

BLUE SAGE ENVIRONMENTAL, INC.

P.O. Box 6738
Kennewick, WA 99336

May 15, 2015

Heather Vick, LHg
Voluntary Cleanup Program - NWRO
Washington Department of Ecology
3190 160th Avenue SE
Bellevue, WA 98008

RE: Carpinito Farms, LLC (formerly Smith Brothers Farm)

Dear Ms. Vick:

I have received the analytical report from sampling of the four monitoring wells at Carpinito Farms in Kent on April 9, 2015. Samples were analyzed for diesel by Ecology Method NWTPH-Dx as specified in Washington Department of Ecology MTCA regulations.

Attached is the ground water data for all parameters as measured in the field or analyzed in a laboratory. ESN-Northwest of Olympia, Washington provided the analytical services. Blue Sage Environmental, Inc. personnel obtained and recorded all field measurements. A groundwater contour figure is attached.

If you have any questions, or require any additional information, please do not hesitate to contact me.

Sincerely,



Alexander H. Koch
Project Manager

cc: Mike Carpinito, Carpinito Farms, LLC
David C. Dunn, The Andover Company, Inc.

BLUE SAGE ENVIRONMENTAL, INC.

198007 E. 30th Avenue
Kennewick, WA 99337
(509) 947-4059

EXHIBIT A

SUMMARY TABLE OF ANALYTICAL DATA

BLUE SAGE ENVIRONMENTAL, INC.
 SAMPLING DATA SUMMARY

Date: 4/9/2015
 Client: Carpinito Brothers, Inc.
 Location: Smith Brothers Farm, Kent, WA

Conditions: Clear, sunny
 Temp (F): low 50s

<u>Location</u>	<u>Water Level Elevation</u>	<u>Temp (C)</u>	<u>pH</u>	<u>Cond. ms/cm</u>	<u>Diesel (µg/L)</u>	<u>Benzene (µg/L)</u>	<u>Toluene (µg/L)</u>	<u>Ethylbenzene (µg/L)</u>	<u>Xylenes (µg/L)</u>
SBF-MW1	38.76	0	6.63	1.82	270	-	-	-	-
SBF-MW2	39.62	0	6.80	0.81	nd	-	-	-	-
SBF-MW3	38.53	0	6.70	0.75	350	-	-	-	-
SBF-MW4	37.28	0	6.43	1.67	230	-	-	-	-
MTCA Method A Cleanup Levels for Ground Water Revised November 2007					500 µg/L	5 µg/L	1000 µg/L	700 µg/L	1000 µg/L
Laboratory listed detection limits					250 µg/L	1 µg/L	1 µg/L	1 µg/L	1 µg/L

Data Qualifiers

nd not detected at listed detection limits

- no results available

43 bold number indicates detected level

930 highlighted number indicates above MTCA Method A Cleanup Level for Groundwater

0 Temperature function on Hanna meter would not stabilize

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EXHIBIT B

**ESN-NORTHWEST
LABORATORY REPORT
Dated April 16, 2015**

BLUE SAGE ENVIRONMENTAL, INC.

**FIELD DATA
Recorded on April 9, 2015**

April 16, 2015

Alex Koch
Blue Sage Environmental
198007 E 30th Ave
Kennewick, WA 99337

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 on April 13, 2015.

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 enclosed for your records.

ESN Northwest appreciates the opportunity to have provided these 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
PROJECT SMITH BROS FARM
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 Extended

Sample Number	Date Prepared	Date Analyzed	Surrogate Recovery (%)	Diesel Range Organics (ug/L)	Lube Oil Range Organics (ug/L)
Method Blank	4/13/2015	4/13/2015	89	nd	nd
LCS	4/13/2015	4/13/2015	74	75%	---
SBF-MW1	4/13/2015	4/13/2015	93	270	nd
SBF-MW2	4/13/2015	4/13/2015	75	nd	nd
SBF-MW3	4/13/2015	4/13/2015	52	350	nd
SBF-MW4	4/13/2015	4/13/2015	57	230	nd
Reporting Limits				250	500

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

"int" Indicates that interference prevents determination.

ACCEPTABLE RECOVERY LIMITS FOR SURROGATE : 50% TO 150%

MONITORING WELL PURGE LOG

Service Provider: Blue Sage Environmental, Inc.

Date: 4/9/2015
 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		Purge 1	Purge 2	Purge 3	Average
SBF-MW1	1305 Clear with no particulate no odor, product or sheen	41.64	2.88	38.76	4-15 ft	-	Temp (C)	0	0	0	0
							pH	6.6	6.7	6.6	6.6
							Cond. (mS/cm)	1.8	1.81	1.85	1.82
SBF-MW2	1340 Clear with no particulate petro odor, no product or sheen	41.69	2.07	39.62	4-15 ft	-	Temp (C)	0	0	0	0
							pH	6.8	6.8	6.8	6.8
							Cond. (mS/cm)	0.8	0.81	0.82	0.81
SBF-MW3	1410 Clear with no particulate petro odor, no product or sheen	41.55	3.02	38.53	4-15 ft	-	Temp (C)	0	0	0	0
							pH	6.7	6.7	6.7	6.7
							Cond. (mS/cm)	0.75	0.74	0.75	0.75
SBF-MW4	1435 Clear with no particulate petro odor, no product or sheen	41.55	4.27	37.28	4-15 ft	-	Temp (C)	0	0	0	0
							pH	6.4	6.5	6.4	6.4
							Cond. (mS/cm)	1.67	1.67	1.67	1.67







Sampler's Signature

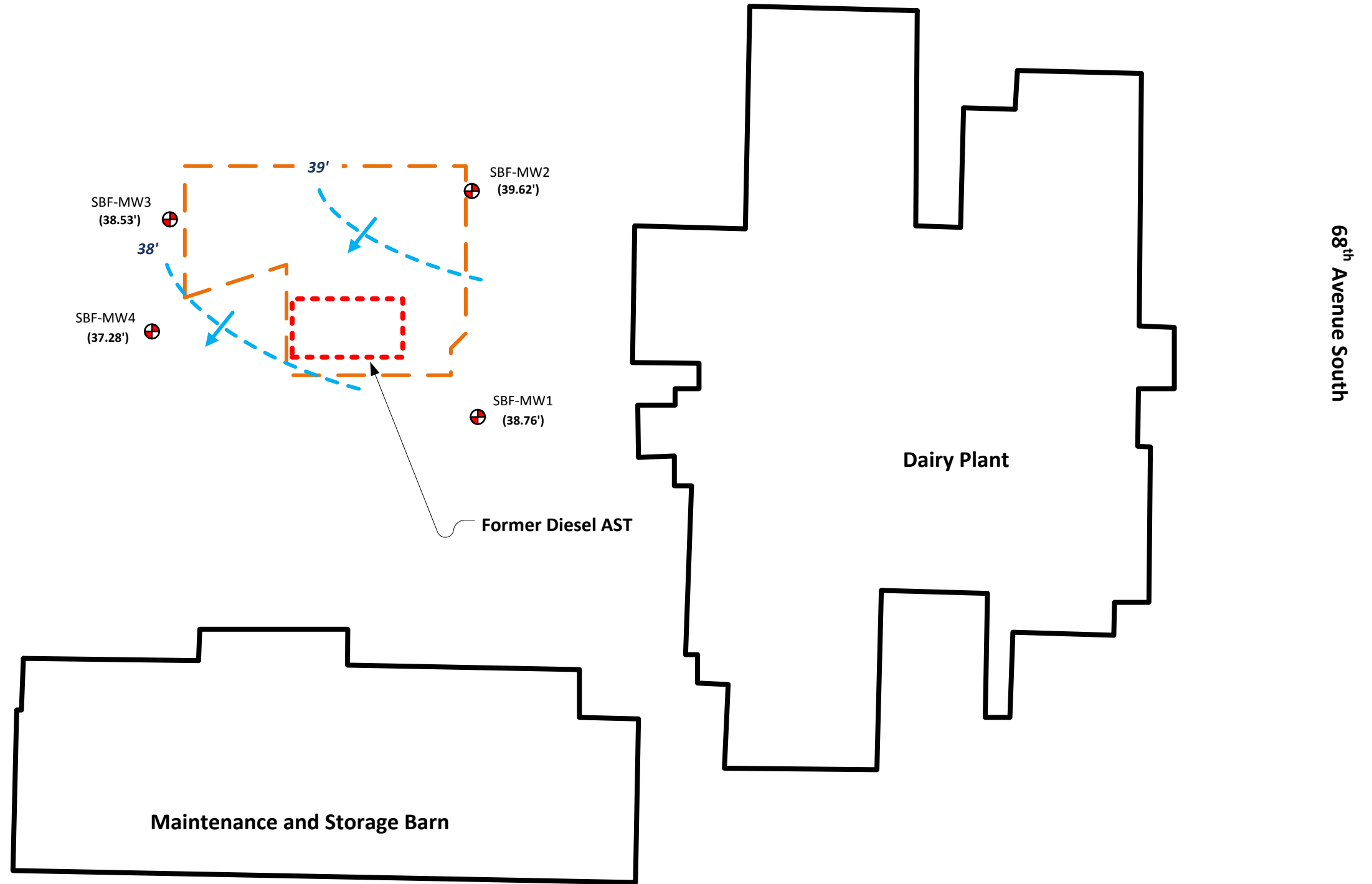
Field Measurements:

pH/Conductivity/Temperature measured with a
 Hanna Instruments Model HI 9813-5 pH/EC/TDS meter
 Temperature function on the Hanna meter would not stabilize



Legend

-  Groundwater Monitoring Well Location
-  Onsite Structures
-  Remedial Excavation Limits, 2013 & 2014
-  (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.

Mapping Reference: King County Assessor Inmap, Survey

**BLUE SAGE
ENVIRONMENTAL INC
KENNEWICK, WA**

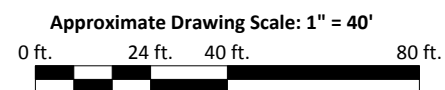


Figure is prepared in color, black and white copies may not be suitable for viewing.

Site Diagram, Groundwater Contours 4/9/15
Smith Brothers Farms
 27441 68th Avenue South
 Kent, WA 98032

**Figure
5E**

SOILS AND GROUNDWATER REPORT - 2014

CARPINITO FARMS LLC
(FORMER SMITH BROTHERS FARM)
27441 68th Ave. S
KENT, WA 98032

Prepared for:

Carpinito Brothers, Inc.
1148 North Central
Kent, WA 98032

Prepared by:

Blue Sage Environmental, Inc.
198007 E 30th Avenue
Kennewick, WA 99337

And

Hayman Environmental, LLC
18425 NE 95th Street, Suite 201
Redmond, WA 98052

May 5, 2015

STATEMENT OF WARRANTY

This report has been prepared for the sole use of Carpinito Brothers, Inc., Carpinito Farms LLC, their management, and their designated representatives. Blue Sage Environmental, Inc. (BSE) of Kennewick, Washington managed sample gathering, analytical methods, data review, and project reports as required by the Washington State Department of Ecology, Toxics Cleanup Program. Mr. Alexander H. Koch, environmental projects manager for BSE, directed all on-site technical services. Mr. Glenn A. Hayman, LHg, Hayman Environmental, LLC, provided hydro-geological data interpretation.

The analysis and conclusions in this report are based on site conditions, as they existed during the length of this investigation. Blue Sage Environmental, Inc. and Hayman Environmental LLC make no warranty to the environmental condition of this property or to any bordering property or properties. BSE has solely reported findings from specific actions taken as a result of performing a groundwater monitoring and site characterization activities in accordance with Washington State Department of Ecology guidelines and regulations. All geological work was completed to normal professional geological practices and in accordance with generally accepted geological principles and practices.

No other warranty or representation, express or implied, is made.

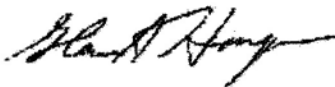


Signature

May 5, 2015

Date

Alexander H. Koch
Washington State Site Assessment Certified
ICC No. 1059552-U7
Expiration date July 19, 2015



Signature

May 5, 2015

Date

Glenn Hayman, LHg
Washington State Licensed Hydrogeologist
LG & LHg No. 1901
Expiration date June 3, 2015



1.0 INTRODUCTION

SITE NAME AND LOCATION:

Carpinito Farms (former Smith Brothers Farm)
27441 68th Ave. S
Kent, WA 98032
King County Parcel: 352204-9001 (*Figures 1 & 2*)

SITE OWNER:

Carpinito Farms, LLC
1148 North Central
Kent, WA 98032

Legal Description:

PP ACT 39962048 MOBILE HOME E 1040.07 FT OF PORTION OF NE QTR STR 35-22-04 LYING NORTH OF S 277TH ST EXC PORTION LYING WITHIN SECONDARY ST HWY NO 5-M; & EXC PORTION THEREOF CONVEYED TO STATE OF WA BY DEED UNDER RECORDING NO 8703231078; & EXC PORTION THEREOF CONVEYED TO KING CO BY DEED UNDER RECORDING NO 20030303001018 (CLASSIFIED AS "OPEN SPACE" FARM & AGRICULTURAL PURSUANT TO RCW 84.34.050)

PROJECT DESCRIPTION:

In early 2013, the former Smith Brothers Farm property was sold to Carpinito Farms LLC. A release of Diesel Range Organics (DRO) around the area of a 10,000 gallon, above-ground storage tank (AST) was reported in a Phase I ESA dated December 11, 2012 (*Environmental Associates, Inc., 2012*). This AST had been used since the early 1980s for the storage of diesel fuel for dairy equipment operation and milk delivery. It was setting on concrete supports inside a concrete secondary containment structure with sidewalls and was covered with a wooden roof.

The AST and supporting structures were removed in late May 2013. The area immediately around the former AST area was remediated by soil excavation in June 2013 (*BSE 2013*). Four monitoring wells were installed around the excavated area in August 2013. Groundwater samples were obtained from the four wells in August and October 2013 and March 2014. Analytical results reported elevated concentrations of diesel in different wells during this period. Additional exploration to the north of the remediated area was done in April 2014 in an attempt to determine if another soil contamination source was affecting groundwater DRO concentrations in the wells. A second area north of the original excavation was discovered during this exploration that indicated another release of diesel/heating oil.

SITE HISTORY:

The subject property has been operated as a farm since the 1930s. It expanded into a dairy operation in the 1940s. Prior to the early 1980s, farm equipment was fueled from an AST situated on the ground under an awning. This AST was located in the general vicinity of

the AST removed in 2013 and was replaced around 1983 with a steel, 10,000 gallon AST which was placed inside of a concrete secondary containment structure (*Figure 2A*). Smith Brothers Farms continued to operate the milk packaging and delivery operation, until July 2013. The property is currently being operated as a farm by Carpinito Brothers Farms.

SITE GEOLOGY:

The subject property is located in the Duwamish Valley, south of the Green River. A large mudflow covers the drift plain forming a broad, fertile valley (*Luzier, 1969*). Excavations at the subject property down to fifteen feet below the surface revealed a fine silt layer with no gravel or rocks, and occasional pieces of cedar timber.

SCOPE OF WORK:

Monitor and report groundwater conditions starting in August 2013 through 2014. Explore soil conditions to the north of the former AST secondary containment excavation and excavate contaminated soil. Remediate excavated contaminated soil using land farming.

2.0 FIELD METHODOLOGY

SAMPLE NOMENCLATURE:

Groundwater samples obtained from the monitoring wells were numbered by the identifier, “SBF” for Smith Brothers Farm, and the monitoring well number, MW-1, MW-2, etc.

Soil samples obtained from the excavation on April 9, 2014 were numbered by the identifier, “CBF” for Carpinito Brothers Farm, and the location in the excavation, e.g. N Wall, S Wall, Floor, etc. Soil samples obtained on April 11, 2014 had a distance number (s) included as measured from the NE corner of excavation west and south from the North Wall included in the sample name. Each chain of custody form has the date of sampling included as an identifier.

ANALYTICAL PARAMETERS:

Groundwater samples obtained in 2013 were analyzed for the following analytes as specified in MTCA Table 830-1, *Required Testing for Petroleum Releases, Diesel Range Organics*.

- DRO Ecology Method NWTPH-Dx
- BTEX (Benzene, Toluene, Ethylbenzene and Xylenes) EPA Method 8260

Groundwater samples obtained in 2014 were analyzed for DRO by Ecology Method NWTPH-Dx only. All groundwater results were reported in µg/L

Soil samples obtained in the 2014 excavation area were analyzed for the following analytes as specified in MTCA Table 830-1, *Required Testing for Petroleum Releases, Diesel Range Organics*.

- DRO Ecology Method NWTPH-Dx
- BTEX EPA Method 8260

All soil sample results obtained in 2014 were reported in mg/kg.

QUALITY ASSURANCE/QUALITY CONTROL:

Samples were analyzed for their individual analytes by the ESN-Northwest laboratory in Olympia, WA. The laboratory QA/QC procedures followed standard methods accepted by EPA, listed in SW-846. Laboratory QA/QC procedures included laboratory surrogate recoveries. The holding times (extraction and analysis) for all samples were within the required limits. All QA/QC for soil samples meets or exceed EPA recommended guidance. All samples are considered acceptable quality and usable for evaluation of the environmental conditions at the site.

3.0 GROUNDWATER

MONITORING WELL INSTALLATION AND DEVELOPMENT:

Four monitoring wells were installed around the 2013 soil remediation area on August 7, 2013 (*Figure 4A*). ESN Northwest provided well installation and boring services using a direct push rig. Well casings are 2 inch PVC, both solid riser and slotted pipe. They are topped with an 8" x 12" concrete monument. Each well is secured with a J plug. Boring logs and well figures are attached (*Appendix A*).

During the well drilling process, a minimum of two soil samples were obtained from each boring. Samples were collected above the water table and at the bottom of the boring. Additional soil samples were obtained from Boring 3 and Boring 4 at 10 feet. The attached table summarizes DRO results that were reported above the laboratory detection limit (*Table 1*). No BTEX concentrations were reported in any of the samples above laboratory detection limits. A copy of the ESN Northwest laboratory report dated August 15, 2013 is attached (*Appendix B*).

The new monitoring wells were not developed for a minimum of 24 hours after the surface monument were installed. This allowed sufficient time for the well materials to cure before development procedures were initiated. The main purpose of developing new monitoring wells is to remove the residual materials remaining in the wells after installation has been completed, and to establish the natural hydraulic flow conditions of the formations which may have been disturbed by well construction. Each new monitoring well was developed by continuous pumping until the pump discharge was free of visible turbidity on August 8, 2013.

All site monitoring wells were surveyed on August 12, 2013 by Centre Point Consultants, Inc. P.S. of Kent, WA (*Appendix C*). Elevations at the top of each 2 inch PVC pipe were converted to mean sea level as measured using the North American Vertical Datum of 1988 (NAVD 88).

MONITORING WELL SAMPLING:

Groundwater samples were obtained from the four monitoring wells on the following dates:

- August 9, 2013
- October 9, 2013
- March 19, 2014
- October 21, 2014

Prior to sampling, the depth to water in the four monitoring wells was measured with a Slope Indicator Company water level indicator. Groundwater samples were collected

using a Masterflex Variable Speed Peristaltic Sampling Pump and a dedicated 0.25 inch OD, polyethylene drop tube. The drop tube was inserted into each PVC well casing until the bottom of the tube was within the screened interval. Purging was performed at nominal discharge rate of 250 ml/minute in order to affect limited draw-down. Purging continued until three consecutive measurements of pH, temperature, and conductivity were recorded with less than 10 percent change in value. Purge logs are attached (*Appendix D*). Pumping was continued at the low constant-rate throughout sampling at each monitoring well (*USEPA, November 1992*).

Conductivity and pH measurements were taken using a Hanna Instruments Model HI 9810 pH/EC/TDS meter. The meter is calibrated prior to each day's use according to the manufacturer's directions, with current calibration standards.

GROUNDWATER FLOW DIRECTION

To determine groundwater flow direction, individual monitoring well depth to water measurements were converted to mean sea level elevations using the well's top of casing elevation (*Table 2*). Water level elevation data was contoured using standard three-point problem analyses. Flow direction across the site during this period was generally towards the south southeast. Water contour figures for individual sampling dates are attached (*Appendix E*).

GROUNDWATER ANALYTICAL RESULTS:

ESN Northwest laboratory reports for the 2013 through 2014 sampling activities are attached (*Appendix F*). Analytical results are presented in *Table 3*. There were no detected concentrations of BTEX reported.

4.0 SOIL EXPLORATION, EXCAVATION AND REMEDIATION

SOIL EXPLORATION – April 10, 2014:

On April 10, 2014, multiple test pits were completed north of the area remediated in 2013. A concrete pad was discovered approximately ten feet north of the original excavation (*Photograph 1*). The concrete pad had been covered over with approximately a foot of gravel. A corner of the concrete was removed and revealed what visually and olfactorily appeared to be DRO contaminated soil (*Photograph 2*). A Smith Brothers Farm employee was present that day and remembered diesel and heating oil ASTs being located on the pad when he began working for the company in 1967. This information had not been discovered during the Phase 1 ESA, nor had it previously been disclosed to BSE.

EXCAVATION SOIL SAMPLING:

On July 9, 2014, an area approximately 57ft long x 33ft wide x 7ft deep was remediated by excavation with an bench to the east end that was 33ft long x 14ft wide x 3ft deep (*Photograph 3 and 4*). Soil samples were obtained from sidewalls and floor across the open excavation (*Figure 3D*).

Confirmation Soil Samples, July 9, 2014

Sample Number	Depth (ft)	Location
CBF-Spill	1	Under cement pad
CBF-Floor East	7	East end, floor
CBF-Floor Center	7	Floor, center
CBF-Floor SW	7	Floor, SW corner
CBF-E Wall Center	4	East wall, center
CBF-N Wall East	4	North wall, east end
CBF-N Wall West	4	North wall, west end
CBF-W Wall Center	4	West wall, center

On July 11, 2014, a second area immediately to the east of the July 9th excavation was excavated. This was an area approximately 44ft long x 33ft wide x 7ft deep. It began as the east bench area and continued further east and south to the lower depth. Soils across this area had a strong odor of DRO. It was decided to remove these soils down to the depth of the July 9th excavation.

Contaminated soil was identified and excavated based on the visual and olfactory conditions of the soil. Once the contaminated soil was removed, confirmation soil samples were obtained from across the open excavation (*Figure 3E*).

Confirmation Soil Samples, July 11, 2014

Sample Number	Depth (ft)	Location
CBF-N Wall 65W	6	North wall, 65ft west
CBF-N Wall 85W	6	North wall, 85ft west
CBF-W Wall 15S	6	West wall, 15ft south
CBF-W Wall 30S	6	West wall, 30ft south
CBF S Wall 80W	6	South wall, 80ft west
CBF-Floor 75W15S	7	Floor, 75ft west, 15ft south
CBF-Floor 75W 30ftS	7	Floor, 75ft west, 30ft south

Groundwater began seeping into the open excavation from the backfill material in the area remediated in 2013. There was DRO product floating on top of the pooled groundwater that settled in the new excavation (**Photograph 5**). It was contained in the area excavated on July 9th. Oil absorbent pads were placed across the pooled water to capture this product.

Approximately 725 cubic yards of diesel/heating oil contaminated soil was excavated from the concrete pad area during the week of July 7, 2014 (**Photograph 6**). Excavated soil was stockpiled on visqueen along the north end of the fenced compound. The soil will be bioremediated on-site. Granular urea will be added to the stockpiled soil, approximately 50 lbs. per 100 cubic yards, to stimulate the natural oil eating bacteria found in soil. The stockpile will be tilled and kept moist throughout this process. Samples will be taken to assess the condition of the remediation cell in late spring or early summer 2015.

LABORATORY ANALYTICAL RESULTS:

ESN Northwest laboratory reports for the July 9 and 11, 2014 sampling activities are attached (**Appendix G**). Results are summarized in **Table 4**. Concentrations of DRO in all soil samples was reported either not detected or below MTCA Method A Cleanup Levels. BTEX analysis was analyzed on the floor samples on July 9th and on the sample that was taken immediately below the concrete pad. No concentrations of BTEX above laboratory detection limits were reported in these samples. Confirmation sampling results from 2013 and 2014 are consolidated and presented on **Figure 3F**.

5.0 DISCUSSION AND CONCLUSIONS

DISCUSSION OF RESULTS:

A review of the reported results of DRO concentrations in the groundwater samples from August 2013 through March 2014 indicated movement of the plume. Elevated concentrations were reported down-gradient in August 2013, up and cross-gradient in October 2013, and finally cross and down-gradient in March 2014. The inconsistency of where contamination was found in the wells became a concern. It appeared there was an unidentified source of DRO.

Test pits were completed in June 2014. This resulted in the discovery of a concrete pad immediately north of the June 2013 excavation. Underneath and around this concrete pad were soils that had noticeable odor and discoloration that was consistent with a Diesel/Heating Oil release. The area was excavated in July 2014 down to 7 feet. Soil samples from the bottom and sidewalls of the excavation had DRO concentration less than the MTCA Method A cleanup level. Soil from this excavation have been stockpiled on-site and are being bioremediated.

CONCLUSIONS:

The discovery and remediation of the area to the north of the 2013 excavation resulted in approximately 725 cubic yards of contaminated soil being removed and stockpiled. The removal of this DRO contaminated soil in July 2014 had an immediate impact on concentrations of DRO in groundwater. Concentrations of DRO were reported only in the groundwater sample from down-gradient monitoring well MW-4.

ACTION ITEMS:

Following are a list of actions to be undertaken at the subject property in 2015. These work items are a continuation of the characterization and documentation process required by Ecology.

- Sample monitoring wells for a minimum of four quarters and analyze the samples for DRO.
- Collect soil samples from the soil being bioremediated on site until the DRO concentrations are below MTCA Method A Cleanup Levels for unrestricted land use.

REFERENCE LIST

Blue Sage Environmental, Inc., August 27, 2013, *Site Soils Characterization and Cleanup Report*, consultant's report for Carpinito Brothers, Inc.

Roe, Robert B., and Spencer, Don W., December 11, 2012, *Phase II Soil and Groundwater Exploration*, Environmental Associates, Inc., consultant's report for Carpinito Brothers, Inc.

Spencer, Don W., and Bagely, Mike, September 5, 2012, *Phase I Environmental Site Assessment*, Environmental Associates, Inc., consultant's report for Carpinito Brothers, Inc.

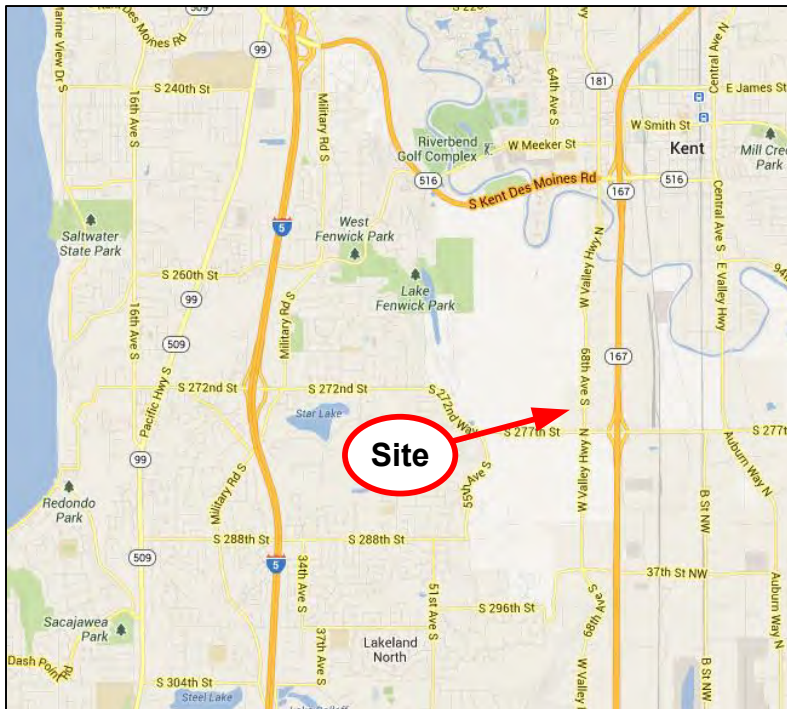
Luzier, J.E., 1969, *Geology and Groundwater Resources of Southwestern King County, Washington*, Department of Water Resources, Water Supply Bulletin N o. 28, Olympia, Washington.

Washington Department of Ecology, *Model Toxics Control Act Cleanup Regulation*, Chapter 173-340 WAC, Revised November 2007.

Washington State Department of Ecology, *Guidance for Site Checks and Site Assessments for Underground Storage Tanks*, Revised April 2003.

U.S. EPA, November 1992, *RCRA Ground-Water Monitoring: Draft Technical Guidance*, Office of Solid Waste, U.S. Environmental Protection Agency, Washington DC.

FIGURES



Mapping Reference: Google Maps

**BLUE SAGE
ENVIRONMENTAL INC
KENNEWICK, WA**

**Site Location Maps
Smith Brothers Farm
27441 68th Avenue South
Kent, Washington 98032**

**Figure
1**



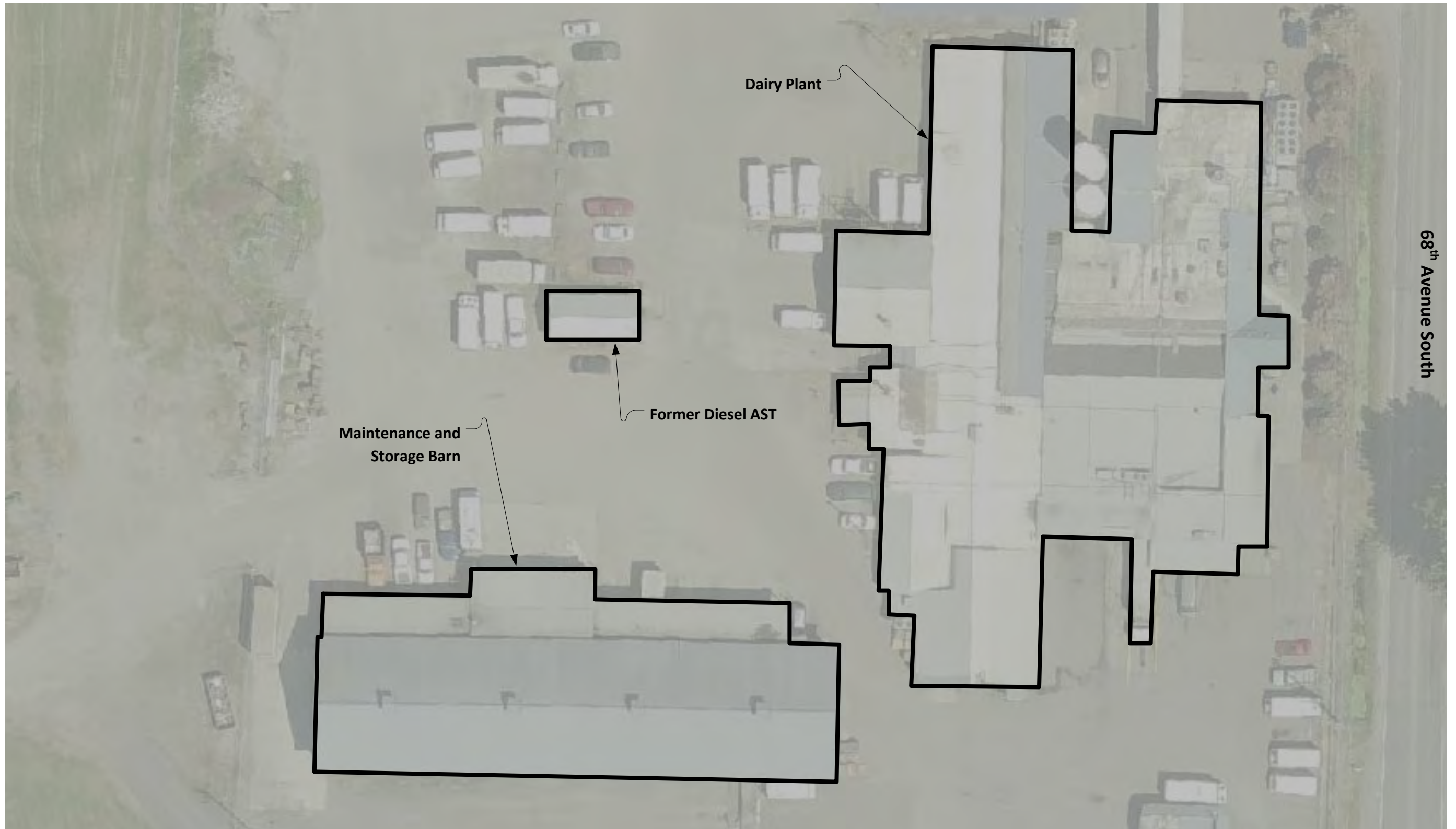
**BLUE SAGE
ENVIRONMENTAL INC
KENNEWICK, WA**

Approximate Drawing Scale: 1" = 200'
0 ft. 120 ft. 200 ft. 400 ft.

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

**Site Overview
Smith Brothers Farms
27441 68th Avenue South
Kent, WA 98032**

**Figure
2**



Mapping Reference: King County Assessor Imap, Environmental Associates, Inc. "Phase II Soil & Groundwater Exploration"

**BLUE SAGE
ENVIRONMENTAL INC
KENNEWICK, WA**

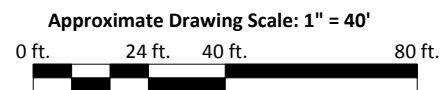





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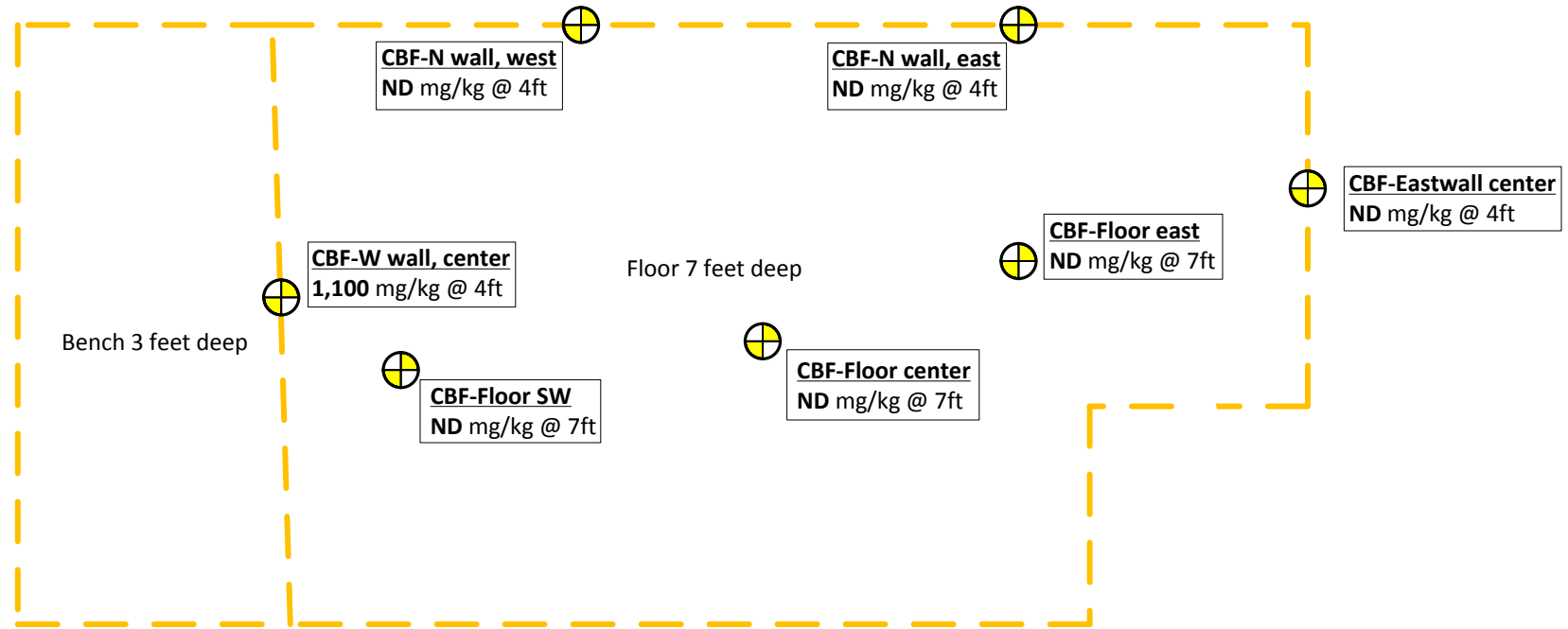
**Site Diagram
Smith Brothers Farms
27441 68th Avenue South
Kent, WA 98032**

Figure
2A



Legend

-  Sidewall Soil Samples (7/9/2014)
-  Former Aboveground Storage Tank and Concrete Containment Structure
-  Limit of Excavation



Soil Data Legend

- Soil Excavation Sample ID, Diesel Concentrations, and Sample Depth (units mg/kg)
- | |
|--------------------------------|
| SBD-1
95 mg/kg @ 5ft |
|--------------------------------|
- Bold Numbers Indicate Heating Oil Detected and below MTCA Cleanup (2,000 mg/kg)



Former Aboveground Tank

Mapping Reference: King County Assessor, Field Measurements

BLUE SAGE ENVIRONMENTAL INC
KENNEWICK, WA

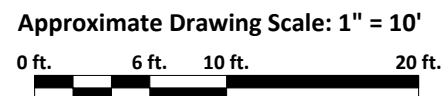





Figure is prepared in color, black and white copies may not be suitable for viewing.

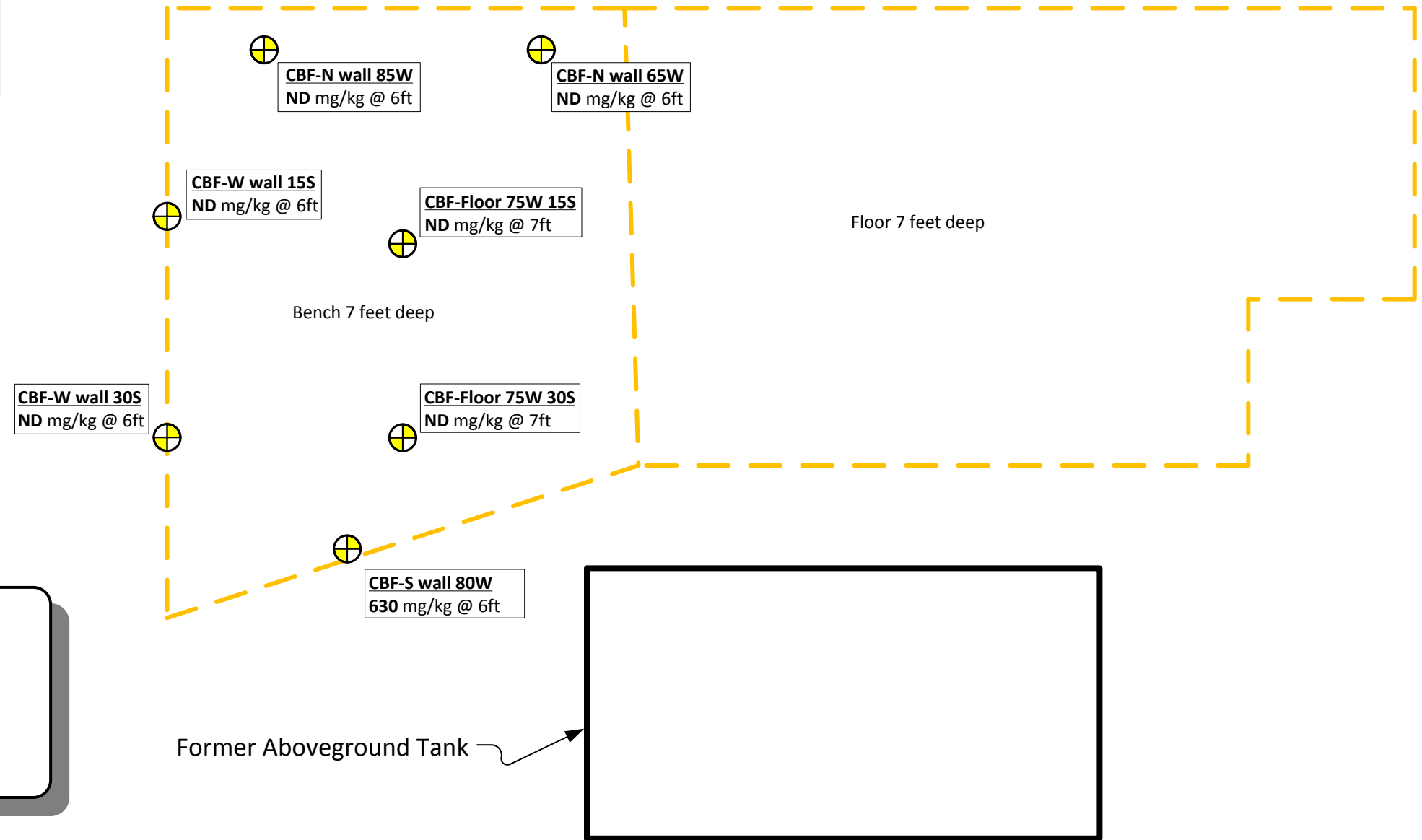
BSE Excavation (7/9/2014)
Smith Brothers Farms
27441 68th Avenue South
Kent, WA 98032

Figure
3D



Legend

-  Sidewall Soil Samples (7/11/2014)
-  Former Aboveground Storage Tank and Concrete Containment Structure
-  Limit of Excavation



Soil Data Legend

- Soil Excavation Sample ID, Diesel Concentrations, and Sample Depth (units mg/kg)
- SBD-1**
95 mg/kg @ 5ft
- Bold Numbers Indicate Heating Oil Detected and below MTCA Cleanup (2,000 mg/kg)

Former Aboveground Tank

Mapping Reference: King County Assessor, Field Measurements

BLUE SAGE ENVIRONMENTAL INC
KENNEWICK, WA

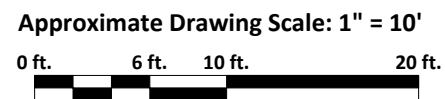





Figure is prepared in color, black and white copies may not be suitable for viewing.

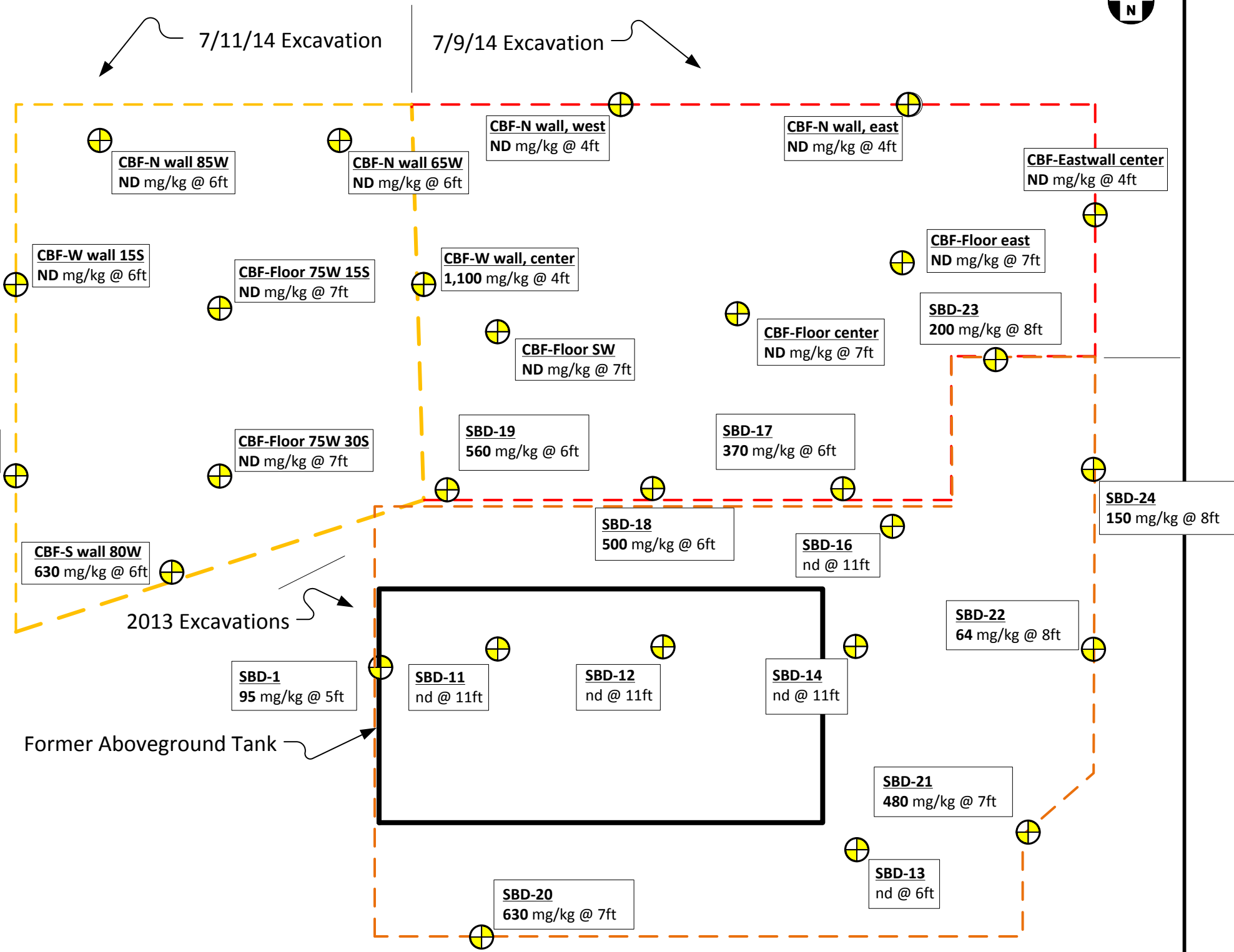
BSE Excavation (7/11/2014)
Smith Brothers Farms
27441 68th Avenue South
Kent, WA 98032

Figure
3E



Legend

-  Soil Samples 2013 & 2014 Excavations
-  Former Aboveground Storage Tank and Concrete Containment Structure
-  Limit of Excavation



Soil Data Legend

Soil Excavation Sample ID, Diesel Concentrations, and Sample Depth (units mg/kg)

SBD-1
95 mg/kg @ 5ft

Bold Numbers Indicate Heating Oil Detected and below MTCA Cleanup (2,000 mg/kg)

BLUE SAGE ENVIRONMENTAL INC
KENNEWICK, WA

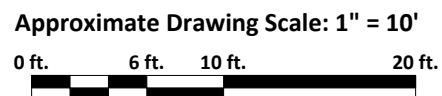





Figure is prepared in color, black and white copies may not be suitable for viewing.

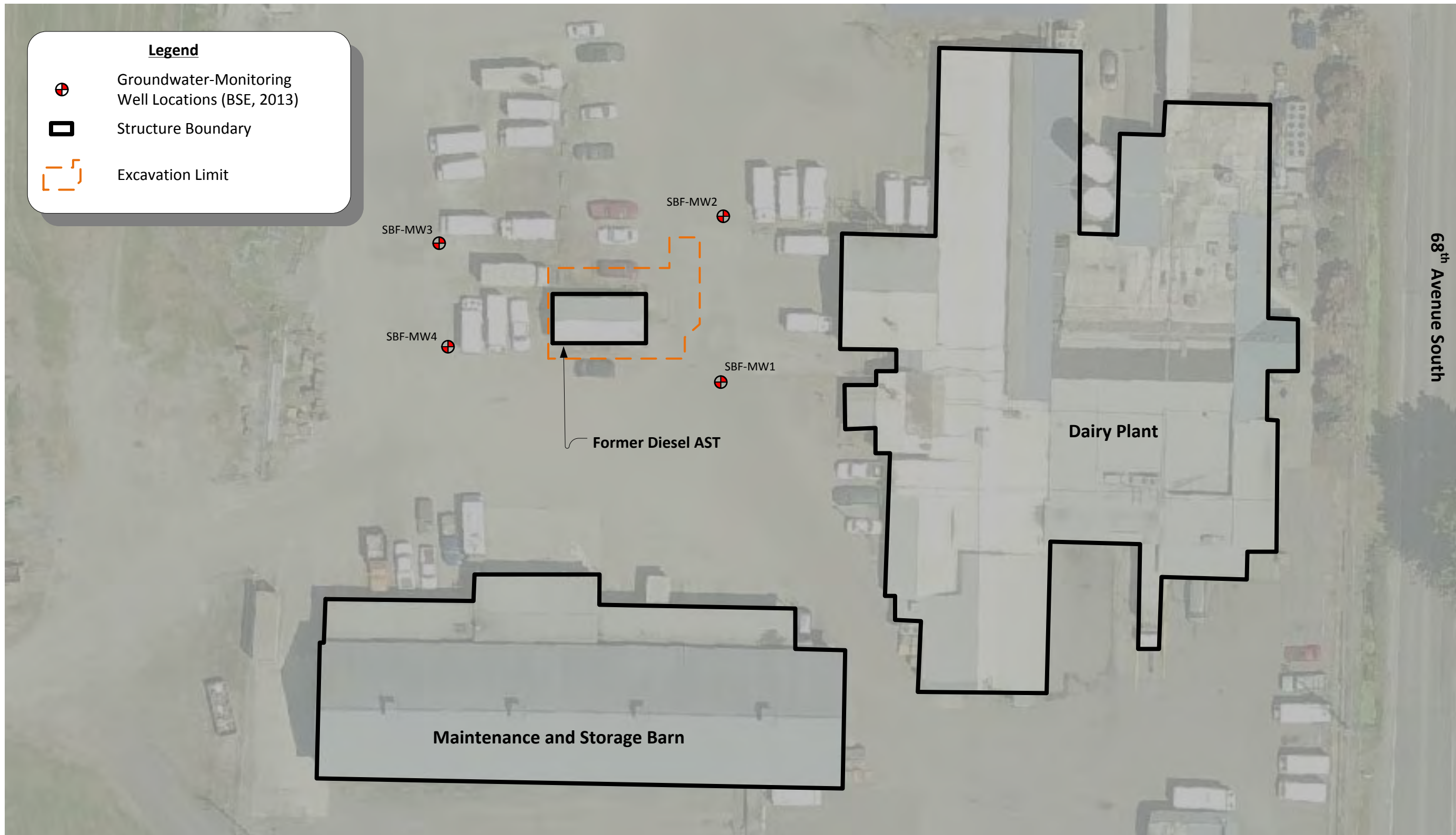
Confirmation Soil Samples, BSE
Smith Brothers Farms
27441 68th Avenue South
Kent, WA 98032

Figure
3F



Legend

-  Groundwater-Monitoring Well Locations (BSE, 2013)
-  Structure Boundary
-  Excavation Limit



Mapping Reference: King County Assessor Imap, Survey

**BLUE SAGE
ENVIRONMENTAL INC
KENNEWICK, WA**

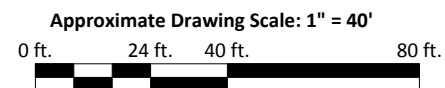


Figure is prepared in color, black and white copies may not be suitable for viewing.

Site Diagram, Excavation Limits, June 2013
Smith Brothers Farms
 27441 68th Avenue South
 Kent, WA 98032

Figure
4A

TABLES

TABLE 1
Carpinito Farms LLC (former Smith Brothers Farm)
Kent, Washington
Monitoring Well Installation Borings
Soil Sample Results Summary

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

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 2
Groundwater Elevation Measurements*
Carpinito Farms LLC (former Smith Brother Farms)

Location Designation	Well Installation Date	Elevation Monument Rim (ft.)*	Elevation Top of PVC Casing (ft.)*	Depth to Top of Screen (ft.)	Depth to Bottom of Screen (ft.)	Well Diameter (in.)	Date Measured	Depth to Water (ft.)	Calculated Elevations (ft.)
SBF-MW1	8/7/13	42.02	41.64	4	14	2	08/09/13	4.33	37.31
							10/09/13	2.32	39.32
							03/19/14	0.96	40.68
							10/21/14	3.91	37.73
SBF-MW2	8/7/13	42.12	41.69	4	14	2	08/09/13	3.54	38.15
							10/09/13	1.90	39.79
							03/19/14	1.21	40.48
							10/21/14	2.41	39.28
SBF-MW3	8/7/13	41.98	41.55	4	14	2	08/09/13	4.55	37.00
							10/09/13	2.18	39.37
							03/19/14	1.05	40.50
							10/21/14	4.04	37.51
SBF-MW-4	8/7/13	42.01	41.55	4	14	2	08/09/13	4.55	37.00
							10/09/13	2.22	39.33
							03/19/14	1.07	40.48
							10/21/14	4.27	37.28

Notes:

- * Elevations based on Centre Pointe Survey Mapping, 8-12-13
- Not Applicable.

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

TABLE 3
Carpinito Farms, LLC (former Smith Brothers Farm)
Kent, Washington
Groundwater Sample Results

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

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	µg/l	nd	nd	nd	nd	nd	nd
	"	10/9/2013	2.32	water	µg/l	2750	nd	nd	nd	nd	nd
	"	3/19/2014	0.96	water	µg/l	nd	-	-	-	-	-
	"	10/21/2014	3.91	water	µg/l	nd	-	-	-	-	-
SBF-MW2	Monitoring well	8/9/2013	3.54	water	µg/l	nd	nd	nd	nd	nd	nd
	"	10/9/2013	1.90	water	µg/l	660	nd	nd	nd	nd	nd
	"	3/19/2014	1.21	water	µg/l	nd	-	-	-	-	-
	"	10/21/2014	2.41	water	µg/l	nd	-	-	-	-	-
SBF-MW3	Monitoring well	8/9/2013	4.55	water	µg/l	nd	nd	nd	nd	nd	nd
	"	10/9/2013	2.18	water	µg/l	nd	nd	nd	nd	nd	nd
	"	3/19/2014	1.05	water	µg/l	690	-	-	-	-	-
	"	10/21/2014	4.04	water	µg/l	nd	-	-	-	-	-
SBF-MW4	Monitoring well	8/9/2013	4.55	water	µg/l	930	nd	nd	nd	nd	nd
	"	10/9/2013	2.22	water	µg/l	nd	nd	nd	nd	nd	nd
	"	3/19/2014	1.07	water	µg/l	2200	-	-	-	-	-
	"	10/21/2014	4.27	water	µg/l	870	-	-	-	-	-
MTCA Method A Cleanup Level for Groundwater					µg/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
- Analysis not provided

TABLE 4

**Carpinito Farms, LLC (former Smith Brothers Farm)
Kent, Washington
Soil Sample Results, July 2014**

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

Sample Number	Sample Location	Sample Date	Depth (ft.)	Media	Result Units					
						Diesel (NWTPH-Dx)	Benzene	Toluene	Ethylbenzene	Xylenes
CBF-Spill	Under cement pad	7/9/2014	1	soil	mg/kg	1500	nd	nd	nd	nd
CBF-Floor east	East end, floor	7/9/2014	7	soil	mg/kg	nd	nd	nd	nd	nd
CBF-Floor ctr	Center, floor	7/9/2014	7	soil	mg/kg	nd	nd	nd	nd	nd
CBF-Floor SW	SW corner, floor	7/9/2014	7	soil	mg/kg	nd	nd	nd	nd	nd
CBF-E wall ctr	East wall, center	7/9/2014	4	soil	mg/kg	nd	-	-	-	-
CBF-N wall east	North wall, east end	7/9/2014	4	soil	mg/kg	nd	-	-	-	-
CBF-N wall west	North wall, west end	7/9/2014	4	soil	mg/kg	nd	-	-	-	-
CBF-W wall ctr	West wall, center	7/9/2014	4	soil	mg/kg	1100	-	-	-	-
CBF-N wall 65W	North wall	7/11/2014	6	soil	mg/kg	nd	-	-	-	-
CBF-N wall 85W	North wall	7/11/2014	6	soil	mg/kg	nd	-	-	-	-
CBF-W wall 15S	West wall	7/11/2014	6	soil	mg/kg	nd	-	-	-	-
CBF-W wall 30S	West wall	7/11/2014	6	soil	mg/kg	nd	-	-	-	-
CBF-S wall 80W	South wall	7/11/2014	6	soil	mg/kg	630	-	-	-	-
CBF-Floor 75W 15S	Floor	7/11/2014	7	soil	mg/kg	nd	-	-	-	-
CBF-Floor 75W 30S	Floor	7/11/2014	7	soil	mg/kg	nd	-	-	-	-
MTCA Method A Cleanup Level for Soil					mg/kg	2000	0.03	7	6	9

Notes:

nd Not Detected at Reporting Limits

95 Bold number(s) indicate contamination detected

6100 Bold and shaded number(s) indicate contamination above MTCA Method A cleanup level

- Not Analyzed

PHOTOGRAPHS



Removal of concrete pad discovered in April 2014

Soil underneath concrete pad



**BLUE SAGE
ENVIRONMENTAL, INC.
KENNEWICK, WA**

TITLE Carpinito Farms LLC
(former Smith Brother Farms)
Kent, Washington

SCALE: no scale
DWN: A. Koch
DATE: July 9, 2014

DWG. NO.
Photographs 1



Soils being excavated from under the concrete pad



**BLUE SAGE
ENVIRONMENTAL, INC.
KENNEWICK, WA**

TITLE Carpinito Farms LLC
(former Smith Brother Farms)
Kent, Washington

SCALE: no scale
DWN: A. Koch
DATE: July 9, 2014

DWG. NO.
Photographs 2



July 9, 2014 view across excavation to the west

July 9, 2014 view of sidewall to the north



**BLUE SAGE
ENVIRONMENTAL, INC.
KENNEWICK, WA**

TITLE **Carpinito Farms LLC
(former Smith Brother Farms)
Kent, Washington**

SCALE: no scale
DWN: A. Koch
DATE: July 9, 2014

DWG. NO.
Photographs 3



Northwest corner of excavation

Southwest corner of excavation



**BLUE SAGE
ENVIRONMENTAL, INC.
KENNEWICK, WA**

TITLE **Carpinito Farms LLC
(former Smith Brother Farms)
Kent, Washington**

SCALE: no scale
DWN: A. Koch
DATE: July 9, 2014

DWG. NO.
Photographs 4



DRO floating on top of groundwater in excavation

Dike at west end of excavation keeping floating DRO out of bench area.



**BLUE SAGE
ENVIRONMENTAL, INC.
KENNEWICK, WA**

TITLE **Carpinito Farms LLC
(former Smith Brother Farms)
Kent, Washington**

SCALE: no scale
DWN: A. Koch
DATE: July 11, 2014

DWG. NO.
Photographs 5



Stockpiled soil from July 9, and 11, 2014 excavation



**BLUE SAGE
ENVIRONMENTAL, INC.
KENNEWICK, WA**

TITLE Carpinito Farms LLC
(former Smith Brother Farms)
Kent, Washington

SCALE: no scale
DWN: A. Koch
DATE: July 11, 2014

DWG. NO.
Photographs 6

APPENDIX A

BLUE SAGE ENVIRONMENTAL/ESN NORTHWEST BORING AND WELL LOGS

BLOWS/6 inches	INTERVAL	SAMPLE NUMBER	SOIL DESCRIPTION	Recovery %	USCS	PID (ppmv in headspace)	WELL CONSTRUCTION
0			Surface: Gravel				
			Imported Fill Material, Sand and Gravel Mix				
			Inorganic Silt, Brown, Moderate Cementation, Damp 1.5'-2' Wet 2'-3' Moist 3'-5'				
5		SBF-B1-5'	Inorganic Silt, Brown, Moderate Cementation, Wet 5'-6' Moist 6'-10'		ML		
10			Inorganic Silt, Brown, Moderate Cementation, Moist		ML		
15		SBF-B1-15'	EOB at 15'				
20							
25							
30							

Drilling Method: Direct Push	Date: 8-7-2013	Other Information: DOE Tag BIJ-813
Drilling Company: ESN	Weather:	
Boring Diameter: Four inches	Page 1 of 1	
Logged By: Alex Koch		

BLUE SAGE ENVIRONMENTAL INC KENNEWICK, WA	Boring/Well Log Smith Brother Farms 27441 68th Avenue South Kent, WA 98032	SBF-MW1
--	--	----------------

BLOWS/6 inches	INTERVAL	SAMPLE NUMBER	SOIL DESCRIPTION	Recovery %	USCS	PID (ppmv in headspace)	WELL CONSTRUCTION
0			Surface: Gravel				
			Imported Fill Material, Sand and Gravel Mix				
			Inorganic Silt, Brown, Moderate Cementation, Damp				
5		SBF-B2-5'	Inorganic Silt, Brown, Moderate Cementation, Wet 5'-6' Damp 6'-10'		ML		
10			Inorganic Silt, Brown, Moderate Cementation, Moist		ML		
15		SBF-B2-15'	EOB at 15'				
30	Depth in feet						

Drilling Method: Direct Push	Date: 8-7-2013	Other Information: DOE Tag BIJ-814
Drilling Company: ESN	Weather:	
Boring Diameter: Four inches	Page 1 of 1	
Logged By: Alex Koch		

BLUE SAGE ENVIRONMENTAL INC KENNEWICK, WA	Boring/Well Log Smith Brother Farms 27441 68th Avenue South Kent, WA 98032	SBF-MW2
--	--	----------------

BLOWS/6 inches	INTERVAL	SAMPLE NUMBER	SOIL DESCRIPTION	Recovery %	USCS	PID (ppmv in headspace)	WELL CONSTRUCTION
0			Surface: Gravel				
			Imported Fill Material, Sand and Gravel Mix				
			Inorganic Silt, Brown, Moderate Cementation, Damp 1.5'-4' Moist 4'-5'				
5		SBF-B3-5'	Inorganic Silt, Brown, Moderate Cementation, Moist		ML		
10		SBF-B3-10'	Inorganic Silt, Brown, Moderate Cementation, Wet 10'-12' Moist 12'-15'		ML		
15		SBF-B3-15'	EOB at 15'				
30	Depth in feet						

Drilling Method: Direct Push	Date: 8-7-2013	Other Information: DOE Tag BIJ-815
Drilling Company: ESN	Weather:	
Boring Diameter: Four inches	Page 1 of 1	
Logged By: Alex Koch		

BLUE SAGE ENVIRONMENTAL INC KENNEWICK, WA	Boring/Well Log Smith Brother Farms 27441 68th Avenue South Kent, WA 98032	SBF-MW3
--	--	----------------

BLOWS/6 inches	INTERVAL	SAMPLE NUMBER	SOIL DESCRIPTION	Recovery %	USCS	PID (ppmv in headspace)	WELL CONSTRUCTION
0			Surface: Gravel				
			Imported Fill Material, Sand and Gravel Mix				
			Inorganic Silt, Brown, Moderate Cementation, Damp				
5	SBF-B4-5'		Inorganic Silt, Brown, Moderate Cementation, Moist, Diesel Odor		ML		
10	SBF-B4-10'		Inorganic Silt, Brown, Moderate Cementation, Wet		ML		
15	SBF-B4-15'		EOB at 15'				
30	Depth in feet						

Drilling Method: Direct Push	Date: 8-7-2013	Other Information: DOE Tag BIJ-816
Drilling Company: ESN	Weather:	
Boring Diameter: Four inches	Page 1 of 1	
Logged By: Alex Koch		

BLUE SAGE ENVIRONMENTAL INC KENNEWICK, WA	Boring/Well Log Smith Brother Farms 27441 68th Avenue South Kent, WA 98032	SBF-MW4
--	--	----------------

Please print, sign and return to the Department of Ecology

RESOURCE PROTECTION WELL REPORT

CURRENT Notice of Intent No. RE08782

(SUBMIT ONE WELL REPORT PER WELL INSTALLED)

Construction/Decommission ("x" in box)

- Construction
- Decommission

Type of Well ("x in box)

- Resource Protection
- Geotech Soil Boring

ORIGINAL INSTALLATION Notice of Intent Number: _____

Property Owner Carpinito Farms LLC

Site Address 27441 68th Avenue S

Consulting Firm _____

City Kent County King

Unique Ecology Well ID Tag No. B15 813

Location NE1/4-1/4 NE1/4 Sec 35 Twn 22 R 04

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

EWM or WWM

Lat/Long (s, t, r) Lat Deg _____ Min _____ Sec _____

still REQUIRED) Long Deg _____ Min _____ Sec _____

Driller Engineer Trainee

Name (Print Last, First Name) Harnden, Don

Driller/Engineer /Trainee Signature [Signature]

Driller or Trainee License No. 2914

Tax Parcel No. 3522049001

Cased or Uncased Diameter 4 1/2" Static Level 4'

Work/Decommission Start Date 8/7/13

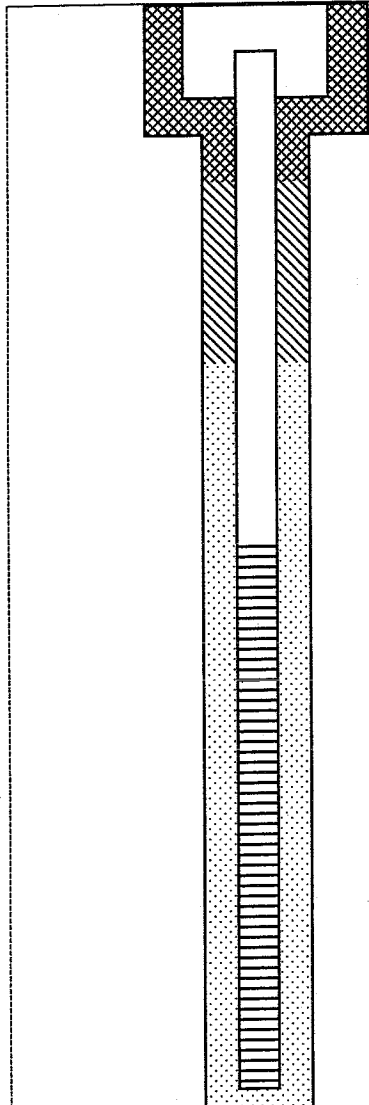
If trainee, licensed driller's Signature and License Number:

Work/Decommission Completed Date 8/7/13

Construction Design

Well Data

Formation Description



MONUMENT TYPE:

8" Flush

CONCRETE SURFACE SEAL:

0-2

ANNULAR SPACE: 0/2

BACKFILL: Be 2-3

TYPE: Benbrite Chips

PVC BLANK: 0-4

SCREEN: 4-15

SLOT SIZE: .010

TYPE: Sched 40 x 2" PVC

SAND PACK: 3-15

MATERIAL: 10/20 silica

DRILLING METHOD: DP

WELL DEPTH: 15

BORING DIAMETER: 4 1/2"

Sand & silt

SCALE: 1" = 2 1/4' PAGE 1 OF 4

Please print, sign and return to the Department of Ecology

RESOURCE PROTECTION WELL REPORT

CURRENT Notice of Intent No. RE08782

(SUBMIT ONE WELL REPORT PER WELL INSTALLED)

Construction/Decommission ("x" in box)

- Construction
- Decommission

Type of Well ("x" in box)

- Resource Protection
- Geotech Soil Boring

ORIGINAL INSTALLATION Notice of Intent Number: _____

Property Owner Carpinito Farms LLC

Site Address 27441 68th Avenue S

Consulting Firm _____

City Kent County King

Unique Ecology Well IDTag No. B15 814

Location NE1/4-1/4 NE1/4 Sec 35 Twn 22 R 04

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

EWM or WWM

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

Driller Engineer Trainee
Name (Print Last, First Name) Harnden, Don

Tax Parcel No. 3522049001

Driller/Engineer /Trainee Signature _____

Cased or Uncased Diameter 4 1/2" Static Level 4'

Driller or Trainee License No. 2914

Work/Decommission Start Date 8/7/13

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

Work/Decommission Completed Date 8/7/13

Construction Design	Well Data	Formation Description
	<p>MONUMENT TYPE: <u>8" Flush</u></p> <p>CONCRETE SURFACE SEAL: <u>0-2</u></p> <p>ANNULAR SPACE: <u>0-2</u></p> <p>BACKFILL: <u>Be 2-3</u> TYPE: <u>Benbrite Chips</u></p> <p>PVC BLANK: <u>0-4</u></p> <p>SCREEN: <u>4-15</u> SLOT SIZE: <u>.010</u> TYPE: <u>Sched 40 x 2" PVC</u></p> <p>SAND PACK: <u>3-15</u> MATERIAL: <u>10/20 silica</u></p> <p>DRILLING METHOD: <u>DP</u></p> <p>WELL DEPTH: <u>15</u></p> <p>BORING DIAMETER: <u>4 1/2"</u></p>	<p><u>Sand & silt</u></p>

SCALE: 1" = 2/9 PAGE 2 OF 4

Please print, sign and return to the Department of Ecology

RESOURCE PROTECTION WELL REPORT

CURRENT Notice of Intent No. RE08782

(SUBMIT ONE WELL REPORT PER WELL INSTALLED)

Construction/Decommission ("x" in box)

- Construction
- Decommission

Type of Well ("x" in box)

- Resource Protection
- Geotech Soil Boring

ORIGINAL INSTALLATION Notice of Intent Number: _____

Property Owner Carpinito Farms LLC

Site Address 27441 68th Avenue S

Consulting Firm _____

City Kent County King

Unique Ecology Well IDTag No. B15 815

Location NE1/4-1/4 NE1/4 Sec 35 Twn 22 R 04

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

EWM or WWM

Lat/Long (s, t, r) Lat Deg _____ Min _____ Sec _____

still REQUIRED) Long Deg _____ Min _____ Sec _____

Driller Engineer Trainee
Name (Print Last, First Name) Harold, Do-

Tax Parcel No. 3522049001

Driller/Engineer /Trainee Signature _____

Cased or Uncased Diameter 4 1/2" Static Level 4'

Driller or Trainee License No. 2914

Work/Decommission Start Date 8/7/13

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

Work/Decommission Completed Date 8/7/13

Construction Design	Well Data	Formation Description
	<p>MONUMENT TYPE: <u>8" Flush</u></p> <p>CONCRETE SURFACE SEAL: <u>0-2</u></p> <p>ANNULAR SPACE: <u>0/2</u></p> <p>BACKFILL: <u>Be 2-3</u> TYPE: <u>Benbonite Chips</u></p> <p>PVC BLANK: <u>0-4</u></p> <p>SCREEN: <u>4-15</u> SLOT SIZE: <u>.010</u> TYPE: <u>Sched 40 x 2" PVC</u></p> <p>SAND PACK: <u>3-15</u> MATERIAL: <u>10/20 silica</u></p> <p>DRILLING METHOD: <u>DP</u></p> <p>WELL DEPTH: <u>15</u></p> <p>BORING DIAMETER: <u>4 1/2"</u></p>	<p><u>Sand & silt</u></p>

SCALE: 1" = 2 1/4' PAGE 3 OF 4

Please print, sign and return to the Department of Ecology

RESOURCE PROTECTION WELL REPORT

CURRENT Notice of Intent No. RE08782

(SUBMIT ONE WELL REPORT PER WELL INSTALLED)

Construction/Decommission ("x" in box)

- Construction
- Decommission

Type of Well ("x" in box)

- Resource Protection
- Geotech Soil Boring

ORIGINAL INSTALLATION Notice of Intent Number: _____

Property Owner Carpinito Farms LLC

Consulting Firm _____

Site Address 27441 68th Avenue S

Unique Ecology Well IDTag No. B1J 816

City Kent County King

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

Location NE1/4-1/4 NE1/4 Sec 35 Twn 22 R 04

EWM or WWM

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

Driller Engineer Trainee

Name (Print Last, First Name) Harold, Po-

Driller/Engineer /Trainee Signature [Signature]

Driller or Trainee License No. 2914

Tax Parcel No. 3522049001

Cased or Uncased Diameter 4 1/2" Static Level 4'

Work/Decommission Start Date 8/7/13

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

Work/Decommission Completed Date 8/7/13

Construction Design

Well Data

Formation Description

	MONUMENT TYPE: <u>8" Flush</u>	<u>Sand & silt</u>
	CONCRETE SURFACE SEAL: <u>0-2</u>	
	ANNULAR SPACE: <u>0/2</u>	
	BACKFILL: <u>3c 2-3</u> TYPE: <u>Benabite Chips</u>	
	PVC BLANK: <u>0-4</u>	
	SCREEN: <u>4-15</u> SLOT SIZE: <u>.010</u> TYPE: <u>Sched 40 x 2" PVC</u>	
	SAND PACK: <u>3-15</u> MATERIAL: <u>10/20 silica</u>	
DRILLING METHOD: <u>DP</u>		
WELL DEPTH: <u>15</u>		
BORING DIAMETER: <u>4 1/2"</u>		

SCALE: 1" = 0/1 PAGE 9 OF 4

APPENDIX B

ESN NORTHWEST
LABORATORY REPORT
DATED
August 15, 2013

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@esnw.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 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%

APPENDIX C

CENTRE POINT CONSULTANTS SITE SURVEY

APPENDIX D

BLUE SAGE ENVIRONMENTAL, INC PURGE LOGS

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

<u>Well #</u>	<u>Time</u>	<u>Elevation Top of PVC</u>	<u>Depth to Water TOC</u>	<u>Adjusted Elevation</u>	<u>Screen Depth</u>	<u>Depth after Purging</u>
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

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° F @ 1510

<u>Well #</u>	<u>Time</u>	<u>Elevation Top of PVC</u>	<u>Depth to Water TOC</u>	<u>Adjusted Elevation</u>	<u>Screen Depth</u>	<u>Depth after Purging</u>
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
---------	------	-------	------	-------	---------	------

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

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.)

MONITORING WELL PURGE LOG

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

Date: March 19, 2014
 Client: Carpinito Brothers, Inc.
 Location: Smith Brothers Farm, Kent, WA

Conditions: Cloudy, intermittent rain
 Temp (F): low 50s

<u>Well #</u>	<u>Time</u>	<u>Elevation Top of PVC</u>	<u>Depth to Water TOC</u>	<u>Adjusted Elevation</u>	<u>Screen Depth</u>	<u>Depth after Purging</u>		<u>Purge 1</u>	<u>Purge 2</u>	<u>Purge 3</u>	<u>Average</u>
SBF-MW1	1214 water light amber color, no particulate no product, light sheen, slight odor	41.64	0.96	40.68	4-15 ft	-	Temp (F)	53	53	53	53
							pH	6.5	6.5	6.5	6.5
							Cond. (mS/cm)	2.12	2.08	2.06	2.09
SBF-MW2	1234 water light amber color, no particulate no product, light sheen, slight odor	41.69	1.21	40.48	4-15 ft	-	Temp (F)	53	53	53	53
							pH	6.9	6.9	6.9	6.9
							Cond. (mS/cm)	0.77	0.75	0.74	0.75
SBF-MW3	1300 water light amber color, no particulate no product, light sheen, slight odor	41.55	1.05	40.50	4-15 ft	-	Temp (F)	52	52	52	52
							pH	6.6	6.6	6.6	6.6
							Cond. (mS/cm)	1.38	1.41	1.40	1.40
SBF-MW4	1322 water light amber color, no particulate no product, light sheen, slight odor	41.55	1.07	40.48	4-15 ft	-	Temp (F)	53	53	53	53
							pH	6.5	6.5	6.5	6.5
							Cond. (mS/cm)	2.08	2.06	2.05	2.06

Field Measurements:

pH/Conductivity/Temperature measured with a
 Hanna Instruments Model HI 9813-5 pH/EC/TDS meter

MONITORING WELL PURGE LOG

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

Date: October 21, 2014
 Client: Carpinito Brothers, Inc.
 Location: Smith Brothers Farm, Kent, WA

Conditions: Clear
 Temp (F): low 50s

<u>Well #</u>	<u>Time</u>	<u>Elevation Top of PVC</u>	<u>Depth to Water TOC</u>	<u>Adjusted Elevation</u>	<u>Screen Depth</u>	<u>Depth after Purging</u>		<u>Purge 1</u>	<u>Purge 2</u>	<u>Purge 3</u>	<u>Average</u>	
SBF-MW1	930	41.64	3.91	37.73	4-15 ft	-	Clear with no particulate no odor, product or sheen	Temp (C)	16.9	16.8	16.7	17
								pH	7.0	6.7	6.6	6.8
								Cond. (mS/cm)	1.97	2	1.99	1.99
SBF-MW2	1000	41.69	2.41	39.28	4-15 ft	-	Clear with no particulate petro odor, no product or sheen	Temp (C)	18.2	18	17.8	18
								pH	6.8	6.8	6.8	6.8
								Cond. (mS/cm)	0.75	0.74	0.72	0.74
SBF-MW3	1030	41.55	4.04	37.51	4-15 ft	-	Clear with no particulate petro odor, no product or sheen	Temp (C)	16.2	16.3	16.4	16
								pH	6.5	6.5	6.5	6.5
								Cond. (mS/cm)	1	0.99	0.98	0.99
SBF-MW4	1100	41.55	4.27	37.28	4-15 ft	-	Clear with no particulate petro odor, no product or sheen	Temp (C)	15.9	15.9	15.9	16
								pH	6.4	6.4	6.4	6.4
								Cond. (mS/cm)	1.52	1.51	1.51	1.51

Field Measurements:







pH/Conductivity/Temperature measured with a
 Hanna Instruments Model HI 9813-5 pH/EC/TDS meter

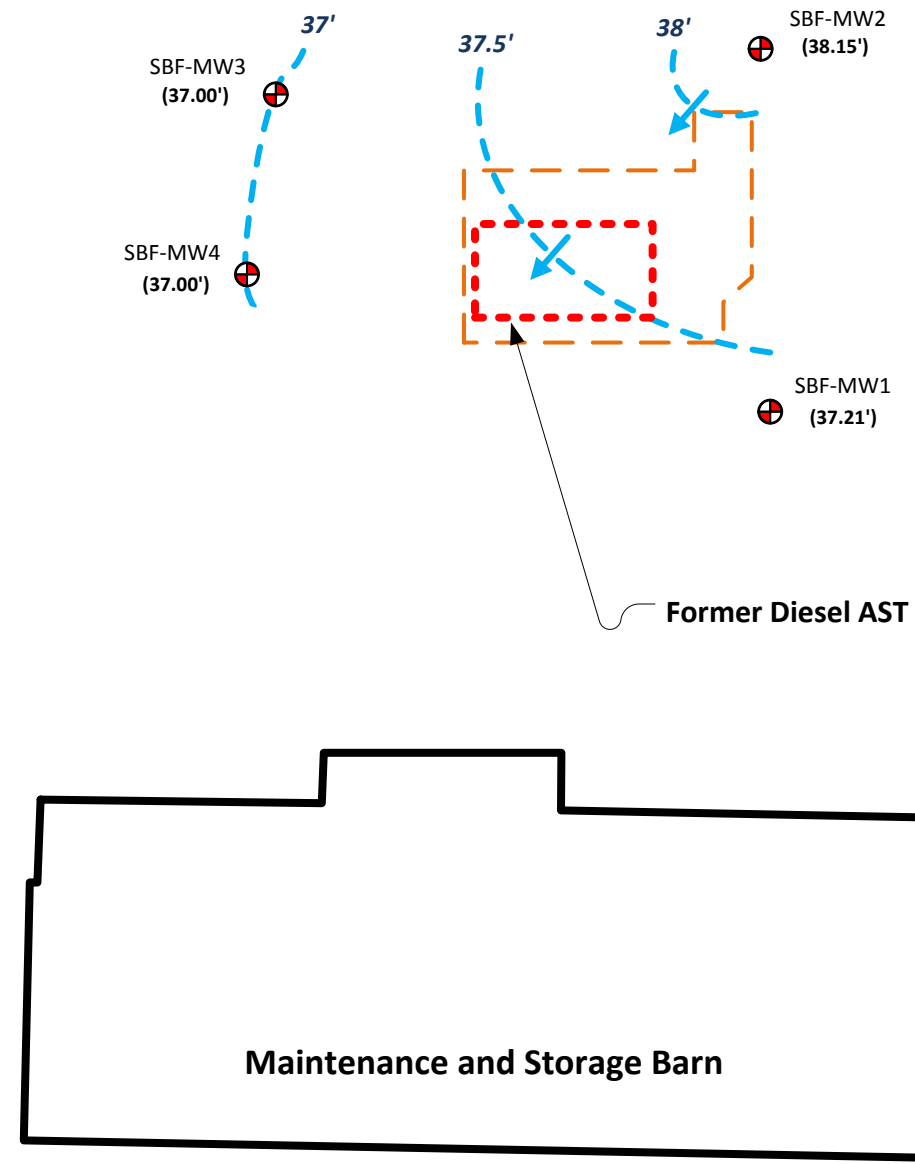
APPENDIX E

WATER CONTOUR FIGURES



Legend

-  Groundwater Monitoring Well Location
-  Onsite Structures
-  Remedial Excavation Limits, 2013
-  (37.21') Groundwater Elevation
-  37.5' - - - - - Approx. GW Elevation Contour
-  - - - - -> Approx. GW Flow



Dairy Plant

Maintenance and Storage Barn

68th Avenue South

Former Diesel AST

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**

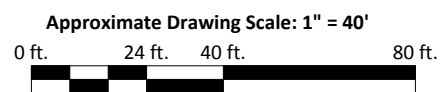








Figure is prepared in color, black and white copies may not be suitable for viewing.

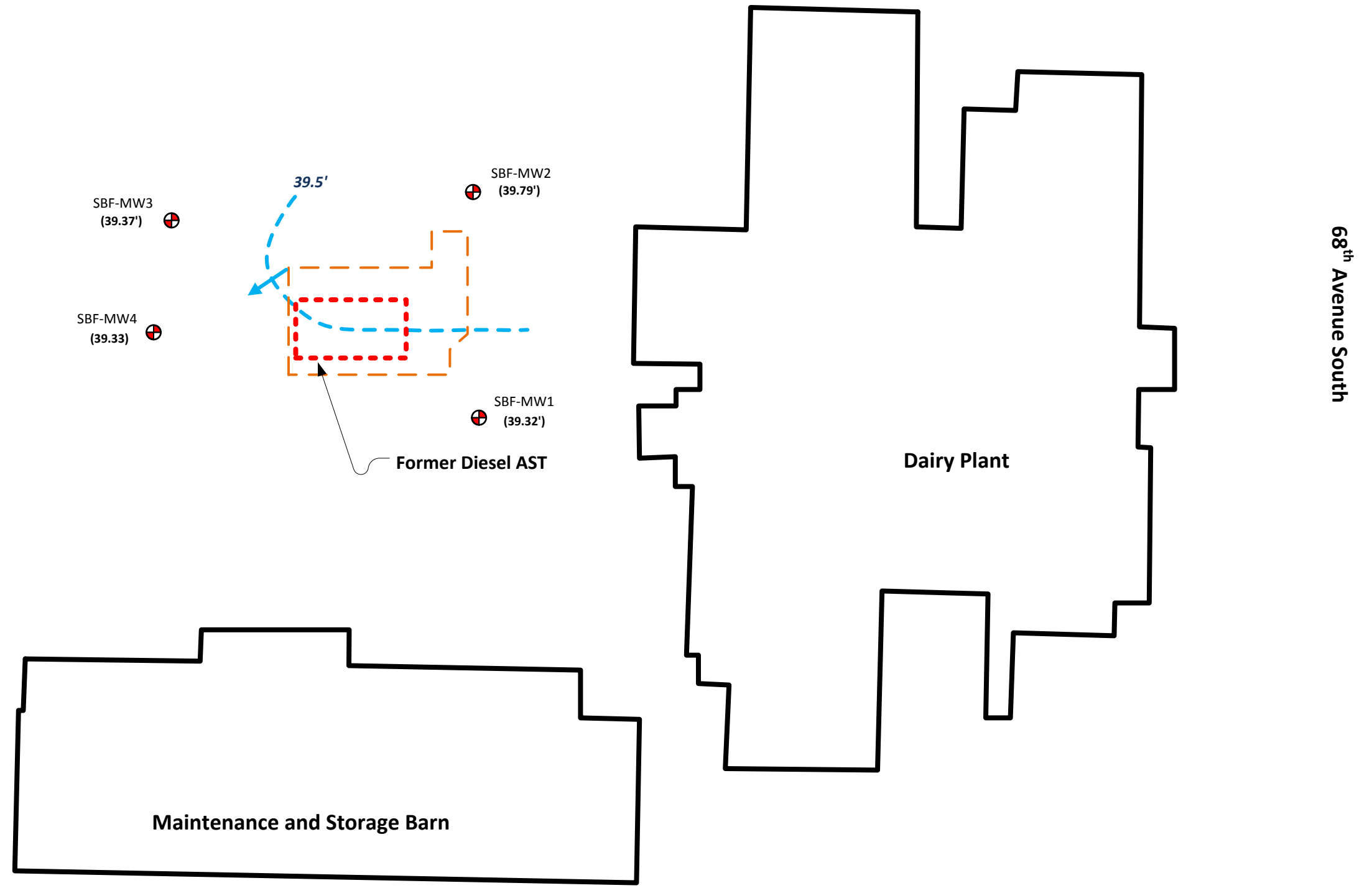
Site Diagram, Groundwater Contours 8/9/13
Smith Brothers Farms
27441 68th Avenue South
Kent, WA 98032

Figure
5A



Legend

-  Groundwater Monitoring Well Location
-  Onsite Structures
-  Remedial Excavation Limits, 2013
-  (39.37') Groundwater Elevation
-  39.5' 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.

Mapping Reference: King County Assessor Imap, Survey

**BLUE SAGE
ENVIRONMENTAL INC
KENNEWICK, WA**

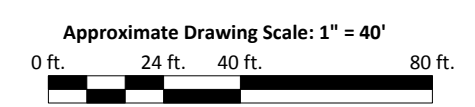








Figure is prepared in color, black and white copies may not be suitable for viewing.

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

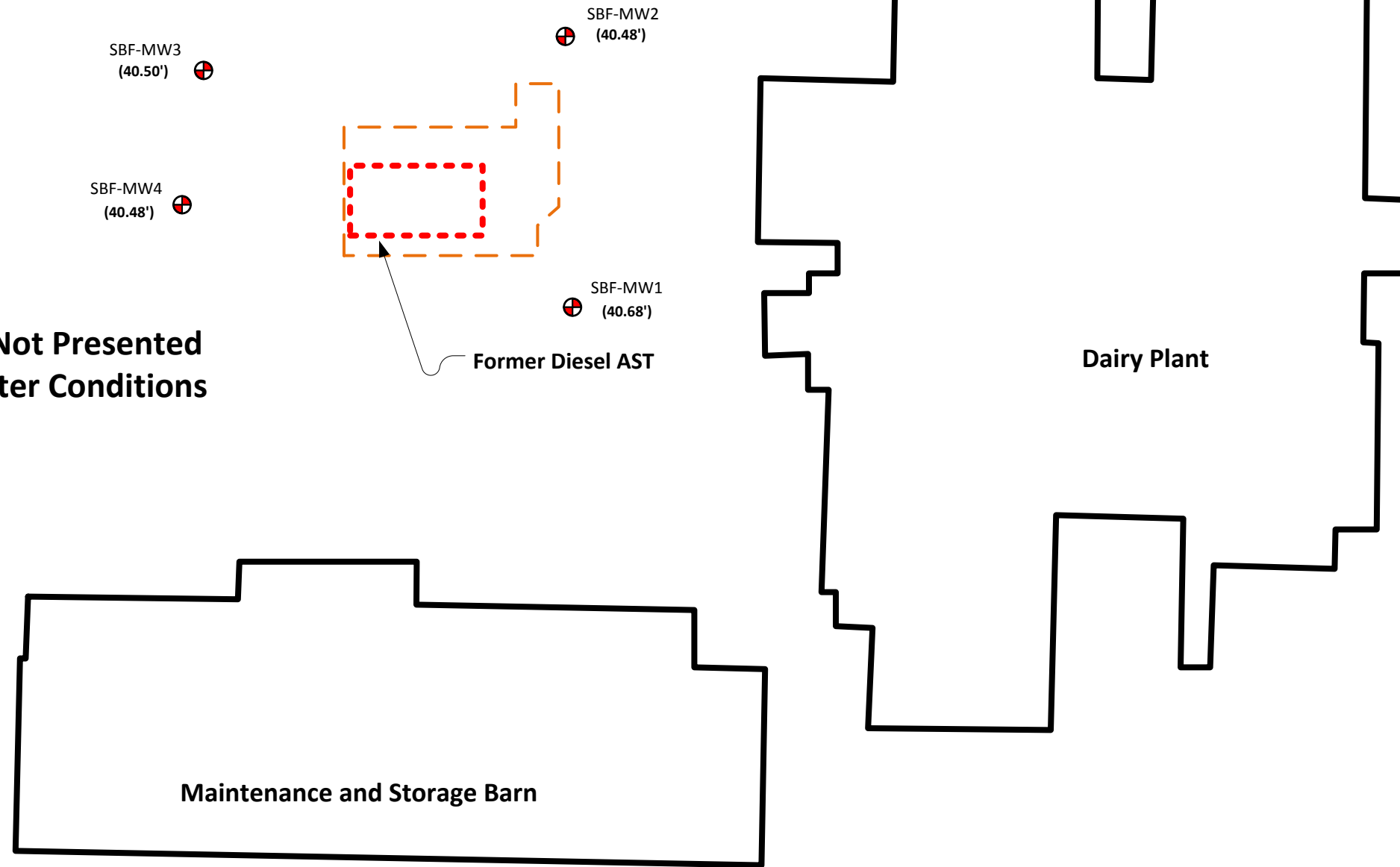
**Figure
5B**



Legend

-  Groundwater Monitoring Well Location
-  Onsite Structures
-  Remedial Excavation Limits, 2013
-  (37.21') Groundwater Elevation
-  37.5' Approx. GW Elevation Contour
-  Approx. GW Flow

**Groundwater Contours Not Presented
Due To "Flat" Groundwater Conditions**



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.

Mapping Reference: King County Assessor Imap, Survey

**BLUE SAGE
ENVIRONMENTAL INC
KENNEWICK, WA**

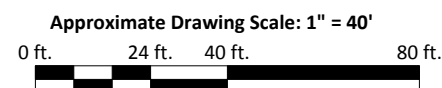








Figure is prepared in color, black and white copies may not be suitable for viewing.

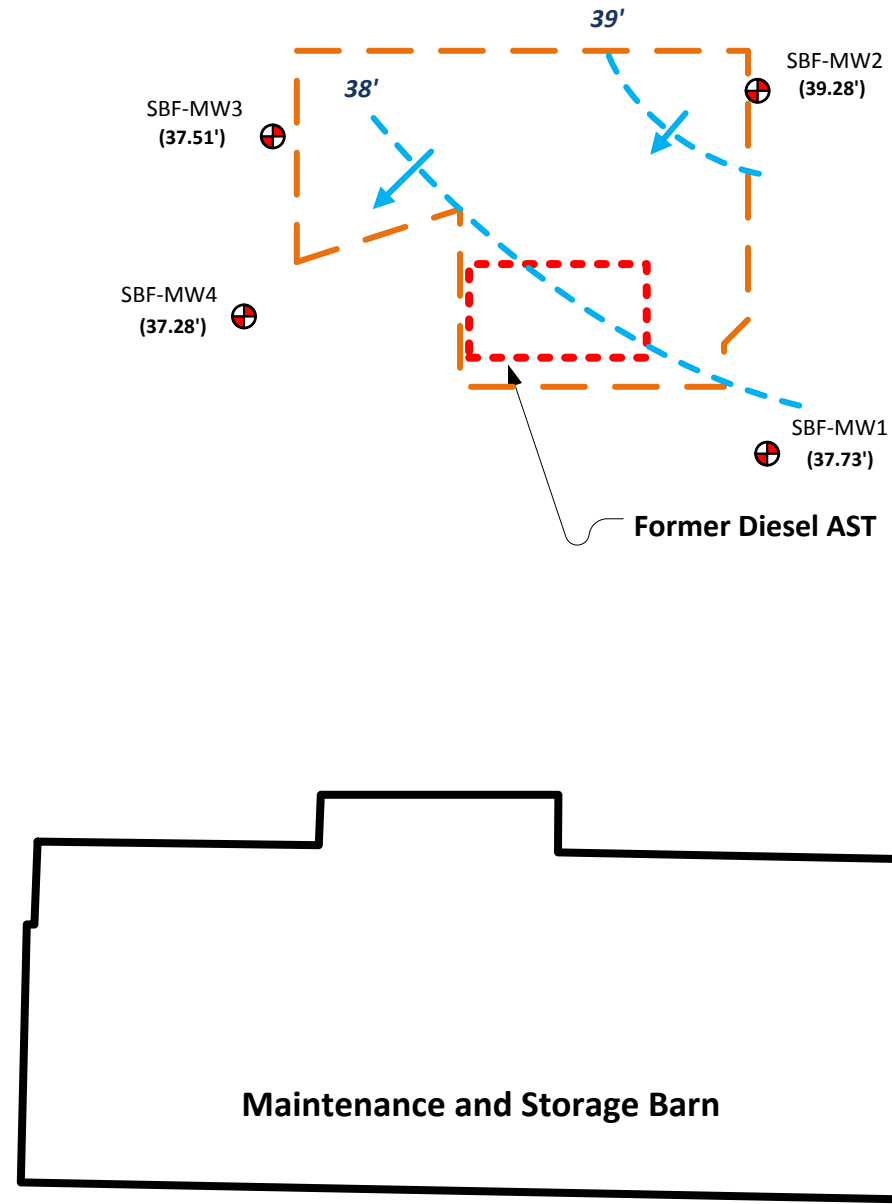
Site Diagram, Groundwater Contours 03/19/14
Smith Brothers Farms
 27441 68th Avenue South
 Kent, WA 98032

**Figure
5C**



Legend

-  Groundwater Monitoring Well Location
-  Onsite Structures
-  Remedial Excavation Limits, 2013 & 2014
-  (37.21') Groundwater Elevation
-  37.5' Approx. GW Elevation Contour
-  Approx. GW Flow



68th Avenue South

Dairy Plant

Maintenance and Storage Barn

Former Diesel AST

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**

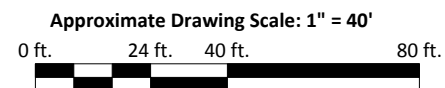


Figure is prepared in color, black and white copies may not be suitable for viewing.

Site Diagram, Groundwater Contours 10/21/14
Smith Brothers Farms
27441 68th Avenue South
Kent, WA 98032

Figure
5D

APPENDIX F

ESN – NORTHWEST LABORATORY REPORTS GROUNDWATER 2013 - 2014

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@esnw.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

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%

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

ESN NORTHWEST CHEMISTRY LABORATORY

Carpinito Farm
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	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

Carpinito Farm
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@esnw.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%

April 3, 2014

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 on March 25, 2014.

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

ESN NORTHWEST CHEMISTRY LABORATORY

Carpinito Brothers, Inc
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@esnw.com

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

Sample Number	Date Prepared	Date Analyzed	Surrogate Recovery (%)	Diesel Range Organics (ug/L)	Lube Oil Range Organics (ug/L)
Method Blank	3/25/2014	3/25/2014	104	nd	nd
LCS	3/25/2014	3/25/2014	118	108%	---
SBF-MW1	3/25/2014	3/25/2014	115	nd	nd
SBF-MW2	3/25/2014	3/25/2014	114	nd	nd
SBF-MW3	3/25/2014	3/25/2014	99	690	nd
SBF-MW4	3/25/2014	3/25/2014	94	2200	nd
Reporting Limits				250	500

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

"int" Indicates that interference prevents determination.

ACCEPTABLE RECOVERY LIMITS FOR SURROGATE : 50% TO 150%

October 24, 2014

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. Soil samples were analyzed for Diesel and Oil by NWTPH-Dx/Dx Extended on October 23, 2014.

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 enclosed for your records.

ESN Northwest appreciates the opportunity to have provided these services to 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

Carpinito Farms, Inc
PROJECT SMITH BROTHERS FARM
Kent, Washington

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

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

Sample Number	Date Prepared	Date Analyzed	Surrogate Recovery (%)	Diesel Range Organics (ug/L)	Lube Oil Range Organics (ug/L)
Method Blank	10/23/2014	10/23/2014	132	nd	nd
LCS	10/23/2014	10/23/2014	138	89%	---
SBF-MW1	10/23/2014	10/23/2014	84	nd	nd
SBF-MW2	10/23/2014	10/23/2014	79	nd	nd
SBF-MW3	10/23/2014	10/23/2014	104	nd	nd
SBF-MW4	10/23/2014	10/23/2014	97	870	nd
Reporting Limits				250	500

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

"int" Indicates that interference prevents determination.

ACCEPTABLE RECOVERY LIMITS FOR SURROGATE : 50% TO 150%

APPENDIX G

ESN – NORTHWEST
LABORATORY REPORTS
SOIL SAMPLE RESULT
JULY 2014

July 11, 2014

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. Soil samples were analyzed for Diesel and Oil by NWTPH-Dx/Dx Extended and BTEX by Method 8260 on July 9 & 10, 2014.

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 also 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

Carpinito Farms
 PROJECT SMITH BROTHERS FARM
 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	7/9/2014	7/9/2014	91	nd	nd
LCS	7/9/2014	7/9/2014	78	99%	---
CBF-SLAB	7/10/2014	7/10/2014	int	1500	nd
CBF-FLOOR E	7/10/2014	7/10/2014	121	nd	nd
CBF-FLOOR CTR	7/10/2014	7/10/2014	105	nd	nd
CBF-FLOOR SW	7/10/2014	7/10/2014	66	nd	nd
CBF-FLOOR SW Duplicate	7/10/2014	7/10/2014	113	nd	nd
CBF-E WALL CTR	7/10/2014	7/10/2014	123	nd	nd
CBF-N WALL E	7/10/2014	7/10/2014	139	nd	nd
CBF-N WALL W	7/9/2014	7/9/2014	97	nd	nd
CBF-W WALL CTR	7/9/2014	7/9/2014	Int	1100	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

Carpinito Farms
 PROJECT SMITH BROTHERS FARM
 Kent, Washington

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

Analysis of BTEX in Soil by Method 8260/5035

Sample Number	Date Prepared	Date Analyzed	Benzene (mg/kg)	Toluene (mg/kg)	Ethylbenzene (mg/kg)	Xylenes (mg/kg)	Surrogate Recovery (%)
Method Blank	7/9/2014	7/9/2014	nd	nd	nd	nd	110
LCS	7/9/2014	7/9/2014	93%	81%	91%	90%	98
LCSD	7/9/2014	7/9/2014	89%	76%	90%	89%	105
CBF-SLAB	7/9/2014	7/9/2014	nd	nd	nd	nd	113
CBF-FLOOR E	7/9/2014	7/9/2014	nd	nd	nd	nd	103
CBF-FLOOR CTR	7/9/2014	7/9/2014	nd	nd	nd	nd	103
CBF-FLOOR SW	7/9/2014	7/9/2014	nd	nd	nd	nd	108
Reporting Limits			0.02	0.05	0.05	0.15	

"---" Indicates not tested for component.

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

"int" Indicates that interference prevents determination.

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

July 15, 2014

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. Soil samples were analyzed for Diesel and Oil by NWTPH-Dx/Dx Extended on July 14, 2014.

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 also 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

Carpinito Farms
PROJECT SMITH BROTHERS FARM
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	7/14/2014	7/14/2014	76	nd	nd
LCS	7/14/2014	7/14/2014	88	126%	---
CBF-N Wall-65'W	7/14/2014	7/14/2014	91	nd	nd
CBF-N Wall-85'W	7/14/2014	7/14/2014	96	nd	nd
CBF-W Wall-15'S	7/14/2014	7/14/2014	95	nd	nd
CBF-W Wall-15'S Duplicate	7/14/2014	7/14/2014	94	nd	nd
CBF-W Wall-30'S	7/14/2014	7/14/2014	93	nd	nd
CBF-S Wall-80'W	7/14/2014	7/14/2014	106	630	nd
CBF-Floor-75'W-15'S	7/14/2014	7/14/2014	100	nd	nd
CBF-Floor-75'W'30'S	7/14/2014	7/14/2014	90	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%

