UST DECOMMISSIONING AND SOIL REMEDIATION REPORT

Former Ken's Texaco
101 East University Way
Ellensburg, Washington

Prepared for: Ken Volland

Project No. 120061-01 • December 6, 2012

Aspect CONSULTING

earth + water

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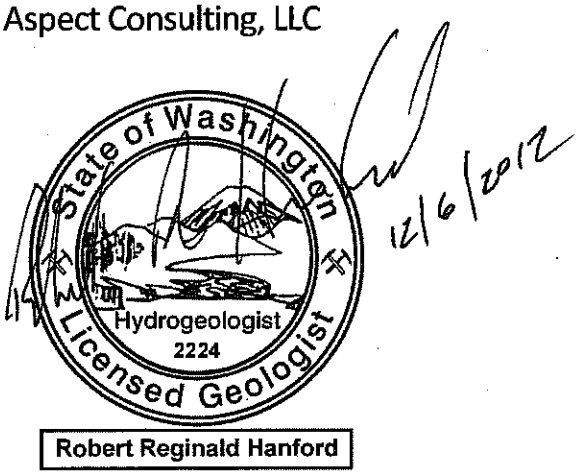

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1 Introduction

This report prepared on behalf of Ken Volland presents the results of site demolition, underground storage tank (UST) decommissioning and soil remediation at the former Ken's Texaco site in Ellensburg, Washington (Site). The soil remediation work, completed by Aspect Consulting, LLC (Aspect) and Clearcreek Contractors Inc., addressed releases of gasoline and waste oil to soil and groundwater. This document was prepared in general accordance with the requirements of the Washington State Model Toxics Control Act (MTCA) Cleanup Regulation adopted by the Washington State Department of Ecology (Ecology) in Chapter 173-340 of the Washington Administrative Code (WAC), and is intended to meet the reporting requirements in WAC 173-340-450 for site characterization and remediation at leaking UST sites.

2 Site Description and Land Use

The Site is located at 101 East University Way in Ellensburg, Washington, as shown on Figure 1. The Site is approximately 0.4-acre in area, and is bounded to the west by North B Street, to the north by a residential property, to the east by a parking lot and a commercial property, and to the south by East University Way. The Site had been an active Texaco branded service station since 1954. Gasoline sales ended in January 2010, when the USTs were registered with the Ecology as temporarily closed and awaiting decommissioning.

Prior to Site demolition, five USTs were located beneath a concrete pad on the west side of the service station building. These USTs included:

- Two, 6,000-gallon gasoline tanks,
- Two, 4,000-gallon gasoline tanks, and
- One, 300-gallon heating oil tank.

A waste oil UST, formerly located to the east of the service station building, was removed in 1993. Other Site improvements included:

- A pump island and canopy with two dispensers located to the south of the service station building, between the building and East University Way
- A three-bay automotive service building with a small attached office. The service bays included two hydraulic cylinder lifts.

A Site Plan showing the pre-demolition and remediation layout is provided on Figure 2. The Site is currently cleared and all site improvements have been removed.

3 Environmental and Regulatory History

3.1 Previous Environmental Assessments

Previous environmental assessment studies at the Site were completed by Aspect, 2008; PBS Engineering and Environmental (PBS), 2006; and Sage Earth Services, Inc., 1994. Copies of the previous investigations are included in Appendix A.

The results of recent and historical investigations (Aspect, 2008; PBS Engineering and Environmental, 2006; and Sage Earth Services, Inc., 1994*)* confirmed the presence of gasoline-, diesel- and oil-range total petroleum hydrocarbons (TPHs) and related compounds in soil and groundwater at the Site at concentrations above current MTCA Method A cleanup levels for unrestricted land use. Affected soil and groundwater were documented to the south and west of the existing USTs beneath the service station building, and also to the east of the service station building near the location of the former waste oil UST. Investigations completed prior to the remedial work indicated the potential for up to 9 feet of unaffected overburden soil in the areas around the UST nest with shallower affected soils beneath the building and in the former waste oil UST location.

3.2 Washington State Department of Ecology Notifications

A release of gasoline and waste oil from the UST system at the Site was originally reported to Ecology by Mr. Ken Volland following the limited site assessment performed by PBS in 2006.

4 Site Geology

Site soils consist generally of approximately 10 to 14 feet of silty gravel to gravelly silt with cobbles overlying non-silty to silty sand, sandy gravel, and silt.

5 Site Hydrogeology

Groundwater is present at the Site in unconsolidated sands and gravel. Based on drilling, test pits, and groundwater monitoring, estimated groundwater depths range seasonally from approximately 10 to 20 feet below ground surface (bgs). Based on the depth of affected soil noted during soil excavation, post-1954 historic water table depth at the Site may have exceeded 26 feet bgs in some areas. Recharge associated with current irrigation

practices may be the cause of the current shallower depths to groundwater observed at the Site.

Nearby surface water bodies include Wilson Creek, located 2,000 feet to the east of the Site, and Mercer Creek, located 1,700 feet to the west. Both creeks drain in a southwesterly direction to the Yakima River. Regional groundwater flow in the Ellensburg area is expected to be to the south or southwest, toward the Yakima River. Local groundwater flow direction at the Site, based on local topography and surface water occurrence, may be more southeast, toward Wilson Creek.

6 Pre-Remediation Soil and Groundwater Quality

TPH as gasoline was detected at concentrations exceeding MTCA Method A cleanup levels for unrestricted land use in soil samples collected from direct push borings installed adjacent to the USTs and beneath the service bay during PSB's UST Site Assessment completed in 2006. Oil-impacted soil was also found beneath the service bay but at concentrations below the MTCA Method A cleanup levels for unrestricted land use.

A former 280-gallon waste oil UST, located east of the service station building, was removed in 1993. A site assessment was completed at the time of the UST removal by Sage Earth Services, Inc. (*Closure Site Assessment for the Ken's Texaco, Inc. Facility, Ellensburg, WA,* Sage Earth Sciences Inc., February 22, 1994*).* The site assessment indicated that the tank was in apparent good condition, but that there were visual indicators of hydrocarbons in soil around the UST. Two sidewall samples and three stock pile samples were collected and analyzed for TPH by Method 418.1. The stock pile samples were also analyzed for total metals (lead, arsenic, cadmium, chromium, and mercury). The sidewall samples contained TPH at concentrations ranging from 60 to 28,779 milligrams per kilograms (mg/kg). The stock pile samples contained TPH at concentrations ranging from 5,977 to 48,536 mg/kg. No overexcavation of affected soil was attempted, and the soil excavated to accommodate UST removal was reportedly used to backfill the UST excavation.

Aspect conducted additional soil and groundwater investigations in October 2008, April 2010, and October 2011. Historic exploration locations are shown on Figure 2, and historic sampling results are included in Appendix A.

In October 2008, four borings (MW-1 through MW-4) were drilled at the Site, with three completed as monitoring wells. Gasoline-range TPHs were detected in soil boring MW-2 at a concentration exceeding the MTCA Method A cleanup level for unrestricted land use of 30 mg/kg for TPH as gasoline (when benzene is present). Benzene was also detected at a depth of 22 feet bgs in this boring at a concentration of 0.11 mg/kg, which is marginally above the MTCA Method A cleanup levels for unrestricted land use of 0.03 mg/kg for benzene. Diesel- and oil-range TPHs were detected in soil samples collected at 4- and 9-foot depths from the boring MW-3 located near the former waste oil UST. The detected

concentrations of TPH as oil in these samples were above the applicable MTCA Method A cleanup level for unrestricted land use of 2,000 mg/kg.

Soil samples collected from supplemental test pit explorations completed in April 2010 and October 2011 confirmed that TPHs as gasoline in soil exceeded MTCA Method A cleanup levels in an area extending from the UST nest to the western and southern property boundaries, and to the east beyond the pump island. Benzene exceedances of the MTCA Method A soil cleanup level were present in a number of these soil samples collected for the test pits.

Groundwater sampling completed by Aspect in July 2008 and April 2010 from monitoring well MW-1, MW-2, and MW-3 confirmed that contaminants of potential concern (COPCs), including TPHs and BTEX compounds, were present in the Site groundwater. TPHs as gasoline, benzene, ethylbenzene, xylenes, naphthalene, and TPHs as diesel were detected above the respective MTCA Method A cleanup levels for unrestricted land use in well MW-2. TPHs as gasoline were also detected above the MTCA Method A cleanup level in well MW-1. TPHs as diesel and oil were detected above the MTCA Method A cleanup level in well MW-3.

Contaminants of Potential Concern

Constituent concentrations in soil were compared to the MTCA Method A cleanup levels for unrestricted land use to identify COPCs at the Site. Based on the historical site usage and types of TPHs historically present, and the frequency and magnitude of detected constituent concentrations, the following CPOCs and numeric MTCA Method A soil cleanup levels were identified for the Site:

COPCs	MTCA Method A Cleanup Levels for Soil[1]
TPH as gasoline	30 mg/kg (benzene present)
TPH as diesel	2,000 mg/kg
TPH as oil	2,000 mg/kg
Benzene	0.03 mg/kg
Toluene	7 mg/kg
Ethylbenzene	6 mg/kg
Xylenes	9 mg/kg
Naphthalene	5 mg/kg

[1] Milligram/kilogram (mg/kg).

For Site soil-impacted by waste oil releases, additional constituents were analyzed as required (per WAC 173-340-900, Table 830-1) in several historical soil samples. These additional constituents included selected metals (lead, cadmium, chromium, arsenic, mercury), polychlorinated biphenyls (PCBs), halogenated volatile organic compounds (HVOCs), and carcinogenic PAHs (cPAHs). Historic sampling completed during the waste oil tank removal included analysis of these constituents with the exception of cPAHs and HVOCs. PCBs were not detected in waste oil-affected soil and concentrations of metals, with the exception of lead, below the MTCA Method A soil cleanup levels.

7 Cleanup Levels

The cleanup goals chosen for soil and groundwater at the Site are the MTCA Method A cleanup levels for unrestricted land use. Selection of MTCA Method A cleanup levels is consistent with MTCA regulatory requirements as the remedial action is routine, and there are published MTCA Method A soil cleanup levels for all COPCs.

8 Site Decommissioning and Soil Remediation

Building demolition, UST decommissioning, hydraulic lift removal, and excavation of the soil with concentrations of CPOCs above MTCA Method A cleanup levels were completed between April 14 and May 18, 2012. Details of the demolition, decommissioning, and completed remedial actions are provided in the following sections.

8.1 Pre-Remediation Activities

8.1.1 Permits

Clearcreek Contractors contacted the City of Ellensburg (City) in advance of the remediation activities regarding the need for construction or excavation permits. Clearcreek secured the required permits for Demolition, Right-of-Way, and UST Decommissioning. Aspect submitted the required SEPA Environmental checklist, and the City issued a Determination of Non-Significance on July 1, 2010. The City of Ellensburg permits, the Environmental Checklist and City-issued SEPA DNS are included in Appendix C.

8.1.2 UST Change In Service Notification

A Notice of Intent to decommission the previously documented USTs was submitted by Clearcreek to Ecology on December 16, 2010. (Appendix D).

8.2 USTs Decommissioning and Hydraulic Lift Removal

UST Decommissioning

Clearcreek Contractors completed decommissioning of the four steel gasoline USTs and the heating oil UST between April 14 and April 20, 2012. The locations of the USTs are shown on Figure 2. Concrete and soil were removed, exposing the top of the USTs. The USTs were rendered inert by displacing oxygen within the USTs with carbon dioxide. Air monitoring was conducted by a marine chemist to ensure conditions were inert inside the USTs. The lined steel tanks were then removed, inspected, cut open, cleaned, and hauled off-site for recycling at Reecar Creek Excavating, LLC in Ellensburg, Washington. The USTs appeared to be in good condition, with no evidence of holes. Backfill immediately surrounding the USTs consisted of pea gravel and native soil. This material did not exhibit evidence of hydrocarbon impacts in the form of staining or odor.

Pump Islands and Product Line Removal

Following the UST decommissioning, Clearcreek Contractors excavated and removed the pump islands and piping. No indications of staining or odor were observed in shallow soil beneath the pump island or piping runs.

Hydraulic Lift Removal

As part of the Site demolition, two hydraulic lifts were removed from the service bays. Emerald Services pumped all fluids from the lifts prior to removal. Soil impacted by hydraulic fluid was evident in a limited area surrounding each lift. Excavated soil surrounding the lifts was loaded directly for disposal. Once no field indicators of oil were present, the soil was stock piled and sampled. The owner, Ken Volland, took possession of the hydraulic lifts when they were removed from the ground.

8.2.1 UST Site Assessment

The Ecology-required UST Site Check/Site Assessment was conducted by Aspect in accordance with Ecology's Guidance for Site Checks and Site Assessments for Underground Storage Tanks, revised October 1992. Collection of confirmation samples in the USTs areas was completed during the course of soil remediation. The soil remediation and results of confirmation sampling are discussed in detail in the following sections of this report. The UST Site Assessment Checklist, and Closure and Site Assessment Notice, are provided in Appendix E.

8.3 Overburden and Impacted Soil Excavation

Clearcreek Contractors, at Aspect's direction, conducted excavation of TPH-impacted soil between April 24 and May 17, 2012. The lateral extent of the completed remedial excavation is shown on Figure 3.

All excavated soil was field screened with a PID, and visually inspected for the presence of staining or sheen indicative of petroleum impacts. Soil that appeared free of petroleum impacts, including overburden soil in the approximately the upper 10 feet of the excavation area, was stock piled for further testing. Soil exhibiting elevated PID readings, staining, or sheen was loaded directly to trucks.

Potentially non-impacted soil was initially stock piled in approximately 100 yard piles and sampled. Three discrete samples were collected from each approximate 100 cubic yard pile. Samples were analyzed for NWTPH-Gx, NWTPH-Dx and BTEXN with the addition of VOCs for overburden soil in the former waste oil UST area. Stock pile sample results were below the MTCA Method A soil cleanup level for all analytes tested. Stock pile sample results are presented in Table 3. This stock piled soil was subsequently used for Site backfill.

Site soils were observed to be moist to wet below approximately 12 feet during excavation activities. Soils were generally very well-graded with high silt and clay content, and yielded only limited free water drainage into the excavation. A total of less than 50 gallons of water were moved during remedial excavation activities. Water removed from the excavation was combined with the UST rinsate for disposal at Emerald Services.

8.4 Confirmation Soil Sampling

Confirmation soil samples were collected from the excavated areas to adequately characterize soil quality in the excavation sidewalls and floors. Sidewall and bottom confirmation samples were collected at regular intervals, generally for every 20 feet of excavation perimeter and for every 200 square feet of floor area. The locations of the final confirmation samples are shown on Figure 3. A total of 81 final confirmation samples were collected from the excavation. These included 45 final bottom confirmation samples and 36 final sidewall confirmation samples.

Samples were hand delivered to an on-site laboratory operated by Libby Environmental, a Washington-State accredited laboratory, for expedited analysis. Samples were handled according to industry-standard chain-of-custody protocols. Soil sample analyses for the gasoline UST excavation included TPH as gasoline, diesel, and oil by Northwest Methods NWTPH-Gx and NWTPH-Dx, and BTEXN by EPA Method 8260C. Samples from areas with waste oil impacts were analyzed for TPHs as gasoline, diesel, and oil by NWTPH-Gx and NWTPH-Dx, and VOCs by EPA Method 8260C. Laboratory reports for all samples are included in Appendix B.

In some areas, initial confirmation sample analytical results indicated CPOCs remained above MTCA Method A soil cleanup levels. These areas were generally over–excavated, and additional confirmation samples were collected. Also, some areas with initial shallow samples below MTCA Method A soil cleanup levels required subsequent excavation to access deeper impacted soil. Soil below MTCA Method A cleanup levels that was excavated was stock piled for reuse on Site. Results for interim soil samples that were subsequently excavated are presented in Table 2.

Final confirmation soil samples with TPH as gasoline or oil exceeding MTCA Method A cleanup levels shown on Figure 4. These samples included six sidewall where no additional lateral excavation was feasible, and two floor where excavation logistics prevented further over-excavation. Laboratory results for the final confirmation samples in the gasoline UST affected area are presented in Table 1.

Final confirmation soil samples with one or more BTEX compounds exceeding MTCA Method A cleanup levels are shown on Figure 5. These samples included four sidewall where no additional lateral excavation was feasible, and 18 floor (bottom) samples where low level benzene exceedances remained. These low level benzene exceedancees in the floor (bottom) samples were typically not accompanied by any field indicators of petroleum or detectable TPH, and they likely reflected dissolved benzene in soil pore water. Additional over-excavation of these areas was not deemed warranted. All final confirmation sample results are tabulated in Table 1.

8.5 Summary of Confirmation Soil Sample Results

All final confirmation sample results are tabulated in Table 1. Final confirmation soil samples with TPH as gasoline or oil exceeding MTCA Method A cleanup levels are shown on Figure 4. These samples included six sidewall where no additional lateral excavation was feasible, and two floor where excavation logistics made further over-excavation impractical.

Final confirmation soil samples with one or more BTEX compounds exceeding MTCA Method A cleanup levels are shown on Figure 5. These samples included four sidewall where no additional lateral excavation was feasible, and 18 floor where low level benzene exceedances remained. These low level benzene exceedancees likely reflected primarily dissolved benzene in soil pore water. Additional over-excavation of these areas was not deemed warranted.

8.6 Waste Disposal

Laboratory reports for soil samples were provided to Clearcreek Contractors, who prepared the waste disposal profile for the soil. All excavated impacted soil was either loaded directly to trucks, or temporarily stock piled on-Site and covered with plastic. Over the course of the project, a total of 6,955 tons of impacted soil was delivered to Waste Management in Wenatchee, Washington for disposal. Soil disposal documentation and trucking records are included in Appendix F.

Over the course of the project approximately 569 gallons of rinsate from the tank cleaning and groundwater from the excavation water were removed by Clearcreek Contractors, and delivered to Emerald Services for disposal. Disposal documentation is included in Appendix F.

9 Monitoring Well Decommissioning

Two existing monitoring wells located within the area of excavation were decommissioned by a licensed engineer from Aspect Consulting prior to the start of soil remediation activities. Copies of the well decommissioning reports are provided in Appendix G.

10 Excavation Backfill and Site Restoration

Excavation backfilling was conducted in phases and was completed on May 19, 2012. In the deeper portion of the excavation, clean excavated overburden material passing the end-use criteria stock pile testing was placed and compacted using a vibratory hoe-pack. The upper portions of the excavation were backfilled with imported granular fill placed in approximately 1-foot lifts and compacted using a vibratory hoe-pack. Approximately 6 inches of crushed gravel was placed and compacted for the finished grade.

Limitations

Work for this project was performed and this report prepared in accordance with generally accepted professional practices for the nature and conditions of work completed in the same or similar localities, at the time the work was performed. This report does not represent a legal opinion. No other warranty, expressed or implied, is made.

All reports prepared by Aspect Consulting are intended solely for Ken Volland (Client) and apply only to the services described in the Agreement with Client. Any use or reuse by Client for purposes outside of the scope of Client's Agreement is at the sole risk of Client and without liability to Aspect Consulting. Aspect Consulting shall not be liable for any third parties' use of the deliverables provided by Aspect Consulting. Aspect Consulting's original files/reports shall govern in the event of any dispute regarding the content of electronic documents furnished to others.

Table 1 - Soil Quality Data for Excavation Final Confirmation Samples

Former Ken's Texaco
101 East University Way
Ellensburg, Washington

Chemical Name	Soil, MTCA Method A, Unrestricted Land Use, Table Value (mg/kg)	G-BT-F10-19 4/25/2012	G-BT-F13-23 4/27/2012	G-BT-F15-20 5/9/2012	G-BT-F16-20 5/9/2012	G-BT-G13-26 4/27/2012	G-BT-G15-20 5/9/2012	G-BT-G15-20 FD 5/9/2012	G-BT-H12-23 4/30/2012	G-BT-H14-23 4/30/2012	G-BT-H14-23 FD 4/30/2012	G-BT-H15-20 5/10/2012	G-BT-H16-20 5/10/2012	G-BT-I10-23 4/26/2012	G-BT-I16-20 5/10/2012	G-BT-J12-22 4/30/2012	G-BT-J13-22 4/30/2012	G-BT-J14-20 5/11/2012	G-BT-J14-20 FD 5/11/2012	G-BT-J16-20 5/11/2012	G-BT-K10-20 4/26/2012
Total Petroleum Hydrocarbons																					
Gasoline Range Hydrocarbons in mg/kg	30[1]	19	10 U	10 U	10 U	10 U	10 U	10 U	41	10 U	10 U	10 U	10 U	58	10 U	10 U	316	22	26	10 U	27
Diesel Range Hydrocarbons in mg/kg	2,000	25 U	25 U			25															
Mineral Oil in mg/kg	2,000	40 U	40 U			40 U															
Oil (C25-C36) in mg/kg	2,000	40 U	40 U			40 U															
Volatile Organic Compounds																					
Benzene in mg/kg	0.03	0.02 U	0.02 U	0.079	0.048	0.02 U	0.02 U	0.02 U	0.02 U	0.5	0.45	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.34	0.37	0.02 U	0.02 U
Ethylbenzene in mg/kg	6	0.03 U	0.14	0.3	0.052	0.03 U	0.03 U	0.03 U	0.5	0.13	0.13	0.03 U	0.03 U	0.3	0.03 U	0.03 U	0.073	0.27	0.27	0.03 U	0.03 U
Toluene in mg/kg	7	0.03 U	0.03 U	0.06	0.11	0.03 U	0.1	0.096	0.03 U	0.063	0.064	0.1	0.03 U	0.12	0.03 U	0.03 U	0.14	0.29	0.31	0.03 U	0.03 U
Xylenes (total) in mg/kg	9	0.03 U	0.03 U	0.1	0.12	0.13	0.13	0.087	1.4	0.2	0.19	0.13	0.03 U	0.98	0.03 U	0.03 U	7.84	1.54	1.62	0.081	0.03 U
Naphthalene in mg/kg	5	0.03 U	0.03 U	0.03 U	0.03 U	0.03 U	0.03 U	0.03 U	0.03 U	0.03 U	0.03 U	0.03 U	0.03 U	0.065	0.03 U	0.03 U	7.93	0.11	0.15	0.29	0.44

Notes

Concentrations within bold border indicate value exceeds Soil, MTCA Method A, Cleanup Level for Unrestricted Land Use, Table Value (mg/kg).

[1]Cleanup level for gasoline with benzene present.

U - Analyte was not detected at or above the reported result.

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Total Petroleum Hydrocarbons																					
Gasoline Range Hydrocarbons in mg/kg	30[1]	10 U	10	10 U	10 U	30	10 U	10 U	17	10 U	10 U	10	10	10 U	10 U	10 U	10 U	78	10 U		10 U
Diesel Range Hydrocarbons in mg/kg	2,000													25 U				25 U	25 U	25 U	25 U
Mineral Oil in mg/kg	2,000													40 U				40 U	40 U	40 U	40 U
Oil (C25-C36) in mg/kg	2,000													40 U				40 U	40 U	40 U	40 U
Volatile Organic Compounds																					
Benzene in mg/kg	0.03	0.02 U	0.17	0.094	0.077	0.28	0.62	0.02 U	0.75	0.087	0.02 U	0.74	0.74	1.59	0.38	0.59	0.02 U	3.46	1.36		0.02 U
Ethylbenzene in mg/kg	6	0.055	0.16	0.061	0.056	0.11	0.03 U	0.03 U	0.2	0.03 U	0.03 U	0.35	0.35	0.22	0.13	0.03 U	0.03 U	0.37	0.03 U		0.03 U
Toluene in mg/kg	7	0.03 U	0.13	0.03 U	0.03 U	0.03 U	0.03 U	0.03 U	0.42	0.03 U	0.03 U	0.15	0.13	0.09	0.068	0.03 U	0.03 U	0.21	0.03 U		0.03 U
Xylenes (total) in mg/kg	9	0.03 U	0.45	0.3	0.27	0.11	0.13	0.03 U	1.17	0.077	0.09	0.38	0.35	0.17	0.24	0.03 U	0.03 U	1.82	0.03 U		0.03 U
Naphthalene in mg/kg	5	0.03 U	0.13	0.03 U	0.03 U	0.15	0.068	0.03 U	0.18	0.051	0.03 U	0.072	0.088	0.052	0.03 U	0.03 U	0.03 U	0.19	0.03 U		0.03 U

Notes

Concentrations within bold border indicate value exceeds Soil, MTCA Method A, Cleanup Level for Unrestricted Land Use, Table Value (mg/kg).

[1]Cleanup level for gasoline with benzene present.

U - Analyte was not detected at or above the reported result.

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Total Petroleum Hydrocarbons																					
Gasoline Range Hydrocarbons in mg/kg	30[1]		11	10 U	16	16	10 U	10 U	10 U	38	195	184	10 U	1,810	5,280	16	10 U	10 U	10 U	10 U	10 U
Diesel Range Hydrocarbons in mg/kg	2,000	25 U	25 U		25 U	25 U	25 U			25 U	25 U		25 U	25 U	25 U	25 U	25 U	25 U	25 U		
Mineral Oil in mg/kg	2,000	40 U	40 U		40 U	40 U	40 U			40 U	40 U		40 U	40 U	40 U	40 U	40 U	40 U	40 U		
Oil (C25-C36) in mg/kg	2,000	40 U	40 U		979	40 U	40 U			40 U	40 U		40 U	40 U	40 U	40 U	40 U	40 U	40 U		
Volatile Organic Compounds																					
Benzene in mg/kg	0.03		1.84	0.02 U	0.02 U	0.83	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U
Ethylbenzene in mg/kg	6		0.41	0.03 U	0.03 U	0.3	0.03 U	0.03 U	0.03 U	0.03 U	0.03 U	0.03 U	0.03 U	0.45	0.03 U	0.03 U	0.03 U	0.03 U	0.03 U	0.03 U	0.03 U
Toluene in mg/kg	7		0.09	0.22	0.03 U	0.094	0.03 U	0.03 U	0.03 U	0.044	0.039	0.044	0.03 U	0.03 U	0.03 U	0.03 U	0.03 U	0.03 U	0.03 U	0.03 U	0.03 U
Xylenes (total) in mg/kg	9		0.14	0.03 U	0.15	0.48	0.03 U	0.03 U	0.03 U	0.038	0.03	0.034	0.03 U	0.03 U	1.15	0.03 U	0.03 U	0.03 U	0.03 U	0.03 U	0.03 U
Naphthalene in mg/kg	5		0.071	0.03 U	0.03 U	0.07	0.03 U	0.03 U	0.03 U	0.03 U	0.03 U	0.03 U	0.03 U	1.45	3.65	0.03 U	0.03 U	0.03 U	0.03 U	0.03 U	0.03 U

Notes

Concentrations within bold border indicate value exceeds Soil, MTCA Method A, Cleanup Level for Unrestricted Land Use, Table Value (mg/kg).

[1]Cleanup level for gasoline with benzene present.

U - Analyte was not detected at or above the reported result.

Table 1 - Soil Quality Data for Excavation Final Confirmation Samples

Former Ken's Texaco
101 East University Way
Ellensburg, Washington

Chemical Name	Soil, MTCA Method A, Unrestricted Land Use, Table Value (mg/kg)	G-SW-H17-16 FD 5/10/2012	G-SW-I10-16 4/26/2012	G-SW-I17-16 5/10/2012	G-SW-J17-16 5/11/2012	G-SW-K10-15 4/26/2012	G-SW-K17-16 5/11/2012	G-SW-K17-16 5/15/2012	G-SW-L17-08 5/15/2012	G-SW-M10-15 5/2/2012	G-SW-M17-16 5/16/2012	G-SW-N10-15 5/3/2012	G-SW-N17-08 5/16/2012	G-SW-P10-15 5/3/2012	G-SW-P10-15 FD 5/3/2012	G-SW-P17-16 5/14/2012	G-SW-Q16-16 5/14/2012	G-SW-R13-16 5/16/2012	G-SW-R14-08 5/16/2012
Total Petroleum Hydrocarbons																			
Gasoline Range Hydrocarbons in mg/kg	30[1]	10 U	112	17	67	10 U	152	37	26	10 U	28	10 U	19	10 U	10 U	1,550	10 U	10 U	10 U
Diesel Range Hydrocarbons in mg/kg	2,000											25 U							
Mineral Oil in mg/kg	2,000											40 U							
Oil (C25-C36) in mg/kg	2,000											40 U							
Volatile Organic Compounds																			
Benzene in mg/kg	0.03	0.02 U	1.07	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	1.15	0.02 U	0.1			1.72	0.02 U	0.02 U	0.02 U
Ethylbenzene in mg/kg	6	0.03 U	28.3	0.03 U	0.03 U	0.03 U	0.03 U	0.12	0.15	0.03 U	0.44	0.058	0.16			4.95	0.03 U	0.03 U	0.03 U
Toluene in mg/kg	7	0.03 U	0.31	0.059	0.03 U	0.03 U	0.052	0.074	0.081	0.03 U	0.11	0.03 U	0.03 U			3.79	0.03 U	0.03 U	0.03 U
Xylenes (total) in mg/kg	9	0.03 U	56.3	0.03 U	0.073	0.03 U	0.58	0.34	0.76	0.03 U	1.87	0.03 U	0.51			37.6	0.087	0.03 U	0.03 U
Naphthalene in mg/kg	5	0.03 U	6.79	0.03 U	0.064	0.03 U	0.64	0.082	0.097	0.03 U	0.56	0.03 U	0.2			4.17	0.03 U	0.03 U	0.03 U

Notes

Concentrations within bold border indicate value exceeds Soil, MTCA Method A, Cleanup Level for Unrestricted Land Use, Table Value (mg/kg).

[1]Cleanup level for gasoline with benzene present.

U - Analyte was not detected at or above the reported result.

Table 1 - Soil Quality Data for Excavation Final Confirmation Samples

Former Ken's Texaco
101 East University Way
Ellensburg, Washington

Chemical Name	Soil, MTCA Method A, Unrestricted Land Use, Table Value (mg/kg)	WO-BT-Q10-18 5/4/2012	WO-BT-Q10-18 FD 5/4/2012	WO-BT-Q11-16 5/4/2012	WO-BT-Q11-19 5/4/2012	WO-BT-Q13-19 5/4/2012	WO-SW-M10-07 5/1/2012	WO-SW-P10-07 5/3/2012	WO-SW-Q10-04 5/4/2012	WO-SW-Q10-08 5/4/2012	WO-SW-Q10-16 5/4/2012	WO-SW-Q10-16 FD 5/4/2012	WO-SW-Q11-05 5/4/2012	WO-SW-Q11-10 5/4/2012	WO-SW-Q11-10 FD 5/4/2012	WO-SW-Q11-16 5/4/2012	WO-SW-Q13-08 5/4/2012	WO-SW-Q13-08 FD 5/4/2012	WO-SW-Q13-16 5/4/2012
Total Petroleum Hydrocarbons																			
Gasoline Range Hydrocarbons in mg/kg	30[1]	10 U		10 U	10 U	10 U	10 U	10 U	10 U	10 U	10 U	10 U	10 U	10 U	10 U	10 U	10 U		10 U
Diesel Range Hydrocarbons in mg/kg	2,000	25 U	25 U	25 U	25 U	25 U	25 U	25 U	25 U	25 U	25 U		25 U	25 U		25 U	25 U	25 U	25 U
Mineral Oil in mg/kg	2,000	40 U	40 U	40 U	40 U	40 U	40 U	40 U	40 U	40 U	40 U		40 U	40 U		40 U	40 U	40 U	40 U
Oil (C25-C36) in mg/kg	2,000	40 U	40 U	5,750	40 U	40 U	40 U	40 U	40 U	40 U	1,750		40 U	40 U		830	40 U	40 U	40 U
Volatile Organic Compounds																			
1,1,1,2-Tetrachloroethane in mg/kg		0.03 U		0.03 U	0.03 U	0.03 U	0.03 U	0.03 U	0.03 U	0.03 U	0.03 U	0.03 U	0.03 U	0.03 U	0.03 U	0.03 U	0.03 U		0.03 U
1,1,1-Trichloroethane in mg/kg	2	0.02 U		0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U		0.02 U
1,1,2,2-Tetrachloroethane in mg/kg		0.02 U		0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U		0.02 U
1,1,2-Trichloroethane in mg/kg		0.03 U		0.03 U	0.03 U	0.03 U	0.03 U	0.03 U	0.03 U	0.03 U	0.03 U	0.03 U	0.03 U	0.03 U	0.03 U	0.03 U	0.03 U		0.03 U
1,1-Dichloroethane in mg/kg		0.02 U		0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U		0.02 U
1,1-Dichloroethene in mg/kg		0.05 U		0.05 U	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U		0.05 U
1,1-Dichloropropene in mg/kg		0.02 U		0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U		0.02 U
1,2,3-Trichlorobenzene in mg/kg		1 U		1 U	1 U	1 U	1 U	1 U	1 U	1 U	1 U	1 U	1 U	1 U	1 U	1 U	1 U		1 U
1,2,3-Trichloropropane in mg/kg		0.02 U		0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U		0.02 U
1,2,4-Trichlorobenzene in mg/kg		0.05 U		0.05 U	0.05 U	0.05 U		0.05 U	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U		0.05 U
1,2,4-Trimethylbenzene in mg/kg		0.02 U		0.02 U	0.02 U	0.02 U		0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U		0.02 U
1,2-Dibromo-3-chloropropane in mg/kg		0.03 U		0.03 U	0.03 U	0.03 U		0.03 U	0.03 U	0.03 U	0.03 U	0.03 U	0.03 U	0.03 U	0.03 U	0.03 U	0.03 U		0.03 U
1,2-Dibromoethane (EDB) in mg/kg	0.005	0.005 U		0.005 U	0.005 U	0.005 U	0.005 U	0.005 U	0.005 U	0.005 U	0.005 U	0.005 U	0.005 U	0.005 U	0.005 U	0.005 U	0.005 U		0.005 U
1,2-Dichlorobenzene in mg/kg		0.02 U		0.02 U	0.02 U	0.02 U		0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U		0.02 U
1,2-Dichloroethane (EDC) in mg/kg		0.03 U		0.03 U	0.03 U	0.03 U	0.03 U	0.03 U	0.03 U	0.03 U	0.03 U	0.03 U	0.03 U	0.03 U	0.03 U	0.03 U	0.03 U		0.03 U
1,2-Dichloropropane in mg/kg		0.02 U		0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U		0.02 U
1,3,5-Trimethylbenzene in mg/kg		0.02 U		0.02 U	0.02 U	0.02 U		0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U		0.02 U
1,3-Dichlorobenzene in mg/kg		0.02 U		0.02 U	0.02 U	0.02 U		0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U		0.02 U
1,3-Dichloropropane in mg/kg		0.05 U		0.05 U	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U		0.05 U
1,4-Dichlorobenzene in mg/kg		0.02 U		0.02 U	0.02 U	0.02 U		0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U		0.02 U
2,2-Dichloropropane in mg/kg		0.05 U		0.05 U	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U		0.05 U
2-Chlorotoluene in mg/kg		0.02 U		0.02 U	0.02 U	0.02 U		0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U		0.02 U
4-Chlorotoluene in mg/kg		0.02 U		0.02 U	0.02 U	0.02 U		0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U		0.02 U
Benzene in mg/kg	0.03	0.02 U		0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U		0.02 U
Bromobenzene in mg/kg		0.03 U		0.03 U	0.03 U	0.03 U	0.03 U	0.03 U	0.03 U	0.03 U	0.03 U	0.03 U	0.03 U	0.03 U	0.03 U	0.03 U	0.03 U		0.03 U
Bromodichloromethane in mg/kg		0.02 U		0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U		0.02 U
Bromoform in mg/kg		0.02 U		0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U		0.02 U
Bromomethane in mg/kg		0.09 U		0.09 U	0.09 U	0.09 U	0.09 U	0.09 U	0.09 U	0.09 U	0.09 U	0.09 U	0.09 U	0.09 U	0.09 U	0.09 U	0.09 U		0.09 U
Carbon tetrachloride in mg/kg		0.02 U		0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U		0.02 U
Chlorobenzene in mg/kg		0.02 U		0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U		0.02 U
Chloroethane in mg/kg		0.06 U		0.06 U	0.06 U	0.06 U	0.06 U	0.06 U	0.06 U	0.06 U	0.06 U	0.06 U	0.06 U	0.06 U	0.06 U	0.06 U	0.06 U		0.06 U
Chloroform in mg/kg		0.02 U		0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U		0.02 U
Chloromethane in mg/kg		0.06 U		0.06 U	0.06 U	0.06 U	0.06 U	0.06 U	0.06 U	0.06 U	0.06 U	0.06 U	0.06 U	0.06 U	0.06 U	0.06 U	0.06 U		0.06 U
cis-1,2-Dichloroethene in mg/kg		0.02 U		0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U		0.02 U
cis-1,3-Dichloropropene in mg/kg		0.02 U		0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U		0.02 U
Dibromochloromethane in mg/kg		0.03 U		0.03 U	0.03 U	0.03 U	0.03 U	0.03 U	0.03 U	0.03 U	0.03 U	0.03 U	0.03 U	0.03 U	0.03 U	0.03 U	0.03 U		0.03 U
Dibromomethane in mg/kg		0.04 U		0.04 U	0.04 U	0.04 U	0.04 U	0.04 U	0.04 U	0.04 U	0.04 U	0.04 U	0.04 U	0.04 U	0.04 U	0.04 U	0.04 U		0.04 U
Dichlorodifluoromethane in mg/kg		0.06 U		0.06 U	0.06 U	0.06 U	0.06 U	0.06 U	0.06 U	0.06 U	0.06 U	0.06 U	0.06 U	0.06 U	0.06 U	0.06 U	0.06 U		0.06 U
Ethylbenzene in mg/kg	6	0.03 U		0.03 U	0.03 U	0.03 U	0.03 U	0.03 U	0.03 U	0.03 U	0.03 U	0.03 U	0.03 U	0.03 U	0.03 U	0.03 U	0.03 U		0.03 U
Hexachlorobutadiene in mg/kg		0.1 U		0.1 U	0.1 U	0.1 U	0.1 U	0.1 U	0.1 U	0.1 U	0.1 U	0.1 U	0.1 U	0.1 U	0.1 U	0.1 U	0.1 U		0.1 U
Isopropylbenzene in mg/kg		0.08 U		0.08 U	0.08 U	0.08 U	0.08 U	0.08 U	0.08 U	0.08 U	0.08 U	0.08 U	0.08 U	0.08 U	0.08 U	0.08 U	0.08 U		0.08 U
Methyl tert-butyl ether (MTBE) in mg/kg	0.1	0.02 U		0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U		0.02 U
Methylene chloride in mg/kg	0.02	0.02 U		0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U		0.02 U
n-Butylbenzene in mg/kg		0.02 U		0.02 U	0.02 U	0.02 U		0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U		0.02 U
n-Propylbenzene in mg/kg		0.02 U		0.02 U	0.02 U	0.02 U		0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U		0.02 U
p-Isopropyltoluene in mg/kg		0.02 U		0.02 U	0.02 U	0.02 U		0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U		0.02 U
sec-Butylbenzene in mg/kg		0.02 U		0.02 U	0.02 U	0.02 U		0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U		0.02 U
Styrene in mg/kg		0.02 U		0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U		0.02 U
tert-Butylbenzene in mg/kg		0.02 U		0.02 U	0.02 U	0.02 U		0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U		0.02 U
Tetrachloroethene (PCE) in mg/kg	0.05	0.02 U		0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U		0.02 U
Toluene in mg/kg	7	0.02 U		0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U		0.02 U
trans-1,2-Dichloroethene in mg/kg		0.02 U		0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U		0.02 U
trans-1,3-Dichloropropene in mg/kg		0.03 U		0.03 U	0.03 U	0.03 U	0.03 U	0.03 U	0.03 U	0.03 U	0.03 U	0.03 U	0.03 U	0.03 U	0.03 U	0.03 U	0.03 U		0.03 U
Trichloroethene (TCE) in mg/kg	0.03	0.03 U		0.03 U	0.03 U	0.03 U	0.03 U	0.03 U	0.03 U	0.03 U	0.03 U	0.03 U	0.03 U	0.03 U	0.03 U	0.03 U	0.03 U		0.03 U
Trichlorofluoromethane in mg/kg		0.05 U		0.05 U	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U		0.05 U
Vinyl chloride in mg/kg		0.02 U		0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U		0.02 U
Xylenes (total) in mg/kg	9	0.03 U		0.03 U	0.03 U	0.03 U	0.03 U	0.03 U	0.03 U	0.03 U	0.03 U	0.03 U	0.03 U	0.03 U	0.03 U	0.03 U	0.03 U		0.03 U
Naphthalene in mg/kg	5	0.03 U		0.03 U	0.03 U	0.03 U	0.03 U	0.03 U	0.03 U	0.03 U	0.03 U	0.03 U	0.03 U	0.03 U	0.03 U	0.03 U	0.03 U		0.03 U

Notes

Concentrations within bold border indicate value exceeds Soil, MTCA Method A, Cleanup Level for Unrestricted Land Use, Table Value (mg/kg).

[1]Cleanup level for gasoline with benzene present.

U - Analyte was not detected at or above the reported result.

Table 2 - Soil Quality Data for Interim Samples in Areas Subsequently Excavated

Former Ken's Texaco
101 East University Way
Ellensburg, Washington

Chemical Name	Soil, MTCA Method A, Unrestricted Land Use, Table Value (mg/kg)	G-BT-F10-14 4/25/2012	G-SW-J10-16 4/26/2012	G-SW-J10-16 FD 4/26/2012	G-SW-J12-15 4/30/2012	G-SW-K13-15 4/30/2012	G-SW-K13-15 FD 4/30/2012	G-SW-L10-07 4/26/2012	G-SW-L10-15 4/26/2012	G-SW-L13-15 5/1/2012	G-SW-L13-15 FD 5/1/2012	G-SW-M11-15 5/2/2012	G-SW-M13-15 5/2/2012	G-SW-N11-15 5/3/2012	G-SW-P11-15 5/3/2012	G-SW-P11-17 5/3/2012	G-SW-Q14-16 5/14/2012	WO-SW-K13-07 4/30/2012	WO-SW-K13-07 FD 4/30/2012
Total Petroleum Hydrocarbons																			
Gasoline Range Hydrocarbons in mg/kg	30[1]	620	3,810 e	3,580 e	10 U	36,300	44,100	10 U	160	25	29	232	5,970	99	10 U	10 U	263	10 U	
Diesel Range Hydrocarbons in mg/kg	2,000	25 U						25 U						481	25 U	25 U	25 U	25 U	25 U
Mineral Oil in mg/kg	2,000	40 U						40 U						40 U	40 U	40 U	40 U	40 U	40 U
Oil (C25-C36) in mg/kg	2,000	40 U						40 U						40 U	841	730	73	40 U	40 U
Metals																			
Lead in mg/kg	250	9																	
Volatile Organic Compounds																			
1,1,1,2-Tetrachloroethane in mg/kg								0.03 U						0.03 U	0.03 U	0.03 U		0.03 U	
1,1,1-Trichloroethane in mg/kg	2							0.02 U						0.02 U	0.02 U	0.02 U		0.02 U	
1,1,2,2-Tetrachloroethane in mg/kg								0.02 U						0.02 U	0.02 U	0.02 U		0.02 U	
1,1,2-Trichloroethane in mg/kg								0.03 U						0.03 U	0.03 U	0.03 U		0.03 U	
1,1-Dichloroethane in mg/kg								0.02 U						0.02 U	0.02 U	0.02 U		0.02 U	
1,1-Dichloroethene in mg/kg								0.05 U						0.05 U	0.05 U	0.05 U		0.05 U	
1,1-Dichloropropene in mg/kg								0.02 U						0.02 U	0.02 U	0.02 U		0.02 U	
1,2,3-Trichlorobenzene in mg/kg								1 U						1 U	1 U	1 U		1 U	
1,2,3-Trichloropropane in mg/kg								0.02 U						0.02 U	0.02 U	0.02 U		0.02 U	
1,2,4-Trichlorobenzene in mg/kg								0.05 U						0.05 U	0.05 U	0.05 U		0.05 U	
1,2,4-Trimethylbenzene in mg/kg								0.02 U						35.4	0.02 U	0.02 U		0.02 U	
1,2-Dibromo-3-chloropropane in mg/kg								0.03 U						0.099	0.03 U	0.03 U		0.03 U	
1,2-Dibromoethane (EDB) in mg/kg	0.005							0.005 U						0.005 U	0.005 U	0.005 U		0.005 U	
1,2-Dichlorobenzene in mg/kg								0.02 U						0.02 U	0.02 U	0.02 U		0.02 U	
1,2-Dichloroethane (EDC) in mg/kg								0.03 U						0.03 U	0.03 U	0.03 U		0.03 U	
1,2-Dichloropropane in mg/kg								0.02 U						0.02 U	0.02 U	0.02 U		0.02 U	
1,3,5-Trimethylbenzene in mg/kg								0.02 U						8.12	0.02 U	0.02 U		0.02 U	
1,3-Dichlorobenzene in mg/kg								0.02 U						0.02 U	0.02 U	0.02 U		0.02 U	
1,3-Dichloropropane in mg/kg								0.05 U						0.05 U	0.05 U	0.05 U		0.05 U	
1,4-Dichlorobenzene in mg/kg								0.02 U						0.02 U	0.02 U	0.02 U		0.02 U	
2,2-Dichloropropane in mg/kg								0.05 U						0.05 U	0.05 U	0.05 U		0.05 U	
2-Chlorotoluene in mg/kg								0.02 U						0.02 U	0.02 U	0.02 U		0.02 U	
4-Chlorotoluene in mg/kg								0.02 U						0.02 U	0.02 U	0.02 U		0.02 U	
Benzene in mg/kg	0.03	0.02 U	0.073	0.085	0.02 U	110	117	0.02 U	0.098	0.02 U	0.02 U	0.072	20.7	0.2	0.02 U	0.02 U	0.02 U	0.02 U	
Bromobenzene in mg/kg								0.03 U						0.03 U	0.03 U	0.03 U		0.03 U	
Bromodichloromethane in mg/kg								0.02 U						0.02 U	0.02 U	0.02 U		0.02 U	
Bromoform in mg/kg								0.02 U						0.02 U	0.02 U	0.02 U		0.02 U	
Bromomethane in mg/kg								0.09 U						0.09 U	0.09 U	0.09 U		0.09 U	
Carbon tetrachloride in mg/kg								0.02 U						0.02 U	0.02 U	0.02 U		0.02 U	
Chlorobenzene in mg/kg								0.02 U						0.02 U	0.02 U	0.02 U		0.02 U	
Chloroethane in mg/kg								0.06 U						0.06 U	0.06 U	0.06 U		0.06 U	
Chloroform in mg/kg								0.02 U						0.02 U	0.02 U	0.02 U		0.02 U	
Chloromethane in mg/kg								0.06 U						0.06 U	0.06 U	0.06 U		0.06 U	
cis-1,2-Dichloroethene in mg/kg								0.02 U						0.02 U	0.02 U	0.02 U		0.02 U	
cis-1,3-Dichloropropene in mg/kg								0.02 U						0.02 U	0.02 U	0.02 U		0.02 U	
Dibromochloromethane in mg/kg								0.03 U						0.03 U	0.03 U	0.03 U		0.03 U	
Dibromomethane in mg/kg								0.04 U						0.04 U	0.04 U	0.04 U		0.04 U	
Dichlorodifluoromethane in mg/kg								0.06 U						0.06 U	0.06 U	0.06 U		0.06 U	
Ethylbenzene in mg/kg	6	0.03 U	14.9	14.8	0.03 U	545	579	0.03 U	0.69	0.4	0.4	0.076	65.5	1.12	0.03 U	0.03 U	1.47	0.03 U	
Hexachlorobutadiene in mg/kg								0.1 U						0.1 U	0.1 U	0.1 U		0.1 U	
Isopropylbenzene in mg/kg								0.08 U						0.28	0.08 U	0.08 U		0.08 U	
Methyl tert-butyl ether (MTBE) in mg/kg	0.1							0.02 U						0.02 U	0.02 U	0.02 U		0.02 U	
Methylene chloride in mg/kg	0.02							0.02 U						0.02 U	0.02 U	0.02 U		0.02 U	
n-Butylbenzene in mg/kg								0.02 U						11.8	0.02 U	0.02 U		0.02 U	
n-Propylbenzene in mg/kg								0.02 U						8.25	0.02 U	0.02 U		0.02 U	
p-Isopropyltoluene in mg/kg								0.02 U						2.36	0.02 U	0.02 U		0.02 U	
sec-Butylbenzene in mg/kg								0.02 U						6.06	0.02 U	0.02 U		0.02 U	
Styrene in mg/kg								0.02 U						0.02 U	0.02 U	0.02 U		0.02 U	
tert-Butylbenzene in mg/kg								0.02 U						5.28	0.02 U	0.02 U		0.02 U	
Tetrachloroethene (PCE) in mg/kg	0.05							0.02 U						0.02 U	0.02 U	0.02 U		0.02 U	
Toluene in mg/kg	7	0.03 U	2.31	2.2	0.03 U	1,630	1,720	0.03 U	0.03 U	0.03 U	0.03 U	0.03 U	186	0.3	0.02 U	0.03 U	0.068	0.03 U	
trans-1,2-Dichloroethene in mg/kg								0.02 U						0.02 U	0.02 U	0.02 U		0.02 U	
trans-1,3-Dichloropropene in mg/kg								0.03 U						0.03 U	0.03 U	0.03 U		0.03 U	
Trichloroethene (TCE) in mg/kg	0.03							0.03 U						0.03 U	0.03 U	0.03 U		0.03 U	
Trichlorofluoromethane in mg/kg								0.05 U						0.05 U	0.05 U	0.05 U		0.05 U	
Vinyl chloride in mg/kg								0.02 U						0.02 U	0.02 U	0.02 U		0.02 U	
Xylenes (total) in mg/kg	9	0.03 U	34.7	34.1	0.03 U	3,120	3,380	0.03 U	0.03 U	1.47	1.43	1.53	375	5.27	0.03 U	0.03 U	2.21	0.03 U	
Naphthalene in mg/kg	5	0.03 U	4.55	3.88	0.03 U	260	252	0.03 U	0.48	0.27	0.24	0.87	25.6	0.1	0.03 U	0.03 U	0.99	0.03 U	

Notes
Concentrations within bold border indicate value exceeds Soil, MTCA Method A, Cleanup Level for Unrestricted Land Use, Table Value (mg/kg).
[1]Cleanup level for gasoline with benzene present.
e - Reported result is an estimate because it exceeds the calibration range.
U - Analyte was not detected at or above the reported result.

Table 2 - Soil Quality Data for Interim Samples in Areas Subsequently Excavated

Former Ken's Texaco
101 East University Way
Ellensburg, Washington

Chemical Name	Soil, MTCA Method A, Unrestricted Land Use, Table Value (mg/kg)	WO-SW-K15-08 5/11/2012	WO-SW-K15-08 FD 5/11/2012	WO-SW-L13-07 5/1/2012	WO-SW-L13-07 FD 5/1/2012	WO-SW-M11-07 5/1/2012	WO-SW-M13-09 5/2/2012	WO-SW-M13-09 FD 5/2/2012	WO-SW-M14-07 5/2/2012	WO-SW-M14-07 FD 5/2/2012	WO-SW-N11-09 5/3/2012	WO-SW-N11-09 FD 5/3/2012	WO-SW-P11-07 5/3/2012	WO-SW-Q14-08 5/14/2012
Total Petroleum Hydrocarbons														
Gasoline Range Hydrocarbons in mg/kg	30[1]	16		22		10 U	10 U		10 U	10 U	10 U		10 U	10 U
Diesel Range Hydrocarbons in mg/kg	2,000	25 U	25 U	25 U	25 U	25 U	3,970	4,120	25 U	25 U	25 U	25 U	25 U	25 U
Mineral Oil in mg/kg	2,000	40 U	40 U	40 U	40 U	40 U	40 U	40 U	40 U	40 U	40 U	40 U	40 U	40 U
Oil (C25-C36) in mg/kg	2,000	40 U	40 U	40 U	40 U	40 U	40 U	40 U	40 U	40 U	40 U	40 U	40 U	40 U
Metals														
Lead in mg/kg	250													
Volatile Organic Compounds														
1,1,1,2-Tetrachloroethane in mg/kg				0.03 U		0.03 U	0.03 U		0.03 U	0.03 U	0.03 U		0.03 U	
1,1,1-Trichloroethane in mg/kg	2			0.02 U		0.02 U	0.02 U		0.02 U	0.02 U	0.02 U		0.02 U	
1,1,2,2-Tetrachloroethane in mg/kg				0.02 U		0.02 U	0.02 U		0.02 U	0.02 U	0.02 U		0.02 U	
1,1,2-Trichloroethane in mg/kg				0.03 U		0.03 U	0.03 U		0.03 U	0.03 U	0.03 U		0.03 U	
1,1-Dichloroethane in mg/kg				0.02 U		0.02 U	0.02 U		0.02 U	0.02 U	0.02 U		0.02 U	
1,1-Dichloroethene in mg/kg				0.05 U		0.05 U	0.05 U		0.05 U	0.05 U	0.05 U		0.05 U	
1,1-Dichloropropene in mg/kg				0.02 U		0.02 U	0.02 U		0.02 U	0.02 U	0.02 U		0.02 U	
1,2,3-Trichlorobenzene in mg/kg				1 U		1 U	1 U		1 U	1 U	1 U		1 U	
1,2,3-Trichloropropane in mg/kg				0.02 U		0.02 U	0.02 U		0.02 U	0.02 U	0.02 U		0.02 U	
1,2,4-Trichlorobenzene in mg/kg							0.05 U		0.05 U	0.05 U	0.05 U		0.05 U	
1,2,4-Trimethylbenzene in mg/kg							72.3		0.02 U	0.02 U	0.02 U		0.02 U	
1,2-Dibromo-3-chloropropane in mg/kg							17.6		0.03 U	0.03 U	0.03 U		0.03 U	
1,2-Dibromoethane (EDB) in mg/kg	0.005			0.005 U		0.005 U	0.005 U		0.005 U	0.005 U	0.005 U		0.005 U	
1,2-Dichlorobenzene in mg/kg							0.02 U		0.02 U	0.02 U	0.02 U		0.02 U	
1,2-Dichloroethane (EDC) in mg/kg				0.03 U		0.03 U	0.03 U		0.03 U	0.03 U	0.03 U		0.03 U	
1,2-Dichloropropane in mg/kg				0.02 U		0.02 U	0.02 U		0.02 U	0.02 U	0.02 U		0.02 U	
1,3,5-Trimethylbenzene in mg/kg							13.9		0.02 U	0.02 U	0.02 U		0.02 U	
1,3-Dichlorobenzene in mg/kg							0.02 U		0.02 U	0.02 U	0.02 U		0.02 U	
1,3-Dichloropropane in mg/kg				0.05 U		0.05 U	0.05 U		0.05 U	0.05 U	0.05 U		0.05 U	
1,4-Dichlorobenzene in mg/kg							0.02 U		0.02 U	0.02 U	0.02 U		0.02 U	
2,2-Dichloropropane in mg/kg				0.05 U		0.05 U	0.05 U		0.05 U	0.05 U	0.05 U		0.05 U	
2-Chlorotoluene in mg/kg							0.02 U		0.02 U	0.02 U	0.02 U		0.02 U	
4-Chlorotoluene in mg/kg							0.02 U		0.02 U	0.02 U	0.02 U		0.02 U	
Benzene in mg/kg	0.03	0.02 U		0.02 U		0.02 U	0.77		0.02 U	0.02 U	0.02 U		0.02 U	0.02 U
Bromobenzene in mg/kg				0.03 U		0.03 U	0.03 U		0.03 U	0.03 U	0.03 U		0.03 U	
Bromodichloromethane in mg/kg				0.02 U		0.02 U	0.02 U		0.02 U	0.02 U	0.02 U		0.02 U	
Bromoform in mg/kg				0.02 U		0.02 U	0.02 U		0.02 U	0.02 U	0.02 U		0.02 U	
Bromomethane in mg/kg				0.09 U		0.09 U	0.09 U		0.09 U	0.09 U	0.09 U		0.09 U	
Carbon tetrachloride in mg/kg				0.02 U		0.02 U	0.02 U		0.02 U	0.02 U	0.02 U		0.02 U	
Chlorobenzene in mg/kg				0.02 U		0.02 U	0.02 U		0.02 U	0.02 U	0.02 U		0.02 U	
Chloroethane in mg/kg				0.06 U		0.06 U	0.06 U		0.06 U	0.06 U	0.06 U		0.06 U	
Chloroform in mg/kg				0.02 U		0.02 U	0.02 U		0.02 U	0.02 U	0.02 U		0.02 U	
Chloromethane in mg/kg				0.06 U		0.06 U	0.06 U		0.06 U	0.06 U	0.06 U		0.06 U	
cis-1,2-Dichloroethene in mg/kg				0.02 U		0.02 U	0.02 U		0.02 U	0.02 U	0.02 U		0.02 U	
cis-1,3-Dichloropropene in mg/kg				0.02 U		0.02 U	0.02 U		0.02 U	0.02 U	0.02 U		0.02 U	
Dibromochloromethane in mg/kg				0.03 U		0.03 U	0.03 U		0.03 U	0.03 U	0.03 U		0.03 U	
Dibromomethane in mg/kg				0.04 U		0.04 U	0.04 U		0.04 U	0.04 U	0.04 U		0.04 U	
Dichlorodifluoromethane in mg/kg				0.06 U		0.06 U	0.06 U		0.06 U	0.06 U	0.06 U		0.06 U	
Ethylbenzene in mg/kg	6	0.18		0.03 U		0.03 U	19.1		0.03 U	0.03 U	0.03 U		0.03 U	0.03 U
Hexachlorobutadiene in mg/kg				0.1 U		0.1 U	0.1 U		0.1 U	0.1 U	0.1 U		0.1 U	
Isopropylbenzene in mg/kg				0.08 U		0.08 U	8.7		0.08 U	0.08 U	0.08 U		0.08 U	
Methyl tert-butyl ether (MTBE) in mg/kg	0.1			0.02 U		0.02 U	0.02 U		0.02 U	0.02 U	0.02 U		0.02 U	
Methylene chloride in mg/kg	0.02			0.02 U		0.02 U	0.02 U		0.02 U	0.02 U	0.02 U		0.02 U	
n-Butylbenzene in mg/kg							66.9		0.02 U	0.02 U	0.02 U		0.02 U	
n-Propylbenzene in mg/kg							31.4		0.02 U	0.02 U	0.02 U		0.02 U	
p-Isopropyltoluene in mg/kg							41.2		0.02 U	0.02 U	0.02 U		0.02 U	
sec-Butylbenzene in mg/kg							43.5		0.02 U	0.02 U	0.02 U		0.02 U	
Styrene in mg/kg				0.02 U		0.02 U	0.02 U		0.02 U	0.02 U	0.02 U		0.02 U	
tert-Butylbenzene in mg/kg							0.02 U		0.02 U	0.02 U	0.02 U		0.02 U	
Tetrachloroethene (PCE) in mg/kg	0.05			0.02 U		0.02 U	0.02 U		0.02 U	0.02 U	0.02 U		0.02 U	
Toluene in mg/kg	7	0.058		0.02 U		0.02 U	49.9		0.02 U	0.02 U	0.074		0.02 U	0.03 U
trans-1,2-Dichloroethene in mg/kg				0.02 U		0.02 U	0.02 U		0.02 U	0.02 U	0.02 U		0.02 U	
trans-1,3-Dichloropropene in mg/kg				0.03 U		0.03 U	0.03 U		0.03 U	0.03 U	0.03 U		0.03 U	
Trichloroethene (TCE) in mg/kg	0.03			0.03 U		0.03 U	0.03 U		0.03 U	0.03 U	0.03 U		0.03 U	
Trichlorofluoromethane in mg/kg				0.05 U		0.05 U	0.05 U		0.05 U	0.05 U	0.05 U		0.05 U	
Vinyl chloride in mg/kg				0.02 U		0.02 U	0.02 U		0.02 U	0.02 U	0.02 U		0.02 U	
Xylenes (total) in mg/kg	9	0.34		0.26		0.03 U	102		0.03 U	0.03 U	0.011		0.03 U	0.03 U
Naphthalene in mg/kg	5	0.22		0.75		0.11	13.5		0.03 U	0.03 U	0.03 U		0.03 U	0.03 U

Notes
Concentrations within bold border indicate value exceeds Soil, MTCA Method A, Cleanup Level for Unrestricted Land Use, Table Value (mg/kg).
[1]Cleanup level for gasoline with benzene present.
e - Reported result is an estimate because it exceeds the calibration range.
U - Analyte was not detected at or above the reported result.

Table 3 - Soil Quality Data for Stock Piles

Former Ken's Texaco
101 East University Way
Ellensburg, Washington

Chemical Name	Soil, MTCA Method A, Unrestricted Land Use, Table Value (mg/kg)	G-SP-01 4/25/2012	G-SP-02 4/25/2012	G-SP-03 4/25/2012	G-SP-04 4/26/2012	G-SP-05 4/26/2012	G-SP-06 4/26/2012	G-SP-06 FD 4/26/2012	G-SP-07 4/27/2012	G-SP-07 FD 4/27/2012	G-SP-08 4/27/2012	G-SP-09 4/27/2012	G-SP-09 FD 4/27/2012	G-SP-10 4/27/2012	G-SP-11 4/27/2012	G-SP-12 4/27/2012	G-SP-13 5/1/2012	G-SP-14 5/1/2012	G-SP-15 5/1/2012	G-SP-16 5/9/2012	G-SP-16 FD 5/9/2012	G-SP-17 5/9/2012	G-SP-18 5/9/2012
Total Petroleum Hydrocarbons																							
Gasoline Range Hydrocarbons in mg/kg	30[1]	10 U	19	10 U	10 U	10 U	99		10 U	10 U	10 U	40		10 U	17	10 U	10 U	10 U	10 U	10 U		10 U	10 U
Diesel Range Hydrocarbons in mg/kg	2,000	25 U	25 U	25 U	25 U	25 U	25 U	25 U	102		574	25 U	25 U	59	213	25 U	25 U	25 U	25 U	25 U		25 U	25 U
Mineral Oil in mg/kg	2,000	40 U	40 U	40 U	40 U	40 U	40 U	40 U	40 U		40 U	40 U	40 U	40 U	40 U	40 U	40 U	40 U	40 U	40 U		40 U	40 U
Oil (C25-C36) in mg/kg	2,000	40 U	40 U	40 U	40 U	40 U	40 U	40 U	40 U		40 U	40 U	40 U	40 U	40 U	40 U	40 U	40 U	40 U	40 U		40 U	40 U
Volatile Organic Compounds																							
1,1,1,2-Tetrachloroethane in mg/kg																	0.03 U	0.03 U	0.03 U				
1,1,1-Trichloroethane in mg/kg	2																0.02 U	0.02 U	0.02 U				
1,1,2,2-Tetrachloroethane in mg/kg																	0.02 U	0.02 U	0.02 U				
1,1,2-Trichloroethane in mg/kg																	0.03 U	0.03 U	0.03 U				
1,1-Dichloroethane in mg/kg																	0.02 U	0.02 U	0.02 U				
1,1-Dichloroethene in mg/kg																	0.05 U	0.05 U	0.05 U				
1,1-Dichloropropene in mg/kg																	0.02 U	0.02 U	0.02 U				
1,2,3-Trichlorobenzene in mg/kg																	1 U	1 U	1 U				
1,2,3-Trichloropropane in mg/kg																	0.02 U	0.02 U	0.02 U				
1,2,4-Trichlorobenzene in mg/kg																			0.05 U				
1,2,4-Trimethylbenzene in mg/kg																			0.02 U				
1,2-Dibromo-3-chloropropane in mg/kg																			0.03 U				
1,2-Dibromoethane (EDB) in mg/kg	0.005																0.005 U	0.005 U	0.005 U				
1,2-Dichlorobenzene in mg/kg																			0.02 U				
1,2-Dichloroethane (EDC) in mg/kg																	0.03 U	0.03 U	0.03 U				
1,2-Dichloropropane in mg/kg																	0.02 U	0.02 U	0.02 U				
1,3,5-Trimethylbenzene in mg/kg																			0.02 U				
1,3-Dichlorobenzene in mg/kg																			0.02 U				
1,3-Dichloropropane in mg/kg																	0.05 U	0.05 U	0.05 U				
1,4-Dichlorobenzene in mg/kg																			0.02 U				
2,2-Dichloropropane in mg/kg																	0.05 U	0.05 U	0.05 U				
2-Chlorotoluene in mg/kg																			0.02 U				
4-Chlorotoluene in mg/kg																			0.02 U				
Benzene in mg/kg	0.03	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U		0.02 U	0.02 U	0.02 U	0.02 U		0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U
Bromobenzene in mg/kg																	0.03 U	0.03 U	0.03 U				
Bromodichloromethane in mg/kg																	0.02 U	0.02 U	0.02 U				
Bromoform in mg/kg																	0.02 U	0.02 U	0.02 U				
Bromomethane in mg/kg																	0.09 U	0.09 U	0.09 U				
Carbon tetrachloride in mg/kg																	0.02 U	0.02 U	0.02 U				
Chlorobenzene in mg/kg																	0.02 U	0.02 U	0.02 U				
Chloroethane in mg/kg																	0.06 U	0.06 U	0.06 U				
Chloroform in mg/kg																	0.02 U	0.02 U	0.02 U				
Chloromethane in mg/kg																	0.06 U	0.06 U	0.06 U				
cis-1,2-Dichloroethene in mg/kg																	0.02 U	0.02 U	0.02 U				
cis-1,3-Dichloropropene in mg/kg																	0.02 U	0.02 U	0.02 U				
Dibromochloromethane in mg/kg																	0.03 U	0.03 U	0.03 U				
Dibromomethane in mg/kg																	0.04 U	0.04 U	0.04 U				
Dichlorodifluoromethane in mg/kg																	0.06 U	0.06 U	0.06 U				
Ethylbenzene in mg/kg	6	0.03 U	0.03 U	0.03 U	0.03 U	0.03 U	0.88		0.03 U	0.03 U	0.03 U	0.071		0.03 U	0.03 U	0.03 U	0.03 U	0.03 U	0.03 U	0.03 U	0.03 U	0.03 U	0.03 U
Hexachlorobutadiene in mg/kg																	0.1 U	0.1 U	0.1 U				
Isopropylbenzene in mg/kg																	0.08 U	0.08 U	0.08 U				
Methyl tert-butyl ether (MTBE) in mg/kg	0.1																0.02 U	0.02 U	0.02 U				
Methylene chloride in mg/kg	0.02																0.02 U	0.02 U	0.02 U				
n-Butylbenzene in mg/kg																			0.02 U				
n-Propylbenzene in mg/kg																			0.02 U				
p-Isopropyltoluene in mg/kg																			0.02 U				
sec-Butylbenzene in mg/kg																			0.02 U				
Styrene in mg/kg																	0.02 U	0.02 U	0.02 U				
tert-Butylbenzene in mg/kg																			0.02 U				
Tetrachloroethene (PCE) in mg/kg	0.05																0.02 U	0.02 U	0.02 U				
Toluene in mg/kg	7	0.03 U	0.03 U	0.03 U	0.03 U	0.03 U	0.1		0.03 U	0.03 U	0.03 U	0.055		0.03 U	0.03 U	0.03 U	0.02 U	0.02 U	0.02 U	0.03 U	0.03 U	0.03 U	0.03 U
trans-1,2-Dichloroethene in mg/kg																	0.02 U	0.02 U	0.02 U				
trans-1,3-Dichloropropene in mg/kg																	0.03 U	0.03 U	0.03 U				
Trichloroethene (TCE) in mg/kg	0.03																0.03 U	0.03 U	0.03 U				
Trichlorofluoromethane in mg/kg																	0.05 U	0.05 U	0.05 U				
Vinyl chloride in mg/kg																	0.02 U	0.02 U	0.02 U				
Xylenes (total) in mg/kg	9	0.03 U	0.03 U	0.03 U	0.03 U	0.03 U	2.88		0.03 U	0.03 U	0.03 U	0.32		0.03 U	0.03 U	0.03 U	0.03 U	0.03 U	0.03 U	0.03 U	0.03 U	0.03 U	0.03 U
Naphthalene in mg/kg	5	0.03 U	0.03 U	0.03 U	0.03 U	0.03 U	0.46		0.03 U	0.03 U	0.03 U	0.03 U		0.03 U	0.03 U	0.03 U	0.03 U	0.03 U	0.03 U	0.03 U	0.03 U	0.03 U	0.03 U

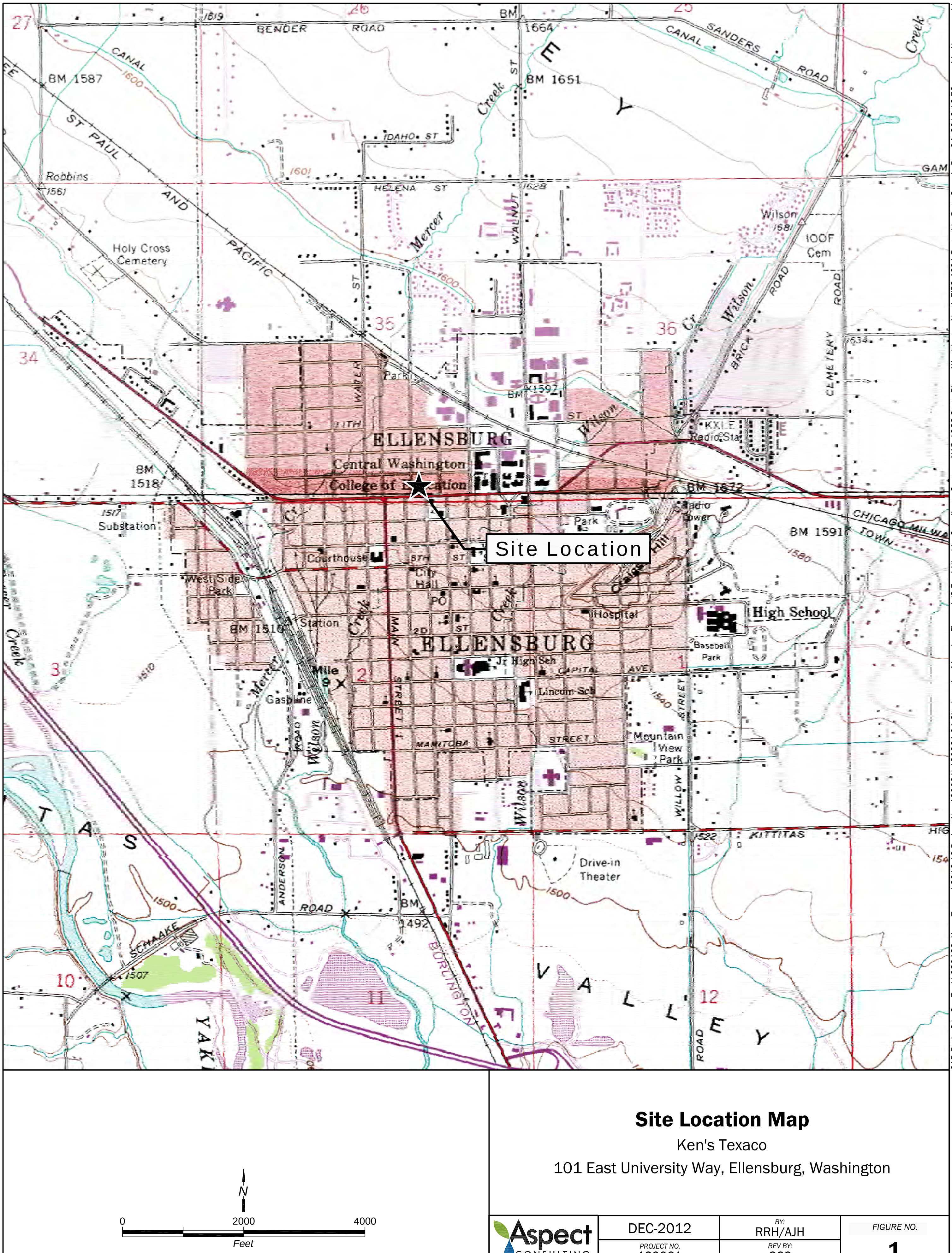
Notes
Concentrations within bold border indicate value exceeds Soil, MTCA Method A, Cleanup Level for Unrestricted Land Use, Table Value (mg/kg).
[1]Cleanup level for gasoline with benzene present.
U - Analyte was not detected at or above the reported result.

Table 3 - Soil Quality Data for Stock Piles

Former Ken's Texaco
101 East University Way
Ellensburg, Washington

Chemical Name	Soil, MTCA Method A, Unrestricted Land Use, Table Value (mg/kg)	G-SP-19 5/9/2012	G-SP-20 5/9/2012	G-SP-20 FD 5/9/2012	G-SP-21 5/9/2012	G-SP-22 5/9/2012	G-SP-23 5/9/2012	G-SP-24 5/10/2012	G-SP-24 FD 5/10/2012	G-SP-25 5/10/2012	G-SP-26 5/11/2012	G-SP-27 5/11/2012	G-SP-28 5/11/2012	G-SP-28 FD 5/11/2012	G-SP-29 5/14/2012	G-SP-30 5/14/2012	G-SP-31 5/14/2012	G-SP-31 FD 5/14/2012	G-SP-32 5/16/2012	G-SP-33 5/16/2012	G-SP-34 5/16/2012	G-SP-34 FD 5/16/2012
Total Petroleum Hydrocarbons																						
Gasoline Range Hydrocarbons in mg/kg	30[1]	10 U	10 U		10 U	10 U	10 U	10 U		10 U	10 U	10 U	10 U		10 U	10 U	10 U	10 U	10 U	10 U	10 U	10 U
Diesel Range Hydrocarbons in mg/kg	2,000	25 U	25 U	25 U	25 U	25 U	25 U	25 U	25 U	25 U	25 U	25 U	25 U	25 U	25 U	25 U	25 U	25 U	25 U	25 U	25 U	25 U
Mineral Oil in mg/kg	2,000	40 U	40 U	40 U	40 U	40 U	40 U	40 U	40 U	40 U	40 U	40 U	40 U	40 U	40 U	40 U	40 U	40 U	40 U	40 U	40 U	40 U
Oil (C25-C36) in mg/kg	2,000	40 U	40 U	40 U	40 U	40 U	40 U	40 U	40 U	261	40 U	40 U	40 U	40 U	40 U	40 U	40 U	40 U	40 U	40 U	40 U	40 U
Volatile Organic Compounds																						
1,1,1,2-Tetrachloroethane in mg/kg																						
1,1,1-Trichloroethane in mg/kg	2																					
1,1,2,2-Tetrachloroethane in mg/kg																						
1,1,2-Trichloroethane in mg/kg																						
1,1-Dichloroethane in mg/kg																						
1,1-Dichloroethene in mg/kg																						
1,1-Dichloropropene in mg/kg																						
1,2,3-Trichlorobenzene in mg/kg																						
1,2,3-Trichloropropane in mg/kg																						
1,2,4-Trichlorobenzene in mg/kg																						
1,2,4-Trimethylbenzene in mg/kg																						
1,2-Dibromo-3-chloropropane in mg/kg																						
1,2-Dibromoethane (EDB) in mg/kg	0.005																					
1,2-Dichlorobenzene in mg/kg																						
1,2-Dichloroethane (EDC) in mg/kg																						
1,2-Dichloropropane in mg/kg																						
1,3,5-Trimethylbenzene in mg/kg																						
1,3-Dichlorobenzene in mg/kg																						
1,3-Dichloropropane in mg/kg																						
1,4-Dichlorobenzene in mg/kg																						
2,2-Dichloropropane in mg/kg																						
2-Chlorotoluene in mg/kg																						
4-Chlorotoluene in mg/kg																						
Benzene in mg/kg	0.03	0.02 U	0.02 U		0.02 U	0.02 U	0.02 U	0.02 U		0.02 U	0.02 U	0.02 U	0.02 U		0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U
Bromobenzene in mg/kg																						
Bromodichloromethane in mg/kg																						
Bromoform in mg/kg																						
Bromomethane in mg/kg																						
Carbon tetrachloride in mg/kg																						
Chlorobenzene in mg/kg																						
Chloroethane in mg/kg																						
Chloroform in mg/kg																						
Chloromethane in mg/kg																						
cis-1,2-Dichloroethene in mg/kg																						
cis-1,3-Dichloropropene in mg/kg																						
Dibromochloromethane in mg/kg																						
Dibromomethane in mg/kg																						
Dichlorodifluoromethane in mg/kg																						
Ethylbenzene in mg/kg	6	0.03 U	0.03 U		0.03 U	0.03 U	0.03 U	0.03 U		0.03 U	0.03 U	0.03 U	0.03 U		0.03 U	0.03 U	0.03 U	0.03 U	0.03 U	0.03 U	0.03 U	0.03 U
Hexachlorobutadiene in mg/kg																						
Isopropylbenzene in mg/kg																						
Methyl tert-butyl ether (MTBE) in mg/kg	0.1																					
Methylene chloride in mg/kg	0.02																					
n-Butylbenzene in mg/kg																						
n-Propylbenzene in mg/kg																						
p-Isopropyltoluene in mg/kg																						
sec-Butylbenzene in mg/kg																						
Styrene in mg/kg																						
tert-Butylbenzene in mg/kg																						
Tetrachloroethene (PCE) in mg/kg	0.05																					
Toluene in mg/kg	7	0.03 U	0.03 U		0.03 U	0.03 U	0.03 U	0.03 U		0.03 U	0.03 U	0.03 U	0.03 U		0.03 U	0.03 U	0.03 U	0.03 U	0.03 U	0.03 U	0.03 U	0.03 U
trans-1,2-Dichloroethene in mg/kg																						
trans-1,3-Dichloropropene in mg/kg																						
Trichloroethene (TCE) in mg/kg	0.03																					
Trichlorofluoromethane in mg/kg																						
Vinyl chloride in mg/kg																						
Xylenes (total) in mg/kg	9	0.03 U	0.03 U		0.03 U	0.03 U	0.03 U	0.03 U		0.03 U	0.03 U	0.03 U	0.03 U		0.03 U	0.03 U	0.03 U	0.03 U	0.03 U	0.03 U	0.03 U	0.03 U
Naphthalene in mg/kg	5	0.03 U	0.03 U		0.03 U	0.03 U	0.03 U	0.03 U		0.03 U	0.03 U	0.03 U	0.03 U		0.03 U	0.03 U	0.03 U	0.03 U	0.03 U	0.03 U	0.03 U	0.03 U

Notes
Concentrations within bold border indicate value exceeds Soil, MTCA Method A, Cleanup Level for Unrestricted Land Use, Table Value (mg/kg).
[1]Cleanup level for gasoline with benzene present.
U - Analyte was not detected at or above the reported result.



CAD Path: Q:_GeoTech\080129 Kens Texaco\2012-12 Project No. 120061\120061-01 Site Location Map.dwg Figure 1 (8.5 x 11)) || Coordinate System: NAD 1983 State Plane Washington North FIPS 4601 Feet || Date Saved: Dec 04, 2012 10:53am || User: scudd

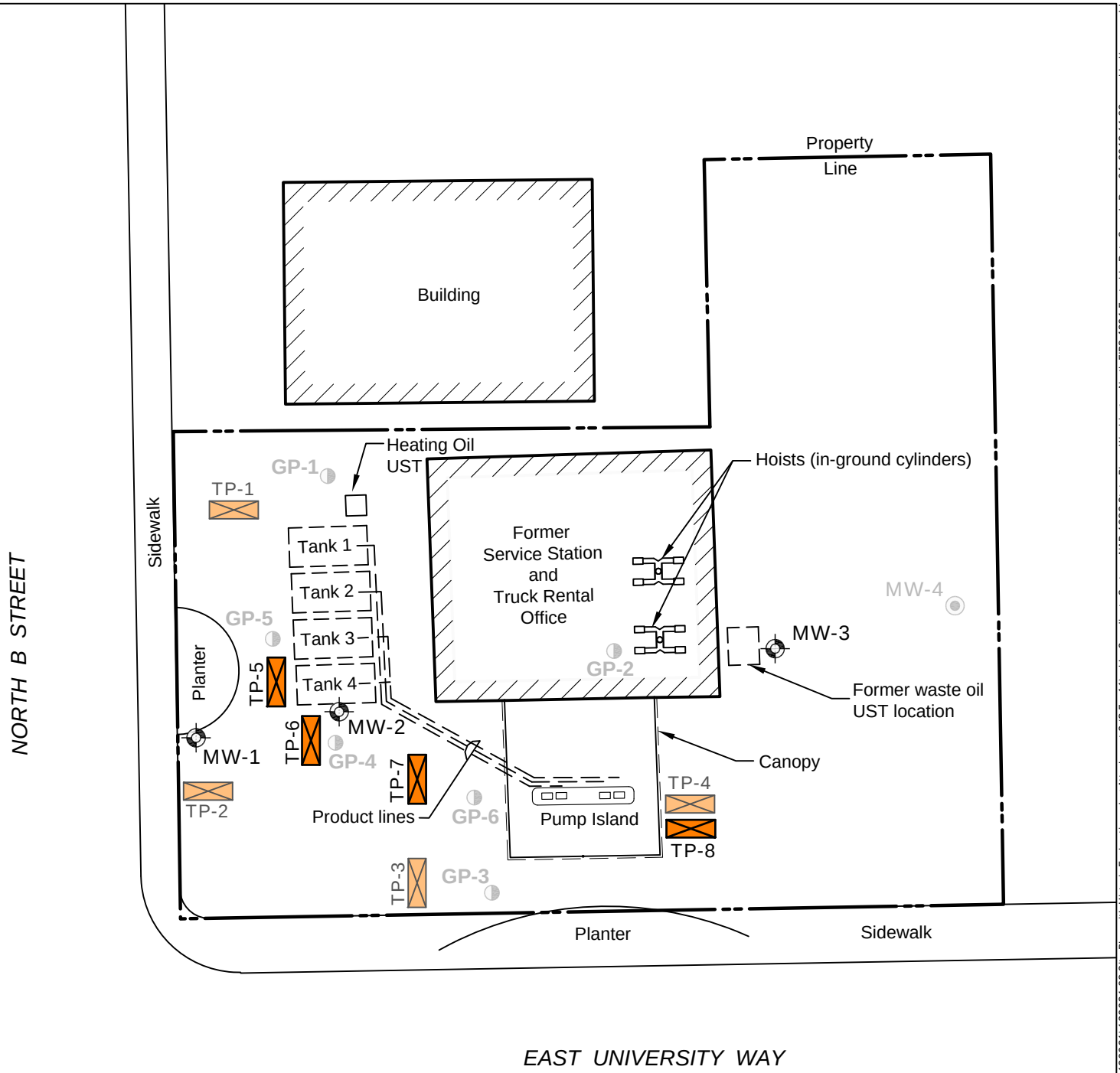
Site Location Map

Ken's Texaco

101 East University Way, Ellensburg, Washington

Aspect CONSULTING

DEC-2012	BY: RRH/AJH	FIGURE NO.
PROJECT NO. 120061	REV BY: SCC	1



Legend

- TP-4 — Approximate Test Pit Location (April 15, 2010)
- TP-8 — Approximate Test Pit Location (October 25, 2011)
- MW-1 — Existing Monitoring Well
- MW-4 — Historic Soil Boring (Aspect 2008)
- GP-1 — Historic Soil Boring (PBS 2006)

Site Plan with Historic Exploration Locations

Ken's Texaco

101 East University Way, Ellensburg, Washington

Aspect Consulting	DEC-2012	BY: RRH/AJH	FIGURE NO. 2
	PROJECT NO. 120061	REV BY: SCC	

Legend

- Area of 1:1 Slope
- Excavation Boundary
- Final Confirmation Sample Location (Bottom)
- Final Confirmation Sample Location (Sidewall)

NORTH B STREET

Sidewall

Building

Property Line

Hoists (In-Ground Cylinders)

Former Service Station and Truck Rental Office

Heating Oil Tank

Tank 1

Tank 2

Tank 3

Tank 4

Former Waste Oil UST Location

Canopy

Pump Island

Product Lines

Planter

Planter

Sidewalk

G-SW-G9-4
G-SW-G10-10
G-BT-F10-19
G-SW-I10-16
G-SW-F10-10
G-BT-I10-23
G-SW-K10-15
G-SW-M10-15
WO-SW-M10-7
G-SW-N10-15
G-BT-K10-20
G-BT-N10-22
G-BT-M11-24
G-BT-O11-22
G-SW-F12-15
G-BT-H12-23
G-BT-L13-22
G-BT-N12-22
G-BT-J12-22
G-BT-O12-21
G-BT-P12-20
G-BT-M13-22
G-BT-F13-23
G-BT-J13-22
G-BT-K14-21
G-BT-N13-21
G-BT-O13-20
WO-BT-Q13-19
G-BT-P13-20
G-BT-J14-20
G-BT-G13-26
G-BT-H14-23
G-BT-K14-20
G-BT-M14-20
G-BT-O14-20
G-BT-P14-20
G-BT-N14-20
G-SW-F14-15
G-BT-L14-21
G-BT-O14-21
G-BT-G15-20
G-BT-K15-21
G-BT-F15-20
G-BT-P15-20
G-SW-E-15-16
G-BT-H15-20
G-BT-H16-20
G-BT-J16-20
G-BT-N16-21
G-SW-E16-16
G-BT-F16-20
G-BT-I16-20
G-BT-O16-20
G-SW-K17-16
G-SW-M17-16
G-SW-Q16-16
G-SW-F17-16
G-SW-G17-16
G-SW-H17-16
G-SW-I17-16
G-SW-J17-16
G-SW-L17-8
G-SW-N17-8
G-SW-P17-16
WO-SW-P10-7
WO-SW-Q10-8
WO-SW-Q10-4
G-SW-P10-15
WO-SW-Q10-16
WO-BT-Q10-18
WO-SW-Q11-10
WO-BT-Q11-16
WO-SW-Q11-5
WO-BT-Q11-19
WO-SW-Q11-16
WO-SW-Q13-16
WO-SW-Q13-8
G-SW-R13-16
G-SW-R14-8

0 20 40
Feet

Final Confirmation Sample Locations

Ken's Texaco
101 East University Way, Ellensburg, Washington

Aspect Consulting	DEC-2012	BY: RRH/EG/SCC	FIGURE NO. 3
	PROJECT NO. 120061	REV BY: SCC	

Legend

- Area of 1:1 Slope
- Excavation Boundary
- Final Confirmation Sample Location (Bottom)
- Final Confirmation Sample Location (Sidewall)
- Indicates TPH as Gasoline Exceedance in Final Sample
- Indicates TPH as Oil Exceedance in Final Sample

NORTH B STREET

Sidewall

Building

Property Line

G-SW-G9-4
G-SW-G10-10
G-BT-F10-19
G-SW-I10-16
G-SW-F10-10
Heating Oil Tank
Tank 1
Tank 2
Tank 3
Tank 4
G-BT-F13-23
G-BT-H12-23
G-SW-F12-15
Planter
G-SW-F14-15
G-BT-G13-26
G-BT-H14-23
G-BT-G15-20
G-SW-E-15-16
G-BT-F15-20
G-BT-H15-20
G-BT-H16-20
G-BT-J16-20
Product Lines
G-SW-E16-16
G-BT-F16-20
G-BT-I16-20
G-SW-F17-16
G-SW-G17-16
G-SW-H17-16
G-SW-I17-16
G-SW-J17-16

G-BT-I10-23
G-SW-K10-15
WO-SW-M10-7
G-SW-M10-15
G-SW-N10-15
G-BT-K10-20
G-BT-N10-22
Former Service Station and Truck Rental Office
G-BT-M11-24
G-BT-O11-22
G-BT-L13-22
G-BT-N12-22
G-BT-J12-22
G-BT-O12-21
G-BT-M13-22
G-BT-J13-22
G-BT-K14-21
G-BT-N13-21
G-BT-O13-20
G-BT-P13-20
WO-BT-Q13-19
G-BT-J14-20
G-BT-K14-20
G-BT-M14-20
G-BT-L14-21
G-BT-K15-21
G-BT-O14-20
G-BT-N14-20
G-BT-P14-20
G-BT-O14-21
G-BT-P15-20
Canopy
G-BT-N16-21
Pump Island
G-BT-O16-20
G-SW-K17-16
G-SW-M17-16
G-SW-L17-8
G-SW-N17-8
G-SW-P17-16

Hoists (In-Ground Cylinders)
WO-SW-P10-7
WO-SW-Q10-8
WO-SW-Q10-4
G-SW-P10-15
WO-SW-Q10-16
WO-BT-Q10-18
WO-SW-Q11-10
WO-BT-Q11-16
WO-SW-Q11-5
WO-BT-Q11-19
WO-SW-Q11-16
G-BT-P12-20
Former Waste Oil UST Location
WO-SW-Q13-16
WO-SW-Q13-8
G-SW-R13-16
G-SW-R14-8
G-SW-Q16-16

Planter
Sidewall

N

0 20 40
Feet

Final Confirmation Sample Locations with TPH Exceedances

Ken's Texaco
101 East University Way, Ellensburg, Washington

Aspect Consulting	DEC-2012	BY: RRH/EG/SCC	FIGURE NO. 4
	PROJECT NO. 120061	REV BY: SCC	

CAD Path: Q:_GeoTech\080129 Kens Texaco\2012.12 Project No. 120061\120061-03 Final Confirmation Sample Locations.dwg TPH Exceedances || Coordinate System: NAD 1983 State Plane Washington North FIPS 4601 Feet || Date Saved: Dec 06, 2012 11:10am || User: scudd

Legend

- Area of 1:1 Slope
- Excavation Boundary
- Final Confirmation Sample Location (Bottom)
- Final Confirmation Sample Location (Sidewall)
- Indicates Benzene Exceedance in Final Confirmation Sample

NORTH B STREET

Building

Property Line

Sidewalk

Planter

Heating Oil Tank

Tank 1

Tank 2

Tank 3

Tank 4

Former Service Station and Truck Rental Office

Hoists (In-Ground Cylinders)

Former Waste Oil UST Location

Canopy

Pump Island

Product Lines

Planter

Sidewalk

G-SW-G9-4
G-SW-G10-10
G-BT-F10-19
G-SW-I10-16
G-SW-F10-10
G-BT-I10-23
G-SW-K10-15
G-SW-M10-7
G-SW-N10-15
G-BT-K10-20
G-BT-N10-22
G-BT-M11-24
G-BT-O11-22
WO-SW-P10-7
WO-SW-Q10-8
WO-SW-Q10-4
G-SW-P10-15
WO-SW-Q10-16
WO-BT-Q10-18
WO-SW-Q11-10
WO-BT-Q11-16
WO-SW-Q11-5
WO-BT-Q11-19
WO-SW-Q11-16
G-SW-F12-15
G-BT-H12-23
G-BT-L13-22
G-BT-N12-22
G-BT-P12-20
G-BT-J12-22
G-BT-O12-21
G-BT-M13-22
WO-SW-Q13-16
WO-SW-Q13-8
G-SW-R13-16
G-BT-J13-22
G-BT-K14-21
G-BT-N13-21
G-BT-O13-20
WO-BT-Q13-19
G-BT-P13-20
G-BT-J14-20
G-SW-R14-8
G-BT-G13-26
G-BT-H14-23
G-BT-K14-20
G-BT-M14-20
G-BT-O14-20
G-BT-N14-20
G-BT-P14-20
G-SW-F14-15
G-BT-L14-21
G-BT-O14-21
G-BT-G15-20
G-BT-K15-21
G-BT-F15-20
G-BT-P15-20
G-SW-E-15-16
G-BT-H15-20
G-BT-H16-20
G-BT-J16-20
G-BT-N16-21
G-SW-E16-16
G-BT-F16-20
G-BT-I16-20
G-SW-K17-16
G-SW-M17-16
G-BT-O16-20
G-SW-Q16-16
G-SW-F17-16
G-SW-G17-16
G-SW-H17-16
G-SW-I17-16
G-SW-J17-16
G-SW-L17-8
G-SW-N17-8
G-SW-P17-16

N

0 20 40
Feet

Final Confirmation Sample Locations with Benzene Exceedances

Ken's Texaco

101 East University Way, Ellensburg, Washington

Aspect Consulting	DEC-2012	BY: RRH/EG/SCC	FIGURE NO. 5
	PROJECT NO. 120061	REV BY: SCC	

CAD Path: Q:_GeoTech\080129 Kens Texaco\2012-12 Project No. 120061\120061-03 Final Confirmation Sample Locations.dwg BTEX Exceedances || Coordinate System: NAD 1983 State Plane Washington North FIPS 4601 Feet || Date Saved: Dec 06, 2012 11:10am || User: scudd

APPENDIX A

Copies of Previous Investigations

October 23, 2008

Mr. David Jacobi
Wilson Smith Cochran Dickerson
1700 Financial Center
1215 Fourth Avenue
Seattle, Washington 98161-1007

Re: Soil and Groundwater Quality Investigation Results
Project No. 080129-001-01

Dear David:

This report presents the results of a soil and groundwater quality investigation completed by Aspect Consulting, LLC (Aspect) at the Ken's Texaco property (the Site), located at 101 East University Way in Ellensburg, Washington (Figure 1). The Site is approximately 0.4 acres in size, and is bounded to the west by North B Street, to the north by residential property, to the east by a parking lot and commercial property and to the south by East University Way. The Site is currently occupied by an unbranded service station and truck rental agency. A total of four underground storage tanks (USTs) are located beneath a concrete UST pad located west of the station building and pump island (Figure 2). It is our understanding that both gasoline and diesel fuel are currently sold at the Site.

Aspect's completed scope of work included the following elements:

- Drill four hollow-stem auger borings to water table, collecting soil samples for laboratory analysis during drilling;
- Complete three of the borings as 2-inch-diameter monitoring wells;
- Develop, purge, and sample the groundwater monitoring wells and submit the samples for laboratory analysis; and
- Prepare a report summarizing the findings of the investigation.

Previous Site Investigations

A UST Site Assessment was completed in June 2006 by PBS Engineering and Environmental (PBS) and documented in *Limited Underground Storage Tank Assessment at the Texaco Service Station, 101 East University Way, Ellensburg, Washington*, dated July 5, 2006. The scope of this investigation included drilling six direct-push borings and collecting soil samples for laboratory analysis. Boring locations are shown on Figure 2. The PBS borings were advanced around the UST pad (locations GP-1, 5, and 4), along the southern property boundary outboard of the pump island (location GP-3), near the fuel lines (location GP-6), and inside the service bay (location GP-2).

Gasoline-range total petroleum hydrocarbons (TPH) was detected above the Washington State Department of Ecology (Ecology) MTCA Method A soil cleanup level for unrestricted land use at locations GP-4 and 5 near the UST nest, and at location GP-2 in the service bay. Oil-

range TPH was also detected in the boring at location GP-2, but at concentrations below MTCA Method A cleanup level for unrestricted land use.

The PBS report cited the presence of an earlier UST system that was removed in 1968. The older UST system was reportedly in the same area as the new system. The PBS report concluded that affected soil appeared to be present in the same area as the former USTs, and suggested the possibility that "*contamination was already in place when the Texaco station was constructed*".

A former 280-gallon waste oil UST, located east of the station building, was removed in 1993. A site assessment was completed at the time of UST removal by Sage Earth Service, Inc. (*Closure Site Assessment for the Ken's Texaco, Inc. Facility, Ellensburg, Washington,* Sage Earth Sciences Inc., February 22, 1994*).* The assessment indicated that the tank was in apparent good condition, but that there were visual indicators of hydrocarbons in soil around the UST. Two sidewall samples and three stockpile samples were collected and analyzed for TPH by Method 418.1. The stockpile samples were also analyzed for total metals (lead, arsenic, cadmium, chromium, and mercury). The sidewall samples contained TPH at concentrations ranging from 60 to 28,779 milligrams per kilograms (mg/kg). The stockpile samples contained TPH at concentrations ranging from 5,977 to 48,536 mg/kg. No overexcavation of affected soil was attempted, and the soil excavated to accommodate UST removal was reportedly used to subsequently backfill the UST excavation.

Current Investigation

The scope of the Aspect's investigation included drilling four hollow stem auger borings, collecting soil samples from the borings for laboratory analysis, installing three monitoring wells, developing the wells, and collecting groundwater samples for laboratory analysis. The following sections briefly describe field investigation methods and presents soil and groundwater sampling laboratory analytical results.

Soil Boring Installation and Soil Sampling

Four borings (MW-1 through MW-4) were completed by Cascade Drilling, Inc. on July 21 and 22, 2008 at the locations shown on Figure 2. The borings were logged by an Aspect geologist, and boring logs are provided in Attachment A.

The borings were completed to depths of 24 to 29 feet below ground surface (bgs). Soils encountered during drilling generally consisted of 10 to 14 feet of gravelly silt to silty gravels overlying non-silty to silty sands and gravels. Groundwater was encountered during drilling at depths of between 16 and 24 feet bgs. Borings MW-1, MW-2 and MW-3 were completed as monitoring wells following the Minimum Standards for Construction and Maintenance of Wells, Washington Administrative Code (WAC) Chapter 173-160. Boring MW-4 was backfilled with hydrated bentonite chips upon completion of sampling activities. All drill cuttings were placed in Department of Transportation-approved 55-gallon drums and stored onsite.

Soil samples were collected from each boring at 2.5-foot intervals using a Dames and Moore split barrel sampler with a 300-pound slide hammer. All soil samples were field-screened for volatile organic vapors with a photoionization detector (PID), and by using visual and

olfactory methods. Any odor, sheen, or staining characteristics observed from the soil samples was documented on the boring logs. Soil descriptions were performed in general accordance with ASTM method D-2488-84, *Standard Method for Description and Identification of Soils (Visual/Manual Procedure)*, and are included on the boring logs in Attachment A.

A total of eight soil samples were selected for laboratory analysis. These samples were placed in laboratory provided iced cooler and submitted to Friedman and Bruya Inc. in Seattle, Washington under industry-standard chain-of-custody procedures.

Groundwater Sampling

Groundwater samples were collected from monitoring wells MW-1, MW-2, and MW-3 using low flow sampling techniques. The samples were collected using a down-hole bladder pump with disposable bladders and new polyethylene tubing for each well. Field parameters including temperature, pH, dissolved oxygen and conductivity were monitored during purging of the wells until parameter had stabilized to within +/- 10 percent of the previous reading. Once field parameters stabilized, samples were collected directly from the pump discharge tubing into laboratory-supplied sample containers. Groundwater samples were placed in an iced cooler and submitted to Friedman and Bruya Inc. in Seattle, Washington under industry-standard chain-of-custody procedures.

Hydrogeologic Conditions

Groundwater was encountered at the Site in unconsolidated sands and gravel at a depth of approximately 16 feet bgs. Nearby surface water bodies include Wilson Creek, located 2,000 feet to the east, and Mercer Creek, located 1,700 feet to the west. Both creeks drain to Yakima River in a southwesterly direction. Regional groundwater flow in the Ellensburg area is expected to be to the south or southwest, towards the Yakima River. Local groundwater flow direction at the Site, based local topography and surface water occurrence, may be more southeast, towards Wilson Creek.

Soil Analytical Results

All retained samples were analyzed for gasoline-range TPH by Method NWTPH-Gx, and for benzene, toluene, ethylbenzene, and total xylenes (BTEX) by EPA Method 8021 and for oil- and diesel-range TPH by Method NWTPH-Dx. Soil sample results are summarized on Table 1, and laboratory certificates are included in Attachment B. Gasoline-range TPH was detected in soil samples collected from borings MW-1, MW-2 and MW-3 at concentrations ranging from 3 mg/kg to 54 mg/kg. Detected concentrations in samples from MW-1 at 15.5 feet bgs and MW-3 at 4 feet bgs exceeded the MTCA Method A unrestricted land use cleanup level of 30 mg/kg for TPH as gasoline (when benzene is present). Gasoline-range TPH was not detected in the soil sample collected from boring MW-4.

Diesel- and oil-range TPHs were detected in soil samples collected from 4 feet bgs and 9 feet bgs in boring MW-3, located near the former water oil UST. The detected concentrations of TPH as oil in these samples were above the applicable MTCA Method A unrestricted land use cleanup level of 2,000 mg/kg.

Trace concentrations of one or more BTEX compounds were detected in soil samples collected from borings MW-1, MW-2 and MW-3. Benzene was detected in the sample from boring MW-22 at 22 feet bgs at a concentration of 0.11 mg/kg, which is marginally above the MTCA Method A unrestricted land use cleanup level of 0.03 mg/kg for benzene. All other detected BTEX compound concentrations in soil were below applicable Method A cleanup levels.

Groundwater Analytical Results

Retained groundwater samples were analyzed for gasoline-range TPH by Method NWTPH-Gx, BTEX by EPA Method 8021 (MW-1 and 2), and oil- and diesel-range TPH by Method NWTPH-Dx. Given the proximity of MW-3 to the former waste oil tank, the groundwater sample from MW-3 was also analyzed for volatile organic compounds (VOCs) by EPA Method 8260B. Groundwater analytical results are summarized in Table 2, and laboratory certificates are included in Attachment B.

Gasoline-range TPH was detected in groundwater at concentrations above the MTCA Method A cleanup level of 800 micrograms per liter (µg/L) in samples from wells MW-1 (910 µg/L) and MW-2 (3,000 µg/L). Benzene was also detected in well MW-2 at a concentration of 460 µg/L, which is above the MTCA Method A groundwater cleanup level for benzene of 5 µg/L. All other detected BTEX compound concentrations in groundwater were below applicable MTCA Method A cleanup levels.

Several non-BTEX VOC compounds were also detected in the groundwater sample from well MW-3. Detected VOC compounds included naphthalene, n-propylbenzene, isopropylbenzene, 1,3,5- trimethylbenzene, 1,2,4-trimethylbenzene, and chloroform. These compounds, with the exception of chloroform, are VOCs typically associated with petroleum hydrocarbon mixtures. The chlorinated VOC chloroform is a common disinfectant by-product associated with municipal drinking water supplies, and the source of chloroform is likely an on-property or nearby septic drainfield.

Diesel-range TPH was detected above the MTCA Method A groundwater cleanup level of 500 µg/L in the samples collected from well MW-2 (640 µg/L) and well MW-3 (1,600 µg/L). The groundwater sample from MW-3, located near the former waste oil UST, also contained oil-range TPH at a concentration of 2,000 µg/L, which exceeds the MTCA Method A cleanup level of 500 µg/L for TPH as oil.

Summary of Findings

The results of the current and historic investigations confirm the presence of gasoline-, diesel- and oil-range TPH and related compounds in soil and groundwater at the Site at concentrations above current MTCA Method A cleanup levels. Affected soil and groundwater were documented to the south and west of the existing USTs, and also to the east of the station building near the location of the former waste oil UST. The full nature and extent of affected soil and groundwater at the Site has not been delineated.

Based on the distribution and nature of compounds present at the Site, historic leakage or spillage of gasoline and diesel fuel appears to have occurred in the vicinity of the present day UST system, which is reportedly in the same location as a pre-1968 UST system. Additionally,

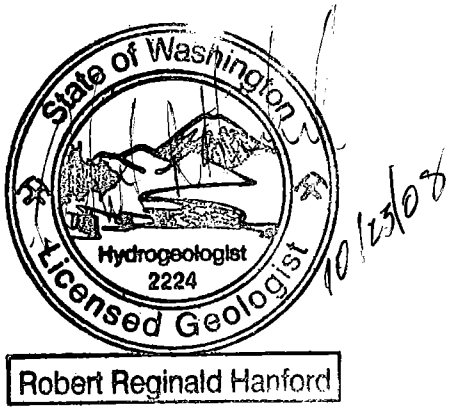
historic leakage or spillage is indicated in the area of former waste oil UST system that was removed in 1993. The timing, extent and magnitude of historic releases are currently unknown.

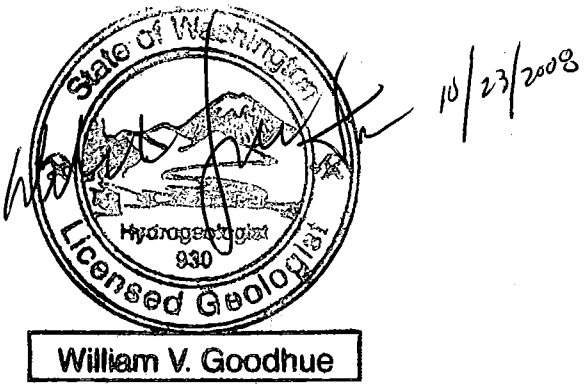
Limitations

Work for this project was performed and this report prepared in accordance with generally accepted professional practices for the nature and conditions of work completed in the same or similar localities, at the time the work was performed. It is intended for the exclusive use of Wilson Smith Cochran Dickerson for specific application to the referenced property. This report does not represent a legal opinion. No other warranty, expressed or implied, is made.

Sincerely,

Aspect consulting, LLC





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Attachments:
Table 1 – Soil Sample Analytical Results Summary
Table 2 – Groundwater Sample Analytical Results Summary
Figure 1 – Site Location Map
Figure 2 – Site and Exploration Plan
Attachment A – Boring Logs
Attachment B – Laboratory Certificates

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Table 1 - Soil Sample Analytical Results Summary

Ken's Texaco - Ellensburg, Washington

Sample Information		Analytical Method						
Sample Identification	Sample Date	Gasoline by NWTPH-Gx	BTEX Compounds by EPA Method 8021				NWTPH-Dx	
		Gasoline (mg/kg)	Benzene (mg/kg)	Toluene (mg/kg)	Ethyl-Benzene (mg/kg)	Total Xylenes (mg/kg)	Diesel (mg/kg)	Motor Oil (mg/kg)
MW-1-15.5	7/21/2008	***51***	<0.02	0.09	<0.02	0.52	<50	<250
MW-1-20.5	7/21/2008	25	<0.02	0.06	<0.02	0.41	<50	<250
MW-2-14.5	7/21/2008	10	<0.02	<0.02	<0.02	0.16	<50	<250
MW-2-22.0	7/21/2008	3	***0.11***	<0.02	0.05	0.1	<50	<250
MW-3-4.0	7/21/2008	***54***	<0.02	0.06	0.13	1.8	1700[1]	***7100***
MW-3-9.0	7/21/2008	16	<0.02	<0.02	0.03	0.23	1600[1]	***6700***
MW-3-19.5	7/21/2008	8	<0.02	<0.02	<0.02	<0.06	100	<250
MW-4-22.0	7/22/2008	<2	<0.02	<0.02	<0.02	<0.06	<50	<250
MTCA Method A Soil Cleanup Levels for Unrestricted Land Use		***30[2]***	***0.03***	***7***	***6***	***9***	***2000***	***2000***

54 - Exceedance of MTCA Method A cleanup level shown in bold italics.

[1] Laboratory narrative indicates the pattern of peaks present is not indicative of diesel.

[2] Cleanup level for gasoline when benzene is not present.

Table 2 - Groundwater Sample Analytical Results Summary

Ken's Texaco - Ellensburg, Washington

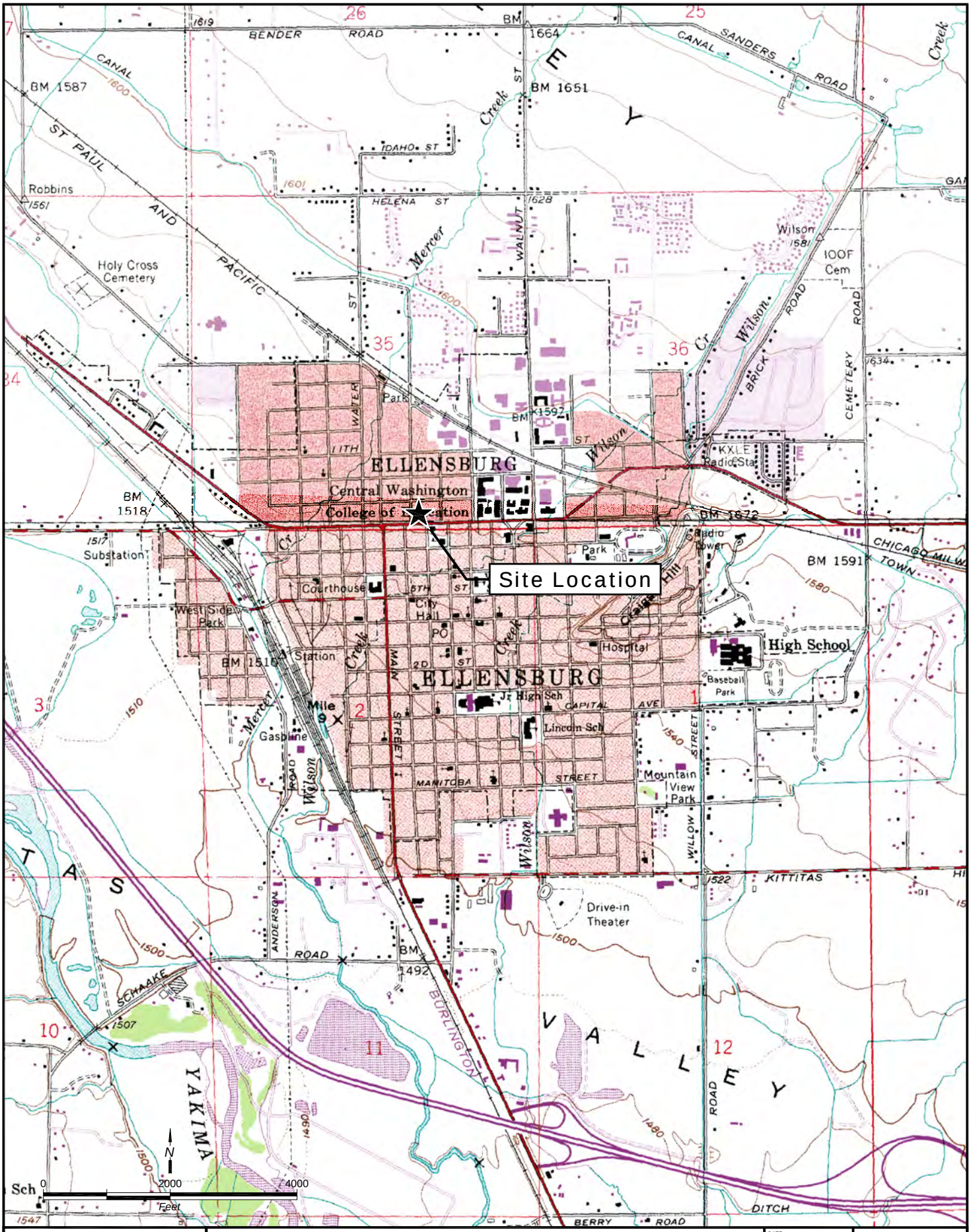
Sample Information		Analytical Method						
Sample Identification	Sample Date	Gasoline by NWTPH-Gx	BTEX Compounds by EPA Method 8021 or EPA Method 8260B				NWTPH-Dx	
		Gasoline (µg/L)	Benzene (µg/L)	Toluene (µg/L)	Ethyl-Benzene (µg/L)	Total Xylenes (µg/L)	Diesel (µg/L)	Motor Oil (µg/L)
MW-1- 72208[1]	7/28/2008	***910***	4	6	4	6	490	<250
MW-2-072208[1]	7/28/2008	***3,000***	***460***	21	160	190	***640***	<250
MW-3-072208[2]	7/28/2008	180	3.2	<1	4.2	11.1	***1,600***	***2,000***
MTCA Method A Groundwater Cleanup Levels		***800***[3]	***5***	***1,000***	***700***	***1,000***	***500***	***500***

460 - Exceedance of MTCA Method A cleanup level shown in bold italics.

[1] BTEX by Method 8021

[2] BTEX by Method 8260B

[3] Cleanup level for gasoline when benzene present.



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Site Location Map

Ken's Texaco
101 East University Way, Ellensburg, Washington

DATE: Aug 2008	PROJECT NO. 080129
DESIGNED BY: RRH	
DRAWN BY: PMB	FIGURE NO. 1
REVISED BY: -	

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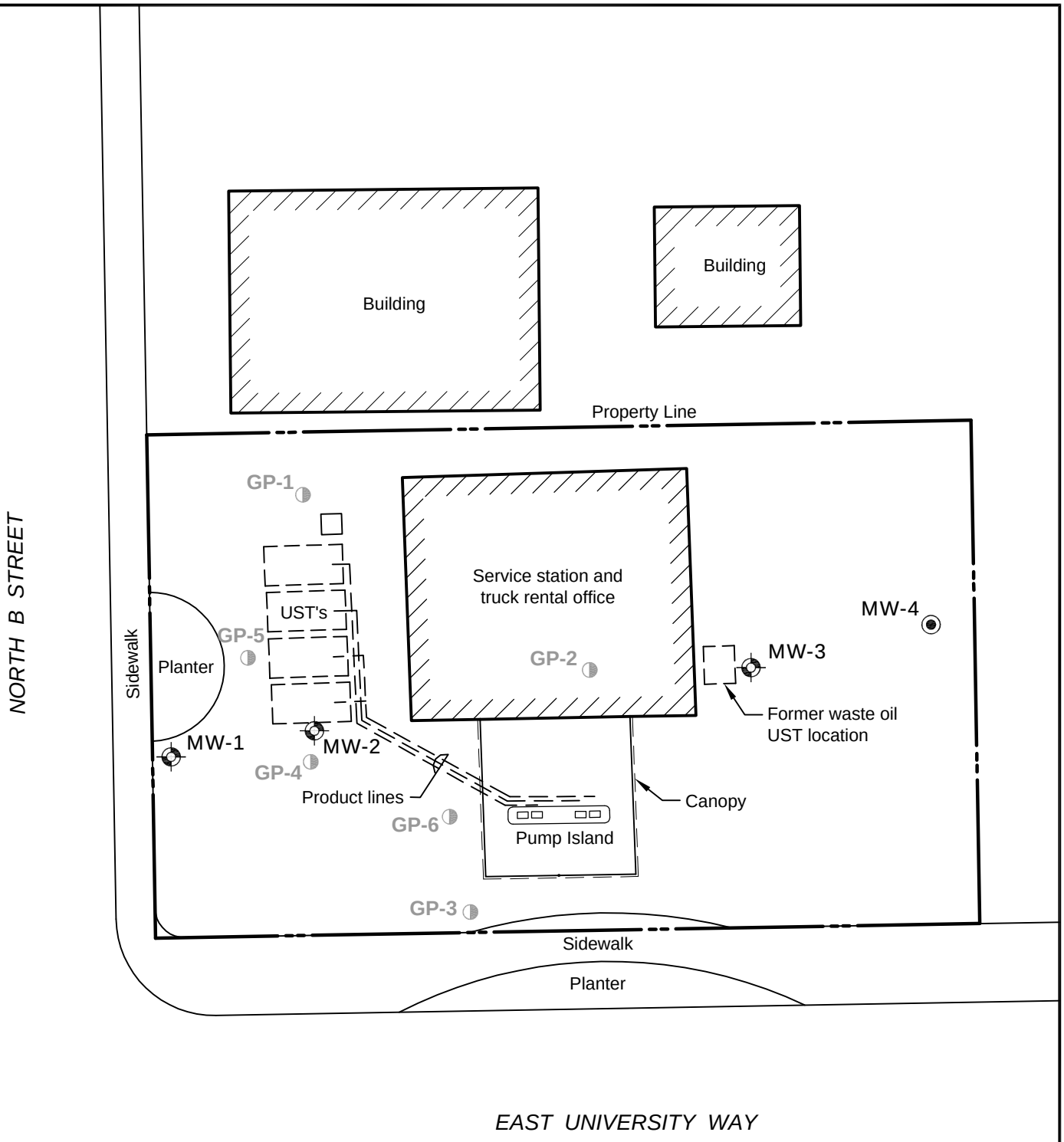

Legend

MW-1 — Approximate location of monitoring well

MW-4 — Approximate location of soil boring

GP-1 — Approximate location of previous soil boring

N

0 30 60

Feet

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Site and Exploration Plan

Ken's Texaco
101 East University Way, Ellensburg, Washington

DATE: Aug 2008	PROJECT NO. 080129
DESIGNED BY: RRH	
DRAWN BY: PMB	FIGURE NO. 2
REVISED BY: -	

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ATTACHMENT A

Boring Logs

Coarse-Grained Soils - More than 50% [1] Retained on No. 200 Sieve	Gravels - More than 50% [1] of Coarse Fraction Retained on No. 4 Sieve	≤5% Fines [5]	GW	Well-graded gravel and gravel with sand, little to no fines
			GP	Poorly-graded gravel and gravel with sand, little to no fines
		≥15% Fines [5]	GM	Silty gravel and silty gravel with sand
			GC	Clayey gravel and clayey gravel with sand
	Sands - 50% [1] or More of Coarse Fraction Passes No. 4 Sieve	≤5% Fines [5]	SW	Well-graded sand and sand with gravel, little to no fines
			SP	Poorly-graded sand and sand with gravel, little to no fines
		≥15% Fines [5]	SM	Silty sand and silty sand with gravel
			SC	Clayey sand and clayey sand with gravel
Fine-Grained Soils - 50% [1] or More Passes No. 200 Sieve	Silts and Clays Liquid Limit Less than 50		ML	Silt, sandy silt, gravelly silt, silt with sand or gravel
			CL	Clay of low to medium plasticity; silty, sandy, or gravelly clay, lean clay
			OL	Organic clay or silt of low plasticity
	Silts and Clays Liquid Limit 50 or More		MH	Elastic silt, clayey silt, silt with micaceous or diato-maceous fine sand or silt
			CH	Clay of high plasticity, sandy or gravelly clay, fat clay with sand or gravel
			OH	Organic clay or silt of medium to high plasticity
Highly Organic Soils			PT	Peat, muck and other highly organic soils

Terms Describing Relative Density and Consistency

Coarse-Grained Soils	Density	SPT [2] blows/foot
	Very Loose	0 to 4
	Loose	4 to 10
	Medium Dense	10 to 30
	Dense	30 to 50
	Very Dense	>50

Fine-Grained Soils	Consistency	SPT [2] blows/foot
	Very Soft	0 to 2
	Soft	2 to 4
	Medium Stiff	4 to 8
	Stiff	8 to 15
	Very Stiff	15 to 30
	Hard	>30

Test Symbols

G = Grain Size
M = Moisture Content
A = Atterberg Limits
C = Chemical
DD = Dry Density
K = Permeability

Component Definitions

Descriptive Term	Size Range and Sieve Number
Boulders	Larger than 12"
Cobbles	3" to 12"
Gravel	3" to No. 4 (4.75 mm)
Coarse Gravel	3" to 3/4"
Fine Gravel	3/4" to No. 4 (4.75 mm)
Sand	No. 4 (4.75 mm) to No. 200 (0.075 mm)
Coarse Sand	No. 4 (4.75 mm) to No. 10 (2.00 mm)
Medium Sand	No. 10 (2.00 mm) to No. 40 (0.425 mm)
Fine Sand	No. 40 (0.425 mm) to No. 200 (0.075 mm)
Silt and Clay	Smaller than No. 200 (0.075 mm)

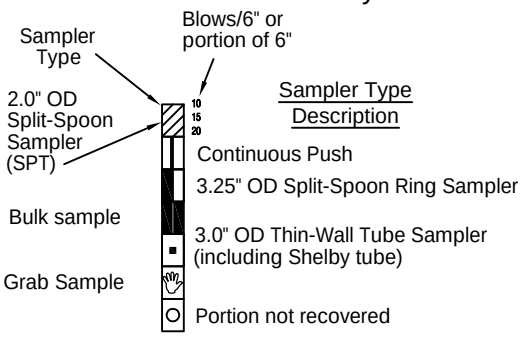
[3] Estimated Percentage

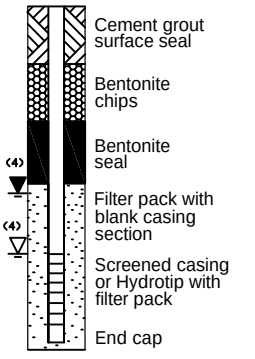
Percentage by Weight	Modifier
<5	Trace
5 to 15	Slightly (sandy, silty, clayey, gravelly)
15 to 30	Sandy, silty, clayey, gravelly)
30 to 49	Very (sandy, silty, clayey, gravelly)

Moisture Content

Dry - Absence of moisture, dusty, dry to the touch
Slightly Moist - Perceptible moisture
Moist - Damp but no visible water
Very Moist - Water visible but not free draining
Wet - Visible free water, usually from below water table

Symbols





(1) Percentage by dry weight
(2) (SPT) Standard Penetration Test (ASTM D-1586)
(3) In General Accordance with Standard Practice for Description and Identification of Soils (ASTM D-2488)
(4) Depth of groundwater — ATD = At time of drilling; Static water level (date)
(5) Combined USCS symbols used for fines between 5% and 15% as estimated in General Accordance with Standard Practice for Description and Identification of Soils (ASTM D-2488)

Classifications of soils in this report are based on visual field and/or laboratory observations, which include density/consistency, moisture condition, grain size, and plasticity estimates and should not be construed to imply field or laboratory testing unless presented herein. Visual-manual and/or laboratory classification methods of ASTM D-2487 and D-2488 were used as an identification guide for the Unified Soil Classification System.

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Exploration Log Key

DATE:
DESIGNED BY:
DRAWN BY:
REVISED BY:

PROJECT NO.

FIGURE NO.
A-1

Q:_ACAD Standards\Standard Details\Exploration Log Key A1.dwg

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Boring Log

Project Number	Boring Number	Sheet
080129	MW-1	1 of 1

Project Name	Ken's Texaco	Ground Surface Elev	104.77 Relative Site
Location	Ellensburg, WA		
Driller/Method	Cascade Drilling / Hollow Stem Auger	Depth to Water	16.20
Sampling Method	D&M, 300 lb. Jars / Hammer Weight: 300 lb / Hammer Drop:	Start/Finish Date	7/21/2008

Depth / Elevation (feet)	Borehole Completion	Sample Type/ID	Tests	PID (ppm)	Blows/ 6"	Material Type	Description	Depth (ft)
	8" flushmount monument, 2" J-plug well cap, concrete seal, 0'-1'						Very dense, slightly moist, brown, slightly sandy, slightly silty GRAVEL (GM). Coarse gravel, 3 in.	
	2" diameter schedule 40 PVC casing, threaded connection, 0'-14'			0.0	12 50/6			
5								5
							Slightly clayey, silty.	
	Hydrated bentonite chips 1'-12'			0.0	12 17 22			
		MW-1-10.5		0.5	8 16 17			
10								10
				100	50/6		Moist.	
	#2/12 silica sand filter pack, 12'-24'							
							Medium dense, very moist, olive gray, slightly clayey SILT (ML). Slight petroleum odor.	
		MW-1-15.5	TPH-D, TPH-G, BTEX	14.5	12 12 6			
15								15
							Loose.	
	2" diameter, schedule 40 PVC screen, 10-slot, 14'-24'			146	5 3 2			
		MW-1-20.5	TPH-D, TPH-G, BTEX	15.8	5 3 3			
20								20
							Very dense, wet, olive gray, clayey, silty, SAND/GRAVEL (SC-GC), with root fragments. Fine sand, medium gravel.	
				1.4	18 50/6			
	Threaded PVC endcap							
25							Boring terminated at 24 ft BGS.	25

Sampler Type:
- No Recovery
- 3.25" OD D&M Split-Spoon Ring Sampler

PID - Photoionization Detector (Headspace Measurement)

- Static Water Level
- Water Level (ATD)

Logged by: BMS

Approved by: RRH

Figure No. A - 2

_ENV BORING LOG KENS TEXACO.GPJ September 5, 2008

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Boring Log

Project Number	Boring Number	Sheet
080129	MW-2	1 of 1

Project Name	Ken's Texaco	Ground Surface Elev	104.63 Relative Site
Location	Ellensburg, WA		
Driller/Method	Cascade Drilling / Hollow Stem Auger	Depth to Water	16.35
Sampling Method	D&M, 300 lb. Jars / Hammer Weight: 300 lb / Hammer Drop:	Start/Finish Date	7/21/2008

Depth / Elevation (feet)	Borehole Completion	Sample Type/ID	Tests	PID (ppm)	Blows/ 6"	Material Type	Description	Depth (ft)
	8" flushmount monument, 2" J-plug well cap, concrete seal, 0'-1'						Loose, slightly moist, brown, slightly clayey, slightly sandy SILT (ML). Coarse angular sand.	
	2" diameter schedule 40 PVC casing, threaded connection 0'-16.5'				2 3 3			
5								5
	Hydrated bentonite chips, 1'-14.5'				3 3 3		Slightly gravelly. Fine subrounded gravel.	
					2		Very moist, gray to black. No clay.	
		MW-2-10.5		8.2	2 3			
10							Loose, dark gray, very moist, gravelly SAND (SP). Medium sand. Coarse gravel, 3 in. Petroleum odor.	10
				44.7	50/6		Very stiff, wet, dark gray, slightly silty SAND/GRAVEL (SP-GP). Medium to coarse sand. Subangular gravel. Petroleum odor.	
					4		Loose, gray to orange, clayey, silty.	
		MW-2-14.5	TPH-D, TPH-G, BTEX	237	3 4		Loose, moist, brown yellow SILT (ML). Slight petroleum odor.	
15	#2/12 silica sand filter pack 14.5'-26.5'						Loose, moist, gray, fine SAND (SP).	15
							Loose, moist, yellow red, slightly clayey SILT (ML).	
				0.5	3 4 6			
	2" diameter, schedule 40 PVC screen, 10-slot, 16.5'-26.5'				3 2 2		Very dense, gray, very moist, clayey, silty, fine SAND (SC-SM).	
20								20
		MW-2-22.0	TPH-D, TPH-G, BTEX	3.9	14 25 31		Moist, green gray to olive gray, slightly silty SAND (SW). Medium to coarse sand. Petroleum odor.	
				0.6	50/5		Very stiff, wet, brown, silty, very gravelly SAND (SP). Fine sand. Coarse subangular gravel, 2 in.	
25	Threaded PVC endcap							25
							Boring terminated at 26.5 ft BGS.	

Sampler Type:
- No Recovery
- 3.25" OD D&M Split-Spoon Ring Sampler

PID - Photoionization Detector (Headspace Measurement)

- Static Water Level
- Water Level (ATD)

Logged by: BMS

Approved by: RRH

Figure No. A - 3

_ENV BORING LOG KENS TEXACO.GPJ September 5, 2008

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Boring Log

Project Number	Boring Number	Sheet
080129	MW-3	1 of 2

Project Name	Ken's Texaco	Ground Surface Elev	104.03 Relative Site
Location	Ellensburg, WA		
Driller/Method	Cascade Drilling / Hollow Stem Auger	Depth to Water	16.55
Sampling Method	D&M, 300 lb. Jars	Start/Finish Date	7/21/2008

Depth / Elevation (feet)	Borehole Completion	Sample Type/ID	Tests	PID (ppm)	Blows/ 6"	Material Type	Description	Depth (ft)
1	8" flushmount monument, 2" J-plug well cap, concrete seal, 0'-1'						Very loose, moist, dark gray, clayey, gravelly, SILT (ML). Fine to coarse gravel, subangular. Slight petroleum odor.	1
2								2
3								3
4	2" diameter schedule 40 PVC casing, threaded connection 0'-16.5'							4
5		MW-3-4.0	TPH-D, TPH-G, BTEX	51.1	2 1 1			5
6								6
7	Hydrated bentonite chips, 1'-17'			49.5	2 2 2		Slightly gravelly.	7
8								8
9		MW-3-9.0	TPH-D, TPH-G, BTEX		50/6		Very stuff, very gravelly.	9
10								10
11								11
12				13.5	50/		Slightly moist, olive gray.	12
13								13
14					7 7		Medium dense, slightly moist, olive gray, slightly clayey SILT/GRAVEL (GM-ML). Coarse gravel. Slight petroleum odor.	14
15				22.2	15			15
16							Very stiff, moist, brown, slightly clayey, very gravelly SILT (ML). Coarse gravel, 2in., subangular. Slight petroleum odor.	16
17				15.	50/6			17
18	#2/12 silica sand filter pack 17'-29'							18
19					3		Loose, slightly moist, olive gray to brown, silty CLAY (CL). Slight petroleum odor.	19
20		MW-3-19.5	TPH-D, TPH-G, BTEX	4.2	3 6			20
21	2" diameter, schedule 40 PVC screen, 10-slot, 19'-29'							21
22		MW-3-23.0		0.0	5 6 8		Stiff, moist, brown yellow, sandy SILT (ML). Fine sand. Very slight petroleum odor.	22
23								23
24				0.0	12 50/2		Very stiff, very moist, brown yellow, silty, very gravelly SAND (SM). Medium sand. Coarse gravel, 3in. Very slight	24

Sampler Type:
- No Recovery
- 3.25" OD D&M Split-Spoon Ring Sampler

PID - Photoionization Detector (Headspace Measurement)
- Static Water Level
- Water Level (ATD)

Logged by: BMS
Approved by: RRH
Figure No. A - 4

_ENV BORING LOG KENS TEXACO.GPJ September 5, 2008

Aspect consulting
earth + water

Boring Log

Project Number	Boring Number	Sheet
080129	MW-3	2 of 2

Project Name	Ken's Texaco	Ground Surface Elev	104.03 Relative Site
Location	Ellensburg, WA		
Driller/Method	Cascade Drilling / Hollow Stem Auger	Depth to Water	16.55
Sampling Method	D&M, 300 lb. Jars	Start/Finish Date	7/21/2008

Depth / Elevation (feet)	Borehole Completion	Sample Type/ID	Tests	PID (ppm)	Blows/ 6"	Material Type	Description	Depth (ft)
26							petroleum odor.	26
27		MW-3-27.0		0.0	50/5		Very stiff, wet, silty, very sandy GAVEL (GP). Coarse sand. Fine gravel.	27
28								28
29	Threaded PVC endcap							29
30								30
31								31
32								32
33								33
34								34
35								35
36								36
37								37
38								38
39								39
40								40
41								41
42								42
43								43
44								44
45								45
46								46
47								47
48								48
49								49

Sampler Type:
- ◯ No Recovery
- ◧ 3.25" OD D&M Split-Spoon Ring Sampler

PID - Photoionization Detector (Headspace Measurement)

▼ Static Water Level

▽ Water Level (ATD)

Logged by: BMS

Approved by: RRH

Figure No. A - 4

_ENV BORING LOG KENS TEXACO.GPJ September 5, 2008

Aspect consulting
earth + water

Boring Log

Project Number	Boring Number	Sheet
080129	MW-4	1 of 1

Project Name: Ken's Texaco
Location: Ellensburg, WA
Driller/Method: Cascade Drilling / Hollow Stem Auger
Sampling Method: D&M, 300 lb. Jars
Ground Surface Elev:
Depth to Water: 24 (ATD)
Start/Finish Date: 7/22/2008

Depth / Elevation (feet)	Borehole Completion	Sample Type/ID	Tests	PID (ppm)	Blows/ 6"	Material Type	Description	Depth (ft)
1							Very dense, slightly moist, brown, SILT/GRAVEL (GM-ML). Fine to coarse gravel, subrounded.	1
2								2
3	Hydrated bentonite chip backfill							3
4					12			4
5				0.1	15 50			5
6								6
7				0.0	50/1		Very dense, slightly moist, brown, gravelly SILT (ML). Fine gravel, subangular.	7
8								8
9					18			9
10				0.0	50/2		Brown to brown yellow. Fine to coarse gravel.	10
11								11
12		MW-4-12.0		0.0	4 4 10		Medium dense.	12
13								13
14								14
15								15
16								16
17				0.0	22 50/6		Very dense, slightly moist, brown, slightly clayey, slightly gravelly, very silty SAND (SM). Fine sand. Coarse gravel, 2 in.	17
18								18
19					12		Dense, moist, dark brown, gravelly, clayey SILT (ML). Fine gravel, subangular.	19
20		MW-4-19.0		0.0	15 16			20
21								21
22		MW-4-22.0	TPH-D, TPH-G, BTEX	0.0	2 3 10		Medium dense, moist, dark brown, silty, gravelly SAND (SM). Medium dense, moist, light brown, slightly gravelly, silty CLAY (CL). Coarse gravel, angular.	22
23								23
24	▽	MW-4-24.5		0.0	50/6		Very dense, wet, brown, silty, very sandy GRAVEL (GW). Fine to medium sand. Medium to coarse gravel, subangular.	24
							Boring terminated at 24.5 ft BGS	

Sampler Type:
- ◯ No Recovery
- ◧ 3.25" OD D&M Split-Spoon Ring Sampler

PID - Photoionization Detector (Headspace Measurement)

▼ Static Water Level

▽ Water Level (ATD)

Logged by: BMS

Approved by: RRH

Figure No. A - 5

_ENV BORING LOG KENS TEXACO.GPJ September 5, 2008

ATTACHMENT B

Laboratory Certificates

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

James E. Bruya, Ph.D.
Charlene Morrow, M.S.
Yelena Aravkina, M.S.
Bradley T. Benson, B.S.
Kurt Johnson, B.S.

3012 16th Avenue West
Seattle, WA 98119-2029
TEL: (206) 285-8282
FAX: (206) 283-5044
e-mail: fbi@isomedia.com

July 31, 2008

Chip Goodhue, Project Manager
Aspect Consulting
179 Madrone Lane North
Bainbridge Island, WA 98110

Dear Mr. Goodhue:

Included are the results from the testing of material submitted on July 22, 2008 from the Ken's Texaco, F&BI 807226 project. There are 6 pages included in this report. Any samples that may remain are currently scheduled for disposal in 30 days. If you would like us to return your samples or arrange for long term storage at our offices, please contact us as soon as possible.

We appreciate this opportunity to be of service to you and hope you will call if you should have any questions.

Sincerely,

FRIEDMAN & BRUYA, INC.

Michael Erdahl
Project Manager

Enclosures
c: Bob Hanford
ASP0731R.DOC

CASE NARRATIVE

This case narrative encompasses samples received on July 22, 2008 by Friedman & Bruya, Inc. from the Aspect Consulting Ken's Texaco, F&BI 807226 project. Samples were logged in under the laboratory ID's listed below.

Laboratory ID	Aspect Consulting
807226-01	MW-1-10.5
807226-02	MW-1-15.5
807226-03	MW-1-20.5
807226-04	MW-2-10.5
807226-05	MW-2-14.5
807226-06	MW-2-22.0
807226-07	MW-3-4.0
807226-08	MW-3-9.0
807226-09	MW-3-19.5
807226-10	MW-3-24.0
807226-11	MW-3-28.5
807226-12	MW-4-12.0
807226-13	MW-4-19.0
807226-14	MW-4-22.0
807226-15	MW-4-24.5

All quality control requirements were acceptable.

Date of Report: 07/31/08
Date Received: 07/22/08
Project: Ken's Texaco, F&BI 807226
Date Extracted: 07/28/08
Date Analyzed: 07/28/08 and 07/29/08

RESULTS FROM THE ANALYSIS OF THE SOIL SAMPLES FOR BENZENE, TOLUENE, ETHYLBENZENE, XYLENES AND TPH AS GASOLINE USING EPA METHOD 8021B AND NWTPH-Gx

Results Reported on a Dry Weight Basis
Results Reported as mg/kg (ppm)

Sample ID Laboratory ID	Benzene	Toluene	Ethyl Benzene	Total Xylenes	Gasoline Range	Surrogate (% Recovery) (Limit 50-150)
MW-1-15.5 807226-02	<0.02	0.09	<0.02	0.52	51	104
MW-1-20.5 807226-03	<0.02	0.06	<0.02	0.41	25	104
MW-2-14.5 807226-05	<0.02	<0.02	<0.02	0.16	10	93
MW-2-22.0 807226-06	0.11	<0.02	0.05	0.10	3	81
MW-3-4.0 807226-07	<0.02	0.06	0.13	1.8	54	81
MW-3-9.0 807226-08	<0.02	<0.02	0.03	0.23	16	71
MW-3-19.5 807226-09	<0.02	<0.02	<0.02	<0.06	8	101
MW-4-22.0 807226-14	<0.02	<0.02	<0.02	<0.06	<2	81
Method Blank	<0.02	<0.02	<0.02	<0.06	<2	82

Date of Report: 07/31/08
Date Received: 07/22/08
Project: Ken's Texaco, F&BI 807226
Date Extracted: 07/25/08
Date Analyzed: 07/26/08

RESULTS FROM THE ANALYSIS OF THE SOIL SAMPLES FOR TOTAL PETROLEUM HYDROCARBONS AS DIESEL AND MOTOR OIL USING METHOD NWTPH-Dx

Results Reported on a Dry Weight Basis
Results Reported as mg/kg (ppm)

Sample ID Laboratory ID	Diesel Range (C_{10}-C_{25})	Motor Oil Range (C_{25}-C_{36})	Surrogate (% Recovery) (Limit 50-150)
MW-1-15.5 807226-02	<50	<250	101
MW-1-20.5 807226-03	<50	<250	102
MW-2-14.5 807226-05	<50	<250	101
MW-2-22.0 807226-06	<50	<250	115
MW-3-4.0 807226-07	1,700 x	7,100	106
MW-3-9.0 807226-08	1,600 x	6,700	103
MW-3-19.5 807226-09	100	<250	103
MW-4-22.0 807226-14	<50	<250	101
Method Blank	<50	<250	103

Date of Report: 07/31/08
Date Received: 07/22/08
Project: Ken's Texaco, F&BI 807226

QUALITY ASSURANCE RESULTS FOR THE ANALYSIS OF SOIL SAMPLES FOR BENZENE, TOLUENE, ETHYLBENZENE, XYLENES, AND TPH AS GASOLINE USING EPA METHOD 8021B AND NWTPH-Gx

Laboratory Code: 807263-04 (Duplicate)

Analyte	Reporting Units	Sample Result	Duplicate Result	Relative Percent Difference (Limit 20)
Benzene	mg/kg (ppm)	<0.02	<0.02	nm
Toluene	mg/kg (ppm)	<0.02	<0.02	nm
Ethylbenzene	mg/kg (ppm)	<0.02	<0.02	nm
Xylenes	mg/kg (ppm)	<0.06	<0.06	nm
Gasoline	mg/kg (ppm)	<2	<2	nm

Laboratory Code: Laboratory Control Sample

Analyte	Reporting Units	Spike Level	Percent Recovery LCS	Acceptance Criteria
Benzene	mg/kg (ppm)	0.5	90	70-130
Toluene	mg/kg (ppm)	0.5	88	70-130
Ethylbenzene	mg/kg (ppm)	0.5	86	70-130
Xylenes	mg/kg (ppm)	1.5	91	70-130
Gasoline	mg/kg (ppm)	20	82	70-130

Date of Report: 07/31/08
Date Received: 07/22/08
Project: Ken's Texaco, F&BI 807226

QUALITY ASSURANCE RESULTS FROM THE ANALYSIS OF SOIL SAMPLES FOR TOTAL PETROLEUM HYDROCARBONS AS DIESEL EXTENDED USING METHOD NWTPH-Dx

Laboratory Code: 807265-03 (Matrix Spike)

Analyte	Reporting Units	Spike Level	Sample Result (Wet wt)	Percent Recovery MS	Percent Recovery MSD	Acceptance Criteria	RPD (Limit 20)
Diesel Extended	mg/kg (ppm)	5,000	11,000	136 b	172 b	50-150	23 b

Laboratory Code: Laboratory Control Sample

Analyte	Reporting Units	Spike Level	Percent Recovery LCS	Acceptance Criteria
Diesel Extended	mg/kg (ppm)	5,000	121	70-130

Data Qualifiers & Definitions

a - The analyte was detected at a level less than five times the reporting limit. The RPD results may not provide reliable information on the variability of the analysis.

A1 – More than one compound of similar molecule structure was identified with equal probablility.

b - The analyte was spiked at a level that was less than five times that present in the sample. Matrix spike recoveries may not be meaningful.

ca - The calibration results for this range fell outside of acceptance criteria. The value reported is an estimate.

c - The presence of the analyte indicated may be due to carryover from previous sample injections.

d - The sample was diluted. Detection limits may be raised due to dilution.

ds - The sample was diluted. Detection limits are raised due to dilution and surrogate recoveries may not be meaningful.

dv - Insufficient sample was available to achieve normal reporting limits and limits are raised accordingly.

fb - The analyte indicated was found in the method blank. The result should be considered an estimate.

fc – The compound is a common laboratory and field contaminant.

hr - The sample and duplicate were reextracted and reanalyzed. RPD results were still outside of control limits. The variability is attributed to sample inhomogeneity.

ht - The sample was extracted outside of holding time. Results should be considered estimates.

ip - Recovery fell outside of normal control limits. Compounds in the sample matrix interfered with the quantitation of the analyte.

j – The result is below normal reporting limits. The value reported is an estimate.

J - The internal standard associated with the analyte is out of control limits. The reported concentration is an estimate.

jl - The analyte result in the laboratory control sample is out of control limits. The reported concentration should be considered an estimate.

jr - The rpd result in laboratory control sample associated with the analyte is out of control limits. The reported concentration should be considered an estimate.

js - The surrogate associated with the analyte is out of control limits. The reported concentration should be considered an estimate.

lc - The presence of the compound indicated is likely due to laboratory contamination.

L - The reported concentration was generated from a library search.

nm - The analyte was not detected in one or more of the duplicate analyses. Therefore, calculation of the RPD is not applicable.

pc – The sample was received in a container not approved by the method. The value reported should be considered an estimate.

pr – The sample was received with incorrect preservation. The value reported should be considered an estimate.

ve - The value reported exceeded the calibration range established for the analyte. The reported concentration should be considered an estimate.

vo - The value reported fell outside the control limits established for this analyte.

x - The pattern of peaks present is not indicative of diesel.

y - The pattern of peaks present is not indicative of motor oil.

807226

SAMPLE CHAIN OF CUSTODY ME 07/22/08

VS3 / B03

Page # 1 of

Send Report To Chip Goodhue

Company Aspect

Address 179 Madrone Lane Bainbridge Island

City, State, ZIP WA 98110

Phone # (206) 780-7714 Fax #

SAMPLERS (signature)

PROJECT NAME/NO. Ken's Texaco

PO #

REMARKS Call Chip before Running anal, sis

TURNAROUND TIME
- [X] Standard (2 Weeks)
- [ ] RUSH
- Rush charges authorized by:

SAMPLE DISPOSAL
- [ ] Dispose after 30 days
- [ ] Return samples
- [ ] Will call with instructions

Sample ID	Lab ID	Date Sampled	Time Sampled	Sample Type (NP)	# of containers	TPH-Diesel	TPH-Gasoline	BTEX by 8021B	VOCs by 8260	SVOCs by 8270	HFS	Pb-4						Notes
MW-1-10.5	01 A-E	7-21	0945	Soil	5							X						
MW-1-15.5	02 A-E	7-21	0955		5	X	X	X										
MW-1-20.5	03 A-E	7-21	1005		5	X	X	X										
MW-2-10.5	04 A-D	7-21	1140		4							X						
MW-2-14.5	05 A-D	7-21	1150		5	X	X	X										
~~MW-2-17.0~~		~~7-21~~										X						
MW-2-22.0	06 A-E	7-21	1300	Soil	5	X	X	X										
MW-3-4.0	07 A-E	7-21	1407		5	X	X	X										
MW-3-9.0	08 A-E	7-21	1416		5	X	X	X										
MW-3-19.5	09 A-E	7-21	1449		5	X	X	X										Samples received at 15 °C

Friedman & Bruya, Inc.
3012 16th Avenue West
Seattle, WA 98119-2029
Ph. (206) 285-8282
Fax (206) 283-5044

FORMS\COC\COC.DOC

	SIGNATURE	PRINT NAME	COMPANY	DATE	TIME
Relinquished by:		Bill Sullivan	Aspect	7-22-08	1502
Received by:		Robert Hanford	" "	"	"
Relinquished by:		Robert Hanford	" "	7-22-08	1735
Received by:	A Yeshova	Alexandra Yeshova	FIB	"	"

807226

SAMPLE CHAIN OF CUSTODY ME 07/22/08

VS3 / B03

Page # 2 of

Send Report To Chip Goodhue

Company Aspect

Address Bainbridge Island

City, State, ZIP

Phone # (206) 780-7714 Fax #

SAMPLERS (signature)

PROJECT NAME/NO. Kent Texaco

PO #

REMARKS Call Chip before running analysis

TURNAROUND TIME
- [X] Standard (2 Weeks)
- [ ] RUSH
- Rush charges authorized by:

SAMPLE DISPOSAL
- [ ] Dispose after 30 days
- [ ] Return samples
- [ ] Will call with instructions

Sample ID	Lab ID	Date Sampled	Time Sampled	Sample Type (NP)	# of containers	ANALYSES REQUESTED: TPH-Diesel	TPH-Gasoline	BTEX by 8021B	VOCs by 8260	SVOCs by 8270	HFS	Hold						Notes
MW-3-24.0	10 A-E	7-21	1503	Soil	5							X						Label MW-3-23.0
MW-3-28.5	11 A-E	7-21	1515		5							X						MW 3 - 27.0
MW-4-12.0	12 A-E	7-22	0855		5							X						
MW-4-19.0	13 A-D	7-22	0910		4							X						
MW-4-22.0	14 A-E	7-22	0920		5	X	X	X										
MW-4-24.5	15 A-E	7-22	0925		5							X						

Sample received at 15 °C

Friedman & Bruya, Inc.
3012 16th Avenue West
Seattle, WA 98119-2029
Ph. (206) 285-8282
Fax (206) 283-5044

SIGNATURE	PRINT NAME	COMPANY	DATE	TIME
Relinquished by:	Bill Sullivan	Aspect	7-22-08	1502
Received by:	Robert Hanford	Aspect	7-22-08	1502
Relinquished by:	Robert Hanford	Aspect	7-22-08	1735
Received by:	Alexandra Yershova	FIB	↓	↓

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

James E. Bruya, Ph.D.
Charlene Morrow, M.S.
Yelena Aravkina, M.S.
Bradley T. Benson, B.S.
Kurt Johnson, B.S.

3012 16th Avenue West
Seattle, WA 98119-2029
TEL: (206) 285-8282
FAX: (206) 283-5044
e-mail: fbi@isomedia.com

August 11, 2008

Chip Goodhue, Project Manager
Aspect Consulting
179 Madrone Lane North
Bainbridge Island, WA 98110

Dear Mr. Goodhue:

Included are the results from the testing of material submitted on July 25, 2008 from the 080129 Ken's Texaco, F&BI 807267 project. There are 11 pages included in this report. Any samples that may remain are currently scheduled for disposal in 30 days. If you would like us to return your samples or arrange for long term storage at our offices, please contact us as soon as possible.

We appreciate this opportunity to be of service to you and hope you will call if you should have any questions.

Sincerely,

FRIEDMAN & BRUYA, INC.

Michael Erdahl
Project Manager

Enclosures
c: Bob Hanford
ASP0811R.DOC

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

CASE NARRATIVE

This case narrative encompasses samples received on July 25, 2008 by Friedman & Bruya, Inc. from the Aspect Consulting 080129 Ken's Texaco, F&BI 807267 project. Samples were logged in under the laboratory ID's listed below.

Laboratory ID	Aspect Consulting
807267-01	MW-1-072208
807267-02	MW-2-072208
807267-03	MW-3-072208

The 8260B naphthalene detection for sample MW-3-072208 is partially due to carryover from a previous sample injection. All other quality control requirements were acceptable.

Date of Report: 08/11/08
Date Received: 07/25/08
Project: 080129 Ken's Texaco, F&BI 807267
Date Extracted: 07/28/08
Date Analyzed: 07/29/08

RESULTS FROM THE ANALYSIS OF THE WATER SAMPLES FOR TOTAL PETROLEUM HYDROCARBONS AS GASOLINE USING METHOD NWTPH-Gx

Results Reported as ug/L (ppb)

Sample ID Laboratory ID	Gasoline Range	Surrogate (% Recovery) (Limit 51-134)
MW-3-072208 807267-03	180	102
Method Blank	<100	101

Date of Report: 08/11/08
Date Received: 07/25/08
Project: 080129 Ken's Texaco, F&BI 807267
Date Extracted: 07/28/08
Date Analyzed: 07/28/08 and 07/29/08

RESULTS FROM THE ANALYSIS OF THE WATER SAMPLES FOR BENZENE, TOLUENE, ETHYLBENZENE, XYLENES AND TPH AS GASOLINE USING EPA METHOD 8021B AND NWTPH-Gx

Results Reported as ug/L (ppb)

Sample ID Laboratory ID	Benzene	Toluene	Ethyl Benzene	Total Xylenes	Gasoline Range	Surrogate (% Recovery) (Limit 52-124)
MW-1-072208 807267-01	4	6	4	6	910	115
MW-2-072208 d 807267-02 1/10	460	21	160	190	3,000	123
Method Blank	<1	<1	<1	<3	<100	99

Date of Report: 08/11/08
Date Received: 07/25/08
Project: 080129 Ken's Texaco, F&BI 807267
Date Extracted: 07/28/08
Date Analyzed: 07/29/08

RESULTS FROM THE ANALYSIS OF THE WATER SAMPLES FOR TOTAL PETROLEUM HYDROCARBONS AS DIESEL AND MOTOR OIL USING METHOD NWTPH-Dx

Results Reported as ug/L (ppb)

Sample ID Laboratory ID	Diesel Range (C_{10}-C_{25})	Motor Oil Range (C_{25}-C_{36})	Surrogate (% Recovery) (Limit 51-132)
MW-1-072208 x 807267-01	490	<250	115
MW-2-072208 x 807267-02	640	<250	112
MW-3-072208 x 807267-03	1,600	2,000	128
Method Blank	<50	<250	111

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Analysis For Volatile Compounds By EPA Method 8260B

Client Sample ID:	MW-3-072208	Client:	Aspect Consulting
Date Received:	07/25/08	Project:	080129 Ken's Texaco, F&BI 807267
Date Extracted:	07/28/08	Lab ID:	807267-03
Date Analyzed:	07/28/08	Data File:	072811.D
Matrix:	Water	Instrument:	GCMS5
Units:	ug/L (ppb)	Operator:	MB

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
Dibromofluoromethane	79	69	124
1,2-Dichloroethane-d4	83	67	131
Toluene-d8	87	73	132
4-Bromofluorobenzene	118	81	146

Compounds:	Concentration ug/L (ppb)	Compounds:	Concentration ug/L (ppb)
Dichlorodifluoromethane	<1	1,3-Dichloropropane	<1
Chloromethane	<1	Tetrachloroethene	<1
Vinyl chloride	<0.2	Dibromochloromethane	<1
Bromomethane	<1	1,2-Dibromoethane (EDB)	<1
Chloroethane	<1	Chlorobenzene	<1
Trichlorofluoromethane	<1	Ethylbenzene	4.2
Acetone	<10	1,1,1,2-Tetrachloroethane	<1
1,1-Dichloroethene	<1	m,p-Xylene	7.8
Methylene chloride	<5	o-Xylene	3.3
Methyl t-butyl ether (MTBE)	<1	Styrene	<1
trans-1,2-Dichloroethene	<1	Isopropylbenzene	1.0
1,1-Dichloroethane	<1	Bromoform	<1
2,2-Dichloropropane	<1	n-Propylbenzene	2.6
cis-1,2-Dichloroethene	<1	Bromobenzene	<1
Chloroform	1.4	1,3,5-Trimethylbenzene	1.7
2-Butanone (MEK)	<10	1,1,2,2-Tetrachloroethane	<1
1,2-Dichloroethane (EDC)	<1	1,2,3-Trichloropropane	<1
1,1,1-Trichloroethane	<1	2-Chlorotoluene	<1
1,1-Dichloropropene	<1	4-Chlorotoluene	<1
Carbon Tetrachloride	<1	tert-Butylbenzene	<1
Benzene	3.2	1,2,4-Trimethylbenzene	14
Trichloroethene	<1	sec-Butylbenzene	<1
1,2-Dichloropropane	<1	p-Isopropyltoluene	<1
Bromodichloromethane	<1	1,3-Dichlorobenzene	<1
Dibromomethane	<1	1,4-Dichlorobenzene	<1
4-Methyl-2-pentanone	<10	1,2-Dichlorobenzene	<1
cis-1,3-Dichloropropene	<1	1,2-Dibromo-3-chloropropane	<1
Toluene	<1	1,2,4-Trichlorobenzene	<1
trans-1,3-Dichloropropene	<1	Hexachlorobutadiene	<1
1,1,2-Trichloroethane	<1	Naphthalene	4.4 cp
2-Hexanone	<10	1,2,3-Trichlorobenzene	<1

Analysis For Volatile Compounds By EPA Method 8260B

Client Sample ID:	Method Blank	Client:	Aspect Consulting
Date Received:	NA	Project:	080129 Ken's Texaco, F&BI 807267
Date Extracted:	07/28/08	Lab ID:	081188 mb
Date Analyzed:	07/28/08	Data File:	072806.D
Matrix:	Water	Instrument:	GCMS5
Units:	ug/L (ppb)	Operator:	MB

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
Dibromofluoromethane	76	69	124
1,2-Dichloroethane-d4	76	67	131
Toluene-d8	85	73	132
4-Bromofluorobenzene	134	81	146

Compounds:	Concentration ug/L (ppb)	Compounds:	Concentration ug/L (ppb)
Dichlorodifluoromethane	<1	1,3-Dichloropropane	<1
Chloromethane	<1	Tetrachloroethene	<1
Vinyl chloride	<0.2	Dibromochloromethane	<1
Bromomethane	<1	1,2-Dibromoethane (EDB)	<1
Chloroethane	<1	Chlorobenzene	<1
Trichlorofluoromethane	<1	Ethylbenzene	<1
Acetone	<10	1,1,1,2-Tetrachloroethane	<1
1,1-Dichloroethene	<1	m,p-Xylene	<2
Methylene chloride	<5	o-Xylene	<1
Methyl t-butyl ether (MTBE)	<1	Styrene	<1
trans-1,2-Dichloroethene	<1	Isopropylbenzene	<1
1,1-Dichloroethane	<1	Bromoform	<1
2,2-Dichloropropane	<1	n-Propylbenzene	<1
cis-1,2-Dichloroethene	<1	Bromobenzene	<1
Chloroform	<1	1,3,5-Trimethylbenzene	<1
2-Butanone (MEK)	<10	1,1,2,2-Tetrachloroethane	<1
1,2-Dichloroethane (EDC)	<1	1,2,3-Trichloropropane	<1
1,1,1-Trichloroethane	<1	2-Chlorotoluene	<1
1,1-Dichloropropene	<1	4-Chlorotoluene	<1
Carbon Tetrachloride	<1	tert-Butylbenzene	<1
Benzene	<1	1,2,4-Trimethylbenzene	<1
Trichloroethene	<1	sec-Butylbenzene	<1
1,2-Dichloropropane	<1	p-Isopropyltoluene	<1
Bromodichloromethane	<1	1,3-Dichlorobenzene	<1
Dibromomethane	<1	1,4-Dichlorobenzene	<1
4-Methyl-2-pentanone	<10	1,2-Dichlorobenzene	<1
cis-1,3-Dichloropropene	<1	1,2-Dibromo-3-chloropropane	<1
Toluene	<1	1,2,4-Trichlorobenzene	<1
trans-1,3-Dichloropropene	<1	Hexachlorobutadiene	<1
1,1,2-Trichloroethane	<1	Naphthalene	<1
2-Hexanone	<10	1,2,3-Trichlorobenzene	<1

Date of Report: 08/11/08
Date Received: 07/25/08
Project: 080129 Ken's Texaco, F&BI 807267

QUALITY ASSURANCE RESULTS FOR THE ANALYSIS OF WATER SAMPLES FOR TOTAL PETROLEUM HYDROCARBONS AS GASOLINE USING METHOD NWTPH-Gx

Laboratory Code: 807255-12 (Duplicate)

Analyte	Reporting Units	Sample Result	Duplicate Result	Relative Percent Difference (Limit 20)
Gasoline	ug/L (ppb)	<100	<100	nm

Laboratory Code: Laboratory Control Sample

Analyte	Reporting Units	Spike Level	Percent Recovery LCS	Acceptance Criteria
Gasoline	ug/L (ppb)	1,000	80	69-134

Date of Report: 08/11/08
Date Received: 07/25/08
Project: 080129 Ken's Texaco, F&BI 807267

QUALITY ASSURANCE RESULTS FOR THE ANALYSIS OF WATER SAMPLES FOR BENZENE, TOLUENE, ETHYLBENZENE, XYLENES, AND TPH AS GASOLINE USING EPA METHOD 8021B AND NWTPH-Gx

Laboratory Code: 807255-12 (Duplicate)

Analyte	Reporting Units	Sample Result	Duplicate Result	Relative Percent Difference (Limit 20)
Benzene	ug/L (ppb)	<1	<1	nm
Toluene	ug/L (ppb)	<1	<1	nm
Ethylbenzene	ug/L (ppb)	<1	<1	nm
Xylenes	ug/L (ppb)	<3	<3	nm
Gasoline	ug/L (ppb)	<100	<100	nm

Laboratory Code: Laboratory Control Sample

Analyte	Reporting Units	Spike Level	Percent Recovery LCS	Acceptance Criteria
Benzene	ug/L (ppb)	50	91	65-118
Toluene	ug/L (ppb)	50	92	72-122
Ethylbenzene	ug/L (ppb)	50	101	73-126
Xylenes	ug/L (ppb)	150	98	74-118
Gasoline	ug/L (ppb)	1,000	80	69-134

Date of Report: 08/11/08
Date Received: 07/25/08
Project: 080129 Ken's Texaco, F&BI 807267

QUALITY ASSURANCE RESULTS FOR THE ANALYSIS OF WATER SAMPLES FOR TOTAL PETROLEUM HYDROCARBONS AS DIESEL EXTENDED USING METHOD NWTPH-Dx

Laboratory Code: Laboratory Control Sample

Analyte	Reporting Units	Spike Level	Percent Recovery LCS	Percent Recovery LCSD	Acceptance Criteria	RPD (Limit 20)
Diesel Extended	ug/L (ppb)	2,500	102	101	67-141	1

Date of Report: 08/11/08
Date Received: 07/25/08
Project: 080129 Ken's Texaco, F&BI 807267

QUALITY ASSURANCE RESULTS FOR THE ANALYSIS OF WATER SAMPLES FOR VOLATILES BY EPA METHOD 8260B

Laboratory Code: Laboratory Control Sample

Analyte	Reporting Units	Spike Level	Percent Recovery LCS	Percent Recovery LCSD	Acceptance Criteria	RPD (Limit 20)
Dichlorodifluoromethane	ug/L (ppb)	50	115	104	22-164	10
Chloromethane	ug/L (ppb)	50	106	105	43-147	1
Vinyl chloride	ug/L (ppb)	50	103	102	48-142	1
Bromomethane	ug/L (ppb)	50	105	107	37-160	2
Chloroethane	ug/L (ppb)	50	102	92	28-161	10
Trichlorofluoromethane	ug/L (ppb)	50	104	98	52-143	6
Acetone	ug/L (ppb)	50	96	95	21-187	1
1,1-Dichloroethene	ug/L (ppb)	50	104	95	61-127	9
Methylene chloride	ug/L (ppb)	50	85	90	56-136	6
Methyl t-butyl ether (MTBE)	ug/L (ppb)	50	102	97	82-119	5
trans-1,2-Dichloroethene	ug/L (ppb)	50	103	98	78-118	5
1,1-Dichloroethane	ug/L (ppb)	50	97	96	78-117	1
2,2-Dichloropropane	ug/L (ppb)	50	92	89	62-139	3
cis-1,2-Dichloroethene	ug/L (ppb)	50	97	96	81-118	1
Chloroform	ug/L (ppb)	50	91	90	78-120	1
2-Butanone (MEK)	ug/L (ppb)	50	91	89	53-159	2
1,2-Dichloroethane (EDC)	ug/L (ppb)	50	94	93	74-128	1
1,1,1-Trichloroethane	ug/L (ppb)	50	103	101	70-135	2
1,1-Dichloropropene	ug/L (ppb)	50	94	93	83-120	1
Carbon Tetrachloride	ug/L (ppb)	50	90	88	65-140	2
Benzene	ug/L (ppb)	50	92	91	79-115	1
Trichloroethene	ug/L (ppb)	50	96	95	80-114	1
1,2-Dichloropropane	ug/L (ppb)	50	97	96	80-117	1
Bromodichloromethane	ug/L (ppb)	50	96	95	79-127	1
Dibromomethane	ug/L (ppb)	50	93	92	85-116	1
4-Methyl-2-pentanone	ug/L (ppb)	50	100	100	57-163	0
cis-1,3-Dichloropropene	ug/L (ppb)	50	103	101	85-121	2
Toluene	ug/L (ppb)	50	90	91	82-116	1
trans-1,3-Dichloropropene	ug/L (ppb)	50	105	106	83-125	1
1,1,2-Trichloroethane	ug/L (ppb)	50	96	98	81-114	2
2-Hexanone	ug/L (ppb)	50	100	101	60-167	1
1,3-Dichloropropane	ug/L (ppb)	50	97	98	81-115	1
Tetrachloroethene	ug/L (ppb)	50	91	91	83-115	0
Dibromochloromethane	ug/L (ppb)	50	92	92	77-128	0
1,2-Dibromoethane (EDB)	ug/L (ppb)	50	99	99	81-117	0
Chlorobenzene	ug/L (ppb)	50	89	90	80-109	1
Ethylbenzene	ug/L (ppb)	50	93	93	82-113	0
1,1,1,2-Tetrachloroethane	ug/L (ppb)	50	104	105	74-126	1
m,p-Xylene	ug/L (ppb)	100	95	95	82-115	0
o-Xylene	ug/L (ppb)	50	92	92	83-116	0
Styrene	ug/L (ppb)	50	91	91	85-116	0
Isopropylbenzene	ug/L (ppb)	50	86	86	83-120	0
Bromoform	ug/L (ppb)	50	96	96	77-119	0
n-Propylbenzene	ug/L (ppb)	50	90	90	77-122	0
Bromobenzene	ug/L (ppb)	50	94	93	80-112	1
1,3,5-Trimethylbenzene	ug/L (ppb)	50	92	92	80-119	0
1,1,2,2-Tetrachloroethane	ug/L (ppb)	50	94	94	72-115	0
1,2,3-Trichloropropane	ug/L (ppb)	50	96	96	77-114	0
2-Chlorotoluene	ug/L (ppb)	50	91	91	76-116	0
4-Chlorotoluene	ug/L (ppb)	50	90	90	78-116	0
tert-Butylbenzene	ug/L (ppb)	50	91	91	77-121	0
1,2,4-Trimethylbenzene	ug/L (ppb)	50	91	90	80-120	1
sec-Butylbenzene	ug/L (ppb)	50	90	90	77-122	0
p-Isopropyltoluene	ug/L (ppb)	50	94	92	84-119	2
1,3-Dichlorobenzene	ug/L (ppb)	50	91	91	78-114	0
1,4-Dichlorobenzene	ug/L (ppb)	50	90	89	79-110	1
1,2-Dichlorobenzene	ug/L (ppb)	50	89	89	80-114	0
1,2-Dibromo-3-chloropropane	ug/L (ppb)	50	93	94	84-125	1
1,2,4-Trichlorobenzene	ug/L (ppb)	50	96	96	76-113	0
Hexachlorobutadiene	ug/L (ppb)	50	101	98	65-129	3
Naphthalene	ug/L (ppb)	50	96	96	68-114	0
1,2,3-Trichlorobenzene	ug/L (ppb)	50	95	95	74-124	0

Note: The calibration verification result for chloromethane and 4-bromofluorobenzene exceeded 15% deviation. The average deviation for all compounds was not greater than 15%; therefore, the calibration is considered valid.

Data Qualifiers & Definitions

a - The analyte was detected at a level less than five times the reporting limit. The RPD results may not provide reliable information on the variability of the analysis.

A1 – More than one compound of similar molecule structure was identified with equal probablility.

b - The analyte was spiked at a level that was less than five times that present in the sample. Matrix spike recoveries may not be meaningful.

ca - The calibration results for this range fell outside of acceptance criteria. The value reported is an estimate.

cp - The presence of the analyte indicated may be partially due to carryover from previous sample injections.

d - The sample was diluted. Detection limits may be raised due to dilution.

ds - The sample was diluted. Detection limits are raised due to dilution and surrogate recoveries may not be meaningful.

dv - Insufficient sample was available to achieve normal reporting limits and limits are raised accordingly.

fb - The analyte indicated was found in the method blank. The result should be considered an estimate.

fc – The compound is a common laboratory and field contaminant.

hr - The sample and duplicate were reextracted and reanalyzed. RPD results were still outside of control limits. The variability is attributed to sample inhomogeneity.

ht - The sample was extracted outside of holding time. Results should be considered estimates.

ip - Recovery fell outside of normal control limits. Compounds in the sample matrix interfered with the quantitation of the analyte.

j – The result is below normal reporting limits. The value reported is an estimate.

J - The internal standard associated with the analyte is out of control limits. The reported concentration is an estimate.

jl - The analyte result in the laboratory control sample is out of control limits. The reported concentration should be considered an estimate.

jr - The rpd result in laboratory control sample associated with the analyte is out of control limits. The reported concentration should be considered an estimate.

js - The surrogate associated with the analyte is out of control limits. The reported concentration should be considered an estimate.

lc - The presence of the compound indicated is likely due to laboratory contamination.

L - The reported concentration was generated from a library search.

nm - The analyte was not detected in one or more of the duplicate analyses. Therefore, calculation of the RPD is not applicable.

pc – The sample was received in a container not approved by the method. The value reported should be considered an estimate.

ve - The value reported exceeded the calibration range established for the analyte. The reported concentration should be considered an estimate.

vo - The value reported fell outside the control limits established for this analyte.

x - The pattern of peaks present is not indicative of diesel.

y - The pattern of peaks present is not indicative of motor oil.

807267 ME 07-25-08 305/V1

SAMPLE CHAIN OF CUSTODY

Send Report To Chip Glass Chue
Company Aspect
Address 179 Madrone Lane North
City, State, ZIP Bainbridge Is WA 98110
Phone # 206 780 7714 Fax # 206 780 9438

SAMPLERS (signature)
PROJECT NAME/NO. 080129 Ken's Texaco
PO #
REMARKS

Page # ____ of ____

TURNAROUND TIME
☐ Standard (2 Weeks)
☐ RUSH
Rush charges authorized by:

SAMPLE DISPOSAL
☐ Dispose after 30 days
☐ Return samples
☐ Will call with instructions

Sample ID	Lab ID	Date Sampled	Time Sampled	Sample Type	# of containers	TPH-Diesel	TPH-Gasoline	BTEX by 8021B	VOCs by 8260	SVOCs by 8270	HFS							Notes
MW-1-072208	01AD	7-22		WATER	4	X	X	X										
MW-2-072208	02AD	↓		↓	4	X	X	X										
MW-3-072208	03AD	↓		↓	4	X	X	~~X~~	X									
								(Add)										

ANALYSES REQUESTED

Samples received at 5 °C

SIGNATURE	PRINT NAME	COMPANY	DATE	TIME
Relinquished by:	Robert R. Hartford	Aspect	7-25-08	0800
Received by:	Mike Nelson	Aspect	7-25-08	0800
Relinquished by:	MIKE NELSON	ASPECT	7-25-08	1325
Received by:	VINH	FBI	7-25-08	13:25

Friedman & Bruya, Inc.
3012 16th Avenue West
Seattle, WA 98119-2029
Ph. (206) 285-8282
Fax (206) 283-5044

FORMS\COC\COC.DOC

PBS

PORTLA
SEATTLI
VANCOI
EUGENI
BEND
TRI-CITI

July 5, 2006

Mr. Ken Volland
Texaco Service Station
101 East University Way
Ellensburg, WA 98926

Re: LIMITED UNDERGROUND STORAGE TANK (UST) ASSESSMENT AT THE TEXACO SERVICE STATION, 101 EAST UNIVERSITY WAY, ELLENSBURG, WASHINGTON
PBS PROJECT NUMBER #61356.00

Dear Mr. Volland:

In June 2006, at your request, PBS Engineering and Environmental (PBS) completed a Limited UST Assessment of the service station property. This report provides a summary of the UST Assessment results.

BACKGROUND

According to historical information, we understand that an earlier service station was located on the subject property, with that station (and the gasoline containing USTs) removed in 1968. The current Texaco station was constructed on the property soon after the previous station was removed. There are four USTs immediately west of the service station building (2-6,000 gallon and 2-4,000 gallon USTs); the tanks contain diesel and gasoline fuel. In addition, one approximately 300 gallon out-of-service heating oil UST was present immediately north of the main UST tank basin.

FIELD METHODS

The fieldwork for this assessment was conducted on June 14, 2006; with a utility locate completed on the property prior to beginning work. After arrival on the property, station personnel, PBS and the drilling contractor reviewed the location of UST and underground fuel and cathodic protection line locations prior to beginning drilling.

After the site was checked for utility locations, geoprobe borings were completed by ESN Company from Olympia, Washington to sample soil adjacent to the USTs. Six borings, with sampling, were completed adjacent to the existing USTs, fuel lines, pump island and garage hoists. Drill holes were completed at the locations shown on Figure 1. After the borings were completed and the samples were collected, the holes were backfilled with bentonite. Soil samples were collected into 4-ounce glass jars and were shipped in iced coolers to a certified environmental laboratory, within the required holding time of the chosen analytical method.

PBS logged the borings in general accordance with the Unified Soil Classification System, see attached boring logs. In general, materials encountered in the borings included a surface layer of asphalt, with 0.5 feet of gravel fill beneath Various mixtures of silty gravel were present in most of the borings to approximately 16 feet below ground surface, with tan silt beneath to the base of the holes Unless boring refusal was encountered holes were completed to approximately 19 feet below ground surface See the attached boring logs for further information Groundwater was not encountered in the borings, the unconfined groundwater table elevation was estimated to be approximately 25 feet below ground surface.

LABORATORY RESULTS

All samples were submitted to ESN Laboratory in Olympia, Washington for analysis by total petroleum hydrocarbons – hydrocarbon identification method; (NWTPH-HCID) a qualitative procedure to identify the fraction and type of hydrocarbon in the sample. Because positive results were encountered quantitative analysis was required Lead was analyzed in the most contaminated sample because lead is a component of leaded gasoline. Table 1 provides a summary of analytical results for the UST assessment; fuel contamination was encountered in the borings as indicated below. The laboratory report is attached following this report.

TABLE 1
ANALYTICAL RESULTS

Sample/Depth	NWTPH-HCID	BTEX	Gasoline	Diesel	Oil	Lead
SB 1 16-19'	ND	NA	NA	ND	ND	NA
SB2 4-8'	ND	NA	NA	ND	ND	NA
SB2 8-11'	Detect oil/gas	.033/ND/ND/1.15	730	ND	400	NA
SB3 8-10.5'	ND	NA	NA	ND	ND	NA
SB4 11-13'	ND	NA	NA	ND	ND	NA
SB4 14-16'	Detect Gas	.332/.615/ND/4.53	170	ND	ND	NA
SB4 18-19'	Detect Gas	.141/.684/ND/5.72	170	ND	ND	NA
SB5 11-12'	Detect Gas	ND/3 2/8.2/19	1040	ND	ND	17
SB5 15-16'	Detect Gas	ND/.36/.44/1.2	75 (30)	ND	ND	NA
SB6 10-11'	ND	NA	NA	ND	ND	NA
SB613-14'	ND	NA	NA	ND	ND	NA
Cleanup Levels	NA	.03/7/6/9	100/30*	2,000	2,000	250

NOTES:
WDOE – MTCA Method A Cleanup levels for each constituent are indicated in the last line.
Bolded numbers indicate analysis exceeding cleanup levels
All analytical results are in milligrams/kilogram (mg/kg)
ND – Material not detected at or above 20 mg/kg gasoline, 50 mg/kg diesel or 100 mg/kg heavy oil by NWTPH-HCID analysis
BTEX = benzene, toluene, ethylbenzene and xylenes
NA - indicates not applicable or not analyzed.
* = The Method A cleanup level for gasoline is 100 mg/kg or 30 mg/kg if benzene is present.
See Figure I for boring/sample locations.

CONCLUSIONS

Analytical results indicate that petroleum hydrocarbon impact above Washington State Department of Ecology (WDOE) Model Toxic Control Act (MTCA) Method A cleanup levels were found in sub-soils sampled at the Texaco site This information suggests that petroleum hydrocarbons have been released. The contamination is probably confined to soil mostly in and around the UST basin. With the general lessening of contamination with depth, groundwater may not be contaminated Most of the detected contamination was in the existing UST tank basin, which was the same tank basin in use when the earlier tanks were onsite in the 1950s and 1960s No information was provided that indicates whether contamination existed in the tank basin when the original USTs were removed in 1968. The fact that the contaminants are mainly gasoline and tank tightness/interstitial monitoring has been ongoing at the Texaco facility with no indication of tank or line failure, suggests the possibility that the contamination was already in place when the Texaco station was constructed. Gasoline grade product in Boring #2 suggests, since there are currently no gasoline lines in that area, that that contamination predates the Texaco station and was released from a fixture onsite at the earlier time

This assessment cannot indicate when the petroleum hydrocarbon was released, review of Richfield files, 1968 City of Ellensburg Building or Fire Marshall files may provide an indication as to whether contamination was present when the previous station was removed. If it can be shown that UST leakage occurred from the early service station, alternative environmental liability and insurance avenues may be explored to support potential required cleanup.

RECOMMENDATIONS

In accordance with WDOE – MTCA regulations in Chapter 173-340 WAC, PBS recommends that the release be reported to the WDOE. In conjunction with the contact with WDOE, PBS recommends that the station owner consider joining the WDOE Voluntary Cleanup Program (VCP). Joining the VCP will involve submitting this report and receiving a decision from WDOE concerning whether cleanup action, risk assessment, installing monitoring wells/monitoring or further assessment is necessary at the Texaco site. Since the old heating oil UST is not in service, consideration should be given to removing that tank as well

LIMITATIONS

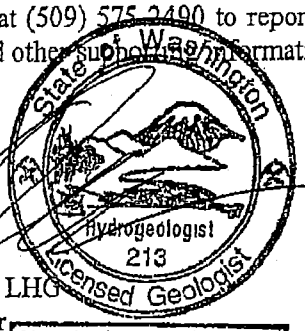
This work was performed in accordance with generally accepted practices of other consultants undertaking similar studies during the same time period and geographical area PBS Environmental observed the same degree of care and skill generally exercised by other consultants under similar circumstances and conditions The findings and conclusions of this report are not scientific certainties, but rather, are based on professional judgement concerning the significance of data gathered during the course of this assessment The recommendations of this report, or lack thereof, are not considered a legal opinion as to the clients duty concerning due diligence relating to potential liabilities in leasing, owning, or purchasing real estate

PBS in not able to represent that the site or adjoining land contains no hazardous waste, oil or other latent conditions beyond that detected or observed by PBS during this study. The possibility always exists for contaminants to migrate through surface water, air, or groundwater.

The ability to accurately address the environmental risk associated with transport in these media is beyond the scope of this investigation

PBS very much appreciates the opportunity to provide this report. You may call the WDOE, Yakima office at (509) 575-2490 to report the release. If you have any questions, need further services or need other supporting information please contact us at (509) 735-2698.

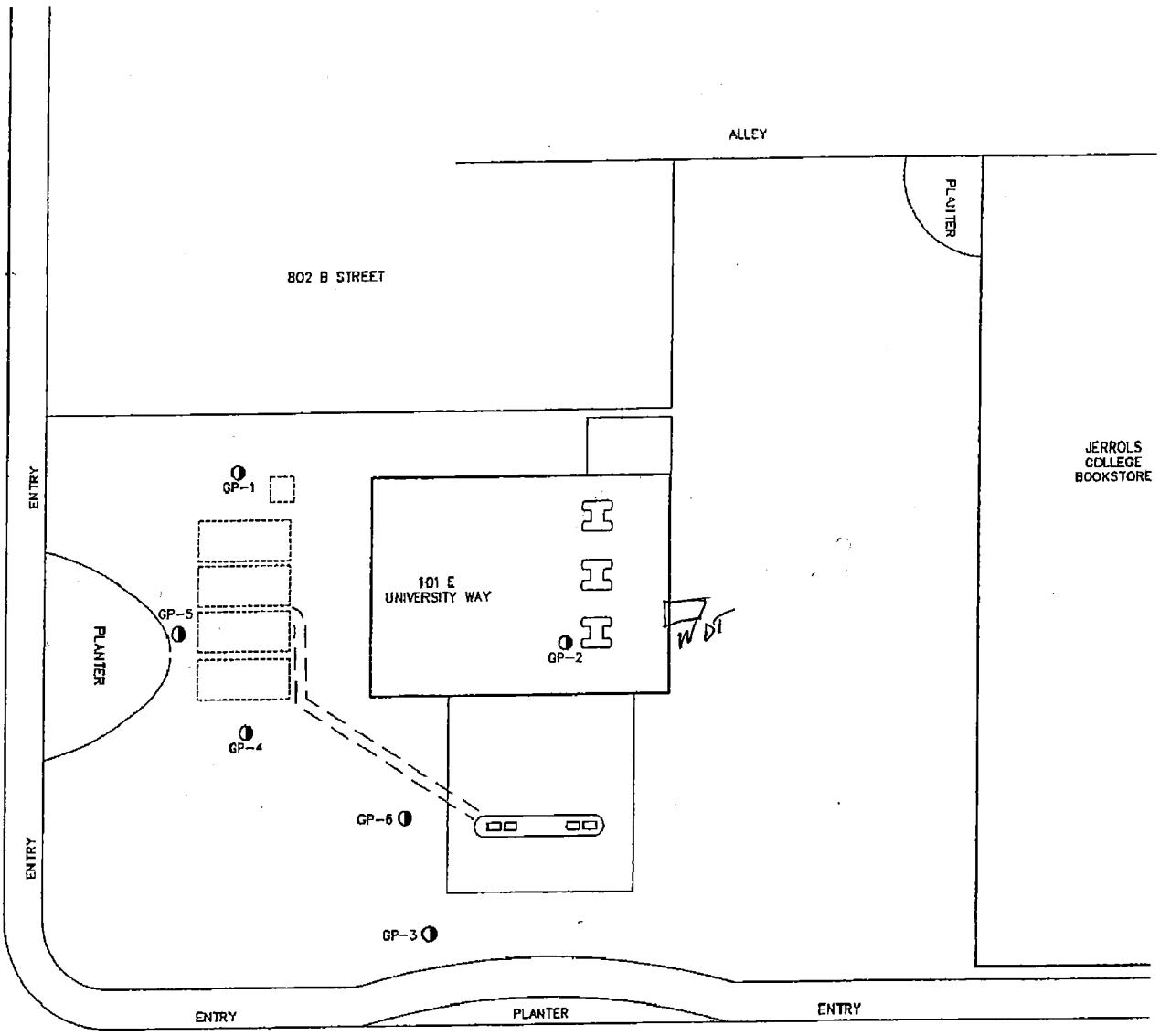
Sincerely,



Paul Danielson, LHG
Project Manager

Paul E. Danielson

Attachments: Figure 1
Boring Logs
Analytical Results



LEGEND

GP-1 GEOPROBE AND GEOPROBE NUMBER

UNIVERSITY WAY

0' 15' 30' 60'

SCALE: 1" = 30'

Prepared for KIM VOLLAND

PBS	Project # 61356 000 Date JUNE 2006	SITE VICINITY PLAN 101 E UNIVERSITY WAY ELLENSBURG, WASHINGTON 98926	FIGURE 1

6/29/06 12:50 T:\Projects\61000\61300 - 61399\61356\61356_phasell.dwg

PBS
320 N JOHNSON ST
SUITE 700
KENNEWICK, WA 99336
(509) 735-2698
FAX
(509) 735-1867

Bore Hole/Well Construction Log

Project Number	Boring/Well Number	Sheet
61356 00	SB-1	1 of 1

Project Name	KENS TEXACO	TOC Elevation (feet above datum)	
Project Location	109 N PINE ST ELLENSBURG, WA	Surface Elevation (feet above datum)	
Driller/Equipment	ESN DIRECT-PUSH	Start/End Date	6/14/06
Geologist/Engineer	PAUL DANIELSON	Hole Depth	19'
Sample Method	DIRECT-PUSH/ACETATE LINER	Outer Hole Diameter	2"

Depth (feet, BGS)	Well Construction Details	Sample Data: Sample Interval	Sample Data: PID Reading (ppm)	Sample Data: Sample Number	Sample Data: Blows/ft	Lithologic Column	Soil Description
1							0-0 2' **ASPHALT**
2							0 2-1 2' Broken **GRAVEL**
3							1 2-2 4' Brown, stiff, **SILT**, moist, medium plasticity.
4							2 4-16' Gray-brown, dense, sandy fine to coarse **GRAVEL**, w/ silt, slightly moist, non-plastic, (w/ lenses of silt)
5							
6							
7							
8							
9							
10							
11							
12							
13							
14				S1 12'-16'			
15							
16							16-19' Tan, hard, **SILT**, moist, medium plasticity
17							
18				SB1 16'-19'			
19							BOTTOM OF HOLE - NO GROUNDWATER ENCOUNTERED
20							

LOCATION 95' N, 38' E OF STREET EDGE

NOTES

1 SOIL INTERFACES AND DESCRIPTIONS ARE INTERPRETIVE AND ACTUAL CHANGES AND TRANSITIONS MAY BE GRADUAL

2 WATER LEVEL IS FOR DATE SHOWN AND MAY VARY WITH TIME OF YEAR

3 SOIL DESCRIPTIONS NOT INTENDED TO BE USED FOR GEOTECHNICAL DESIGN PURPOSES

SB-1

REV

6/29/06 12:52 T:\Projects\61000\61300 - 61399\61356\61356_BORINGS.dwg

PBS
320 N JOHNSON ST
SUITE 700
KENNEWICK, WA 99336
(509) 735-2698
FAX
(509) 735-1867

Bore Hole/Well Construction Log

Project Number	Boring/Well Number	Sheet
61356 00	SB-2	1 of 1

Project Name	KENS TEXACO	TOC Elevation (feet above datum)	
Project Location	109 N PINE ST ELLENSBURG, WA	Surface Elevation (feet above datum)	
Driller/Equipment	ESN DIRECT-PUSH	Start/End Date	6/14/06
Geologist/Engineer	PAUL DANIELSON	Hole Depth	11'
Sample Method	DIRECT-PUSH/ACETATE LINER	Outer Hole Diameter	2"

Depth (feet, BGS)	Well Construction Details	Sample Data: Sample Interval	Sample Data: PID Reading (ppm)	Sample Data: Sample Number	Sample Data: Blows/ft	Lithologic Column	Soil Description
0							0-0.3' CONCRETE
1							0.3-1' Gray, medium dense, sandy fine to medium GRAVEL, slightly moist, non-plastic
2							
3							1-8' Red brown, stiff, sandy SILT, moist, medium plasticity
4							
5							
6				SB2 4'-8'			
7							
8							
9							8-11' Brown, dense, silty, fine to coarse GRAVEL, moist, non-plastic
10				SB2 8'-11'			
11							BOTTOM OF HOLE - NO GROUNDWATER ENCOUNTERED
12							
13							
14							
15							
16							
17							
18							
19							
20							

LOCATION 98' E & 65' N OF STREET EDGE/IN SOUTH BAY OF BUILDING NEAR HOIST, 5' W

NOTES

1 SOIL INTERFACES AND DESCRIPTIONS ARE INTERPRETIVE AND ACTUAL CHANGES AND TRANSITIONS MAY BE GRADUAL

2 WATER LEVEL IS FOR DATE SHOWN AND MAY VARY WITH TIME OF YEAR

3 SOIL DESCRIPTIONS NOT INTENDED TO BE USED FOR GEOTECHNICAL DESIGN PURPOSES

SB-2

REV

PBS
320 N JOHNSON ST
SUITE 700
KENNEWICK, WA 99336
(509) 735-2698
FAX
(509) 735-1867

Bore Hole/Well Construction Log

Project Number	Boring/Well Number	Sheet
61356 00	SB-3	1 of 1

Project Name	KENS TEXACO	TOC Elevation (feet above datum)	_____
Project Location	109 N PINE ST ELLENSBURG, WA	Surface Elevation (feet above datum)	_____
Driller/Equipment	ESN DIRECT-PUSH	Start/End Date	6/14/06
Geologist/Engineer	PAUL DANIELSON	Hole Depth	10 5'
Sample Method	DIRECT-PUSH/ACETATE LINER	Outer Hole Diameter	2"

Depth (feet, BGS)	Well Construction Details	Sample Data: Sample Interval	Sample Data: PID Reading (ppm)	Sample Data: Sample Number	Sample Data: Blows/ft	Lithologic Column	Soil Description
0							0-0 2' **ASPHALT**
1							0 2-3' Gray-brown, medium dense, sandy, fine to coarse **GRAVEL,** w/ silt, moist, non-plastic
2							
3							
4							3-7' Gray, dense, sandy fine to coarse **GRAVEL,** moist, non-plastic
5							
6							
7							
8							7-10 5' Brown, dense fine to coarse **GRAVEL,** w/ silt, moist, low plasticity clay
9				SB3 8'-10 5'			
10							
11							**BOTTOM OF HOLE - NO GROUNDWATER ENCOUNTERED**[1]
12							
13							
14							
15							
16							
17							
18							
19							
20							

LOCATION 16' N, 74' E OF STREET EDGE

NOTES

1 SOIL INTERFACES AND DESCRIPTIONS ARE INTERPRETIVE AND ACTUAL CHANGES AND TRANSITIONS MAY BE GRADUAL.

2 WATER LEVEL IS FOR DATE SHOWN AND MAY VARY WITH TIME OF YEAR

3 SOIL DESCRIPTIONS NOT INTENDED TO BE USED FOR GEOTECHNICAL DESIGN PURPOSES

REV

SB-3

PBS
320 N JOHNSON ST
SUITE 700
KENNEWICK WA 99336
(509) 735-2698
FAX
(509) 735-1867

Bore Hole/Well Construction Log

Project Number	Boring/Well Number	Sheet
61356 00	SB-4	1 of 1

Project Name	KENS TEXACO	TOC Elevation (feet above datum)	_____
Project Location	109 N PINE ST ELLENSBURG, WA	Surface Elevation (feet above datum)	_____
Driller/Equipment	ESN DIRECT-PUSH	Start/End Date	6/14/06
Geologist/Engineer	PAUL DANIELSON	Hole Depth	19'
Sample Method	DIRECT-PUSH/ACETATE LINER	Outer Hole Diameter	2"

Depth (feet, BGS)	Well Construction Details	Sample Data: Sample Interval	Sample Data: PID Reading (ppm)	Sample Data: Sample Number	Sample Data: Blows/ft	Lithologic Column	Soil Description
1							0-0.2' ASPHALT 0.2-1' Brown, dense, sandy GRAVEL, moist, non-plastic
2							1-10' Brown, dense, silty, fine to coarse GRAVEL, moist, non-plastic
3							
4							
5							
6							
7							
8							
9							
10							
11							10-13' Gray, medium-dense, medium to coarse SAND, moist, non-plastic, fuel odor at 11'
12				SB4 11'-13'			
13							
14							16-19' Tan-red brown, stiff, SILT, moist, medium plasticity, faint fuel odor
15				SB4 14'-16'			
16							
17							
18							
19				SB4 18'-19'			
20							BOTTOM OF HOLE - NO GROUNDWATER ENCOUNTERED

LOCATION 49' N, 42' E OF THE STREET EDGE

NOTES

1 SOIL INTERFACES AND DESCRIPTIONS ARE INTERPRETIVE AND ACTUAL CHANGES AND TRANSITIONS MAY BE GRADUAL

2 WATER LEVEL IS FOR DATE SHOWN AND MAY VARY WITH TIME OF YEAR

3 SOIL DESCRIPTIONS NOT INTENDED TO BE USED FOR GEOTECHNICAL DESIGN PURPOSES

SB-4

REV

PBS
320 N JOHNSON ST
SUITE 700
KENNEWICK, WA 99336
(509) 735-2698
FAX
(509) 735-1867

Bore Hole/Well Construction Log

Project Number	Boring/Well Number	Sheet
61356 00	SB-5	1 of 1

Project Name	KENS TEXACO	TOC Elevation (feet above datum)	
Project Location	109 N PINE ST ELLENSBURG, WA	Surface Elevation (feet above datum)	
Driller/Equipment	ESN DIRECT-PUSH	Start/End Date	6/14/06
Geologist/Engineer	PAUL DANIELSON	Hole Depth	17'
Sample Method	DIRECT-PUSH/ACETATE LINER	Outer Hole Diameter	2"

Depth (feet, BGS)	Well Construction Details	Sample Data: Sample Interval	Sample Data: PID Reading (ppm)	Sample Data: Sample Number	Sample Data: Blows/ft	Lithologic Column	Soil Description
1							0-0.2' ASPHALT 0.2-1' Brown-gray, medium dense, sandy GRAVEL, moist, non-plastic
2							1-10.5' Brown, stiff, gravelly SILT, moist, low-plasticity
3							
4							
5							
6							
7							
8							
9							
10							
11		X		SB5 11'-12'			10.5-13' Gray, loose, sandy, fine GRAVEL, moist, non-plastic, fuel odor
12							
13							13-16' Brown-gray, very dense, silty, fine to coarse GRAVEL, moist, non-plastic
14							
15		X		SB5 15'-16'			
16							16-17' Gray, hard, SILT, moist, low plasticity
17							BOTTOM OF HOLE - NO GROUNDWATER ENCOUNTERED
18							
19							
20							

LOCATION 67' N, 30' E OF STREET EDGE

NOTES

1 SOIL INTERFACES AND DESCRIPTIONS ARE INTERPRETIVE AND ACTUAL CHANGES AND TRANSITIONS MAY BE GRADUAL

2 WATER LEVEL IS FOR DATE SHOWN AND MAY VARY WITH TIME OF YEAR

3 SOIL DESCRIPTIONS NOT INTENDED TO BE USED FOR GEOTECHNICAL DESIGN PURPOSES

REV

SB-5

PBS
320 N JOHNSON ST
SUITE 700
KENNEWICK WA 99336
(509) 735-2698
FAX
(509) 735-1867

Bore Hole/Well Construction Log

Project Number	Boring/Well Number	Sheet
61356 00	SB-6	1 of 1

Project Name	KENS TEXACO	TOC Elevation (feet above datum)	
Project Location	109 N PINE ST ELLENSBURG, WA	Surface Elevation (feet above datum)	
Driller/Equipment	ESN DIRECT-PUSH	Start/End Date	6/14/06
Geologist/Engineer	PAUL DANIELSON	Hole Depth	14 5'
Sample Method	DIRECT-PUSH/ACETATE LINER	Outer Hole Diameter.	2"

Depth (feet, BGS)	Well Construction Details	Sample Data: Sample Interval	Sample Data: PID Reading (ppm)	Sample Data: Sample Number	Sample Data: Blows/ft	Lithologic Column	Soil Description
1							0-0 2' ASPHALT
2							0 2-0 5' Gray, medium dense, sandy, fine GRAVEL, moist, non-plastic
3							0 5-3' Brown, stiff, SILT, moist, low plasucity
4							3-14 5' Brown-gray, very dense, silty, fine to coarse GRAVEL, moist, non-plastic
5							
6							
7							
8							
9							
10		X		SB6 10'-11'			
11							
12							
13		X		SB6 13'-14'			
14							
15							BOTTOM OF HOLE - NO GROUNDWATER ENCOUNTERED
16							
17							
18							
19							
20							

LOCATION 36' N, 70' E OF STREET EDGE

NOTES

1 SOIL INTERFACES AND DESCRIPTIONS ARE INTERPRETIVE AND ACTUAL CHANGES AND TRANSITIONS MAY BE GRADUAL

2 WATER LEVEL IS FOR DATE SHOWN AND MAY VARY WITH TIME OF YEAR

3 SOIL DESCRIPTIONS NOT INTENDED TO BE USED FOP GEOTECHNICAL DESIGN PURPOSES

SB-6

REV

ESN NORTHWEST CHEMISTRY LABORATORY

TEXACO PROJECT
Ellensburg, Washington
PBS Environmental Inc

1210 Eastside St SE Ste 200
Olympia, WA 98501
ph 360 459 4670 fx 360 459 3432
lab@esnnw com

Hydrocarbon Identification by NWTPH-HCID for Soil

Sample Number	Date Analyzed	Surrogate Recovery (%)	Gasoline (mg/kg)	Diesel (mg/kg)	Heavy Oil (mg/kg)	Mineral Oil (mg/kg)
Method Blank	6/16/2006	110	nd	nd	nd	nd
Method Blank	6/19/2006	100	nd	nd	nd	nd
SB1 16-19	6/16/2006	87	nd	nd	nd	nd
SB2 4-8	6/16/2006	87	nd	nd	nd	nd
SB2 8-11	6/16/2006	104	D	nd	D	nd
SB3 8-10 5	6/16/2006	92	nd	nd	nd	nd
SB4 11-13	6/16/2006	100	nd	nd	nd	nd
SB4 14-16	6/16/2006	93	D	nd	nd	nd
SB4 14-16 Dup	6/16/2006	115	D	nd	nd	nd
SB4 18-19	6/16/2006	114	D	nd	nd	nd
SB5 11-12	6/16/2006	108	D	nd	nd	nd
SB5 15-16	6/19/2009	88	D	nd	nd	nd
SB6 10-11	6/19/2006	104	nd	nd	nd	nd
SB6 13-14	6/16/2006	86	nd	nd	nd	nd
Method Detection Limits			20	50	100	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 M Farmer & G Dutta

ESN NORTHWEST CHEMISTRY LABORATORY

61356 00
TEXACO PROJECT
Ellensburg, Washington
PBS Environmental Inc

1210 Eastide St. SE Ste 200
Olympia, WA 98501
ph 360.459.4670 fx. 360.459 3432
lab@esnnw com

Analyses of Gasoline (NWTPH-Gx) & BTEX (EPA Method 8021B) in Soil

Sample Number	Date Analyzed	Benzene (mg/kg)	Toluene (mg/kg)	Ethylbenzene (mg/kg)	Xylenes (mg/kg)	Gasoline (mg/kg)	Surrogate Recovery (%)
Method Blank	6/20/2006	nd	nd	nd	nd	nd	88
LCS	6/20/2006	97%	104%	98%	106%	---	94
SB2 8-11	6/20/2006	**0.03**	nd	nd	**1.2**	**730***	86
SB4 14-16	6/20/2006	**0.33**	**0.62**	nd	**4.5**	**170**	112
SB4 18-19	6/20/2006	**0.14**	**0.68**	nd	**5.7**	**170**	112
SB5 11-12	6/20/2006	nd	**3.2**	**8.2**	**19**	**1000***	int
SB5 15-16	6/20/2006	nd	**0.36**	**0.44**	**1.2**	**75***	95
Method Detection Limits		0 02	0 05	0 05	0 05	10	

"*" Indicates possible mineral spirits
"--" Indicates not tested for component
"nd" Indicates not detected at the listed detection limits.
"int" Indicates that interference prevents determination.

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

ANALYSES PERFORMED BY M Farmer & G Dutta

ESN NORTHWEST CHEMISTRY LABORATORY

1210 Eastide St SE Ste 200
Olympia, WA 98501
ph 360 459 4670 fx 360 459 3432
lab@esnnw com

TEXACO PROJECT
Ellensburg Washington
PBS Environmental Inc

Analyses of Diesel & Oil (NWTPH-Dx/Dx Extended) in Soil

Sample Number	Date Analyzed	Surrogate Recovery (%)	Diesel (mg/kg)	Oil (mg/kg)	Mineral Oil (mg/kg)
Method Blank	6/19/2006	110	nd	nd	nd
SB2 8-11	6/19/2006	104	nd	400	nd
Method Detection Limits			20	40	40

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

ACCEPTABLE RECOVERY LIMITS FOR SURROGATE 65% TO 135%

ANALYSES PERFORMED BY M Farmer & G Dutta

ESN NORTHWEST CHEMISTRY LABORATORY

TEXACO PROJECT
Ellensburg, Washington
PBS Environmental, Inc.
Client Project #61356

Heavy Metals in Soil by EPA-7000 Series

Sample Number	Date Analyzed	Lead (Pb) EPA 7420 (mg/kg)
Method Blank	6/26/2006	nd
SB-5 (11-12)	6/26/2006	16
SB-5 (11-12) Dup.	6/26/2006	17
Method Detection Limits		5

"nd" Indicates not detected at listed detection limits

ANALYSIS PERFORMED BY M Farmer

Post-it® Fax Note 7671		Date 7/5	# of pages ▶ 2
To Paul D.		From Marilyn	
Co./Dept. PBS		Co. ESN NW	
Phone # 509 735 2698		Phone # 360 459 4670	
Fax # 509 735-1667		Fax #	

ESN NORTHWEST CHEMISTRY LABORATORY

TEXACO PROJECT
Ellensburg, Washington
PBS Environmental, Inc
Client Project #61356

QA/QC Data - Total Metals EPA-7000 Series Analyses

	Sample Number B2						
	Matrix Spike			Matrix Spike Duplicate			RPD
	Spiked Conc (mg/kg)	Measured Conc (mg/kg)	Spike Recovery (%)	Spiked Conc (mg/kg)	Measured Conc (mg/kg)	Spike Recovery (%)	(%)
Lead	250	264	106	250	222	89	17 28

	Laboratory Control Sample		
	Spiked Conc (mg/kg)	Measured Conc (mg/kg)	Spike Recovery (%)
Lead	250	232	93

ACCEPTABLE RECOVERY LIMITS FOR MATRIX SPIKES 65%-135%
ACCEPTABLE RPD IS 35%

ANALYSES PERFORMED BY MT Garner

NORTHWEST | Environmental Services Network

CHAIN-OF-CUSTODY RECORD

CLIENT: PBS Environmental

ADDRESS: 320 N. Johnson #700 Kennewick WA 99336

PHONE: 509) 735-2698 FAX: 735-1867

CLIENT PROJECT #: 61356.00 PROJECT MANAGER: Paul Davidson

DATE: 6-14-06 PAGE 1 OF 1

PROJECT NAME: TCXG Co

LOCATION: Elkhorn

COLLECTOR: Davidson DATE OF COLLECTION 6-14

Sample Number	Depth	Time	Sample Type	Container Type	VOA 8021B	VOA 8021B BTEX Only	VOA 8260	SEMI VOL 8270	TPH - HCID	TPH 8015 (gasoline)	TPH 8015 (diesel)	TPH 8015 (G & D)	PAH 8270	PAH 8100	PCBs 8082	Pesticides 8081	EPH	VPH	Methamphetamine	Pb	Hex Chrome	NOTES	Total Number of Containers	Laboratory Note Number
SB-1 12-14		1-14	Soil	4oz					X															
" 16-19									X													Called - OK to run TCLP	1	
SB-2	4-8								X															
SB-2	8-11				(X)				X(X)	X														
SB-3	8-10.5								X															
SB-4	11-13								X															
"	14-16				X				X	X														
"	18-19				X				X	X														
SB-5	11-12				X				X	X														
SB-5	15-16				X				X	X														
SB-6	10-11				X				X	X														
SB-6	13-14				X				X															
SD-4			Water	3-VOAs																				
																						Hold	3	

RELINQUISHED BY (Signature)	DATE/TIME	RECEIVED BY (Signature)	DATE/TIME
[signature]	6-14-06	[signature] 515	6/14/06
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

See notes above - jk

501-227-8511 cell

Turn Around Time 24 HR 48 HR 5 DAY

SAGE
Earth Sciences, Inc.
P.O. BOX 1644, ZILLAH, WA 98953
PHONE (509) 829-6400

1/1

C

U0063887
004338

February 22, 1994

Aer-Ex, Inc.
1043 Cascade Way
Ellensburg, WA 98926

Attention: Mr. Mike Smith

SUBJECT: CLOSURE SITE ASSESSMENT FOR THE KEN'S TEXACO, INC. FACILITY, ELLENSBURG, WA.

Dear Mr. Smith,

Enclosed, please find the original and two (2) copies of the closure site assessment report required by the Washington State Department of Ecology (WSDOE). Please transmit the original and one (1) copy to your client. Based on the data and findings reported herein, Sage Earth Sciences, Inc. finds that site soils have been impacted by petroleum hydrocarbons and lead at concentrations exceeding the "Method A Cleanup Levels" of WAC 173-340-740. As you requested, Sage has obtained approval from the Yakima Health District to transport impacted soil from this site to the Anderson Demolition Pits for stockpiling.

The WSDOE requires that your client retain a copy of this report for at least ten years. We recommend that it be retained indefinitely. The WSDOE requires us to submit a copy of the Underground Storage Tank Site Check/Site Assessment Checklist to the WSDOE Olympia office. A copy of the completed form is attached as Appendix E. The WSDOE also requires that you complete a copy of the Underground Storage Tank Permanent Closure/Change-In-Service Checklist and submit it to the WSDOE Olympia office. We recommend that you complete this form and submit it as soon as possible.

Sage Earth Sciences, Inc. appreciates the opportunity to provide Closure Site Assessment services for your tank closure projects. If you have any questions, or comments regarding the content of this document, please call us at (509) 829-6400.

Respectfully,
SAGE EARTH SCIENCES, INC.

David L. Green
Principal Geologist

cc: file
WSDOE Headquarters, Olympia, WA
WSDOE Toxics Cleanup Program, Central Regional Office, Yakima, WA

Project Number: AEI-1493

Closure Site Assessment Report

For
Removal Of A 280 Gallon Waste Oil Tank
At The Ken's Texaco, Inc. Facility
Located at 101 East 8th Street, Ellensburg, WA

Prepared For:

Aer-Ex, Inc.
1043 Cascade Way
Ellensburg, WA 98926

Prepared By:

SAGE
Earth Sciences, Inc.

P.O. BOX 1644, ZILLAH, WA 98953
PHONE (509) 829-6400

February, 1994

Executive Summary

On October 4, 1993, Sage Earth Sciences, Inc. (Sage) provided soil sampling services upon removal of a 280 gallon underground waste oil storage tank at the Ken's Texaco, Inc. facility located at 101 East 8th Street, Ellensburg, WA. The WSDOE Site Identification Number is 004338. The Tank Identification number is 6. Aer-Ex, Inc. provided the decommissioning services.

Sage inspected the tank upon its removal. The inspection found the tank to be in good condition with moderate corrosion and no holes were observed in the tank or piping. Petroleum stained soils adhering to the tank fill pipe indicates that the tank had been overfilled. Sage collected five (5) soil samples from within the tank excavation and three (3) soil samples from the stockpile of soil generated during the tank removal process, for independent laboratory analysis.

Selected soil samples were submitted to Materials Testing and Consulting, Inc., Mt. Vernon, WA for independent laboratory analysis. The analytical results were compared to the "Method A Cleanup Levels" (Cleanup Levels) of WAC 173-340-740. The comparison found that petroleum hydrocarbon concentrations exceed the Cleanup Levels within the tank excavation and the stockpile of soil generated during the tank removal process. In addition, total lead concentrations also exceed the Cleanup Levels in a sample collected from the soil stockpile. Analysis of this sample using the Toxic Characteristic Leaching Procedure indicates that the soil is not designated as "Dangerous Waste".

Since a suitable storage location was not available on the subject site, the soil stockpile was used for backfill at the tank excavation site pending future remedial activities.

Based upon the analytical results, Sage finds that remedial action is necessary to reduce petroleum hydrocarbon and lead concentrations to acceptable concentrations.

TABLE OF CONTENTS

LIST OF APPENDICES

1.0 Introduction

1.1 Purpose

The purpose of this closure site assessment report is to describe findings and actions taken associated with the removal of one (1) 280 gallon underground waste oil storage tank located at the Ken's Texaco, Inc. facility, Ellensburg, Washington.

1.2 Scope of Work

Sage Earth Sciences, Inc. (Sage) provided closure site assessment services upon removal of one (1) Underground Storage Tank (UST) as required by the Washington State Department of Ecology (WSDOE). Aer-Ex, Inc. provided decommissioning and tank removal services. Sage collected representative soil samples in accordance with the WSDOE Guidance for Site Checks and Site Assessments for Underground Storage Tanks (February, 1991; 90-52, Revised October, 1992). The soil samples were submitted to Materials Testing and Consulting, Inc. (MTC), Mount Vernon, WA. for independent laboratory analysis.

2.0 Background Information

2.1 Site History

The facility is owned and operated by Ken's Texaco, Inc. A 280 gallon UST was installed in 1968 for waste oil storage. Aer-Ex, Inc. decommissioned and removed this tank on October 4, 1993.

2.2 Site Location

The facility is located at 101 East 8th Street, Ellensburg, WA. It is situated within the SW 1/4 of the SE 1/4 of Section 35, Township 18 North, Range 18 East, Willamette Meridian. The location of the site is shown by Figure 1.

2.3 Site Description

The subject property is currently occupied by a service station. A three (3) bay mechanic shop is located within the only building located on the site. UST systems used for retail sale of petroleum products are located west of the service station building. Fuel dispensers are located south of the building under a canopy.

Eighth Avenue lies immediately south of the subject site. Apartment buildings are located north and east of the site as well as south of Eighth Avenue. Ryder Truck Rental parking is located immediately west of the site. Adjacent land use is shown by Figure 2.

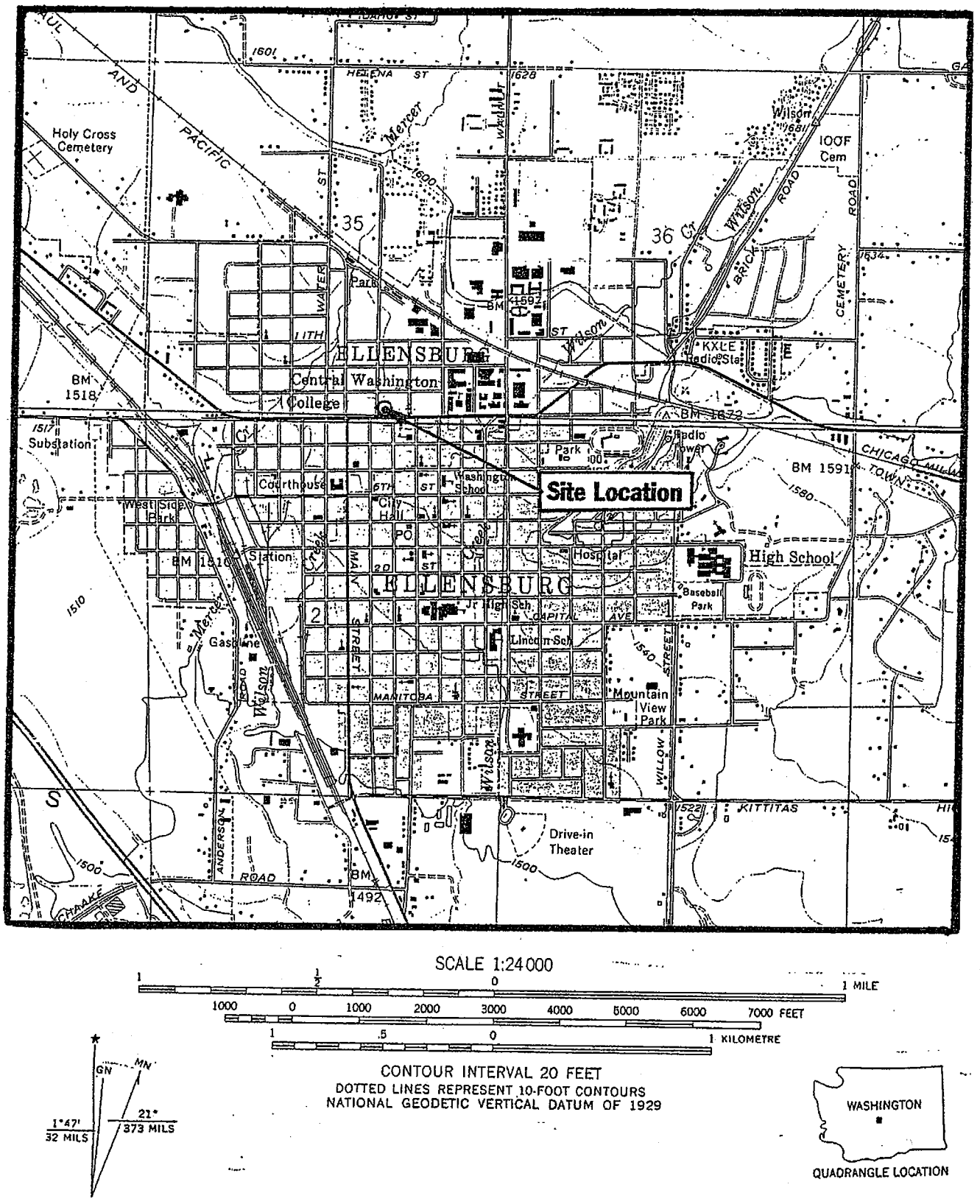


Figure 1. Site Location Map

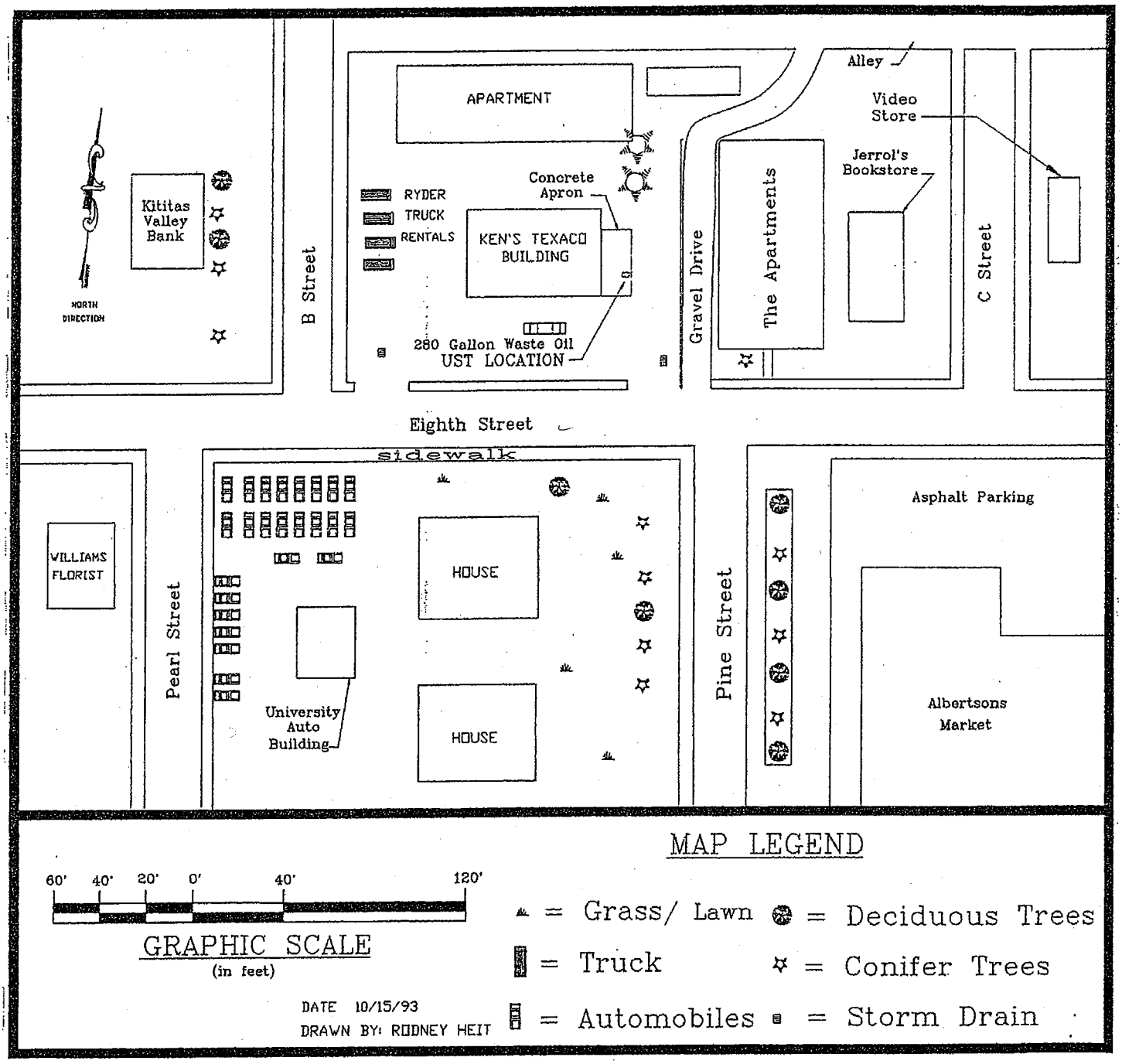


Figure 2. Site Vicinity Map

2.4 UST System Information

The removed UST system consisted of one (1) 280 gallon waste oil storage tank. The tank was installed in 1968. The WSDOE Site Identification Number is 004338 and the Tank Identification number is 6. The tank was situated immediately east of the service station building as shown by Figure 3. The fill pipe was located directly above the tank. A vent line ran from the tank to the east wall of the building.

Sage performed a visual inspection of the tank upon its removal. The inspection found the tank to be in good condition with moderate corrosion on the tank surface. No holes were observed in the tank or fuel piping. Petroleum stains around the fill pipe indicates that the tank may have been overfilled.

2.5 Soils Description

Inspection of soils exposed within the tank excavation found basaltic cobbles and boulders up to one (1) foot in diameter within a clayey silt matrix. The soil is classified as "GP" according to the Unified Soil Classification System. The soil conditions observed within the tank excavation are documented on the Soil Excavation Profile (Appendix A).

3.0 Closure Site Assessment

Rodney Heit, an environmental assessor registered with the WSDOE Underground Storage Tank Section, provided closure site assessment services upon removal of the tank on October 4, 1993. Upon removal of the tank, petroleum staining and odors were observed within the excavation. Sage collected five (5) soil samples (AEI-1493-S1 through AEI-1493-S5) from within the tank excavation and three (3) soil samples (AEI-1493-SP6 through AEI-1493-SP8) from a soil stockpile generated during the tank removal process. Soil sampling locations are shown by Figure 3. Sample descriptions are documented on the Daily Field Sampling Log (Appendix B). No suitable location was available for storage of the excavated impacted soils. The tank excavation was backfilled with soil generated during the tank removal process.

Since site soils were apparently impacted by petroleum products, only two (2) soil samples (AEI-1494-S3 and AEI-1493-S4) collected from within the tank excavation as well as samples collected from the soil stockpile were submitted to MTC for laboratory analysis.

Laboratory analysis of a soil sample (AEI-1493-S4) collected from the north sidewall of the tank excavation found Total Recoverable Petroleum Hydrocarbons (TRPH) at a concentration of 28,779 parts per million (ppm). Laboratory analysis of a soil sample collected from the west sidewall of the tank excavation found TRPH at a concentration of 60 ppm. Comparison of the Analytical results with the "Method A Cleanup Levels" (Cleanup Levels) of WAC 173-340-740 (Appendix C) indicates that

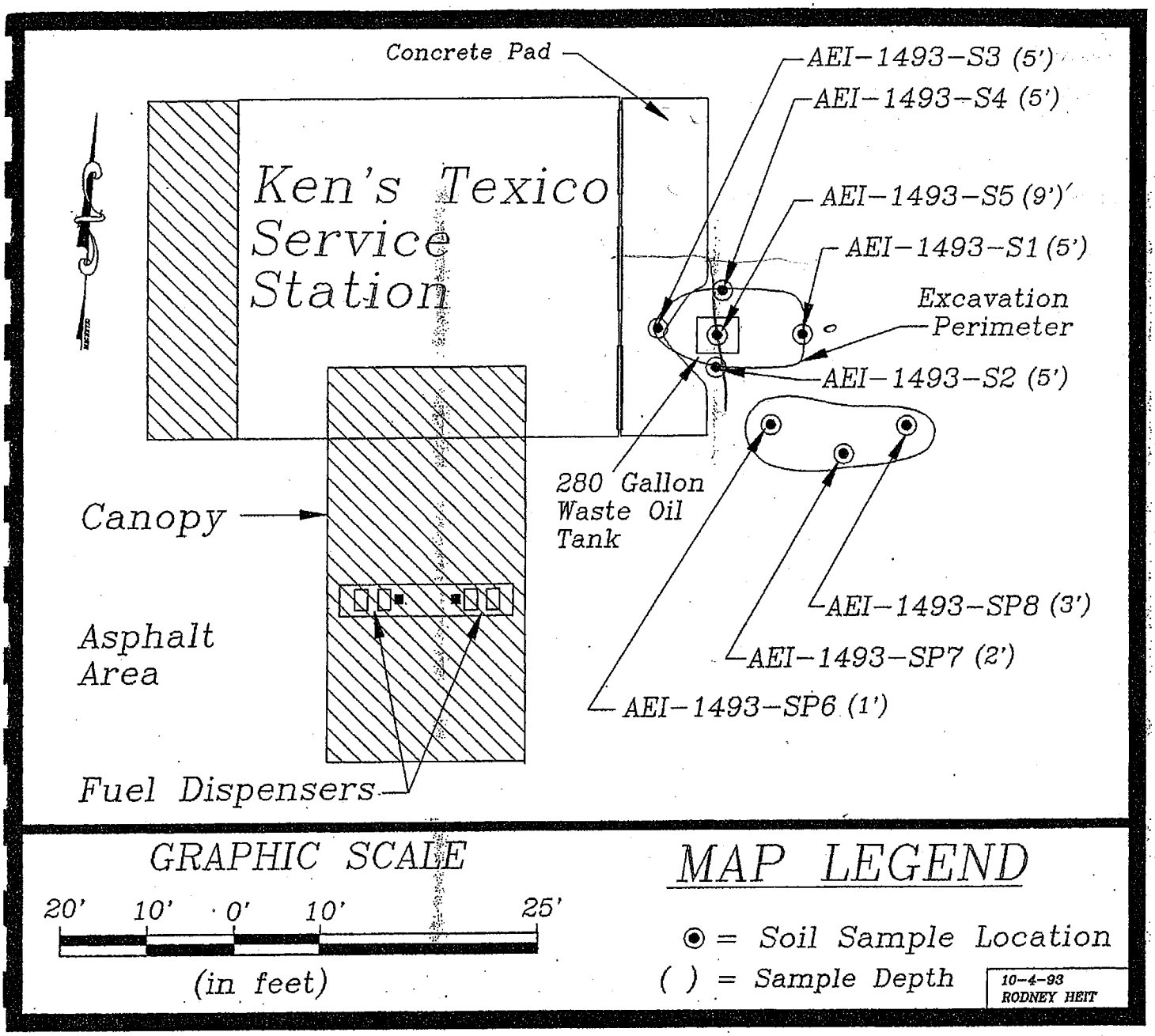


Figure 3. Closure Site Assessment Soil Sampling Locations

remedial action is necessary to reduce petroleum hydrocarbon concentrations within the tank excavation. The analytical data reports are attached as Appendix D.

Laboratory analysis of soil stockpile samples found:

- TRPH concentrations ranging from 38,192 ppm up to 48,536 ppm,
- Total Lead at concentrations ranging from 695 ppm up to 920 ppm,
- Total Arsenic concentrations ranging from 2.18 ppm up to 3.40 ppm,
- Total Cadmium concentrations ranging from 0.32 ppm up to 0.48 ppm,
- Total Chromium concentrations ranging from 20.1 ppm up to 29.7 ppm,
- No detectable (less than 0.025 ppm) Total Mercury and
- No detectable Arochlors (PCB's).

Comparison of the analytical results with the Cleanup Levels indicates that remedial action is necessary to reduce TRPH and Total Lead concentrations to acceptable concentrations.

Analysis of a soil stockpile sample (AEI-1493-S6) for lead using the Toxic Characteristic Leaching Procedure (TCLP) found lead at a concentration of 2.04 ppm. Comparison of the TCLP results with the Toxic Characteristic Rule indicates that the soil is not designated as Dangerous Waste.

As required by the WSDOE, Sage has completed a copy of the Underground Storage Tank Site Check/Site Assessment Checklist and it is attached as Appendix E.

4.0 Investigative Methodologies

4.1 Soil Sampling

Soil sampling locations were chosen at locations considered representative of soil conditions as required by the WSDOE Guidance for Site Checks and Site Assessments of Underground Storage Tanks.

4.1.1 Soil Sampling Methodology

To collect soil samples, Sage used the methodology outlined below.

1. Select a new sample jar whose volume is adequate for the appropriate analysis.

2. Immediately transfer the soil to the sample container, using the container itself to collect the sample. Using new disposable gloves, pack the soil tightly into the container to prevent the loss of volatile compounds. Ensure that the container is filled completely to exclude any airspace in the sample.

3. Label the jar with a unique identification number, the analytical procedure to be used, the time and date of sample collection and the person who collected the sample.

4. Enter the sample on the Chain-of-Custody form.

5. Place the sample in wet ice to cool the samples to approximately four (4) degrees Celsius.

6. Place the samples in a shipping cooler packed with absorbent material and blue ice for shipment.

7. Secure the Chain-of-Custody form to the underside of the cooler lid in a sealable plastic bag with tape.

8. Secure the lid of the cooler with strapping tape and affix custody seals across the lid/cooler interface. Place appropriate shipping waybills atop the cooler.

9. Ship the samples to the laboratory via commercial courier.

4.1.2 Soil Sampling Locations

The Field Sampling Log (Appendix B) provides detailed information with regard to each sampling location. Soil samples were collected from each sidewall, the floor of the excavation and from a stockpile of soil generated during the tank removal process. Soil sampling locations are shown on Figure 3.

4.2 Analytical Methods

For confirmatory laboratory analysis, Sage submitted soil samples to:

Materials Testing & Consulting, Inc.
P.O. Box 309
Mt. Vernon, WA 98273
(206) 757-1400

Analytical parameters were chosen in accordance with guidelines established in the DOE Guidance for Site Checks and Site Assessments of Underground Storage Tanks. The analytical parameters chosen for selected samples consist of:

- TRPH using EPA Method 418.1,
- Total Lead using EPA Method 3050/7420,
- Total Arsenic using EPA Method 3050/7420,
- Total Cadmium using EPA Method 3050/7420,
- Total Chromium using EPA Method 3050/7420,

- Total Mercury using EPA Method 3050/7420,
- TCLP Lead using SW846 1311 and
- Arochlors (PCB's) using EPA Method 3540/8080.

4.3 Quality Assurance/Quality Control

Since volatile organic contaminants were potentially included in the samples, a travel blank was prepared for shipment with the samples. The travel blank (AEI-1493-TB9) consisting of distilled water was prepared and analyzed to detect contamination during transportation and/or storage with other samples. In addition, Sage collected one field duplicate sample (AEI-1493-SP6) for laboratory analysis.

If contaminants are detected in travel blanks, MTC reports the results. Otherwise, quality assurance records for travel blanks are maintained by MTC. A review of the analytical results, by MTC, indicates that the results are acceptable.

5.0 Project Summary

On October 4, 1993, Sage Earth Sciences, Inc. provided soil sampling services upon removal of a 280 gallon waste oil storage tank located at the Ken's Texaco, Inc. facility, Ellensburg, WA. A visual inspection of the tank found it to be in good condition and no holes were observed. Petroleum stains around the fill pipe indicate that the tank had been overfilled.

Sage collected a total of five (5) soil samples from within the tank excavation. Three (3) soil samples were also collected from a stockpile of soil generated during the tank removal process. Soil sampling locations are shown by Figure 3. A travel blank and field duplicate were included with the samples for shipment to the laboratory.

Selected samples were submitted to Materials Testing & Consulting, Mt. Vernon, WA for independent laboratory analysis using analytical parameters required by the WSDOE Guidance for Site Checks and Site Assessments for Underground Storage Tanks.

Analysis of the soil samples found that petroleum hydrocarbon concentrations exceed the Cleanup Levels within the tank excavation and the soil stockpile. In addition, total lead concentrations were found at concentrations exceeding the Cleanup Levels in a sample collected from the soil stockpile. Analysis for lead using the TCLP indicates that the soil is not designated as Dangerous Waste according to the Toxic Characteristic Rule.

6.0 Recommendations

Based upon the analytical results (Appendix D), Sage Earth Sciences, Inc. recommends remedial action to reduce petroleum hydrocarbon and total lead concentrations at the location of the removed UST. Sage has obtained approval to transport impacted soils to the Anderson PCS Treatment Facility, Yakima, WA (see Appendix F).

7.0 Limitations

In performance of this project, Sage Earth Sciences has conducted its activities in accordance with current regulatory guidelines. The conclusions and recommendations are based upon our field observations and independent laboratory analyses. Since the investigation is limited to the closure site assessment project, this document does not imply that the property is free of other environmental constraints.

Appendix A

SOIL EXCAVATION PROFILE

SAGE
Earth Sciences, Inc.
602 Cherryhill Lane
P.O. Box 1644
Zillah, WA 98953
Phone (509) 823-6400

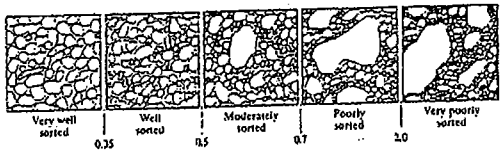
Field Crew RODNEY HEIT

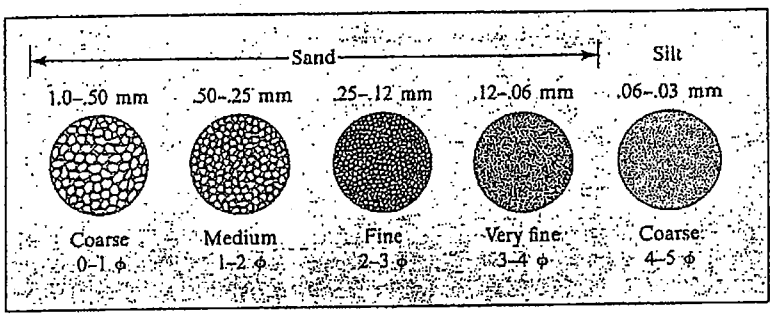
Project Name KENS TEXACO INC. Project # AE1-1493

Address 101 EAST 8TH STREET Date 10/4/93

Location SW 1/4 SE 1/4 Sec. 35 T. 18 N. R. 18 E., W.M. Elevation 1580 Datum MEAN SEA LEVEL

Pit Dimensions BACKFILLED Finish Depth 9' Pit Orientation EAST - WEST





Additional Detrital Rock Classifications on Reverse

Sample #	Matrix	Groundwater	Depth (9') FT	Graphic Log	Unified Soil Classification	Description of Lithologies
		NOT ENCOUNTERED	1 2 3 4 5 6 7 8 9		GP	CLAYEY SILT MATRIX SUPPORTED VERY POORLY SORTED ROUNDED BASALTIC RIVER GRAVELS & COBBLES UP TO 1' IN DIAMETER SOIL IS VERY MOIST BETWEEN GRAVELS EASY TO MODERATE DIGGING EXCAVATION TERMINATED @ 9' FEET (BGS.)

RODNEY HEIT 10/4/93

SAGE Representative Date

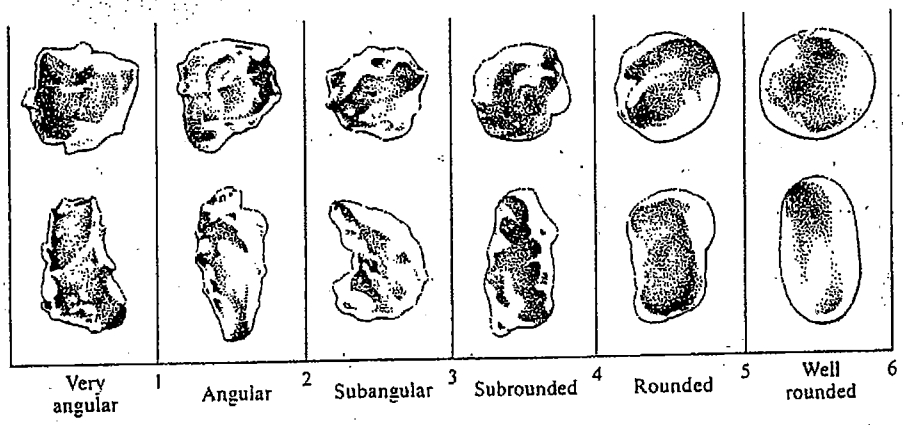


Figure 13–4
Terminology for degree of rounding of detrital grains using a hand lens. The numbers assigned to each roundness class permit calculation of mean roundness and standard deviation. [After M. C. Powers, 1953, *Jour. Sed. Petrology, 23,* Fig. 1.]

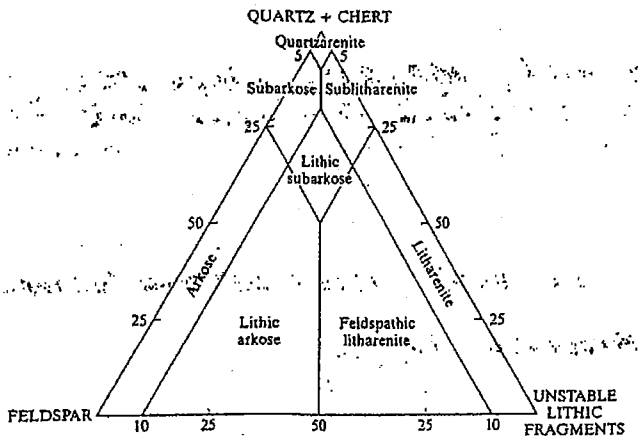


Figure 13–37
One of the many mineralogical classifications of sandstones in common use. [From E. F. McBride, 1963, *Jour. Sed. Petrology, 33,* Fig. 1.]

The Udden–Wentworth Grain Size Scale for Clastic Sediments[a]

	Name	Millimeters	Micrometers	ϕ
GRAVEL	Boulder	4,096		−12
		256		−8
	Cobble	64		−6
	Pebble	4		−2
	Granule	2		−1
SAND	Very coarse sand	1		0
	Coarse sand	0.5	500	1
	Medium sand	0.25	250	2
	Fine sand	0.125	125	3
	Very fine sand	0.062	62	4
MUD	Coarse silt	0.031	31	5
	Medium silt	0.016	16	6
	Fine silt	0.008	8	7
	Very fine silt	0.004	4	8
	Clay	↓	↓	↓

[a]As devised by J. A. Udden (1898) and C. K. Wentworth (1924). The ϕ scale (Krumbein; 1934) was devised to facilitate statistical manipulation of grain-size data and is commonly used. $\phi = -\log_2$ mm.

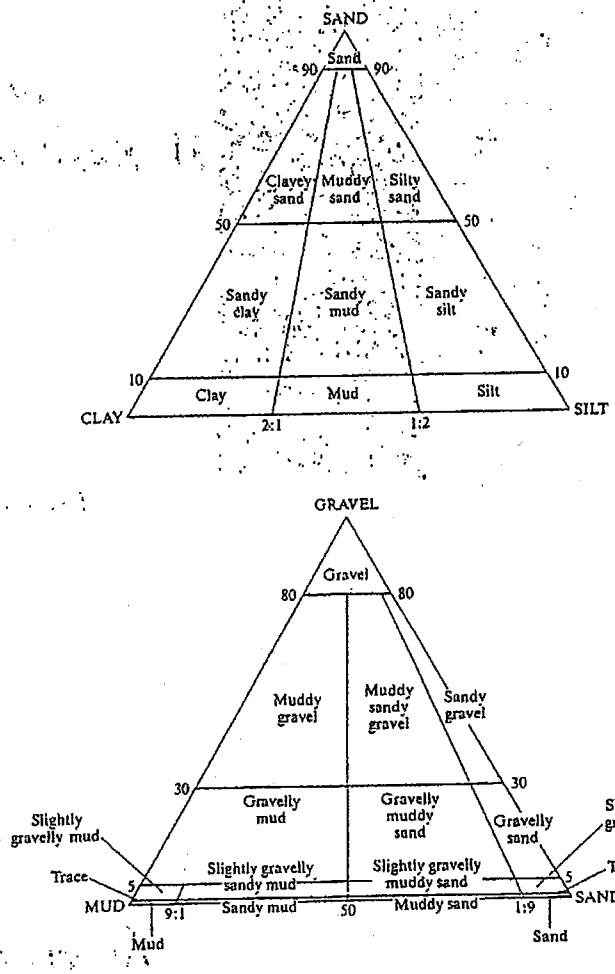


Figure 13–3
Triangular classification of grain sizes in detrital rocks. If no gravel is present, triangle A is used; if gravel is present, triangle B. Note the emphasis given to even a trace amount of gravel. [From R. L. Folk, 1954, *Jour. Geology, 62,* Fig. 1.]

Appendix B

Daily Field Sampling Log

Project # AE1-1493
Date 10-4-93
Sampler RODNEY HEIT
Sheet 1 of 1

Sample #	Location	Matrix	Staining	Odors	Depth	TOV	TLC
AE1-1493-S1	EAST END WALL	SOIL	NO	SEWER/OIL	5'	N/A	
AE1-1493-S2	SOUTH SIDE WALL	SOIL	YES	" "	5'		
AE1-1493-S3	WEST END WALL	SOIL	YES	" "	5'		
AE1-1493-S4	NORTH SIDE WALL	SOIL	YES	" "	5'		
AE1-1493-S5	FLOOR OF EXCAVATION	SOIL	YES	" "	9'		>10,000 - FLOOR
AE1-1493-SP6	STOCKPILED SOIL	SOIL	YES	" "	1'		>5,000
AE1-1493-SP7	" "	SOIL	YES	" "	2'		
AE1-1493-SP8	" "	SOIL	YES	" "	3'		
AE1-1493-TB9	TRAVEL BLANK	H_2O	N/A	N/A			

Ambient Vapors 0 Units
TLC Standards NO FIELD SCREENING REQUESTED EVIDENT CONTAMINATION

S = Soil Sample
GW = Groundwater Sample
SW = Surface Water Sample
D = Duplicate Sample (10 % of samples/matrix)
TB = Travel Blank
SP = SOIL STOCKPILE

Appendix C

Method A Cleanup Levels - Soil [a]

Hazardous Substance	CAS Number	Cleanup Level
Arsenic	7440-38-2	20.0 mg/kg [b]
Benzene	71-43-2	0.5 mg/kg [c]
Cadmium	7440-43-9	2.0 mg/kg [d]
Chromium	7440-47-3	100.0 mg/kg [e]
DDT	50-29-3	1.0 mg/kg [f]
Ethylbenzene	100-41-4	20.0 mg/kg [g]
Ethylene dibromide	106-93-4	0.001 mg/kg [h]
Lead	7439-92-1	250.0 mg/kg [i]
Lindane	58-89-9	1.0 mg/kg [j]
Methylene chloride	75-09-2	0.5 mg/kg [k]
Mercury (inorganic)	7439-97-6	1.0 mg/kg [l]
PAHs (carcinogenic)		1.0 mg/kg [m]
PCB Mixtures		1.0 mg/kg [n]
Tetrachloroethylene	127-18-4	0.5 mg/kg [o]
Toluene	108-88-3	40.0 mg/kg [p]
TPH (gasoline)		100.0 mg/kg [q]
TPH (diesel)		200.0 mg/kg [r]
TPH (other)		200.0 mg/kg [s]
1,1,1 Trichloroethane	71-55-6	20.0 mg/kg [t]
Trichloroethylene	79-01-5	0.5 mg/kg [u]
Xylenes	1330-20-7	20.0 mg/kg [v]

Appendix D

MTC *Analytical/Environmental Services*

Materials Testing & Consulting, Inc
WSDOE Laboratory # C057
WSDOH Laboratory #46

P.O. Box 309
Mount Vernon, WA 98273
(206)757-1400 - FAX (206)757-1402

Client: Sage Earth Sciences
P.O. Box 1644
Zillah, WA 98953

Date: 10/8/93
Reference: 93-1482

Attn:

Project: Kens Texaco Inc

Data Report

Lab Number	Sample Description	ppm TPH	ppb Benzene	Toluene	Ebenzene	Xylenes
84-93-03584.0S	AEI-1493-S3	60	-	-	-	-
84-93-03585.0S	AEI-1493-S4	28779	-	-	-	-
84-93-03585.0S	AEI-1493-S4 dup	24608	-	-	-	-
	Method: 418.1					
	Blank - mg/100mL	0.004				
	QC - Percent of 4mg	115%				
		Soil/Water	Soil/Water	Soil/Water	Soil/Water	Soil/Water
	Method Reporting Limit (MRL)	25/0.1	10.0/1.0	10.0/1.0	10.0/1.0	10.0/1.0
	Maximum Contamination Levels	200/1	500/5	20000/20	40000/40	20000/20

Mary Price
Chemist

t931482

MTC *Analytical/Environmental Services*

Materials Testing & Consulting, Inc
WSDOE Laboratory # C057
WSDOH Laboratory #46

P.O. Box 309
Mount Vernon, WA 98273
(206)757-1400 - FAX (206)757-1402

Client: Sage Earth Sciences
P.O. Box 1644
Zillah, WA 98953

Date: 10/12/93
Reference: 93-1482

Attn:

Project: Kens Texaco Inc

Data Report

Lab Number	Sample Description	ppm TPH	ppb Benzene	ppb Toluene	ppb Ebenzene	ppb Xylenes
84-93-03587.0S	AEI-1493-SP6	38192	-	-	-	-
84-93-03587.0S	AEI-1493-SP6 fdup	40857	-	-	-	-
84-93-03588.0S	AEI-1493-SP7	48536	-	-	-	-
84-93-03588.0S	AEI-1493-SP7 dup	46088	-	-	-	-
84-93-03589.0S	AEI-1493-SP8	5977	-	-	-	-
	Method: 418.1					
	Blank - mg/100mL	0.47				
	QC - Percent of 4mg	96%				
		Soil/Water	Soil/Water	Soil/Water	Soil/Water	Soil/Water
	Method Reporting Limit (MRL)	25/0.1	10.0/1.0	10.0/1.0	10.0/1.0	10.0/1.0
	Maximum Contamination Levels	200/1	500/5	20000/20	40000/40	20000/20

Mary Price
Chemist

t931482b

MTC *Analytical/Environmental Services*

Materials Testing & Consulting, Inc
WSDOE Laboratory # C057
WSDOH Laboratory #46092090

P.O. Box 309
Mount Vernon, WA 98273
(206)424-7560 - FAX (206)424-7550

84

Client: Sage Earth Sciences
P.O. Box 1644
Zillah, WA. 98953

Date: 12/17/93
Reference: 93-1716

Attn: Mr. Dave Green

Project: Kens Texaco

Data Report

Lab Number	Sample Description	Arochlors* (mg\Kg)					Surrogate % Recovery
84-93-04145.0S	AEI-1493-SP7	nd					94
	*-Calibrated Arochlors Arochlor 1016 Arochlor 1221 Arochlor 1232 Arochlor 1242 Arochlor 1248 Arochlor 1254 Arochlor 1260						
	Methods: USEPA SW846: 3540\8080						EPA Acceptance Limits
	Method Reporting Limit (MRL)	0.5					Soil: 50-156
	Maximum Contamination Levels	2					

Kurt W. Larsen
Sr. Environmental Chemist

MTC *Analytical/Environmental Services*

Materials Testing & Consulting, Inc
WSDOE Laboratory # C057
WSDOH Laboratory #46

P.O. Box 309
Mount Vernon, WA 98273
(206)757-1400 - FAX (206)757-1402

Client: Sage Earth Sciences
P.O. Box 1644
Zillah, WA 98953

Attn:

Date: 10/13/93
Reference: 93-1482

Project: Kens Texaco Inc

Data Report

Lab Number	Sample Description	Pb mg/kg	As mg/kg	Cd mg/kg	Cr mg/kg	Hg mg/kg
84-93-03587.2S	AEI-1493-SP6	875	2.99	0.48	23.1	<.025
84-93-03587.2S	AEI-1493-SP6 dup	920	3.40	0.47	29.7	<.025
84-93-03587.2S	AEI-1493-SP6 fdup	695	2.18	0.32	20.1	<.025
	Method Blank	<0.5	<.005	<0.001	<0.100	<.0005
	QC Pb 5 mg/L	5.03				
	QC As .40 mg/L		0.35			
	QC Cd .04 mg/l			0.044		
	QC Cr 2 mg/L				1.82	
	Methods:					
	3050/7420,	soil				
	Method Reporting Limit (MRL)	25.0	0.25	0.05	5.0	0.025
	Maximum Contamination Levels	250	20	2.0	100	1.0

Mary Price
Chemist

m931482

MTC *Analytical/Environmental Services*

Materials Testing & Consulting, Inc

1151 Knudson
Mount Vernon, WA 98273
(206)757-1400 - FAX (206)757-1402

WSDOE Laboratory C057
WSDOH Laboratory #046

Client: Sage Earth Sciences
P.O. Box 1644
Zillah, WA 98953

Attn:

Date: 10/12/93
Reference: 93-1482
Date Sampled:

Project: Kens Texaco Inc

DATA REPORT

Sample: AEI-1493-S6

Analyte		Method	Result	Pass/Fail	MCL	MRL	UNITS
Arsenic	As	206.2			5.00	0.10	mg/L
Barium	Ba	208.2			100.00	1.00	mg/L
Cadium	Cd	213.2			1.00	0.10	mg/L
Chromium	Cr	218.2			5.00	1.00	mg/L
Lead	Pb	239.2	2.04	Pass	5.00	1.00	mg/L
Mercury	Hg	245.1			0.20	0.02	mg/L
Selenium	Se	270.2			1.00	0.10	mg/L
Silver	Ag	272.2			5.00	0.10	mg/L

Extraction method - SW846 1311

Mary Price
Chemist

MCL - Maximum Contamination Level
MRL - Method Reporting Limit

m93-1482

MTC *Analytical/Environmental Services*

Materials Testing & Consulting, Inc

1151 Knudson
Mount Vernon, WA 98273
(206)757-1400 - FAX (206)757-1402

WSDOE Laboratory C057
WSDOH Laboratory #046

Client: Sage Earth Sciences
P.O. Box 1644
Zillah, WA 98953

Attn:

Date: 10/12/93
Reference: 93-1482
Date Sampled:

Project: Kens Texaco Inc

DATA REPORT

Sample: AEI-1493-S6 (fdup)

Analyte		Method	Result	Pass/Fail	MCL	MRL	UNITS
Arsenic	As	206.2			5.00	0.10	mg/L
Barium	Ba	208.2			100.00	1.00	mg/L
Cadium	Cd	213.2			1.00	0.10	mg/L
Chromium	Cr	218.2			5.00	1.00	mg/L
Lead	Pb	239.2	1.49	Pass	5.00	1.00	mg/L
Mercury	Hg	245.1			0.20	0.02	mg/L
Selenium	Se	270.2			1.00	0.10	mg/L
Silver	Ag	272.2			5.00	0.10	mg/L

Extraction method - SW846 1311

Mary Price
Chemist

MCL - Maximum Contamination Level
MRL - Method Reporting Limit

m93-1482d

SAGE
Earth Sciences, Inc.
602 Cherryhill Lane
Zillah, WA 98953
(509) 829 6100

CHAIN-OF-CUSTODY FORM

Project Name KEN'S TEXICO INC.
Project Number AE1-1493
Sampler ROONEY HEIT
Date 10/04/93 Time 5:00 pm
Destination Materials Testing & Consulting Inc.

Sample Number	Matrix	Number of Containers	Container Size	418.1	TOTAL METALS	602	HCl/D	Analyses Requested
AE1-1493-S1	SOIL	1	4oz					PLEASE ARCHIVE
AE1-1493-S2	SOIL	1	4oz					PLEASE ARCHIVE
AE1-1493-S3	SOIL	1	4oz	X				
AE1-1493-S4	SOIL	1	4oz	X				
AE1-1493-S5	SOIL	1	4oz					PLEASE ARCHIVE
AE1-1493-SP6	SOIL	2	4oz	X	X			DUPLICATE
AE1-1493-SP7	SOIL	1	4oz	X				
AE1-1493-SP8	SOIL	1	4oz	X				
AE1-1493-TB9	H_2O	1	40ML			X	X	TRAVEL BLANK

Relinquished by: Rodney L Heit
Date 10/04/93 Time 5:00 PM

Relinquished by:
Date Time

Relinquished by: 93-1482
Date Time

Relinquished by:
Date Time

Relinquished by:
Date Time

Recieved at laboratory by: JMCAdw
Date 10/5/93 Time 10:45 am

Appendix E

UNDERGROUND STORAGE TANK
Site Check/Site Assessment Checklist

For Office Use Only
Owner # 0000287
Site # 004338

INSTRUCTIONS:

When a release has **not** been confirmed and reported, this Site Check/Site Assessment Checklist must be completed and signed by a person registered with Ecology. **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
P. O. Box 47655
Olympia, WA 98504-7655

SITE INFORMATION

Site ID Number (on invoice or available from Ecology if the tanks are registered): # 004338

Site/Business Name: KEN'S TEXACO INC

Site Address: 101 EAST 8TH STREET (Street) Telephone: (509) 925-9216

ELLENSBURG (City) WA. (State) 98926 (ZIP-Code)

DEPARTMENT OF ECOLOGY
FEB 24 1994

TANK INFORMATION

Tank ID No.	Tank Capacity	Substance Stored
#6	280 GALLON	WASTE OIL

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-place.
- ✓ 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): ____

Appendix F

CENTRAL OFFICE — 575-4040 — 104 North First Street — Yakima, Wash. 98901
SUNNYSIDE OFFICE — 837-3411 — 1319 Saul Road — P.O. Box 821 — Sunnyside, Wash. 98944

YAKIMA HEALTH DISTRICT EST. 1911 PREVENTION IS OUR BUSINESS

December 28, 1993

Rod Heit
Sage Earth Sciences
P.O. Box 1644
Zillah, Wa. 98953

Ref. Ken's Texaco, Ellensburg, Wa.: Petroleum Contaminated Soil

Mr. Heit,

This office has reviewed the data on the above mentioned project. Based on the data submitted it has been determined that the soil may be stockpiled at the Anderson PCS Site with the following conditions;

1. the material will be stockpiled in an area away from any soils currently undergoing treatment.

2. the material can be on-site for no more than 90 days unless the proper approvals for treatment have been issued.

3. the material will be stockpiled on a min. 30 mil PVC liner or equivalent, or the soil under the stockpile area will be tested after the soil is removed and any soil which exceeds the class 1 soil standards will be remediated.

If you have any questions regarding this letter please contact me.

Sincerely,

Art McEwen
Field Sanitarian

cc: Ron Anderson
41 Rocky Top Road
Yakima, WA 98908

UNDERGROUND STORAGE TANK
Site Check/Site Assessment Checklist

For Office Use Only
Owner # [illegible]
Site # [illegible]

INSTRUCTIONS:

When a release has **not** been confirmed and reported, this Site Check/Site Assessment Checklist must be completed and signed by a person registered with Ecology. **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
P. O. Box 47655
Olympia, WA 98504-7655

SITE INFORMATION

Site ID Number (on invoice or available from Ecology if the tanks are registered): # 004338

Site/Business Name: KEN'S TEXACO INC

Site Address: 101 EAST 8TH STREET (Street) Telephone: (509) 925-9216

ELLENSBURG (City) WA. (State) 98926 (ZIP-Code)

DEPARTMENT OF ECOLOGY

FEB 24 1994

TANK INFORMATION

Tank ID No.	Tank Capacity	Substance Stored
#6	280 GALLON	WASTE OIL

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-place.
- ✓ 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): ____

CHECKLIST

Each item of the following checklist shall be initialed by the person registered with the Department of Ecology whose signature appears below.

		YES	NO
1.	The location of the UST site is shown on a vicinity map.	RHH	
2.	A brief summary of information obtained during the site inspection is provided. (see Section 3.2 in site assessment guidance)	RHH	
3.	A summary of UST system data is provided. (see Section 3.1)	RHH	
4.	The soils characteristics at the UST site are described. (see Section 5.2)	RHH	
5.	Is there any apparent groundwater in the tank excavation?		RHH
6.	A brief description of the surrounding land use is provided. (see Section 3.1)	RHH	
7.	Information has been provided indicating the number and types of samples collected, methods used to collect and analyze the samples, and the name and address of the laboratory used to perform the analyses.	RHH	
8.	A sketch or sketches showing the following items is provided:		
	- location and ID number for all field samples collected	RHH	
	- groundwater samples distinguished from soil samples (if applicable)	RHH	
	- samples collected from stockpiled excavated soil	RHH	
	- tank and piping locations and limits of excavation pit	RHH	
	- adjacent structures and streets	RHH	
	- approximate locations of any on-site and nearby utilities	RHH	
9.	If sampling procedures different from those specified in the guidance were used, has justification for using these alternative sampling procedures been provided? (see Section 3.4)	RHH	
10.	A table is provided showing laboratory results for each sample collected including; sample ID number, constituents analyzed for and corresponding concentration, analytical method and detection limit for that method.	RHH	
11.	Any factors that may have compromised the quality of the data or validity of the results are described.	RHH	
12.	The results of this site check/site assessment indicate that a confirmed release of a regulated substance has **not** occurred.		RHH

SITE ASSESSOR INFORMATION

RODNEY HEIT — Person registered with Ecology

SAGE EARTH SCIENCES INC. — Firm Affiliated with

Business Address: 601 GLENWOOD DRIVE (Street)

Telephone: (509) 829-6400

ZILLAH (City) WA. (State) 98953 (ZIP+Code)

I hereby certify that I have been in responsible charge of performing the site check/site assessment described above. Persons submitting false information are subject to penalties under Chapter 173.360 WAC.

10/04/93 — Date

Rodney Heit — Signature of Person Registered with Ecology

APPENDIX B

Laboratory Reports (on CD)

APPENDIX C

City of Ellensburg Permits, Environmental Checklist, and SEPA Determination of Non-Significance

Aspect consulting
earth+water

June 22, 2010

Mr. Mike Smith
City of Ellensburg
414 North Main Street
Ellensburg, Washington 98926

Re: Ken's Texaco SEPA Application

Project No. 080129

Dear Mike:

I understand that as a condition of the SEPA Determination of Non-Significance from the City of Ellensburg, language will be added to the project bid specifications requiring approval by the City's Public Works Department on the contractor's Remedial Action Management Plan (Ramp). The RAMP will include an Excavation/Shoring Plan, Health and Safety Plan and Best Management Practices. In addition a 10 day notice of intent to start work will be required.

Sincerely,

Aspect consulting, LLC

Robert R. Hanford
Senior Project Geologist
bhanford@aspectconsulting.com

cc: Chip Goodhue

Document2

SEPA APPLICATION

ENVIRONMENTAL CHECKLIST

for
THE CITY OF ELLENSBURG

Name of Applicant Robert Hanford Aspect Consulting, LLC
for Ken's Texaco

June 2006

Purpose of checklist:

The State Environmental Policy Act (SEPA), chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether in EIS is required.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply." Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Use of checklist for nonproject proposals:

Complete this checklist for nonproject proposals, even though questions may be answered "does not apply." IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). For nonproject actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively.

A. **BACKGROUND**

1. Name of proposed project, if applicable: Ken's Texaco

2. Name of applicant: Robert Hanford Aspect Consulting, LLC

3. Address and phone number of applicant and contact person:
179 Madrone Lane North Bainbridge Is., WA 98110 (206) 780-7729

4. Date checklist prepared: April 1, 2010

5. Agency requesting checklist: *City of Ellensburg Community Development Department*

6. Proposed timing or schedule (including phasing, if applicable): July-August, 2010

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? None If yes, explain:

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal: See attached.

9. Do you know whether applications are pending for governmental approvals or other proposals directly affecting the property covered by your proposal? None If yes, explain:

10. List any governmental approvals or permits that will be needed for your proposal, if known:
Demolition permit, grading permit, UST Closure Notice, and Fire Department UST permit

11. Give a brief, complete description of your proposal, including the proposed uses and the size of the project and site, (subdivision with number of lots, zone change, apartment complex with number of buildings and units, commercial structure, activity within a critical area, square footage, etc.):
Demolition of existing building and ancillary equipment, removal of 5 USTs, and the excavation of approximately 2,000 cubic yards of petroleum contaminated soil. Excavation will be backfilled with compacted structural fill.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including street address. Provide a legal description: Site Address: 101 East University Way Ellensburg, WA. Nearest intersection: East University Way and North B Street. Parcel ID # 453334.

B. **ENVIRONMENTAL ELEMENTS**

1. **Earth**

A. General description of the site (circle one): flat, rolling, hilly, steep slopes, mountainous, other:
FLAT

B. What is the steepest slope on the site (approximate percent slope)? 2 percent

C. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland:
Soil generally consists of gravelly to very gravelly Silt to clayey silty Gravel.

D. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe:
None

E. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill: Following the excavation of contaminated soil the excavation will be compacted and backfilled with structural fill from an approved WDOT source.

F. Could erosion occur as a result of clearing, construction, or use? If so, generally describe:
No

G. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or building)? There will be a decrease in the percentage of impervious surface. Estimated percent 50%.

H. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: Excavation contractor will provide and follow a remediation plan that will include the use of silt fencing, storm drain socks, straw bales and the covering of all temporary stockpiles.

2. **Air**

A. What types of emissions to the air would result from the proposal (i.e. dust, automobile, odors, industrial, wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known: Possible gasoline odors.

B. Are there any off-site sources of emissions or odor that may affect your proposal? _____ If so, generally describe: None

C. Proposed measures to reduce or control emissions or other impacts to air, if any: Air monitoring will be conducted durring the UST removal and excavation Engineering controls such as the use of fans and covering of stockpiled soils will be utilized.

3. **Water**

A. **Surface**

1) Is there any surface water body on or in the immediate vicinity of the site (including year- round and seasonal streams, irrigation ditches, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river the surface water body flows into:

None

2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans: No

3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

None

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known: No

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan:

No

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge: No

B. **Ground**

1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known: Petroleum contaminated groundwater if present in the excavation will be pumped into a storage tank for treatment or off site disposal at an approved facility.

2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals ...; agricultural, etc). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

None

C. **Water Runoff** (including storm water)

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Storm water runoff will be contained using BMPs and stored in tank.

2) Could waste materials enter ground or surface waters? If so, generally describe.

No

3) Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

Silt dykes or fencing and berms as necessary.

4. **Plants**

A. Check or circle types of vegetation found on the site:

_____ Deciduous tree: alder, maple, aspen, other
_____ Evergreen tree: fir, cedar, pine, other
__X__ Shrubs
_____ Grass
_____ Pasture
_____ Crop or grain
_____ wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other
_____ Water plants: water lily, eelgrass, milfoil, other
_____ Other types of vegetation

B. What kind and amount of vegetation will be removed or altered:
Ornamental shrubs in the planter area may be removed during excavation.

C. List threatened or endangered species known to be on or near the site:
None

D. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: None

5. **Animals**

A. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

Birds: hawk, heron, eagle, songbirds, other songbirds
Mammals: deer, bear, elk, beaver, other _____
Fish: bass, salmon, trout, herring, shellfish, other _____

B. List any threatened or endangered species known to be on or near the site:
None

C. Is the site part of a migration route? If so, explain:
Unknown

D. Proposed measures to preserve or enhance wildlife, if any:
None

6. **Energy and Natural Resources**

A. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed energy needs? Describe whether it will be used for heating, manufacturing, etc.:
None

B. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe:
No

C. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any: None

7. **Environmental Health**

A. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste that could occur as a result of this proposal? If so, describe: The potential exists for exposure to gasoline fumes or vapors.

1) Describe special emergency services that might be required: Fire Department personal will be notified and on site for the UST removal.

2) Proposed measures to reduce or control environmental health hazards, if any: Air monitoring will be conducted during tank removal and soil excavation.

B. **Noise**

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? None

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site. Noise from the operation of earth moving and demolition equipment (excavator loader) and dump trucks.

3) Proposed measures to reduce or control noise impacts, if any: Noise will be controlled by hours of operation. Hours of operation will follow Ellensburg municipal code. Sound protection will be required for all ancillary equipment.

8. **Land and Shoreline Use**

A. What is the current use of the site and adjacent properties? Retail gasoline and diesel sales, Truck rental and automotive services. Adjacent properties are commercial and residential.

B. Has the site been used for agriculture? If so, describe: No

C. Describe any structures on the site. Single story brick and wood service station with office and restrooms and a canopy over the pump island.

D. Will any structures be demolished? If so, what? Yes, all structures will be demolished to provide access to contaminated soil.

E. What is the current zoning classification of the site? Commercial.

F. What is the current comprehensive plan designation of the site? Commercial.

G. If applicable, what is the current shoreline master program designation of the site? NA

H. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify. No.

I. Approximately how many people would reside or work in the completed project? NA

J. Approximately how many people would the completed project displace? NA

K. Proposed measures to avoid or reduce displacement impacts, if any: None

L. Proposed measures to ensure the proposal are compatible with existing and projected land uses and plans, if any: Excavation will be backfill and compacted with structural fill.

9. **Housing**

A. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. NA

B. Will the proposal impact the need for housing? No.

C. Proposed measures to reduce or control housing impacts, if any: None

10. **Aesthetics**

A. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? NA

B. What views in the immediate vicinity would be altered or obstructed? None

C. Proposed measures to reduce or control aesthetic impacts, if any: None

11. **Light and Glare**

A. What type of light or glare will the proposal produce? What time of day would it mainly occur?
None

B. Could light or glare from the finished project be a safety hazard or interfere with views?
No

C. What existing off-site sources of light or glare may affect your proposal? None

D. Proposed measures to reduce or control light and glare impacts, if any: None

12. **Recreation**

A. What designated and informal recreational opportunities are in the immediate vicinity?
None

B. Would the proposed project displace any existing recreational uses? If so, describe: No

C. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: None

13. **Historic and Cultural Preservation**

A. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe. No

B. Generally describe any landmarks or evidence of historic, or archaeological, scientific, or cultural importance known to be on or next to the site. None

C. Proposed measures to reduce or control impacts, if any: None

14. **Transportation**

A. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any. East University Way and North B Street. Access to the site will be from East University Way.

B. Is site currently served by public transit? Yes If not, what is the approximate distance to the nearest transit stop?

C. How many parking spaces would the completed project have? How many would the project eliminate?
NA

D. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).
No.

E. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.
No

F. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.
NA

G. Proposed measures to reduce or control transportation impacts, if any: None

15. **Public Services**

A. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.
No

B. Proposed measures to reduce or control direct impacts on public services, if any.
None

16. **Utilities**

A. (Circle) utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer septic system, cable television, other. Electri, water, telephone, and sanitary sewer.

B. Describe the utilities that are proposed for the project, the utility providing service, and the general construction activities on the site or in the immediate vicinity which might be needed. All utiities will be capped or deactivated per code.

C. **Signature**

The above answers are true and complete to the best of my knowledge. I understand that the City is relying on them to make its decision.

_____ _____

Signature Date Submitted

City of Ellensburg
WASHINGTON

DEPARTMENT OF COMMUNITY DEVELOPMENT
501 N. Anderson Street Ellensburg, WA 98926

SEPA
DETERMINATION OF NONSIGNIFICANCE
(DNS)

Description of proposal: Proposal submitted by Robert Hanford Consulting, on behalf of Ken's Texaco, to perform the following work:

1) Demolish the existing building
2) Remove five underground storage tanks
3) Excavate approximately 2,000 cubic yards of petroleum contaminated soil and backfill with compacted structural fill.

Proponent: Ken's Texaco

Location of proposal: The property is addressed 101 East University Way, Ellensburg WA.
Parcel number: 453334
Map Number: 18-18-35057-0619,
Legal Description: CD. 714; TWN EBURG; 1ST RAILROAD ADD. LOTS 14,15, & 16 EXC. N. 50' OF LOT 16 & N. 50' OF W. 40' OF LOT 15; BLOCK 6

Lead Agency: City of Ellensburg **File No.** S10-04

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment and a Determination of Non-Significance (DNS) was issued. As a part of the DNS the applicant agrees to submit a Remedial Action Management Plan, which will include an Excavation/Shoring Plan, Health and Safety Plan and Best Management Practices. In addition a 10 day notice of intent to start work will be required

An environmental impact statement (EIS) is not required under RCW 43.21C.030(2) (c). This decision was made after review of a completed environmental checklist, comments received from agencies and the public, and review of other information on file with the lead agency. This information is available to the public on request.

The lead agency will not act on this proposal for fourteen (14) days. Comments must be submitted by July 19, 2010.

Responsible Official: Michael Smith
Title: SEPA Responsible Official
Address: City of Ellensburg
Community Development
501 N. Anderson Street
Ellensburg WA 98926
Ph. (509) 962-7232 Fax: (509) 925-8655

Date: July 1, 2010 **Signature:** _____

APPENDIX D

Notice of Intent to Decommission USTs

CRO - Kittitas

RECEIVED
AUG 20 2010
By

WASHINGTON STATE DEPARTMENT OF ECOLOGY

UNDERGROUND STORAGE TANK
30 DAY NOTICE

See back of form for instructions

FOR OFFICE USE ONLY
Site ID #: 4338
FS ID #: 66863128

VALIDATED
AUG 16 2010

Please ✓ the appropriate box: ☐ Intent to Install ☑ Intent to Close ☐ Both

RECEIVED
AUG 16 2010
Dept Of Ecology
Toxics Cleanup Program

Site Information

UBI Number 601411660

Site/Business Name Ken's Texaco
Street

Site Address 101 East University Way

City/State Ellensburg, WA

Zip Code 98926 Telephone (509) 925-9216

Owner Information
(This form will be returned to this address)

UST Owner/Operator Kenneth Volland

Mailing Address 101 East University Way
Street

P.O. Box

City/State Ellensburg, WA

Zip Code 98926 Telephone (509) 925-9216

Tank Installation Company (if known). Fill out this section ONLY if tanks are being installed.

Service Company _____ Contact Name _____

Address _____
Street P.O. Box

_____ Telephone (___) _____
City State Zip Code

Tank Permanent Closure Company (if known). Fill out this section ONLY if tanks are being closed.

Service Company Clearcreek Contractors, Inc. Contact Name Jay Wilcox

Address 3203 15th St.
Street P.O. Box

Everett, WA 98201 Telephone (425) 252-5800
City State Zip Code

Tank Closure Information
Fill out this section ONLY if tanks are being closed.

Tank ID	Projected Closure Date	Tank Capacity	Substance Stored	Date Tank Last Used	Is There Product In the Tank (Yes/No)	If No, Date Tank Was Pumped
1	09/20/2010	6,000 GAL	Gasoline	2009	No	2009
2	09/20/2010	6,000 GAL	Gasoline	2009	No	2009
3	09/20/2010	4,000 GAL	Gasoline	2009	No	2009
4	09/20/2010	4,000 GAL	Gasoline	2009	No	2009
5	09/20/2010	300 GAL	Heating Oil	2009	No	2009

Tank Installation Information
Fill out this section ONLY if tanks are being installed.

Tank ID	Approx. Install Date

To receive this document in an alternate format, contact the TOXICS CLEANUP PROGRAM at 360-407-7170 (VOICE) or 1-800-833-6388 or 711 (TTY)
ECY 020-95 (Rev. 01-06)

4338

APPENDIX E

UST Site Assessment Checklist, and Closure and Site Assessment Notice

WASHINGTON STATE DEPARTMENT OF ECOLOGY

UNDERGROUND STORAGE TANK
Site Check/Site Assessment Checklist

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

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 ICC 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 information 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): 66863128
Site/Business Name: Ken TEXACO
Site Address: 101 East University WAY (Street) Telephone: (509) 899 2196
ELLENSBURG (City) WA (State) 98926 (Zip Code)

TANK INFORMATION

Tank ID No.	Tank Capacity	Substance Stored
T-1	6000	Gasoline
T-2	6000	Gasoline
T-3	4000	Gasoline
T-4	4000	Gasoline
T-5	300 gallons	Heating Oil

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.
__X__ 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): _____

CHECKLIST

Each item of the following checklist shall be initialed by the person registered with the Department of Ecology whose signature appears below.	YES	NO
1. The location of the UST site is shown on a vicinity map.	✓	
2. A brief summary of information obtained during the site inspection is provided. (see Section 3.2 in site assessment guidance)	✓	
3. A summary of UST system data is provided. (see Section 3.1.)	✓	
4. The soils characteristics at the UST site are described. (see Section 5.2)	✓	
5. Is there any apparent groundwater in the tank excavation?	✓	
6. A brief description of the surrounding land use is provided. (see Section 3.1)	✓	
7. Information has been provided indicating the number and types of samples collected, methods used to collect and analyze the samples, and the name and address of the laboratory used to perform the analyses.	✓	
8. A sketch or sketches showing the following items is provided:		
- location and ID number for all field samples collected	✓	
- groundwater samples distinguished from soil samples (if applicable)		
- samples collected from stockpiled excavated soil	✓	
- tank and piping locations and limits of excavation pit	✓	
- adjacent structures and streets	✓	
- approximate locations of any on-site and nearby utilities	✓	
9. If sampling procedures different from those specified in the guidance were used, has justification for using these alternative sampling procedures been provided? (see Section 3.4)		
10. A table is provided showing laboratory results for each sample collected including; sample ID number, constituents analyzed for and corresponding concentration, analytical method and detection limit for that method.	✓	
11. Any factors that may have compromised the quality of the data or validity of the results are described.	✓	

12. The results of this site check/site assessment indicate that a confirmed release of a regulated substance has occurred.	✓	

SITE ASSESSOR INFORMATION

Eric L. Geissinger
Person registered with Ecology

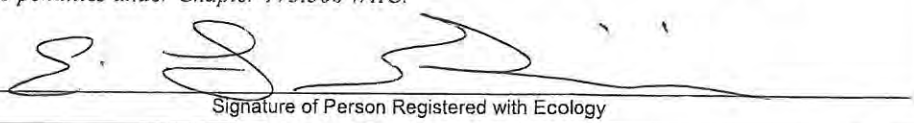
Aspect Consulting
Firm Affiliated with

Business Address: 401 2nd Ave S. #201 Telephone: (206) 838-6586
Street

Seattle WA 98104
City State Zip Code

I hereby certify that I have been in responsible charge of performing the site check/site assessment described above. Persons submitting false information are subject to penalties under Chapter 173.360 WAC.

10/23/12
Date


Signature of Person Registered with Ecology

If you need this publication in an alternate format, please contact Toxics Cleanup Program at (360) 407-7170. For persons with a speech or hearing impairment call 711 for relay service or 800-833-6388 for TTY.

APPENDIX F

Waste Disposal Documentation (on CD)

APPENDIX G

Well Decommissioning Reports

DEPARTMENT OF ECOLOGY
State of Washington

Notice of Intent to
Decommission a Well

Notification Number
AE17443

This form and required fees **MUST BE RECEIVED** by the Department of Ecology **72 HOURS BEFORE** you construct a well.

Submit one completed form for each job site and required fee (check or money order only) to:
Department of Ecology Cashiering Unit, P.O. Box 47611, Olympia, WA 98504-7611

NOTE: Please print. Processing your Notice of Intent may be delayed if all fields are not filled in completely.

1. Property Owner: Texaco Kens - Kens Texaco | Phone Number:
Mailing Address: 101 W 8th Ave (E University Way) | City: Ellensburg | State: WA | Zip Code: 98926

2. Agent (if different from above): Aspect Consulting | Phone Number: (206) 328-7443
Mailing Address: 401 Second Ave S, Ste 201 | City: Seattle | State: WA | Zip Code: 98104

3. Well Location

Tax Parcel Number, Township, Range, Section, ¼, and ¼ ¼ are Required. Latitude and longitude (if available).

County Name: Kittitas - 19

Well Site Street Address: 101 W 8th Ave (E University Way) | City: Ellensburg | State: WA | Zip Code: 98926

Tax Parcel Number	Township	Range	Section	¼ (within 160 acres)	¼ -¼ (within 40 acres)
	18N	18E	35	SE	NW

Latitude Degrees	Latitude Time	Horizontal Collection Method
	min sec	
Longitude Degrees	Longitude Time	
	min sec	

4. Notice of Intent Number of well being decomissioned

Unique Well Tag Number of well being decomissioned (if applicable)

5. Well Type to Decommission
Resource Protection - $20.00 each Revised Code: 027-WEL1**-02-87-000101 How Many? 2

6. Estimated Decommission Start Date: 5/8/2012 Project Name

7. Professional's License Number: 44162

8. Well Drilling Company Name | Phone Number

9. Well Driller Name: Eric Marhofer (206) 838-6582 | Driller License Number

10. **Send the entire form.**

Please copy the notification number (located in the upper and lower right corners) and keep in a safe place. Use this reference number when communicating with the Department of Ecology.

Water Well :	$50.00
Soil Sampling, Dewatering, Environmental investigation wells:	No Fee
All other wells:	$20.00 each
Amount Enclosed $	$40.00

This notification number must be provided to your driller:

AE17443

Your validation will be sent to the e-mail address you provided: emarhofer@aspectconsulting.cor

Instructions

Item 1: Property owner's name, daytime phone number and mailing address.

Item 2: Agent - If the driller, consultant or other person is acting as your agent and is submitting the notification fee, please provide their name, mailing address and daytime phone number

Item 3: Complete county name and code number from drop down list. If the site street address is available, please fill in the complete address here. Include city and zip code. Please enter the tax parcel number if available. NOTE: Include all dashes and zeros. Please provide the Township, Range, Section, where the well is located. This information can be found in your property legal description or the County Assessor's Office

Item 4: Please enter the original construction notice of intent number if available.

Item 5: Type of well to decommission. Please note those wells that require a fee and those that do not.

Item 6: Enter the approximate decommissioning start date.

Item 7-11: This information should be available from your well driller.

For Assistance

Contact the Department of Ecology Regional Office where the well is located.

Benton, Chelan, Douglas, Kittitas, Klickitat, Okanogan, Yakima counties contact:

Central Regional Office (CRO) (509) 575-2490 TTY 711 and 1-800-833-6388

Adams, Asotin, Columbia, Ferry, Franklin, Garfield, Grant, Lincoln, Pend Oreille, Spokane, Stevens, Walla Walla, Whitman counties contact:

Eastern Regional Office (ERO) (509) 329-3400 TTY 711 and 1-800-833-6388

Island, King, Kitsap, San Juan, Skagit, Snohomish, Whatcom counties contact:

Northwest Regional Office (NWRO) (425) 649-7000 TTY 711 and 1-800-833-6388

Clallam, Clark, Cowlitz, Grays Harbor, Jefferson, Lewis, Mason, Pacific, Pierce, Skamania, Thurston, Wahkiakum counties contact:

Southwest Regional Office (SWRO) (360) 407-6300 TTY 711 and 1-800-833-6388

If you need this document in a format for the visually impaired, call Water Resources Program at 360-407-6872.
Persons with hearing loss can call 711 for Washington Relay Service. Persons with a speech disability can call 877-833-6341.

Please print, sign and return to the Department of Ecology

RESOURCE PROTECTION WELL REPORT

CURRENT Notice of Intent No. AE17443

(SUBMIT ONE WELL REPORT PER WELL INSTALLED)

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

☐ Construction

☒ Decommission

ORIGINAL INSTALLATION Notice of Intent Number:

R073867

Consulting Firm Aspect Consulting

Unique Ecology Well IDTag No. APE228 (MW-2)

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

☐ Driller ☒ Engineer ☐ Trainee

Name (Print Last, First Name) Marhofer, Eric

Driller/Engineer /Trainee Signature

Driller or Trainee License No. 44162

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

Type of Well *("x in box)*

☒ Resource Protection

☐ Geotech Soil Boring

Property Owner Ken's Texaco

Site Address 101 W 8th Ave (E University Way)

City Ellensburg County Kittitas

Location NW1/4-1/4 SE1/4 Sec 35 Twn 18N R 18E

EWM ☒ or WWM ☐

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

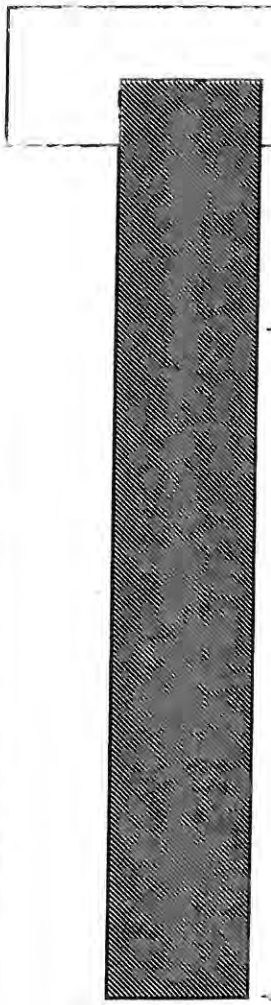
Long Deg ____ Min ____ Sec ____

Tax Parcel No.

Cased or Uncased Diameter 8" Static Level 21'

Work/Decommission Start Date 5/21/12

Work/Decommission Completed Date 5/21/12

Construction Design	Well Data	Formation Description
	CONCRETE SURFACE SEAL 2 FT	0 - 26.5 FT 2" PVC
	BACKFILL 24.5 FT Bentonite Chips	0 - FT
	DEPTH OF BORING 26.5 FT	

SCALE: 1"= ____ PAGE ____ OF ____

Please print, sign and return to the Department of Ecology

RESOURCE PROTECTION WELL REPORT

CURRENT Notice of Intent No. AE17443

(SUBMIT ONE WELL REPORT PER WELL INSTALLED)

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

☐ Construction

☒ Decommission

ORIGINAL INSTALLATION Notice of Intent Number:

R073867

Consulting Firm Aspect Consulting

Unique Ecology Well IDTag No. APE229 (MW-3)

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

☐ Driller ☒ Engineer ☐ Trainee

Name (Print Last, First Name) Marhofer, Eric

Driller/Engineer /Trainee Signature

Driller or Trainee License No. 44162

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

Type of Well *("x in box)*

☒ Resource Protection

☐ Geotech Soil Boring

Property Owner Ken's Texaco

Site Address 101 W 8th Ave (E University Way)

City Ellensburg County Kittitas

Location NW1/4-1/4 SE1/4 Sec 35 Twn 18N R 18E

EWM ☒ or WWM ☐

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

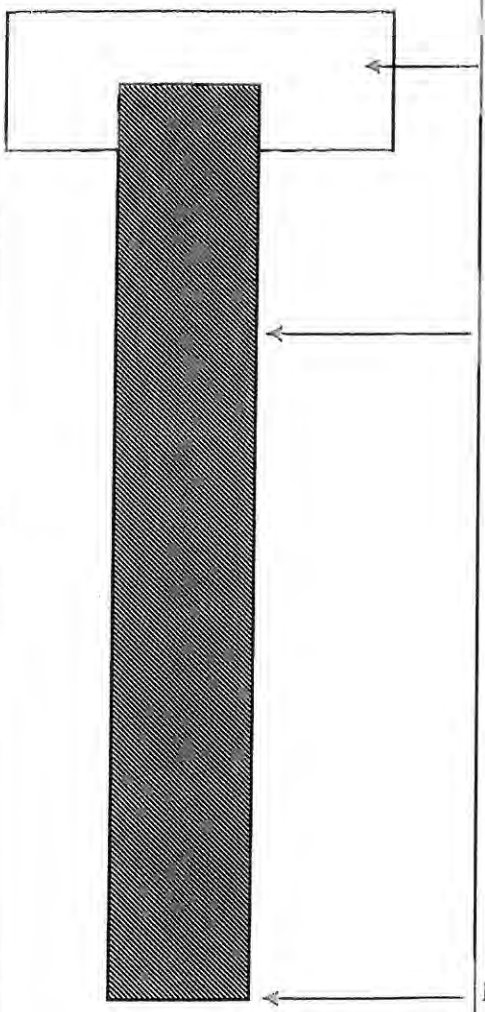
Long Deg ____ Min ____ Sec ____

Tax Parcel No.

Cased or Uncased Diameter 8" Static Level 25'

Work/Decommission Start Date 5/21/12

Work/Decommission Completed Date 5/21/12

Construction Design	Well Data	Formation Description
	CONCRETE SURFACE SEAL 2 FT	0 - 29 FT 2" PVC
	BACKFILL 27 FT Bentonite Chips	0 - FT
	DEPTH OF BORING 29 FT	

SCALE: 1"= ____ PAGE ____ OF ____


Aspect
CONSULTING