

# Huntingdon

Huntingdon Engineering & Environmental, Inc.

96 South Zuni Street  
Denver, Colorado 80223

Telephone: (303) 744-7105  
Fax: (303) 744-0210

**SITE HISTORY REPORT  
FIFTH WHEEL TRUCK REPAIR FACILITY  
307 EAST ARLINGTON STREET  
YAKIMA, WASHINGTON  
JUNE, 1995**

**Job No. 195-1900**

**Prepared for:**

Mr. Richard F. Hahn, Owner  
Fifth Wheel Truck Repair  
1201 South First street  
Yakima, Washington 98901  
(509) 453-9171

**Prepared By:**

**HUNTINGDON ENGINEERING & ENVIRONMENTAL INC.,**  
96 South Zuni Street  
Denver, Colorado 80223  
(303) 744-7105  
Fax (303) 744-0210

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96 South Zuni Street  
Denver, Colorado 80223

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Fax: (303) 744-0210

June 15, 1995

Mr. James Adams, Attorney,  
Kurtz, Hurley, Lara & Adams  
411 North Second Street  
Yakima, Washington 98901

**RE: Task 1 - Site History Report, Fifth Wheel Truck Repair Facility, 307 East Arlington Street, Yakima, Washington.**

Dear Mr. Adams:

Huntingdon Engineering and Environmental, Inc. (Huntingdon) is pleased to provide you with the enclosed Site History Report.

We appreciate the opportunity to perform these services for you. If you have any questions regarding this report please contact the undersigned at (303) 744-7105.

Respectfully submitted,

**HUNTINGDON ENGINEERING & ENVIRONMENTAL, INC.**



Rachel Tauman,  
Senior Project Manager

cc: Mr. Richard F. Hahn  
Mr. Rick Roeder WDOE

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**SITE HISTORY  
FIFTH WHEEL TRUCK REPAIR FACILITY  
307 EAST ARLINGTON STREET  
YAKIMA, WASHINGTON  
JUNE, 1995**

**INTRODUCTION**

**Background**

The Fifth Wheel Truck Repair facility (facility) includes the Fifth Wheel Truck Repair and the S & S Auto Body shops. The facility is located at 307 and 309 East Arlington Street (SW 1/4, NE 1/4, Sec. 30, T 13 N, R 19 E) Yakima, Washington (see Figure 1-Site Vicinity Map). Both shops are associated with, and owned by, the Hahn Motors Company, located across the street at 1201 South First Street. The site is located in the Yakima Railroad Area (YRRA), a mile-wide corridor extending from Lincoln Avenue, to the north, to Union Gap in southeastern Yakima. Groundwater within this area is known to be contaminated with tetrachloroethene (PCE). The Washington State Department of Ecology (Ecology) has been evaluating contaminated sites on a case-by-case basis throughout this area. If PCE is detected in soils above the high groundwater table level at a site, Ecology may include the site in a list of potential liable parties (PLPs). PCE was detected in soil at the Fifth Wheel Truck Repair facility and the facility was named a PLP in the YRRA. Fifth Wheel Truck Repair entered into an Enforcement Order Remedial Investigation (RI) with Ecology. The preparation of a Site History report (Task 1) is required for the YRRA Work Plan RI.

**Facility Description**

The Fifth Wheel Truck Repair shop provides maintenance and repair services for large trucks. The S & S Auto Body Shop provides auto body and painting services. Both shops are currently leased by the tenants.

The two shops are located within one building (see Figure 2- Site Sketch Map). The building contains approximately 14,000 square feet of space. The north and east sides of the building are fenced. The dimensions of the fenced area to the north are approximately 24 ft x 150 ft. On the east side, the fence extends approximately 10 ft from the building. The building is surrounded by asphalt paving to the north, east and west, and by the East Arlington Street sidewalk to the south.

The Fifth Wheel Truck Repair interior includes a truck repair area, offices, and a warehouse supply area. Waste fluids generated at the facility drain into a subfloor oil/water separator connected to the city sewer system. Prior to installation of the subfloor oil/water separator, a catch basin (dry well) was used to collect waste oil from the repair area. The catch basin sediment and underlying soil were found to be contaminated with petroleum hydrocarbons (TPH) and PCE during a previous investigation. The catch basin and associated contaminated soils were excavated and removed from the facility. Additionally, the fenced area in the back is paved and is used for parking. A dry well is present in this area of the facility at a topographically low area to collect surface runoff. Prior to the

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present dry well being in this area, another dry well was present in the back. The old dry well was found to be contaminated with TPH and was excavated and removed in 1991.

The S & S Auto Body Shop portion of the building includes a repair area, old paint room, new paint room, warehouse supply area and offices. Three sumps are used to collect waste water generated from operations occurring in the shop. Two of the sumps are located inside the shop and one sump is located outside the building, in the back of the shop. One of the interior sumps (Sump #1), in addition to waste water also collects runoff from the roof of the building. The sumps were found to be contaminated with TPH, xylenes (a volatile organic compound) and metals including cadmium, chromium, and lead. The sludge in the sumps will require remedial action and appropriate disposal at a dangerous waste facility (Huntingdon RI Interim Report, May 1995).

### OWNERSHIP HISTORY

The following information on the ownership history of the site is based on a research of the title performed at Yakima County records office and personal communications with Mr. Richard F. Hahn, owner of Hahn Motors Company.

1930 - 1934	Grantor: Lindeman Family (Ross W. and Jess G.) Grantee: Lindeman Power Equipment Co.
1934 - 1935	Grantor: Northern Pacific Railway Co. Grantee: L.C. Keylon
1935 - 1937	Grantor: Lindeman Family (Joe and Elizabeth) Grantee: Lindeman Family (Ross W. and Jess G.)
1937 - 1945	Grantor: Lindeman Family (Ross W. and Jess G.) Grantee: L.C. Keylon
1945 - 1948	Grantor: Keylon Family (L.C. and Elizabeth) Grantee: Kiefer Family (Henry E. and Francis W.)
1948 - 1980	Grantor: Kiefer Family (Henry E. and Francis W.) Grantee: Carl A. Hahn
1980 - 1986	Grantor: Richard F. Hahn, Estate rep. of Carl A. Hahn Grantee: Richard A. Hahn, Trustee of Carl A. Hahn Trust
1986 - Present	Grantor: Richard F. Hahn, Trustee of Carl A. Hahn Trust Grantee: Richard A. Hahn

A copy of the ownership history document is included in the Appendix of this report.

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### Building Dates

- 1948 - The Fifth Wheel Truck Repair shop, 307 East Arlington Street was constructed.
- 1969 - The S & S Auto Body Shop, 309 East Arlington Street was constructed.

### Business History

#### **Fifth Wheel Truck Repair Facility**

- 1948 - 1974 Fifth Wheel Truck Repair in operation by Hahn Motors.  
1974 - Present Fifth Wheel Truck Repair leased to Mr. Robert Pool.

#### **S & S Auto Body shop**

- 1969 - Present S & S Auto Body Shop leased to Mr. David Siebol.

### PRIOR ENVIRONMENTAL INVESTIGATIONS

The following Environmental Investigations have been completed for the facility and surrounding area to date:

- October 25, 1989 - *Preliminary Integrity Assessment of Two Underground Storage Tanks and Three Industrial Waste Water Sumps, 1201 South First Street and 307 East Arlington Street, Yakima, Washington.* Prepared by Earth Consultants Inc.
- December 27, 1990 - *Phase I Subsurface Investigation, Consolidated Freightways, 1105 South Third Street, Yakima, Washington.* Prepared by Blymyer Engineers, Inc.
- February, 1991 - *Engineering Report on Drywell Intermediate Cleanup for Fifth Wheel Truck Repair Premises 307 East Arlington Street, Yakima, Washington.* Prepared by PLSA Engineering & Surveying.
- April, 1991 - *Engineering Report on Intermediate Cleanup and Site Closure for Fifth Wheel Truck Repair 307 East Arlington Street, Yakima, Washington.* Prepared by PLSA Engineering & Surveying.
- October, 1993 - *Sampling Report for Fifth Wheel Truck Repair 307 East Arlington Street, Yakima, Washington.* Prepared by PLSA Engineering & Surveying.

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## **SUMMARY OF ENVIRONMENTAL INVESTIGATIONS**

The following table (Table 1) is a summary of the environmental investigations performed at the facility including the reasons for each investigation, methods of investigation, and the findings and actions taken.

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**TABLE 1: Summary of Environmental Investigations Performed at Fifth Wheel truck Repair facility and surrounding properties.**

Consulting Firm	Date of Work	Reasons for ESA / Remedial Investigations	Methods of Investigation	Findings	Recommendations/ Actions
Earth Consultants Inc.	10/89	Potential for subsurface soil and groundwater contamination from 2 UST's and 2 sumps at Hahn Motors and 1 drywell at Fifth Wheel Truck Repair	The drilling 3 soil borings using an air rotary drill rig and hand augering 2 holes. Two (2) Borings (B-1&2) located near UST's at Hahn Motors, and one (1) boring (B-3) located near a dry well at the Fifth Wheel Truck Repair; The auger holes are located near the sumps at Hahn Motors	Soil: TPH above MTC cleanup levels in B-3 and sump. Groundwater: PCE concentrations of 5 ppb were detected in B-3, and 0.7 and 7.3 ppb in sump sediments.	Recommendations: cleanup TPH contaminated soil near drywell (B-3) & sump; Dispose of TPH in an approved landfill; Address PCE problem
Blymyer Engineers Inc.	12/90	Consolidated Freightways Site (east of the facility). Subsurface TPH contamination detected in soil upon removal of 2 UST's; 1000 gallon gasoline tank & 550 gallon motor oil tank.	Air rotary drilling of 3 borings/monitoring wells. Soil & groundwater sampling; Soil sampling of the stockpile (from the excavated UST's)	Groundwater: PCE above 5 ppb (range 10-12 ppb) was detected in groundwater in the 3 wells. TPH (1 ppm) detected in MW-1. Soil: Stockpile & MW-1 boring impacted with TPH.	Recommendations: remove TPH contaminated soil; dispose in an approved landfill. Monitor groundwater for PCE & TPH
PLSA	01/91	<ul style="list-style-type: none"> <li>TPH contaminated soils were present in the dry well outside (per Earth Consultants report 10/89).</li> <li>TPH contaminated soil were reported by Ken Leingang Excavating Inc., in the interior catch basin.</li> </ul>	<p>The removal of TPH impacted soil from the interior catch basin (volume not reported); soil sampling of the catch basin; The installation of 2 borings/monitoring wells using an air rotary drill rig, on the west side of the facility. Soil and groundwater sampling of the borings/monitoring wells.</p>	<p>Catch Basin: TPH: 13,259 mg/kg. PCE: 0.265 mg/kg</p> <p>Borings/monitoring wells: PCE, TPH, PCB and Metals were Non Detect except copper (0.04 ppm)</p>	<p>Actions: Removal of contaminated soil from interior catch basin. Replace catch separator. Disposal location of excavated soil: SW corner of South Streets (Hahn's property). The soil was stockpiled. No liner was used.</p> <p>Recommendations: Excavate and remove TPH contaminated soils from the dry well outside; Monitor groundwater for TPH.</p>

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Consulting Firm	Date of Work	Reasons for ESA / Remedial Investigations	Methods of Investigation	Findings	Recommendations/ Actions
PLSA	04/91	Removal of TPH from the dry well outside the facility.	Excavation of TPH contaminated soil from the dry well; groundwater sampling.	<p><b>Groundwater Analytical Results:</b>  PCE, TPH, &amp; PCB - Non Detect  copper: 0.04 ppm  mercury 1.3-2.2 ppb above  cleanup levels of 2 ppb.</p>	<p><b>Actions:</b>  Excavation of the dry well and removal of 120 cubic yards of contaminated soil.  <u>Disposal location of excavated soil: SW corner of South 6th Street and Arlington Streets (Hahn's property).</u> The previously excavated soil from the catch basin and the dry well contaminated soils were spread out on the lot; <u>TPCS was spread for remediation by Land Farming.</u> <u>No liner was used.</u>  Clean, granular fill was used as backfill for the facility.</p>
PLSA	11/93	<p>Inadequate prior soil sampling and the reported PCE concentrations of 0.265 mg/kg in a soil sample from the catch basin.</p> <p>The purpose of this sampling round was to confirm the presence or absence of PCE inside the facility, adjacent to the former catch basin.</p>	<p>The drilling of one boring through the backfill, adjacent to the former catch basin, and the sampling of the underlying undisturbed soil for PCE, using EPA Method 8240. The drilling was performed using a short tower ODEX system. Two soil samples were collected beneath the backfill at approximately 14 ft below ground surface:</p> <ul style="list-style-type: none"> <li>• 1 cutting chip sample</li> <li>• 1 split spoon sample using a 140 lbs hammer driving the sampler (a Dames and Moore split spoon sampler). The hammer was dropped for 70 repetitions.</li> </ul>	<p>Laboratory analytical results for PCE reported non detect (ND) for both the chip and the split spoon samples.</p>	<p><b>Actions:</b>  de minimus settlement requested by Mr. James Adams, Attorney, for Hahn Motors, denied by Ecology due to inadequate sampling. Common scientific practices dictate that more than one sample will be required to determine if a facility is clean.</p> <p><b>Recommendations:</b>  If Hahn Motors wishes Ecology's involvement, an Agreed Order or Consent Decree may be prepared.</p>

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## LIMITATIONS

Huntingdon's Remedial Investigations was performed with generally accepted practices of the profession undertaken in similar studies at the same time and in the same geographical area. Huntingdon observed that degree of care and skill generally exercised by the profession under similar circumstances and conditions. This report has been prepared for the use of Fifth Wheel Truck Repair facility. Fifth Wheel Truck Repair is the only party to which Huntingdon has explained the risks involved in the development of the scope of services needed to satisfactorily manage those risks, if any, from Fifth Wheel Truck Repair point of view. Accordingly, reliance on this report by any other party may involve assumptions whose extent and nature may lead to a distorted meaning and impact of the findings and opinions related herein.

This information was provided to aid in the Fifth Wheel Truck Repair evaluation of soil and groundwater contamination at the facility. If you have any questions regarding this report, please call the undersigned at (303) 744-7105.

Respectfully submitted,

**HUNTINGDON ENGINEERING & ENVIRONMENTAL INC.,**



Rachel Tauman,  
Senior Project Manager

## REFERENCES

Blymyer Engineers, Inc., 1990., *Phase I Subsurface Investigation, Consolidated Freightways, 1105 South Third Street, Yakima, Washington.*

Earth Consultants, Inc., 1989., *Preliminary Integrity Assessment of Two Underground Storage Tanks and Three Industrial Waste Water Sumps, 1201 South First Street and 307 East Arlington Street, Yakima, Washington.*

Hahn R. F., 1995., Personal communications, May 4, June 15, 1995. Mr. Richard Hahn (Owner, Hahn Motors Co.) Yakima, Washington. With Rachel Tauman, Huntingdon Engineering & Environmental, Inc., Denver, Colorado.

Huntingdon Engineering & Environmental Inc., 1995., *Remedial Investigations - Interim Report, Fifth Wheel Truck Repair Facility 307 East Arlington Street, Yakima, Washington.*

McEwen, 1995., Telephone communication, June 14, 1995. Mr. Art McEwen (Yakima Health District) Yakima, Washington. With Rachel Tauman, Huntingdon Engineering & Environmental, Inc., Denver, Colorado.

PLSA Engineering & Surveying., 1991., *Engineering Report on Drywell Intermediate Cleanup for Fifth Wheel Truck Repair Premises 307 East Arlington Street, Yakima, Washington.*

PLSA Engineering & Surveying., 1991., *Engineering Report on Intermediate Cleanup and Site Closure for Fifth Wheel Truck Repair 307 East Arlington Street, Yakima, Washington.*

PLSA Engineering & Surveying., 1993., *Sampling Report for Fifth Wheel Truck Repair 307 East Arlington Street, Yakima, Washington.*

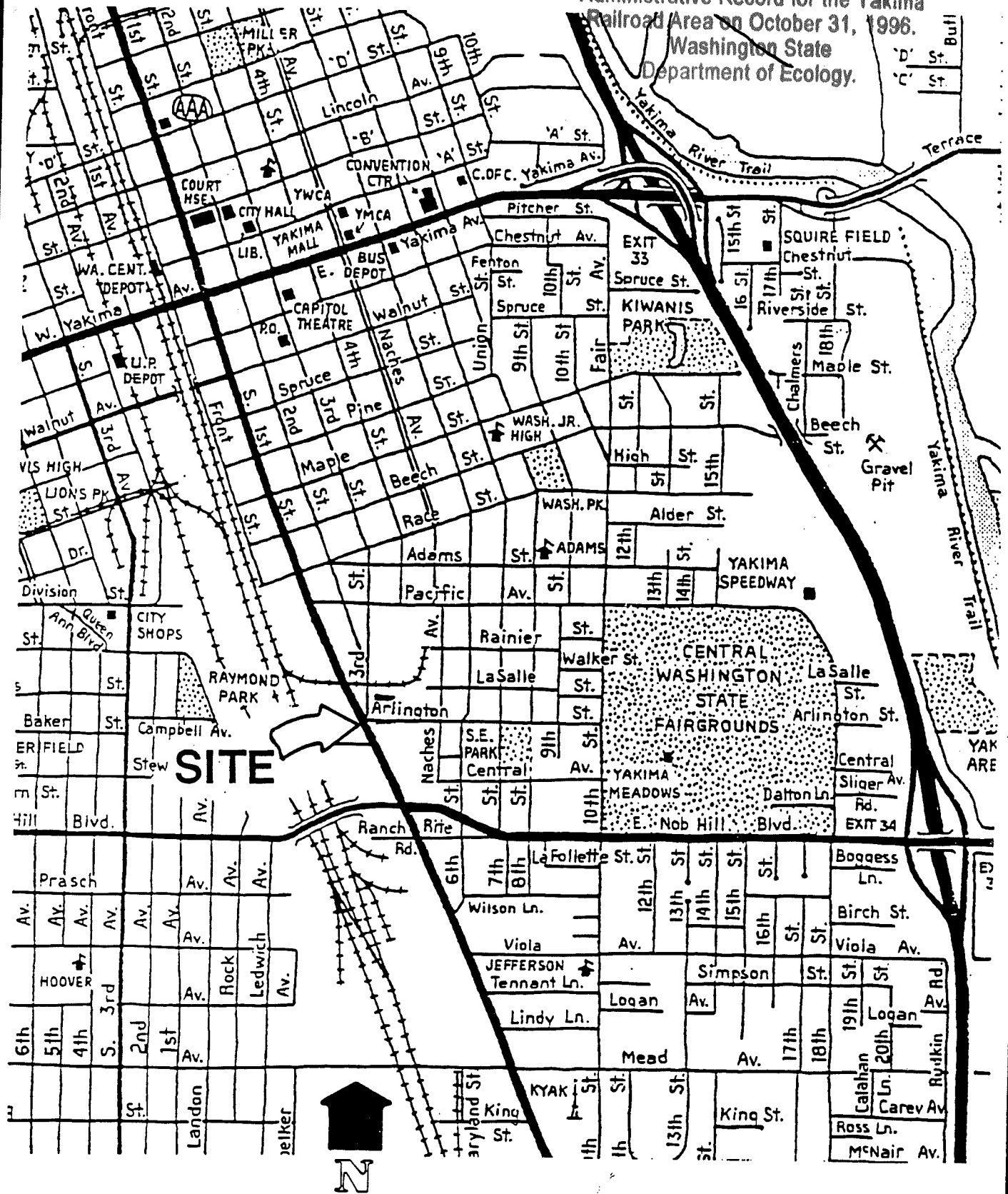
WDOE, 1993., *The Model Toxics Control Act, Chapter 173-340 WAC*, Washington State Department of Ecology Toxics Cleanup Program, Olympia, Washington.

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**FIGURES**

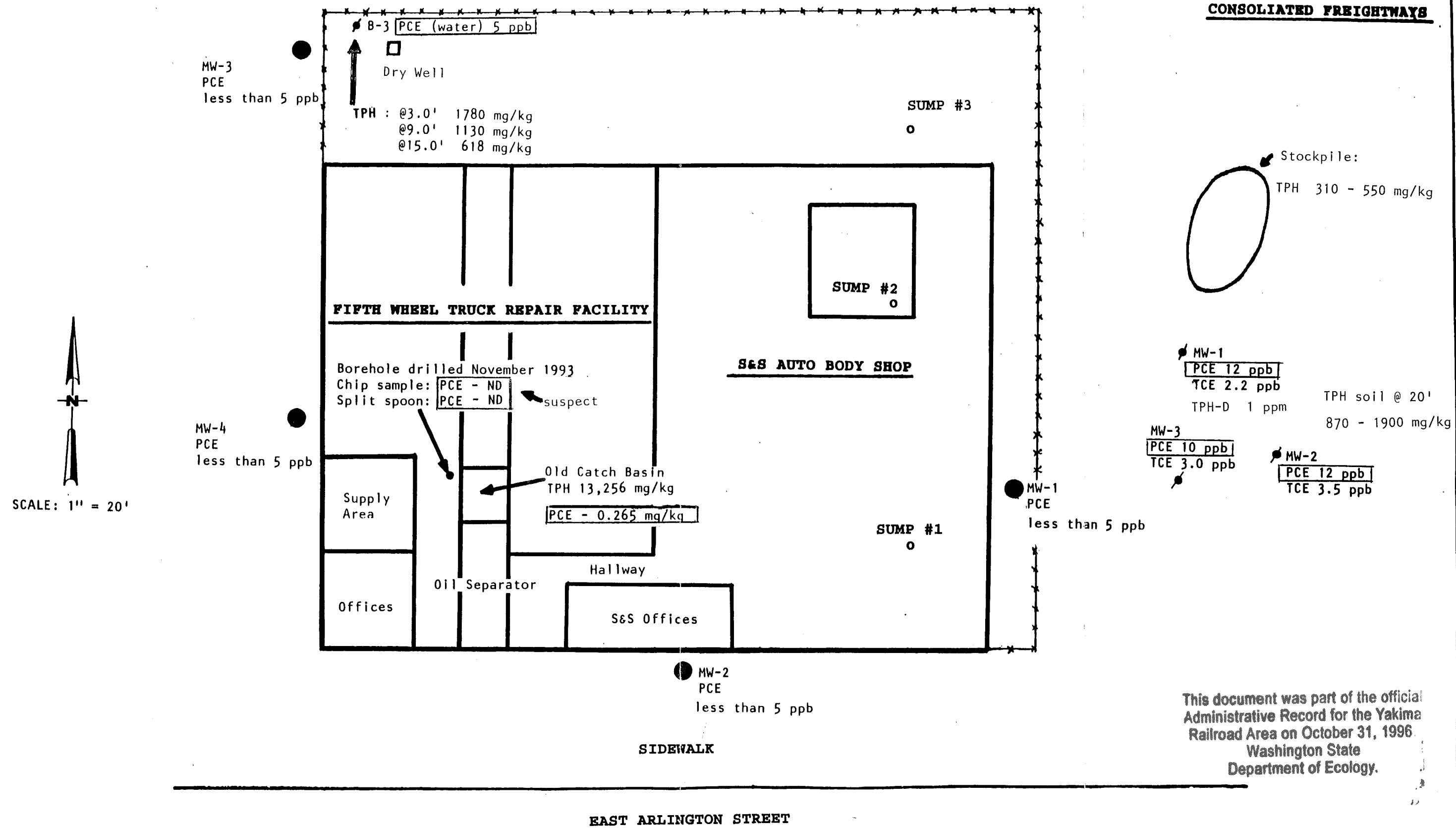
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FIFTH WHEEL TRUCK REPAIR FACILITY, YAKIMA, WASHINGTON

**CONSOLIDATED FREIGHTWAYS**



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**APPENDIX**

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# Fidelity Title Company

406 NORTH SECOND STREET • PHONE 248-6210 • P.O. BOX 1682 • YAKIMA, WASHINGTON 98907

April 12, 1995

KURTZ HURLEY LARA & ADAMS  
411 NORTH 2ND STREET  
YAKIMA, WA 98901

Attn: JIM ADAMS, ATTY.

RE: Your Reference No: **RECORDED DOCUMENT GUARANTEE/R.F. HAHN**  
Our Order No: **36164**

Please find attached an invoice with the balance remaining on this account.  
Please remit the amount showing on the **TOTAL** line.

We were glad to be of service to you and look forward to doing business with you again.

-FIDELITY TITLE COMPANY

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*" OUR NAME SAYS IT ALL "*

tar - Individual Account Ledger

Company - TITL - FIDELITY - TITLE ACCOUNTING  
 Office - ACCT - FIDELITY - TITLE ACCOUNTING

Date 04/12/95 Page 1

End Transaction Date: 04/12/95

-----  
 36164 Account No  
 Buyer - R.F. HAHN  
 Seller - RECORDED DOCUMENT GUARANTEE  
 Street C/O KURTZ HURLEY LARA & ADAMS  
 City, ST, Zip ATTN: JIM ADAMS, ATTY.,  
 Open Date 04/12/95  
 Officer  
 Title  
 Type  
 Amount 0.00  
 Reopen N Hold N

DATE	REC/CHK#	AMOUNT	BALANCE	DESCRIPTION
4/12/95 T	8777	240.00	240.00	OD 04/12/95 TO PREMIUM
4/12/95 T	8778	18.96	258.96	OD 04/12/95 TO SALES-TAX
Trust		258.96	OD	
Savings		0.00	Held	0.00
Total		258.96	OD	

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# RECORDED DOCUMENT GUARANTEE

## CHICAGO TITLE INSURANCE COMPANY,

*a Missouri corporation, herein called the Company,*

SUBJECT TO THE TERMS, LIMITATIONS AND CONDITIONS OF  
THE APPLICATION FOR THIS GUARANTEE  
WHICH APPLICATION, OR COPY THEREOF, IS ATTACHED HERETO  
AND MADE A PART HEREOF

### GUARANTEES

48 0004 36 000046

The Applicant named in Schedule A, herein called the Assured, against loss not exceeding the liability amount of \$25,000.00 which the Assured shall sustain by reason of any incorrectness in the assurances set forth in Schedule A.


Any claim or other notice to the Company shall be in writing and shall be addressed to the Company at the issuing office or to:

Chicago Title Insurance Company  
Claims Department  
111 West Washington Street  
Chicago, Illinois 60602

THIS GUARANTEE IS NOT VALID AND THE COMPANY SHALL HAVE NO LIABILITY HEREUNDER UNLESS THE APPLICATION REFERRED TO ABOVE, OR COPY THEREOF, AND SCHEDULE A ARE ATTACHED HERETO.

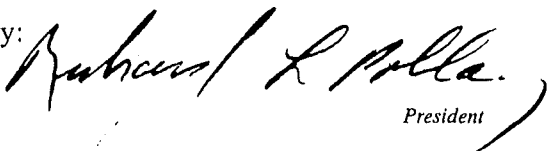
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Issued by:  
FIDELITY TITLE COMPANY  
406 North Second Street  
Yakima, WA 98901  
(509) 248-6210

  
\_\_\_\_\_  
Authorized Signatory

CHICAGO TITLE INSURANCE COMPANY

By:

  
President



By:

  
Secretary

**SCHEDULE "A"**

Trans Type	SI Ind.	Inf. End	Rate Code	Reissue Amount	State	City	Property Type
					48	077	10
Office File Number	Policy Number		Date of Policy		Amount of Insurance	Premium	
36164	48 004 36 000046		April 4, 1995 at 8:00 a.m.		\$25,000.00	\$240.00	

The attached Application was executed on April 4, 1995 by the following named Applicant:

**JAMES K. ADAMS, ATTY.**

The assurances referred to on the face page are that, based on a search of the records indicated in the Application referred to on the face page hereof, the following identified and attached documents constitute all of the Designated Documents requested in the Application.

**Designated Documents:**

Deeds, including contracts for sale of real property and assignments thereof; environmental protection liens recorded pursuant to CERCLA. Affecting real property described as:

Beginning at a point on the North line of Washington Street, 30 feet North and 30 feet East of the Southwest corner of the Northwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 30, Township 13 North, Range 19, E.W.M.; thence East along the North line of Washington Street 150 feet to the true point of beginning; thence North 141.08 feet, more or less, to the South line of the tract conveyed to Holtzinger Bros. by deed recorded in Volume 327 of Deeds, Auditor's File No. 768027, records of Yakima County, Washington; thence East along said South line 150 feet; thence South 141.08 feet, more or less to the North line of Washington Street; thence West along said North line 150 feet, to the true point of beginning.

Situated in Yakima County, State of Washington.

**Recorded Document Guarantee**

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**ADDED PAGE**  
**SCHEDULE "A" (Continued)**

Policy Number 48 004 36 000046

Guarantee

1. DEED,  
GRANTOR: Ross W. Lindeman and Jess G. Lindeman  
GRANTEE: Lindeman Power Equipment Co.  
RECORDED: August 18, 1930  
VOLUME: 284  
AUDITOR'S FILE #: 543112
  
2. CONTRACT,  
GRANTOR: Northern Pacific Railway Co.  
GRANTEE: L.C. Keylon  
RECORDED: May 22, 1934  
VOLUME: 309  
AUDITOR'S FILE #: 657510
  
3. DEED,  
GRANTOR: Joe Lindeman and Elizabeth Lindeman  
GRANTEE: Ross W. Lindeman and Jess G. Lindeman  
RECORDED: March 11, 1935  
VOLUME: 305  
AUDITOR'S FILE #: 681996
  
4. DEED,  
GRANTOR: Ross W. Lindeman and Jess G. Lindeman  
GRANTEE: L.C. Keylon  
RECORDED: April 21, 1937  
VOLUME: 327  
AUDITOR'S FILE #: 764579
  
5. DEED,  
GRANTOR: Northern Pacific Railway Co.  
GRANTEE: L.C. Keylon  
RECORDED: April 21, 1937  
VOLUME: 327  
AUDITOR'S FILE #: 768026
  
6. DEED,  
GRANTOR: L.C. Keylon and Elizabeth Keylon, husband and wife  
GRANTEE: Henry E. Kiefer and Francis W. Kiefer, husband and wife  
RECORDED: October 15, 1945  
VOLUME: 405  
AUDITOR'S FILE #: 1101015

(Continued)

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ADDED PAGE

SCHEDULE "A" (Continued)

Policy Number 48 004 36 000046

Guarantee

7. DEED,  
GRANTOR: Henry E. Kiefer and Francis W. Kiefer, husband and wife  
GRANTEE: Carl A. Hahn  
RECORDED: May 28, 1948  
VOLUME: 456  
AUDITOR'S FILE #: 1212253
  
8. DEED,  
GRANTOR: Richard F. Hahn, personal representative of the Estate of Carl A. Hahn  
GRANTEE: Richard A. Hahn, Trustee of Carl A. Hahn Trust  
RECORDED: October 30, 1980  
VOLUME: 1072  
AUDITOR'S FILE #: 2598431
  
9. DEED,  
GRANTOR: Richard F. Hahn, Trustee of Carl A. Hahn Trust  
GRANTEE: Richard A. Hahn  
RECORDED: April 18, 1986  
VOLUME: 1181  
AUDITOR'S FILE #: 2761182

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