



ASSOCIATED  
ENVIRONMENTAL  
GROUP, LLC

September 4, 2015

Ms. Sue Smith  
R.H. Smith Distributing Co., Inc.  
315 East Wine Country Road  
Grandview, Washington 98930-1044

RE: **July 2014 Quarterly Groundwater Sampling Results Summary**  
Gateway 76 Nob Hill (aka Pik-A-Pop #15)  
Ecology VCP No. CE0387  
1802 East Nob Hill Blvd  
Yakima, Washington 98901

Dear Ms. Smith:

Associated Environmental Group, LLC (AEG) has prepared the enclosed **Quarterly Groundwater Monitoring Report** presenting results of groundwater sampling conducted on July 1, 2014 at the above-referenced Subject Site.

**WORK PERFORMED QUARTER [July - 2014]**

- Purged and sampled five groundwater monitoring wells.

**WORK TO BE PERFORMED NEXT QUARTER [September - 2014]**

- This completes quarterly sampling of five groundwater monitoring wells. There was no more sampling to take place in October 2014.

**SUMMARY**

<b>July Summary Table</b>	<b>Quarterly</b>	<b>Units</b>
Depth to Groundwater:	<b>July 2014:</b> No depths to gw measured	(Measured Feet)
Groundwater Gradient:	<b>July 2014:</b> No elevations measured	(Direction / Magnitude)
Maximum TPHg/Benzene/Diesel Concentrations:	<b>July 2014:</b> <100/<1.0/<200	(ug/L)
Measureable NAPL Detected:	No	
Measureable NAPL Thickness:	Not applicable	
Current Remedial Action:	None active	

## DISCUSSION:

The results from the analysis as well as the historical analytical results are presented in the attached Table 1, *Summary of Groundwater Analytical Results*. The results show that the concentrations of gasoline-range and diesel-range total petroleum hydrocarbons (TPH), benzene, toluene, ethylbenzene, and total xylenes (BTEX), as well as halogenated volatile organic compounds (VOCs through July 2014), are below the laboratory detection limits. Review of the historical data reveals that the concentrations of the contaminants of concern were below detection for the last four quarters.

In an e-mail dated May 8, 2013, Mr. Norm Hepner from the Ecology Central Regional Office indicated that:

*“...Ecology would be willing to consider an environmental covenant for contaminated soils present [and a “No Further Action” determination] on the site if it can be demonstrated that soil contamination is protective of groundwater (demonstrated by groundwater monitoring).”*

Ecology went on to state that the groundwater monitoring could consist of:

*“...Four additional **consecutive** quarters of groundwater monitoring ...provided all contaminants are non-detect...”*

Based on this e-mail and the *Proposed Compliance Monitoring Work Plan* submitted to Ecology dated June 24, 2013, AEG is requesting a “No Further Action” (NFA) opinion letter for this Site since all constituents remain below detection levels during the last four consecutive monitoring events. In addition, an Environmental Covenant will be filed with the Yakima County Auditor’s office to address the soils on the Subject Site.

The groundwater flow direction during two recent sampling events generally appears to be towards the south-southwest as presented in the attached Figure 1, *Groundwater Potentiometric Map December 2013*, and Figure 2, *Groundwater Potentiometric Map April 2014*. Elevations used to measure gradient and direction are summarized in Table 2, *Summary of Groundwater Elevations*.

**CLOSING**

Thank you for the opportunity to provide you with environmental consulting services. Should you have questions or require additional information, please do not hesitate to contact our office at 360-352-9835.

Sincerely,

**Associated Environmental Group, LLC**

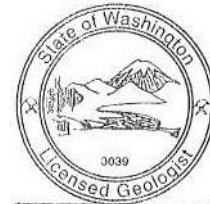
*Prepared and reviewed by:*



Charles Stephen Cline

*Charles S. Cline*

Charles S. Cline, L.G./L.Hg.  
*Senior Hydrogeologist*



Shawn Lombardini

*Shawn Lombardini*

Shawn Lombardini L.G.  
*Project Geologist*

cc: Ms. Jennifer Lind, Ecology

Figures and Tables:

Figure 1 – *Groundwater Potentiometric Map December 2013*

Figure 2 – *Groundwater Potentiometric Map April 2014*

Table 1 - *Summary of Groundwater Analytical Results*

Table 2 – *Summary of Groundwater Elevations*

Attachment A:

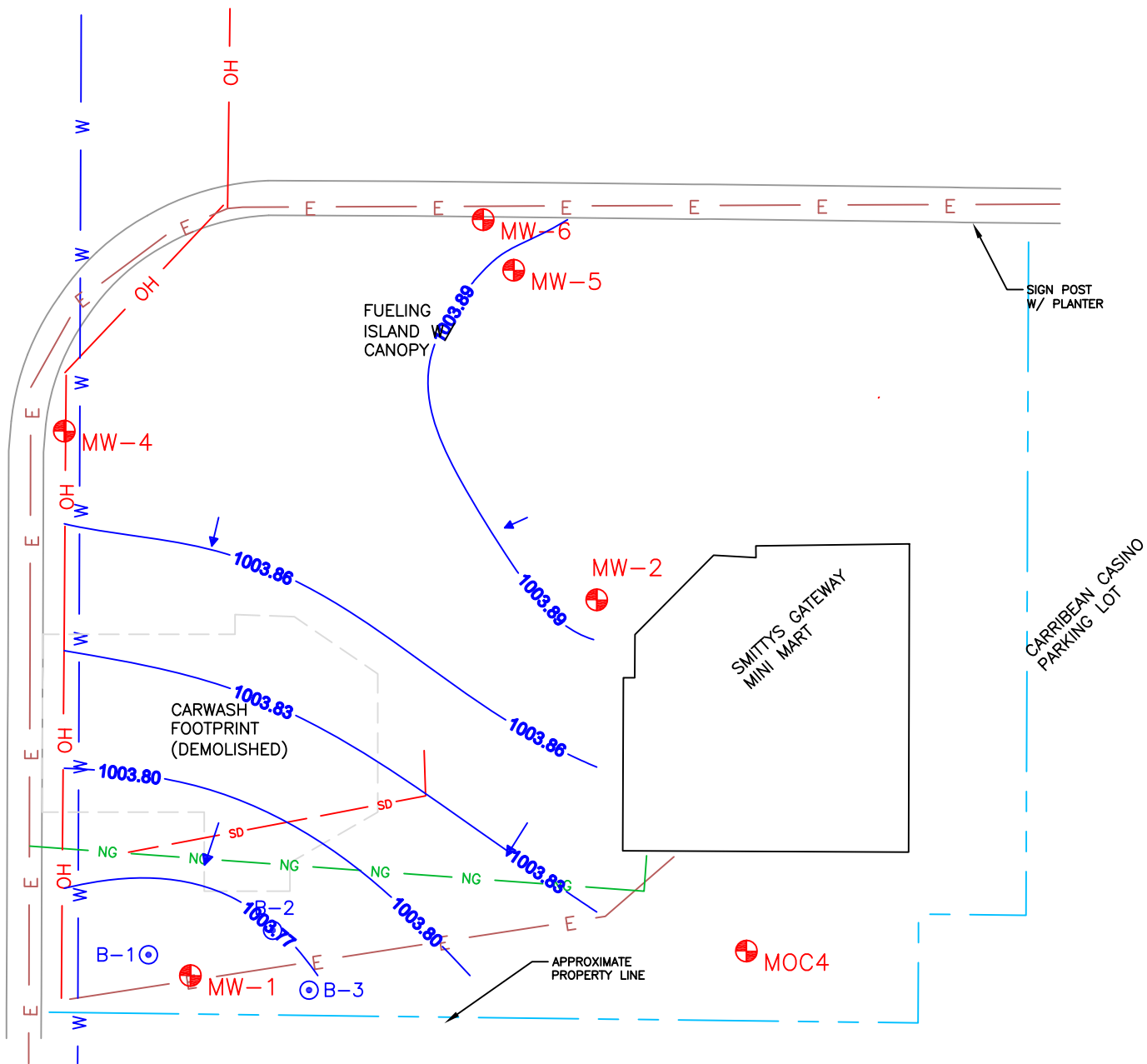
*Laboratory Datasheets*

## **FIGURES AND TABLES**

**Notes:**

- (1) The locations of all features shown are approximate.
- (2) This drawing is for information purposes. It is intended to assist in showing features discussed in an attached document.

Reference: Drawing created from survey drawing and notes provided by AEG, LLC.



**LEGEND**

- ⊙ B-1 BORING LOCATIONS
- ⊕ MW-1 MONITORING WELLS
- CATCH BASIN
- SD — BORING LOCATIONS
- W — SLATTED CHAIN LINK FENCE
- NG — NATURAL GAS LINE
- E — UNDERGROUND ELECTRIC
- OH — SLATTED CHAIN LINK FENCE

DRAWING SCALE: 1" = 30'

**ASSOCIATED ENVIRONMENTAL GROUP, LLC**  
 605 11TH AVE SE, Suite 201  
 Olympia, WA 98501-2336  
 (360) 352-9835 Fax (360) 352-8164

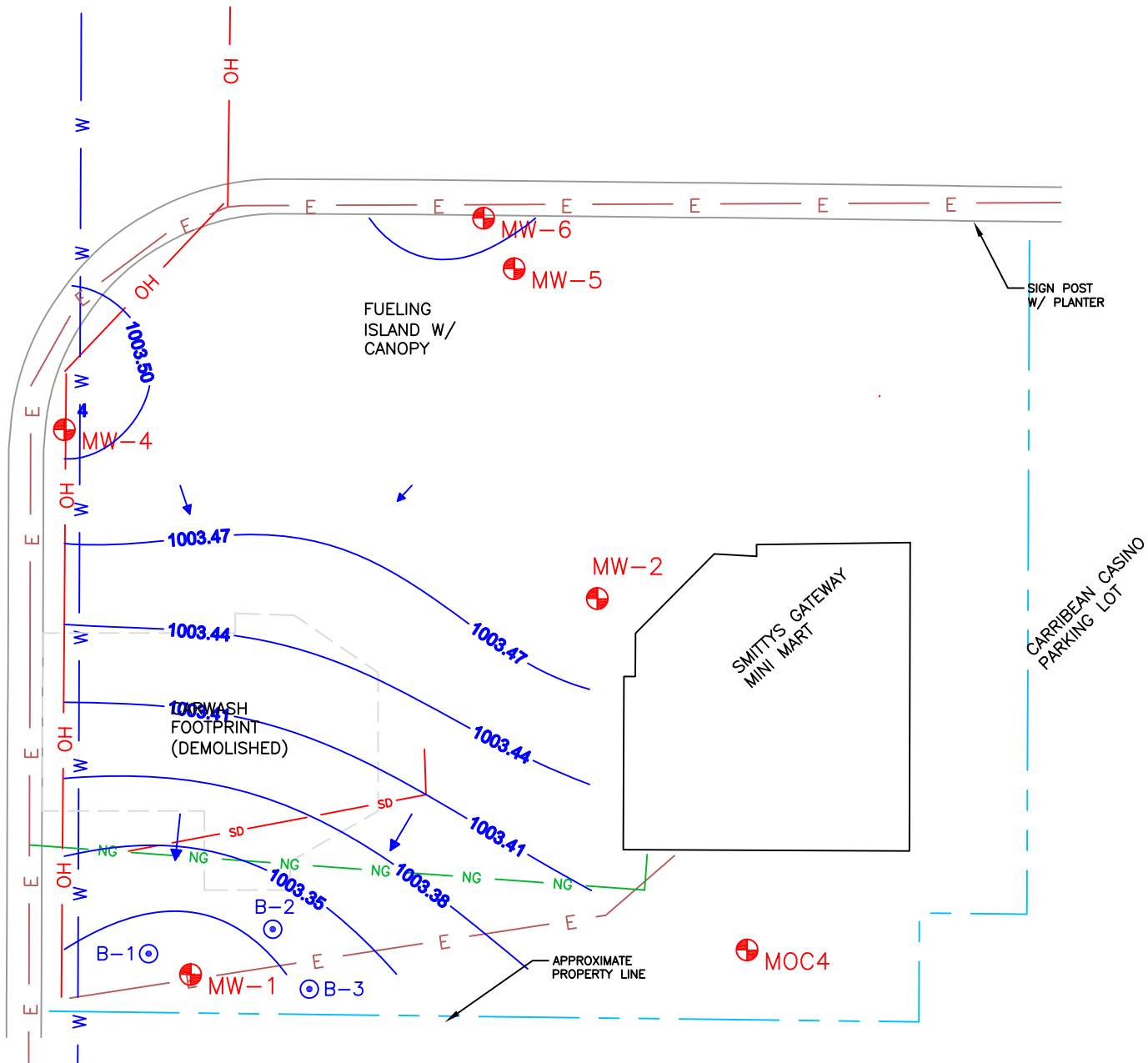
**FIGURE 1**  
 Groundwater Potentiometric Map  
 December 2013

**SMITTY'S GATEWAY 76**  
 1801 NOB HILL BLVD  
 YAKIMA, WA

Project# 12-184	Date: 11/12/2013
File: FILE NAME	Sheet

Notes:  
 (1) The locations of all features shown are approximate.  
 (2) This drawing is for information purposes. It is intended to assist in showing features discussed in an attached document.

Reference: Drawing created from survey drawing and notes provided by AEG, LLC.



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 605 11TH AVE SE, Suite 201  
 Olympia, WA 98501-2336  
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**FIGURE 2**  
 Groundwater Potentiometric Map  
 April 2014

<b>SMITTY'S GATEWAY 76</b>	
1801 NOB HILL BLVD YAKIMA, WA	
Project# 12-184	Date: 06/11/2014
File: FILE NAME	Sheet

**Table 1 - Summary of Groundwater Analytical Results  
Gateway Knob Hill 76 Gas Station  
Yakima, WA**

Well Number <sup>1</sup>	Date Sampled	Gasoline TPH <sup>2</sup> (ug/L)	Table 830-1 GRO Volatile Organic Constituents <sup>3</sup> (ug/L)								Diesel TPH Extended <sup>4</sup> (ug/L)			HVOCs (ug/L)					cPAH <sup>5</sup> (ug/L)	
			Benzene	Toluene	Ethylbenzene	Total Xylenes	EDC	EDB	Total Naphthalenes	MTBE	Diesel	Heavy Oil	Mineral Oil	PCE	TCE	cis-1,2-DCE	trans-1,2-DCE	1,1-Dichloroethene		Vinyl Chloride
MW-1	12/11/2011	<100	<1.0	<2.0	<1.0	<3.0	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	3/9/2012	<100	<b>9.9</b>	<1.0	<1.0	<1.0	<1.0	<0.01	<5.0	<5.0	<200	<400	<400	<1.0	<1.0	<1.0	<1.0	<2.0	<0.2	<0.100
	9/30/2013	<100	<1.0	<1.0	<1.0	<2.0	<1.0	<0.01	<5.0	<5.0	<200	<400	--	<1.0	<1.0	<1.0	<1.0	<2.0	<0.2	--
	12/30/2013	<100	<1.0	<1.0	<1.0	<2.0	<1.0	<0.01	<5.0	<5.0	<200	<400	--	<1.0	<1.0	<1.0	<1.0	<2.0	<0.2	--
	4/9/2014	<100	<1.0	<2.0	<1.0	<2.0	--	--	--	--	<200	<400	--	<1.0	<1.0	<1.0	<1.0	<2.0	<0.2	--
	7/1/2014	<100	<1.0	<2.0	<1.0	<2.0	--	--	--	--	<200	<400	--	--	--	--	--	--	--	--
MW-2	12/11/2011	<100	<1.0	<2.0	<1.0	<3.0	--	--	--	--	<200	--	--	--	--	--	--	--	--	--
	3/9/2012	<100	<1.0	<1.0	<1.0	<1.0	<1.0	<0.01	<5.0	<5.0	<200	<400	<400	<1.0	<1.0	<1.0	<1.0	<2.0	<0.2	<0.100
	9/30/2013	<100	<1.0	<1.0	<1.0	<2.0	<1.0	<0.01	<5.0	<5.0	<200	<400	--	<1.0	<1.0	<1.0	<1.0	<2.0	<0.2	--
	12/30/2013	<100	<1.0	<1.0	<1.0	<2.0	<1.0	<0.01	<5.0	<5.0	<200	<400	--	<1.0	<1.0	<1.0	<1.0	<2.0	<0.2	--
	4/9/2014	<100	<1.0	<2.0	<1.0	<2.0	--	--	--	--	<200	<400	--	<1.0	<1.0	<1.0	<1.0	<2.0	<0.2	--
	7/1/2014	<100	<1.0	<2.0	<1.0	<2.0	--	--	--	--	<200	<400	--	--	--	--	--	--	--	--
MW-4	12/11/2011	<100	<1.0	<2.0	<1.0	<3.0	--	--	--	--	<200	--	--	--	--	--	--	--	--	--
	3/9/2012	<100	<1.0	<2.0	<1.0	<3.0	--	--	--	--	--	--	--	<1.0	<1.0	<1.0	<1.0	<2.0	<0.2	--
	9/30/2013	<100	<1.0	<1.0	<1.0	<2.0	<1.0	<0.01	<5.0	<5.0	<200	<400	--	<1.0	<1.0	<1.0	<1.0	<2.0	<0.2	--
	12/30/2013	<100	<1.0	<1.0	<1.0	<2.0	<1.0	<0.01	<5.0	<5.0	<200	<400	--	<1.0	<1.0	<1.0	<1.0	<2.0	<0.2	--
	4/9/2014	<100	<1.0	<2.0	<1.0	<2.0	--	--	--	--	<200	<400	--	<1.0	<1.0	<1.0	<1.0	<2.0	<0.2	--
	7/1/2014	<100	<1.0	<2.0	<1.0	<2.0	--	--	--	--	<200	<400	--	--	--	--	--	--	--	--
MW-5	12/11/2011	<100	<1.0	<2.0	<1.0	<3.0	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	3/9/2012	<100	<1.0	<1.0	<1.0	<1.0	<1.0	<0.01	<5.0	<5.0	<200	<400	<400	--	--	--	--	--	--	<0.100
	9/30/2013	<100	<1.0	<1.0	<1.0	<2.0	<1.0	<0.01	<5.0	<5.0	<200	<400	--	<1.0	<1.0	<1.0	<1.0	<2.0	<0.2	--
	12/30/2013	<100	<1.0	<1.0	<1.0	<2.0	<1.0	<0.01	<5.0	<5.0	<200	<400	--	<1.0	<1.0	<1.0	<1.0	<2.0	<0.2	--
	4/9/2014	<100	<1.0	<2.0	<1.0	<2.0	--	--	--	--	<200	<400	--	<1.0	<1.0	<1.0	<1.0	<2.0	<0.2	--
	7/1/2014	<100	<1.0	<2.0	<1.0	<2.0	--	--	--	--	<200	<400	--	--	--	--	--	--	--	--
MW-6	12/11/2011	<100	<1.0	<2.0	<1.0	<3.0	--	--	--	--	<200	--	--	--	--	--	--	--	--	--
	3/9/2012	<100	<1.0	<1.0	<1.0	<1.0	<1.0	<0.01	<5.0	<5.0	--	--	--	--	--	--	--	--	--	--
	9/30/2013	<100	<1.0	<1.0	<1.0	<2.0	<1.0	<0.01	<5.0	<5.0	<200	<400	--	<1.0	<1.0	<1.0	<1.0	<2.0	<0.2	--
	12/30/2013	<100	<1.0	<1.0	<1.0	<2.0	<1.0	<0.01	<5.0	<5.0	<200	<400	--	<1.0	<1.0	<1.0	<1.0	<2.0	<0.2	--
	4/9/2014	<100	<1.0	<2.0	<1.0	<2.0	--	--	--	--	<200	<400	--	<1.0	<1.0	<1.0	<1.0	<2.0	<0.2	--
	7/1/2014	<100	<1.0	<2.0	<1.0	<2.0	--	--	--	--	<200	<400	--	--	--	--	--	--	--	--
PQL		100	1.0	1.0 or 2.0	1.0	1.0 or 2.0 or 3.0	1.0	0.01	5.0	5.0	200	400	400	1.0	1.0	1.0	1.0	2.0	0.2	0.1
Ecology MTCA Method A Clean Up Levels		800 <sup>6</sup>	5	1,000	700	1,000	5	0.010	160	20	500	500	500	5	5	*	*	*	0.2	0.1

**Notes:**

<sup>1</sup>Monitoring well locations are shown in Figure 2

<sup>2</sup>Gasoline range total petroleum hydrocarbons (TPH). Analyzed by Northwest Method NWTPH-Gx.

<sup>3</sup>Select Volatile Organic Compounds in gasoline range organics (GRO) per Table 830-

1. Analyzed by EPA Method 8260B.

<sup>4</sup>Analyzed by Northwest Method NWTPH-Dx/Dx Extended

<sup>5</sup>Analyzed by EPA Method 8270

<sup>6</sup>Cleanup level with presence of benzene

EDC = 1,2-Dichloroethane

EDB = 1,2-Dibromoethane

MTBE = methyl tertiary-butyl ether

PCE = tetrachloroethene

TCE = trichloroethene

cis-1,2-DCE = cis-1,2 dichloroethene

trans-1,2-DCE = trans-1,2 dichloroethene

cPAHs = carcinogenic polycyclic aromatic hydrocarbons

PQL = Practical Quantification Limit

ug/L= micrograms per liter

-- = not analyzed for constituent

< = not detected above laboratory limits

**Bold Red** indicates the detected concentration exceeds Ecology MTCA Method A cleanup level

**Table 2 - Summary of Groundwater Elevations  
Gateway 76 Nob Hill  
Yakima, WA**

Well Number/ TOC Elevation (feet)	Date of Measurement	DTW (feet)	DT LPH (feet)	LPH (feet)	GW Elevation (feet)	Change in GW Elevation (feet)
MW-1W 1020.81	12/11/11	16.20			1004.61	--
	03/09/12	17.60			1003.21	-1.40
	09/30/13	14.03	--	--	1006.78	3.57
	12/30/13	17.07	--	--	1003.74	-3.04
	04/09/14	17.52	--	--	1003.29	-0.45
MW-2W 1021.68	12/11/11	16.90			1004.78	--
	03/09/12	18.30			1003.38	-1.40
	09/30/13	14.72	--	--	1006.96	3.58
	12/30/13	17.78	--	--	1003.90	-3.06
	04/09/14	18.18	--	--	1003.50	-0.40
MW-4W 1021.00	12/11/11	16.20			1004.80	--
	03/09/12	17.65			1003.35	-1.45
	09/30/13	13.99	--	--	1007.01	3.66
	12/30/13	17.12	--	--	1003.88	-3.13
	04/09/14	17.49	--	--	1003.51	-0.37
MW-5W 1021.43	12/11/11	16.65			1004.78	--
	03/09/12	18.06			1003.37	-1.41
	09/30/13	14.48	--	--	1006.95	3.58
	12/30/13	17.53	--	--	1003.90	-3.05
	04/09/14	17.94	--	--	1003.49	-0.41
MW-6W 1020.96	12/11/11	16.20			1004.76	--
	03/09/12	17.61			1003.35	-1.41
	09/30/13	14.03	--	--	1006.93	3.58
	12/30/13	17.09	--	--	1003.87	-3.06
	04/09/14	17.51	--	--	1003.45	-0.42



**ATTACHMENT A**

Laboratory Datasheets

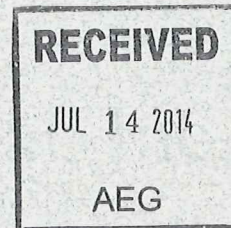


# Libby Environmental, Inc.

4139 Libby Road NE • Olympia, WA 98506-2518

July 9, 2014

Michael Chun  
Associated Environmental Group, LLC  
605 11<sup>th</sup> Avenue SE, Suite 201  
Olympia, WA 98501



Dear Mr. Chun:

Please find enclosed the analytical data report for the Gateway 76 Nob Hill Project located in Yakima, Washington. Water samples were analyzed for Gasoline by NWTPH-Gx and BTEX by EPA Method 8260C, and Diesel & Oil by NWTPH-Dx/Dx Extended on July 2 & 3, 2014.

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

Libby Environmental, Inc. appreciates the opportunity to have provided analytical services 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,

Jamie L. Deyman  
*President*  
*Libby Environmental, Inc.*

Phone (360) 352-2110 • Fax (360) 352-4154 • libbyenv@aol.com

[www.LibbyEnvironmental.com](http://www.LibbyEnvironmental.com)

# Libby Environmental, Inc.

4139 Libby Road NE  
Olympia, WA 98506  
Phone: (360) 352-2110  
FAX: (360) 352-4154  
Email: libbyenv@aol.com

GATEWAY 76 NOB HILL PROJECT  
AEG, LLC  
Yakima, Washington  
Libby Project # L140702-1  
Client Project # 11-194

## Analyses of Gasoline (NWTPH-Gx) & BTEX (EPA Method 8260C) in Water

Sample Number	Date Analyzed	Benzene (µg/l)	Toluene (µg/l)	Ethylbenzene (µg/l)	Xylenes (µg/l)	Gasoline (µg/l)	Surrogate Recovery (%)
Method Blank	7/2/14	nd	nd	nd	nd	nd	91
LCS	7/2/14	123%	106%				92
MW-1W	7/2/14	nd	nd	nd	nd	nd	85
MW-1W Dup	7/2/14	nd	nd	nd	nd	nd	85
MW-2W	7/2/14	nd	nd	nd	nd	nd	84
MW-4W	7/2/14	nd	nd	nd	nd	nd	87
MW-5W	7/2/14	nd	nd	nd	nd	nd	91
MW-6W	7/2/14	nd	nd	nd	nd	nd	85
MW-2W MS	7/2/14	92%	76%				86
MW-2W MSD	7/2/14	82%	84%				86
Practical Quantitation Limit		1	2	1	2	100	

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

"int" Indicates that interference prevents determination.

ACCEPTABLE RECOVERY LIMITS FOR SURROGATE (Toluene-d8): 65% TO 135%

ANALYSES PERFORMED BY: Kyle Williams

# Libby Environmental, Inc.

4139 Libby Road NE  
Olympia, WA 98506  
Phone: (360) 352-2110  
FAX: (360) 352-4154  
Email: libbyenv@aol.com

GATEWAY 76 NOB HILL PROJECT  
AEG, LLC  
Yakima, Washington  
Libby Project # L140702-1  
Client Project # 11-194

## Analyses of Diesel & Oil (NWTPH-Dx/Dx Extended) in Water

Sample Number	Date Analyzed	Surrogate Recovery (%)	Diesel ( $\mu\text{g/l}$ )	Oil ( $\mu\text{g/l}$ )
Method Blank	7/3/14	100	nd	nd
MW-1W	7/3/14	96	nd	nd
MW-1W Dup	7/3/14	103	nd	nd
MW-2W	7/3/14	102	nd	nd
MW-4W	7/3/14	102	nd	nd
MW-5W	7/3/14	96	nd	nd
MW-6W	7/3/14	104	nd	nd
Practical Quantitation Limit			200	400

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

"int" Indicates that interference prevents determination.

ACCEPTABLE RECOVERY LIMITS FOR SURROGATE (2-F Biphenyl): 65% TO 135%

ANALYSES PERFORMED BY: Kyle Williams

# Libby Environmental, Inc.

# Chain of Custody Record

www.LibbyEnvironmental.com

4139 Libby Road NE  
Olympia, WA 98506

Ph: 360-352-2110  
Fax: 360-352-4154

Date: 7/1/14 Page: 1 of 1

Client: AFG

Project Manager: Mike Chun

Address: 605 11th AVE SE, Suite 201

Project Name: Gateway 76 Nob Hill

City: Olympia State: WA Zip: 98501

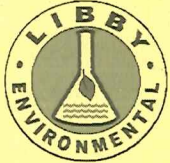
Location: 1801 Nob Hill Blvd City, State: Yakima, WA

Phone: (360) 352-9835 Fax:

Collector: Jeff Wilson Date of Collection: 7/1/14

Client Project # 12-184 11-194

Email: jwilson@aeqwa.com



Sample Number	Depth	Time	Sample Type	Container Type	Analytes											Field Notes							
					VOA 8021B	VOA 8021B BTEX Only	VOA 8260	SEMI VOL 8270	NWTPH-HCID	NWTPH-Gx	NWTPH-Dx	NWTPH-Dx Ext.	PAH 8270	PCB's 8082	MTCA 5 Metals								
1 MW-1W	-	15:13	Water	Amber/VOA	✓				✓		✓												
2 MW-2W	-	14:39	↓	↓	↓				↓		↓												
3 MW-4W	-	14:00	↓	↓	↓				↓		↓												
4 MW-5W	-	13:14	↓	↓	↓				↓		↓												
5 MW-6W	-	12:35	↓	↓	↓				↓		↓												
6																							
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17																							

Relinquished by: <u>Jeff Wilson</u>	Date / Time <u>7/2/14 8:39</u>	Received by: <u>[Signature]</u>	Date / Time <u>7-2-14 0839</u>	Sample Receipt:	Remarks:
Relinquished by:	Date / Time:	Received by:	Date / Time:	Good Condition?	
Relinquished by:	Date / Time:	Received by:	Date / Time:	Cold?	
Relinquished by:	Date / Time:	Received by:	Date / Time:	Seals Intact?	
				Total Number of Containers	TAT: 24HR 48HR <u>5-DAY</u>