

**PHASE ONE
ENVIRONMENTAL SITE ASSESSMENT**

Commercial Restaurant
3202 Main
Union Gap, Washington

Prepared for
Touchstone Asset Management
Birmingham, Michigan

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1.0 EXECUTIVE SUMMARY

A Phase One Environmental Site Assessment was conducted by PBS for the property located at 3202 Main in Union Gap, Washington. The project was performed in general accordance with ASTM Standard E 1527-00, *Standard Practice for Environmental Site Assessments; Phase One Environmental Site Assessment Process*.

Historical sources indicate that the subject property was in use as agricultural property in 1927. A residence and apparent commercial structure occupied the subject property by 1941, both remaining at the site through 1951. A gas station was located on the subject property from approximately 1965 through 1975. The subject property was vacant by 1980, and the building currently standing on the property was constructed in 1981. The Union Gap Inn had opened at the site by 1985, with the La Bamba Restaurant occupying the property since approximately 1990.

Surrounding properties with previous agricultural use were in residential or commercial use by 1941. By 1965 an automotive repair shop had opened on the south adjoining property; the property remained in this use until approximately 1990. Other sites surrounding the subject property were also developed for commercial use by 1965 with a bingo parlor (north) and a ceramic shop (east). Adjoining sites are currently in mixed commercial and residential use.

Past use of the subject property as an agricultural property poses a risk of residual pesticide contamination. Based on our current understanding of future commercial use of the subject property, the potential presence of residual pesticides is considered a low concern.

Past use of the south adjoining property as an automotive repair facility poses an unknown risk of contamination to the subject property through spills, dumping, or subsurface migration of contaminants.

MENTION SUSPECT ACM

EPA and state environmental databases were reviewed to identify sites that pose a potential environmental concern to the subject property due to contaminant migration. Based on a review of the listed sites, none appear to pose a significant environmental concern to the subject property.

Several categories of suspect asbestos containing materials were observed within the onsite building; hazardous material inspection is recommended prior to any renovation or demolition affecting the building. Jim's Union Service Station occupied the subject property from approximately 1965 through 1975. The risk of remaining underground storage tanks associated with this facility is considered a *historical recognized environmental condition* that warrants further investigation.

2.0 INTRODUCTION

2.1 Location and Client Information

Site Location:

Commercial Restaurant
3202 Main
Union Gap, Washington

Client Data:

Touchstone Asset Management
355 South Old Woodward, Suite 270
Birmingham, Michigan

ATTN: Mr. Dave Twiss

2.2 Purpose

A Phase One Environmental Site Assessment was conducted by PBS for the above-referenced site. The purpose of the Phase One was to identify *recognized environmental conditions* associated with the subject property, that is, to assess the likelihood that contamination from *hazardous substances* or *petroleum products* may exist on the subject property either from past or present use of the subject property or nearby properties. The project was performed in general accordance with the ASTM Standard Practice for conducting Phase One Environmental Site Assessments (Designation E 1527-00).

2.3 Scope of Work

The scope of work for the project included the items listed below:

1. Subject property identification and visual survey for the presence of hazardous substances and petroleum products;
2. Review federal, state and local agency listings regarding the subject property and adjacent areas;
3. Review of historic maps, historic occupants and the nature of past property usage;
4. Review of available soils, geology or environmental reports for the subject property or in the vicinity of the subject property;
5. Interviews with persons knowledgeable about the subject property;
6. Preparation of the report which summarizes observations, sources utilized, and findings, conclusions and recommendations relating to the presence or likely presence of hazardous substances or petroleum products on the subject property.

The reader is referred to PBS's proposal/contract (Appendix A) to provide a Phase One Environmental Site Assessment for a detailed description of our Scope of Work.

2.4 Non-ASTM Method Scope of Work

The following non-ASTM method scope issues were addressed during this study:

A limited visual inspection of suspect asbestos-containing building materials was performed in accessible areas of the building occupying the subject property.

2.5 Significant Assumptions

This study is intended to reduce, but not eliminate, uncertainty regarding the potential for *recognized environmental conditions* in connection with the subject property, within reasonable limits of time and cost. It is assumed that the user has provided PBS with any specialized knowledge or experience that is material to *recognized environmental conditions* in connection with the property, including the reason why the property may have a significantly lower purchase price than comparable properties, if applicable. (ASTM 1527-00, Section 5.0)

In general, groundwater flow direction has been determined based on topography in the vicinity of the subject property, i.e. the assumption that shallow groundwater flow will follow topography, or on other available resources. No site-specific field measurements of groundwater flow direction, e.g. installation of groundwater monitoring wells, have been performed.

Based on this interpretation, PBS has reviewed regulatory agency information for sites that are located in a presumed upgradient direction, that, further based on proximity and knowledge of potential contaminant fate and transport, may present a potential to impact the subject property.

2.6 Limitations and Exceptions

Unless noted otherwise, the scope of work is limited to elements of the ASTM standard. Non-ASTM scope issues (e.g. asbestos, lead-based paint, radon, wetlands, compliance audits, geotechnical investigations, etc.) were not addressed unless noted above in Section 2.4 and in our contract provided in Appendix A.

The ASTM method does not require a search interval of less than 5 years. This search interval is not guaranteed to identify all prior tenants or occupants of the subject property.

"Recognized Environmental Conditions" are defined at paragraph 1.1.1 of ASTM E 1527-00 and the complete text is included in the Glossary of this document. The vague and ambiguous nature of *recognized environmental conditions* as defined by the ASTM may result in reasonable minds differing as to whether any observed condition at a site is a *recognized environmental condition*. There may be other conditions noted in this report that could be considered *recognized environmental conditions* by other persons. Accordingly, the user is advised that no warranty is given that other experts may agree as to whether site conditions noted herein are *recognized environmental conditions*. Users of this report are encouraged to review the report in its entirety and specifically to consider the existence of all site conditions described in this report and not merely those classified herein as *recognized environmental conditions*.

When an assessment is completed without surface exploration or chemical screening of soil and groundwater beneath the site, as in this study, no statement of scientific certainty can be made regarding latent subsurface conditions, which may be the result of on-site or off-site

sources. PBS is 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 the study.

The findings and conclusions of this report, therefore, are not scientific certainties, but rather, are based on professional judgment concerning the significance of the data gathered during the course of the Phase One. The conclusions in this report are not to be considered a legal opinion as to the client's duty concerning due diligence relating to potential liabilities in leasing, owning, or purchasing real estate.

The ASTM standard requires that the history of the subject property be traced to 1940 or prior to the first developed use, whichever is earlier. This requires that the investigator review sources that are *publicly available, are available within a reasonable time and cost, and are reasonably ascertainable and considered practically reviewable*, as defined under the ASTM standard. These criteria are applied also keeping in mind which sources are likely to provide information concerning possible recognized environmental conditions at the subject property. PBS has reviewed all sources of information that we consider to meet these criteria. In cases where the history of the property is not traced to prior to its first developed use, this condition is considered a *data failure*, and not an exception to the required scope of work.

There were no exceptions to the referenced Scope of Work.

2.7 Special Terms and Conditions

PBS's standard Terms and Conditions may be found in Appendix A; there are no special terms and conditions.

2.8 User Reliance

PBS acknowledges that the client ("User") and lender may rely upon the information, findings, opinion and conclusions set forth in this report, subject to the conditions and limitations contained in this report and as set forth in our contract (see Appendix A). The report provides information on the property only as specified in the scope of work and is based on subject property conditions at the time of the study. It was prepared in accordance with the standard of care of our profession. No warranties, express or implied, are made.

3.0 SITE DESCRIPTION

3.1 Location and Legal Description

Address, City, State: 3202 Main, Union Gap, Washington
Map, Tax Lot: Yakima County Parcel #19120532449
Township, Range, Section: T 12 N, R 19 E, SW ¼ Section 05 (Willamette Meridian)
Acreage: Approximately 0.23 acres

A Site Location Map is included with this report under Tab 1.

3.2 Site and Vicinity General Characteristics

The subject property is located in downtown Union Gap, Washington. A single commercial structure and paved parking lot are present on the subject property. The north and east property boundaries are defined by Franklin Street and Main Street, respectively. An unpaved alley marks the western property boundary, and another commercial property is situated adjacent to the south property boundary.

The Site Vicinity Map is included under Tab 1. Photographs depicting the general character of the site are included under Tab 2.

3.3 Current Use of the Subject Property

The La Bamba Restaurant and Lounge currently occupies the subject property.

3.4 Description of Structures, Roads, Other Improvements on the Site

A one-story concrete block building occupies the east portion of the subject property. A paved parking lot occupies the west section of the subject property; the site is accessed via Franklin Street.

4.0 USER-PROVIDED INFORMATION

4.1 Title Records

Review of a title report was not included in the scope of this project.

4.2 Environmental Liens or Activity and Use Limitations

The Property-Owner Representative Questionnaire was completed by Ms. Eva Navarrete, subject property co-owner, and is included in Tab 3. Ms. Navarrete indicated no knowledge of environmental liens against the subject property, or limitations related to environmental conditions.

4.3 Specialized Knowledge

Ms. Navarrete indicated no specialized knowledge or experience that may be material to PBS's identification of recognized environmental conditions on the subject property.

4.4 Valuation Reduction for Environmental Issues

Ms. Navarrete did not indicate that the property value or purchase price had been devalued, compared to comparable properties, as a result of environmental conditions at the subject property or surrounding properties.

4.5 Owner, Property Manager and Occupant Information

The subject property owner is Gabriel and Eva Navarrete. The property is currently managed by La Bamba Restaurant/Lounge and is occupied by the same.

4.6 Reason for Performing the Phase One

This Phase One has been requested by Touchstone Asset Management as part of their environmental due diligence prior to completing financial transactions concerning the property.

4.7 Other Information Provided by the User

No other information was provided by Touchstone Asset Management.

5.0 RECORDS REVIEW

5.1 Standard Environmental Record Sources

A search of State environmental agency and U.S. Environmental Protection Agency (EPA) listings was performed (a copy of the database search report is included in Appendix B). The purpose of this search is to identify potential, suspected, or known sources of contamination on, or in the area of, the subject property. The database searched the various agency listings for different approximate minimum search distances from the subject property, based upon the relative potential threat represented by each listing as established in the ASTM method.

Only those sites that appear to pose a potential environmental concern to the subject property are discussed below. All other listed sites are considered to be of low concern to the subject property based on presumed groundwater flow direction, distance from the site, regulatory status (e.g. the agency file is closed) or other physical factors.

The subject property does not appear on any of the database listings.

Adjacent/nearby properties listed in the environmental database that may have affected the subject property include:

3212 Main Street (south adjoining property)

Budget Batteries, Inc. (Allied Battery Co.), WDOE ID No. 84572974

- Regulated UST Facility-Active *closed in '96 (3 tanks)*
- Tier Two Emergency and Hazardous Chemical Inventory-Active

The property located at 3212 Main Street is listed as an active regulated underground storage tank and Tier Two Emergency and Hazardous Chemical Inventory site by WDOE. The site does not appear on cleanup or the leaking underground storage tank lists, or other WDOE release or cleanup lists.

3101 Main Street (approximately 420 feet northeast, cross-gradient)

Freeth Distributing Co., Inc., WDOE ID No. 58268257

- Regulated UST Facility-Active
- Tier Two Emergency and Hazardous Chemical Inventory-Active

The property located at 3101 Main Street is listed as an active regulated underground storage tank and Tier Two Emergency and Hazardous Chemical Inventory site by WDOE. The site does not appear on cleanup or the leaking underground storage tank lists.

3312 Main Street (approximately 420 feet southeast, cross-gradient)

Jackpot Station 065, WDOE ID No. 486

- Regulated UST Facility-Active
- Voluntary Cleanup Site-Inactive
- LUST Facility-Inactive
- State Cleanup Site-Inactive
- Tier Two Emergency and Hazardous Chemical Inventory-Inactive

The Jackpot station located at 3312 Main Street was listed as a leaking underground storage tank site from July 1993 to May 2000. The site was also identified by WDOE as a Voluntary Cleanup Site from June 1999 to May 2000, and a State Cleanup Site from March 1999 to June 1999. Records indicate that soil and groundwater at the site were impacted with petroleum products. WDOE determined that cleanup efforts were complete on May 11, 2000 and the files are currently listed as "inactive." The site is currently listed as an active registered underground storage tank facility.

Unmappable Sites. Unmappable sites (*EDR "Orphan" sites*) are sites that cannot be mapped because of inaccurate or missing locational information in the record provided by the agency. PBS has reviewed these unmappable sites and in some cases has generally located the site. Environmental risk associated with other sites cannot be determined. Based upon the estimated location or reported regulatory status, the listed unmappable sites are considered of *de minimis* concern.

5.2 Additional Environmental Record Sources

State/Local Health Department. The Yakima County Health Department was contacted for information regarding the subject property. Health department listings for food licenses and inspections were located in department records; no other environmental information was available concerning the site.

Fire Department. The Union Gap Fire Department was contacted for information regarding underground fuel storage tanks (USTs) and above-ground fuel storage tanks (ASTs), as well as spills or hazardous materials incidents at the subject property. Fire Department officials reported no information regarding past activity at the subject property.

State-Registered Water Well Logs. There were no registered well logs on the subject property. The nearest registered well is located approximately 630 feet north of the subject property. The well log indicates river rock and sand from 0 to 17 feet bgs, large gravel and sand from 17 to 25 feet bgs, and large gravel, sand, and water from 25 to 38 feet bgs. Static water level is reported at 14 feet bgs.

Local Electric Utility Company. Pole-mounted transformers were observed immediately to the west and southwest (off-site).

5.3 Physical Setting Source(s)

Topography. The USGS 7.5-minute topographic map for the site indicates the subject property is located at an elevation of approximately 970 feet above mean sea level. The property appears to be located in a central business district area in Union Gap, Washington. A north-south trending primary highway borders the subject property to the east, and an east-west trending secondary street is adjacent to the north. US Highway 82 is located approximately 0.25 miles east of the subject property, and the Yakima River can be seen directly east of this highway. To the west, a north-northwest to south-southeast trending Burlington Northern rail line is located approximately 0.5 miles from the subject property.

The terrain in the Union Gap area appears to be fairly level with a slight down-gradient slope toward the Yakima River to the southeast.

Soils and Geology. According to the Yakima County Soil Survey, soil in the vicinity of the subject property is described as very deep, excessively drained and found on low terraces. The surface layer is a sandy loam, with underlying alluvium. Miocene basalts associated with the Columbia River Basalt Group and interbeds of sedimentary rock are found at depth. Nearby easterly trending folds are associated with formation of the Cascade Range to the west.

Surface Water. The Yakima River represents the nearest surface water and is located approximately 0.25 miles to the east.

Groundwater. Groundwater is generally about 20 feet below ground surface in the area of the subject property, with local well logs reporting groundwater at depths as shallow as 14 feet bgs. Regional groundwater flow is expected to be toward the southeast, with properties to the northwest considered up-gradient to the subject property.

5.4 Historical Use Information

Aerial Photographs. Aerial photographs of the property are maintained by Yakima County GIS and the USDA Soil Conservation Service in Yakima, Washington. Photo data was reviewed for the years 1927, 1968 and 1992. Photograph scales are typically small and detailed information is not generally obtained from the photographs.

1927: The subject property contains a residence, with surrounding pasture land and other residential property.

1968: The subject property appears to be a service station facility in a developed city area. Franklin (north) and Main Streets (east) have been constructed by this time. Commercial businesses are located to the north, south and east, with residential property to the west.

1992: This photo indicates that the La Bamba structure has been developed, with surrounding commercial and residential properties the same as indicated in 1968.

Fire Insurance Maps. Historical Sanborn Fire Insurance Maps are maintained at the Yakima Public Library. The maps include general historical information regarding occupants, addresses, and prior land uses. Maps available for the years 1941 and 1951 were reviewed.

1941: Two single-story structures occupy the subject property, one of which is identified as a single-family dwelling. Additional residential dwellings with detached garages are located on west, southwest, and south-adjoining properties. The southern portion of the south-adjoining property also has an automobile-related structure with a concrete floor. Commercial buildings and a produce storage warehouse are apparent across Main Street to

the east. A commercial building and single-family dwelling are located to the north of the subject property across Franklin Street

1951: There are no apparent changes on the subject property or adjoining properties from the 1941 information.

Local Street Directories. Polk City Directories for Union Gap, Washington, are located at the Yakima Public Library. The directories were reviewed for information regarding past occupants at the subject property 3202 Main, Union Gap, Washington and adjoining properties that may have been associated with the use of hazardous materials. The following range of street addresses was searched: 3101-3212 Main Street

YEAR	ADDRESS	LISTING
1960	3107 Main Street	No Listing
1960	3108 Main Street	No Listing
1960	3112 Main Street	No Listing
1960	3202 Main Street	No Listing
1960	3203 Main Street	No Listing
1960	3205 Main Street	No Listing
1960	3208 Main Street	No Listing
1965	3107 Main Street	Motel
1965	3108 Main Street	Beacon Development
1965	3112 Main Street	Laymen's Grocery
1965	3202 Main Street	Jim's Union Service
1965	3203 Main Street	Shakey's Pizza
1965	3205 Main Street	Shakey's Drive-in
1965	3208 Main Street	Hoffman's Auto
1970	3107 Main Street	Motel
1970	3108 Main Street	Beacon Development
1970	3111 Main Street	Vacant
1970	3112 Main Street	Laymen's Grocery
1970	3202 Main Street	Jim's Union Service
1970	3203 Main Street	Shakey's Pizza
1970	3205 Main Street	Shakey's Drive-in
1970	3208 Main Street	Hoffman's Auto
1975	3107 Main Street	Motel
1975	3108 Main Street	Tavern (Pause Place)
1975	3111 Main Street	No Listing
1975	3112 Main Street	Laymen's Laundry
1975	3202 Main Street	Jim's Union Service
1975	3203 Main Street	Shakey's Pizza
1975	3205 Main Street	Shakey's Drive-in
1975	3208 Main Street	Jack's Auto Repair
1980	3107 Main Street	Motel

1980	3108	Main Street	Tavern (Pause Place)
1980	3111	Main Street	No Listing
1980	3112	Main Street	Laymen's Laundry
1980	3202	Main Street	Vacant
1980	3203	Main Street	Shakey's Pizza
1980	3205	Main Street	Del Anne's Ceramics
1980	3208	Main Street	Jack's Auto Repair
1985	3101	Main Street	7-11
1985	3107	Main Street	Motel
1985	3108	Main Street	Tavern
1985	3111	Main Street	No Listing
1985	3112	Main Street	Laymen's Laundry
1985	3202	Main Street	Union Gap Inn Tavern
1985	3203	Main Street	D'Amico Pizza
1985	3205	Main Street	Del Anne's Ceramics
1985	3206	Main Street	Jack's Auto Repair
1985	3207	Main Street	Mellonee Mobile Park
1990	3101	Main Street	BJ Grocery
1990	3107	Main Street	Motel
1990	3108	Main Street	Vacant
1990	3111	Main Street	No Listing
1990	3112	Main Street	Laymen's Laundry
1990	3202	Main Street	La Bamba Restaurant
1990	3203	Main Street	Vacant
1990	3205	Main Street	Del Anne's Ceramics
1990	3206	Main Street	Gordie's Auto
1990	3207	Main Street	Ahtanum Development
1996	3101	Main Street	BJ Grocery
1996	3107	Main Street	M Cruz
1996	3108	Main Street	Vacant
1996	3111	Main Street	No Listing
1996	3112	Main Street	Primrose B & B
1996	3202	Main Street	La Bamba Restaurant
1996	3203	Main Street	New and Used Store
1996	3205	Main Street	No Listing
1996	3206	Main Street	Aguililla Bakery
1996	3207	Main Street	Ahtanum Development
1996	3212	Main Street	Budget Batteries
2001	3101	Main Street	BJ Grocery
2001	3107	Main Street	M Cruz
2001	3108	Main Street	No Listing
2001	3111	Main Street	Ace Autos
2001	3112	Main Street	Primrose B & B
2001	3202	Main Street	La Bamba Restaurant
2001	3203	Main Street	New and Used Store

2001	3205	Main Street	No Listing
2001	3206	Main Street	Aguililla Bakery
2001	3207	Main Street	Ahtanum Development
2001	3212	Main Street	No Listing

Building Department Records. Records on file at the City of Union Gap were requested for information regarding past activity at the subject property located at 3202 Main, Union Gap, Washington. The City of Union Gap indicated no building permits on file for 3202 Main Street, Union Gap.

Other Historical Records.

No other historical records were used for this assessment.

6.0 SITE RECONNAISSANCE

6.1 Methodology and Limiting Conditions

A site reconnaissance was conducted by Paul Danielson of PBS on February 24, 2003, to observe and document site conditions and visible indications of existing environmental conditions. All areas of the subject property were accessed with the exception of the restaurant kitchen, which was in use at the time of the site reconnaissance. Site photographs are included under Tab 2.

6.2 General Site Setting

Topography. Local topography in the vicinity is fairly level with a slight down-gradient slope to the southeast.

Structures. One 2,960 square-foot, single-story concrete block/floor building occupies the subject property. The roof of the structure is constructed with steel panels. Interior wall surfaces and ceilings consist of gypsum wallboard. The building was reportedly built in 1981.

Heating/Cooling System. A forced-air gas heating system provides heat for the building, with wall mounted electric air conditioning.

Roads. The subject property is bounded by Main Street to the east and Franklin Street to the north. An unpaved alley connecting Franklin and Columbus Streets marks the west boundary of the subject property. A paved parking lot is located on the west side of the La Bamba Restaurant.

Utilities.

Water Supply:	City of Union Gap
Sewage System:	City of Union Gap
Stormwater:	City of Union Gap
Electrical Utility:	Pacific Power and Light
Natural Gas:	Cascade Natural Gas

6.3 Exterior and Interior Observations

Hazardous Substances, Petroleum Products or Unidentified Containers

Numerous kitchen and cleaning materials also assumed to be present in kitchen and maintenance areas. All materials observed by PBS were stored on shelving or directly on the concrete floor. All of the containers observed in accessible areas were labeled, none appeared to be leaking, and the area was observed to be well-maintained. No floordrains or catchbasins were observed in the vicinity.

Underground and Above-Ground Storage Tanks (USTs and ASTs)

No indications of USTs or ASTs, such as vent pipes or fill pipes, were observed on the site during the site reconnaissance.

PCBs

No evidence of transformers or other suspect electrical equipment was observed on the subject property. Pole-mounted transformers were observed just beyond the northwest and southwest corners of the site. "No PCBs" stickers were visible on the transformers, with no leaks observed.

Floordrains, Catchbasins, Sumps, Oil-Water Separators

Floordrains were observed in two restrooms located in the La Bamba Restaurant. No staining or odors were present during the site reconnaissance.

Solid Waste Disposal

No indications of improper solid waste disposal was observed during the site reconnaissance.

Other Conditions of Concern

Suspect asbestos-containing materials observed in the subject property building include gypsum wallboard and joint compound located throughout the building, vinyl floor tile and mastic in restrooms, and textured wall material. No other conditions of concern were observed.

6.4 Current Use of Adjoining Properties

North:	Bingo Palace
South:	Panaderia Bakery
East:	Snowy Range Antiques
West:	Residence

These properties were viewed from the subject property or the nearest public right-of-way. No conditions of environmental concern were observed.

7.0 INTERVIEWS

7.1 Interview with Owner

On February 28, 2003, Ms. Eva Naverrete [(509) 469-8909], co-owner of the subject property, reported no known environmental conditions concerning the subject property. She indicated that she had purchased the property in the late 1980s and didn't know anything about a service station being onsite.

7.2 Interview with Site Manager

The site manager was not available for interview

7.3 Interview with Local Government Officials

On February 28, 2003, Mr. Roger Johnson of the Washington State Department of Ecology [(509) 575-2490] reported no known record of environmental concerns with the subject property.

On March 3, 2003, Mr. Brian Nickerson [(509) 452-6707] of the Union Gap Fire Department, indicated no known fire calls or environmental concerns with the subject property.

On March 7, 2003, Mr. Art McEwen [(509) 575-4040] of the Yakima County Health Department reported that numerous food license and inspection records were available for the subject property, with no known environmental concerns connected with the site.

7.4 Interview with Others

No other interviews were conducted for this report.

8.0 EVALUATION

8.1 Findings and Opinion

Recognized Environmental Conditions. No recognized environmental conditions were identified in connection with the subject property.

Historical Recognized Environmental Conditions. A service station occupied the subject property from approximately 1965 to 1975. There were no records available documenting removal of the UST system.

Other Issues of Concern. The following issues, although not included as *recognized environmental conditions*, were identified during this study. Although these issues could potentially result in adverse environmental impacts to the subject property, they are not included as *recognized environmental conditions* because insufficient evidence was collected

during the course of this study to come to the conclusion that the condition(s) has resulted in the "presence or likely presence" of contamination to soil and/or groundwater on the subject property.

- 1) The subject property was in use as a farm property from approximately 1927 to 1947, with some possible orchard use. Historically, orchard pesticides contained heavy metals such as arsenic and lead, as well as DDT. These pesticides have been found to persist in soil at levels that may present health risks, despite subsequent redevelopment of the property. Based on our understanding that the subject property will continue to be used commercially, the potential for receptor contact with elevated pesticide levels at the site is considered a low concern.
- 2) The south adjoining property was in use as an automotive repair facility from approximately 1965 to 1990. Hazardous wastes associated with automotive repair facilities may have included heavy metals, lead-acid batteries, petroleum products, and spent solvents. This site is considered a low environmental concern to the subject property.
- 3) Residential concerns are generally related to possible use of septic systems and water wells. It is not known if these features were previously used at the property in association with the previous residence located on the subject property. Based on residential usage, this is considered a *de minimis* condition.
- 4) There is a potential for an historical heating oil tank to be present at the subject property. This is considered an unknown environmental risk.

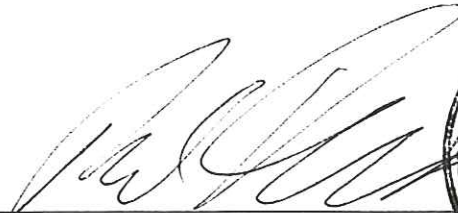
8.2 Conclusions/Recommendation and Signatures of Environmental Professionals

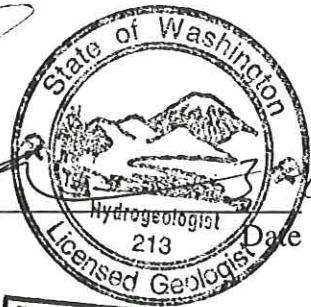
PBS has performed a Phase One Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527-00 of 3202 Main Street, Union Gap, Washington the *subject property*. Any exceptions to, or deletions from, this practice are described in Section 2.6 of this report.

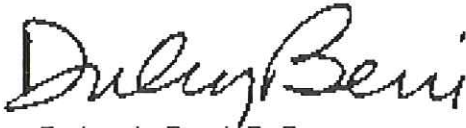
Based upon the findings of this study, this assessment has revealed no *recognized environmental conditions* and the following *historical recognized environmental condition* in connection with the property.


Historical records indicate that a gasoline service station occupied the subject property from approximately 1965 to 1975. Underground fuel storage tanks associated with this facility have been present on the subject property in the past. Unless contractor records can be found indicating UST removal from the property, a geophysical survey to look for remaining tanks is recommended; further environmental assessment is also recommended to assess for possible released subsurface petroleum products.

Suspect asbestos containing materials were observed throughout the building located on the subject property. A comprehensive asbestos survey is recommended prior to building demolition or renovation in accordance with EPA regulations.

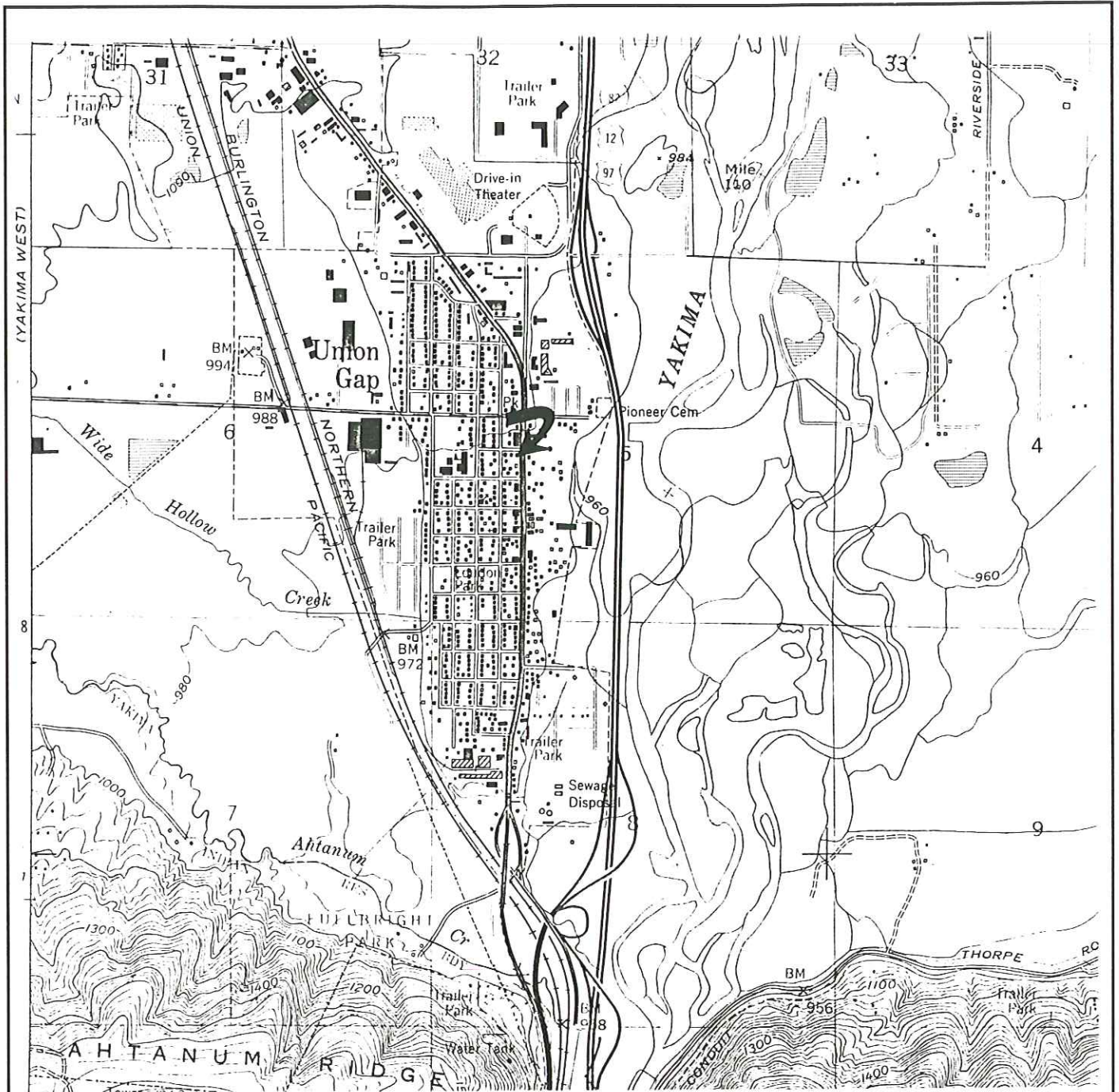

Paul Danielson, R.G.
Project Manager


Paul E. Danielson


Dulcy A. Berri, R.G.
Principal/Senior Hydrogeologist


DULCY A. BERRI

FIGURES



SOURCE: USGS YAKIMA EAST QUADRANGLE, WA, 1953,
PHOTO REVISED 1985.

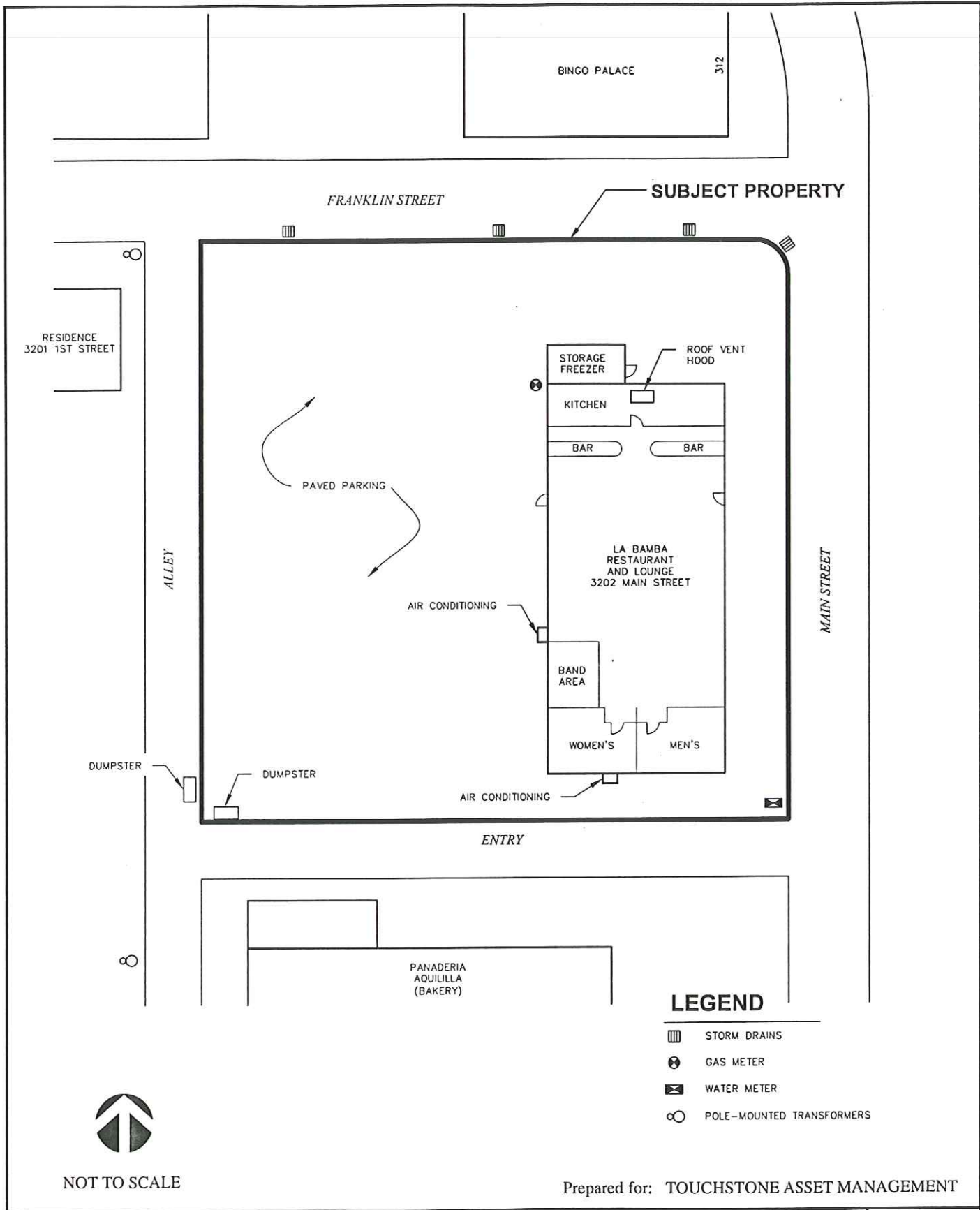
Prepared for: TOUCHSTONE ASSET MANAGEMENT



Project #: 60704.000
Date: MARCH 2003

SITE LOCATION MAP
3202 MAIN STREET
UNION GAP, WASHINGTON

FIGURE 1



NOT TO SCALE

Prepared for: TOUCHSTONE ASSET MANAGEMENT



Project #: 60704.000
Date: MARCH 2003

SITE VICINITY PLAN
3202 MAIN STREET
UNION GAP, WASHINGTON

FIGURE
2

3/7/03 09:33 P:\60000\60704\60704.000_phase1.dwg

PHOTO DOCUMENTATION



PHOTO 1: LOOKING EAST ACROSS THE NORTH SIDE OF THE SUBJECT PROPERTY



PHOTO 2: LOOKING NORTHEAST AT THE SOUTH SIDE OF THE SUBJECT PROPERTY BUILDING



PHOTO 3: LOOKING WEST AT THE EAST SIDE OF THE SUBJECT PROPERTY BUILDING



PHOTO 4: LOOKING SOUTHEAST ACROSS THE SUBJECT PROPERTY

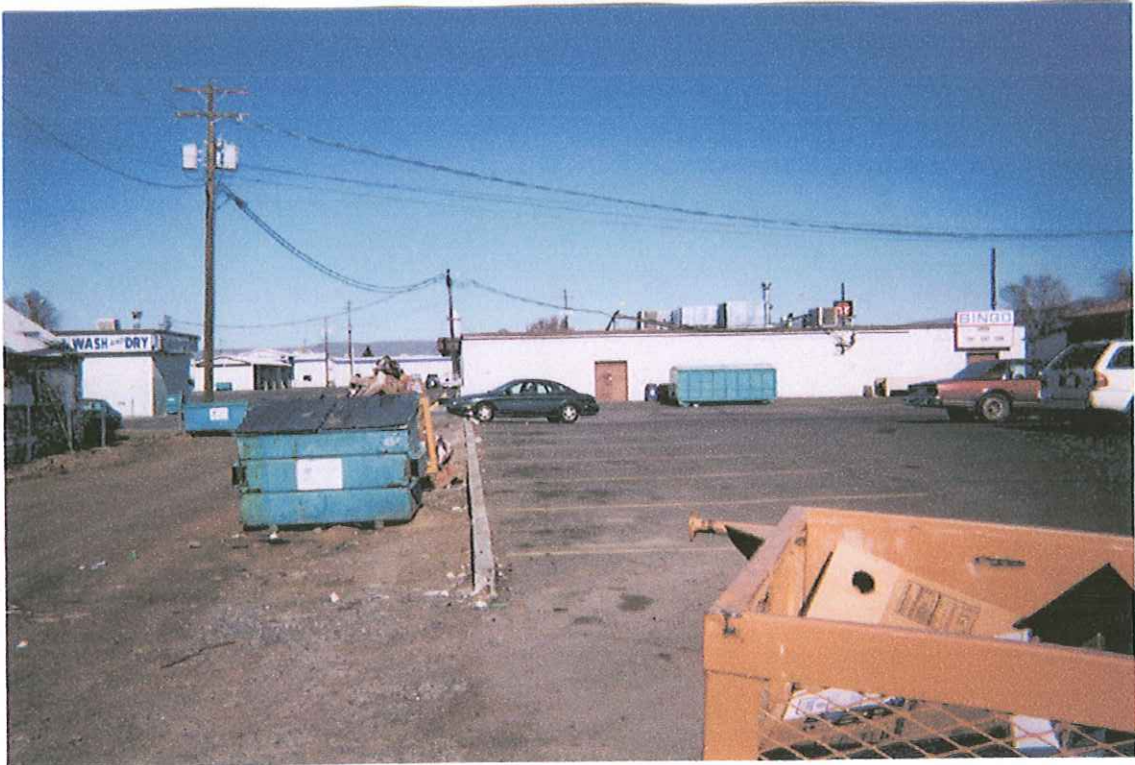


PHOTO 5: LOOKING NORTH ALONG THE EAST BOUNDARY OF THE SUBJECT PROPERTY



PHOTO 6: LOOKING NORTH ALONG THE EAST SIDE OF THE SUBJECT PROPERTY BUILDING



PHOTO 7: LOOKING NORTH ALONG THE EAST SIDE OF THE SUBJECT PROPERTY BUILDING



PHOTO 8: LOOKING SOUTH AT THE SUBJECT PROPERTY AND BUILDING

DOCUMENTATION

Glossary

References

Questionnaire Completed by Property Owner Representative

Field Checklist

Resumes

Glossary

Adjoining Properties- Any real property or properties the border of which is contiguous or partially contiguous with that of the subject property, or that would be contiguous or partially contiguous with the subject property but for a street, road, or other public thoroughfare separating them.

Appropriate Inquiry- That inquiry constituting “all appropriate inquiry into the previous ownership and uses of the property consistent with good commercial and customary practice” as defined in CERCLA, 42 USC 9601 (35) (B), that will give a party to a commercial real estate transaction the innocent purchaser landowner defense to CERCLA liability (42 USC 9601 (A) and ((B) and 9607 (b)(3)), assuming compliance with other elements of the defense.

Approximate Minimum Search Distance- The area for which records must be obtained and reviewed pursuant to Section 7 of ASTM Standard Practice E 1527-00 subject to the limitations provided in that section. This may include areas outside the subject property and shall be measured from the nearest property boundary.

CERCLA- The Comprehensive Environmental Response, Compensation And Liability Act, as amended including amended by the Superfund Amendments and Reauthorization Act (SARA), 42 USC 9601 *et seq.*

Contaminated Aquifer Policy- Oregon and Washington environmental agencies will not hold a property owner liable for groundwater contamination that has migrated from an upgradient property. This indemnity is granted under the assumption that the property owner is not responsible for the release of the contamination, is not financially associated with the property from which the contamination originated, and did nothing to exacerbate the problem. Certain restrictions might be placed on the use of groundwater on the site (e.g. an irrigation or drinking water well could not be installed on the property). (The property owner should ensure that the contamination does not present a health risk to onsite occupants).

De minimis condition- Condition that generally does not present a material risk of harm to public health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. Conditions determined to be *de minimis* are not *recognized environmental conditions*.

Hazardous Substance- A substance defined as a hazardous substance pursuant to CERCLA 42 USC 9601 (14), as interpreted by EPA regulations and the courts: “(A) any substance designated pursuant to Section 1321 (b)(2)(A) of Title 33, (B) any element, compound, mixture, solution, or substance designated pursuant to Section 9602 of this title, (C) any hazardous waste having the characteristics identified under or pursuant to Section 3001 of the Solid Waste Disposal Act (42 USC 6921) (but not including any waste the regulation of which under the Solid Waste Disposal Act (42 USC 6901 *et seq.*) has been suspended by act of Congress), (D) any toxic pollutant listed under Section 1317(a) of Title 33, (E) any hazardous air pollutant listed under Section 112 of the Clean Air Act (42 USC 7412), and (F) any imminently hazardous chemical substance or mixture with respect to which the administrator (of EPA) has taken action pursuant to Section 2606 of Title 15.”

Note: The term *hazardous substances*, as it is used in this report, is used to describe both *hazardous substances* and *petroleum products*.

Historical recognized environmental condition- An environmental condition which in the past would have been considered a recognized environmental condition, but which may or may not be considered a recognized environmental condition currently. If a past release of any hazardous substances or petroleum products has occurred in connection with the property and has been remediated, with such remediation accepted by the responsible regulatory agency (for example, as evidenced by the issuance of a no further action letter or equivalent), this condition should be considered an historical recognized environmental condition.

Innocent Purchaser Landowner Defense- A defense to CERCLA liability provided in 42 USC 9601 (35) and 9607(b)(3). One of the requirements of this defense is that the parties make "all appropriate inquiry into the previous ownership and uses of the property consistent with good commercial and customary practice". There are additional requirements to this defense.

Petroleum Products- Products included within the meaning of the terms within the *petroleum exclusion* to CERCLA, 42 USC 9601 (14), as interpreted by the courts and EPA, that is: petroleum, including crude oil or any fraction thereof that is not otherwise specifically listed under Subparagraphs (A) through (F) of 42 USC 9601 (14), natural gas natural gas liquids, liquefied natural gas, and synthetic gas usable for fuel (or mixtures of natural gas and synthetic gas). (The word "fraction" refers to certain distillates of crude oil including gasoline, kerosene, diesel oil, jet fuels, and fuel oil pursuant to *Standard Definitions of Petroleum Statistics, American Petroleum Institute, Fourth Edition, 1988*).

Practically Reviewable- Information that is practically reviewable means that information is provided by the source in a manner and in a form that, upon examination, yields information relevant to the subject property without the need for extraordinary analysis of irrelevant data. The form of the data shall be such that the user can review the records for a limited geographical area.

Recognized Environmental Condition- The presence or likely presence of any *hazardous substances* or *petroleum products* on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any *hazardous substances* or *petroleum products* into structures on the property or into the ground, groundwater, or surface water of the property. The term includes *hazardous substances* or *petroleum products* even under conditions in compliance with laws.

Subject Property- The real property that is the subject of this environmental site assessment. Real property includes buildings and other fixtures and improvements located on the property and affixed to the land.

References

REFERENCES

U. S. Geological Survey (USGS), Topographic map of the 7.5-minute Quadrangle: Yakima East, WA 1952, Photorevised 1985.

Soil Conservation Service, Soil Survey of Yakima County, 1971, United States Department of Agriculture.

Alt, David D. and Hyndman, Donald W., Roadside Geology of Washington, 1984, Mountain Press Publishing Company.

Environmental First Search Database Map, 2302 Main Street, Union Gap, Washington 99336, February 21, 2003

Polk Directories, Yakima, Washington, Yakima, Public Library, 1960 through 1996.

Metzger Map, Yakima County, 1959, Yakima Public Library, Yakima, Washington

Sanborn Maps, 1941 and 1951, Yakima Public Library, Yakima, Washington

Questionnaire Completed by Property Owner Representative



ENVIRONMENTAL QUESTIONNAIRE

The following questionnaire will help PBS in conducting a thorough investigation during our Phase One Environmental Site Assessment. Please answer the following questions to the best of your ability, initial at the bottom of each page, and return via FAX if possible, or mail. Where appropriate, please include copies of citations, permits, maps, etc. For questions for which a "Yes" response is given, or for those which otherwise need further explanation, please use the space provided on page 5.

1. Is the property or any adjoining property **currently used** for an industrial use?
 No Yes

2. To the best of your knowledge, has the property or any adjoining property **been used** for an industrial use in the past?
 No Yes

3. Is the property or any adjoining property **currently used** as a gasoline station, motor repair facility, commercial printing, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility?
 No Yes

4. To the best of your knowledge, has the property or any adjoining property **been used** as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility?
 No Yes

5. Are there currently, or to the best of your knowledge have there been previously, any damaged or discarded automotive or industrial batteries, or pesticides, paints, or other chemicals in individual containers of greater than 5 gallons (19 L) in volume, or 50 gallons (190 L) in the aggregate, stored on or used at the property or at the facility?
 No Yes

6. Are there currently, or to the best of your knowledge have there been previously, any industrial drums (typically 55 gallon (208 L)) or sacks of chemicals located on the property or at the facility?
 No Yes
7. Has fill dirt been brought onto the property that originated from a known contaminated site or that is of an unknown origin?
 No Yes
8. Are there currently, or to the best of your knowledge have there been previously, any pits, ponds, or lagoons located on the property in connection with waste treatment or waste disposal?
 No Yes
9. Is there currently, or to the best of your knowledge has there been previously, any stained soil on the property (other than related to automotive oil drip or other similar source)?
 No Yes
10. Are there currently, or to the best of your knowledge have there been previously, any registered or unregistered storage tanks (above or underground) located on the property?
 No Yes
11. Are there currently, or to the best of your knowledge have there been previously, any vent pipes, fill pipes or access ways indicating a fill pipe protruding from the ground on the property or adjacent to any structure located on the property?
 No Yes
12. Are there currently, or to the best of your knowledge have there been previously, any flooring, drains, or walls located within the facility that are stained by substances other than water or are emitting foul odors?
 No Yes

13. Does the property discharge wastewater on, or adjacent to, the subject property (other than storm water) or is the property served by an on-site septic system (i.e. septic tank or cesspool)?
 No Yes
14. To the best of your knowledge, have any hazardous substances or petroleum products, unidentified waste material, tires, automotive or industrial batteries or any other waste materials been dumped above grade, buried and/or burned on the property?
 No Yes
15. Is there a transformer, capacitor, or any hydraulic equipment for which there are any records indicating the presence of PCBs?
 No Yes
16. To the best of your knowledge, are you aware of the past or current existence of hazardous substances or petroleum products on the property or associated with any facility located on the property?
 No Yes
17. If the property is served by a private well or non-public water system, have contaminants been identified in the well or system that exceed guidelines applicable to the water system or has the well been designated as contaminated by any government environmental/health agency?
 No Yes Not applicable
18. Do you have any knowledge of environmental liens or activity and use limitations, such as deed restrictions, on the property?
 No Yes
19. Do you have any knowledge that the property value or purchase price has been devalued, compared to comparable properties, as a result of environmental conditions at the subject property or surrounding properties?
 No Yes

20. Do you have any knowledge of governmental notification relating to past or recurrent violations of environmental laws with respect to the property or any facility located on the property?

- No Yes

21. Do you have any knowledge of any environmental site assessment of the property or facility that indicated the presence of hazardous substances or petroleum products on, or contamination of, the property or recommended further assessment of the property?

- No Yes

22. Do you have any knowledge of any past, threatened, or pending lawsuits or administrative proceedings concerning a release or threatened release of any hazardous substance or petroleum products involving the property?

- No Yes

23. Please indicate with a check if you can provide, or you are aware of any of the following documents pertaining to the subject property:

- Prior environmental site assessment reports
- Environmental audit reports
- Environmental permits (i.e. solid waste disposal permits, hazardous waste disposal permits, wastewater permits, NPDES permits)
- Registrations for above or underground storage tanks
- Community right-to-know plan
- Safety plans, preparedness and prevention plans, spill prevention plans, etc.
- Hydrogeologic reports
- Notices or other correspondence from governmental agencies relating to past or current violations of environmental laws
- Hazardous waste generator reports
- Geotechnical studies

Comments relating to #23 here:

Please provide a description of the past and current use of the property to the best of your knowledge.

For any questions that were answered "Yes", or which otherwise require additional explanation, please provide details.

3 Floor drains

The undersigned represents that to the best of his/her knowledge the responses, statements and facts given in this questionnaire are true and correct and no material facts have been suppressed or misstated.

EVA NAVARRETE

Name (Please Print)

Company (Representing)

Eva Navarrete

Signature

2-28-03

Date

Owner

Relationship with the Property

*Provided 1986
for Real Estate -*

Field Checklist

Project No.: 60704.00

Date: 2-29-03

Completed By: Davidson

Site Name: La Bamba Site Address: 3202 Main Union Gap.

Site Contact/Title: Eva Naverette

Tenant(s): _____

Site Description: Restaurant/Bar

Naverette purchased 1986

Past usage: Gas station 1968?

Past owner: _____

Building Type: Restaurant - concrete Block

Date of Construction: in the 1960's + 1981 Major Renovations: _____ Lot size: _____

Elevator? _____ Hydraulic? _____ Escalator? _____ Hydraulic? _____

Frame: conc. Block Foundation: conc.

Walls: Sheet Rock Ceiling w/ well painted Ceilings: Sheet Rock

Floors: Conc. Roof: Metal

Heating System: Forced air gas / well elect. A/C.

Natural Gas: _____ Provider: Calcedo

Electric: _____ Provider: FPL

Water: _____ Provider: City

Sewer: _____ Provider: "

Storm: _____ Provider: "

Sampling: Asbestos? _____ Description: _____

Location: _____

Lead? _____ Description: _____

Location: _____

Other? _____ Description: _____

Location: _____

Adjacent Properties:

North: Bingo Place

South: Paradise

East: Snowy Range Antiques

West: Residential

Site Features:

Nearest Body of Water:	<u>Ukiah River</u>
Topography/slope:	<u>South</u>
Wetlands, ponds, lakes:	<u>No</u>
Rivers, streams, creeks:	<u>"</u>
Wildlife, livestock:	<u>"</u>
Discolored/disturbed soils:	<u>"</u>
Mounding or piles of soil:	<u>"</u>
Depressions:	<u>"</u>
Stressed vegetation:	<u>"</u>
Discolored water:	<u>"</u>
Solid waste:	<u>Dumpster</u>
Landfills:	<u>No</u>
Railroad spurs:	<u>"</u>
Trails, dead end roads:	<u>"</u>
Stored chemicals, hazmats:	<u>Grease!</u>
Drums, containers:	<u>?</u>
Lagoons, surface impoundments:	<u>No</u>
Repair, maintenance activities:	<u>"</u>
Unusual odors:	<u>"</u>
Floor drains:	<u>1 in each bathroom - no staining</u>
Catch basins, sumps:	<u>No</u>
Dry wells:	<u>"</u>
Oil-water separators:	<u>"</u>
Water wells:	<u>"</u>
Septic tanks:	<u>"</u>
Monitoring wells:	<u>"</u>
Boreholes:	<u>"</u>
Buried utilities:	<u>yes</u>

USTs or ASTs: None

vents: _____

fill pipes: _____

Pits or foundations: _____

Transformers: Type: Pole-Mounted/Pad-Mounted/Vault (circle one) None onsite

ID No. (transformer): _____ ID No. (Pole) _____

condition: _____ label: _____

Type: Pole-Mounted/Pad-Mounted/Vault (circle one)

ID No. (transformer): _____ ID No. (Pole) _____

condition: _____ label: _____

Type: Pole-Mounted/Pad-Mounted/Vault (circle one)

ID No. (transformer): _____ ID No. (Pole) _____

condition: _____ label: _____

Onsite interviews:

Name: _____

Information: None available

Areas not accessed/Why: Kitchen - not available - in use at time

Notes:

potential ACBMs:

Sheet rock/joint Compound

12" x 12" FT bathroom/mastic

Wall texture.

Concrete Floors

Resumes



PAUL DANIELSON, R.G., C.E.G.
PROJECT MANAGER

Education	1973	B.A., Geology, Central Washington University
Accreditations	2001	Registered Professional Geologist / Hydrogeologist / Engineering Geologist, Washington #213
	1994	Registered Professional Geologist, Oregon #1371
	1994	Resource Protection and Water Well Constructor, Washington #2238
	1992	UST Site Assessor, Washington
	1992	UST Site Matrix Supervisor, Oregon
	1999	UST Decommissioning License, Oregon
Continuing Education	1997	EPA Advanced Groundwater Investigations Training
	1992	OSHA 1910.120 40 Hour Hazardous Material Training, with Updates
	1999	AHERA Building Inspector

Memberships National Ground Water Association

Paul is highly experienced in various phases of environmental compliance, environmental assessments and environmental site investigations for a diverse group of industry types, with 10 years of experience managing environmentally sensitive projects.

Paul oversees environmental aspects of property transactions, subsurface environmental investigations, and environmental compliance at PBS and has a broad technical background in environmental site investigations. His years of oversight on many compliance, investigation and remediation projects have given him valuable insight and perspective into issues of environmental regulations and contamination facing industry and property owners. He has established a sound reputation and good working relationships with many regulatory agencies' project managers, and has managed environmental investigations and remediation projects for industrial clients under the regulatory voluntary cleanup and site response sections.

Paul has had considerable experience in engineering geology related to various geotechnical engineering, mine development/planning, slope stability and hydrogeology projects.

Career Highlights

- Participated in many field-based geotechnical engineering and drilling projects.
- Participated in the design and completion of several environmental soil, groundwater and air remediation projects. He has experience with hazardous waste, underground storage tank, pesticides, toxic, and petroleum management.
- Managed environmental soil vapor extraction cleanup project in downtown Portland, involving installing wells, sampling, designing and testing system, installing catalytic unit for VOC control and system operation.
- Project Manager on a groundwater cleanup project in the Yakima Valley, Washington.
- Designed and managed soil and groundwater independent cleanup action program for several leaking underground storage tank sites.
- Wrote report on the slope stability and related hydrogeology of the Locke Island Slide, Hanford Washington.
- Provided public comment on several Hanford environmental issues regarding groundwater and other environmental management.
- Hazardous waste sampling, management and shipping experience.
- Eight years experience in mining and mine development, related engineering geology and geochemical evaluation.



DULCY A. BERRI, R.G.
PRINCIPAL/SENIOR HYDROGEOLOGIST

Education	Oregon Graduate Institute, 1989, Contaminant Hydrology Portland State University, M.S., 1982, Geology University of Oregon, B.S., 1979, Geology
Accreditation	2001, Registered Professional Geologist / Hydrogeologist No. 157, WA 2000, DEQ Heating Oil Tank Supervisor No. 18710 1994, Registered Professional Geologist No. 846, Idaho 1991, DEQ UST Soil Cleanup Supervisor No. 12780 1990, Registered Geologist No. 1167, Oregon
Continuing Education	2001, Oregon Brownfields Conference, Bend, Oregon 2000, Risk-Based Approaches to Site Remediation 1996, Environmental Auditing and Management, ASTM 1992, Microbial Processes in Degradation of Groundwater Contamination, National Water Well Assoc. 1991, 8-Hour Hazardous Waste Site Supervisor 1990, Site Characterization for Subsurface Remediation, USEPA 1990, 40-Hour Hazardous Materials Handling and Response 1989, Environmental Site Assessments, National Water Well Assoc. 1988, NIOSH 582 Course, University of Washington
Memberships	National Groundwater Association Commercial Real Estate Women - Northwest Chapter Northwest Natural Step Network

Dulcy Berri is a senior hydrogeologist with 14 years experience performing hydrogeological and environmental studies throughout the Northwest. She has managed environmental assessment and remediation projects for major oil company properties, for the Oregon Department of Corrections, the Port of Portland, and numerous private commercial and industrial clients. Her experiences often involve multiple site prioritization, cost estimating, public relations and regulatory agency interactions. Dulcy's technical experience includes aquifer testing; design, installation and testing of groundwater monitoring and water supply wells; feasibility testing, design, construction and operation of a groundwater air sparge treatment system and soil vapor extraction systems; hand auger, GeoProbe, hollow-stem auger and rotary drilling methods; successful agency closure on numerous cleanup projects, including pocket closures and RBCA, DEQ Voluntary Cleanup and Independent Cleanup Pathway programs.

Highlights of Project Experience

- Project Manager, Agripac, Inc., various sites, Oregon. Managed preliminary assessments of various properties intended for sale by Agripac; projects included expanded site investigations, in-depth historical research to determine potential source areas, delineation of hydrogeologic features and contaminant plumes via monitoring well networks; wastewater lagoon and NPDES permit management; DEQ ICP closure.
- Project Coordinator/Manager, Senior Hydrogeologist, Unocal Corporate Environmental Remediation and Technology Group. Planned and managed assessment and remediation of 25 Unocal properties throughout Washington, Idaho and Oregon, active/inactive service stations and bulk fuel facilities.



- Project Manager/Hydrogeologist, Washington Parks and Recreation. Performed hydrogeologic study of future campground area at Beacon Rock State Park; sited, designed, installed and completed pump tests on new well with capability up to 200 gallons per minute.
- Project Manager/Hydrogeologist, Tektronix, Inc., Beaverton, Oregon. Designed and supervised replacement of failed groundwater extraction well under RCRA Part B closure plan; EPA/DEQ oversight.
- Project Geologist, Oregon Department of Corrections facilities in Salem and Pendleton, Oregon. Reviewed Preliminary Assessment findings; prepared expanded PAs to further assess environmental concerns; conducted facility environmental inspection and UST assessments; tested aquifer and water in vicinity; all projects performed under DEQ Consent Order.
- Project Coordinator/Manager, Senior Hydrogeologist, ARCO Products Company, various Pacific Northwest sites. Coordinated assessment and remediation at ARCO sites in Portland, Salem, Vancouver and Seattle; included site assessment, installation and management of remediation systems; active service stations.
- Project Manager/Project Hydrogeologist, service station site, Lake Forest, Washington. Evaluated performance of a groundwater extraction system, including an oil-water separator and carbon vessels, discharge monitoring requirements and local agency permitting.
- Project Manager/Senior Hydrogeologist, active bulk fuel distribution facility, Estacada, Oregon. Designed a soil vapor extraction/air sparging containment and remediation system for a plume of gasoline contamination; proved highly effective in volatilizing BTEX compounds.
- Project Manager/Project Hydrogeologist, Burns Brothers truck stop facility, Wilsonville, Oregon. Surface water assessment and remedial design of surface soils impacted by overflow of an oil-water separator, DEQ oversight and closure.
- Project Manager/Geologist, leaking tank investigation, Washington County, Oregon. Removed tanks from abandoned service station, installed monitoring well network onsite and offsite, evaluated downgradient potential receptors, modeled potential extent of downgradient groundwater contaminant plume; DEQ oversight (independent cleanup in progress).
- Geologist, rock resource evaluation; examined materials for potential use by ODOT as road rock; examined rock hand samples and thin sections to determine stability under commercial use.
- Geologist, investigation of geothermal potential in the Fall Creek Mining District, central Oregon Cascade Range; stream sampling and mapping of mineralization and hydrothermal alteration; soil mercury survey.

APPENDIX A

PBS Proposal/Contract to Provide a Phase One Environmental Site Assessment



PORTLAND
SEATTLE
VANCOUVER
EUGENE
BEND
TRICITIES

February 18, 2003

Mr. Dave Twiss
Touchstone Asset Management
355 S. Old Woodward Ave. Suite 270
Birmingham, Michigan 48009

**PROPOSAL TO PROVIDE PHASE ONE ENVIRONMENTAL SITE ASSESSMENT SERVICES AT 3202 MAIN STREET, UNION GAP, WASHINGTON (THE LA BAMBA RESTAURANT)
PBS PROPOSAL NO. 0302-04**

Dear Mr. Twiss:

We are pleased to submit this proposal for a Phase One Environmental Site Assessment of the above referenced property. This proposal presents the project approach, the scope of services, compensation and schedule for completing the project.

PROJECT APPROACH

The purpose of the Environmental Site Assessment (ESA) is to identify environmental concerns which may present a potential liability to the property owner/prospective purchaser under the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA), related state laws and regulations, and which may require further investigation. The scope of work is intended to identify what are termed *recognized environmental conditions* on the site, that is, to identify the "presence or likely presence" of contamination from hazardous substances at the site, including petroleum products. In some instances, the scope of work can be expanded to include "non-scope" issues (those which typically do not relate to CERCLA liability) such as radon, wetlands, etc. If you would like PBS to incorporate such additional items, which are not included in this proposal, please contact us and we will modify the scope of work accordingly.

The scope of work for this project includes a review of applicable Federal and State databases, a review of readily available records to document the past and current uses of the subject property and adjoining properties, interviews with persons with knowledge of the site, a site reconnaissance, and a final report summarizing our findings/observations. This project will be performed in general accordance with the ASTM Standard for conducting Phase One Environmental Site Assessments (Designation E 1527-00).

SCOPE OF SERVICES

PBS will provide the following specific scope of services for the property:

3311 W. Clearwater Ave.
Suite 145
Kennewick, WA 98338
509.735.2698 MAIL
509.735.1867 FAX

ENGINEERING AND ENVIRONMENTAL www.pbseov.com

Dave Twiss
February 18, 2003
PBS Proposal No: 0302-04
Page 2

1. **INITIAL MEETING:** Meet or talk with the property owner or other key personnel to further discuss the project and to obtain any information which may be relevant to the site or adjoining land. An environmental questionnaire will be submitted to the current owner for completion. It is understood that the client will provide all known environmental information, including former site use, hazardous wastes, etc.
2. **AGENCY FILE CHECK:** Search agency lists (EPA, DOB, Fire Bureau, etc.) to identify known hazardous substance violations, contaminant discharges and other environmental problems for varying distances based upon their relative potential impact to the subject property.
3. **GEOLOGIC RESEARCH:** Review available soils, geology, engineering, groundwater or other reports regarding the property and the immediate vicinity.
4. **HISTORICAL REVIEW:** Review aerial photographs of the site and adjacent property to assess previous site conditions and operations (if available). Other historical information that may be reviewed includes city directories, building permits, or property title information to determine ownership history/usage. Whenever feasible, the history of the property will be traced to 1940 or to a time prior to its earliest developed use, whichever is earlier.
5. **PHYSICAL INSPECTION:** Conduct a site visit, during which the property and any structures will be investigated for potentially hazardous substances, existing in the past or present. A field checklist will be completed, and pertinent observations related to potential environmental conditions will be recorded. Interviews with on-site personnel, tenants or other persons familiar with the history of the area may be conducted.
6. **REPORT:** A final report will be prepared containing observations and conclusions relating to the apparent environmental conditions of the site. The report will include a description of site, CAD vicinity plan, conditions encountered, and documentation of resources including regulatory and historic records reviewed, conclusions, and, if requested by the client, recommendations by PBS with regard to the environmental conditions at the site.

LIMITATION OF SCOPE:

The purpose of this phase of the work is to determine if more in-depth studies are to be developed. Observations will be completed made based on the best available information by trained professionals. It is not intended to be a comprehensive determination of all potential liabilities associated with a particular property, nor is it represented as a legal opinion as to the client's performance of "due diligence" concerning the purchase of real estate. Unless otherwise specified, the scope of work does not include a review/opinion

Dave Twiss
February 18, 2003
PBS Proposal No: 0302-04
Page 3

of legal instruments such as indemnification agreements, purchase and sale agreements, liens, etc. Its cursory nature is to be noted by all parties.

Unless otherwise specified in this proposal, the scope of work for the ESA does not address the following items: hazardous materials including, lead-based paint and asbestos, environmental permit compliance (unless directly related to potential CERCLA liability), indoor radon, wetlands and other land use issues. The findings and conclusions of this report are not scientific certainties but, rather, probabilities based on professional judgement concerning the significance of the data gathered during the course of the Environmental Site Assessment. PBS is not able to represent that the subject property or adjoining land contain no hazardous waste, oil or other latent condition beyond that detected or observed by PBS during the ESA. The possibility always exists for contaminants to migrate undetected 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 study.

The Phase I fee as listed below does not provide for the completion of a 50-year chain of title property ownership history. The 50-year chain of title can be completed for extra cost if requested.

PHASE ONE FEE

Phase One Environmental Site Assessment: 

The cost of reproduction, disposable equipment, mileage and postage are included in the above phase one estimate. Three copies of the report will be provided. Additional copies can be provided at the rate of \$30.00/copy.

SCHEDULE

We anticipate that our services can be started within three days of receiving a signed copy of this proposal, with verbal results within five working days. The scope of work will be completed within approximately 10 working days of obtaining the signed copy of the proposal.


CONTRACT ISSUES

The indicated fee and the terms under which our services are provided will be in accordance with our Professional Services Agreement, dated 08/2002, which together with this proposal comprise the entire agreement between the parties. The Terms and Conditions may not be changed without the prior written consent of the parties. Please indicate acceptance of this Agreement by returning a signed copy of this proposal or a purchase order incorporating the terms of the Agreement.

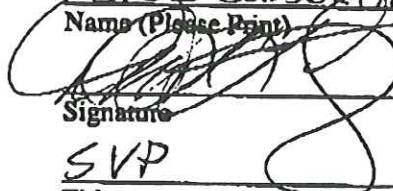
Dave Twiss
February 18, 2003
PBS Proposal No: 0302-04
Page 4

We appreciate this opportunity to submit our proposal and look forward to your favorable consideration. Please contact us at (509) 735-2698 if you have any questions.

Sincerely,


Paul Danielson R.G.
Project Manager

ACCEPTED BY:

CFSC Consortium, LLC
Name (Please Print)

Signature
SVP 2-19-03
Title Date

APPENDIX B

Standard Environmental Records Search Report
Environmental First Search, Inc.

FirstSearch Technology Corporation

Environmental FirstSearch™ Report

TARGET PROPERTY:

3202 MAIN ST

UNION GAP WA 98903

Job Number: 60704.00

PREPARED FOR:

PBS Engineering & Environmental

3311 West Clearwater Ave, Ste 145

Kennewick, WA 99356

02-21-03



Tel: (781) 320-3720

Fax: (781) 320-3715

Environmental FirstSearch Search Summary Report

Target Site: 3202 MAIN ST
UNION GAP WA 98903

FirstSearch Summary

Database	Sel	Updated	Radius	Site	1/8	1/4	1/2	1/2>	ZIP	TOTALS
NPL	Y	12-09-02	1.00	0	0	0	0	1	0	1
CERCLIS	Y	01-09-03	0.50	0	0	0	0	-	0	0
NFRAP	Y	01-09-03	0.12	0	0	-	-	-	0	0
RCRA TSD	Y	12-09-02	0.50	0	0	0	0	-	0	0
RCRA COR	Y	12-09-02	1.00	0	0	0	0	0	0	0
RCRA GEN	Y	12-09-02	0.25	0	1	1	-	-	0	2
RCRA NLR	Y	12-09-02	0.12	0	0	-	-	1	0	1
ERNS	Y	12-31-02	0.12	0	0	-	-	-	0	0
State Sites	Y	12-31-02	1.00	0	1	1	0	4	1	7
SWL	Y	11-01-01	0.50	0	0	0	0	-	0	0
REG UST/AST	Y	12-31-02	0.25	0	4	1	-	1	2	8
Leaking UST	Y	12-31-02	0.50	0	1	1	4	2	1	9
- TOTALS -				0	7	4	4	9	4	28

Notice of Disclaimer

Due to the limitations, constraints, inaccuracies and incompleteness of government information and computer mapping data currently available to FirstSearch Technology Corp., certain conventions have been utilized in preparing the locations of all federal, state and local agency sites residing in FirstSearch Technology Corp.'s databases. All EPA NPL and state landfill sites are depicted by a rectangle approximating their location and size. The boundaries of the rectangles represent the eastern and western most longitudes; the northern and southern most latitudes. As such, the mapped areas may exceed the actual areas and do not represent the actual boundaries of these properties. All other sites are depicted by a point representing their approximate address location and make no attempt to represent the actual areas of the associated property. Actual boundaries and locations of individual properties can be found in the files residing at the agency responsible for such information.

Waiver of Liability

Although FirstSearch Technology Corp. uses its best efforts to research the actual location of each site, FirstSearch Technology Corp. does not and can not warrant the accuracy of these sites with regard to exact location and size. All authorized users of FirstSearch Technology Corp.'s services proceeding are signifying an understanding of FirstSearch Technology Corp.'s searching and mapping conventions, and agree to waive any and all liability claims associated with search and map results showing incomplete and or inaccurate site locations.

**Environmental FirstSearch
Site Information Report**

Request Date: 02-21-03
Requestor Name: Paul Danielson
Standard: ASTM

Search Type: COORD
Job Number: 60704.00
Filtered Report

TARGET ADDRESS: 3202 MAIN ST
 UNION GAP WA 98903

Demographics

Sites: 28	Non-Geocoded: 4	Population: NA
Radon: 0.3 - 4.6 PCI/L		

Site Location

	<u>Degrees (Decimal)</u>	<u>Degrees (Min/Sec)</u>	<u>UTMs</u>
Longitude:	-120.475392	-120:28:31	Easting: 693521.432
Latitude:	46.556032	46:33:22	Northing: 5158707.679
			Zone: 10

Comment

Comment:

Additional Requests/Services

Adjacent ZIP Codes: 1 Mile(s)	Services:																																		
<table border="1"> <thead> <tr> <th>ZIP Code</th> <th>City Name</th> <th>ST</th> <th>Dist/Dir</th> <th>Sel</th> </tr> </thead> <tbody> <tr> <td>98901</td> <td>YAKIMA</td> <td>WA</td> <td>0.23 NE</td> <td>Y</td> </tr> </tbody> </table>	ZIP Code	City Name	ST	Dist/Dir	Sel	98901	YAKIMA	WA	0.23 NE	Y	<table border="1"> <thead> <tr> <th></th> <th>Requested?</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td>Sanborns</td> <td>No</td> <td></td> </tr> <tr> <td>Aerial Photographs</td> <td>No</td> <td></td> </tr> <tr> <td>Topographical Maps</td> <td>No</td> <td></td> </tr> <tr> <td>City Directories</td> <td>No</td> <td></td> </tr> <tr> <td>Title Search</td> <td>No</td> <td></td> </tr> <tr> <td>Municipal Reports</td> <td>No</td> <td></td> </tr> <tr> <td>Online Topos</td> <td>No</td> <td></td> </tr> </tbody> </table>		Requested?	Date	Sanborns	No		Aerial Photographs	No		Topographical Maps	No		City Directories	No		Title Search	No		Municipal Reports	No		Online Topos	No	
ZIP Code	City Name	ST	Dist/Dir	Sel																															
98901	YAKIMA	WA	0.23 NE	Y																															
	Requested?	Date																																	
Sanborns	No																																		
Aerial Photographs	No																																		
Topographical Maps	No																																		
City Directories	No																																		
Title Search	No																																		
Municipal Reports	No																																		
Online Topos	No																																		

Environmental FirstSearch
Sites Summary Report

TARGET SITE: 3202 MAIN ST
UNION GAP WA 98903

JOB: 60704.00

TOTAL: 28 **GEOCODED:** 24 **NON GEOCODED:** 4 **SELECTED:** 0

ID	DB Type	Site Name/ID/Status	Address	Dist/Dir	Map ID
8	UST	BUDGET BATTERIES INC 7578/CLOSED IN PLACE	3212 S MAIN UNION GAP WA 98903	0.01 SE	8
9	UST	FREETH DISTRIBUTING COMPANY, INC. 8588/OPERATIONAL	3101 MAIN ST UNION GAP WA 98903	0.08 NE	9
13	LUST	JACKPOT 065 12779/CLEANUP STARTED	3312 MAIN ST UNION GAP WA 98903	0.08 SE	6
10	UST	JACKPOT 065 12779/OPERATIONAL	3312 MAIN ST UNION GAP WA 98903	0.08 SE	6
5	STATE	JACKPOT STATION UNION GAP CSCR:486	3312 MAIN ST UNION GAP WA 98903	0.08 SE	6
12	UST	UNION GAP SCHOOL DISTRICT 2 2914/EXEMPT	3200 S SECOND ST UNION GAP WA 98903	0.11 NW	12
19	RCRAGN	ALLIED BATTERY CO INC MAIN ST WAH000015065/TR	3007 MAIN ST UNION GAP WA 98903	0.12 NE	14
11	UST	UNION GAP DISTRICT SITE 12221/OPERATIONAL	2809 RUDKIN RD UNION GAP WA 98903	0.23 NE	2
17	LUST	UNION GAP DISTRICT SITE 12221/CLEANUP STARTED	2809 RUDKIN RD UNION GAP WA 98903	0.23 NE	2
2	RCRAGN	WA DOT UNION GAP WAD980639744/LGN	2809 RUDKIN RD UNION GAP WA 98903	0.23 NE	2
7	STATE	WA DOT UNION GAP CSCR:541	2809 RUDKIN RD UNION GAP WA 98903	0.23 NE	2
18	LUST	WA DOT UNION GAP 100492/REPORTED CLEANED UP	2715 RUDKIN RD UNION GAP WA 98903	0.30 NE	13
15	LUST	LA CASA MOTEL 570997/REPORTED CLEANED UP	2703 MAIN ST UNION GAP WA 98903	0.33 NW	11
14	LUST	JOE HENNE S TEXACO 8105/MONITORING	3709 MAIN STREET UNION GAP WA 98903	0.37 SE	10
16	LUST	NOEL FOODS INC 4348/REPORTED CLEANED UP	601 W. AHTANUM RD UNION GAP WA 98903	0.38 NW	3
21	STATE	WILDCAT QUICK STOP CSCR:32979712	2535 RUDKIN RD UNION GAP WA 98903	0.51 NE	16
23	UST	WILDCAT QUICK STOP 2179/REMOVED	2535 RUDKIN RD UNION GAP WA 98903	0.51 NE	16
27	LUST	WILDCAT QUICK STOP 2179/CLEANUP STARTED	2535 RUDKIN RD UNION GAP WA 98903	0.51 NE	16
6	STATE	NORTHWEST TRUCK CSCR:494	805 W AHTANUM RD UNION GAP WA 98903	0.55 NW	7
20	RCRANLR	PACIFIC POWER & LIGHT YAKIMA POWER WAD135858538/NLR	903 W AHTANUM RD UNION GAP WA 98903	0.63 NW	15
3	STATE	EAKIN FRUIT CO CSCR:21489151	4310 MAIN ST UNION GAP WA 98903	0.72 SW	4

*Environmental FirstSearch
Sites Summary Report*

TARGET SITE: 3202 MAIN ST
UNION GAP WA 98903

JOB: 60704.00

TOTAL: 28 **GEOCODED:** 24 **NON GEOCODED:** 4 **SELECTED:** 0

ID	DB Type	Site Name/ID/Status	Address	Dist/Dir	Map ID
26	LUST	EAKIN FRUIT COMPANY 2379/CLEANUP STARTED	4310 MAIN STREET PO BOX 3063 UNION GAP WA 98903	0.72 SW	4
4	STATE	GEARJAMMER TRUCK CSCR:26981244	2310 RUDKIN RD UNION GAP WA 98903	0.86 NE	5
1	NPL	FMC CORP. (YAKIMA PIT) WAD000643577/FINAL	4 W WASHINGTON AV YAKIMA WA 98903	1.00 NW	1

Environmental FirstSearch
Sites Summary Report

TARGET SITE: 3202 MAIN ST
UNION GAP WA 98903

JOB: 60704.00

TOTAL: 28 **GEOCODED:** 24 **NON GEOCODED:** 4 **SELECTED:** 0

ID	DB Type	Site Name/ID/Status	Address	Dist/Dir	Map ID
28	LUST	CENTRAL PRE-MIX CONCRETE CO 9344/REPORTED CLEANED UP	EAST SELAH RD EXIT 29 OFF I-82 YAKIMA WA 98901	NON GC	
24	UST	CENTRAL PRE-MIX CONCRETE CO 9344/REMOVED	EAST SELAH RD EXIT 29 OFF I-82 YAKIMA WA 98901	NON GC	
25	UST	YAKIMA FEDERAL SAVINGS & LOAN 425120/REMOVED	SW CORNER S 2ND ST & E CHESTNU YAKIMA WA 98901	NON GC	
22	STATE	YAKIMA OLD CITY CSCR:463	S 18TH ST & YAKI YAKIMA WA 98901	NON GC	

Environmental FirstSearch Site Detail Report

TARGET SITE: 3202 MAIN ST
UNION GAP WA 98903

JOB: 60704.00

STATE SITE

SEARCH ID: 5

DIST/DIR: 0.08 SE

MAP ID: 6

NAME: JACKPOT STATION UNION GAP
ADDRESS: 3312 MAIN ST
UNION GAP WA 98903
YAKIMA

REV: 10/29/99
ID1: CSCR:486
ID2:
STATUS:
PHONE:

CONTACT:

GENERAL INFORMATION

Ecology Status: *Ranked, Awaiting Remedial Action (RA)*
Independent Status:
Responsible Unit: *CENTRAL REGION*
WARM Bin Number: 2
Affected Media Name: *Soil*
Affected Media Status Code: *Confirmed*
Agency Recorded Latitude: *463317*
Agency Recorded Longitude: *1202831*

GENERAL INFORMATION

Ecology Status: *Ranked, Awaiting Remedial Action (RA)*
Independent Status:
Responsible Unit: *CENTRAL REGION*
WARM Bin Number: 2
Affected Media Name: *Groundwater*
Affected Media Status Code: *Confirmed*
Agency Recorded Latitude: *463317*
Agency Recorded Longitude: *1202831*

Base/ Neutral/ Acid Organics:
Halogenated Organics:
Metals, Priority Pollutants:
Metals, Other:
Poly-Chlorinated bi-Phenyls:
Pesticides:
Petroleum Products: *Confirmed*
Phenolic Compounds:
Non-Halogenated Solvents:
Dioxins:
Polynuclear Aromatic Hydrocarbons:
Reactive Wastes:
Corrosive Wastes:
Radioactive Wastes:
Conventionals, Organic:
Asbestos:
Phenolic Compounds:

Base/ Neutral/ Acid Organics:
Halogenated Organics:
Metals, Priority Pollutants:
Metals, Other:
Poly-Chlorinated bi-Phenyls:
Pesticides:
Petroleum Products: *Confirmed*
Phenolic Compounds:
Non-Halogenated Solvents:
Dioxins:
Polynuclear Aromatic Hydrocarbons:
Reactive Wastes:
Corrosive Wastes:

- Continued on next page -

***Environmental FirstSearch
Site Detail Report***

TARGET SITE: 3202 MAIN ST
UNION GAP WA 98903

JOB: 60704.00

RCRA GENERATOR SITE

SEARCH ID: 19

DIST/DIR: 0.12 NE

MAP ID: 14

NAME: ALLIED BATTERY CO INC MAIN ST
ADDRESS: 3007 MAIN ST
UNION GAP WA 98903
YAKIMA

REV: 12/9/02
ID1: WAH000015065
ID2:
STATUS: TR
PHONE:

CONTACT:

DETAILS NOT AVAILABLE

*Environmental FirstSearch
Site Detail Report*

TARGET SITE: 3202 MAIN ST
UNION GAP WA 98903

JOB: 60704.00

REGISTERED UNDERGROUND STORAGE TANKS

SEARCH ID: 11

DIST/DIR: 0.23 NE

MAP ID: 2

NAME: UNION GAP DISTRICT SITE
ADDRESS: 2809 RUDKIN RD
UNION GAP WA 98903

REV: 12/31/02
ID1: 12221
ID2:
STATUS: OPERATIONAL
PHONE:

CONTACT:

Capacity: 5,000 TO 9,999 GALLONS
Number of Compartments: 1
Substance Stored: DIESEL
Ecology Region: C

Environmental FirstSearch
Site Detail Report

TARGET SITE: 3202 MAIN ST
UNION GAP WA 98903

JOB: 60704.00

LEAKING UNDERGROUND STORAGE TANKS

SEARCH ID: 17 **DIST/DIR:** 0.23 NE **MAP ID:** 2

NAME: UNION GAP DISTRICT SITE
ADDRESS: 2809 RUDKIN RD
UNION GAP WA 98903

REV: 06/15/00
ID1: 12221
ID2: 1037
STATUS: CLEANUP STARTED
PHONE:

CONTACT:

Alternate Name:

Release Status: CLEANUP STARTED

Release ID: 1037

Release Notification Date and Time: 10/9/1989

Status Date and Time: 7/26/1996

Media:

Ecology Region: C

**Environmental FirstSearch
Site Detail Report**

TARGET SITE: 3202 MAIN ST
UNION GAP WA 98903

JOB: 60704.00

RCRA GENERATOR SITE			
SEARCH ID: 2	DIST/DIR: 0.23 NE	MAP ID: 2	
NAME: WA DOT UNION GAP ADDRESS: 2809 RUDKIN RD UNION GAP WA 98903	REV: 12/9/02 ID1: WAD980639744 ID2: STATUS: LGN PHONE:		
CONTACT:			
DETERMINED: 29-SEP-99 CITATION: -200(1)(D) TYPE: GER - GENERATOR ALL REQUIREMENTS	DETERMINED BY: RESOLVED:	S - STATE 31-DEC-1999	
VIOLATION NUMBER: 0004 DETERMINED: 29-SEP-99 CITATION: -200(1)(B) TYPE: GER - GENERATOR ALL REQUIREMENTS	RESPONSIBLE: DETERMINED BY: RESOLVED:	S - STATE S - STATE 31-DEC-1999	
VIOLATION NUMBER: 0005 DETERMINED: 29-SEP-99 CITATION: -170(1)(A) TYPE: GER - GENERATOR ALL REQUIREMENTS	RESPONSIBLE: DETERMINED BY: RESOLVED:	S - STATE S - STATE 10-FEB-2000	
VIOLATION NUMBER: 0006 DETERMINED: 01-MAR-00 CITATION: -070(3) TYPE: GER - GENERATOR ALL REQUIREMENTS	RESPONSIBLE: DETERMINED BY: RESOLVED:	S - STATE S - STATE 01-SEP-2000	

Environmental FirstSearch Site Detail Report

TARGET SITE: 3202 MAIN ST
UNION GAP WA 98903

JOB: 60704.00

LEAKING UNDERGROUND STORAGE TANKS

SEARCH ID: 18	DIST/DIR: 0.30 NE	MAP ID: 13
----------------------	--------------------------	-------------------

NAME: WA DOT UNION GAP	REV: 12/31/02
ADDRESS: 2715 RUDKIN RD	ID1: 100492
UNION GAP WA 98504	ID2: 452434
CONTACT:	STATUS: REPORTED CLEANED UP
	PHONE:

Alternate Name:	
Release Status:	<i>Cleanup Started</i>
Release ID:	452434
Release Notification Date:	1/5/1998
Status Date:	12/4/1997
Media:	Soil
Ecology Region:	CRO
 Alternate Name:	
Release Status:	<i>Reported Cleaned Up</i>
Release ID:	452434
Release Notification Date:	1/5/1998
Status Date:	1/5/1998
Media:	Soil
Ecology Region:	CRO

Environmental FirstSearch
Site Detail Report

TARGET SITE: 3202 MAIN ST
UNION GAP WA 98903

JOB: 60704.00

LEAKING UNDERGROUND STORAGE TANKS

SEARCH ID: 15 **DIST/DIR:** 0.33 NW **MAP ID:** 11

NAME: LA CASA MOTEL	REV: 12/31/02
ADDRESS: 2703 MAIN ST	ID1: 570997
UNION GAP WA 98903	ID2: 571020
YAKIMA	STATUS: REPORTED CLEANED UP
CONTACT:	PHONE:

Alternate Name:
Release Status: *Reported Cleaned Up*

Release ID: 571020
Release Notification Date: 5/15/2001
Status Date: 5/15/2001
Media: Soil
Ecology Region: CRO

LEAKING UNDERGROUND STORAGE TANKS

SEARCH ID: 14 **DIST/DIR:** 0.37 SE **MAP ID:** 10

NAME: JOE HENNE S TEXACO	REV: 07/26/99
ADDRESS: 3709 MAIN STREET	ID1: 8105
UNION GAP WA 98903	ID2: 403913
YAKIMA	STATUS: MONITORING
CONTACT:	PHONE:

Alternate Name:
Release Status: *MONITORING*

Release ID: 403913
Status Date: 04/21/1995
Media: SOIL
Ecology Region: C

Alternate Name:
Release Status: *MONITORING*

Release ID: 403913
Status Date: 04/21/1995
Media: GROUND WATER
Ecology Region: C

*Environmental FirstSearch
Site Detail Report*

TARGET SITE: 3202 MAIN ST
UNION GAP WA 98903

JOB: 60704.00

LEAKING UNDERGROUND STORAGE TANKS

SEARCH ID: 16

DIST/DIR: 0.38 NW

MAP ID: 3

NAME: NOEL FOODS INC
ADDRESS: 601 W. AHTANUM RD
UNION GAP WA 98903

REV: 12/31/02
ID1: 4348
ID2: 358160
STATUS: REPORTED CLEANED UP
PHONE:

CONTACT:

Alternate Name: NOEL TRANSPORT
Release Status: Reported Cleaned Up

Release ID: 358160
Release Notification Date: 3/1/1994
Status Date: 3/1/2001
Media: Soil
Ecology Region: CRO

Alternate Name: NOEL TRANSPORT
Release Status: Cleanup Started

Release ID: 358160
Release Notification Date: 3/1/1994
Status Date: 3/1/1994
Media: Soil
Ecology Region: CRO

Alternate Name: NOEL TRANSPORT
Release Status: Cleanup Started

Release ID: 358160
Release Notification Date: 3/1/1994
Status Date: 3/1/1994
Media: Ground Water
Ecology Region: CRO

Alternate Name: NOEL TRANSPORT
Release Status: Reported Cleaned Up

Release ID: 358160
Release Notification Date: 3/1/1994
Status Date: 3/1/2001
Media: Ground Water
Ecology Region: CRO

Environmental FirstSearch
Site Detail Report

TARGET SITE: 3202 MAIN ST
UNION GAP WA 98903

JOB: 60704.00

STATE SITE

SEARCH ID: 21

DIST/DIR: 0.51 NE

MAP ID: 16

NAME: WILDCAT QUICK STOP
ADDRESS: 2535 RUDKIN RD
UNION GAP WA 98903
YAKIMA

REV: 11/26/01
ID1: CSCR:32979712
ID2:
STATUS:
PHONE:

CONTACT:

Reactive Wastes:
Corrosive Wastes:
Radioactive Wastes:
Conventionals, Organic:
Asbestos:
Arsenic:
MTBE:
Phenolic Compounds:

Environmental FirstSearch Site Detail Report

TARGET SITE: 3202 MAIN ST
UNION GAP WA 98903

JOB: 60704.00

REGISTERED UNDERGROUND STORAGE TANKS

SEARCH ID: 23 **DIST/DIR:** 0.51 NE **MAP ID:** 16

NAME: WILDCAT QUICK STOP	REV: 12/31/02
ADDRESS: 2535 RUDKIN RD UNION GAP WA 98903	ID1: 2179
	ID2:
CONTACT:	STATUS: REMOVED
	PHONE:

Tank # or Reference Name: 4
Status: Removed
Installation Date: 1/1/1983
Capacity: 5,000 TO 9,999 GALLONS
Number of Compartments: 1
Substance Stored: DIESEL
Ecology Region: C

Tank # or Reference Name: 1 REGULAR
Status: Removed
Installation Date: 1/1/1983
Capacity: 5,000 TO 9,999 GALLONS
Number of Compartments: 1
Substance Stored: LEADED GASOLINE
Ecology Region: C

Tank # or Reference Name: 2 UNLEAD
Status: Removed
Installation Date: 1/1/1983
Capacity: 5,000 TO 9,999 GALLONS
Number of Compartments: 1
Substance Stored: UNLEADED GASOLINE
Ecology Region: C

Tank # or Reference Name: 3 DIESEL
Status: Removed
Installation Date: 1/1/1983
Capacity: 5,000 TO 9,999 GALLONS
Number of Compartments: 1
Substance Stored: UNLEADED GASOLINE
Ecology Region: C

***Environmental FirstSearch
Site Detail Report***

TARGET SITE: 3202 MAIN ST
UNION GAP WA 98903

JOB: 60704.00

LEAKING UNDERGROUND STORAGE TANKS

SEARCH ID: 27 **DIST/DIR:** 0.51 NE **MAP ID:** 16

NAME: WILDCAT QUICK STOP
ADDRESS: 2535 RUDKIN RD
UNION GAP WA 98903

REV: 12/31/02
ID1: 2179
ID2: 468107
STATUS: CLEANUP STARTED
PHONE:

CONTACT:

Alternate Name:

Release Status: *Cleanup Started*

Release ID: *468107*

Release Notification Date: *1/22/1998*

Status Date: *1/28/1997*

Media: *Ground Water*

Ecology Region: *CRO*

Alternate Name:

Release Status: *Cleanup Started*

Release ID: *468107*

Release Notification Date: *1/22/1998*

Status Date: *1/28/1997*

Media: *Soil*

Ecology Region: *CRO*

*Environmental FirstSearch
Site Detail Report*

TARGET SITE: 3202 MAIN ST
UNION GAP WA 98903

JOB: 60704.00

STATE SITE

SEARCH ID: 6

DIST/DIR: 0.55 NW

MAP ID: 7

NAME: NORTHWEST TRUCK
ADDRESS: 805 W AHTANUM RD
UNION GAP WA 98903

REV: 06/14/00
ID1: CSCR:494
ID2:
STATUS:
PHONE:

CONTACT:

Reactive Wastes:
Corrosive Wastes:
Radioactive Wastes:
Conventionals, Organic:
Asbestos:
Arsenic:
MTBE:
Phenolic Compounds:

*Environmental FirstSearch
Site Detail Report*

TARGET SITE: 3202 MAIN ST
UNION GAP WA 98903

JOB: 60704.00

STATE SITE

SEARCH ID: 3

DIST/DIR: 0.72 SW

MAP ID: 4

NAME: EAKIN FRUIT CO
ADDRESS: 4310 MAIN ST
UNION GAP WA 98903

REV: 06/14/00
ID1: CSCR:21489151
ID2:
STATUS:
PHONE:

CONTACT:

Radioactive Wastes:
Conventionals, Organic:
Asbestos:
Phenolic Compounds:

Environmental FirstSearch
Site Detail Report

TARGET SITE: 3202 MAIN ST
UNION GAP WA 98903

JOB: 60704.00

LEAKING UNDERGROUND STORAGE TANKS

SEARCH ID: 26 **DIST/DIR:** 0.72 SW **MAP ID:** 4

NAME: EAKIN FRUIT COMPANY
ADDRESS: 4310 MAIN STREET PO BOX 3063
UNION GAP WA 98903

REV: 06/15/00
ID1: 2379
ID2: 429927
STATUS: CLEANUP STARTED
PHONE:

CONTACT:

Alternate Name:
Release Status: *MONITORING*

Release ID: *429927*
Release Notification Date and Time: *6/25/97 0:00*
Status Date and Time: *6/23/97 0:00*
Media: *SOIL*
Ecology Region: *C*

Alternate Name:
Release Status: *CLEANUP STARTED*

Release ID: *429927*
Release Notification Date and Time: *6/25/97 0:00*
Status Date and Time: *4/16/97 0:00*
Media: *SOIL*
Ecology Region: *C*

Alternate Name:
Release Status: *MONITORING*

Release ID: *429927*
Release Notification Date and Time: *6/25/97 0:00*
Status Date and Time: *6/23/97 0:00*
Media: *GROUND WATER*
Ecology Region: *C*

Alternate Name:
Release Status: *CLEANUP STARTED*

Release ID: *429927*
Release Notification Date and Time: *6/25/97 0:00*
Status Date and Time: *4/16/97 0:00*
Media: *GROUND WATER*
Ecology Region: *C*

***Environmental FirstSearch
Site Detail Report***

TARGET SITE: 3202 MAIN ST
UNION GAP WA 98903

JOB: 60704.00

STATE SITE

SEARCH ID: 4

DIST/DIR: 0.86 NE

MAP ID: 5

NAME: GEARJAMMER TRUCK
ADDRESS: 2310 RUDKIN RD
UNION GAP WA 98903

REV: 06/14/00
ID1: CSCR:26981244
ID2:
STATUS:
PHONE:

CONTACT:

Reactive Wastes:
Corrosive Wastes:
Radioactive Wastes:
Conventionals, Organic:
Asbestos:
Arsenic:
MTBE:
Phenolic Compounds:

Environmental FirstSearch
Site Detail Report

TARGET SITE: 3202 MAIN ST
UNION GAP WA 98903

JOB: 60704.00

LEAKING UNDERGROUND STORAGE TANKS

SEARCH ID: 28

DIST/DIR: NON GC

MAP ID:

NAME: CENTRAL PRE-MIX CONCRETE CO
ADDRESS: EAST SELAH RD EXIT 29 OFF I-82
YAKIMA WA 98901

REV: 12/31/02
ID1: 9344
ID2: 4810
STATUS: REPORTED CLEANED UP
PHONE:

CONTACT:

Alternate Name:

Release Status: *Cleanup Started*

Release ID: 4810
Release Notification Date: 6/17/1993
Status Date: 6/17/1993
Media: Soil
Ecology Region: CRO

Alternate Name:

Release Status: *Reported Cleaned Up*

Release ID: 4810
Release Notification Date: 6/17/1993
Status Date: 7/25/1996
Media: Soil
Ecology Region: CRO

*Environmental FirstSearch
Site Detail Report*

TARGET SITE: 3202 MAIN ST
UNION GAP WA 98903

JOB: 60704.00

REGISTERED UNDERGROUND STORAGE TANKS

SEARCH ID: 25

DIST/DIR: NON GC

MAP ID:

NAME: YAKIMA FEDERAL SAVINGS & LOAN
ADDRESS: SW CORNER S 2ND ST & E CHESTNUT
YAKIMA WA 98901
YAKIMA

REV: 12/31/02
ID1: 425120
ID2:
STATUS: REMOVED
PHONE:

CONTACT:

Tank # or Reference Name:	<i>1</i>
Status:	<i>Removed</i>
Installation Date:	<i>1/1/1950</i>
Capacity:	<i>111 TO 1,000 GALLONS</i>
Number of Compartments:	<i>1</i>
Substance Stored:	<i>HAZARDOUS SUBSTANCE</i>
Ecology Region:	<i>C</i>

**Environmental FirstSearch
Site Detail Report**

TARGET SITE: 3202 MAIN ST
UNION GAP WA 98903

JOB: 60704.00

STATE SITE

SEARCH ID: 22

DIST/DIR: NON GC

MAP ID:

NAME: YAKIMA OLD CITY
ADDRESS: S 18TH ST & YAKI
YAKIMA WA 98901

REV: 06/14/00
ID1: CSCR:463
ID2:
STATUS:
PHONE:

CONTACT:

GENERAL INFORMATION

Ecology Status: *Ranked, Awaiting Remedial Action (RA)*
Independent Status:
Responsible Unit: *CENTRAL REGION*
WARM Bin Number: 5
Affected Media Name: *GROUNDWATER*
Affected Media Status Code: *Confirmed*
Agency Recorded Latitude: 46365
Agency Recorded Longitude: 1202838

GENERAL INFORMATION

Ecology Status: *Ranked, Awaiting Remedial Action (RA)*
Independent Status:
Responsible Unit: *CENTRAL REGION*
WARM Bin Number: 5
Affected Media Name: *SOIL*
Affected Media Status Code: *Suspected*
Agency Recorded Latitude: 46365
Agency Recorded Longitude: 1202838

GENERAL INFORMATION

Ecology Status: *Ranked, Awaiting Remedial Action (RA)*
Independent Status:
Responsible Unit: *CENTRAL REGION*
WARM Bin Number: 5
Affected Media Name: *DRINKING WATER*
Affected Media Status Code: *Suspected*
Agency Recorded Latitude: 46365
Agency Recorded Longitude: 1202838

Base/ Neutral/ Acid Organics:

Halogenated Organics:

Metals, Priority Pollutants: *Confirmed*

Metals, Other:

Poly-Chlorinated bi-Phenyls:

Pesticides:

Petroleum Products:

Phenolic Compounds:

Non-Halogenated Solvents:

Dioxins:

Polynuclear Aromatic Hydrocarbons:

Reactive Wastes:

Corrosive Wastes:

Radioactive Wastes:

Conventionals, Organic:

Asbestos:

Arsenic:

MTBE:

Phenolic Compounds:

Base/ Neutral/ Acid Organics:

- Continued on next page -

**Environmental FirstSearch
Site Detail Report**

TARGET SITE: 3202 MAIN ST
UNION GAP WA 98903

JOB: 60704.00

STATE SITE

SEARCH ID: 22

DIST/DIR: NON GC

MAP ID:

NAME: YAKIMA OLD CITY
ADDRESS: S 18TH ST & YAKI
YAKIMA WA 98901

REV: 06/14/00
ID1: CSCR:463
ID2:
STATUS:
PHONE:

CONTACT:

Halogenated Organics:
Metals, Priority Pollutants: *Suspected*
Metals, Other:
Poly-Chlorinated bi-Phenyls:
Pesticides:
Petroleum Products:
Phenolic Compounds:
Non-Halogenated Solvents:
Dioxins:
Polynuclear Aromatic Hydrocarbons:
Reactive Wastes:
Corrosive Wastes:
Radioactive Wastes:
Conventionals, Organic:
Asbestos:
Arsenic:
MTBE:
Phenolic Compounds:

Base/ Neutral/ Acid Organics:
Halogenated Organics:
Metals, Priority Pollutants: *Suspected*
Metals, Other:
Poly-Chlorinated bi-Phenyls:
Pesticides:
Petroleum Products:
Phenolic Compounds:
Non-Halogenated Solvents:
Dioxins:
Polynuclear Aromatic Hydrocarbons:
Reactive Wastes:
Corrosive Wastes:
Radioactive Wastes:
Conventionals, Organic:
Asbestos:
Arsenic:
MTBE:
Phenolic Compounds:

Environmental FirstSearch
Street Name Report for Streets within .25 Mile(s) of Target Property

TARGET SITE: 3202 MAIN ST
UNION GAP WA 98903

JOB: 60704.00

Street Name	Dist/Dir	Street Name	Dist/Dir
Alder St	0.18 NW		
E Ahtanum Rd	0.08 NE		
E Columbus St	0.07 SE		
E Emma St	0.21 SE		
E Rose St	0.14 SE		
EAST Ahtanum Rd	0.08 NE		
EAST Columbus St	0.07 SE		
EAST Emma St	0.21 SE		
EAST Rose St	0.14 SE		
Franklin St	0.00 --		
I-82	0.24 NE		
Main St	0.01 NE		
Rose St	0.14 S-		
Rudkin Rd	0.16 NE		
S 1st St	0.05 NW		
S 2nd St	0.10 NW		
S 3rd St	0.17 NW		
S 4th St	0.22 SW		
S Tacoma St	0.09 SE		
SOUTH 1st St	0.05 NW		
SOUTH 2nd St	0.10 NW		
SOUTH 3rd St	0.17 NW		
SOUTH 4th St	0.22 SW		
SOUTH Tacoma St	0.09 SE		
W Ahtanum Rd	0.08 N-		
W Columbus St	0.07 S-		
W Emma St	0.21 SW		
W Oak St	0.20 NW		
WEST Ahtanum Rd	0.08 N-		
WEST Columbus St	0.07 S-		
WEST Emma St	0.21 SW		
WEST Oak St	0.20 NW		



Environmental FirstSearch

1 Mile Radius

ASTM Map: NPL, RCRACOR, STATE Sites



3202 MAIN ST, UNION GAP WA 98903



Source: 1999 U.S. Census TIGER Files

Target Site (Latitude: 46.556032 Longitude: -120.475392)



Identified Site, Multiple Sites, Receptor



NPL, Solid Waste Landfill (SWL) or Hazardous Waste



Railroads



Black Rings Represent 1/4 Mile Radii; Red Ring Represents 500 ft. Radius



Environmental FirstSearch

.5 Mile Radius

ASTM Map: CERCLIS, RCRATSD, LUST, SWL



3202 MAIN ST, UNION GAP WA 98903



Source: 1999 U.S. Census TIGER Files

Target Site (Latitude: 46.556032 Longitude: -120.475392)



Identified Site, Multiple Sites, Receptor



NPL, Solid Waste Landfill (SWL) or Hazardous Waste



Railroads



Black Rings Represent 1/4 Mile Radii; Red Ring Represents 500 ft. Radius



Environmental FirstSearch

.25 Mile Radius

ASTM Map: RCRAGEN, ERNS, UST



3202 MAIN ST, UNION GAP WA 98903



Source: 1999 U.S. Census TIGER Files

Target Site (Latitude: 46.556032 Longitude: -120.475392)

Identified Site, Multiple Sites, Receptor

NPL, Solid Waste Landfill (SWL) or Hazardous Waste

Railroads

Black Rings Represent 1/4 Mile Radii; Red Ring Represents 500 ft. Radius





Environmental FirstSearch

.12 Mile Radius
Non-ASTM Map: RCRANLR



3202 MAIN ST, UNION GAP WA 98903



Source: 1999 U.S. Census TIGER Files

- Target Site (Latitude: 46.556032 Longitude: -120.475392)
- Identified Site, Multiple Sites, Receptor
- NPL, Solid Waste Landfill (SWL) or Hazardous Waste
- National Historic Sites and Landmark Sites
- Railroads

Black Rings Represent 1/4 Mile Radii; Red Ring Represents 500 ft. Radius

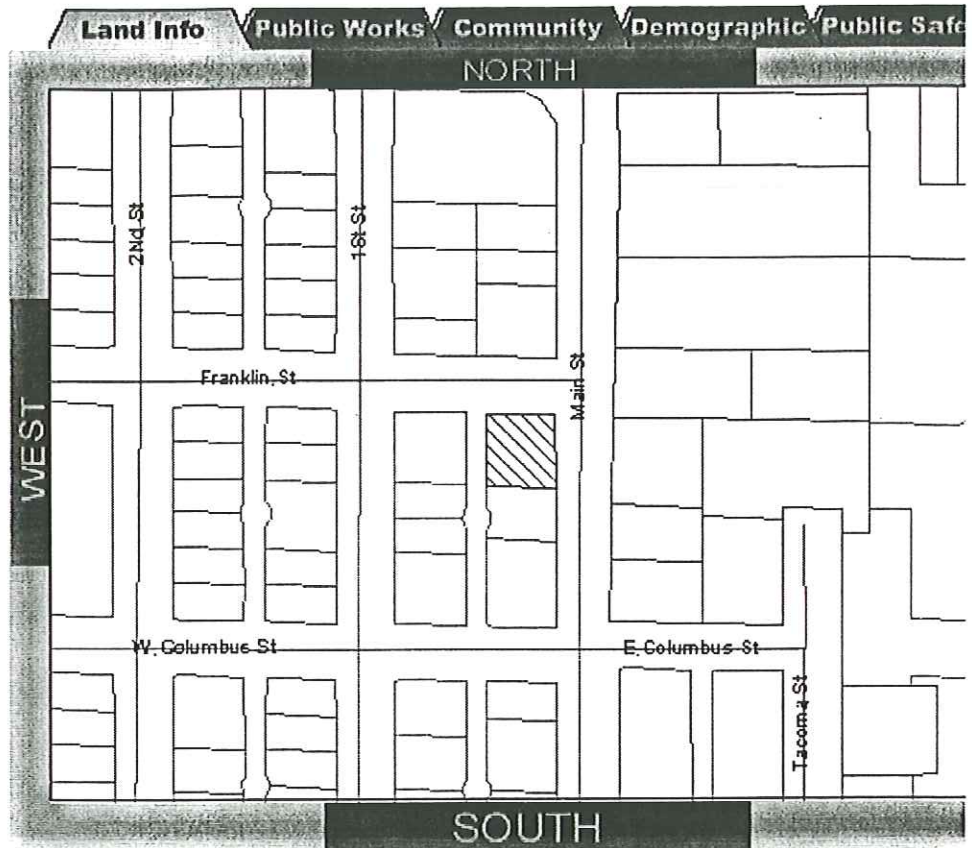
APPENDIX C

Research Documentation



YAKIMA, WA Map Themes

- City Limits
- Contours
- Critical Areas
- Floodplains
- Parcel Text
- Plan 2015
- Relief Map
- Urban Areas
- Zoning



Choose Location to:

- Zoom in
- Zoom Out
- Pan
- Identify

NONE ▼

[Grandview](#) [Granger](#) [Harrah](#) [Moxee](#) [Naches](#) [Selah](#) [Sunnyside](#) [Tieton](#) [Toppenish](#) [UnionGap](#) [Wapato](#) [Yakima](#) [Zill](#)



Parcel Number: [19120532449](#)
 Situs Address: 3204 Main St
 Owner Name: Enrique Navarrete
 Misc Codes: [300-TCA/Levy](#)
 Assessed Values: 122000-improvement value 36150-land
 Parcel Size:
 UAZO Zoning: -
 Plan 2015: Urban (City Limits)
 Urban Growth Area: Urban Growth Area Plan
 Jurisdiction: Union Gap
 Floodplain: Floodplain data not available
 Critical Areas:
 Stream Type:
 Contour Elevation: No contour lines within 10 feet of click

Yakima County Department of Assessments

Search	Parcel Info	Parcel Values	Parcel Legal	Parcel Sales	Aggregation	Tax Rates	Parcel Taxes	Parcel Mapping
--------	-------------	---------------	--------------	--------------	-------------	-----------	--------------	----------------

Parcel Number: 19120532449 Tax Code Area: 300
 Situs: 3204 Main St,
 Size: Property Use: 58 Retail - Eating
 Owner(s):
 Enrique Navarrete

Commercial Structure Information

Type	Quality	Year Built/Eff Year	Stories	Main Sqft
Restaurant	Average	1981/1981	1	2960

Land Information

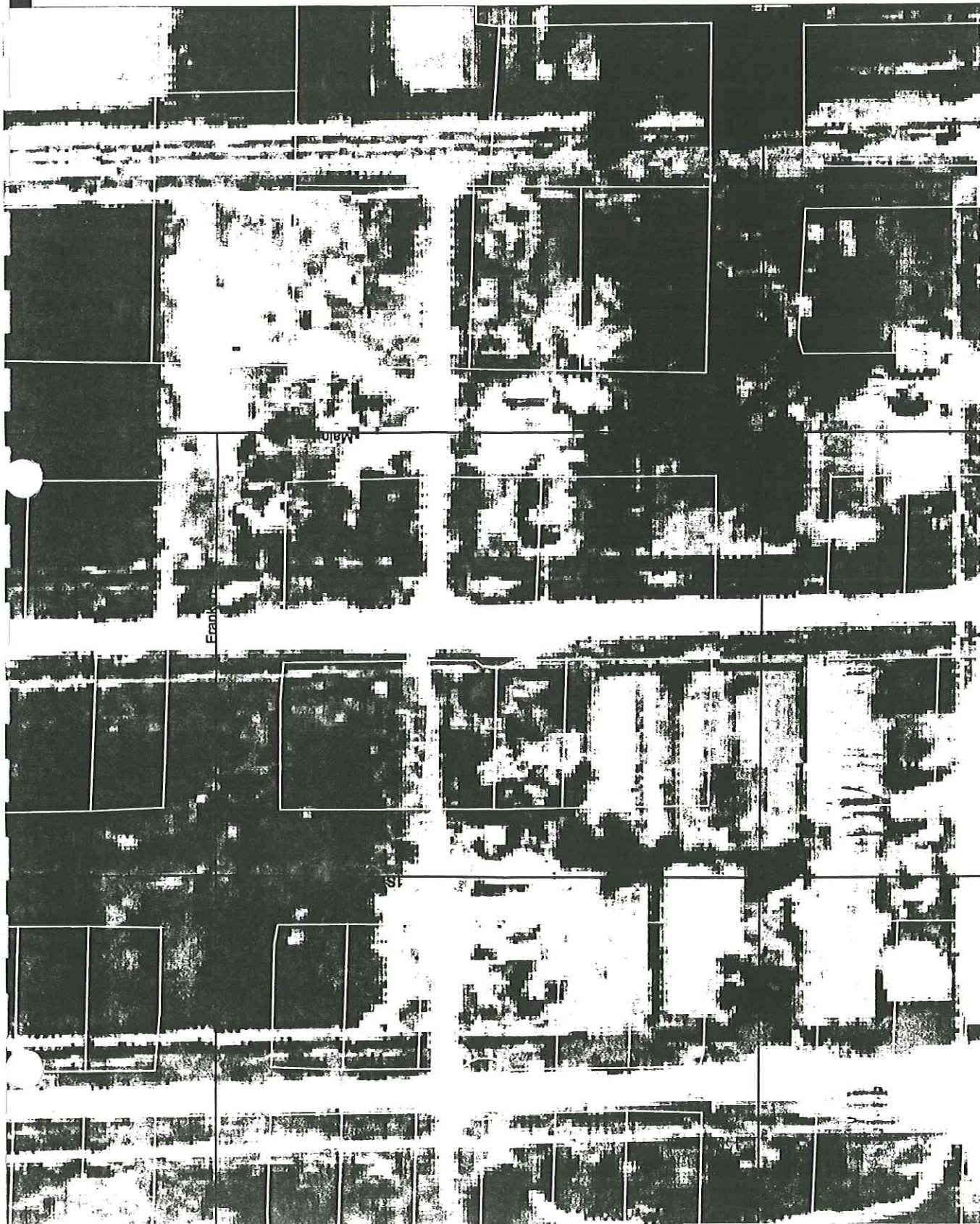
Record #	Class	Value Size	Value Method	Water	Sewer
1		0.23 Acre(s)	Sq-Feet	Public	Public

3202 Main - Union Gap 1927 Photos



All Roads

Tax Lots



Parcel Lot lines are for visual display only. Do not use for legal purposes.



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This map was derived from several databases. The
County cannot accept responsibility for any errors.
Therefore, there are no warranties for this product.

3202 Main - Union Ga 1968 Photos



All Roads

Tax Lots

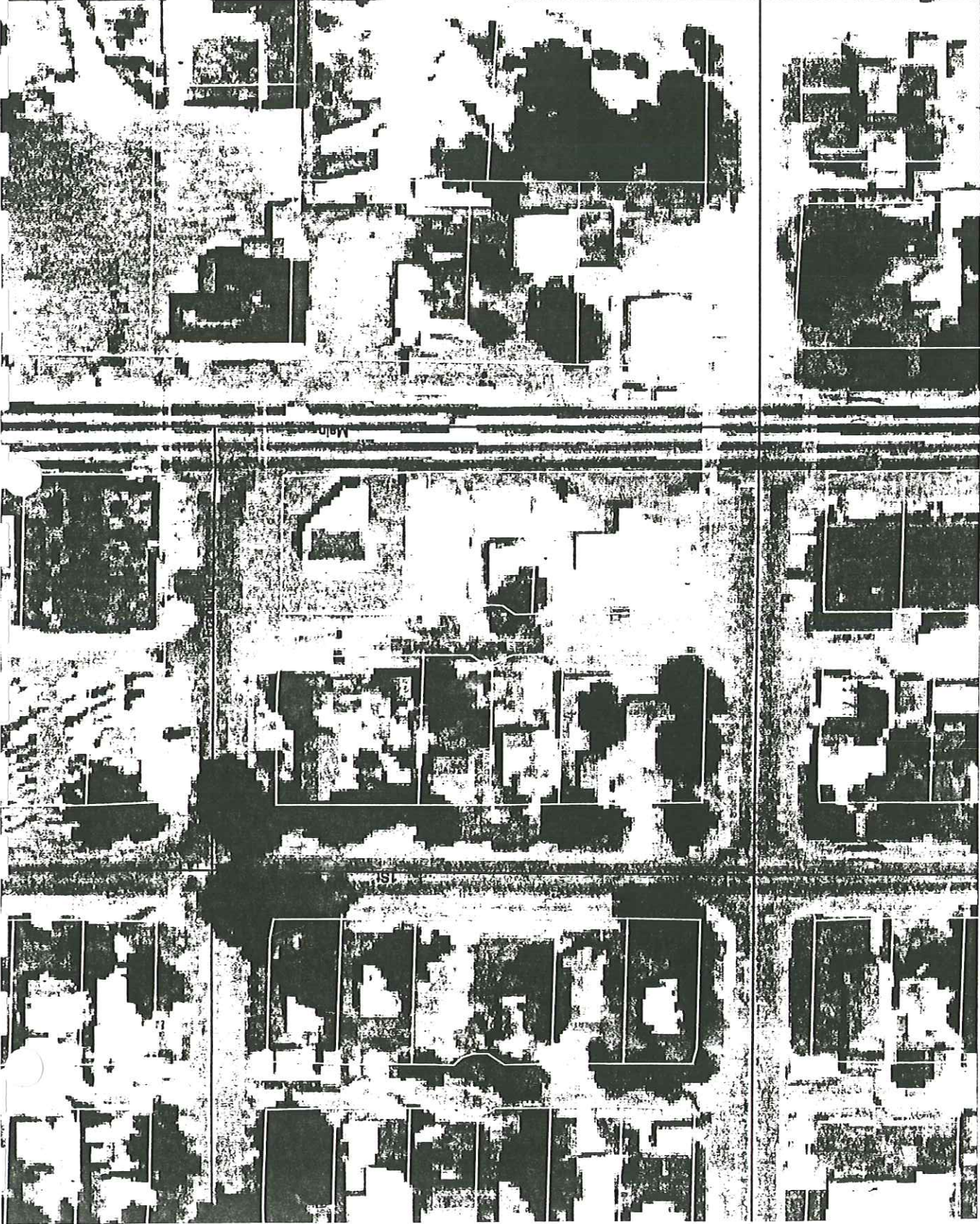
Parcel Lot lines are for visual display only. Do not use for legal purposes.



1" = 67 feet



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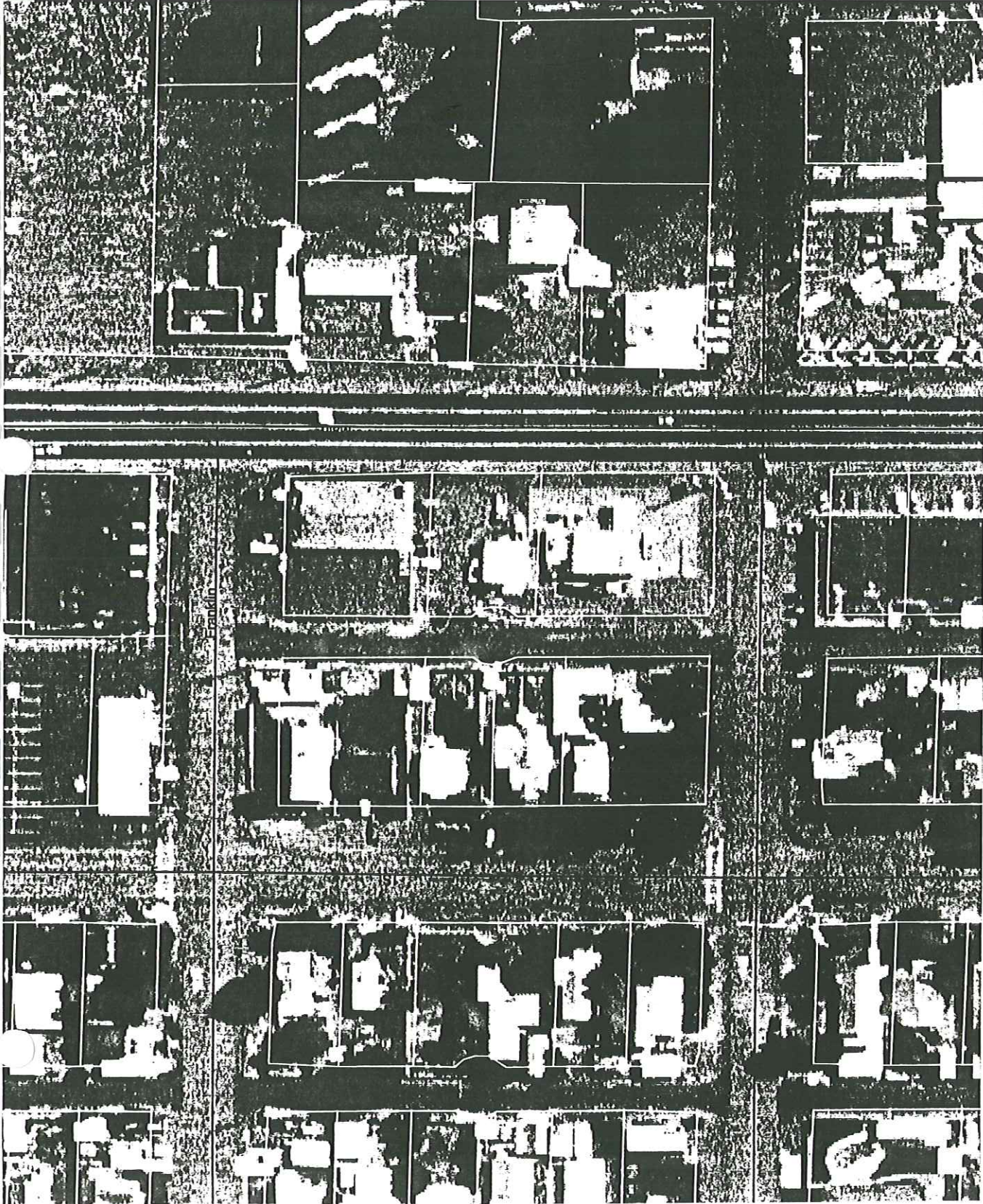


3202 Main - Union Gap 1992 Photos



All Roads

Tax Lots



Parcel Lot lines are for visual display only. Do not use for legal purposes.

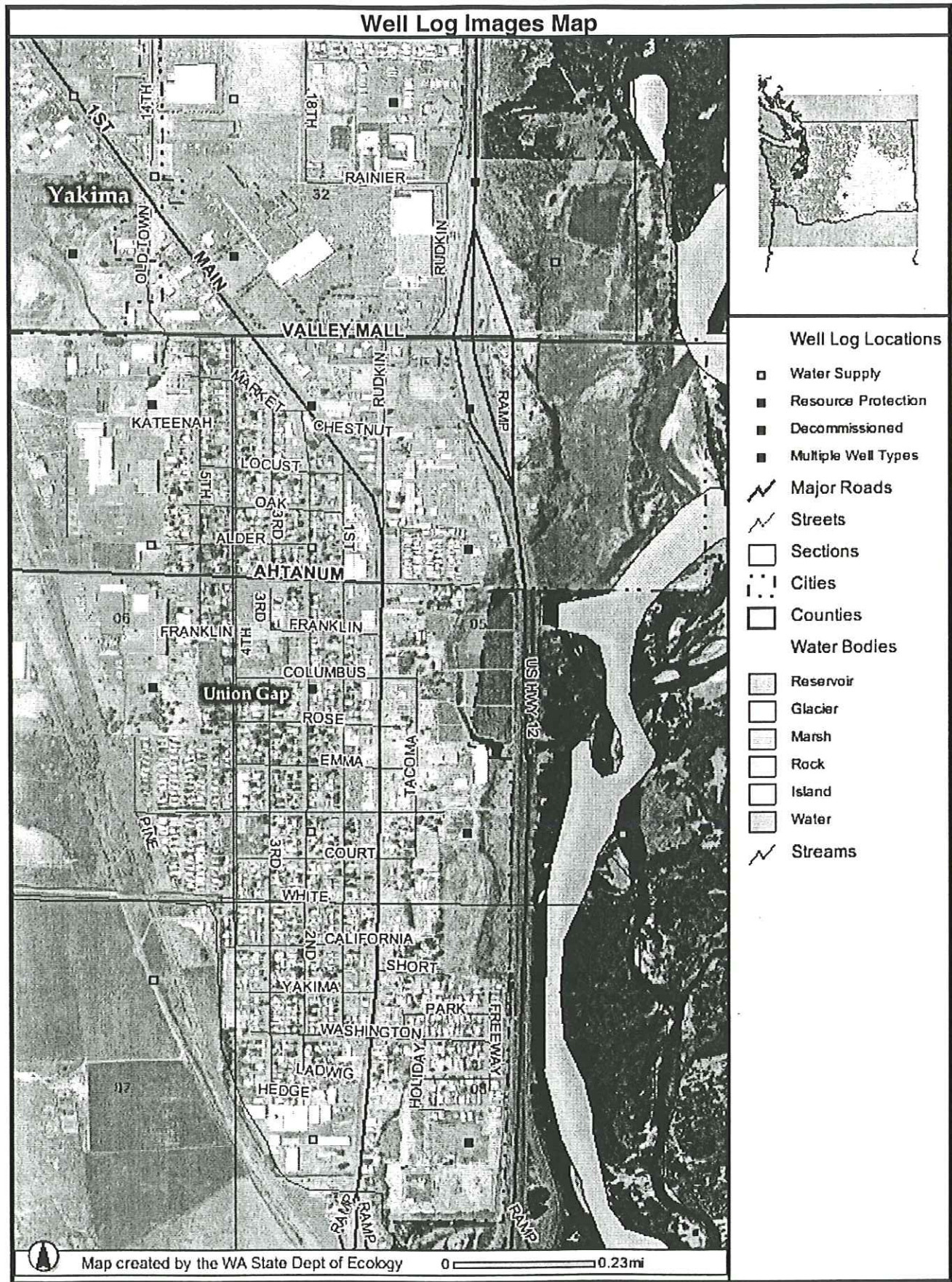


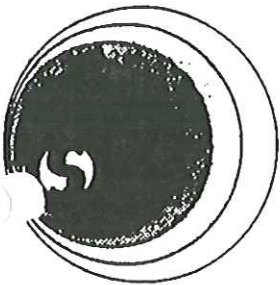
1" = 67 feet



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This map was derived from several databases. The County cannot accept responsibility for any errors. Therefore, there are no warranties for this product.





SOIL SAMPLING SERVICE, INC.

1415 MERIDIAN EAST, PUYALLUP, WA 98371-1399

FEDERAL ID #: 91-0762274 WA CONT. #SOIL SS*344LO

Geotechnical, Engineering & Mineral Exploration Drilling • Instrumentation • Horizontal Drains
Ground Water Monitoring • Hazardous Waste Identification • Well Abandonments

6032

(206) 927-3173

TELEX: 466762

FAX: (206) 927-3478

W

RESOURCE PROTECTION WELL REPORT

PROJECT NAME: JACK POT GAS STATION

JOB #: W3026 START CARD NO.: 062427

WELL IDENTIFICATION NO.: WU-001, 002, 003, 004

COUNTY: YAKIMA CITY: YAKIMA

DRILLING METHOD: AIR ROTARY

LOCATION: _____ 1/4 NW 1/4 SW 1/4

DRILLER: P. KETUMBEH Well

SEC.: 5 TOWN: WU RANGE: 196

SIGNATURE: P. Ketumbeh

DATUM: _____

CONSULTING FIRM: STANNOY & WILSON

WATER LEVEL ELEVATION: _____

REPRESENTATIVE: _____

INSTALLED: 8/18/91 8/13/91

DEVELOPED: _____

WELL DATA	AS BUILT	FORMATION DESCRIPTION
	<p>SEE SHEETS ATTACHED</p>	

SCALE: 1" = _____

PAGE _____ OF _____

STATE OF WASHINGTON,
DEPARTMENT OF CONSERVATION
AND DEVELOPMENT

WELL LOG

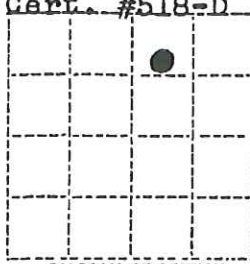
No. Decl a. #526

Date 1936, 19__

Cart. #518-D

Record by Don E. Gray

Source G. W. Decla. Claim



Location: State of WASHINGTON

County Yakima

~~XXX~~ Lot 12, Block 2 of

~~Max~~ Union Gap, original

SW 1/4 sec. 5 T 12 N., R. 19 E.

~~XXXXXX~~ townsite

Address _____

Method of Drilling drilled Date Jul. 22 19 47

Owner Town of Union Gap

Address Union Gap, Wash.

Land surface, datum _____ ft. ^{above} / _{below}

CORRE- LATION	MATERIAL	THICKNESS (feet)	DEPTH (feet)
------------------	----------	---------------------	-----------------

(Transcribe driller's terminology literally but paraphrase as necessary, in parentheses if material water-bearing, so state and record static level if reported. Give depths in feet below land-surface datum unless otherwise indicated. Correlate with stratigraphic column, if feasible. Following log of materials, list all casings, perforations, screens, etc.)

	Loose gravel & topsoil	15	15
	Cemented gravel	85	100
	Boulders	5	105
	Streaks of cemented gravel, loose gravel & boulders	70	175
	River & cemented gravel	17	192
	Sand & gravel	23	215

Pump Test:

Dim: 215' x 12" x 10"

SWL: 10'

Dd: 56'

Yield: 450 g.p.m.

Casing: 12" dia. from 0' to 90'; 10" dia. from 87' to 215'.

Perforations: 10" casing perfor. for

Turn up (Over) Sheet _____ of _____ sheets

RESOURCE PROTECTION WELL REPORT

AIR SPARGE

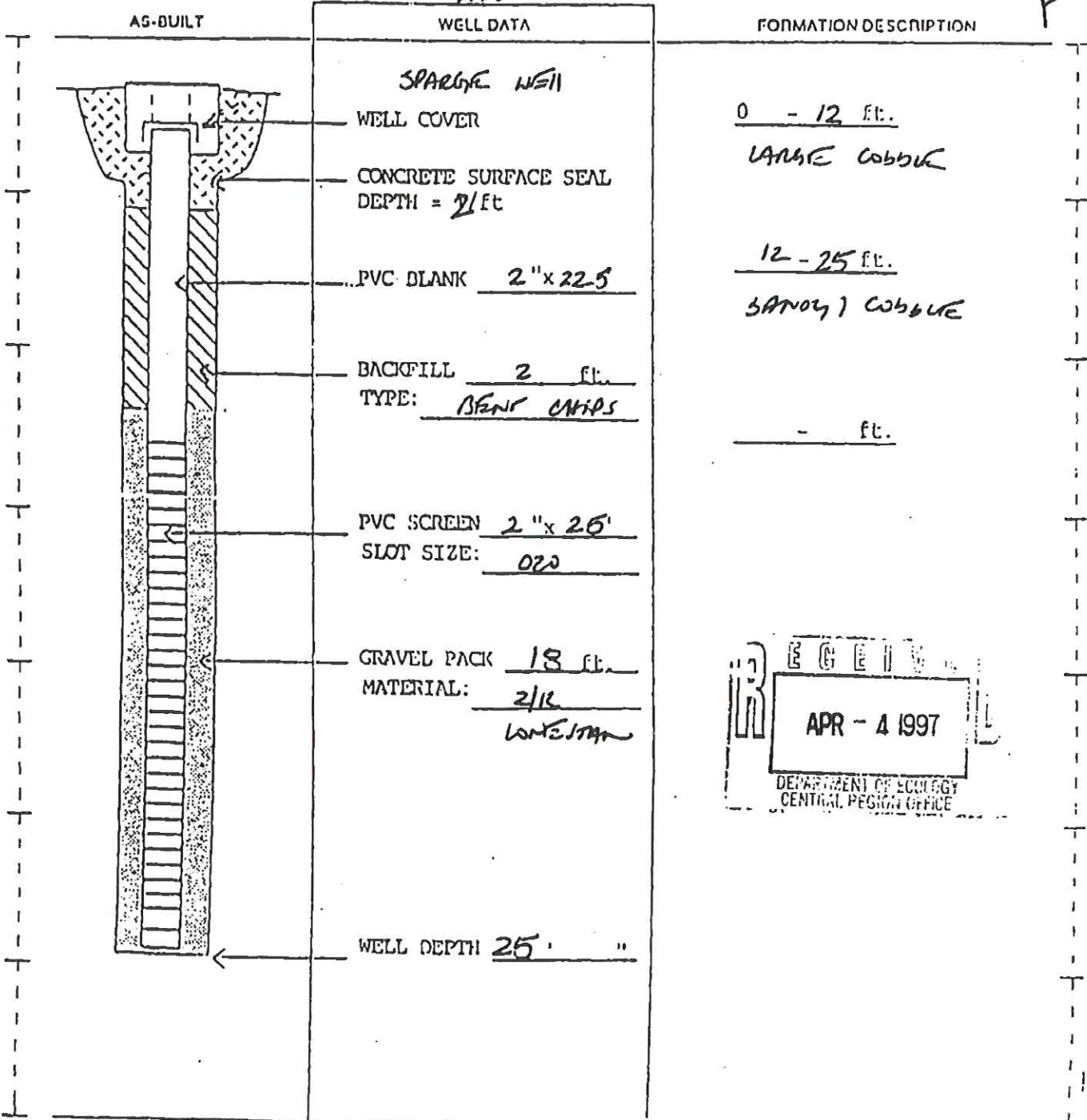
START CARD NO R28323

PROJECT NAME: Exxon Hackpot
 WELL IDENTIFICATION NO. ACQ 854
 DRILLING METHOD: HSA
 DRILLER: Brent C. Maloy
 FIRM: Cascade Drilling, Inc.
 SIGNATURE: _____
 CONSULTING FIRM: Agra / Spokane
 REPRESENTATIVE: B. Williams

COUNTY: Yakima
 LOCATION: SE 1/4 NW 1/4 Sec 5 Twp 12N R 19E
 STREET ADDRESS OF WELL: 3312 Main Street Union Gap, WA
 WATER LEVEL ELEVATION: _____
 GROUND SURFACE ELEVATION: N/A
 INSTALLED: 3-14-97
 DEVELOPED: _____

7112

P



SCALE: 1" = _____

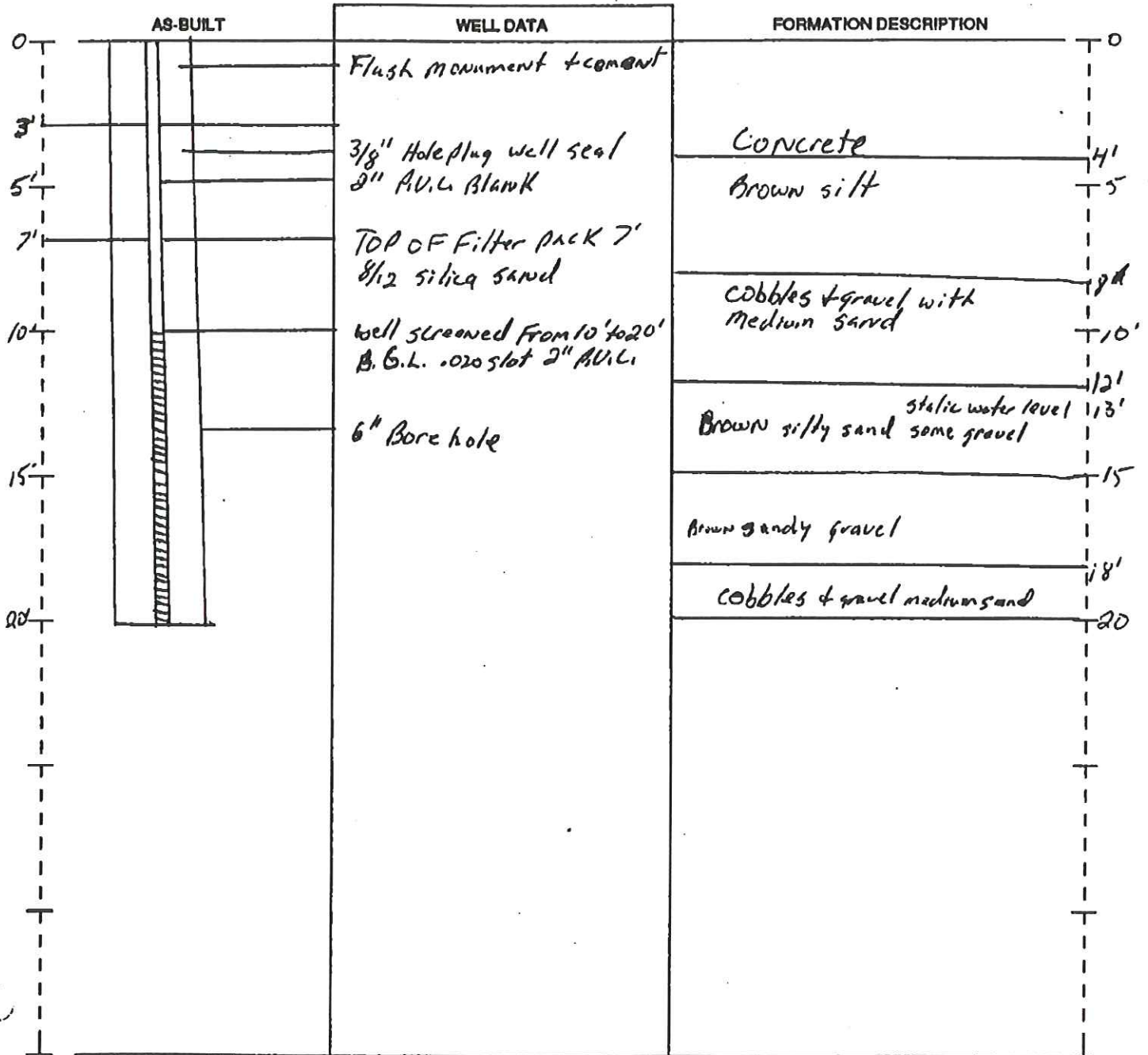
PAGE _____ OF _____

RESOURCE PROTECTION WELL REPORT

START CARD NO. R-14213

PROJECT NAME: WA State Dept. of Transportation
 WELL IDENTIFICATION NO. MW-4 / ABW-401
 DRILLING METHOD: tubex
 DRILLER: Robert A. Sheldon
 FIRM: Environmental West Exploration
 SIGNATURE: Robert A. Sheldon
 CONSULTING FIRM: W. S. A. O. T.
 REPRESENTATIVE: Thad Richardson

COUNTY: Yakima
 LOCATION: SE 1/4 NW 1/4 Sec 5 Twn 12N R 19E
 STREET ADDRESS OF WELL: 2809 Audkin Rd.
Union Gap, WA
 WATER LEVEL ELEVATION: 13' A.G.L.
 GROUND SURFACE ELEVATION: N.A.
 INSTALLED: 10-21-84
 DEVELOPED: N.A.



SCALE: 1" = 5'

PAGE 1 OF 1

NOV 4 1994