

BLUE SAGE ENVIRONMENTAL, INC.

P.O. Box 6738
Kennewick, WA 99336
(509) 947-4059

October 29, 2013

Heather Vick, VCP, NWRO
Washington Department of Ecology
3190 160th Avenue SE
Bellevue, WA 98008

RE: Groundwater monitoring, Smith Brothers Farm

Dear Ms. Vick

Groundwater monitoring wells have been installed at the former Smith Brothers Farm property in Kent. The wells were completed on August 7, 2013. Soil samples were completed from each of the four borings that were developed in wells. Analytical results from these samples are summarized in Table 2

The monitoring wells were sampled on August 9 and again on October 9, 2013. Groundwater analytical data is summarized in Table 3. Groundwater contours are attached (Figures). Blue Sage Environmental, Inc. personnel obtained and recorded all field measurements and samples. Field measurements are documented in the purge logs (Appendix A). ESN-Northwest of Olympia, Washington provided chemical analytical services. Laboratory reports are attached (Appendix B). G-Logics, Inc. of Issaquah, Washington provided hydrogeological interpretation and documentation of groundwater contours.

Sampling of the monitor wells will continue in the first quarter of 2014. If you have any questions, please do not hesitate to contact me.

Sincerely,

A handwritten signature in blue ink, appearing to read 'A. Koch', with a long horizontal flourish extending to the right.

Alexander H. Koch
Environmental Projects Manager

cc: Rory Galloway, G-Logics, Inc.
Mike Carpinito, Carpinito Farms LLC

TABLES

TABLE 2
Smith Brothers Farm (Carpinito Farms)
Kent, WA
Monitoring Well Installation Boring Sample Results

Sample Number	Sample Location	Sample Date	Depth (ft.)	Media	Result Units	Diesel (NWTPH-Dx)	Lube Oil (NWTPH-Dx)	Benzene	Toluene	Ethylbenzene	Xylenes
SBF-B1-5	Boring 1	8/7/2013	5	Soil	mg/kg	250	nd	nd	nd	nd	nd
SBF-B1-15	"	8/7/2013	15	Soil	mg/kg	nd	nd	nd	nd	nd	nd
SBF-B2-5	Boring 2	8/7/2013	5	Soil	mg/kg	nd	nd	nd	nd	nd	nd
SBF-B2-15	"	8/7/2013	15	Soil	mg/kg	nd	nd	nd	nd	nd	nd
SBF-B3-5	Boring 3	8/7/2013	5	Soil	mg/kg	160	nd	nd	nd	nd	nd
SBF-B3-10	"	8/7/2013	10	Soil	mg/kg	nd	nd	nd	nd	nd	nd
SBF-B3-15	"	8/7/2013	15	Soil	mg/kg	nd	nd	nd	nd	nd	nd
SBF-B4-5	Boring 4	8/7/2013	5	Soil	mg/kg	nd	nd	nd	nd	nd	nd
SBF-B4-10	"	8/7/2013	10	Soil	mg/kg	1400	nd	nd	nd	nd	nd
SBF-B4-15	"	8/7/2013	15	Soil	mg/kg	nd	nd	nd	nd	nd	nd
MTCA Method A Cleanup Level for Soil					mg/kg	2000	0.03	7	6	9	

Notes:

nd Not Detected at Reporting Limits

160 Bold number(s) indicate contamination detected

2050 Bold and shaded number(s) indicate contamination above MTCA Method A cleanup level

TABLE 3

Smith Brothers Farm (Carpinito Farms, LLC), Kent, WA
Groundwater Sample Results

Sample Number	Sample Location	Sample Date	Depth to water (ft.)	Media	Result Units	Diesel (NWTPH-Dx)	Lube Oil (NWTPH-Dx)	Benzene	Toluene	Ethylbenzene	Xylenes
SBF-MW1	Monitoring well	8/9/2013	4.33	water		nd	nd	nd	nd	nd	nd
		10/9/2013	2.32			2750	nd	nd	nd	nd	nd
SBF-MW2	Monitoring well	8/9/2013	3.54	water	g/l	nd	nd	nd	nd	nd	nd
		10/9/2013	1.90			660	nd	nd	nd	nd	nd
SBF-MW3	Monitoring well	8/9/2013	4.55	water	g/l	nd	nd	nd	nd	nd	nd
		10/9/2013	2			nd	nd	nd	nd	nd	nd
SBF-MW4	Monitoring well	8/9/2013	4.55	water	g/l	930	nd	nd	nd	nd	nd
		10/9/2013	2.22			nd	nd	nd	nd	nd	nd
MTCA Method A Cleanup Level for Groundwater					g/l	500	500	5	1000	700	1000

Notes:

nd Not Detected at Reporting Limits

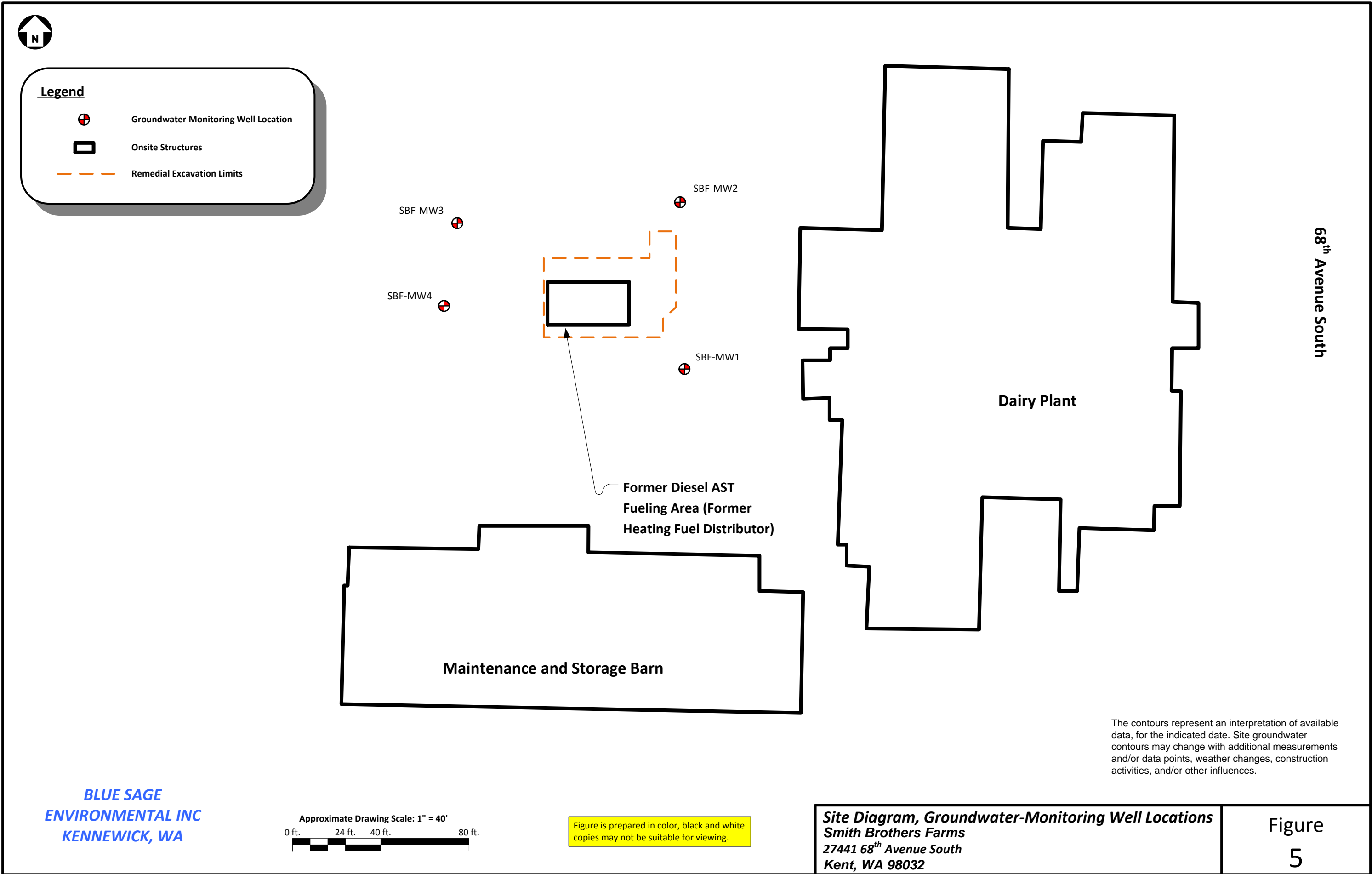
160 Bold number(s) indicate contamination detected

2750 Bold and shaded number(s) indicate contamination above MTCA Method A cleanup level

Blue Sage Environmental, Inc.
Kennewick, WA
(509) 947-4059







FIGURES

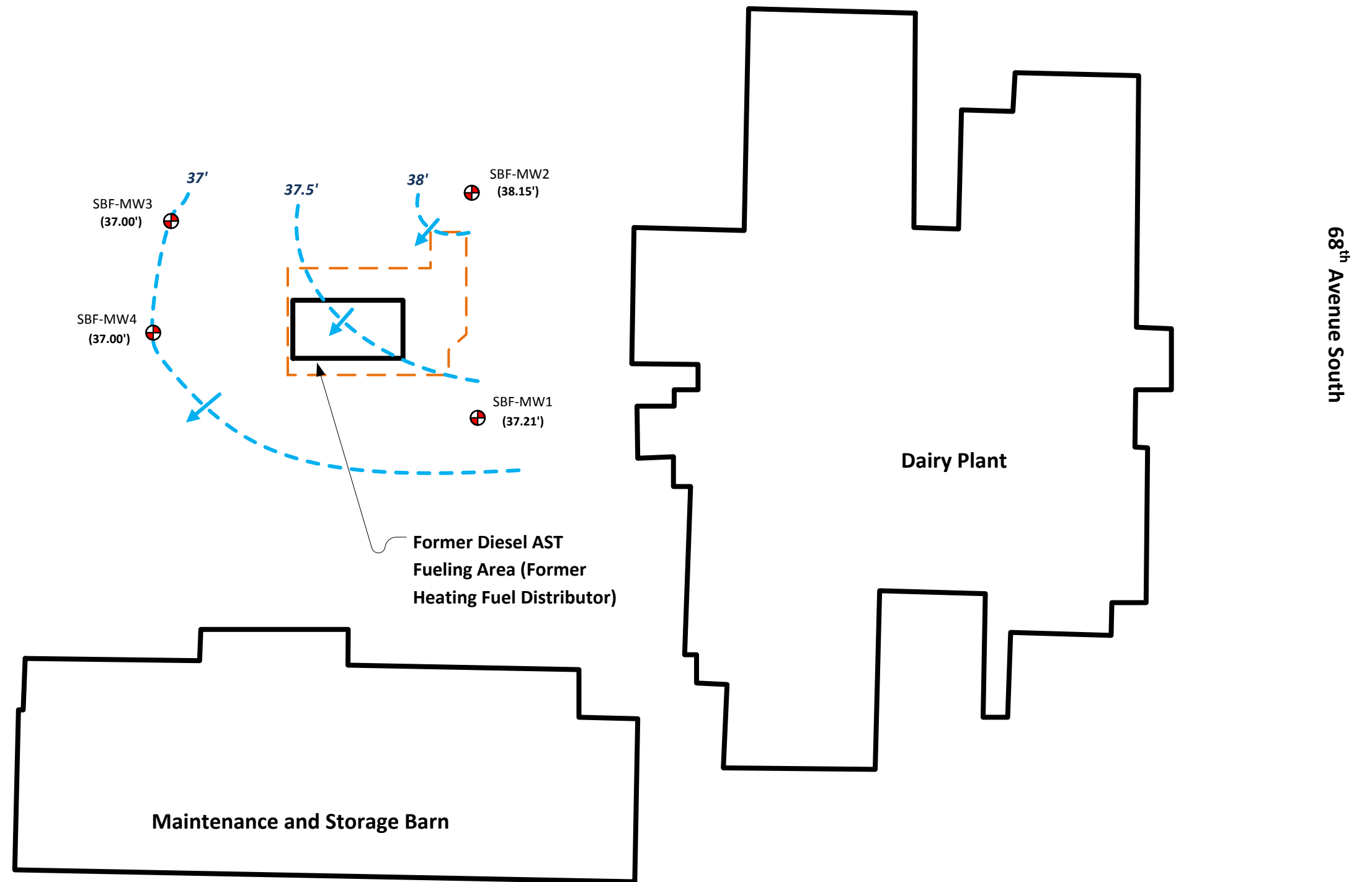
Mapping Reference: King County Assessor Inmap, Survey



Mapping Reference: King County Assessor Inap. Survey

Groundwater Contour Legend

-  Groundwater Monitoring Well Location
-  Onsite Structures
-  Remedial Excavation Limits
-  (37.21') Groundwater Elevation
-  37.5' Approx. GW Elevation Contour
-  Approx. GW Flow



The contours represent an interpretation of available data, for the indicated date. Site groundwater contours may change with additional measurements and/or data points, weather changes, construction activities, and/or other influences.

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KENNEWICK, WA**

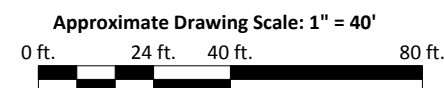


Figure is prepared in color, black and white copies may not be suitable for viewing.

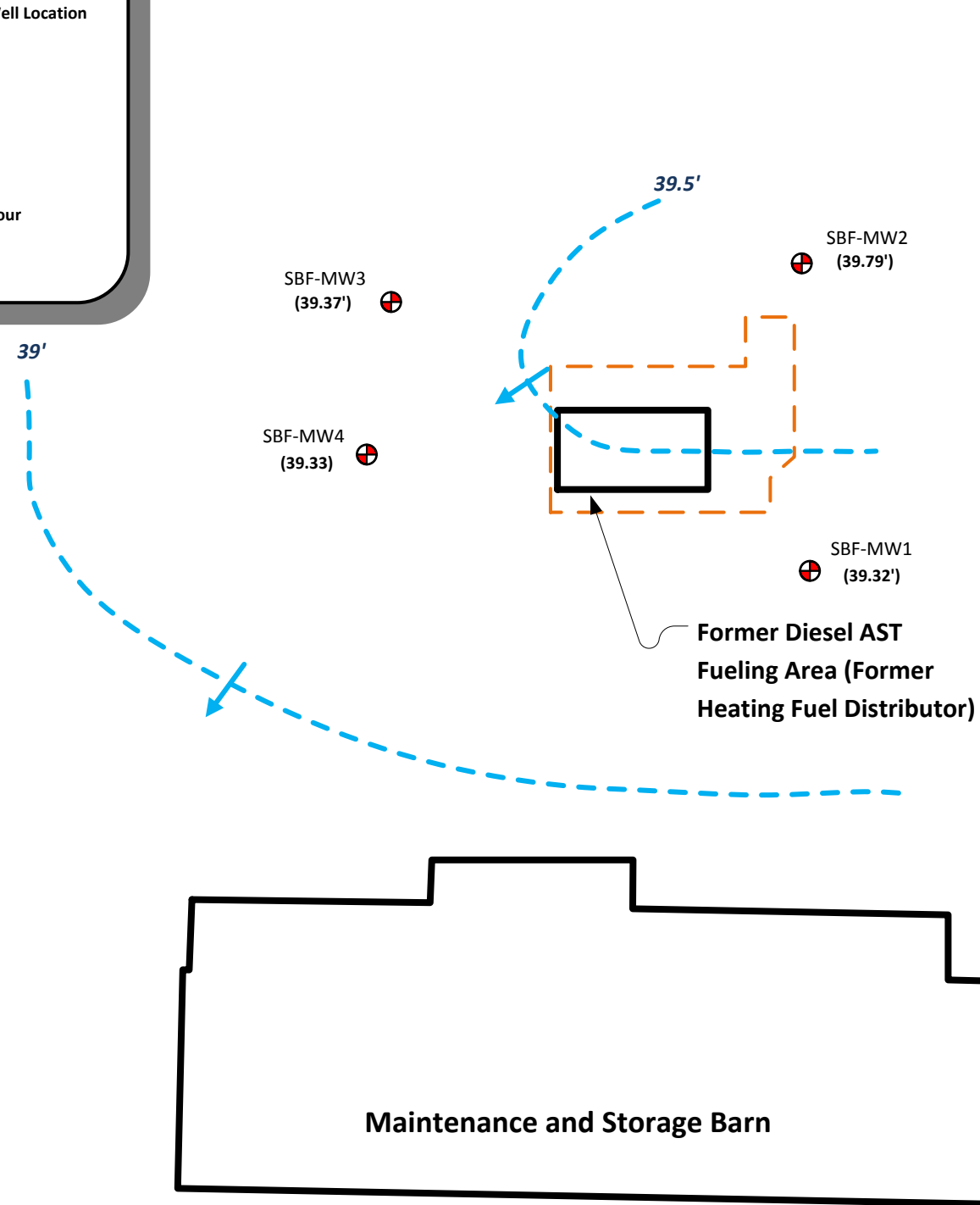
Site Diagram, Groundwater Contour Mapping 8/9/13
Smith Brothers Farms
27441 68th Avenue South
Kent, WA 98032

Figure
5a



Groundwater Contour Legend

- Groundwater Monitoring Well Location
- Onsite Structures
- Remedial Excavation Limits
- Groundwater Elevation
- Approx. GW Elevation Contour
- Approx. GW Flow



68th Avenue South

Dairy Plant

Maintenance and Storage Barn

Former Diesel AST
Fueling Area (Former
Heating Fuel Distributor)

The contours represent an interpretation of available data, for the indicated date. Site groundwater contours may change with additional measurements and/or data points, weather changes, construction activities, and/or other influences.

**BLUE SAGE
ENVIRONMENTAL INC
KENNEWICK, WA**

Approximate Drawing Scale: 1" = 40'
0 ft. 24 ft. 40 ft. 80 ft.

Figure is prepared in color, black and white copies may not be suitable for viewing.

Site Diagram, Groundwater Contour Mapping 10/9/13
Smith Brothers Farms
27441 68th Avenue South
Kent, WA 98032

Figure
5b

APPENDIX A

Purge Logs with Field Measurements

MONITORING WELL PURGE LOG

Service Provider: Blue Sage Environmental, Inc.
 Sampler: Alex Koch

Date: August 9, 2013
 Client: Carpinito Brothers, Inc.
 Location: Smith Brothers Farm, Kent, WA

Conditions: Clear, sunny

Temp (F): low 60s

Well #	Time	Elevation Top of PVC	Depth to Water TOC	Adjusted Elevation	Screen Depth	Depth after Purging
SBF-MW1	0832	41.64	4.33	37.31	4-15 ft	8.71

water light amber color, no odor, no sheen, light particulate, no product

	Purge 1	Purge 2	Purge 3	Average
Temp (F)	58	58	58	58
pH	7.2	7	6.9	7.0
Cond. (µs)	1650	1600	1720	1657

SBF-MW2	0907	41.69	3.54	38.15	4-15 ft	8.52
---------	------	-------	------	-------	---------	------

water clear, no odor, no sheen, no particulate, no product

	Purge 1	Purge 2	Purge 3	Average
Temp (F)	66	65	64	65
pH	7.2	7.2	7.2	7.2
Cond. (µs)	970	960	970	967

SBF-MW3	0935	41.55	4.55	37.00	4-15 ft	8.35
---------	------	-------	------	-------	---------	------

water clear, no odor, no sheen, no particulate, no product

	Purge 1	Purge 2	Purge 3	Average
Temp (F)	60	60	60	60
pH	6.8	6.7	6.8	6.8
Cond. (µs)	1260	1170	1210	1213

SBF-MW4	1009	41.55	4.55	37.00	4-15 ft	7.64
---------	------	-------	------	-------	---------	------

water clear, no odor, no sheen, no particulate, no product

	Purge 1	Purge 2	Purge 3	Average
Temp (F)	60	60	60	60
pH	6.7	6.7	6.7	6.7
Cond. (µs)	1460	1380	1370	1403



Sampler's Signature

Field Measurements:

Temperature measured with a field thermometer

pH/Conductivity measured with a Hanna Instruments Model HI 9810 pH/EC/TDS meter

MONITORING WELL PURGE LOG

Service Provider: Blue Sage Environmental, Inc.
 Sampler: Alex Koch

Date: October 9, 2013
 Client: Carpinito Brothers, Inc.
 Location: Smith Brothers Farm, Kent, WA

Conditions: Cloudy with sun breaks

Temp (F): 52

Well #	Time	Elevation Top of PVC	Depth to Water TOC	Adjusted Elevation	Screen Depth	Depth after Purging
SBF-MW1	1350	41.64	2.32	39.32	4-15 ft	5.29

water light amber color, no particulate
 no product, light sheen, no recognizable odor

	Purge 1	Purge 2	Purge 3	Average
Temp (F)	60	60	60	60
pH	8.0	8.1	8.1	8.1
Cond. (µs)	220	210	210	213

SBF-MW2	1415	41.69	1.90	39.79	4-15 ft	6.35
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water light amber color, light particulate
 no product, light sheen, slight odor (petroleum?)

	Purge 1	Purge 2	Purge 3	Average
Temp (F)	62	62	62	62
pH	8.4	8.4	8.4	8.4
Cond. (µs)	40	40	40	40

SBF-MW3	1445	41.55	2.18	39.37	4-15 ft	4.17
---------	------	-------	------	-------	---------	------

very light amber color, light particulate (black sand)
 no product, no sheen, no odor

	Purge 1	Purge 2	Purge 3	Average
Temp (F)	60	60	60	60
pH	7.5	7.5	7.5	7.5
Cond. (µs)	30	30	30	30

SBF-MW4	1515	41.55	2.22	39.33	4-15 ft	5.65
---------	------	-------	------	-------	---------	------

water clear, with light particulate (black sand)
 no product, no sheen, no odor

	Purge 1	Purge 2	Purge 3	Average
Temp (F)	60	60	60	60
pH	7.7	8.1	8	7.9
Cond. (µs)	120	120	110	117



Sampler's Signature

Field Measurements:

Temperature measured with a field thermometer

pH/Conductivity measured with a Hanna Instruments Model HI 9810 pH/EC/TDS meter

(Meter would not calibrate for conductivity. Readings assumed to be faulty.)

Blue Sage Environmental, Inc.
 Kennewick, WA
 (509) 947-4059

APPENDIX B

ESN Laboratory Reports

August 15, 2013

Alex Koch
Blue Sage Environmental
P.O. Box 6738
Kennewick, WA 99336

Dear Mr. Koch:

Please find enclosed the analytical data reports for the Smith Brothers Farm Project in Kent, Washington. Probe services were conducted on August 7, 2013. Soil and water samples were analyzed for Diesel and Oil by NWTPH-Dx/Dx Extended and BTEX by Method 8260 on August 12 - 13, 2013.

The results of the analyses are summarized in the attached tables. All soil values are reported on a dry weight basis. Applicable detection limits and QA/QC data are included. A copy of the invoice for this work is included.

ESN Northwest appreciates the opportunity to have provided analytical services to Blue Sage Environmental for this project. If you have any further questions about the data report, please give me a call. It was a pleasure working with you on this project, and we are looking forward to the next opportunity to work together.

Sincerely,



Michael A. Korosec
President

ESN NORTHWEST CHEMISTRY LABORATORY

Blue Sage Environmental
SMITH BROS FARM PROJECT
Kent, Washington

ESN Northwest
1210 Eastside Street SE Suite 200
Olympia, WA 98501
(360) 459-4670 (360) 459-3432 Fax
lab@esnnw.com

**Analysis of Diesel Range Organics & Lube Oil Range Organics in Soil
by Method NWTPH-Dx Extended**

Sample Number	Date Prepared	Date Analyzed	Surrogate Recovery (%)	Diesel Range Organics (mg/kg)	Lube Oil Range Organics (mg/kg)
Method Blank	8/13/2013	8/13/2013	124	nd	nd
LCS	8/13/2013	8/13/2013	118	130%	---
SBF-B1-5'	8/13/2013	8/13/2013	120	250	nd
SBF-B1-15'	8/13/2013	8/13/2013	123	nd	nd
SBF-B2-5'	8/13/2013	8/13/2013	111	nd	nd
SBF-B2-15'	8/13/2013	8/13/2013	116	nd	nd
SBF-B3-5'	8/13/2013	8/13/2013	107	160	nd
SBF-B3-10'	8/13/2013	8/13/2013	114	nd	nd
SBF-B4-5'	8/13/2013	8/13/2013	111	nd	nd
SBF-B4-10'	8/13/2013	8/13/2013	103	1400	nd
SBF-B3-15'	8/13/2013	8/13/2013	94	nd	nd
SBF-B4-15'	8/13/2013	8/13/2013	124	nd	nd
Reporting Limits				50	100

"nd" Indicates not detected at the listed detection limits.

"int" Indicates that interference prevents determination.

ACCEPTABLE RECOVERY LIMITS FOR SURROGATE : 50% TO 150%

ESN NORTHWEST CHEMISTRY LABORATORY

Blue Sage Environmental
SMITH BROS FARM PROJECT
Kent, Washington

ESN Northwest
1210 Eastside Street SE Suite 200
Olympia, WA 98501
(360) 459-4670 (360) 459-3432 Fax
lab@esnnw.com

Analysis of Diesel Range Organics & Lube Oil Range Organics in Water by Method NWTPH-Dx

Sample Number	Date Prepared	Date Analyzed	Surrogate Recovery (%)	Diesel Range Organics (ug/L)	Lube Oil Range Organics (ug/L)
Method Blank	8/13/2013	8/13/2013	118	nd	nd
LCS	8/13/2013	8/13/2013	120	131%	---
SBF-MW1	8/13/2013	8/13/2013	137	nd	nd
SBF-MW2	8/13/2013	8/13/2013	140	nd	nd
SBF-MW3	8/13/2013	8/13/2013	109	nd	nd
SBF-MW4	8/13/2013	8/13/2013	138	930	nd
Reporting Limits				250	500

"---" Indicates not tested for component.

"nd" Indicates not detected at the listed detection limits.

ACCEPTABLE RECOVERY LIMITS FOR SURROGATE : 50% TO 150%

ESN NORTHWEST CHEMISTRY LABORATORY

Blue Sage Environmental
SMITH BROS FARM PROJECT
Kent, Washington

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Olympia, WA 98501
(360) 459-4670 (360) 459-3432 Fax
lab@esnww.com

Analysis of BTEX in Soil by EPA Method 8260C/5035A

Sample Number	Date Analyzed	Benzene (mg/kg)	Toluene (mg/kg)	Ethylbenzene (mg/kg)	Xylenes (mg/kg)	Surrogate Recovery (%)
Method Blank	8/12/2013	nd	nd	nd	nd	111
LCS	8/12/2013	130%	124%	136%	129%	91
LCSD	8/12/2013	84%	87%	97%	96%	107
SBF-B1-5'	8/12/2013	nd	nd	nd	nd	90
SBF-B1-15'	8/12/2013	nd	nd	nd	nd	98
SBF-B2-5'	8/12/2013	nd	nd	nd	nd	102
SBF-B2-15'	8/12/2013	nd	nd	nd	nd	98
SBF-B3-5'	8/12/2013	nd	nd	nd	nd	107
SBF-B3-10'	8/12/2013	nd	nd	nd	nd	103
SBF-B4-5'	8/12/2013	nd	nd	nd	nd	100
SBF-B4-10'	8/12/2013	nd	nd	nd	nd	99
SBF-B3-15'	8/12/2013	nd	nd	nd	nd	105
SBF-B4-15'	8/12/2013	nd	nd	nd	nd	102

Method Detection Limits	0.02	0.05	0.05	0.15
-------------------------	------	------	------	------

"nd" Indicates not detected at the listed detection limits.

"int" Indicates that interference prevents determination.

ACCEPTABLE RECOVERY LIMITS FOR SURROGATE (4-Bromofluorobenzene) & LCS : 65% TO 135%

ESN NORTHWEST CHEMISTRY LABORATORY

Blue Sage Environmental
SMITH BROS FARM PROJECT
Kent, Washington

ESN Northwest
1210 Eastside Street SE Suite 200
Olympia, WA 98501
(360) 459-4670 (360) 459-3432 Fax
lab@esnnw.com

Analyses of BTEX in Water by Method 8260

Sample Number	Date Analyzed	Benzene (ug/L)	Toluene (ug/L)	Ethylbenzene (ug/L)	Xylenes (ug/L)	Surrogate Recovery (%)
Method Blank	8/13/2013	nd	nd	nd	nd	89
LCS	8/13/2013	93%	90%	91%	90%	92
SBF-MW1	8/13/2013	nd	nd	nd	nd	90
SBF-MW2	8/13/2013	nd	nd	nd	nd	84
SBF-MW3	8/13/2013	nd	nd	nd	nd	97
SBF-MW4	8/13/2013	nd	nd	nd	nd	100
Reporting Limits		1.0	1.0	1.0	3.0	

"nd" Indicates not detected at the listed detection limits.

"int" Indicates that interference prevents determination.

ACCEPTABLE RECOVERY LIMITS FOR SURROGATE (4-Bromofluorobenzene) & LCS : 65% TO 135%

CHAIN-OF-CUSTODY RECORD

[illegible]

CLIENT: CARPINITO BROTHERS (BSE)
 ADDRESS: KENT
 PHONE: (509) 947-4059 FAX: _____
 CLIENT PROJECT #: _____ PROJECT MANAGER: A KOCH

DATE: 8-9-13 PAGE _____ OF _____
 PROJECT NAME: SMITH BROTHERS FARM
 LOCATION: KENT
 COLLECTOR: CHK DATE OF COLLECTION: 8/9/13

Sample Number	Depth	Time	Sample Type	Container Type	ANALYSES	TPH - DIESEL & OIL	TPH - GASOLINE	VOC - AROCL	VOC - BTEX	PCBs 8770	PCBs 8770	PCBs 8082	PCBs 8081	MTCA 5 Metals	Asbestos - PLM	DRO Suite	DRO Suite	NO Suite	NOTES	Total Number of Containers	Laboratory Note Number
1. SBF - MW 1	4.33	0832	1+2D	Liter / 10A		X	X													3	
2. SBF - MW 2	3.54	0967				X	X													3	
3. SBF - MW 3	4.55	0935				X	X													3	
4. SBF - MW 4	4.55	1009				X	X													3	
5.																					
6.																					
7.																					
8.																					
9.																					
10.																					
11.																					
12.																					
13.																					
14.																					
15.																					
16.																					
17.																					
18.																					

RELINQUISHED BY (Signature)	DATE/TIME	RECEIVED BY (Signature)	DATE/TIME
<i>[Signature]</i>	8/9/13	<i>[Signature]</i>	8/9/13
RELINQUISHED BY (Signature)	DATE/TIME	RECEIVED BY (Signature)	DATE/TIME
SAMPLE DISPOSAL INSTRUCTIONS			
<input type="checkbox"/> ESN DISPOSAL @ \$2.00 each <input type="checkbox"/> Return <input type="checkbox"/> Pickup			
TOTAL NUMBER OF CONTAINERS		LABORATORY NOTES:	
CHAIN OF CUSTODY SEALS Y/N/A			
SEALS INTACT? Y/N/A			
RECEIVED GOOD COND./COLD			
NOTES:			
Turn Around Time: 24 HR		48 HR	
		5 DAY	

October 14, 2013

Alex Koch
Blue Sage Environmental
P.O. Box 6738
Kennewick, WA 99336

Dear Mr. Koch:

Please find enclosed the analytical data reports for the Smith Bros Farm Project in Kent, Washington. Water samples were analyzed for Diesel and Oil by NWTPH-Dx/Dx Extended and BTEX by Method 8260 on October 10, 2013.

The results of the analyses are summarized in the attached tables. Applicable detection limits and QA/QC data are included. A copy of the invoice for this work is included.

ESN Northwest appreciates the opportunity to have provided analytical services to Blue Sage Environmental for this project. If you have any further questions about the data report, please give me a call. It was a pleasure working with you on this project, and we are looking forward to the next opportunity to work together.

Sincerely,



Michael A. Korosec
President

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Carpinito Farm
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Kent, Washington

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lab@esnnw.com

Analysis of Diesel Range Organics & Lube Oil Range Organics in Water by Method NWTPH-Dx

Sample Number	Date Prepared	Date Analyzed	Surrogate Recovery (%)	Diesel Range Organics (ug/L)	Lube Oil Range Organics (ug/L)
Method Blank	10/10/2013	10/10/2013	90	nd	nd
LCS	10/10/2013	10/10/2013	91	123%	---
SBF-MW1	10/10/2013	10/10/2013	90	2750	nd
SBF-MW2	10/10/2013	10/10/2013	79	660	nd
SBF-MW3	10/10/2013	10/10/2013	90	nd	nd
SBF-MW4	10/10/2013	10/10/2013	94	nd	nd
Reporting Limits				250	500

"---" Indicates not tested for component.

"nd" Indicates not detected at the listed detection limits.

ACCEPTABLE RECOVERY LIMITS FOR SURROGATE : 50% TO 150%

ESN NORTHWEST CHEMISTRY LABORATORY

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SMITH BROS FARM PROJECT
Kent, Washington

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lab@esnnw.com

Analyses of BTEX in Water by Method 8260

Sample Number	Date Analyzed	Benzene (ug/L)	Toluene (ug/L)	Ethylbenzene (ug/L)	Xylenes (ug/L)	Surrogate Recovery (%)
Method Blank	10/10/2013	nd	nd	nd	nd	98
LCS	10/10/2013	85%	77%	88%	84%	93
LCSD	10/10/2013	103%	90%	108%	100%	97
SBF-MW1	10/10/2013	nd	nd	nd	nd	108
SBF-MW2	10/10/2013	nd	nd	nd	nd	120
SBF-MW3	10/10/2013	nd	nd	nd	nd	94
SBF-MW4	10/10/2013	nd	nd	nd	nd	106
		1.0	1.0	1.0	3.0	

"nd" Indicates not detected at the listed detection limits.

"int" Indicates that interference prevents determination.

ACCEPTABLE RECOVERY LIMITS FOR SURROGATE (4-Bromofluorobenzene) & LCS : 65% TO 135%

CHAIN-OF-CUSTODY RECORD

[illegible]