



March 16, 2017

Mr. In Chol Baek
 1734 Boulevard Road SE
 Olympia, Washington 98501-2675

RE: ***March 2017 Groundwater Sampling Results Report***
 Pit Stop Market
 1734 Boulevard Road SE
 Olympia, Washington 98501-2675
 Ecology Facility/Site ID: 69986581

Dear Mr. In Chol Baek:

Associated Environmental Group, LLC (AEG) has prepared the enclosed ***Groundwater Sampling Results Report*** presenting results of groundwater sampling conducted on March 1, 2017, at the Pit Stop Market in Olympia, Washington (Site). The Site and surrounding area are detailed in Figure 1, *Vicinity Map*.

WORK PERFORMED [March 1, 2017]:

- Obtained depth to groundwater data from six groundwater wells (MW-1, MW-2, MW-3, MW-4, MW-5, and MW-6).
- Purged and sampled six groundwater monitoring wells (MW-1, MW-2, MW-3, MW-4, MW-5, and MW-6).

GROUNDWATER MONITORING SUMMARY:

Sampling Event:	March 2017	Values
Range of Depths to Groundwater:	4.50 to 7.07	Feet below top of well casing (Table 1, <i>Summary of Groundwater Elevations</i>)
Range of Groundwater Elevations:	153.01 to 159.09	Feet above Mean Sea Level (Table 1, <i>Summary of Groundwater Elevations</i>)
Groundwater Gradient: (Direction / Magnitude)	0.006/ South	Feet per foot (ft/ft), Determined using data from MW-1, MW-2, MW-3, MW-4, MW-5, and MW-6
Measureable NAPL Detected:	No	
Measureable NAPL Thickness:	N/A	
Current Remedial Action:	None	

DISCUSSION:

Contaminant concentrations were detected in analytical samples of groundwater collected from monitoring wells MW-1, MW-2, MW-4, MW-5, and MW-6. No contaminant concentrations were detected above their laboratory detection limit in analytical samples of groundwater collected from monitoring well MW-3. Detected concentrations are summarized below. The full analytical results for this sampling event, and historical results, are presented in the attached Table 2, *Summary of Groundwater Analytical Results*.

March 2017					
Well ID	TPH-Gasoline (µg/L)	Benzene (µg/L)	Toluene (µg/L)	Ethylbenzene (µg/L)	Total Xylenes (µg/L)
MW-1	69,600	<1.0	2,970	2,850	15,100
MW-2	3,520	<1.0	<2.0	8.3	27.1
MW-4	300	<1.0	<2.0	<1.0	<3.0
MW-5	940	<1.0	<2.0	<1.0	<3.0
MW-6	420	<1.0	<2.0	<1.0	<3.0
MTCA Method A Cleanup Levels	800	5	1,000	700	1,000

µg/L = micrograms per liter

- Gasoline-range total petroleum hydrocarbons (TPH) were detected **above** the Washington State Department of Ecology (Ecology) Model Toxics Control Act (MTCA) Method A cleanup level in monitoring wells MW-1, MW-2, and MW-5. Gasoline-range TPH was detected **below** the Ecology MTCA Method A cleanup level in monitoring wells MW-4 and MW-6.
- Toluene, ethylbenzene, and total xylenes were detected **above** their respective MTCA Method A cleanup levels in monitoring well MW-1.
- Ethylbenzene and total xylenes were detected **below** their respective MTCA Method A cleanup levels in monitoring well MW-2.

The groundwater flow direction for the March 2017 sampling event is primarily towards the south. The approximate gradient is 0.006 feet per foot (Figure 2, *March 2017 Groundwater Contour Map*).

CONCLUSION:

AEG has completed this monitoring event at the Site. Thank you for the opportunity to provide you with environmental consulting services. Should you have questions or require additional information, please contact our office at 360-352-9835.

Sincerely,

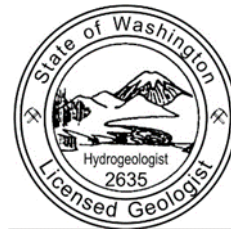
Associated Environmental Group, LLC



Nicolas Pushckor, R.S.A.
Staff Geologist



Scott Rose, L.H.G.
Senior Hydrogeologist



SCOTT I ROSE

Attachments:

Figure 1: *Vicinity Map*

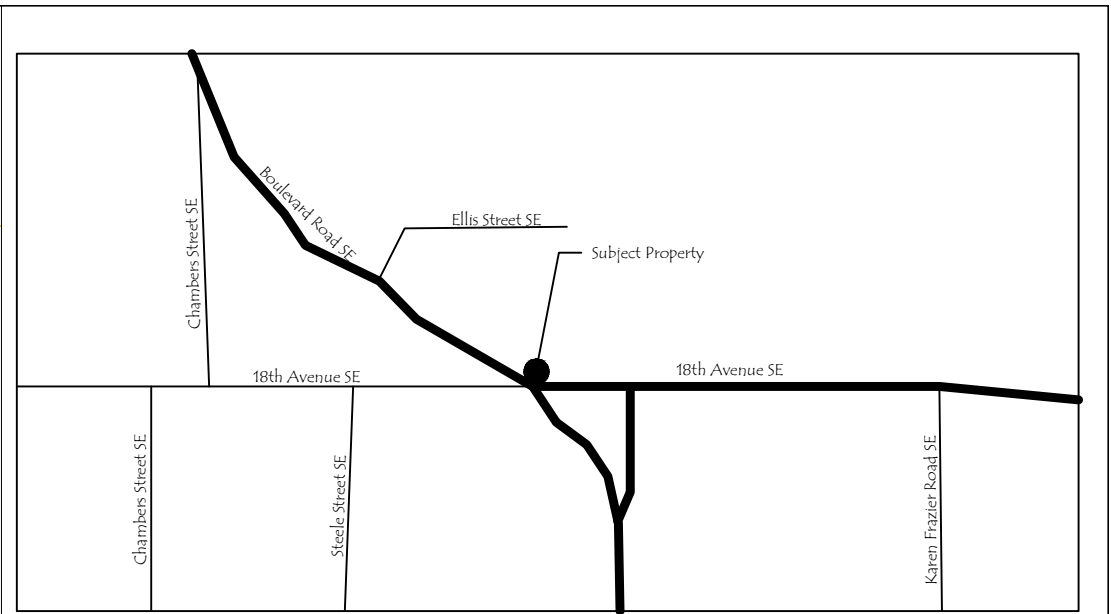
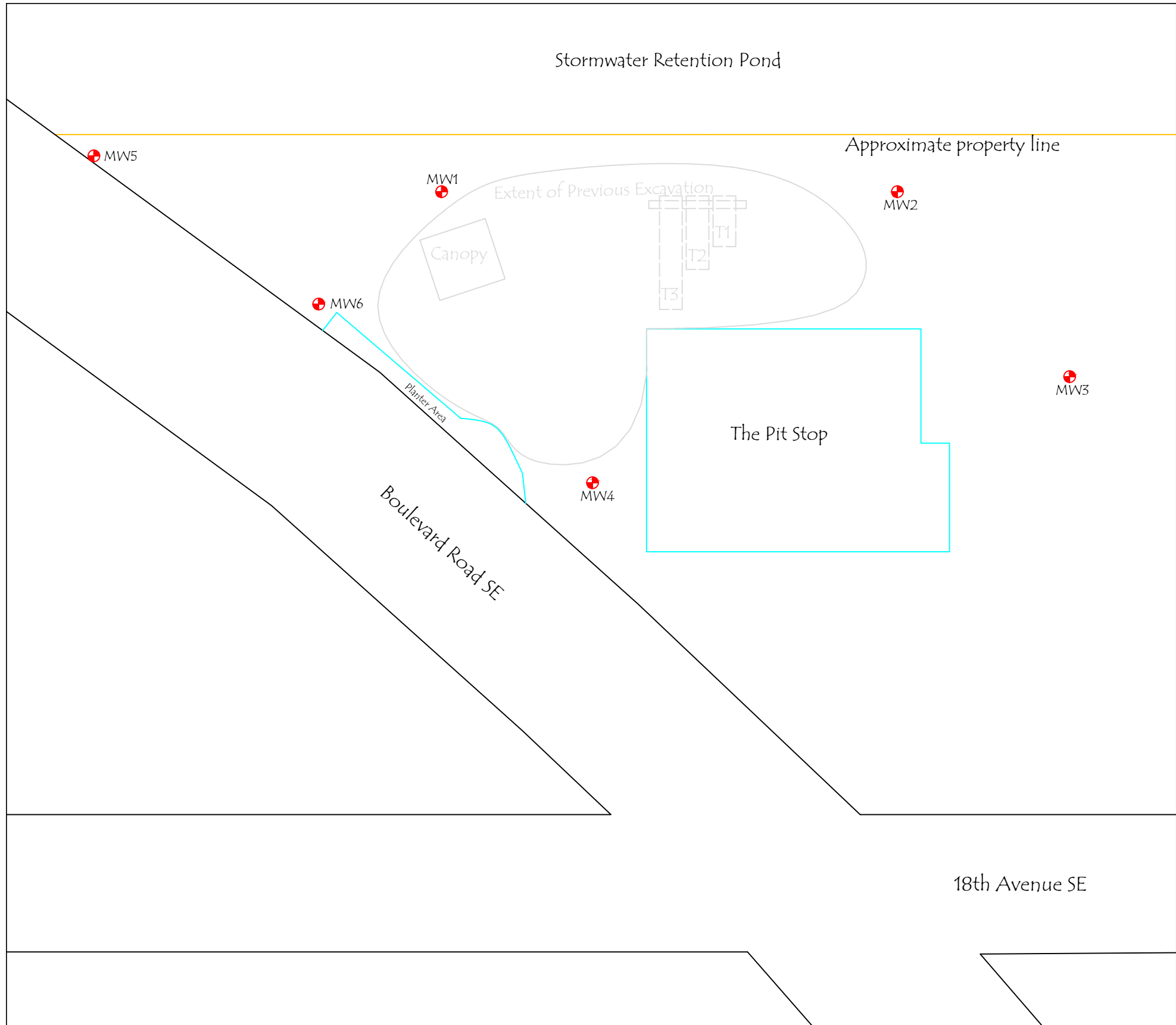
Figure 2: *March 2017 Groundwater Contour Map*

Table 1: *Summary of Groundwater Elevations*

Table 2: *Summary of Groundwater Analytical Results*

Appendix A: *Laboratory Data Sheets*

FIGURES



SITE VICINITY MAP (Not to Scale)



LEGEND

⊕ Groundwater monitoring well locations

DRAWING SCALE: 1"= 200'

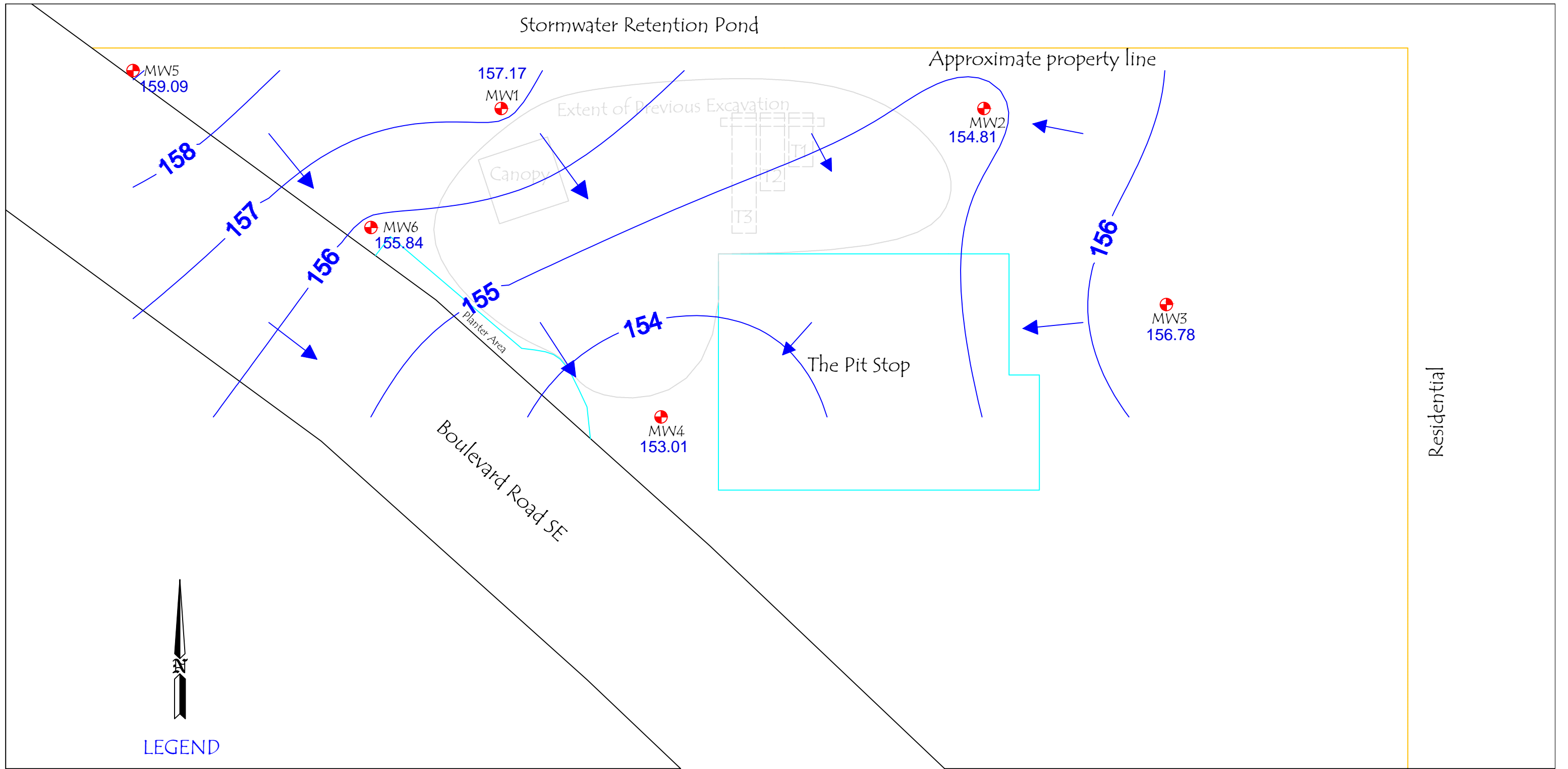
Notes: (a) The locations of all features shown are approximate.
 (b) This drawing is for information purposes. It is intended to assist in showing features discussed in an attached document.

Reference: Drawing created from sketch provided by AEGs' personnel.



FIGURE 1
VICINITY MAP

THE PIT STOP 1734 BOULEVARD RD SE OLYMPIA, WA	
Project:	Date:
06-177	03/01/17



LEGEND

- Groundwater Monitoring well location
- ➔ Approximate GW Flow Direction

GROUNDWATER CONTOURS MADE WITH MONITORING WELLS MW-1, MW-2, MW-3, MW-4, MW-5, AND MW-6

18th Avenue SE

DRAWING SCALE: 1"= 16'

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

Reference: Drawing created from sketch provided by AEGs' personnel.



ASSOCIATED ENVIRONMENTAL GROUP, LLC

FIGURE 2
 MARCH 2017
 GROUNDWATER CONTOUR MAP

THE PIT STOP
 1734 BOULEVARD RD SE
 OLYMPIA, WA

Project:	Date:
06-177	03/01/17

TABLES

Table 1 - Summary of Groundwater Elevations

Pit Stop Market
Olympia, Washington

Well Number/ TOC Elevation	Date	Depth to Water	Depth to Free Product	Free Product Thickness	Groundwater Elevation	Change in Groundwater Elevation
MW-1	06/21/06	7.76	--	--	154.17	--
161.93	10/05/06	11.40	--	--	150.53	-3.64
	01/31/07	5.80	--	--	156.13	5.60
	07/18/07	7.96	--	--	153.97	-2.16
	11/07/07	8.80	--	--	153.13	-0.84
	04/07/08	6.21	--	--	155.72	2.59
	02/07/13	6.47	--	--	155.46	-0.26
	01/31/14	8.15	--	--	153.78	-1.68
	05/15/15	7.55	--	--	154.38	0.60
	03/01/17	4.76	--	--	157.17	2.79
MW-2	06/21/06	7.45	--	--	153.73	--
161.18	10/05/06	12.08	--	--	149.10	-4.63
	01/31/07	6.39	--	--	154.79	5.69
	07/18/07	8.70	--	--	152.48	-2.31
	11/07/07	9.94	--	--	151.24	-1.24
	04/07/08	6.89	--	--	154.29	3.05
	02/07/13	7.23	--	--	153.95	-0.34
	01/31/14	9.07	--	--	152.11	-1.84
	05/15/15	8.31	--	--	152.87	0.76
	03/01/17	6.37	--	--	154.81	1.94
MW-3	01/31/07	5.08	--	--	156.84	--
161.92	07/18/07	7.26	--	--	154.66	-2.18
	11/07/07	8.75	--	--	153.17	-1.49
	04/07/08	5.60	--	--	156.32	3.15
	02/07/13	5.88	--	--	156.04	-0.28
	01/31/14	7.82	--	--	154.10	-1.94
	05/15/15	6.88	--	--	155.04	0.94
	03/01/17	5.14	--	--	156.78	1.74
MW-4	01/31/07	7.04	--	--	153.04	--
160.08	07/18/07	9.30	--	--	150.78	-2.26
	11/07/07	10.69	--	--	149.39	-1.39
	04/07/08	7.64	--	--	152.44	3.05
	02/07/13	7.96	--	--	152.12	-0.32
	01/31/14	9.95	--	--	150.13	-1.99
	05/15/15	9.12	--	--	150.96	0.83
	03/01/17	7.07	--	--	153.01	2.05
MW-5	01/31/07	4.54	--	--	159.05	--
163.59	07/18/07	6.35	--	--	157.24	-1.81
	11/07/07	8.18	--	--	155.41	-1.83
	04/07/08	4.69	--	--	158.90	3.49
	02/07/13	4.99	--	--	158.60	-0.30
	01/31/14	6.39	--	--	157.20	-1.40
	05/15/15	6.10	--	--	157.49	0.29
	03/01/17	4.50	--	--	159.09	1.60

Table 1 - Summary of Groundwater Elevations

Pit Stop Market
Olympia, Washington

Well Number/ TOC Elevation	Date	Depth to Water	Depth to Free Product	Free Product Thickness	Groundwater Elevation	Change in Groundwater Elevation
MW-6	01/31/07	5.83	--	--	155.79	--
161.62	07/18/07	7.96	--	--	153.66	-2.13
	11/07/07	8.89	--	--	152.73	-0.93
	04/07/08	6.28	--	--	155.34	2.61
	02/07/13	6.58	--	--	155.04	-0.30
	01/31/14	8.37	--	--	153.25	-1.79
	05/15/15	6.69	--	--	154.93	1.68
	03/01/17	5.78	--	--	155.84	0.91

Notes:

All values reported in feet

TOC = Top of casing elevation relative to assigned benchmark.

-- = Not measured, not available, or not applicable

* = Ceased groundwater monitoring/sampling activities at this well

Table 2 - Summary of Quarterly Groundwater Analytical Results
Pit Stop Market
Olympia, WA

Sample Number	Date Sampled	Volatile Organic Compounds				Gasoline	Table 830-1 Constituents				
		Benzene	Toluene	Ethyl-benzene	Total Xylenes		EDC	EDB	Total Naphthalene	MTBE	Lead
MW-1	6/21/2006	272	3,090	3,690	15,200	71,600	--	--	--	--	--
	10/5/2006	364	5,730	4,730	16,300	40,800	<1.0	<0.2	<5.0	1,170	430
	1/31/2007	48	819	480	2,560	12,000	--	--	--	--	--
	7/18/2007	363	7,180	3,010	11,700	66,300	--	--	--	--	--
	11/7/2007	54	11,500	4,200	22,400	111,000	--	--	--	--	--
	4/8/2008	48.7	3,330	942	6,920	45,000	--	--	--	--	--
	2/7/2013	62.7	7,330	2,480	15,400	114,000	--	--	--	--	--
	1/31/2014	7.2	3,670	5,730	30,200	90,600	--	--	--	--	--
	5/18/2015	<1.0	1,070	795	3,670	170,000	--	--	--	--	--
3/1/2017	<1.0	2,970	2,850	15,100	69,600	--	--	--	--	--	
MW-2	6/21/2006	165	434	785	2,480	20,300	--	--	--	--	--
	10/5/2006	175	78.7	1,830	7,250	17,200	<1.0	<0.2	<5.0	228	150
	1/31/2007	<1.0	1.5	<1.0	8.7	<100	--	--	--	--	--
	7/18/2007	32	565	855	3,670	2,300	--	--	--	--	--
	11/7/2007	73	475	1,810	6,110	45,500	--	--	--	--	--
	4/8/2008	2.6	<1.0	9.1	89.7	1,860	--	--	--	--	--
	2/7/2013	13.9	15.3	64.9	154	8,490	--	--	--	--	--
	1/31/2014	<1.0	4.9	3.4	82	2,020	--	--	--	--	--
	5/18/2015	<1.0	<2.0	158	331	25,800	--	--	--	--	--
3/1/2017	<1.0	<2.0	8.3	27.1	3,520	--	--	--	--	--	
MW-3	1/31/2007	<1.0	<1.0	<1.0	<1.0	<100	--	--	--	--	--
	7/18/2007	3.7	75	41	152	980	--	--	--	--	--
	11/7/2007	1.2	45	15	65	317	--	--	--	--	--
	4/8/2008	<1.0	<1.0	<1.0	<1.0	<100	--	--	--	--	--
	2/7/2013	<1.0	<2.0	<1.0	<3.0	<100	--	--	--	--	--
	1/31/2014	<1.0	<2.0	<1.0	<2.0	<100	--	--	--	--	--
	5/18/2015	<1.0	<2.0	<1.0	<2.0	<100	--	--	--	--	--
3/1/2017	<1.0	<2.0	<1.0	<3.0	<100	--	--	--	--	--	
MW-4	1/31/2007	<1.0	<1.0	<1.0	<1.0	<100	--	--	--	--	--
	7/18/2007	6.6	18.1	71.6	165	17,600	--	--	--	--	--
	11/7/2007	26	25	36	92	5,650	--	--	--	--	--
	4/8/2008	1.8	6.4	32.3	69.9	10,600	--	--	--	--	--
	2/7/2013	3.34	10.8	<1.0	12.2	6,060	--	--	--	--	--
	1/31/2014	<1.0	<2.0	1.4	<2.0	2,700	--	--	--	--	--
	5/18/2015	<1.0	<2.0	61.0	103	12,600	--	--	--	--	--
3/1/2017	<1.0	<2.0	<1.0	<3.0	300	--	--	--	--	--	
MW-5	1/31/2007	16.1	12.9	16.3	40.1	1,020	--	--	--	--	--
	7/18/2007	<1.0	<1.0	<1.0	<1.0	<100	--	--	--	--	--
	11/7/2007	<1.0	<1.0	<1.0	<1.0	<100	--	--	--	--	--
	4/8/2008	1.4	7.2	3.9	13.7	220	--	--	--	--	--
	2/7/2013	<1.0	<2.0	<1.0	<3.0	360	--	--	--	--	--
	1/31/2014	<1.0	<2.0	<1.0	<2.0	<100	--	--	--	--	--
	5/18/2015	<1.0	<2.0	<1.0	<2.0	1,461	--	--	--	--	--
3/1/2017	<1.0	<2.0	<1.0	<3.0	940	--	--	--	--	--	

Table 2 - Summary of Quarterly Groundwater Analytical Results
Pit Stop Market
Olympia, WA

Sample Number	Date Sampled	Volatile Organic Compounds				Gasoline	Table 830-1 Constituents				
		Benzene	Toluene	Ethyl-benzene	Total Xylenes		EDC	EDB	Total Naphthalene	MTBE	Lead
MW-6	1/31/2007	29.4	7.0	11.3	29.4	4,040	--	--	--	--	--
	7/18/2007	11.1	13.9	19	53.1	2,480	--	--	--	--	--
	11/7/2007	20	10	8.8	38	3,150	--	--	--	--	--
	4/8/2008	2.3	7.7	3.4	17.7	1,000	--	--	--	--	--
	2/7/2013	1.7	5.1	<1.0	4.0	404	--	--	--	--	--
	1/31/2014	<1.0	<2.0	<1.0	<2.0	694	--	--	--	--	--
	5/18/2015	<1.0	<2.0	<1.0	<2.0	1,350	--	--	--	--	--
3/1/2017	<1.0	<2.0	<1.0	<3.0	420	--	--	--	--	--	
PQL		1.0	1.0 / 2.0	1.0	1.0 / 2.0 / 3.0	100	1.0	0.02	5.0	5.0	1.0
MTCA Method A Cleanup Levels		5	1,000	700	1,000	800*	5	0.01	160	20	15

Notes:

All values reported in micrograms per liter (µg/L)

-- = Not analyzed for constituent

< = Not detected at the listed laboratory detection limits

PQL = Practical Quantification Limit (laboratory detection limit)

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

Bold indicates the detected concentration is below Ecology MTCA Method A cleanup levels

* TPH-Gasoline Cleanup Level with the presence of Benzene anywhere at the Site

EDC = 1,2-Dichloroethane

EDB = Ethylene Dibromide

MTBE = Methyl Tert-Butyl Ether

APPENDIX A

LABORATORY DATASHEETS



Libby Environmental, Inc.

4139 Libby Road NE • Olympia, WA 98506-2518

March 6, 2017

Nicolas Pushckor
Associated Environmental Group, LLC
605 11th Avenue SE, Suite 201
Olympia, WA 98501

Dear Mr. Pushckor:

Please find enclosed the analytical data report for the Pit Stop Grocery Project located in Olympia, Washington.

The results of the analyses are summarized in the attached tables. Applicable detection limits and QA/QC data are included. The sample(s) will be disposed of in 30 days unless we are contacted to arrange long term storage.

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,

Sherry L. Chilcutt
Senior Chemist
Libby Environmental, Inc.

Libby Environmental, Inc.

PIT STOP MARKET PROJECT
AEG, LLC
Olympia, Washington
Libby Project # L170301-1
Client Project # 06-177

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

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	3/1/17	nd	nd	nd	nd	nd	96
Method Blank	3/2/17	nd	nd	nd	nd	nd	96
LCS	3/1/17	70%	85%				104
LCS	3/2/17	92%	112%				131
MW-1	3/2/17	nd	2470	2530	13400	69600	97
MW-1 Dup	3/2/17	< 40	2970	2850	15100	65000	105
MW-5	3/1/17	nd	nd	nd	nd	940	96
MW-6	3/1/17	nd	nd	nd	nd	420	119
MW-4	3/1/17	nd	nd	nd	nd	300	104
MW-2	3/1/17	nd	nd	8.3	27.1	3520	95
MW-3	3/1/17	nd	nd	nd	nd	nd	124
L170228-4 MS	3/1/17	97%	112%				123
L170228-4 MSD	3/1/17	100%	117%				123
Practical Quantitation Limit		1	2	1	3	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: Sherry Chilcutt

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: 3/1/17

Page: 1 of 1

Client: AEG

Project Manager: Nicolas Pushckor

Address: 605 11th Ave SE, Suite 201

Project Name: Pit Stop Grocery

City: Olympia State: WA Zip: 98501

Location: 1734 Boulevard Rd. City, State: Olympia, WA

Phone: 360 352 9835 Fax: 360 352 8164

Collector: Nicolas Pushckor Date of Collection: 3/1/17

Client Project # 06-177

Email: npushckor@aegwa.com



Sample Number	Depth	Time	Sample Type	Container Type	Analytes										Field Notes								
					VOC 8260	NWTPH-Gx	BTEX 8021	NWTPH-HCID	NWTPH-Dx	c PAH-Dx/Dx	PAH 8270	Semi Vol 8270	PCB 8082	MTCA 5 Metals		RCRA 8 Metals							
1	MW-1	-	941	water	VOA	X	X																
2	MW-5	-	1020	water	VOA	X	X																
3	MW-6	-	1110	water	VOA	X	X																
4	MW-4	-	1143	water	VOA	X	X																
5	MW-2	-	1234	water	VOA	X	X																
6	MW-3	-	1318	water	VOA	X	X																
7																							
8																							
9																							
10																							
11																							
12																							
13																							
14																							
15																							
16																							
17																							

Relinquished by:	Date / Time	Received by:	Date / Time	Sample Receipt Good Condition? <input checked="" type="radio"/> Y <input type="radio"/> N Temp. <u>0</u> °C Seals Intact? <input checked="" type="radio"/> Y <input type="radio"/> N <input type="radio"/> N/A Total Number of Containers <u>18</u>	Remarks: TAT: 24HR 48HR <u>5-DAY</u>
<u>M. Pm</u>	<u>3/1/17 1352</u>	<u>Fredy Wey</u>	<u>3/1/17 1352</u>		
Relinquished by:	Date / Time	Received by:	Date / Time		
Relinquished by:	Date / Time	Received by:	Date / Time		