November 5, 2008

Mr. David Gibson
Les Schwab Tire Centers
646 NW Madras Highway
Prineville, Oregon 97754

RE: Groundwater Monitoring Event – Third Quarter 2008
Les Schwab Tire Center
2311 Commercial Avenue
Anacortes, Washington
RGI Project # 2007-092B

Dear Mr. Gibson:

This letter report documents The Riley Group Inc.'s (RGI's) field protocols and findings associated with the sampling of the groundwater extraction well (EW-1) located at the Les Schwab Tire Center in Anacortes, Washington (referred to hereafter as the Site).

Authorization to implement the scope of work outlined in this quarterly groundwater monitoring report was provided by you (Client) on August 27, 2007.

SITE LOCATION & DESCRIPTION

The Site, located at 2311 Commercial Avenue is currently occupied by a Les Schwab Tires Center. RGI understands that the subject Site is currently owned by Les Schwab Tire Centers Corporate. In November 2007, RGI conducted an interim cleanup action for soil and groundwater at the subject Site associated with a petroleum release from a leaking hydraulic hoist. The remedial excavation initially contained floating free-product oil-range Total Petroleum Hydrocarbons (TPH) on the groundwater surface. Following the remedial activities, Wallgren's contractor installed a 4-inch diameter groundwater extraction well (EW-1) in the former source area to remove impacted groundwater and to monitor groundwater quality at the Site.

PROJECT OBJECTIVES

The objective of this project was to perform groundwater extraction and sampling on the on-site groundwater extraction well to document groundwater quality in the former source area. Based on historical data, the contaminant of concern is oil-range TPH. In addition, the groundwater monitoring well installed earlier by other workers was damaged by above-ground repair activities. The well was originally capped with only a small plastic cap which did not provide an effective seal from potential above-ground

contaminant entry. For that reason, a steel-capped wellhead monument with locking cap was installed to prevent further damage to the well and to prevent the entry of contaminants to the well from above-ground activities. The May 2008 sampling event documented high concentrations of oil-range contaminants and the integrity of the well cap was a suspected source of the contaminants.

In an effort to remove effects of contaminants from adsorption to the well sides, on September 11, 2008, RGI cleaned the inside of the well casing using an alconox detergent solution and a soft brush. Following cleaning, approximately 60 to 70 gallons of groundwater was extracted from the well.

DEWATERING WELL SAMPLING EVENT

GROUNDWATER SAMPLE COLLECTION

On September 24, 2008, a single groundwater sample, EW1-Q3, was collected following purging the well of three volumes of water.

Depth to groundwater, recorded using an electronic water level indicator, was 1.06 feet below ground surface (bgs).

Following groundwater purging activities, the well was left to recharge to at least 80% of its original water level prior to sampling. The well was sampled using a disposable plastic bailer.

The groundwater sample was collected in a laboratory-supplied 500 milliliter amber bottle. Sample containers were placed in an ice-chilled cooler and transported to the analytical laboratory under proper chain-of-custody documentation.

LABORATORY ANALYSIS

Groundwater sample EW1-Q3 was submitted to Friedman & Bruya, Inc. of Seattle, Washington, and analyzed for the following contaminant of concern:

- Diesel- and Oil-Range TPH (TPH-Dx) using Northwest Test Method NWTPH-Dx with silica gel cleanup[1].

A copy of the laboratory report and sample chain-of-custody are attached to this letter report (Appendix A).

[1] Silica gel filtration prior to analysis removes biogenic material that may interfere with diesel- and oil-range analyses, potentially yielding falsely elevated results.

FINDINGS

Analytical results and the MTCA Method A Groundwater Cleanup Levels for the contaminants of concern are summarized in Table 1. Oil-range TPH was detected at a concentration of 320 µg/L which is compliant with the MTCA Method A Cleanup Level of 500 µg/L.

PROJECT LIMITATIONS

Work for this project was performed, and this report prepared, in accordance with generally accepted professional practices for the nature and conditions of work completed in same or similar locations at the present time. RGI's results and findings from the select area do not necessarily reflect soil or groundwater conditions underlying other areas of the Site not investigated. RGI reserves the right to modify its conclusions and/or recommendations as new data and information is made available. No legal or other warranty, expressed or implied, is made.

Any questions regarding our work or this report, the presentation of information, or interpretation of data are welcome and should be referred to the undersigned.

Sincerely yours,

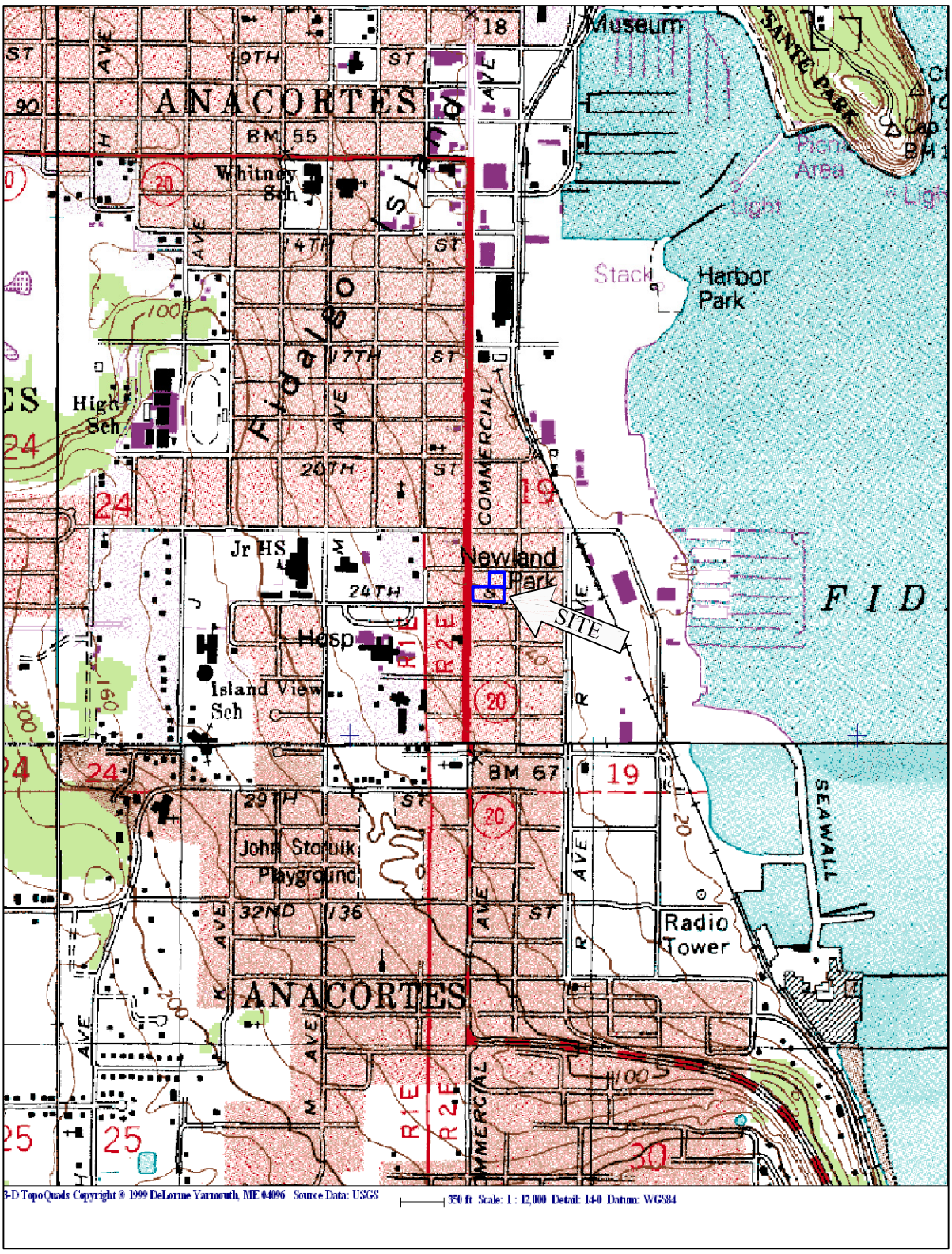
Jason Cass

Jason Cass, L.G.
Senior Geologist

Paul D. Riley, LG, LHG
Principal

Attachments: *Figures 1, 2 & 3*
Table 1
Analytical Laboratory Report

Report Distribution: *Mr. David Gibson, Les Schwab, Inc. (two copies & electronic pdf)*



0 350' 700' 1,400'

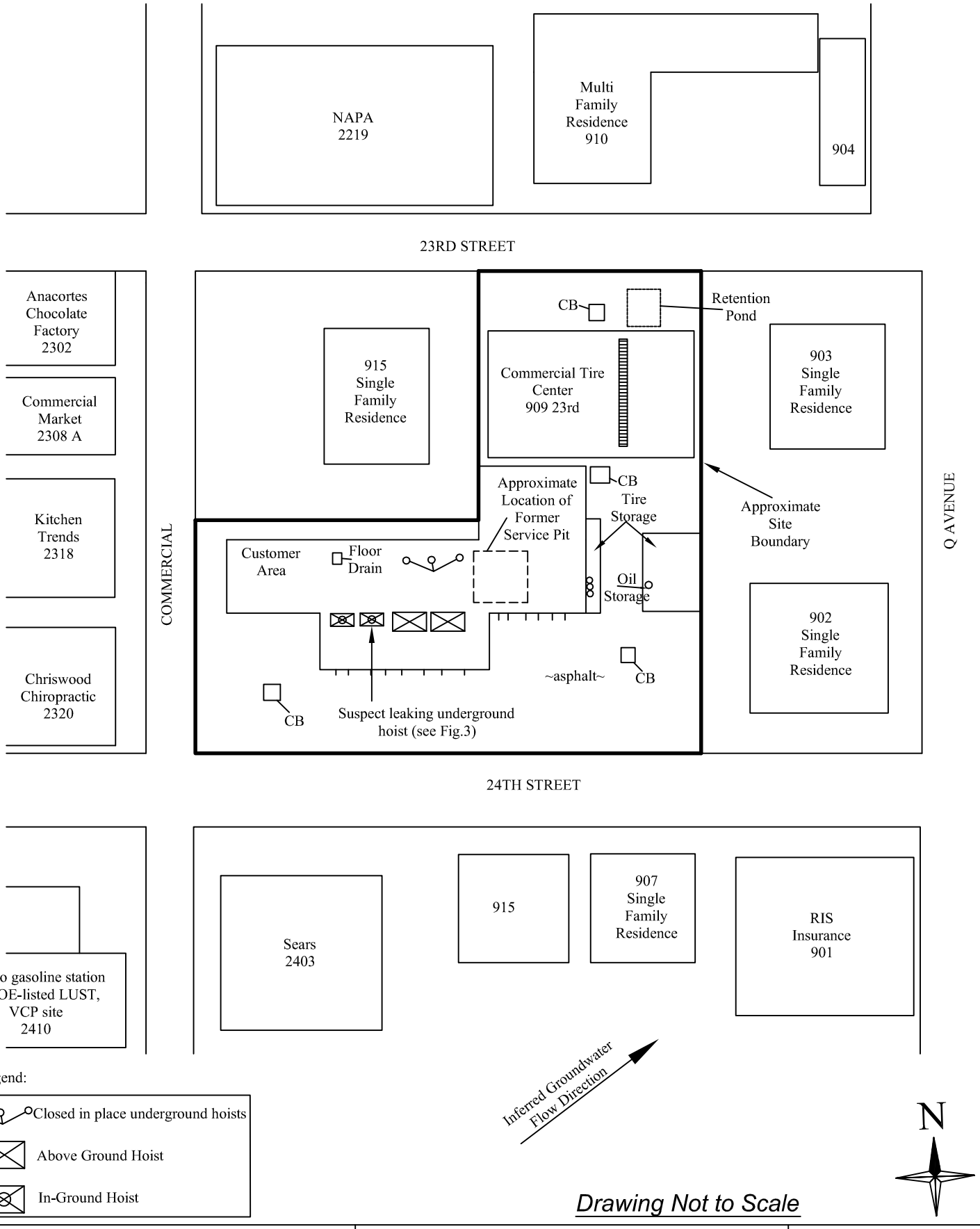
Approximate Scale In Feet

USGS, 1995, Anacortes North, Washington, 7.5x15-Minute Quadrangle

N

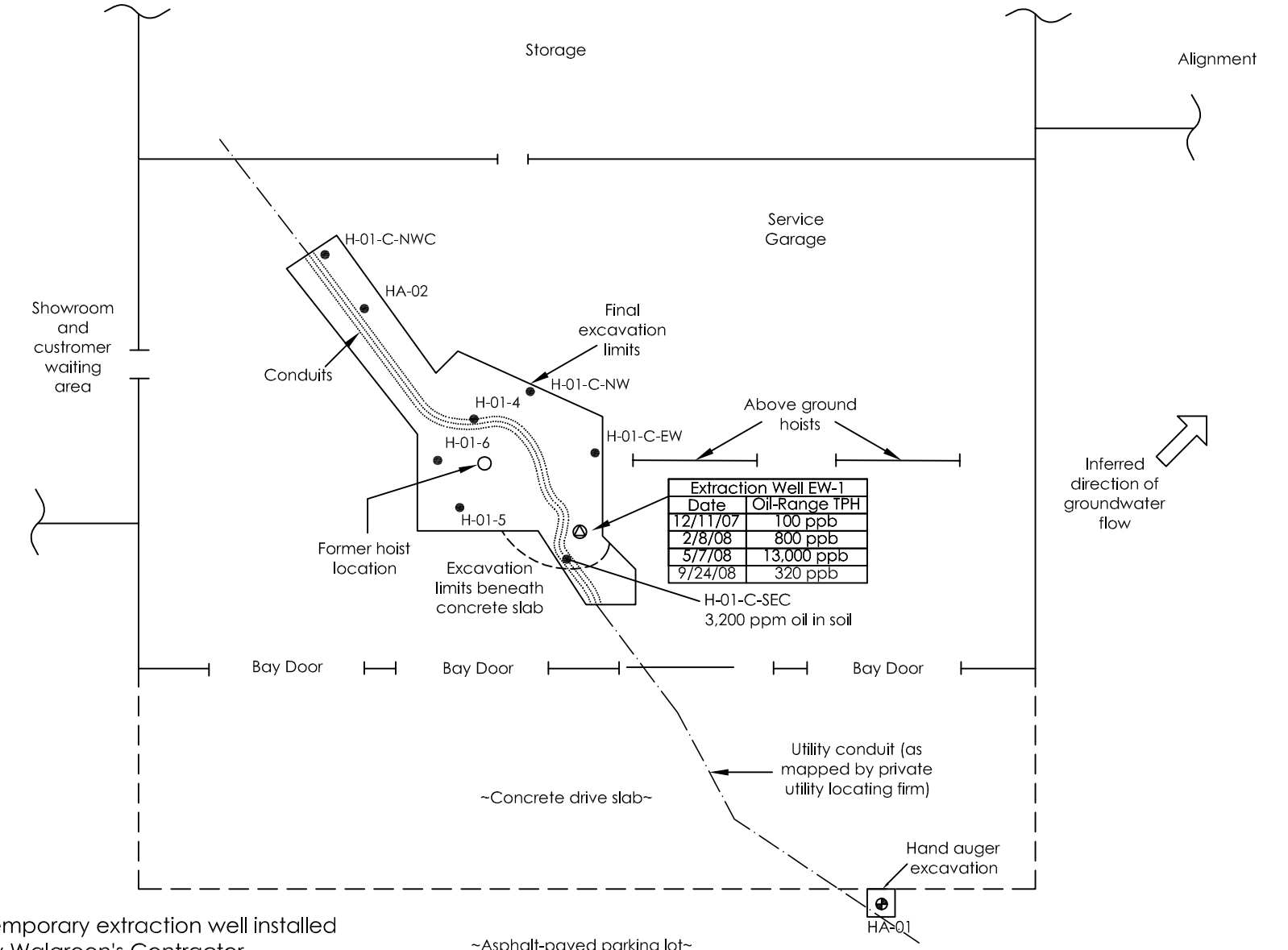
The Riley Group, Inc.
17522 BOTHELL WAY NE
BOTHELL, WASHINGTON 98011

Anacortes Les Schwab Tire Center	*Figure 1*
Project # 2007-092B	*Site Vicinity Map*
Site Address: 2311 Commercial Avenue and 909 23rd Street, Anacortes, Washington	



The Riley Group, Inc.
17522 BOTHELL WAY NE
BOTHELL, WASHINGTON 98011

Anacortes Les Schwab's		*Figure 2*
Project # 2007-092B	*Site & Vicinity Sketch*	*Date Drawn: 1/21/08*
Site Address: 2311 Commercial Avenue & 909 23rd Street, Anacortes, Washington		



Temporary extraction well installed by Walgreen's Contractor.

H-01-5 Soil sample location collected by RGI November 2007

Approximate Scale:1"= 10'-0"

0 5 10 20

The Riley Group, Inc.
17522 BOTHELL WAY NE
BOTHELL, WASHINGTON 98011

Anacortes Les Schwab Tire Center		*Figure 3*
Project Number 2007-092B	*Site Sketch & Sample Locations*	*Date Drawn: 10/28/08*
Address: 2311 Commercial Street, Anacortes, Washington		

Table 1. Summary of Groundwater Sample Results - Third Quarter 2008.
Anacortes Les Schwab
2311 Commercial Avenue, Anacortes, Washington
The Riley Group, Inc. Project #2007-092B

Sample Number	Sample Date	Depth to Groundwater (feet bgs)	Diesel TPH	Oil TPH
3rd Quarter, 2008, Sampling Event				
EW1-3Q	9/24/2008	1.06	160 x	320
2nd Quarter, 2008, Sampling Event				
EW1-2Q	5/5/2008	1.4	**5,000**	**13,000**
1st Quarter, 2008, Sampling Event				
H1-01	2/7/2008	4.5	260	**810**
Initial December 2007, Sampling Event				
H1-01	12/17/2007	3.5	ND	100
MTCA Method A Cleanup Levels			500	500

Groundwater samples collected from the extraction well, EW-1, were collected by The Riley Group, Inc. using a disposable plastic bailer.
Unless otherwise noted, all analytical results are given in micrograms per liter (ug/L), equivalent to parts per billion
feet bgs = feet below grade surface.
Diesel TPH, diesel range total petroleum hydrocarbons determined using Ecology Test Method NWTPH-Dx with silica gel cleanup.
Oil TPH, heavy oil range total petroleum hydrocarbons determined using Ecology Test Method NWTPH-Dx with silica gel cleanup.
ND, non-detect, contaminant not detected at noted analytical detection limit.
--, Not analyzed or not applicable.
x = The pattern of peaks present is not indicative of diesel.
Bold and shaded concentrations (if any) exceed MTCA Method A Groundwater Cleanup Levels.
MTCA, Washington State Department of Ecology Model Toxics Control Act (WAC 173-340-900, Table 720-1).

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

James E. Bruya, Ph.D.
Charlene Morrow, M.S.
Yelena Aravkina, M.S.
Bradley T. Benson, B.S.
Kurt Johnson, B.S.

3012 16th Avenue West
Seattle, WA 98119-2029
TEL: (206) 285-8282
FAX: (206) 283-5044
e-mail: fbi@isomedia.com

September 30, 2008

Jason Cass, Project Manager
The Riley Group, Inc.
17522 Bothell Way NE, Suite A
Bothell, WA 98011

Dear Mr. Cass:

Included are the results from the testing of material submitted on September 24, 2008 from the Les Schwab Tire Center-Anacortes PO 2007-092B, F&BI 809259 project. There are 4 pages included in this report. Any samples that may remain are currently scheduled for disposal in 30 days. If you would like us to return your samples or arrange for long term storage at our offices, please contact us as soon as possible.

We appreciate this opportunity to be of service to you and hope you will call if you should have any questions.

Sincerely,

FRIEDMAN & BRUYA, INC.

Michael Erdahl
Project Manager

Enclosures
TRG0930R.DOC

CASE NARRATIVE

This case narrative encompasses samples received on September 24, 2008 by Friedman & Bruya, Inc. from the The Riley Group, Inc. Les Schwab Tire Center-Anacortes PO 2007-092B, F&BI 809259 project. Samples were logged in under the laboratory ID's listed below.

Laboratory ID	The Riley Group, Inc.
809259-01	EW1-3Q

All quality control requirements were acceptable.

Date of Report: 09/30/08
Date Received: 09/24/08
Project: Les Schwab Tire Center-Anacortes PO 2007-092B, F&BI 809259
Date Extracted: 09/26/08
Date Analyzed: 09/29/08

RESULTS FROM THE ANALYSIS OF THE WATER SAMPLES FOR TOTAL PETROLEUM HYDROCARBONS AS DIESEL AND MOTOR OIL USING METHOD NWTPH-Dx
Sample Extracts Passed Through a Silica Gel Column Prior to Analysis
Results Reported as ug/L (ppb)

Sample ID Laboratory ID	Diesel Range (C_{10}-C_{25})	Motor Oil Range (C_{25}-C_{36})	Surrogate (% Recovery) (Limit 51-132)
EW1-3Q 809259-01	160 x	320	54
Method Blank	<50	<250	85

Date of Report: 09/30/08
Date Received: 09/24/08
Project: Les Schwab Tire Center-Anacortes PO 2007-092B, F&BI 809259

QUALITY ASSURANCE RESULTS FOR THE ANALYSIS OF WATER SAMPLES FOR TOTAL PETROLEUM HYDROCARBONS AS DIESEL EXTENDED USING METHOD NWTPH-Dx

Laboratory Code: Laboratory Control Sample Silica Gel

Analyte	Reporting Units	Spike Level	Percent Recovery LCS	Percent Recovery LCSD	Acceptance Criteria	RPD (Limit 20)
Diesel Extended	ug/L (ppb)	2,500	106	105	70-130	1

Data Qualifiers & Definitions

a - The analyte was detected at a level less than five times the reporting limit. The RPD results may not provide reliable information on the variability of the analysis.

A1 – More than one compound of similar molecule structure was identified with equal probablility.

b - The analyte was spiked at a level that was less than five times that present in the sample. Matrix spike recoveries may not be meaningful.

ca - The calibration results for this range fell outside of acceptance criteria. The value reported is an estimate.

c - The presence of the analyte indicated may be due to carryover from previous sample injections.

d - The sample was diluted. Detection limits may be raised due to dilution.

ds - The sample was diluted. Detection limits are raised due to dilution and surrogate recoveries may not be meaningful.

dv - Insufficient sample was available to achieve normal reporting limits and limits are raised accordingly.

fb - The analyte indicated was found in the method blank. The result should be considered an estimate.

fc – The compound is a common laboratory and field contaminant.

hr - The sample and duplicate were reextracted and reanalyzed. RPD results were still outside of control limits. The variability is attributed to sample inhomogeneity.

ht - The sample was extracted outside of holding time. Results should be considered estimates.

ip - Recovery fell outside of normal control limits. Compounds in the sample matrix interfered with the quantitation of the analyte.

j – The result is below normal reporting limits. The value reported is an estimate.

J - The internal standard associated with the analyte is out of control limits. The reported concentration is an estimate.

jl - The analyte result in the laboratory control sample is out of control limits. The reported concentration should be considered an estimate.

jr - The rpd result in laboratory control sample associated with the analyte is out of control limits. The reported concentration should be considered an estimate.

js - The surrogate associated with the analyte is out of control limits. The reported concentration should be considered an estimate.

lc - The presence of the compound indicated is likely due to laboratory contamination.

L - The reported concentration was generated from a library search.

nm - The analyte was not detected in one or more of the duplicate analyses. Therefore, calculation of the RPD is not applicable.

pc – The sample was received in a container not approved by the method. The value reported should be considered an estimate.

pr – The sample was received with incorrect preservation. The value reported should be considered an estimate.

ve - The value reported exceeded the calibration range established for the analyte. The reported concentration should be considered an estimate.

vo - The value reported fell outside the control limits established for this analyte.

x - The pattern of peaks present is not indicative of diesel.

y - The pattern of peaks present is not indicative of motor oil.

809259

SAMPLE CHAIN OF CUSTODY

ME 09/24/08

B04

Page # 1 of 1

Send Report To Jason Cass

Company The Riley Group

Address 17522 Bothell Way NE

City, State, ZIP Bothell, WA 98011

Phone # 425-415-0551 Fax # 425-415-0311

SAMPLERS (*signature*) [signature]

PROJECT NAME/NO. Les Schwab Tire Center - Anacortes

PO # 2007-092B

REMARKS

TURNAROUND TIME
- [x] Standard (2 Weeks)
- [ ] RUSH
- Rush charges authorized by:

SAMPLE DISPOSAL
- [x] Dispose after 30 days
- [ ] Return samples
- [ ] Will call with instructions

Sample ID	Lab ID	Date Sampled	Time Sampled	Sample Type	# of containers	TPH-Diesel w/ Silica Gel Cleanup	TPH-Gasoline	BTEX by 8021B	VOCs by 8260	SVOCs by 8270	HFS							Notes
EW1-3Q	01 A-B	9/24/08	12:50	GW	2	X												

Friedman & Bruya, Inc.
3012 16th Avenue West
Seattle, WA 98119-2029
Ph. (206) 285-8282
Fax (206) 283-5044

	SIGNATURE	PRINT NAME	COMPANY	DATE	TIME
Relinquished by:	[signature]	Nicole Kapinski	RGI	9/24/08	3:15
Received by:	[signature]	Nha Phan	FEBI	9/24/08	3:15
Relinquished by:					
Received by:			Samples received at 10 °C		

FORMS\COC\COC.DOC