

# ***TME Environmental Services, Inc.***

May 23, 1994

Mr. Alex Cook  
Beneficial Finance  
Fax # 241-6501

Regarding: Coldeen property 15631 Westside Hwy. SW, Vashon Island, Wash.

Dear Mr. Cook;

We have contracted with Mr. Coldeen to deal with the underground tank situation on the subject property. There are two acceptable means of doing this, A. Removal, B. Abandonment In Place. Both are acceptable under state law and recognized environmental practice. TME is a state licensed Underground Tank Service Provider. I am registered by the state to conduct site assessments and licensed to supervise all types of underground tank work. In the Coldeen situation we believe that abandonment in place will be the most cost effective means to deal with the tank. In order to abandon in place there must not be contamination of the soils above state standards.

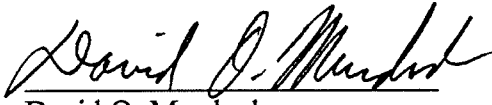
On Sunday May 23, 1994 I went to the site and examined the situation and located the tank. It appears to be a 500 gallon tank. I obtained soil samples below the bottom of the tank on each end and the center between the tank and the pump. The tank appears to have about 100 gallons of water in it. I performed field screening of the soil samples including sheen tests and odor tests. None of the samples produced a sheen on water which indicates that no petroleum was present. Each of the samples did have a non distinct odor which may or may not be petroleum. There was no obvious leakage or contaminated soil. We encountered a heavy clay layer at 4.5 feet.

The field screening should be considered inconclusive. The samples will be analyzed by a state certified laboratory. It will take approx. 2 weeks to get this data back. The information will be compared to state standards to determine if abandonment in place can be done or if the tank will have to be removed along with contaminated soils. If the soils are contaminated above state standards and if the contamination does not go below the clay layer, it could be expected that it may cost in the vicinity of \$5,000 to complete the project. At this point this should be considered speculation as not enough information is now available to make a scientific conclusion. I will need to see the laboratory data and conduct further testing on the site to determine the extent of contamination if there is any.

# ***TME Environmental Services, Inc.***

The site should not be considered contaminated, nor should it be considered clean at this point. If you have any questions please call.

Sincerely;



David O. Murdock

# *TME Environmental Services, Inc.*

June 1, 1994

Mr. Chris Coldeen  
16103 Westside Hwy SW  
Vashon Island, WA 98070

Dear Mr. Coldeen:

I am afraid that this is bad news. The laboratory data came in today and it is obvious that the tank leaked. It will not be possible to close the tank in place. A cleanup should be conducted. State law requires that this leak be reported to the Department of Ecology *by the property owner within 90 days*. As we discussed since you are yourself a contractor and since this leak is on your own property, and the leaking tank is exempt from underground tank rules, you may chose to deal with this problem yourself with out assistance. This will be your least expensive alternative. You should have a report prepared by a business licensed in the field and this consultant should also take the final samples as independent confirmation of the cleanup. State law does not require this but the lending institutions generally will.

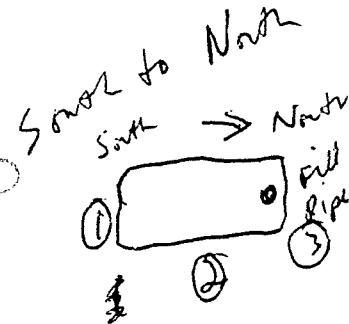
If you decide to deal with this problem yourself, I have only two reservations. 1. **Underground gasoline tanks are dangerous.** Every year someone is killed or hurt working on one without the proper training. You must at least obtain a copy of the publication "Underground Storage Tanks Decommissioning Study Guide" there is a nominal fee and you may obtain it from: Washington State Department of Ecology, Underground Storage Tank Unit, PO Box 47600, Olympia, Wa 98504. Study this guide and follow the procedures in it. It is my recommendation that you do not remove this tank yourself without a state licensed underground tank supervisor on site. 2. You may be getting in over your head on the technology and procedures that are involved. I am further recommending that you discuss this matter with the regulatory authorities before proceeding.

I will assist you in any way I can. Please give me a call and we will discuss this further.

# TME Environmental Services, Inc.

## Coldeen Tank Sample Results

	Standards	Samples		
		#1	#2	#3
WTPH-G (gasoline)	100 mg/kg	8,100	2,800	450
Benzene	0.5	12	7.4	0.8
Toluene	40	42	25	2.2
Ethylbenzene	20	17	7.4	0.8
xylene	20	130	70	7.6
lead	250	3.1	13.3	10.8

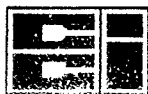


*These are the maximums*

*This is what is below your tank*

Sincerely:

David O. Murdock  
David O. Murdock



Laboratories

Serving the Environmental, Aerospace and Defense Industries

### CERTIFICATE OF ANALYSIS

CLIENT: TME ENVIRONMENTAL SERVICES INC.  
865 6TH ST.  
SUITE 300  
BREMERTON, WA 98310

DATE: 8/18/94  
CCIL JOB #: 408044  
CCIL SAMPLE #: 1 (3 from first test)  
DATE RECEIVED: 8/11/94  
WDOE ACCREDITATION #: C142

CLIENT CONTACT: DAVE MURDOCK

CLIENT PROJECT ID: COLDEEN  
CLIENT SAMPLE ID: 1 8/4/94 1600

### DATA RESULTS

ANALYTE	METHOD	RESULTS*	UNITS**	ACTION	ANALYSIS	ANALYSIS
				LEVEL***	DATE	BY
TPH-GASOLINE	WTPH-G	510	MG/KG	100MG/KG	8/17/94	KLP
BENZENE	EPA-8020	0.8	MG/KG	.5MG/KG	8/17/94	KLP
TOLUENE	EPA-8020	1.1	MG/KG	40MG/KG	8/17/94	KLP
ETHYLBENZENE	EPA-8020	1.0	MG/KG	20MG/KG	8/17/94	KLP
XYLENES	EPA-8020	2.8	MG/KG	20MG/KG	8/17/94	KLP

\* "ND" INDICATES ANALYTE NOT DETECTED. REPORTING LIMIT IS GIVEN IN PARENTHESES

\*\* UNITS FOR ALL NON LIQUID SAMPLES ARE REPORTED ON A DRY WEIGHT BASIS

\*\*\* ACTIONS LEVELS ARE PROVIDED ONLY WHEN PARAMETER DATA IS USED FOR A GENERALLY  
CONSISTENT APPLICATION. WHEN PROVIDED, THEY SHOULD BE USED AS GUIDELINES ONLY.  
THE APPROPRIATE REGULATORY DOCUMENT SHOULD BE CONSULTED BEFORE MAKING ANY  
DECISIONS BASED ON ANALYTICAL DATA

APPROVED BY: CR



Laboratories

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865 6TH ST.  
SUITE 300  
BREMERTON, WA 98310

DATE: 8/18/94  
CCIL JOB #: 408044  
CCIL SAMPLE #: 2  
DATE RECEIVED: 8/11/94  
WDOE ACCREDITATION #: C142

CLIENT CONTACT: DAVE MURDOCK

CLIENT PROJECT ID: COLDEEN  
CLIENT SAMPLE ID: 2 8/4/94 1600

### DATA RESULTS

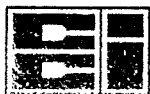
ANALYTE	METHOD	RESULTS*	UNITS**	ACTION	ANALYSIS	ANALYSIS
				LEVEL***	DATE	BY
TPH-GASOLINE	WTPH-G	1100	MG/KG	100MG/KG	8/17/94	KLP
BENZENE	EPA-8020	3.2	MG/KG	.5MG/KG	8/17/94	KLP
TOLUENE	EPA-8020	11	MG/KG	40MG/KG	8/17/94	KLP
ETHYLBENZENE	EPA-8020	3.1	MG/KG	20MG/KG	8/17/94	KLP
XYLENES	EPA-8020	29	MG/KG	20MG/KG	8/17/94	KLP

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SUITE 300  
BREMERTON, WA 98310

DATE: 8/18/94  
CCIL JOB #: 408044  
CCIL SAMPLE #: 3 (1 from first test)  
DATE RECEIVED: 8/11/94  
WDOE ACCREDITATION #: C142

CLIENT CONTACT: DAVE MURDOCK

CLIENT PROJECT ID: COLDEEN  
CLIENT SAMPLE ID: 3 8/4/94 1600

## DATA RESULTS

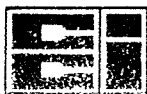
ANALYTE	METHOD	RESULTS*	UNITS**	ACTION LEVEL***	ANALYSIS DATE	ANALYSIS BY
TPH-GASOLINE	WTPH-G	1500	MG/KG	100MG/KG	8/17/94	KLP
BENZENE	EPA-8020	4.8	MG/KG	.5MG/KG	8/17/94	KLP
TOLUENE	EPA-8020	5.8	MG/KG	40MG/KG	8/17/94	KLP
ETHYLBENZENE	EPA-8020	15	MG/KG	20MG/KG	8/17/94	KLP
XYLENES	EPA-8020	43	MG/KG	20MG/KG	8/17/94	KLP

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WDOE ACCREDITATION #: C142

CLIENT CONTACT: DAVE MURDOCK

CLIENT PROJECT ID: COLDEEN

### QUALITY CONTROL RESULTS

#### SURROGATE RECOVERY

CCIL SAMPLE ID	ANALYTE	SUR ID	EXP'D AMT	AMT RECV	% RECV
407044-01	WTPH-G	DCB	*		
407044-01	EPA-8020	TFT	*		
407044-02	WTPH-G	DCB	*		
407044-02	EPA-8020	TFT	*		
407044-03	WTPH-G	DCB	*		
407044-03 (B,T)	EPA-8020	TFT	*		
407044-03 (E,X)	EPA-8020	TFT	*		

\* SURROGATE DILUTED OUT OF CALIBRATION RANGE

APPROVED BY: CRB





CCI Laboratories  
3229 Pine  
Everett, WA 98201  
Phone (206) 258-4548  
(206) 292-9059 Seattle  
(206) 259-6289 FAX

# Chain of Custody / Laboratory Analysis Request

Date Aug 4 Page 1 of 1

## ANALYSIS REQUESTED

## OTHER (Specify)

- WTPH-G ☒ W/BTEX  
WTPH-D ☐ 8015 MODIFIED ☐  
WTPH-418.1  
BTEX  
WTPH-HCID  
EPA 8020 ☐ 602 ☐  
EPA 8010 ☐ 601 ☐  
EPA 8240 ☐ 624 ☐ 8260 ☐  
EPA 8270 ☐ 625 ☐  
EPA 8080 ☐ 608 ☐ PCB only ☐ Pest only ☐  
Metals Priority Pollutant ☐ RCRA ☐ TAL ☐  
Metals Other (Specify)  
TCLP Metals ☐ VOA ☐ Semi-Vol ☐ Pest ☐ Herb ☐

NUMBER OF CONTAINERS  
RECEIVED IN GOOD CONDITION?

PROJECT Colden # 1  
PROJECT MANAGER Murdoch PH#         
REPORT/INVOICE MAILING ADDRESS IME

SAMPLER'S NAME SEA PH# 292-9741

SAMPLE I.D.	DATE	TIME	TYPE	LAB #	ANALYSIS REQUESTED	OTHER (Specify)
1. <u>1</u>	<u>8/4</u>	<u>16.00</u>	<u>Soil</u>		<input checked="" type="checkbox"/> WTPH-G <input checked="" type="checkbox"/> W/BTEX	
2. <u>2</u>	<u>11</u>	<u>11</u>	<u>11</u>		<input checked="" type="checkbox"/> WTPH-D <input type="checkbox"/> 8015 MODIFIED <input type="checkbox"/>	
3. <u>3</u>	<u>11</u>	<u>11</u>	<u>11</u>		<input type="checkbox"/> WTPH-418.1	
4. <u>      </u>					<input type="checkbox"/> BTEX	
5. <u>      </u>					<input type="checkbox"/> WTPH-HCID	
6. <u>      </u>					<input type="checkbox"/> EPA 8020 <input type="checkbox"/> 602 <input type="checkbox"/>	
7. <u>      </u>					<input type="checkbox"/> EPA 8010 <input type="checkbox"/> 601 <input type="checkbox"/>	
8. <u>      </u>					<input type="checkbox"/> EPA 8240 <input type="checkbox"/> 624 <input type="checkbox"/> 8260 <input type="checkbox"/>	
9. <u>      </u>					<input type="checkbox"/> EPA 8270 <input type="checkbox"/> 625 <input type="checkbox"/>	
10. <u>      </u>					<input type="checkbox"/> EPA 8080 <input type="checkbox"/> 608 <input type="checkbox"/> PCB only <input type="checkbox"/> Pest only <input type="checkbox"/>	

## SPECIAL INSTRUCTIONS

## POSSIBLE SAMPLE HAZARDS

## SIGNATURES (Name, Company, Date, and Time):

1. Relinquished By: David A. Murdoch 8/4/00  
Received By: CCI 6/11/00  
2. Relinquished By:         
Received By:         
3. Relinquished By:         
Received By:         
4. Relinquished By:         
Received By:

Synopsis of the two tests:

		<u>Sample 1</u>	<u>Sample 2</u>	<u>Sample 3</u>
<u>WTPH G:</u>				
<b>100</b>	1 <sup>st</sup> Test	8100	2880	450
	2 <sup>nd</sup> Test	1500	1100	510

Benzene:

<b>.5</b>	1 <sup>st</sup> Test	12	7.4	.8
	2 <sup>nd</sup> Test	4.8	3.2	.8

Toluene:

<b>40</b>	1 <sup>st</sup> Test	42	25	2.2
	2 <sup>nd</sup> Test	5.8	11	1.1

Ethyl Benz.:

<b>20</b>	1 <sup>st</sup> Test	17	7.4	0.8
	2 <sup>nd</sup> Test	15	3.1	1.0

Xylenes:

<b>20</b>	1 <sup>st</sup> Test	130	70	7.6
	2 <sup>nd</sup> Test	43	29	2.8