAC 173-340-740 (3)(b)(iii)(C)). Diesel-range concentrations exceeding 10,000 mg/kg were present in soil beneath the Property but have been removed to Method B cleanup levels. Vapor intrusion is not considered a threat at the Site.

The air point of compliance in ambient air is throughout the Site.

3. Selection of Cleanup Action.

Ecology has determined the cleanup action you selected for the Site meets the substantive requirements of MTCA. The cleanup meets the minimum cleanup requirements and does not exacerbate conditions or preclude reasonable cleanup alternatives elsewhere at the Site.

The cleanup actions consisted of excavation of contaminated soils, air sparging and long-term compliance monitoring.

4. Cleanup.

Ecology has determined the cleanup you performed meets the cleanup standards established for the Site.

Between 1982 and 1995, all underground and aboveground improvements consisting of USTs, ASTs, pumps, loading racks, slabs, fuel lines and a building were removed from six separate areas on the Property. Associated with these activities, approximately 1,400 cubic yards of soil were remediated by land farming, tilling and aeration on-Site. The soil was stockpiled in lifts and tilled on a weekly basis. The stockpiled soil was used as backfill once the concentrations for the chemicals of concern were below MTCA Method A cleanup levels.

Thirteen monitoring wells were installed on the Property for ground water monitoring activities. By 1998, only MW-5 and MW-9 required further ground water monitoring as

the other wells had met the required concentrations for four consecutive quarters. The wells that were no longer needed were subsequently abandoned.

In January 2005, prior to redevelopment of the Property, a Site investigation was completed to further characterize the extent of residual petroleum-impacted soil and investigate the source for ground water impacts observed in monitoring wells MW-5. Approximately 589 tons of diesel-impacted soil were excavated and removed from the vicinity of the former loading rack. The final excavation depth was 26 feet bgs. Air sparging was used to remediate the impacted ground water at the base of the excavation as ground water which was at 26 ft bgs. Air sparging was continued in this area until 2007. No information is available concerning the effectiveness of the air sparging operation or the reasons for discontinuing its operation.

In September 2010, the possibility of vapor intrusion at the residential housing was investigated using four vapor points for sampling. The residence is built over the location of the former ASTs. Measurable concentrations of gasoline-range hydrocarbons and BTEX were present in the samples. No incremental carcinogenic risk from vapor intrusion to indoor air was predicted using the analytical data and the Johnson and Ettinger model.

In May and June 2011, an additional ten soil borings were advanced in the vicinity of the former ASTs. Concentrations of TPH-G were greater than the MTCA Method A cleanup level in soil samples from two of the ten soil borings. The maximum TPH-G concentration from sample SB-11 taken at 5 feet bgs was 890 mg/kg. Two additional borings, SB-11-5 and SB-18, were completed close to SB-11 to collect a soil sample to calculate a Site-specific Method B cleanup level for total petroleum hydrocarbons.

Based on the results of the investigation described above, the concentrations of petroleum hydrocarbons and BTEX at the Site meet the cleanup levels and points of compliance for soil, ground water and soil vapor. Concentrations of TPH in soil above 15 feet are below the Method B cleanup level of 2,829 mg/kg for direct contact. Concentrations of BTEX in soil meet the levels specified in Ecology's CLARC database (Method A). Concentrations of TPH in ground water are below the Method B cleanup level of 552 μg/L. Soil vapor concentrations while detectable were not sufficient to result in incremental carcinogenic risks.

Post-Cleanup Controls and Monitoring

Post-cleanup controls and monitoring are remedial actions performed after the cleanup to maintain compliance with cleanup standards. This opinion is dependent on the continued performance and effectiveness of the following:

1. Compliance with Institutional Controls.

Institutional controls prohibit or limit activities that may interfere with the integrity of engineered controls or result in exposure to hazardous substances. The following institutional controls are no longer necessary at the Site:

Restrictive Covenant

A copy of the Restrictive Covenant dated October 11, 2000 is included in Enclosure B.

If the conditions at the Site requiring an institutional control no longer exist, then the owner may submit a request to Ecology that the restrictive covenant or other restrictions be eliminated. The restrictive covenant or other restrictions shall be removed, if Ecology, after public notice and opportunity for comment, concurs. The owner of the Property reserves the right under WAC 173-340-440 to record an instrument that provides that the Restrictive Covenant shall no longer limit use of the Property.

Listing of the Site

Based on this opinion, Ecology will initiate the process of removing the Site from our lists of hazardous waste sites, including:

Hazardous Sites List
Confirmed and Suspected Contaminated Sites List
Leaking Underground Storage Tank List

That process includes public notice and opportunity to comment. Based on the comments received, Ecology will either remove the Site from the applicable lists or withdraw this opinion.

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 or
- 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 70.105D.040(4).

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 70.105D.080 and WAC 173-340-545.

3. State is immune from liability.

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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 70.105D.030(1)(i).

Termination of Agreement

Thank you for cleaning up the Site under the Voluntary Cleanup Program (VCP). This opinion terminates the VCP Agreement governing this project (VCP Number: NW2627).

For more information about the VCP and the cleanup process, please visit our website: www. ecy.wa.gov/programs/tcp/vcp/vcpmain.htm. If you have any questions about this opinion or the termination of the Agreement, please contact me by phone at (425) 649-7064 or e-mail at hvic461@ecy.wa.gov.

Sincerely,

Heather Vick, LHg

Voluntary Cleanup Program

Toxics Cleanup Program

Enclosures (2):

A Description, Data Tables and Diagrams of the Site

B Restrictive Covenant (October 11, 2000)

ce: Gabriel Cisneros, SAIC Energy, Environment & Infrastructure, LLC Sonia Fernandez, VCP Coordinator, Ecology Dolores Mitchell, VCP Financial Manager, Ecology

Enclosure A

Description, Data Tables and Diagrams of the Site

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Site Description

This section summarizes Ecology's understanding and interpretation of the site conditions and forms the basis for the opinions expressed in the body of the letter.

Site Name: Unocal Bulk Plant 306563

Alternate Names: Unocal Coupeville Bulk Plant, Unocal 0138 and Stuart Corey

Property Address: 101 NW Coveland Street, Coupeville, WA

Site

The Site is listed on Ecology's Confirmed and Suspected Site List for petroleum hydrocarbon impacts to soil and ground water contamination associated with the Site's use as a petroleum service station and bulk plant for approximately 60 years. In 1989, a subsurface investigation confirmed impacts to soil and ground water that required remediation. The extent of this soil and ground water contamination defines the Site. The Site is wholly contained within the Property boundaries. The Site and Property layout is provided as GeoEngineers' Figure 2 and SAIC's Figure 4. Figure 2 provides the configuration of the bulk plant in 1981.

Area Description

The Property is located on the southeast corner at the intersection of NW Coveland Street and NW Alexander Street. The Property is located west of the main residential and retail business district of the Town of Coupeville. The Site is fully landscaped with paved parking, sidewalks, garden landscaping and a gazebo. Neighboring properties include the public library to the south; residential properties to the east and northeast, a park to the north and commercial auto repair shop to the west.

Property History and Current Use

A bulk plant was built on the Property in 1927. The plant features were removed or replaced with new facilities in 1958. During its operation, the bulk plant improvements to the Property consisted of five above ground storage tanks (ASTs), three underground storage tanks (USTs), above ground distribution lines, a loading dock, warehouse, office, garage and drum storage area.

Between 1982 and 1995, all of the tanks and auxiliary equipment were removed from the Property. Subsurface investigations have been on-going since 1989. In 1982, two semi-buried storage tanks, H548 and H336 were removed. These tanks had capacities of 6,000 gallons and 5,000 gallons, respectively. Limited information is available concerning the use or disposition of these two tanks. The Federal UST rules and regulations proposed by the United States Environmental Protection Agency (EPA) were not in effect until 1984; therefore these tanks were not subject to the reporting requirements later adopted by the EPA (1986) and Ecology (1989). In September 1989, GeoEngineers removed H497, a 6,000-gallon UST storing diesel fuel.

In 1990, GeoEngineers began the first of several subsurface investigations with six exploratory soil boring and three test pits at the locations indicated in Figure 2. Each of the borings was completed as monitoring wells for use in future sampling. Selected soil samples from each

boring were analyzed for the TPH by EPA Method 418.1 and for BTEX by EPA Method 8020. Concentrations of TPH ranged from 4.6 to 1,500 mg/kg.

A shallow composite soil sample from the drum area had a TPH concentration of 2,500 mg/kg.

In December 2004, the Property was sold to DRM Properties LLC (DRM) and DRM began redevelopment of the Property. In 2005, the Property was divided into Parcels A and B. Parcel A corresponds to Island County parcel number 807196 and Parcel B corresponds to Island County parcel number 807197. A single story retail business and a restaurant are built on Parcel A, the northern portion of the Property. A single-family residence, garage and "mother-in-law" apartment are built on Parcel B, the southern portion of the Property.

Parcel A contained the former bulk plant facilities consisting of the aboveground fuel lines, the loading rack, the warehouse, the office, the garage, and a drum storage area. Improvements to Parcel B consisted of five above ground storage tanks (ASTs), three underground storage tanks (USTs), and aboveground fuel lines. Two of the USTs were removed in 1982; one was removed in 1989. The ASTs were removed in 1992.

Physiographic Setting

Whidbey Island is located in Puget Sound which is part of the Puget Sound Lowland physiographic province, a north-south trending trough situated between the Cascade Mountains to the east and the Olympic Mountains to the west. Penn Cove in Puget Sound is approximately 450 feet north of the Property. The Property slopes from south to north. The elevation at the southern edge of the Property, the location of the residential house is 50 ft. msl. The elevation at the northern edge of the Property, the vicinity of MW-5 is 39 ft. msl. Most of the difference in elevation occurs near the center of the Property.

Ecological Setting

The main business district for the Town of Coupeville is concentrated along Front Street, an east-west street, and is bounded on the east by Main Street, oriented north to south, and to the west by NW Alexander Street. The Property is located one block south of Front Street at the intersection of Coveland and NW Alexander. All the land within several blocks of the Property is used for commerce. A simplified Terrestrial Ecological Evaluation (TEE) was completed and indicted no further consideration of ecological impacts is needed.

Geology

The Property is directly underlain by Vashon glacial till that consists of gravelly, silty sand to gravelly, sandy, clayey silt from the ground surface to approximately 100 feet below ground surface (bgs). Permeable sand and gravel lenses are present within the upper portion of the glacial till between 20 and 40 feet bgs. Underling the till is advance outwash that consists of stratified sand and gravel interbedded with layers of silt and clay.

Ground Water

Two distinct aquifers are present beneath the Site including a shallow perched aquifer and a deep confined aquifer. The shallow perched aquifer exists within the permeable sand and gravel

lenses in the upper portions of the glacial till. All historical and existing monitoring wells, except PW-1, were screened within this perched aquifer. Ground water in the upper aquifer flows northeast toward Penn Cove and is present between 19 and 30 feet bgs. Ground water in the deeper confined aquifer is present at approximately 120 to 140 feet bgs within the advance outwash. PW-1 is located on Parcel B and is identified in Figure 4. PW-1 is up gradient of known soil contamination as indicated by the shaded areas in Figure 4. One of Coupeville's emergency water supply wells (Well No. 1) is also screened within the deeper confined aquifer. Well No. 1 is approximately 250 feet northeast of the Property. PW-1 was only used for drawdown testing in conjunction with the Well No. 1. The City of Coupeville was concerned that contamination at the site was impacting Well No. 1. GeoEngineers used a down-boring video camera in an attempt to determine the construction of PW-1. They were able to determine that PW-1 was completed to a depth of 131 feet bgs but were unable to determine its screened interval. PW-1 was sampled only once in April 1995. Concentrations of petroleum hydrocarbons were not detected in samples from PW-1 or Well No. 1. Ecology concluded that the problems the City of Coupeville was experiencing at Well No. 1 were not associated with the Site. PW-1 was decommissioned in 1995 (GeoEngineers, 7/12/1995; 12/30/1998).

Tidal fluctuations have been noted in PW-1 and Well No.1 indicating tidal influence between Penn Cove and the lower confined aquifer in that location.

Release and Extent of Contamination - Soil

Figure 4 depicts the Property and Site boundaries and the shaded areas further outline the location and extent of the soil contamination found at the Property. Figure 4 also outlines the division of the Property into Parcel A and Parcel B.

Site investigations have been conducted since 1989 and have identified petroleum hydrocarbon impacts in soil and ground water. Between 1982 and 1995, all under ground and above ground facilities including USTs, ASTs pumps, loading racks, slabs, fuel lines and building were removed. Most of the impacted soil was excavated in 1991 as indicated in Figure 4. One of the highest concentrations of TPH was reported at 2,400 mg/kg at 3 feet bgs for a sample taken at the warehouse, north wall. The TPH concentration of one sample (910419-4) taken east of the office building was 1,700 mg/kg at 2 ft bgs.

In 2004, the TPH concentration in boring B-6 ranged from 3,100 mg/kg to 32,000 mg/kg for samples taken between 15.5 to 26 feet bgs. The highest concentration was sampled between 23 to 24.5 feet bgs.

In 2006, the TPH concentration of soil sample 252SL(26)030705 was 2,942 mg/kg. This sample was taken at a depth of 26 feet bgs. This is the one concentration remaining at the Site that exceeds the MTCA Method B cleanup level of 2,829 mg/kg. It is, however, below a depth of 15 feet bgs and therefore, meets the required point of compliance for soil.

Release Extent of Contamination - Ground Water

Concentrations of TPH-G and TPH-D have exceeded MTCA Method A cleanup levels in ground water since April 1991. The highest concentrations of TPH-G and TPH-D in April 1991 at MW-

5 were 63,000 μg/L and 59,000 μg/L, respectively. Concentrations of both TPH-G and TPH-D, primarily TPH-G, in MW-5 have consistently exceeded the Method A cleanup levels from 1991 until June 2011. Impacts to MW-5 were most persistent; MW-5 was the last well to meet the minimum requirement for four consecutive quarters of concentrations below the Method A cleanup levels. MW-5 met this requirement between June 2011 and December 2012. Concentrations of benzene and toluene in MW-5 have on occasion exceeded the Method A cleanup level but not on a consistent or predictable interval. Other wells, MW-9 and MW-11, have shown elevated concentrations of TPH-G and benzene. Concentrations in MW-9 consistently met cleanup levels for quarterly sampling beginning in July 2007 and ending in January 2009. Concentrations in MW-11 met the required four consecutive quarter requirement between November 1994 and September 1995.

Site Data Tables and Diagrams

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Washington State Department of Ecology, Toxics Cleanup Program: Soil Cleanup Level for TPH Sites - Main Data Entry Form and Calculation Summary

A1 Soil Cleanup Levels: Worksheet for Soil Data Entry: Refer to WAC 173-340-720, 740,745, 747, 750

1. Enter Site Information

Date: 02/19/13

Site Name: Former Unocal Bulk Plant No. 306563

Sample Name; SB-11-5 (SB-11-5-062911)

Measured Soil Cone dry basis mg/kg	Composition Ratio
	Ratio
mg/kg	
	%
0	0.00%
0	0.00%
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value here:

Notes for Data Entry Set Default Hydrogeology
Clear All Soil Concentration Data Entry Cells
Restore All Soil Concentration Data cleared

REMARK:

- 1) Half detection limits used for Toluene and n-hexane.
- 2) AL_EC>5-6, AL_EC>6-8, benzene, MTBE, EDB, EDC, Benzo(a)anthracene, benzo(b)fluoranthene, benzo(k)fluoranthene, benzo(a)pyrene, Chrysene, dibenz(a,h)anthracene, and indeno(1,2,3cd)pyrene have never been detected on the site so a value of zero was entered.
- 3) Double counting was avoided for E-C fractions.
- Default values were used for total porosity, fractional organic carbon, and soil bulk density.
- 5) A dilution factor of 20 was entered for unsaturated soil zones. The soil sample was collect in the unsaturated zone approximately 14 to 25 above the water bearing and saturated zones.

METHOD B WOLKSheet

Washington State Department of Ecology, Toxics Cleanup Program: Soil Cleanup Level for TPH Sites - Main Data Entry Form and Calculation Summary

A2 Soil Cleanup Levels: Calculation and Summary of Results. Refer to WAC 173-340-720, 740, 745, 747, 750

Site Information

Date: 2/19/2013

Site Name: Former Unocal Bulk Plant No. 306563

Sample Name: SB-11-5 (SB-11-5-062911)

Measured Soil TPH Concentration, mg/kg: 679.92

1. Summary of Calculation Results

Farmer Parkers	Method/Goal	Protective Soil	With Measur	red Soil Conc	Does Measured Soil	
Exposure Pathway	Method/Gon	TPH Cone, mg/kg	RISK @	HI@	Cone Pass or Fail?	
Protection of Soil Direct	Method B	2,829	0.00E+00	2.40E-01	Pass .	
Contact: Human Health	Method C	39,127	0.00E+00	1.74E-02	Pass	
rotection of Method B Ground	Potable GW: Human Health Protection	100% NAPL	0.00E+00	7.15E-01	Pass	
Water Quality (Leaching)	Target TPH GW Conc. @ 500 ug/L	2,746	NA	NA	Pass	

Warning! Check to determine if a simplified or site-specific Terrestrial Ecological Evaluation may be required (Refer to WAC 173-340-7490 through ~7494).

2. Results for Protection of Soil Direct Contact Pathway: Human Health

	Method B: Unrestricted Land Use	Method C: Industrial Land Use	
Protective Soil Concentration, TPH mg/kg	2,829.35	39,127.23	
Most Stringent Criterion	HI =1	HI =1	

	Protective Soil Concentration @Method B				Protective Soil Concentration @Method C			thod C
Soil Criteria	Most Stringent?	TPH Conc, mg/kg	RISK @	на	Most Stringent?	TPH Cone, mg/kg	RISK @	ні @
HI=1	YES	2.83E+03	0.00E+00	1.00E+00	YES	3.91E+04	0.00E+00	1.00E+00
Total Risk=1E-5	NA	NA	NA	NA	NA	NA	NA	NA
Risk of Benzene= 1E-6	NA	NA	NA	NA	NA			
Risk of cPAHs mixture= 1E-6	NA	NA	NA	NA				
EDB	NA	NA	NA	NA				
EDC	, NA	NA I	NA	NA.				

3. Results for Protection of Ground Water Quality (Leaching Pathway)

3.1. Protection of Potable Ground Water Quality (Method B): Human Health Protection

Most Stringent Criterion	NA NA		
Protective Ground Water Concentration, ug/L	NA NA		
Protective Soil Concentration, mg/kg	Soil-to-Ground Water is not a critical pathway!		

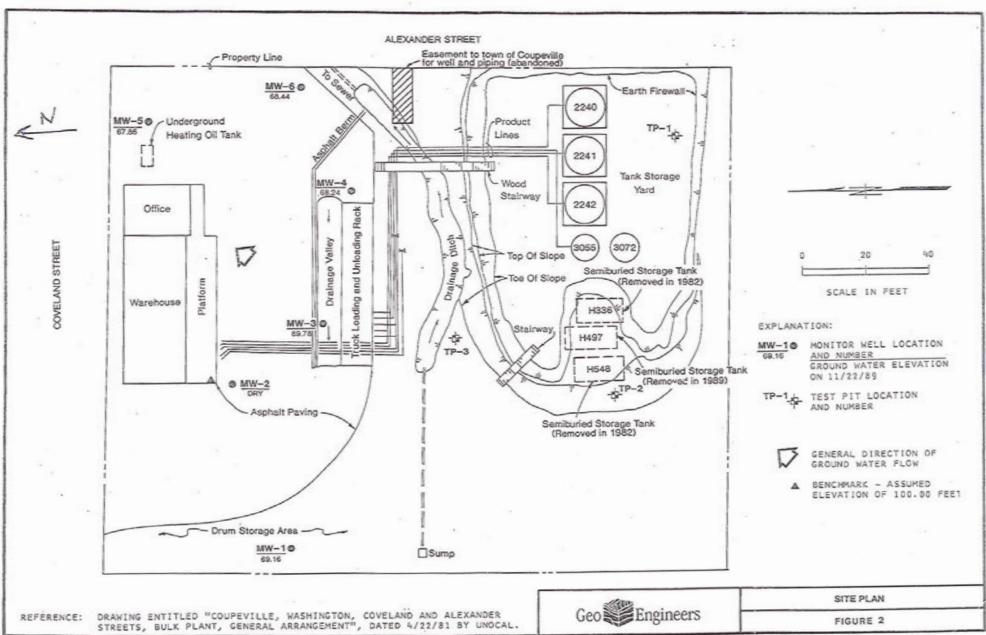
Ground Water Criteria	Protective	Protective Soil			
	Most Stringent?	TPH Cone, ug/L	RISK @	HI@	Conc, mg/kg
HI=1 .	YES	5.23E+02	0.00E+00	8.36E-01	100% NAPL
Total Risk == 1E-5	NA	NA	NA	NA	NA
Total Risk = 1E-6	NA	NA	NA	NA	NA
Risk of cPAHs mixture≈ 1E-5	NA	NA	NA	NA	NA
Benzene MCL = 5 ug/L	NA	NA	NA	NA	NA
MTBE = 20 ug/L	NA NA	NA	· NA	NA	, NA

Note: 100% NAPL is 70000 mg/kg TPH.

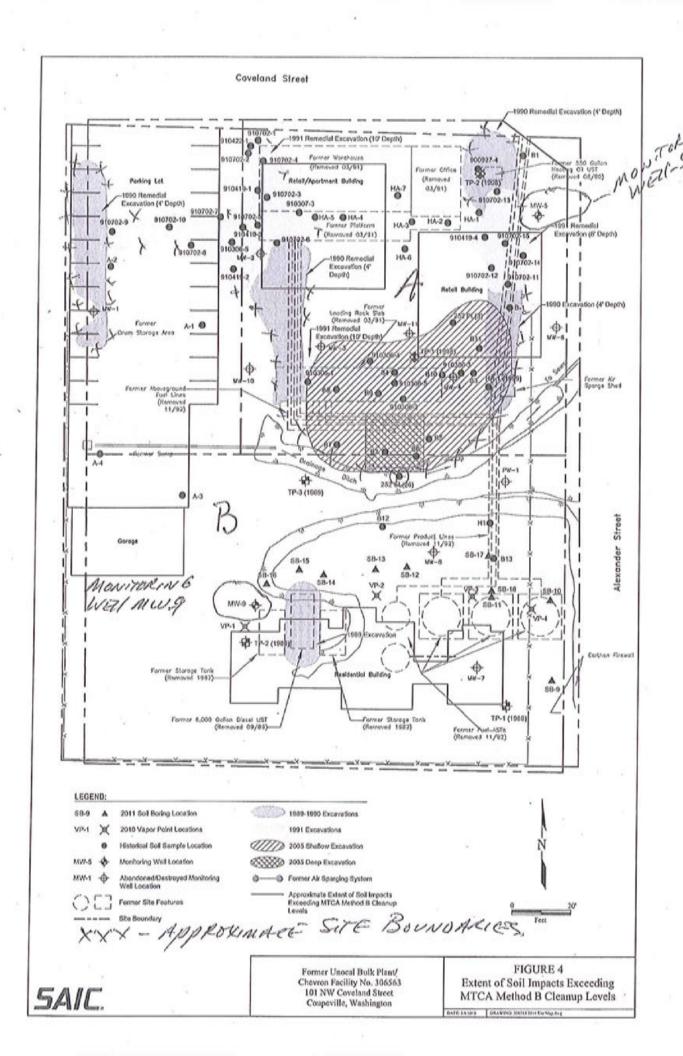
3.2 Protection of Ground Water Quality for TPH Ground Water Concentration previously adjusted and entered

Grand Water Caltania	Protective	Protective Soil		
Ground Water Criteria	TPH Cone, ug/L	Risk @	HI@	Cone, mg/kg
Target TPH GW Conc = 500 ug/L	5.00E+02	0.00E+00	8.04E-01	2.75E+03

METHOD B CALCULATION RESULTS



MONITOLING WELLS & TEST PIT COCKTIONS



Enclosure B

Restrictive Covenant (October 11, 2000)

(PRI) 10. 27' 00 10:18/S():17/NO. 4861531798 P

WHEN RECORDED RETURN TO

NAME: UNION OIL COMPANY OF CALIFORNIA ADDRESS: 376 S. VALENCIA AVE. A-138 . -CITY STATE ZIP BREA. CA 92823

#20 018597 TYPE: R \$14.00 BK 825 PG 932 10/23/2000 3:30:09 PM ISLAND COUNTY AUDITOR REQUESTED BY: DEPUTY: CS REC ISLAND TITLE COMPANY

(B) Chicago Title Insurance Company

414 6-72570-DOCUMENT TITLE(s) RESTRICTIVE COVENANT REFERENCE NUMBER(s) OF DOCUMENTS ASSIGNED OR RELEASED: Additional numbers on page GRANTOR(s): 1. UNION OIL COMPANY OF CALIFORNIA of document Additional names on page I STATE OF WASHINGTON DEPT. OF ECOLOGY GRANTEE(s): Iddicional names on pago LEGAL DESCRIPTION Page: 7 Volume: Block: Lot-Unit: ALL Range: Township: Sections Plat Name: ALEXANDER'S PLAT OF GLENWOOD pddidonal legal description is on page . ASSESSOR'S PROPERTY TAX PARCEL ACCOUNT NUMBER(4): 56025-00-08000-2 produtional legal description is on page ofdocument The Recorder will rely on the information provided on the form. The staff will not read the document to verily the accuracy or completeness of the indexing information provided berein.

RECORDING REQUESTED BY:

Chicago Title Company
1800 Columbia Center
701 Fifth Avenue
Seattle, WA 98104
RETURN RECORDED DOCUMENT TO:
Union Oil Company of California
376 South Valencia Avenue, A-138
Brea, CA 92823

RESTRICTIVE COVENANT

FORMER UNOCAL BULK PLANT 0138

This Declaration of Restrictive Covenant is made pursuant to RCW 70.105D.030(1)(f) and (g) and WAC 173-340-440 by Union Oil Company of California (hereafter referred to as "Unocal"), its successors and assigns, and the State of Washington Department of Ecology, its successors and assigns (hereafter referred to as "Ecology").

An independent remedial action (hereafter referred to as "Remedial Action") occurred at the property that is the subject of this restrictive covenant (hereafter referred to as "Restrictive Covenant"). The Remedial Action conducted at the property is described in the following documents:

- 1. Report titled "Results of Ground Water Monitoring and Soil Sampling, November 1998 and February 1999, Former Unocal Bulk Plant 0138, Coupeville, Washington", prepared for Unocal AMG West Region (Unocal), Edmonds, WA, by GeoEngineers, Inc. ("GeoEngineers"), Bellingham, Washington, and dated March 26, 1999.
- Report titled "Revised Voluntary Cleanup Program, Soil No Further Action Request and Remedial Action Summary Report, Former Unocal Bulk Plant 0138, Coupeville, Washington", prepared for Unocal by GeoEngineers, and dated December 30, 1998.
- Report titled "Voluntary Cleanup Program, Soll No Further Action Request and Remedial Action Summary Report, Former Unocal Bulk Plant 0138, Coupeville, Washington", prepared for Unocal by GeoEngineers, and dated July 15, 1998.

 Report titled "Results of Ground Water and Soil Stockpile Sampling, August and December, 1992, Former Unocal Bulk Plant 0138, Coupeville, Washington", prepared for Unocal by GeoEngineers, and dated January 22, 1993.

 Report titled "Report of Geoenvironmental Services, Remedial Action and Supplemental Subsurface Contamination Study, Unocal Bulk Plant 0138, Coupeville, Washington", prepared for Unocal by GeoEngineers, and dated March 18, 1992.

 Report titled "Report of Geotechnical Services, Subsurface Contamination Study, Bulk Plant 0138, Coupeville, Washington", prepared for Unocal by GeoEngineers, and dated January 30, 1990.

Reports titled "Results of Ground Water Sampling/Monitoring...", prepared for Unocal by GeoEngineers, and dated March 20, 1992; August 17, 1992; July 21, 1993; December 29, 1993; February 24, 1995; December 4, 1995; April 3, 1996; September 13, 1996; November 20, 1997.

These documents are on file at Ecology's Northwest Regional Office.

This Restrictive Covenant is required because a Remedial Action has determined that groundwater at the Property (as herein defined) contains gasoline and diesel hydrocarbons, and associated BTEX's (Benzene, Toluene, Ethylbenzene, Xylene), which exceed the Model Toxios Control Act Method A Residential Cleanup Levels established under WAC 173-340-740.

The undersigned, Unocal, is the fee owner of the real property in the County of Island,

State of Washington (hereafter referred to as "Property"), that is subject to this Restrictive

Covenant. The Property is legally described in Attachment A of this Restrictive Covenant,

attached hereto and incorporated herein by this reference.

Unocal makes the following declaration as to limitations, restrictions, and uses to which

Bulk Plant No. 0138 101 NW Coveland Coupeville, Washington the Property may be put and specifies that such declarations shall constitute covenants to run with the land, as provided by law, and shall be binding on all parties and all persons claiming under them, including all current and future owners of any portion of or interest in the Property (hereafter individually and collectively referred to as "Owner").

Section 1. No groundwater may be taken for any use from the Property.

Section 2. Any activity on the Property that may interfere with the integrity of the Remedial Action and continued protection of human health and the environment is prohibited.

Section 3. Any activity on the Property that may result in the release or exposure to the environment of a hazardous substance that remains on the Property as part of the Remedial Action, or create a new exposure pathway, is prohibited without prior written approval from Ecology.

Section 4. The Owner of the Property must give thirty (30) day advance written notice to Ecology of the Owner's intent to convey any interest in the Property. No conveyance of title, easement, lease, or other interest in the Property shall be consummated by the Owner without adequate and complete provision for continued monitoring, operation, and maintenance of the Remedial Action.

Section 5. The Owner must restrict leases to uses and activities consistent with the Restrictive Covenant and notify all lessees of the restrictions on the use of the Property.

Section 6. The Owner must notify and obtain approval from Ecology prior to any use of the Property that is inconsistent with the terms of this Restrictive Covenant,

Bulk Plant No. 0138 101 NW Coveland Coupeville, Washington Ecology may approve any inconsistent use only after public notice and comment.

Section 7. The Owner shall allow authorized representatives of Ecology the right to enter the Property at reasonable times for the purpose of evaluating the Remedial Action; to take samples, to inspect remedial activities conducted at the Property, and to inspect records that are related to the Remedial Action.

Section 8. The Owner of the Property reserves the right under WAC 173-340-440 to record an instrument that provides that this Restrictive Covenant shall no longer limit use of the Property or be of any further force or effect. However, such an instrument may be recorded only if Ecology, after public notice and opportunity for comment, concurs.

Dated:	UNION OIL COMPANY OF CALIFORNIA a California corporation
E	By: P. C. Stem
	Manager, Western Division Assets Asset Management Group
	Auest Ce To Comment

Assistant Secretary

STATE OF CALIFORNIA

COUNTY OF ORANGE | SS.

ON _OCTOBER 11. 2000 __BEFORE ME, _____HEIDLA, WOLLNER, NOTARY PUBLIC PERSONALLY APPEARED ___P. C. STERN AND GREGORY F. WIRZBICK!

PERSONALLY KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME IN THEIR AUTHORIZED CAPACITIES, AND THAT BY THEIR SIGNATURES ON THE INSTRUMENT THE PERSONS, OR THE ENTITY UPON BEHALF OF WHICH THE PERSONS ACTED, EXECUTED THE INSTRUMENT.

WITNESS my hand and official seal,

West a. Wallow

HEIDI A. WOLLNER
Commission # 1264021
Notary Public - California
Orange County
My Comm. Barres May 15, 2014

ATTENTION NOTARY: Although the information requested below is OPTIONAL, it could prevent fraudulent attachment of this certificate to unauthorized document.

DESCRIPTION OF ATTACHED DOCUMENT:

TITLE OR TYPE OF DOCUMENT: Restrictive Covenant

(For Former Unocal Bulk Plant 0138)

NUMBER OF PAGES: 5 Pages DATE OF DOCUMENT: October 11, 2000

CAPACITY OF SIGNER: Manager, Western Division Assets, Asset Management Group and

Assistant Secretary

SIGNER REPRESENTS: Union Oil Company of California, a California corporation

SIGNER(S) OTHER THAN NAMED ABOVE:

ATTACHMENT A

Legal Description of the Property

That certain real property situate in the County of Island, State of Washington, as follows:

Block 8, of ALTERATION PLAT OF ALEXANDER'S GLENWOOD, as per plat recorded in Volume 2 of Plats, page 7, records of Island County.