EXHIBIT A

Site Diagram

N

0 0.5 1

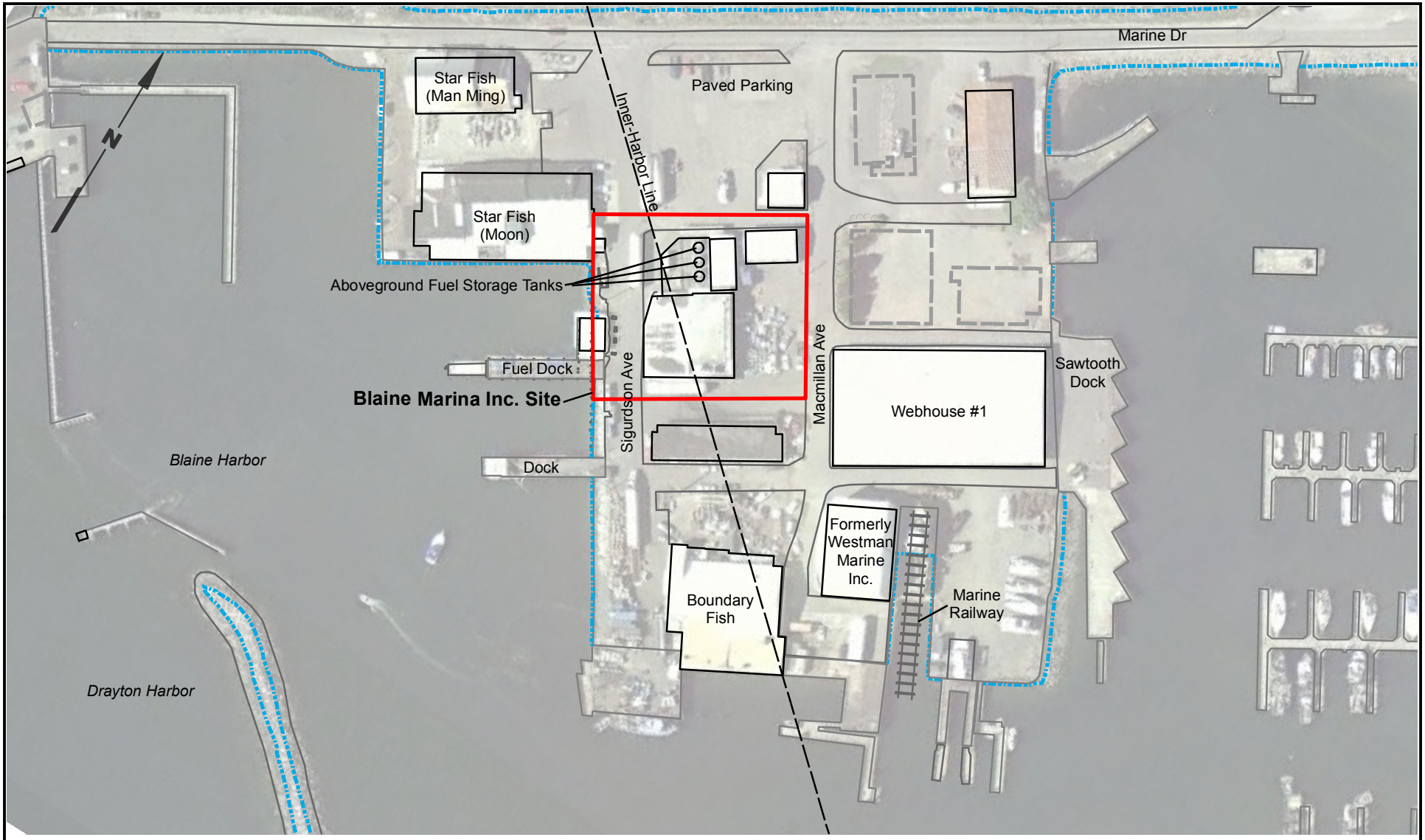
Miles

Data Source: ESRI 2008

V:\0011034\010.012\Figure A-1 Vicinity.mxd

Blaine Marina Inc. Site Blaine Harbor Blaine, Washington	**Vicinity Map**	Figure A-1

V:\001\034\010.012\Figure A-2 Blaine Marina Site Plan.mxd 3/6/2012 NAD 1983 StatePlane Washington North FIPS 4601 Feet



Legend

- Approximate Blaine Marina Inc. Site Boundary; Site Limits to be Determined in the RI/FS
- Historical Building Location
- Existing Building Location
- MHHW - 9.5ft

0 140 280

Scale in Feet

Data Sources: Wilson Engineering 2011; Port of Blaine 2011; Walker and Associates, Inc; Google Earth Professional 2011

Note

Black and white reproduction of this color original may reduce its effectiveness and lead to incorrect interpretation.

Blaine Marina Inc. Site
Blaine Harbor
Blaine, Washington

Blaine Marina Inc. Site Plan

Figure
A-2

EXHIBIT B

Scope of Work

EXHIBIT B
SCOPE OF WORK

PURPOSE

The work under this Agreed Order (Order) involves conducting an interim action to repair the damaged portion of an existing bulkhead, preparing a Remedial Investigation and Feasibility Study (RI/FS), conducting additional interim actions if required or agreed to by Ecology, and preparing a Draft Cleanup Action Plan (DCAP) to select a cleanup alternative. The purpose of the RI/FS and DCAP for the Blaine Marina site (Site) is to provide sufficient data, analysis, and evaluations to enable the Washington State Department of Ecology (Ecology) to select a cleanup alternative for the Site.

TASK 1: PREPARE AN INTERIM ACTION WORK PLAN

An interim action for repairing the existing damaged bulkhead is required under the Agreed Order. The Port of Bellingham (Port) will prepare and submit to Ecology for review an interim action work plan with detail commensurate with the work to be performed. The work plan shall include, as appropriate:

- A description of the interim action including its purpose and general requirements (the interim action shall be designed in a manner that will not preclude reasonable alternatives for any cleanup action that may be required).
- A summary of existing site conditions and alternative interim actions considered.
- Information regarding design and construction requirements, including a proposed schedule and personnel roles and responsibilities.
- A compliance monitoring plan (CMP).
- A health and safety plan (HSP)
- A sampling and analysis plan (SAP), if applicable.

The Port shall prepare and submit to Ecology two (2) paper copies and one electronic (PDF) copy of the draft interim action work plan and one copy of the work plan text in Word electronic format. After addressing Ecology's comments on the draft work plan, the Port shall prepare and submit two (2) paper copies and one electronic (PDF) copy of the final work plan to Ecology.

TASK 2: CONDUCT AN INTERIM ACTION

The Port shall conduct an interim action for repairing the existing damaged bulkhead. The interim action will be conducted in accordance with WAC 173-340-430 and the Ecology-approved final interim action work plan.

TASK 3: PREPARE AN INTERIM ACTION REPORT

Upon successful completion of the interim action, the Port shall prepare and submit an interim action report to Ecology. The interim action report will present the results of the interim action and document the constructed condition of the completed interim action. The report will document any variations from

the interim action plan and present the results of any compliance monitoring or other environmental testing conducted as part of the interim action.

The Port shall prepare and submit to Ecology two (2) paper copies and one electronic (PDF) copy of the interim action report. Because the interim action report is limited in scope to documenting the implementation of the interim action, it is not anticipated that revisions will be required in response to Ecology review, so the report will not be submitted in draft form to Ecology. However, the report shall be revised by the Port and resubmitted if Ecology determines that revision to the report is warranted.

TASK 4: PREPARE AN RI/FS WORK PLAN

The Port shall prepare a remedial investigation/feasibility study (RI/FS) work plan that includes a scope of work to delineate and quantify the nature and magnitude of contamination in all potentially affected media (i.e., soil, groundwater, surface water, and adjacent marine sediments). The RI/FS work plan shall also address the proper handling of all investigation-derived wastes generated from the Site during the RI/FS (e.g., soil cuttings, groundwater development and purge water, excess sediment sample material, free product, etc.). The RI/FS work plan shall clearly describe the project management strategy for implementing and reporting on RI/FS activities. The responsibility and authority of all organizations and key personnel involved in conducting the RI/FS will be outlined.

The RI/FS work plan shall describe general facility information; Site history and conditions, including previous operations and ownership; past field investigations, including any data collection and analysis of soil, air, groundwater, surface water, and sediment; a conceptual site model showing potential contaminant sources, migration pathways, and receptors; geology and groundwater system characteristics; past, current, and anticipated future land use; identification of natural resources and ecological receptors; hazardous substances and their sources, etc., in compliance with WAC 173-340-350 and WAC 173-204-560.

As part of the project background, existing environmental data on Site soil, groundwater, surface water, and sediments will be compiled and evaluated for data gaps. The data gaps will be used as the basis for developing the scope of work for the Site RI. The RI/FS work plan will also identify specific data collection and quality assurance/quality control (QA/QC) procedures in a SAP in compliance with WAC 173-340-820 and WAC 173-204-600 as an appendix to the work plan. The work plan will also contain an HSP to be followed during the RI/FS.

The SAP shall identify the proposed number and location of all environmental samples and methods, including soil borings, groundwater monitoring wells, soil, groundwater, and marine sediment samples. The SAP will describe the sampling objectives, the rationale for the sampling approach (based upon the

identified data gaps), and plans for data use, and shall provide a detailed description of sampling tasks. The SAP shall describe nomenclature to be used for sample identifiers; sampling equipment; the type, number, and location of samples to be collected; the analyses to be performed; sample documentation; sample containers, collection and handling; data and records management; and schedule. The QA/QC portion of the SAP shall be prepared following Ecology's Guidelines for Preparing Quality Assurance Project Plans for Environmental Studies (July 2004) and Sediment Sampling and Analysis Plan Appendix (February 2008). Laboratories must meet the accreditation standards established in Chapter 173-50 WAC.

The Port or its contractors shall submit all new sampling data generated under this SAP and any other recently collected data to Ecology for entry into the Environmental Information Management (EIM) system in accordance with WAC 173-340-840(5) and Ecology's Toxics Cleanup Program Policy 840: Data Submittal Requirements. Only validated data will be entered into the EIM database.

The Port shall prepare and submit to Ecology two (2) paper copies and one electronic (PDF) copy of the draft RI/FS work plan and one copy of the work plan text in Word electronic format. After addressing Ecology's comments on the draft work plan, the Port shall prepare and submit two (2) paper copies and one electronic (PDF) copy of the final work plan to Ecology.

TASK 5: CONDUCT A REMEDIAL INVESTIGATION

The Port shall conduct an RI that meets the requirements of WAC 173-340-350(7) and WAC 173-204-560 in accordance with the RI/FS work plan approved by Ecology. The RI will determine the nature and extent of contamination exceeding Model Toxics Control Act (MTCA) cleanup levels, Sediment Management Standards (SMS) cleanup standards, and other regulatory requirements. The RI must provide sufficient data and information to define the nature and extent of contamination at the Site.

Field sampling and analysis will be completed in general accordance with the RI/FS work plan, and associated SAP and HSP. Substantive deviation(s) from the approved RI/FS work plan must be communicated to Ecology immediately and documented as required by Ecology.

TASK 6: PREPARE AN RI DATA SUMMARY TECHNICAL MEMORANDUM

The Port shall submit an RI data summary in the form of a technical memorandum following completion of the planned RI work and validation of the analytical data. The memorandum is intended to be an informal document to inform Ecology of the RI results so a determination can be made regarding whether RI field activities are complete. The data summary memorandum shall describe the RI analytical results, identify affected media, present preliminary screening levels, describe the extent of contamination

(plotted on figures), and identify any data gaps that need to be filled to define the extent and magnitude of contamination and toxic effects.

The Port shall prepare and submit to Ecology two (2) paper copies and one electronic (PDF) copy of the RI data summary technical memorandum. Because of its informal nature as an RI working document, the memorandum will not be revised following submittal to Ecology, but any comments Ecology may have on the technical memorandum will be incorporated into the RI/FS report or supplemental RI work plan, as applicable.

Ecology in conjunction with the Port will determine whether any additional Site characterization activities are required to complete the RI following review of the RI data summary technical memorandum. If additional RI activities are determined to be required, the Port shall submit a supplemental RI work plan to Ecology for review and approval. The supplemental RI work plan, if required, will rely on the RI/FS work plan for field and QA/QC procedures and methodologies, and will be a focused document that presents the scope of work for the supplemental RI activities.

TASK 7: PREPARE AN RI/FS REPORT

The Port shall prepare a draft RI/FS report that meets the requirements of WAC 173-340-350. The RI/FS report shall contain the results of the RI and will provide information regarding the full extent and magnitude of soil, groundwater, surface water, and/or adjacent marine sediment contamination including toxics effects. The FS portion of the report will present and evaluate cleanup action alternatives to address the identified contamination at the site. Based on the alternatives [WAC 173-340-350(8)], the FS will identify a preferred cleanup action alternative for the Site in compliance with WAC 173-340-360.

The Port shall prepare and submit to Ecology two (2) paper copies and one (1) electronic (PDF) copy of the draft RI/FS report for review and comment. After addressing Ecology's comments on the draft RI/FS report, the Port shall prepare five (5) paper copies and one electronic (PDF) copy of a draft final RI/FS report for distribution and public comment. After addressing any changes to the draft final RI/FS report requested by Ecology based on public comment, the Port shall prepare and submit to Ecology two (2) paper copies and one (1) electronic copy of the final RI/FS report.

TASK 8: PREPARE A DRAFT CLEANUP ACTION PLAN

Upon Ecology approval of the final RI/FS report, the Port shall prepare a DCAP in accordance with WAC 173-340-380 that provides a proposed remedial action to address the contamination present on the Site. Where contaminated sediments are included in the remedial action, the DCAP will comply with WAC 173-204-580 in addition to the MTCA requirements cited above. The DCAP shall include a general description of the proposed remedial actions, cleanup standards developed from the RI/FS, and rationale

regarding their selection, a schedule for implementation, a description of any institutional controls proposed, and a summary of applicable local, state, and federal laws pertinent to the proposed cleanup actions.

The Port shall submit the DCAP for Ecology's review and approval. The DCAP will include, but not be limited to, the information listed under WAC 173-340-380. The Port shall prepare two (2) paper copies and one (1) electronic (PDF) copy of the DCAP and submit them to Ecology for review and comment. The Port shall revise the DCAP to address Ecology's comments and submit five (5) paper copies and one electronic (PDF) copy of the public review draft of the DCAP.

TASK 9: SUBMIT PROGRESS REPORTS

The Port shall submit progress reports quarterly in electronic format. Progress reports shall be submitted to Ecology until satisfaction of the Order in accordance with Section IX of this Order. Progress reports shall be submitted to the Ecology project coordinator by the 30th of the month following the end of the reporting quarter. If this day is a weekend or holiday, deliverables will be submitted to Ecology on the next business day. At a minimum, progress reports shall contain a description of the actions that have been taken to comply with the Order within the reporting period and a description of work planned for the next reporting period.

EXHIBIT C

Description of Proposed Interim Action

EXHIBIT C
DESCRIPTION OF PROPOSED INTERIM ACTION

BACKGROUND

As required in the Agreed Order between the Washington State Department of Ecology (Ecology) and the Port of Bellingham (Port), the Port shall conduct an interim action to repair an existing damaged bulkhead along the western edge of the Blaine Marina Inc. site (Site), as shown on Figure C-1. Petroleum hydrocarbon contamination has been identified in upland soil and groundwater at the Site and the bulkhead near the contaminated soil is progressively failing. This interim action is intended to prevent the spread of contamination to the waters of Blaine Harbor by repairing the bulkhead and preventing the release of contaminated soil to surface water. The interim action will be conducted in accordance with WAC 173-340-430 following Ecology approval of a work plan for the interim action.

BULKHEAD CONDITION

The Blaine Marina fuel dock bulkhead is located along the west side of the road at 224 Sigurdson Avenue, as shown on Figure C-1. The bulkhead retains an approximate 7 to 9 feet height of soil adjacent to a pile-supported building (Fuel Office) and fueling pier, located immediately to the west. The existing timber pile and lagging bulkhead in this area display obvious deflection, shearing, and other indications of advanced structural distress. The bulkhead in this location supports the landward end of an overwater building. The building is also supported by a central pile bent and a waterward pile bent. Rotation of the bulkhead has moved the building, and compromised the effectiveness of the other supports. The building has been closed to access for safety reasons. Numerous sinkholes and areas of sunken pavement are present behind much of the distressed bulkhead section.

Subsurface conditions along the alignment of the replacement bulkhead consist of a near-surface gravel trafficking layer overlying variable fill ranging from loose, silty fine sand to soft clay down to about 15 feet below ground surface. The underlying native soil consists of loose, silty sand and medium stiff clay (glaciomarine drift). The fill and native soils are expected to provide low to moderate driving resistance for installation of the replacement sheetpile bulkhead.

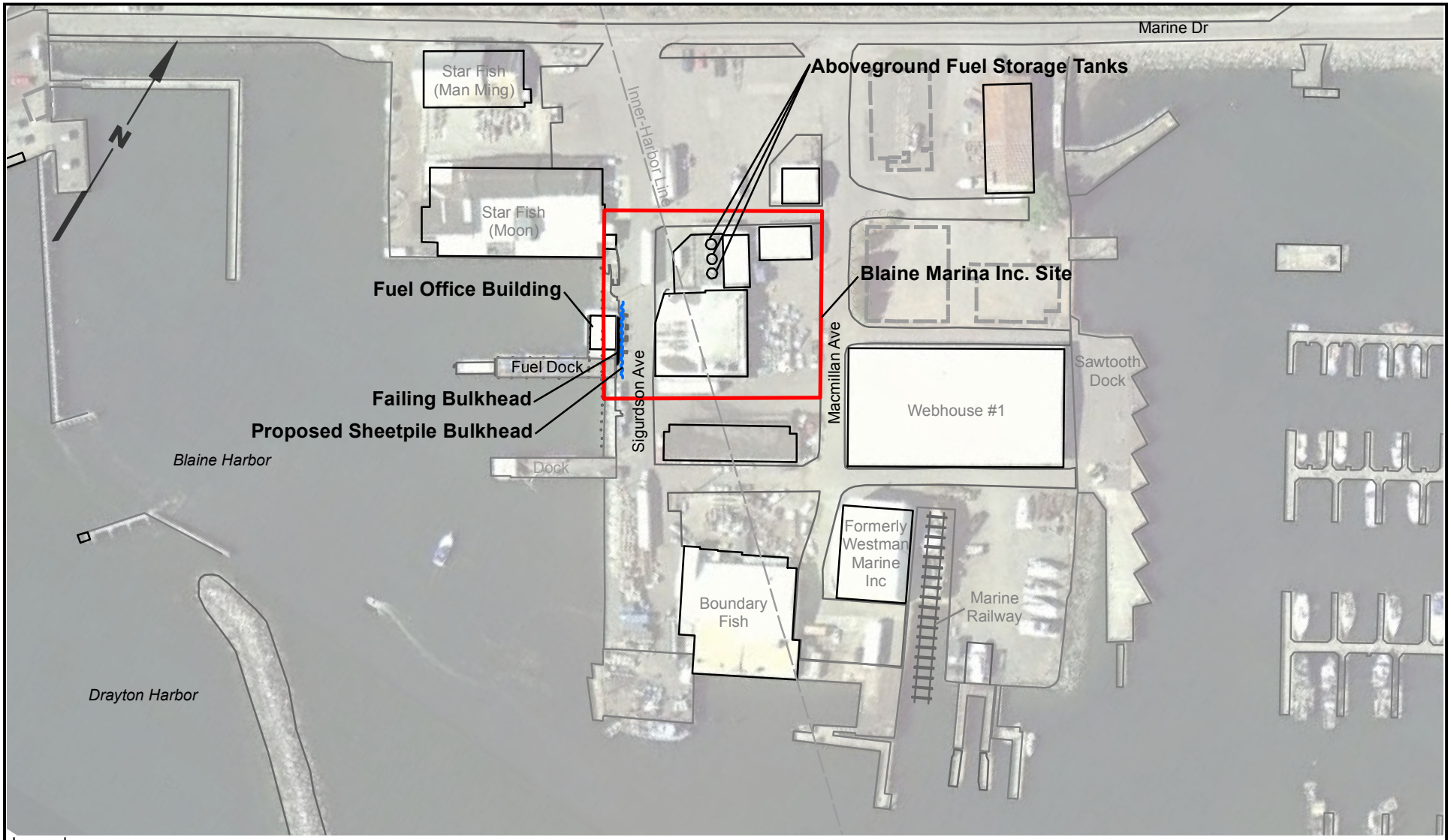
BULKHEAD REPAIR

The proposed interim action includes constructing an approximately 60-foot-long replacement bulkhead behind the failing section of bulkhead using cantilevered steel sheetpiles, and a concrete pile cap on a portion of the sheetpile wall to allow continued access to the fuel dock pier. The fuel office building, which is currently supported by the bulkhead, will be deconstructed to the floor level by the tenant to relieve vertical and lateral loads on the existing bulkhead. Geotechnical and engineering evaluations will

be conducted as part of the interim action design and the results will be presented in the interim action work plan, which will be reviewed by Ecology as a deliverable under the Agreed Order.

The proposed sheetpile bulkhead will be installed immediately east of the existing bulkhead, running from just north of the building to slightly south of the fuel dock pier. The steel sheetpiles will be driven parallel to Sigurdson Avenue and will be constructed directly adjacent to the existing wall on the upland side. A concrete pile cap will be placed across the top of the sheetpiles at the head of the fuel pier. Existing utilities will be rerouted as necessary. Preliminary details for the repair of the bulkhead are provided in Figures C-2 and C-3. Final design details will be provided to Ecology in the interim action work plan for review and approval.

V:\001\034\010.012\Figure C-1.mxd 3/6/2012 NAD 1983 StatePlane Washington North FIPS 4601 Feet



Legend

- Approximate Blaine Marina Inc. Site Boundary; Site Limits to be Determined in the RI/FS
- Historical Building Location
- Existing Building Location

0 140 280

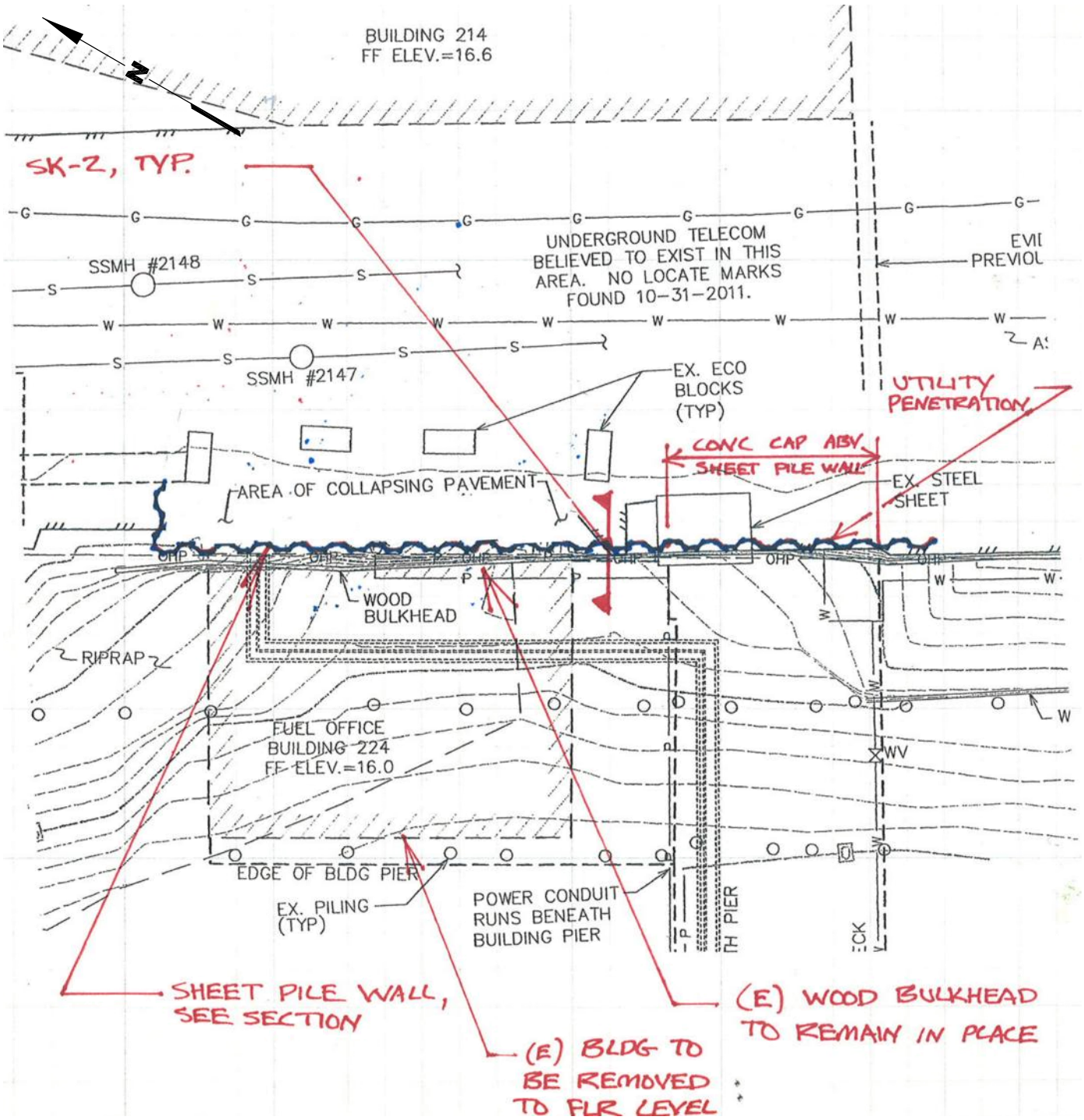
Scale in Feet

Data Sources: Wilson Engineering; Port of Blaine 2011; Walker and Associates, Inc; Google Earth Professional 2011

Note

1. Black and white reproduction of this color original may reduce its effectiveness and lead to incorrect interpretation.

Blaine Marina Inc. Site Blaine Harbor Blaine, Washington	**Blaine Marina Inc. Site Plan**	Figure C-1



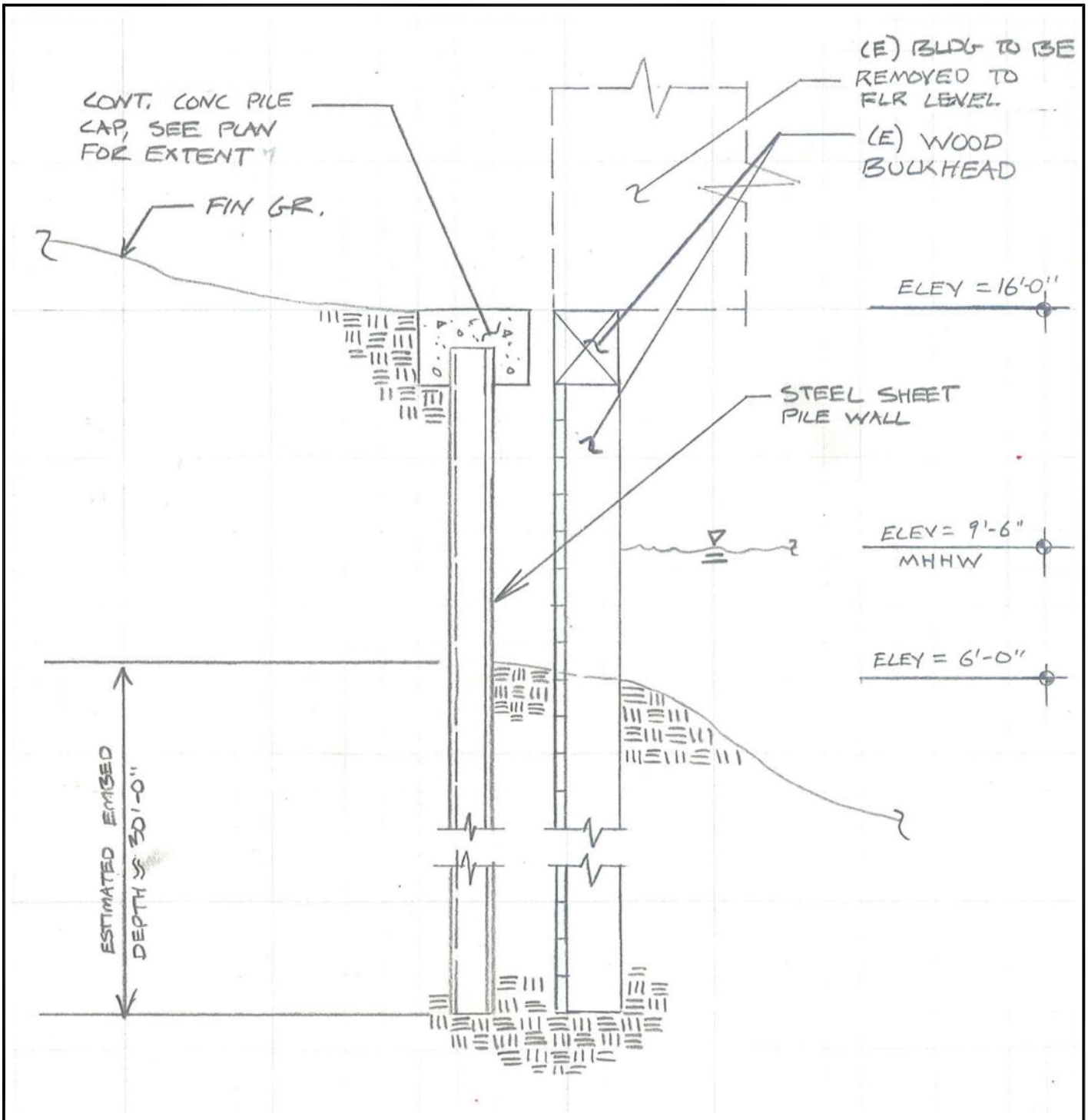
Not to Scale

Note

1. Black and white reproduction of this color original may reduce its effectiveness and lead to incorrect interpretation.

Source: Preliminary Design Details by Reid Middleton (11/17/11)

Blaine Marina Inc. Site Blaine Harbor Blaine, Washington	**Bulkhead Repair Sheetpile Wall**	Figure **C-2**



Not to Scale

Source: Preliminary Design Details by Reid Middleton (11/17/11)

Blaine Marina Inc. Site Blaine Harbor Blaine, Washington	**Bulkhead Repair** **Sheetpile Wall Section**	Figure **C-3**

EXHIBIT D

Public Participation Plan

To be provided at a later time