

**Voluntary Cleanup Program
Application and Agreement**

Mr. Sudsy's Car Wash Kent
209 Central Avenue South
Kent, Washington 98032

August 19, 2015

AEROTECH
Environmental Consulting Inc.

Anchorage Seattle Portland

Cost-effective environmental solutions
for the western United States and Alaska

www.AerotechEnvironmental.com

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August 19, 2015

Ms. Louise Bardy
Voluntary Cleanup Program Unit Manager
State of Washington Department of Ecology:
Northwest Regional Office
3190 - 160th Avenue Southeast
Bellevue, Washington 98008-5452

RE: VCP APPLICATION SUBMITTAL

Mr. Sudsy's Car Wash Kent
209 South Central Avenue
Kent, Washington 98032

Prior VCP Site No. NW 2267

Dear Ms. Bardy,

Please find attached the fully executed *Voluntary Cleanup Program Agreement* and *Voluntary Cleanup Program Application Form* for the aforementioned subject Property.

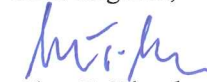
REQUEST FOR FUTURE OPINIONS

The subject Property was previously in the State of Washington Department of Ecology Voluntary Cleanup Program ("VCP") as Site Number NW 2267. Please re-enter the Site in the VCP Program

Three consecutive quarters of groundwater monitoring have already been performed at the Site. Upon completion of the Fourth Quarter in September of 2015, the analytical results will be forward accompanied by a request for an Opinion Letter.

Thank you for your assistance in this matter. If I can answer any additional questions or be of further assistance, please do not hesitate to call me at (360) 710-5899.

Best Regards,



Alan T. Blotch

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Introduction:	<i>Voluntary Cleanup Program Agreement and Voluntary Cleanup Program Application Form</i>
Tab Section 1:	<i>Groundwater Monitoring Report First Quarter 2014</i> , prepared by Aerotech Environmental Consulting, Inc., dated December 22, 2014.
Tab Section 2:	<i>Groundwater Monitoring Report Second Quarter 2014</i> , prepared by Aerotech Environmental Consulting, Inc., dated March 20, 2015.
Tab Section 3:	<i>Groundwater Monitoring Report Third Quarter 2014</i> , prepared by Aerotech Environmental Consulting, Inc., dated July 14, 2015.
Tab Section 4:	<i>Groundwater Monitoring Report Supplemental - Third Quarter 2015</i> , prepared by Aerotech Environmental Consulting, Inc., dated July 29, 2015.
Tab Section 5:	<i>Underground Storage Tank System: Compliance Testing Results</i> , prepared by Northwest Tank & Environmental Services, Inc., dated June 1, 2015.

VCP AGREEMENT



INSTRUCTIONS: Submit this Agreement (original) to Ecology as part of your Application. Before submitting, enter the Customer's name and the Site's address on the first page and sign the Agreement on the second page. If your Application is accepted, then Ecology will do the following: 1) identify the Site and VCP project in the box below; 2) sign the Agreement; and 3) send you a copy of the completed Agreement.

This document constitutes an Agreement between the State of Washington Department of Ecology (Ecology) and Mountain Investments Holding, LLC (Customer) to provide informal site-specific technical consultations under the Voluntary Cleanup Program (VCP) for the Site identified below and associated with the following address:
209 Central Avenue South, Kent, Washington 98032

The purpose of this Agreement is to facilitate independent remedial action at the Site. Ecology is entering into this Agreement under the authority of the Model Toxics Control Act (MTCA), Chapter 70.105D RCW, and its implementing regulations, Chapter 173-340 WAC. If a term in this Agreement is defined in MTCA or Chapter 173-340 WAC, then that definition shall govern.

Services Provided by Ecology

Upon request, Ecology agrees to provide the Customer informal site-specific technical consultations on the independent remedial actions proposed for or performed at the Site consistent with WAC 173-340-515(5). Those consultations may include assistance in identifying applicable regulatory requirements and opinions on whether the remedial actions proposed for or conducted at the Site meet those requirements.

Ecology may use any appropriate resource to provide the Customer with the requested consultative services. Those resources may include, but shall not be limited to, those of Ecology and the Office of the Attorney General. However, Ecology shall not use independent contractors unless the Customer provides Ecology with prior written authorization.

In accordance with RCW 70.105D.030(1)(i), any opinions provided by Ecology under this Agreement are advisory only and not binding on Ecology. Ecology, the state, and officers and employees of the state are immune from all liability. Furthermore, no cause of action of any nature may arise from any act or omission in providing, or failing to provide, informal advice and assistance under the VCP.

Payment for Services by Customer

The Customer agrees to pay all costs incurred by Ecology in providing the informal site-specific technical consultations requested by the Customer consistent with WAC 173-340-515(6) and 173-340-550(6). Those costs may include the costs incurred by attorneys or independent contractors used by Ecology to provide the requested consultative services. Ecology's hourly costs shall be determined based on the method in WAC 173-340-550(2).

Ecology shall mail the Customer a monthly itemized statement of costs (invoice) by the tenth day of each month (invoice date) that there is a balance on the account. The invoice shall include a summary of the costs incurred, payments received, identity of staff involved, and amount of time staff spent on the project.

The Customer shall pay the required amount by the due date, which shall be thirty (30) calendar days after the invoice date. If payment has not been received by the due date, then Ecology shall withhold

FOR COMPLETION BY ECOLOGY ONLY	Facility / Site Name:
	Facility / Site No.:
	VCP Project No.:

any requested opinions and notify the Customer by certified mail that the debt is past due. If payment has not been received within sixty (60) calendar days of the invoice date, then Ecology shall stop all work under the Agreement and may, as appropriate, assign the debt to a collection agency under Chapter 19.16 RCW. The Customer agrees to pay the collection agency fee incurred by Ecology in the course of debt collection.

Reservation of Rights / No Settlement

This Agreement does not constitute a settlement of liability to the state under MTCA. This Agreement also does not protect a liable person from contribution claims by third parties for matters addressed by the Agreement. The state does not have the authority to settle with any person potentially liable under MTCA except in accordance with RCW 70.105D.040(4). Ecology's signature on this Agreement in no way constitutes a covenant not to sue or a compromise of any Ecology rights or authority.

Ecology reserves all rights under MTCA, including the right to require additional or different remedial actions at the Site should it deem such actions necessary to protect human health and the environment, and to issue orders requiring such remedial actions. Ecology also reserves all rights regarding the injury to, destruction of, or loss of natural resources resulting from the release or threatened release of hazardous substances at the Site.

Effective Date, Modifications, and Severability

The effective date of this Agreement shall be the date on which this Agreement is signed by the Toxics Cleanup Program's Section Manager or delegated representative. This Agreement may be amended by mutual agreement of Ecology and the Customer. Amendments shall be in writing and shall be effective when signed by the Toxics Cleanup Program's Section Manager or delegated representative. If any provision of this Agreement proves to be void, it shall in no way invalidate any other provision of this Agreement.

Termination of Agreement

Either party may terminate this Agreement without cause by sending written notice by U.S. mail to the other party. The effective date of termination shall be the date Ecology sends notice to the Customer or the date Ecology receives notice from the Customer, whichever occurs first. Unless otherwise directed, issuance of a No Further Action opinion, either for the Site as a whole or for a portion of the real property located within the Site, shall constitute notice of termination by Ecology.

Under this Agreement, the Customer is only responsible for costs incurred by Ecology before the effective date of termination. However, termination of this Agreement shall not affect any right Ecology may have to recover its costs under MTCA or any other provision of law.

Representations and Signatures

The undersigned representative of the Customer hereby certifies that he or she is fully authorized to enter into this Agreement and to execute and legally bind the Customer to comply with the Agreement.

STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

Signature

Printed Name

Section Manager, _____
Toxics Cleanup Program Section

Date: _____

Mountain Investments Holding, LLC

Name of Customer

Signature

Printed Name of Signatory

Title of Signatory

Date: 7/27/15

If you need this document in an alternative format, please call the Toxics Cleanup Program at 360-407-7170. Persons with hearing loss can call 711 for Washington Relay Service. Persons with a speech disability can call 877-833-6341.



Voluntary Cleanup Program

Washington State Department of Ecology Toxics Cleanup Program

APPLICATION FORM

Under the Voluntary Cleanup Program (VCP), the Department of Ecology (Ecology) may provide informal site-specific technical consultations to persons conducting independent remedial actions at a hazardous waste site. Ecology may provide such consultations under the authority of the Model Toxics Control Act (MTCA), Chapter 70.105D RCW, and its implementing regulations, Chapter 173-340 WAC.

To enter the VCP, complete and submit to the Department of Ecology (Ecology) a VCP Application. The Application consists of the following two documents:

1. Application Form (including required attachments). ← **THIS DOCUMENT**
2. Agreement.

For guidance on how to complete your Application, please refer to the Application Instructions, which are available separately on the VCP web site: www.ecy.wa.gov/programs/tcp/vcp/vcpmain.htm.

Part 1 - ADMINISTRATION

A. Customer Information. The Customer is the person or organization requesting services from Ecology under the VCP, and is responsible for paying the costs incurred by Ecology. The authority and duty of the Customer are explained in the Agreement.

Name of Customer: Mountain Investments Holding, LLC

What type of entity is the Customer?

☐ Person

*If the Customer is a “**person**,” then the Customer shall serve as both the Manager and Billing Contact for the Project. When identifying the Project Manager below, please enter the name of the Customer and his or her contact information.*

☒ Organization

*If the Customer is an “**organization**,” then please identify below both a Manager and Billing Contact for the Project. Those persons must be employed by the organization.*

What is the Customer's involvement at the Site? Please check all that apply.



Property owner



Business owner (operator)



Past property owner



Mortgage holder



Future property owner



Consultant



Property lessee



Attorney



Other – please specify: _____

If not the current property owner, is the Customer acting as the agent for the property owner?

☐ Yes ☐ No

If not the current property owner, is the Customer authorized to grant access to the property?

☐ Yes ☐ No

Part 1 – ADMINISTRATION continued

B. Project Manager Information. Ecology will send this person all official correspondence. Please enter the required information below.

Name: Brent Johnson		Title: Managing Member
Mailing address: 18015 Bothell Way Northeast		
City: Bothell	State: WA	Zip: 98011
Phone: (206) 300-7829	Fax:	E-mail: brent04@comcast.net

C. Project Billing Contact Information. Ecology will send this person monthly invoices.

Is the Project Billing Contact the same as the Project Manager?

- ☒ Yes *If you answered "YES," then skip to the next question.*
☐ No *If you answered "NO," then please enter the required information below.*

Name:		Title:
Mailing address:		
City:	State:	Zip:
Phone:	Fax:	E-mail:

D. Project Consultant Information.

Is the Customer a consultant?

- ☐ Yes *If you answered "YES," then skip to the next question.*
☒ No *If you answered "NO" and the Customer hired a consultant to conduct the independent remedial action, then enter the required information below.*

Name: Alan T. Blotch		Title: President
Organization: Aerotech Environmental Consulting, Inc.		
Mailing address: 13925 International Avenue South, Suite No.210		
City: Seattle	State: WA	Zip: 98168
Phone: (360) 710-5899	Fax: (206) 402-3872	E-mail: alan.blotch@earthlink.net

Do you want Ecology to contact the Project Consultant?

- ☒ Yes ☐ No

E. Property Owner Information.

Is the Customer the owner of the property where independent remedial action is being conducted?

- ☒ Yes *If you answered "YES," then enter the type of entity and skip to the next question.*
☐ No *If you answered "NO," then please enter all of the required information below.*

Name:		Title:
Organization: Mountain Investments Holding, LLC		
Mailing address:		
City:	State:	Zip:
Phone:	Fax:	E-mail:

Part 1 – ADMINISTRATION continued

What type of entity is the property owner? Please check only one.

- | | |
|--|--|
| <input checked="" type="checkbox"/> Private | <input type="checkbox"/> County |
| <input type="checkbox"/> Tribal | <input type="checkbox"/> Municipal |
| <input type="checkbox"/> Federal | <input type="checkbox"/> Mixed |
| <input type="checkbox"/> State | <input type="checkbox"/> Public School |
| <input type="checkbox"/> Other – please specify: _____ | |

F. Request for Written Opinion.

Are you submitting a remedial action plan or report with your VCP Application?

- ☒ Yes ☐ No

If you answered "YES" above, do you want Ecology to provide you with a written opinion on the planned or completed remedial action?

- ☒ Yes ☐ No

Please note that Ecology's opinion will be limited to:

- ☐ Whether the planned or completed remedial action at the site meets the substantive requirements of the Model Toxics Control Act (MTCA), and/or
- ☐ Whether further remedial action is necessary at the site under MTCA.

Do you expect to request additional written opinions in the future?

- ☒ Yes ☐ No

G. Reporting Requirements.

Please comply with the following reporting requirements when requesting written opinions on planned or completed remedial actions:

- ☐ **Licensing.** Documents submitted containing geologic, hydrologic, or engineering work must be under the seal of an appropriately licensed professional, as required by Chapters 18.43 and 18.220 RCW.
- ☐ **Data Submittal.** Environmental sampling data must be submitted in both a printed form and an electronic form capable of being transferred into Ecology's data management systems. For instructions on how to submit the data, please refer to the following Ecology web site: www.ecy.wa.gov/programs/tcp/data_submittal/Data_Requirements.htm.

Failure to comply with these requirements may result in unnecessary delays. **Ecology will not issue a No Further Action (NFA) opinion unless these requirements are satisfied.**

Part 2 - DESCRIPTION OF THE SITE

A. Name of the Site. If Ecology has already identified the Site, enter the name provided by Ecology. Otherwise, enter a suggested name for the Site. You may also include an alternate name.

Name: Mr. Sudsy Car Wash Kent

Alternate Name:

B. Location of Property where the Releases Occurred (Source Property).

The "source property" is the property where hazardous substances were released into the environment. For example, if petroleum was released from a leaking UST, the source property is the property where the UST was located.

Do you know on which property the releases occurred?

- ☒ Yes *If you answered "YES," then please refer to the source property when answering the following questions.*
- ☐ No *If you answered "NO," then please refer to the property addressed by your remedial action (cleanup) when answering the following questions.*

Physical Address. Please enter the physical address of the property below.

Street Address: 209 South Central Avenue

City: Kent

State: WA

Zip: 98032

Geographic Position. Please enter the geographical position of the property below. For additional guidance on how to complete this part, please refer to instructions on the VCP web site.

COORDINATES	LATITUDE:	Degrees:	Minutes:	Seconds:
	LONGITUDE :	Degrees:	Minutes:	Seconds:
LOCATION ON PROPERTY: [e.g., point of release or center of parcel]				
COLLECTION METHOD: [e.g., GPS or address matching]				
COLLECTION SOURCE: [i.e., map scale]				
HORIZONTAL DATUM: [i.e., base reference for coordinate system]				
ACCURACY LEVEL: [i.e., +/- feet or meters]				

Legal Descriptions.

TRS DATA:	Township:	Range:	Section:	Quarter-Quarter:
TAX PARCEL #(s):	9179-60-0740			

Part 2 - DESCRIPTION OF THE SITE continued

C. Identification of Properties affected by the Releases (Affected Properties).

An "affected property" is a property affected by the release of hazardous substances on the source property. For example, petroleum released from a leaking UST on one property (source property) may migrate through the soil or ground water onto an adjacent property (affected property).

Do any of the releases affect any properties adjacent to the source property?

☐ Yes

If you answered "YES," then please identify below each property that you know has been affected by the releases on the source property. If you need to identify additional properties, please attach additional pages.

☒ No

If you answered "NO," then skip to the next question.

☐ Unknown

If you answered "UNKNOWN," then skip to the next question.

1.	Address:
	Tax Parcel(s):
2.	Address:
	Tax Parcel(s):
3.	Address:
	Tax Parcel(s):
4.	Address:
	Tax Parcel(s):

D. Identification of Public Right-of-Ways affected by the Releases.

Do any of the releases affect any public right-of-ways (e.g., streets)?

☐ Yes

☒ No

☐ Unknown

If you answered "YES" above, please specify below. Otherwise, skip to the next question.

Attach additional pages if necessary.

E. Extent of the Site.

What is the approximate areal extent of the Site? Please check only one.

☐

< 5,000 square feet

☒

> 5,000 square feet, but < 1 acre

☐

> 1 acre, but < 10 acres

☐

> 10 acres

☐

Unknown

Part 2 - DESCRIPTION OF THE SITE continued

F. Description of Release(s) at the Site.

Source of Release(s).

What are the source(s) of the release(s) at the Site? Please check all that apply.

- ☒ Point source (e.g., leaking tank)
- ☐ Non-point source (e.g., contaminated soil used as fill)
- ☐ Area-wide lead and arsenic soil contamination (see questions below)
- ☐ Other – please specify: _____
- ☐ Unknown

To the extent known, please describe the source(s) of the release(s):

Refer to documents previously filed under VCP NW2267

Attach additional pages if necessary.

Circumstances of Release(s). To the extent known, please describe below the circumstances of the release(s).

Refer to documents previously filed under VCP NW2267.

Attach additional pages if necessary.

Circumstances of Release Discovery. To the extent known, please describe below the circumstances of the discovery of the release(s).

Refer to documents previously filed under VCP NW2267.

Attach additional pages if necessary.

Part 2 - DESCRIPTION OF THE SITE continued

Area-Wide Soil Contamination. For information about the area-wide soil contamination project, please refer to the following web site: [www.ecy.wa.gov/programs/tcp/area wide/area wide hp.html](http://www.ecy.wa.gov/programs/tcp/area%20wide/area%20wide%20hp.html). For information about the Tacoma Smelter Plume (TSP) and the associated Management Plan, please refer to the following web site: [www.ecy.wa.gov/programs/tcp/sites/tacoma smelter/ts hp.htm](http://www.ecy.wa.gov/programs/tcp/sites/tacoma%20smelter/ts%20hp.htm).

Is the Site located within an area affected by smelter emissions, such as the TSP area?

☐ Yes ☒ No ☐ Unknown

To determine whether your Site is located within the TSP area, please refer to the map on the TSP web site identified above.

Is the Site located on a former apple or pear orchard in operation prior to 1947?

☐ Yes ☒ No ☐ Unknown

Is the Site impacted by area-wide arsenic and/or lead soil contamination?

☐ Yes ☒ No ☐ Unknown

G. Nature and Extent of Hazardous Substances Released at the Site. The following questions refer to conditions after the release, but prior to any cleanup, of the hazardous substances at the Site.

Hazardous Substances and Affected Media. To the extent known, please identify in the following table the hazardous substances released at the Site and the media (e.g., soil) impacted by those substances. Use the codes at the bottom of the table.

HAZARDOUS SUBSTANCE	AFFECTED MEDIA				
	SOIL	GROUND WATER	SURFACE WATER	SEDIMENT	AIR
EXAMPLE: Benzene	C	S	N/A	N/A	B
GRO		C			

When identifying the affected media in the table above, please use one of the following codes:

- C = confirmed, above cleanup level
- B = confirmed, below cleanup level
- O = confirmed, not present
- S = suspected
- N/A = not suspected
- U = unknown

Part 2 - DESCRIPTION OF THE SITE continued

Drinking Water.

Does any of the contamination at the Site pose a threat or potential threat to an existing drinking water source (ground water or surface water)?

☐ Yes ☒ No ☐ Unknown

If you answered "YES" above, what type of drinking water system is threatened by the contamination? Please check all that apply.

☐ Single Family
☐ Community

Indoor Air.

Are contaminant odors present in any buildings, manholes, or other confined spaces?

☐ Yes ☒ No ☐ Unknown

If you answered "YES" above, please specify:

Attach additional pages if necessary.

H. Maps of the Site.

Please attach to this application map(s) that identify, to the extent known, the following:

- ☐ The location of the site.
- ☐ The properties, and any public right-of ways, affected by the site.
- ☐ The source(s) of the release(s) at the site.
- ☐ The nature and extent of contamination at the site.
- ☐ Any human or ecological receptors impacted by the site (e.g., drinking water wells).
- ☐ The physical characteristics of the site (e.g., property lines, building and road outlines, surface water bodies, water supply wells, ground water flow direction, and utility right-of-ways).
- ☐ The properties adjacent to the site and the uses of those properties (e.g., gas station, dry cleaner, residential).

Part 3 – OPERATIONAL HISTORY OF THE SITE

A. Current Use of Source Property. *Note that the following questions refer only to the Source Property, not other properties affected by the Site. Answer these questions to the best of your ability.*

Current Property Owners. To the extent known, please identify below the current owner of the source property.

Name: Brent Johnson		Title: Managing Member
Organization: Mountain Investments Holding, LLC		
Mailing address: 18015 Bothell Way Northeast		
City: Bothell	State: WA	Zip code: 98011
Phone: (206) 300-7829		

Current Business Owner (Operator). To the extent known, please identify below the current owner of the business located on the source property.

Name: See above		Title:
Organization:		
Mailing address:		
City:	State:	Zip code:
Phone:		

Current Business Operations. To the extent known, please identify below the current operations of the business located on the source property.

What is the current land use of the source property? Please check all that apply.

- | | |
|--|---|
| <input type="checkbox"/> Residential | <input type="checkbox"/> School |
| <input checked="" type="checkbox"/> Commercial | <input type="checkbox"/> Childcare facility |
| <input type="checkbox"/> Industrial | <input type="checkbox"/> Park |
| <input type="checkbox"/> Agricultural | |
| <input type="checkbox"/> Other – please specify: _____ | |

Is there a currently operational commercial or industrial business located on the source property?

- ☒ Yes ☐ No ☐ Unknown

If you answered "YES" above, please identify in the following table the current business operations using the North American Industry Classification System (NAICS) codes and specifying the operations.

NAICS CODE	DESCRIPTION OF OPERATIONS
EX: 447110	Gasoline Stations with Convenience Stores
447110	Gasoline Stations with Convenience Stores

Part 3 – OPERATIONAL HISTORY OF THE SITE continued

Is there a solid waste handling facility located on the Source Property?

☐ Yes ☒ No ☐ Unknown

If you answered "YES" above, please identify:

Attach additional pages if necessary.

Is there a dangerous waste treatment, storage, or disposal facility located on the Source Property?

☐ Yes ☒ No ☐ Unknown

If you answered "YES" above, please identify:

Attach additional pages if necessary.

Regulation of Current Business Operations.

Does the business operate under any federal, state, or local permits related to the release of hazardous substances into the environment (e.g., NPDES permit)?

☐ Yes ☒ No ☐ Unknown

If you answered "YES" above, please specify the regulated operation, the name of the permit, and the date it was issued in the table below.

REGULATED OPERATION	PERMIT	DATE ISSUED
EX: Wastewater discharge	NPDES permit	02/02/02

Has a state or federal notice of enforcement action (e.g., notice of violation) ever been issued related to the release of hazardous substances at the business?

☐ Yes ☐ No ☒ Unknown

If you answered "yes" above, please specify (notice and year issued): _____

Have business operations resulted in any other spills or other unpermitted releases on the source property?

☐ Yes ☐ No ☒ Unknown

If you answered "YES" above, please specify in the table below.

RELEASE	DATE OF RELEASE	STATUS OF RELEASE

Part 3 – OPERATIONAL HISTORY OF THE SITE continued

Storage Tank Information. In table below, please identify all above ground storage tanks (AST) and underground storage tanks (UST) that have been used for storing hazardous substances on the source property, irrespective of whether the tanks are still in use or in place. *If you are unable to provide answers to specific questions regarding a tank, please enter "U" for unknown.*

IDENTIFICATION				STATUS AND CLOSURE				RELEASES	
Hazardous Substance	Type (AST/UST)	Size (Gallons)	TANK ID	DATE INSTALL	IN USE (Y/N)	DATE CLOSED	CLOSURE METHOD (*)	PAST (Y/N)	CURRENT (Y/N)
EX: Diesel	UST	10,000	4	02/87	N	05/98	Removed	Y	N

(*) Options = Removed or Closed in Place

B. Past Use of Source Property. *Note that the following questions refer only to the Source Property, not other properties affected by the Site. Please answer these questions to the best of your ability.*

Past Property Owners. To the extent known, please identify below the owner of the source property at the time the release occurred.

Name: Kadie Thomson		Title:
Organization:		
Mailing address: P.O. Box 1287		
City: Sumner	State: WA	Zip code: 98390
Phone:	Fax:	E-mail: gramshouse@comcast.net

Past Business Owners (Operators). To the extent known, please identify below the owner of the business (operator) at the time the release occurred.

Name:		Title:
Organization:		
Mailing address:		
City:	State:	Zip code:
Phone:	Fax:	E-mail:

Identification of Past Business Operations. Please identify in the following table the past operations of businesses located on the source property using the North American Industry Classification System (NAICS) codes and/or specifying the operations.

NAICS CODE	DESCRIPTION OF OPERATIONS
EX: 447110	Gasoline Stations with Convenience Stores
447110	Gasoline Stations with Convenience Stores

Part 3 – OPERATIONAL HISTORY OF THE SITE continued

C. Future Use of Source and Affected Properties. The following questions refer to both source and affected properties. Please answer these questions to the best of your ability.

Will any ownership interest in the source or affected properties be conveyed prior to, or upon completion of, the cleanup?

☐ Yes ☐ No ☒ Unknown

If you answered "YES" above, please specify:

Attach additional pages if necessary.

Will any of the source or affected properties, or portions of those properties, be redeveloped as part of the cleanup?

☐ Yes ☐ No ☒ Unknown

If you answered "YES" above, please specify the proposed land use below. Please check all that apply.

- | | |
|--|---|
| <input type="checkbox"/> Residential | <input type="checkbox"/> School |
| <input type="checkbox"/> Commercial | <input type="checkbox"/> Childcare facility |
| <input type="checkbox"/> Industrial | <input type="checkbox"/> Park |
| <input type="checkbox"/> Agricultural | |
| <input type="checkbox"/> Other – please specify: | |

Please also specify the activities proposed for that land use:

Attach additional pages if necessary.

Part 4 – ADMINISTRATIVE HISTORY OF THE SITE

Have you previously reported the release(s) of hazardous substances at the Site to Ecology?

☒ Yes – If so, when? _____ ☐ No ☐ Unknown

Has the cleanup of the Site, or any portion of the Site, ever been managed under the VCP?

☒ Yes – If so, please specify the VCP Project Number: NW2267
☐ No
☐ Unknown

Has the cleanup of the Site, or any portion of the Site, ever been managed under a federal or state order or decree?

☐ Yes – If so, please specify the type and docket number: _____
☒ No
☐ Unknown

Part 5 – DESCRIPTION OF INDEPENDENT REMEDIAL ACTIONS AT THE SITE

A. Scope of Remedial Actions.

Do you plan to characterize and address all of the contamination at the Site, including any contamination located on affected adjacent properties, as part of the VCP project?

☐ Yes ☐ No ☒ Unknown

If you answered "NO" above, please describe below the scope of the VCP project, including the contamination (properties, portions of a property, media and/or hazardous substances) that you DO NOT plan on characterizing and/or addressing as part of the VCP project. Please include additional pages if necessary.

Attach additional pages if necessary.

Part 5 – DESCRIPTION OF INDEPENDENT REMEDIAL ACTIONS AT THE SITE continued

B. Status of Remedial Actions.

What is the current status of remedial actions at the site? Please check all that apply in the table below.

REMEDIAL ACTION	PLANNED	ONGOING	COMPLETED	NOT APPLICABLE
INITIAL RESPONSE (UST ONLY)			X	
INTERIM ACTION			X	
REMEDIAL INVESTIGATION			X	
FEASIBILITY STUDY			X	
CLEANUP ACTION			X	

C. Documentation of Remedial Actions.

Please list in the table below all known remedial action plans or reports produced for the site, including:

- The title of the plan or report,
- The author (e.g. consulting firm) of the plan or report,
- The date the plan or report was produced,
- Whether the plan or report has been submitted to Ecology,
- The date the plan or report was submitted to Ecology.

	TITLE	AUTHOR	DATE	SUBMITTED TO ECOLOGY	
				Y/N?	DATE
EX:	John Doe's Site: Remedial Investigation Work Plan	Mom's Consulting Firm	02/20/05	NO	N/A
1.	Groundwater Monitoring Report First Quarter	Aerotech Environmental Consulting, Inc.	12/22/14	N	
2.	Groundwater Monitoring Report Second Quarter	Aerotech Environmental Consulting, Inc.	03-20-15	N	
3.	Groundwater Monitoring Report Third Quarter	Aerotech Environmental Consulting, Inc.	07-14-15	N	
4.					
5.					
6.					
7.					
8.					
9.					
10.					

Part 6 – STATEMENT AND SIGNATURE

A. Statement and Signature. The undersigned affirms that the information contained in this application is true and accurate to the best of his or her knowledge. Please note that someone other than the Customer may sign this Application Form.

Name: Brent Johnson

Title: Managing Member

Signature: 

Date: 7/27/15

Organization: Mountain Investments Holding, LLC

Mailing address: 18015 Bothell Way Northeast

City: Bothell

State: WA

Zip code: 98011

Phone: (206) 300-7829

Fax:

E-mail: brent04@comcast.net

B. Affiliation.

What is the signatory's involvement at the Site? Please check all that apply.

- ☐ Customer
- ☒ Property Owner
- ☐ Consultant
- ☐ Attorney
- ☐ Other – please specify: _____

If you need this publication in an alternate format, please call the Toxics Cleanup Program at 360-407-7170. Persons with hearing loss can call 711 for Washington Relay Service. Persons with a speech disability can call 877-833-6341.

**Groundwater Monitoring report
First Quarter 2014**

Mr. Sudsy's Car Wash Kent
209 Central Avenue South
Kent, Washington 98032

December 22, 2014

AEROTECH
Environmental Consulting Inc.

Anchorage Seattle Portland

Cost-effective environmental solutions
for the western United States and Alaska

www.AerotechEnvironmental.com

**Groundwater Monitoring Report
First Quarter**

**Mr. Sudsy's Car Wash
209 Central Avenue South
Kent, Washington 98032
VCP Site No.: NW-2267
December 22, 2014**

AEROTECH

Environmental Consulting Inc.

13925 Interurban Avenue South, Suite No.210
Seattle, Washington 98168
(360)710-5899

2916 NW Bucklin Hill Road, Suite No.126
Silverdale, Washington 98383
(866) 800-4030

512 W. International Airport Road, Suite 201
Anchorage, Alaska 99518
(907) 575-6661

5319 SW Westgate Dr., Suite No.24
Portland, Oregon 97221
(503) 360-4701

December 22, 2014

Mr. Brent Johnson
MOUNTAIN INVESTMENTS HOLDING, LLC
18015 Bothell Way, Northeast
Bothell, Washington 98001

**RE: Groundwater Sampling and Analysis Report:
First Quarter
Mr. Sudsy's Car Wash
209 Central Avenue South
Kent, Washington 98032**

VCP No.: NW-2267
Date of Sampling: December 12, 2014

Dear Mr. Johnson;

As you are aware, Aerotech Environmental Consulting, Inc. ("Aerotech") has been retained to collect quarterly groundwater samples from the six groundwater monitoring wells that were installed at the Susy's Car Wash Property in Kent, Washington on December 12, 2014. These wells are referred to as MW-1, MW-2, MW-3, MW-4, MW-5 and MW-6 in this report.

Quarterly Groundwater Sampling:

On December 12, 2014, the first of four scheduled quarterly groundwater sampling events was conducted at the subject Property. Each well was measured for the volume of the standing water column prior to groundwater sampling as help ascertain the groundwater table. Water samples were collected from both wells.

The groundwater samples were collected from the wells and sent to a State of Washington Certified Environmental Laboratory for analysis for gasoline, diesel, BTEX (benzene, toluene, ethylbenzene, and xylenes), volatile, lead.

Groundwater Sampling

Monitoring Well Data

Groundwater Monitoring Well	Well Depth (feet)	Water Static Water Level (feet)	Water Column (feet)
MW-1	15.0	6.8	8.2
MW-2	15.0	6.2	8.8
MW-3	15.0	6.9	8.1
MW- 4	15.0	6.9	8.1
MW- 5	20.0	6.6	13.4
MW- 6	20.0	6.6	13.4

Laboratory Analytical Results (Gasoline, BTEX and MTBE):

The following are the laboratory analytical results of the December 12, 2014, groundwater sampling event:

Groundwater Monitoring Well	Gasoline Range Organics (ug/L)*	MTBE (ug/L)	Benzene	Toluene	Ethylbenzene	Xylenes
MW-1	ND**	ND	ND	ND	ND	ND
MW-2	ND	ND	ND	ND	ND	ND
MW-3	ND	ND	ND	ND	ND	ND
MW- 4	ND	ND	ND	ND	ND	ND
MW- 5	ND	17	ND	ND	ND	ND
MW- 6	ND	ND	ND	ND	ND	ND
MTCA Cleanup Level	800 / 1000 Ug/L****	20 Ug/L	5 Ug/L	1000 Ug/L	700 Ug/L	1000 Ug/L

Mr. Sudsy's Car Wash
Groundwater Sampling and Analysis
First Quarterly Report
December 22, 2014
Page 4

* parts per billion

** non-detectable

*** MTCA cleanup levels for gasoline with benzene present in the groundwater is 800 ug/L but for gasoline with no detectable benzene in groundwater is 1000 ug/L.
benzene cleanup levels are 800 ug/L.

Laboratory Analytical Results (Diesel, Heavy Oil, Kerosene):

The following are the laboratory analytical results of the groundwater sampling event:

Groundwater Monitoring Well	Diesel Ug/L*	Heavy Oil Ug/L	Kerosene Ug/L
MW-1	ND**	ND	ND
MW-2	ND	ND	ND
MW-3	ND	ND	ND
MW- 4	ND	ND	ND
MW- 5	ND	ND	ND
MW- 6	ND	ND	ND
MTCA Cleanup Level	500 Ug/L	50 Ug/L	5 Ug/L

* parts per billion

** non-detectable

No lead (Pb) was detected in the water samples.

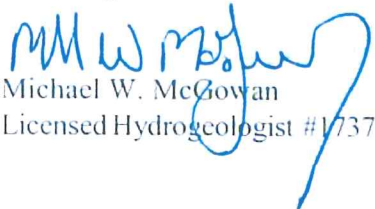
Mr. Brent Johnson
MOUNTAIN INVESTMENTS HOLDING, LLC
Groundwater Sampling & Analysis
December 19, 2014
Page 4

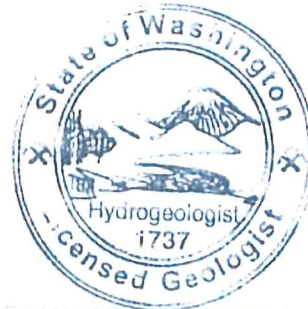
Laboratory Results Data Analysis.

Laboratory analytical results of the collected groundwater samples were, as shown in the charts above, either be non-detectable or below the Model Toxics Control Act ("MTCA") cleanup levels for all Contaminants of Concern.

The next round of groundwater sampling is scheduled for Thursday, March 12, 2015. As always, thank you for your interest in our firm. If I can answer any additional questions or be of further assistance, please do not hesitate to call me at (425) 686-0032.

Best Regards,


Michael W. McGowan
Licensed Hydrogeologist #1737

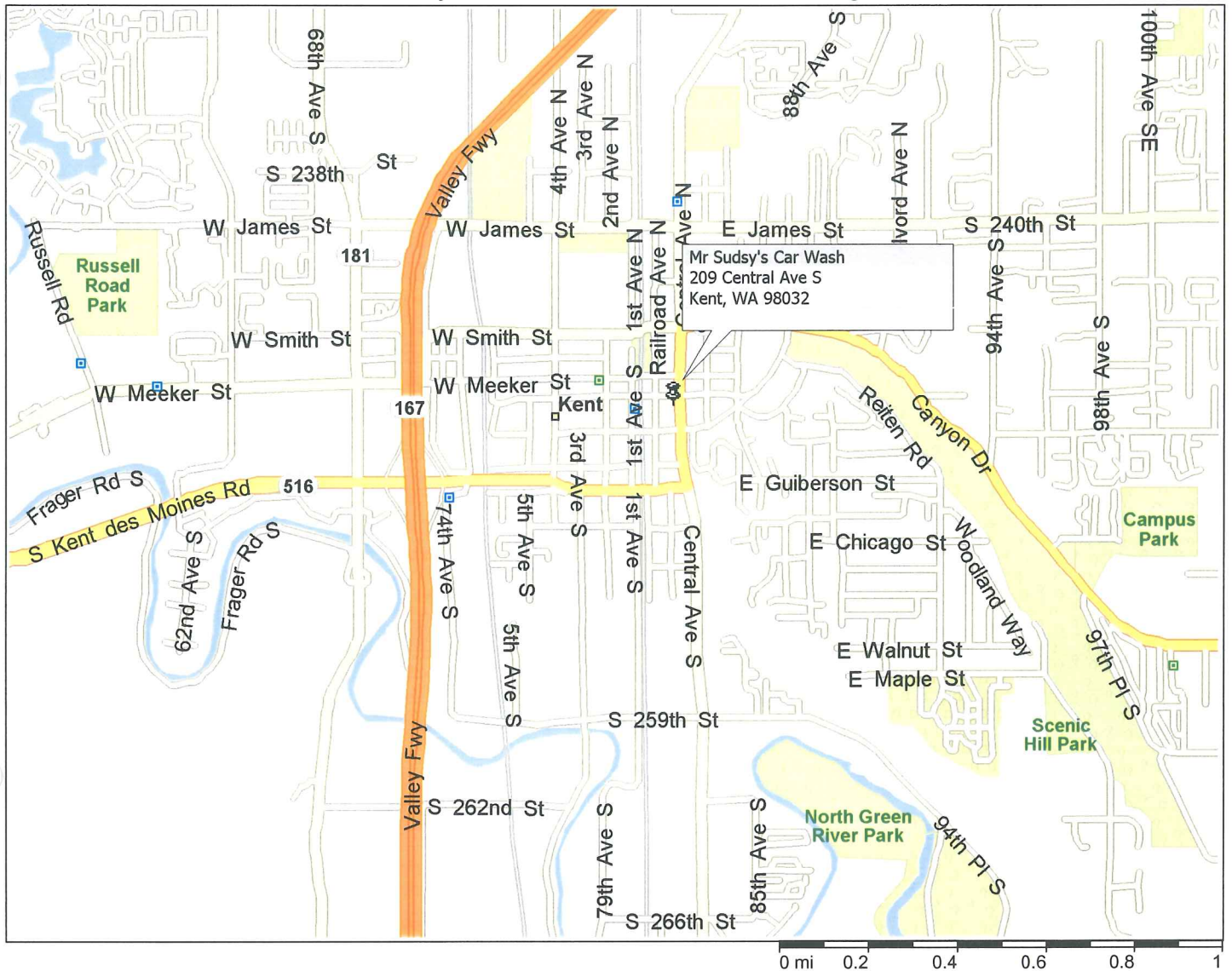


Michael W. McGowan

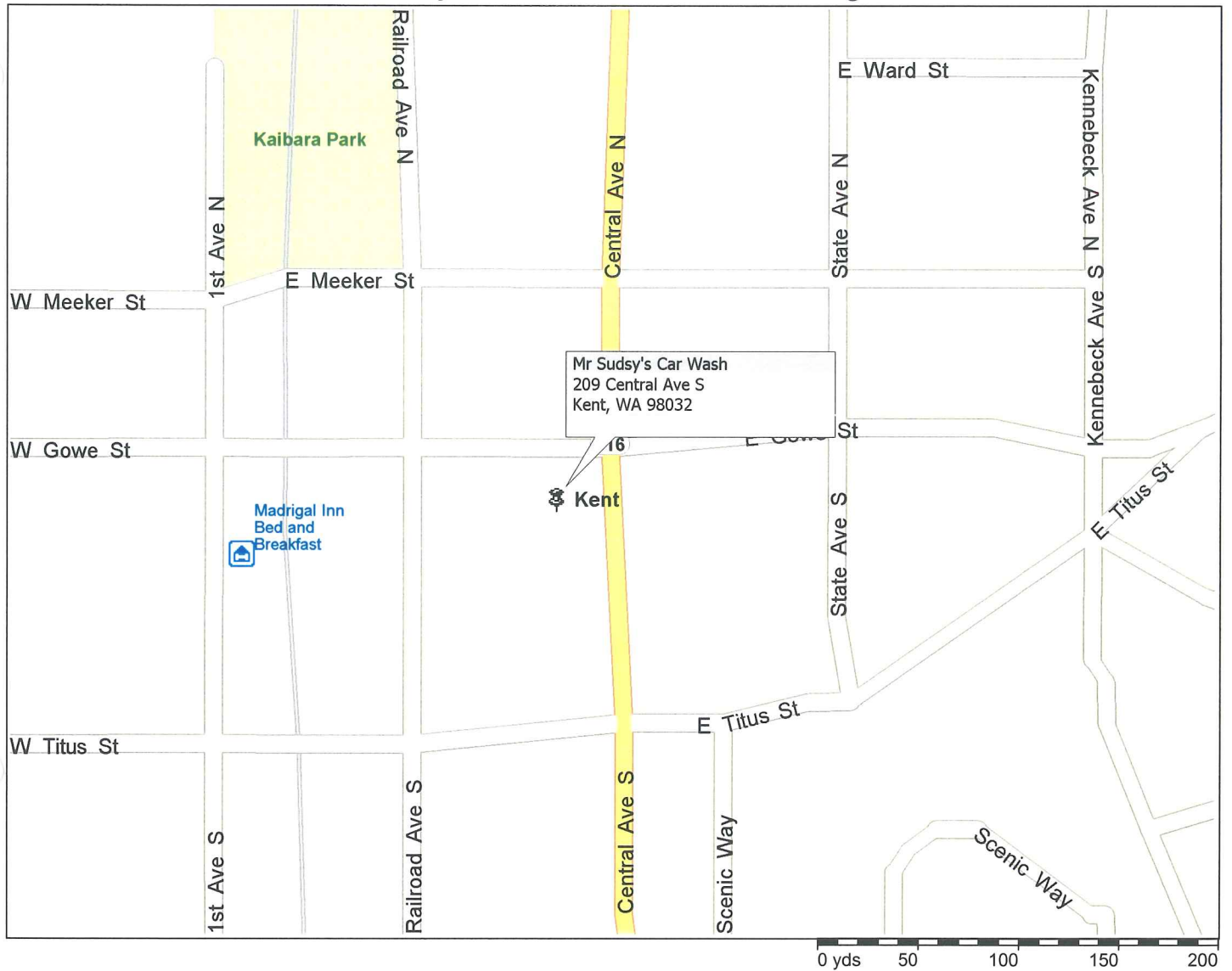
Mr. Sudsy's Car Wash
Groundwater Sampling and Analysis
First Quarterly Report
December 22, 2014
Page 6

SITE DIAGRAM

Mr Sudsy's Car Wash - Kent, Washington

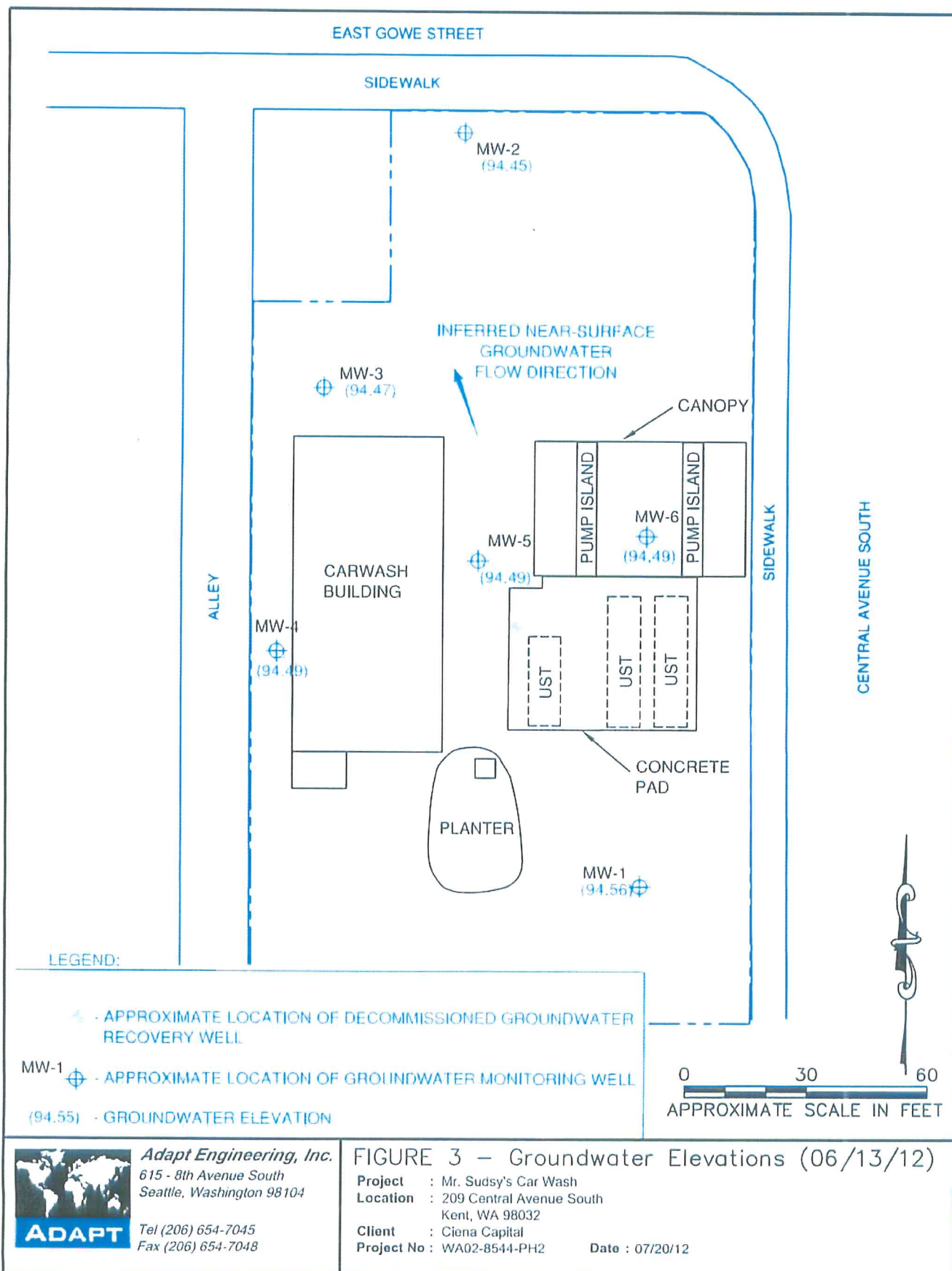


Mr Sudsy's Car Wash - Kent, Washington



Pushpins

 My Pushpins



Mr. Sudsy's Car Wash
Groundwater Sampling and Analysis
First Quarterly Report
December 22, 2014
Page 7

LABORATORY ANALYTICAL RESULTS

Advanced Analytical Laboratory
(425)497-0110, fax(425)497-8089

AAL Job Number:	B41212-3
Client:	Aerotech Environmental
Project Manager:	Michael McGowan
Client Project Name:	Mr. Sudsy's Car Wash
Client Project Number:	na
Date received:	12/12/14

AAL Job Number: B40902-1a
Client: Aerotech Environmental
Project Manager: James McDermott
Client Project Name: NAPA Tacoma
Client Project Number: na
Date received: 09/02/14

Analytical Results

8260B, µg/L		MTH BLK	LCS	MW-1	MW-2	MW-3	MW-4	MW-5
Matrix	Water	Water	Water	Water	Water	Water	Water	Water
Date analyzed	Reporting Limits	12/12/14	12/12/14	12/12/14	12/12/14	12/12/14	12/12/14	12/12/14
MTBE	5.0	nd		nd	nd	nd	nd	18
1,2-Dichloroethane(EDC)	1.0	nd	80%	nd	nd	nd	nd	nd
1,2-Dibromoethane (EDB)*	0.01	nd		nd	nd	nd	nd	nd

*-instrument detection limits

Surrogate recoveries

1,2-Dichloroethane-d4	112%	110%	117%	111%	113%	115%	118%
-----------------------	------	------	------	------	------	------	------

Data Qualifiers and Analytical Comments

nd - not detected at listed reporting limits
Acceptable Recovery limits: 70% TO 130%
Acceptable RPD limit: 30%

AAL Job Number: B40902-1a
Client: Aerotech Environmental
Project Manager: James McDermott
Client Project Name: NAPA Tacoma
Client Project Number: na
Date received: 09/02/14

Analytical Results		Dupl				
8260B, µg/L		MW-5	MW-6	MS	MSD	RPD
Matrix	Water	Water	Water	Water	Water	Water
Date analyzed	Reporting Limits	12/12/14	12/12/14	12/12/14	12/12/14	12/12/14
MTBE	5.0	17	nd			
1,2-Dichloroethane(EDC)	1.0	nd	nd	85%	93%	9%
1,2-Dibromoethane (EDB)*	0.01	nd	nd			

*-instrument detection limits

Surrogate recoveries						
1,2-Dichloroethane-d4		114%	113%	112%	112%	

Data Qualifiers and Analytical Comments
nd - not detected at listed reporting limits
Acceptable Recovery limits: 70% TO 130%
Acceptable RPD limit: 30%

AAL Job Number: B41212-3
Client: Aerotech Environmental
Project Manager: Michael McGowan
Client Project Name: Mr. Sudsy's Car Wash
Client Project Number: na
Date received: 12/12/14

Analytical Results

NWTPH-Gx		MTH BLK	LCS	MW-1	MW-2	MW-3	MW-4
Matrix	Water	Water	Water	Water	Water	Water	Water
Date analyzed	Reporting Limits	12/15/14	12/15/14	12/15/14	12/15/14	12/15/14	12/15/14

NWTPH-Gx, ug/L

Mineral spirits/Stoddard	100	nd		nd	nd	nd	nd
Gasoline	100	nd		nd	nd	nd	nd

BTEX 8021B, ug/L

Benzene	1.0	nd	84%	nd	nd	nd	nd
Toluene	1.0	nd	84%	nd	nd	nd	nd
Ethylbenzene	1.0	nd		nd	nd	nd	nd
Xylenes	1.0	nd		nd	nd	nd	nd

Surrogate recoveries:

Trifluorotoluene		107%	103%	91%	88%	86%	94%
Bromofluorobenzene		101%	94%	94%	90%	95%	109%

Data Qualifiers and Analytical Comments

nd - not detected at listed reporting limits

na - not analyzed

Acceptable Recovery limits: 70% TO 130%

Acceptable RPD limit: 30%

AAL Job Number: B41212-3
Client: Aerotech Environmental
Project Manager: Michael McGowan
Client Project Name: Mr. Sudsy's Car Wash
Client Project Number: na
Date received: 12/12/14

Analytical Results		Dupl					
NWTPH-Gx		MW-5	MW-6	MW-6	MS	MSD	RPD
Matrix	Water	Water	Water	Water	Water	Water	Water
Date analyzed	Reporting Limits	12/15/14	12/15/14	12/15/14	12/15/14	12/15/14	12/15/14
<u>NWTPH-Gx, ug/L</u>							
Mineral spirits/Stoddard	100	nd	nd	nd			
Gasoline	100	nd	nd	nd			
<u>BTEX 8021B, ug/L</u>							
Benzene	1.0	nd	nd	nd	96%	102%	6%
Toluene	1.0	nd	nd	nd	95%	107%	12%
Ethylbenzene	1.0	nd	nd	nd			
Xylenes	1.0	nd	nd	nd			
<u>Surrogate recoveries:</u>							
Trifluorotoluene		97%	97%	99%	104%	102%	
Bromofluorobenzene		127%	129%	119%	97%	97%	

Data Qualifiers and Analytical Comments
nd - not detected at listed reporting limits
na - not analyzed
Acceptable Recovery limits: 70% TO 130%
Acceptable RPD limit: 30%

AAL Job Number: B41212-3
Client: Aerotech Environmental
Project Manager: Michael McGowan
Client Project Name: Mr. Sudsy's Car Wash
Client Project Number: na
Date received: 12/12/14

Analytical Results

NWTPH-Dx, mg/L		MTH BLK	MW-1	MW-2	MW-3	MW-4	MW-5	MW-6
Matrix	Water	Water	Water	Water	Water	Water	Water	Water
Date extracted	Reporting	12/15/14	12/15/14	12/15/14	12/15/14	12/15/14	12/15/14	12/15/14
Date analyzed	Limits	12/15/14	12/15/14	12/15/14	12/15/14	12/15/14	12/15/14	12/15/14
Kerosene/Jet fuel	0.20	nd	nd	nd	nd	nd	nd	nd
Diesel/Fuel oil	0.20	nd	nd	nd	nd	nd	nd	nd
Heavy oil	0.50	nd	nd	nd	nd	nd	nd	nd

Surrogate recoveries:

Fluorobiphenyl	112%	112%	115%	115%	111%	112%	117%
o-Terphenyl	117%	118%	121%	122%	118%	117%	123%

Data Qualifiers and Analytical Comments

na - not analyzed

C - coelution with sample peaks

Acceptable Recovery limits: 70% TO 130%

Acceptable RPD limit: 30%

AAL Job Number: B41212-3
Client: Aerotech Environmental
Project Manager: Michael McGowan
Client Project Name: Mr. Sudsy's Car Wash
Client Project Number: na
Date received: 12/12/14

Analytical Results

Metals Total (7010), mg/l		MTH BLK	LCS	MW-1	MW-2	MW-3	MW-4	MW-4
Matrix	Water	Water	Water	Water	Water	Water	Water	Water
Date extracted	Reporting	12/13/14	12/13/14	12/13/14	12/13/14	12/13/14	12/13/14	12/13/14
Date analyzed	Limits	12/13/14	12/13/14	12/13/14	12/13/14	12/13/14	12/13/14	12/13/14
Lead (Pb)	0.002	nd	108%	nd	nd	nd	nd	nd

Data Qualifiers and Analytical Comments

nd - not detected at listed reporting limits

na - not analyzed

Acceptable Recovery limits: 70% TO 130%

Acceptable RPD limit: 30%

AAL Job Number: B41212-3
Client: Aerotech Environmental
Project Manager: Michael McGowan
Client Project Name: Mr. Sudsy's Car Wash
Client Project Number: na
Date received: 12/12/14

Analytical Results

Metals Total (7010), mg/l		MW-5	MW-6	MS	MSD	RPD
Matrix	Water	Water	Water	Water	Water	Water
Date extracted	Reporting	12/13/14	12/13/14	12/13/14	12/13/14	12/13/14
Date analyzed	Limits	12/13/14	12/13/14	12/13/14	12/13/14	12/13/14
Lead (Pb)	0.002	nd	nd	91%	80%	12%

Data Qualifiers and Analytical Comments

nd - not detected at listed reporting limits

na - not analyzed

Acceptable Recovery limits: 70% TO 130%

Acceptable RPD limit: 30%

2821 152 Avenue NE
Redmond, WA 98052
(425) 497-0110 fax: (425) 497-8089
zachemlab@yahoo.com

2821 152 Avenue NE.

Redmond, WA 98052

(425) 497-0110 fax: (425) 497-8089

iaachemlab@yahoo.com

Project Name: Mr. Subsy's Car Wash

Project Number:

Collector: 17.1.1971 (S. S. S. S. S.)

Date of collection: 17-12-14

Client: Acutech

Project Manager: Michael W. McSpencer

Address: 19325 Inverbyen Ave S, Seattle

Phone: 425-686-0032 Fax:

Fax:

	Sample ID	Time	Matrix	Container type	820 Volatiles - 5% BTEX	BTXNMTPH-Gx	NMTPH-Gx	NMTPH-Dx	NMTPH-HCD	8270 Semivolatiles	8270 PAH	8082 PCBs	8081 Pesticides	RCRA & Metals	Lead	TOTG	Notes, comments	# of containers
1	MW-1			X	X		X								X		2 Jars	
2	MW-2			X	X		X								X		1 Jar	
3	MW-3			X	X		X								X		1 Jar	
4	MW-4			X	X		X								X			
5	MW-5			X	X		X								X			
6	MW-6			X	X		X								X			
7																		
8																		
9																		
10																		
11																		
12																		

Sample receipt info:

Turnaround time:

Total # of containers:

Same day O

Condition (temp. °C)

24 hr 0

Seals (intact?, Y/N)

48 hr O

Comments:

☒ Standards

Relinquished by:	Date/Time	Received by:	Date/Time
<i>[Signature]</i>	12.2.14 1.12	V. Küster	12/2/14 1.12
Relinquished by:		Received by:	

**Groundwater Monitoring report
Second Quarter 2015**

Mr. Sudsy's Car Wash Kent
209 Central Avenue South
Kent, Washington 98032

March 20, 2015

AEROTECH
Environmental Consulting Inc.

Anchorage Seattle Portland

Cost-effective environmental solutions
for the western United States and Alaska

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Anchorage, Alaska 99518
(907) 575-6661

5319 SW Westgate Dr., Suite No.24
Portland, Oregon 97221
(503) 360-4701

June 15, 2015

Mr. Brent Johnson
MOUNTAIN INVESTMENTS HOLDING, LLC
18015 Bothell Way, Northeast
Bothell, Washington 98001

**RE: Groundwater Sampling and Analysis Report:
Second Quarter
Mr. Sudsy's Car Wash
209 Central Avenue South
Kent, Washington 98032**

VCP No.: NW-2267
Date of Sampling: March 20, 2015

Dear Mr. Johnson;

As you are aware, Aerotech Environmental Consulting, Inc. ("Aerotech") has been retained to collect quarterly groundwater samples from the six groundwater monitoring wells that were previously installed by others the Mr. Sudsy's Car Wash Property in Kent, Washington. These wells were identified as MW-1, MW-2, MW-3, MW-4, MW-5 and MW-6 in this report.

Quarterly Groundwater Sampling:

On March 20, 2015, the second of four scheduled quarterly groundwater sampling events was conducted at the subject Property. Each well was measured for the volume of the standing water column prior to groundwater sampling as help ascertain the groundwater table. Water samples were collected from all six wells.

The groundwater samples were collected from the wells and sent to a State of Washington Certified Environmental Laboratory for analysis for gasoline, gasoline additives, diesel, BTEX (benzene, toluene, ethylbenzene, and xylenes), Stoddard, and lead.

**Monitoring Well Data
(March 20, 2015)**

Groundwater Monitoring Well	Well Depth (feet)	Water Static Water Level (feet)	Water Column (feet)
MW-1	15.0	5.3	9.7
MW-2	15.0	4.9	10.1
MW-3	15.0	5.5	9.5
MW- 4	15.0	5.6	9.4
MW- 5	20.0	5.2	14.8
MW- 6	20.0	5.2	14.8

Laboratory Analytical Results (Gasoline, BTEX and MTBE):

The following are the laboratory analytical results of the March 20, 2015, groundwater sampling event:

Groundwater Monitoring Well	Gasoline Range Organics ¹	Stoddard	Benzene	Toluene	Ethylbenzene	Xylenes
MW-1	ND ²	ND	ND	ND	ND	ND
MW-2	ND	ND	ND	ND	ND	ND
MW-3	ND	ND	ND	ND	ND	ND
MW- 4	ND	ND	ND	ND	ND	ND
MW- 5	450-490	ND	ND	ND	ND	ND
MW- 6	ND	ND	ND	ND	ND	ND
MTCA ³ Cleanup Level	800 / 1000 ⁴	20 Ug/L	5 Ug/L	1000 Ug/L	700 Ug/L	1000 Ug/L

¹ All sample results reported in ug/L; ug/L = parts per billion

²ND = None detected at the analytical equipment limits of detection

³ MTCA = State of Washington *Model Toxics Control Act*

⁴ MCTA Cleanup Levels with Benzene present is 800 ug/L; with Benzene is not present the Cleanup Level is 1,000 ug/L.

Gasoline Additives

Groundwater Monitoring Well	MTBE ⁵	EDC ⁶	EDB ⁷
MW-1	ND	ND	ND
MW-2	ND	ND	ND
MW-3	ND	ND	ND
MW- 4	ND	ND	ND
MW- 5	ND	ND	ND
MW- 6	ND	ND	ND
MTCA Cleanup Level	20 Ug/L	5.0 ug/L	0.01 ug/L

⁵ MTBE = Methyl tertiary-butyl ether

⁶ EDC = 1,2 Dichloroethane

⁷ EDB = Ethylene dibromide

Laboratory Analytical Results (Diesel, Heavy Oil, Kerosene)

Groundwater Monitoring Well	Diesel Range Organics	Heavy Oil Range Organics	Kerosene Range Organics
MW-1	ND	ND	ND
MW-2	ND	ND	ND
MW-3	ND	ND	ND
MW- 4	ND	ND	ND
MW- 5	ND	ND	ND
MW- 6	ND	ND	ND
MTCA Cleanup Level	500	50	5.0

No lead (Pb) was detected in the water samples.

Mr. Sudsy's Car Wash
Groundwater Sampling and Analysis
Second Quarterly Report
March 20, 2015
Page 7

**Laboratory Analytical Results:
Conclusion**

Laboratory analytical results of the collected groundwater samples were, as shown in the charts above, either non-detectable at the laboratory limits of detection or below the Model Toxics Control Act ("MTCA") cleanup levels for all Contaminants of Concern.

The next round of groundwater sampling is scheduled for June 22, 2015. As always, thank you for your interest in our firm. If I can answer any additional questions or be of further assistance, please do not hesitate to call me at (425) 686-0032.

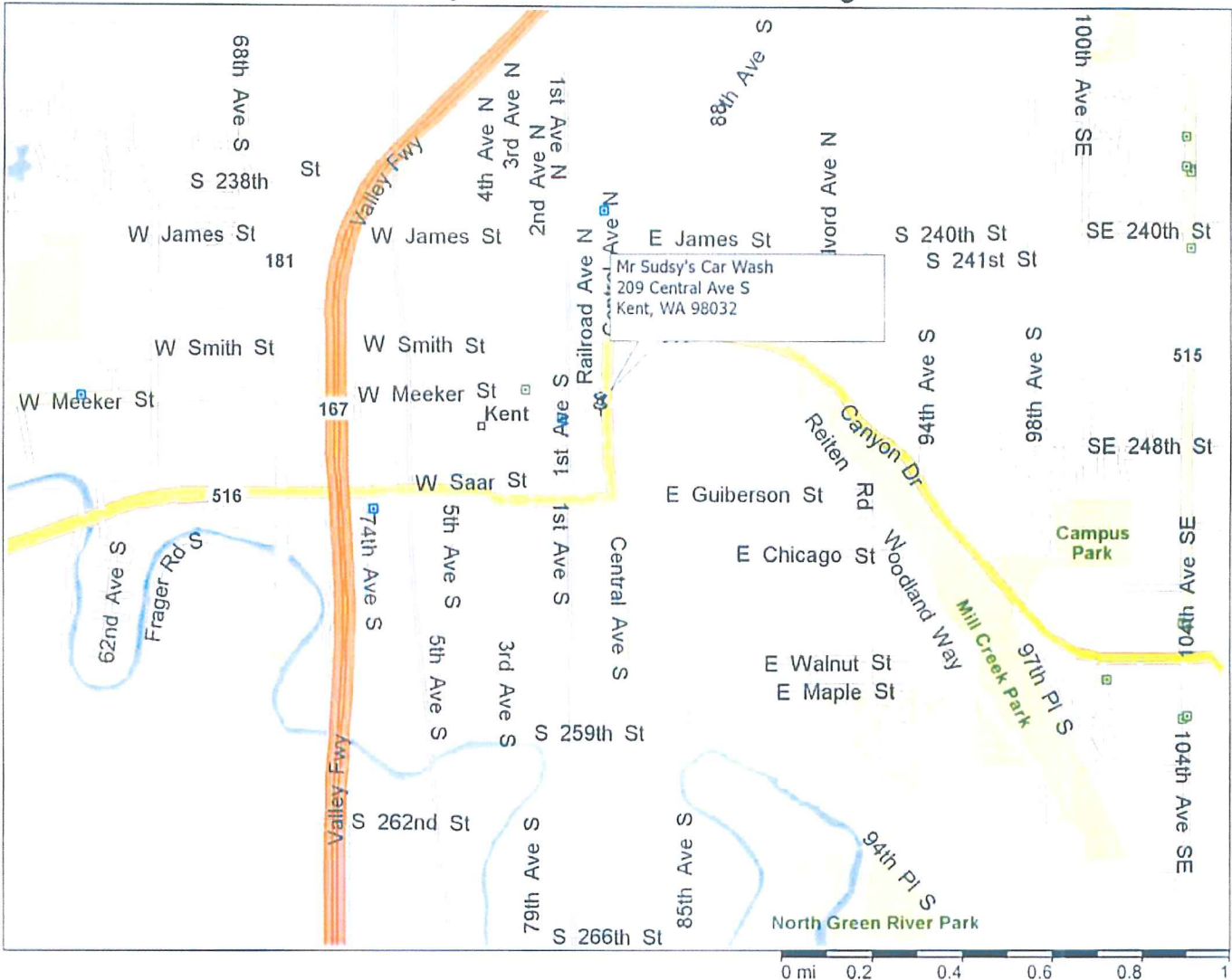
Best Regards,

Michael W. McGowan
Licensed Hydrogeologist #1737

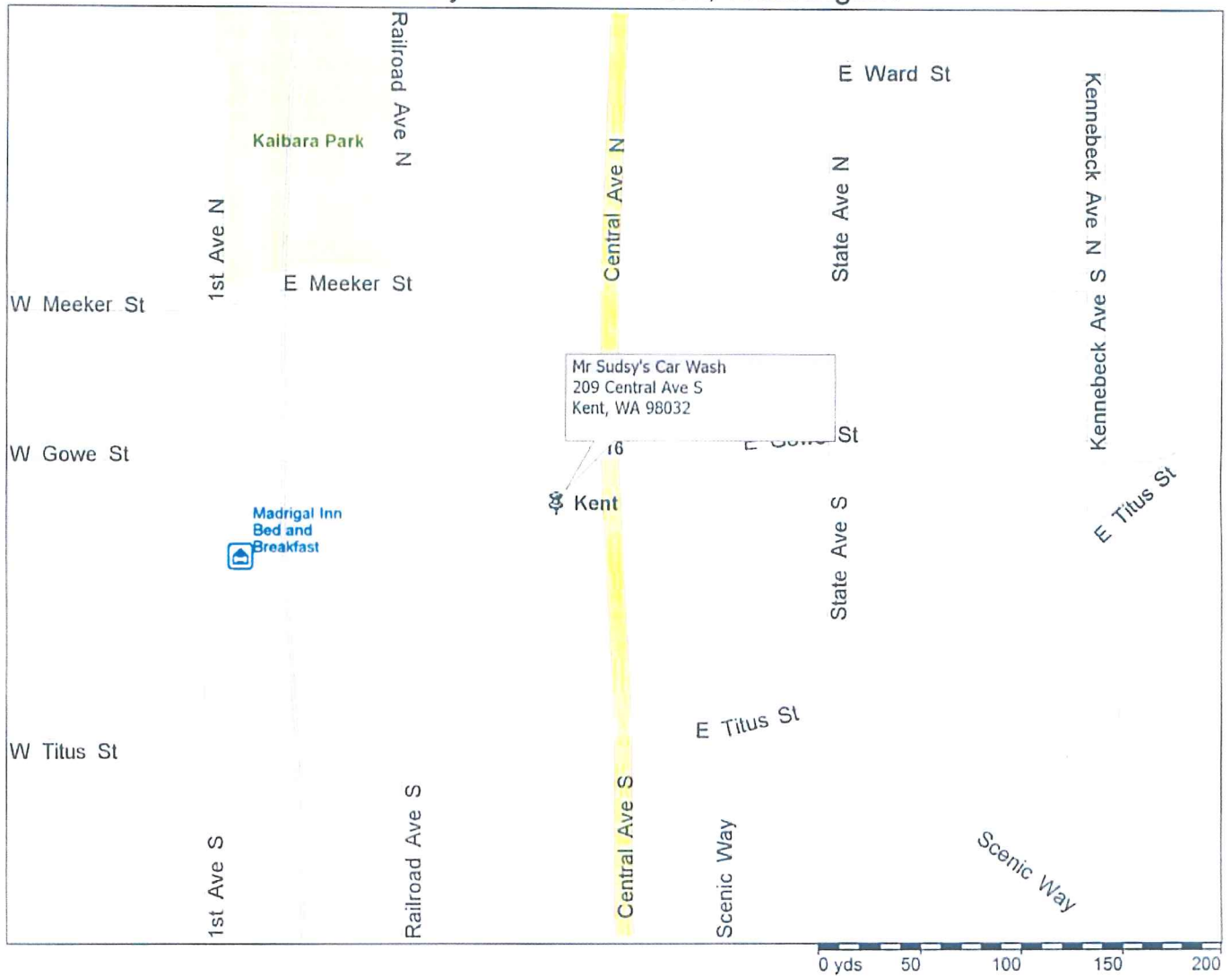
SITE DIAGRAM

1

Mr Sudsy Car Wash - Kent, Washington

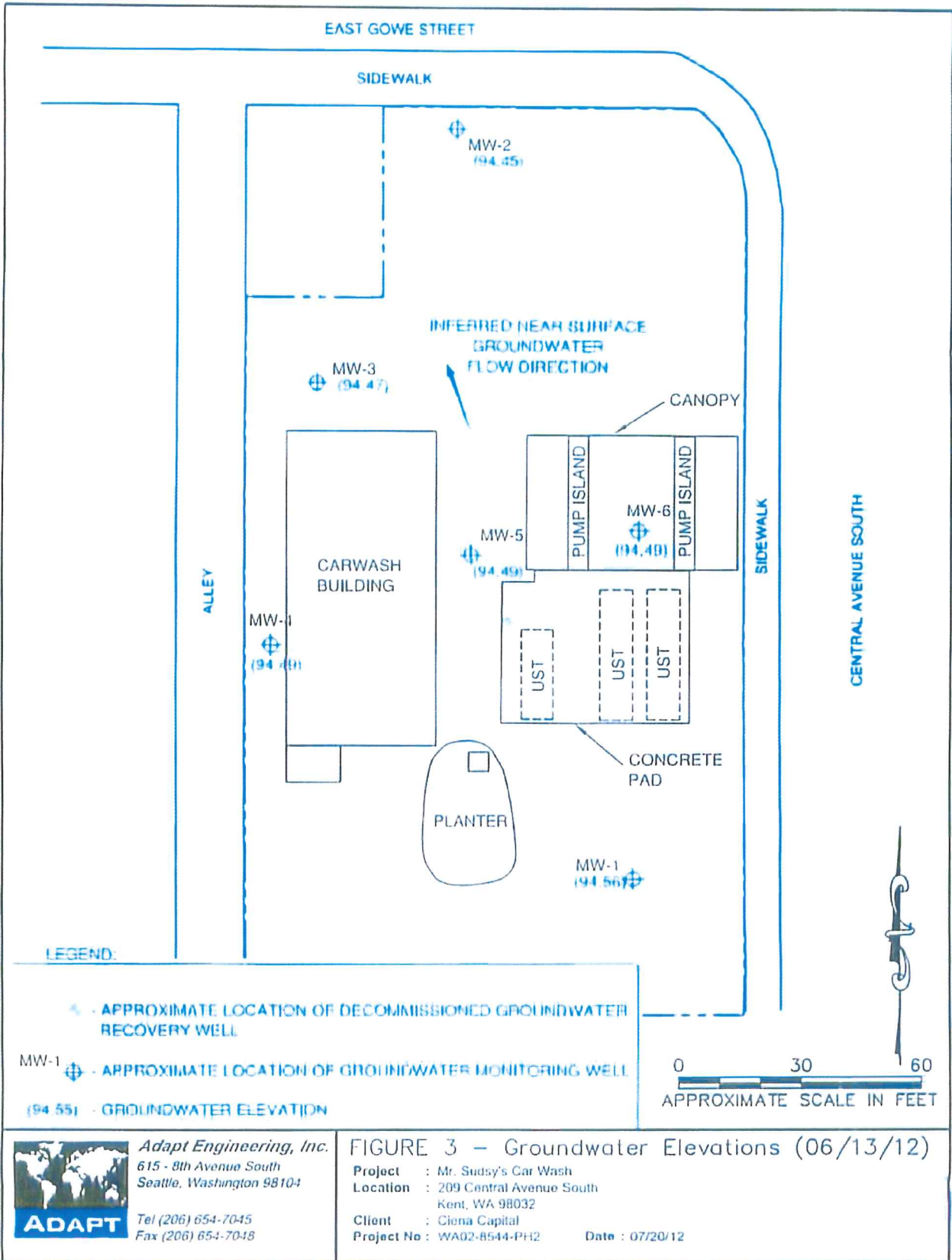


Mr Sudsy Car Wash - Kent, Washington



Pushpins

 My Pushpins



LABORATORY ANALYTICAL RESULTS

ADVANCED ANALYTICAL

Environmental Testing Laboratory

March 26, 2015

*Michael McGowan
Aerotech Environmental Consulting, Inc.
13925 Interurban Avenue South., Suite 210
Seattle, WA 98168*

Dear Mr. McGowan:

Please find enclosed the analytical data report for the *Mr. Sudsu's Car Wash 714-7094 (B50320-1)* Project.

Samples were received on *March 20, 2015*. The results of the analyses are presented in the attached tables. Applicable reporting limits, QA/QC data and data qualifiers are included. A copy of the chain-of-custody and an invoice for the work is also enclosed.

ADVANCED ANALYTICAL LABORATORY appreciates the opportunity to provide analytical services for this project. Should there be any questions regarding this report, please contact me at (425) 497-0110.

It was a pleasure working with you, and we are looking forward to the next opportunity to work together.

Sincerely,



Val G. Ivanov, Ph.D.
Laboratory Manager

Overlake Business Center ■ 2821 152 Avenue NE ■ Redmond, WA 98052
ph 425.497.0110 fax 425.497.8089
E-mail: aachemlab@yahoo.com

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**Advanced Analytical Laboratory
(425)497-0110, fax(425)497-8089**

AAL Job Number:	B50320-1
Client:	Aerotech Environmental
Project Manager:	Michael McGowan
Client Project Name:	Mr. Sudsy's Car Wash
Client Project Number:	714-7094
Date received:	03/20/15

AAL Job Number: B50320-1
Client: Aerotech Environmental
Project Manager: Michael McGowan
Client Project Name: Mr. Sudsy's Car Wash
Client Project Number: 714-7094
Date received: 03/20/15

Analytical Results

8260B, µg/L		MTH BLK	LCS	MW-1	MW-2	MW-3	MW-4	MW-5
Matrix	Water	Water	Water	Water	Water	Water	Water	Water
Date analyzed	Reporting Limits	03/20/15	03/20/15	03/20/15	03/20/15	03/20/15	03/20/15	03/20/15
MTBE	5.0	nd		nd	nd	nd	nd	nd
1,2-Dichloroethane(EDC)	1.0	nd	118%	nd	nd	nd	nd	nd
1,2-Dibromoethane (EDB)*	0.01	nd		nd	nd	nd	nd	nd

*-Instrument detection limits

Surrogate recoveries

1,2-Dichloroethane-d4	86%	98%	1141%	116%	110%	119%	99%
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Data Qualifiers and Analytical Comments

nd - not detected at listed reporting limits
Acceptable Recovery limits: 70% TO 130%
Acceptable RPD limit: 30%

AAL Job Number: B50320-1
Client: Aerotech Environmental
Project Manager: Michael McGowan
Client Project Name: Mr. Sudsy's Car Wash
Client Project Number: 714-7094
Date received: 03/20/15

Analytical Results

8260B, µg/L		MW-8	MS	MSD	RPD
Matrix	Water	Water	Water	Water	Water
Date analyzed	Reporting Limits	03/20/15	03/20/15	03/20/15	03/20/15
MTBE	5.0	nd			
1,2-Dichloroethane(EDC)	1.0	nd	125%	117%	7%
1,2-Dibromoethane (EDB)*	0.01	nd			

*-Instrument detection limits

Surrogate recoveries

1,2-Dichloroethane-d4	125%	99%	99%
-----------------------	------	-----	-----

Data Qualifiers and Analytical Comments

nd - not detected at listed reporting limits
Acceptable Recovery limits: 70% TO 130%
Acceptable RPD limit: 30%

AAL Job Number: B50320-1
Client: Aerotech Environmental
Project Manager: Michael McGowan
Client Project Name: Mr. Sudsy's Car Wash
Client Project Number: 714-7094
Date received: 03/20/15

Analytical Results

NWTPH-Gx		MTH BLK	LCS	MW-1	MW-2	MW-3	MW-4
Matrix	Water	Water	Water	Water	Water	Water	Water
Date analyzed	Reporting Limits	03/26/15	03/26/15	03/26/15	03/26/15	03/26/15	03/26/15

NWTPH-Gx, ug/L

Mineral spirits/Stoddard	100	nd		nd	nd	nd	nd
Gasoline	100	nd		nd	nd	nd	nd

BTEX 8021B, ug/L

Benzene	1.0	nd	97%	nd	nd	nd	nd
Toluene	1.0	nd	99%	nd	nd	nd	nd
Ethylbenzene	1.0	nd		nd	nd	nd	nd
Xylenes	1.0	nd		nd	nd	nd	nd

Surrogate recoveries:

Trifluorotoluene	85%	114%	83%	84%	84%	87%
Bromofluorobenzene	80%	86%	76%	78%	79%	93%

Data Qualifiers and Analytical Comments

nd - not detected at listed reporting limits

na - not analyzed

Acceptable Recovery limits: 70% TO 130%

Acceptable RPD limit: 30%

AAL Job Number: B50320-1
Client: Aerotech Environmental
Project Manager: Michael McGowan
Client Project Name: Mr. Sudsy's Car Wash
Client Project Number: 714-7094
Date received: 03/20/15

Analytical Results		Dupl		RPD					
NWTPH-Gx		MW-5	MW-5	MW-5	MW-6	MS	MSD	RPD	
Matrix	Water	Water	Water	Water	Water	Water	Water	Water	
Date analyzed	Reporting Limits	03/26/15	03/26/15	03/26/15	03/26/15	03/26/15	03/26/15	03/26/15	

NWTPH-Gx, ug/L

Mineral spirits/Stoddard	100	nd	nd		nd				
Gasoline	100	450	490	9%	nd				

BTEX 8021B, ug/L

Benzene	1.0	nd	nd		nd	89%	81%	10%	
Toluene	1.0	nd	nd		nd	93%	83%	11%	
Ethylbenzene	1.0	nd	nd		nd				
Xylenes	1.0	nd	nd		nd				

Surrogate recoveries:

Trifluorotoluene	78%	87%		0%	102%	94%			
Bromofluorobenzene	91%	93%		0%	84%	78%			

Data Qualifiers and Analytical Comments

nd - not detected at listed reporting limits

na - not analyzed

Acceptable Recovery limits: 70% TO 130%

Acceptable RPD limit: 30%

AAL Job Number: B50320-1
Client: Aerotech Environmental
Project Manager: Michael McGowan
Client Project Name: Mr. Sudsy's Car Wash
Client Project Number: 714-7094
Date received: 03/20/15

Analytical Results

NWTPH-Dx, mg/L		MTH BLK	MW-1	MW-2	MW-3	MW-4	MW-5	MW-6
Matrix	Water	Water	Water	Water	Water	Water	Water	Water
Date extracted	Reporting	03/20/15	03/20/15	03/20/15	03/20/15	03/20/15	03/20/15	03/20/15
Date analyzed	Limits	03/20/15	03/20/15	03/20/15	03/20/15	03/20/15	03/20/15	03/20/15
Kerosene/Jet fuel	0.20	nd	nd	nd	nd	nd	nd	nd
Diesel/Fuel oil	0.20	nd	nd	nd	nd	nd	nd	nd
Heavy oil	0.50	nd	nd	nd	nd	nd	nd	nd

Surrogate recoveries:

Fluorobiphenyl	125%	128%	127%	124%	120%	126%	128%
o-Terphenyl	101%	106%	95%	92%	91%	92%	94%

Data Qualifiers and Analytical Comments

na - not analyzed

C - coelution with sample peaks

Acceptable Recovery limits: 70% TO 130%

Acceptable RPD limit: 30%

AAL Job Number: B50320-1
Client: Aerotech Environmental
Project Manager: Michael McGowan
Client Project Name: Mr. Sudsy's Car Wash
Client Project Number: 714-7094
Date received: 03/20/15

Analytical Results

Metals Total (7010), mg/l		MTH BLK	LC8	MW-1	MW-2	MW-3	MW-4	MW-4
Matrix	Water	Water	Water	Water	Water	Water	Water	Water
Date extracted	Reporting	03/20/15	03/20/15	03/20/15	03/20/15	03/20/15	03/20/15	03/20/15
Date analyzed	Limits	03/20/15	03/20/15	03/20/15	03/20/15	03/20/15	03/20/15	03/20/15
Lead (Pb)	0.002	nd	98%	nd	nd	nd	nd	nd

Data Qualifiers and Analytical Comments

nd - not detected at listed reporting limits

na - not analyzed

Acceptable Recovery limits: 70% TO 130%

Acceptable RPD limit: 30%

Laboratory Job #: B50320-1
 2821 152 Avenue NE
 Redmond, WA 98052
 (425) 497-0110 fax (425) 497-8089
 aachemlab@yahoo.com

Client: ARCotech
 Project Manager: Michael W McGowan
 Address: 13925 Interboron Ave #201 Seattle
 Phone: 425-686-0032 Fax: 206-402-3872
 Project Name: Mr Sussys Car Wash
 Project Number: 714-7094
 Collector: Michael W McGowan
 Date of collection: 3-20-15

Sample ID	Time	Matrix	Container type	8260 Volatiles	BTEX	BTEX/NMTPH-GX	NMTPH-GX	NMTPH-OX	8270 Semivolatiles	8082 PCBs	8081 Pesticides	PCRA 8 Metals	Lead	Notes, comments	# of containers
1 <u>Blank</u>				X	X	X	X	X						2 vials	
2 <u>Blank</u>				X	X	X	X	X						1 Airbag	
3 <u>Blank</u>				X	X	X	X	X						1 Blank	
4 <u>Blank</u>				X	X	X	X	X							
5 <u>Blank</u>				X	X	X	X	X							
6 <u>Blank</u>				X	X	X	X	X							
7															
8															
9 <u>Filter Sample</u>															
10															
11 <u>Filter Addition</u>															
12															

Sample receipt info:
 Total # of containers:
 Condition (temp. °C)
 Seals (intact? Y/N)
 Comments:

Turnaround time:
 Same day ☐ 24 hr ☐ 48 hr ☐ Standard ☒

Relinquished by:	Date/Time	Received by:	Date/Time
<u>Michael W McGowan</u>	<u>3-20-15</u>	<u>Michael W McGowan</u>	<u>3-20-15</u>
Relinquished by:	Date/Time	Received by:	Date/Time

**Groundwater Monitoring report
Third Quarter 2015**

Mr. Sudsy's Car Wash Kent
209 Central Avenue South
Kent, Washington 98032

June 24, 2015

AEROTECH
Environmental Consulting Inc.

Anchorage Seattle Portland

Cost-effective environmental solutions
for the western United States and Alaska

www.AerotechEnvironmental.com

**Groundwater Monitoring Report
Third Quarter**

**Mr. Sudsy's Car Wash
209 Central Avenue South
Kent, Washington 98032
VCP Site No.: NW-2267
July 14, 2015**

AEROTECH

Environmental Consulting Inc.

13925 Interurban Avenue South, Suite No.210
Seattle, Washington 98168
(360)710-5899

2916 NW Bucklin Hill Road, Suite No.126
Silverdale, Washington 98383
(866) 800-4030

512 W. International Airport Road, Suite 201
Anchorage, Alaska 99518
(907) 575-6661

5319 SW Westgate Dr., Suite No.24
Portland, Oregon 97221
(503) 360-4701

July 14, 2015

Mr. Brent Johnson

MOUNTAIN INVESTMENTS HOLDING, LLC

18015 Bothell Way, Northeast
Bothell, Washington 98001

RE: Mr. Sudsy's Car Wash
209 Central Avenue South
Kent, Washington 98032

VCP No.: NW 2267
Date of Sampling: June 24, 2015

Dear Mr. Johnson;

As you are aware, Aerotech Environmental Consulting, Inc. ("Aerotech") has been retained to collect quarterly groundwater samples from the six groundwater monitoring wells that were previously installed by others at the Mr. Sudsy's Car Wash Property in Kent, Washington. These wells were identified as MW-1, MW-2, MW-3, MW-4, MW-5 and MW-6 in this report.

SAMPLING OBJECTIVES

The *Groundwater Sampling Program* was planned and conducted with the oversight by an Aerotech State of Washington Licensed Hydrogeologist or Geologist, and with an Aerotech staff hydrogeologist or geologist present on Site during quarterly groundwater sampling events for each quarter. The third round of quarterly groundwater samples was collected on June 24, 2015, and transported to a State of Washington Certified Environmental Laboratory for analysis for gasoline, gasoline additives, diesel, BTEX (benzene, toluene, ethylbenzene, and xylenes), Stoddard solvent, and lead.; these are potential contaminants typically associated with the operation of a fuel tanks on a retail gasoline service station property.

Groundwater Sampling History:

1st Round Groundwater Sampling: Dec 12, 2014
2nd Round Groundwater Sampling: Mar 20, 2015
3rd Round Groundwater Sampling: June 24, 2015

Upon arrival at the Property on June 24, 2015, all wells were found sealed and in reasonably

good condition. Gaskets and gasket seats were cleaned prior to sampling and again prior to resealing the well. Selected gaskets were replaced, and all well caps were replaced. New bolts were provided for some monuments, and where rust or thread damage was observed, threads were re-tapped.

Static groundwater level depths were measured prior to sample collection operations:

Groundwater Monitoring Well	Well Depth (feet)	Static Water Level * (feet)	Water Column (feet)
MW-1	15.0	6.99	8.0
MW-2	15.0	6.50	8.5
MW-3	15.0	7.10	7.9
MW-4	15.0	7.16	7.8
MW-5	20.0	6.95	13.0
MW- 6	20.0	6.80	13.2

* Relative to north side of TOC

Water level depths relative to TOCs recorded during previous sampling events:

Mar 2015: 4.9 to 5.6 ft

Sample Collection Procedures and Quality Control:

Groundwater samples were collected at six wells. Water levels were measured at the north side of the Top of Casing ("TOC") with a piezometer/water level indicator, by slowly lowering the sensor into wells prior to purging, in order to minimize disturbances. Levels were measured twice to reduce error. Prior to groundwater sample collection, the wells were purged using low flow techniques and purged groundwater was monitored for temperature, pH, conductivity, dissolved oxygen, and oxidation-reduction potential with a YSI 556 multi-parameter device, until values stabilized and equilibrium conditions were verified. This protocol ensures that collected groundwater samples are representative of in-situ groundwater conditions at the subject Property.

A dedicated length of high density polyethylene tubing was lowered into each well to a level near the middle of the screened interval. Groundwater was then purged and samples were collected by means of a peristaltic pump, set at a steady flow rate to limit drawdown and sample agitation. A dedicated length of clean silicone tubing was utilized within the pump mechanism. Periodic measurements of groundwater conditions were recorded, and once groundwater equilibrium conditions were confirmed, the well was considered as having been adequately purged, and sample was collected. Copies of field records are maintained in project files.

Groundwater samples were collected in one half-liter poly containers with nitric acid preservative for metals analyses, a one half-liter amber glass container with hydrochloric acid preservative for diesel and gasoline range organic analyses, and two 40cc glass vials equipped with

Teflon seals and hydrochloric acid preservative for volatile organic analysis.

Clean plastic sheeting was placed on the ground adjacent to the well to prevent cross-contamination, protect equipment and to prevent the introduction of foreign materials into the wells. A fresh pair of disposable Nitrile gloves was worn at each well, and was replaced at the time of sample collection. Equipment neither disposable nor dedicated to wells, was washed with non-phosphate Alconox detergent and triple rinsed with distilled, deionized water. Surfaces that cannot be readily submerged for the purpose of decontamination, were sprayed with wash water and rinse water, and wiped with a fresh disposable paper towel. Dedicated tubing was recovered from wells after use, and restored to a designated dedicated plastic zip-lock bag. Sample containers were labeled with well identification and date of collection information, documented on a Chain of Custody sheet, and immediately placed in an iced cooler for transport to a certified laboratory for analysis.

CURRENT LABORATORY ANALYTICAL RESULTS - June 2015:

The following are analytical results for the last quarterly groundwater sampling event:

Gasoline, Stoddard Solvent, Diesel, Heavy Oil, Kerosene Volatile Petroleum Compounds, Fuel Additives, and Lead

Groundwater Monitoring Well	GRO (µg/L) *	Stoddard Solvent	DRO ug/L *1	LRO ug/L *1	KRO ug/L *1	B µg/L *2	T µg/L *2	E µg/L *2	X µg/L *2	MTBE µg/L *2	EDC *2	EDB *2	Lead ug/L 1
MW-1	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd
MW-2	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd
MW- 3	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd
MW-4	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd
MW- 5	2,900	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd
MW- 6	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd
MTCA Cleanup Level - Method A	1,000 µg/L **	500 µg/L	500 ug/L	500 ug/L	500 ug/L	5 µg/L	1,000 µg/L	700 µg/L	1,000 µg/L	20 ug/L	5 ug/L	0.01 ug/L	15 µg/L

*1 GRO - Gasoline Range Organics, DRO - Diesel Range Organics; LRO - Lubricant Range Organics (heavy oil); KRO - Kerosine Range
* µg/L - Micrograms per Liter (ppb - parts per billion); ** MTCA Cleanup Levels for gasoline, when benzene is present: 800 ug/L
*2 B = Benzene, T = Toluene, E = Ethylbenzene, and X = Xylenes, MTBE = Methyl-Tertiary-Butyl Ether, EDB = Ethylene Dibromide,
EDC = 1,2-Dichloroethane. **Bold** numbers indicate concentrations above the most stringent State of Washington Model Toxics Control
Act ("MTCA") most stringent Method A "Residential" Cleanup Level (see, WAC § 173-340-900, Table 740-1 for "Unrestricted Land Uses").
ND = not detected at laboratory detection limits.

Dissolved Metals:

Dissolved lead was not detected in groundwater samples collected at the Site.

CONCLUSIONS

Laboratory analytical results associated with the collected groundwater samples were either non-detectable or below the Model Toxics Control Act ("MTCA") Method A Cleanup Levels for all of the Contaminants of Concern, with one exception: Gasoline Range Organics were present at concentrations of 2,900 ppb in Monitoring Well MW-5, adjoining the underground fuel tank basin in the downgradient groundwater flow direction.

The next round of groundwater sampling is scheduled for September 2015. As always, thank you for your interest in our firm. If I can answer any additional questions or be of further assistance, please do not hesitate to call me at (425) 686-0032.



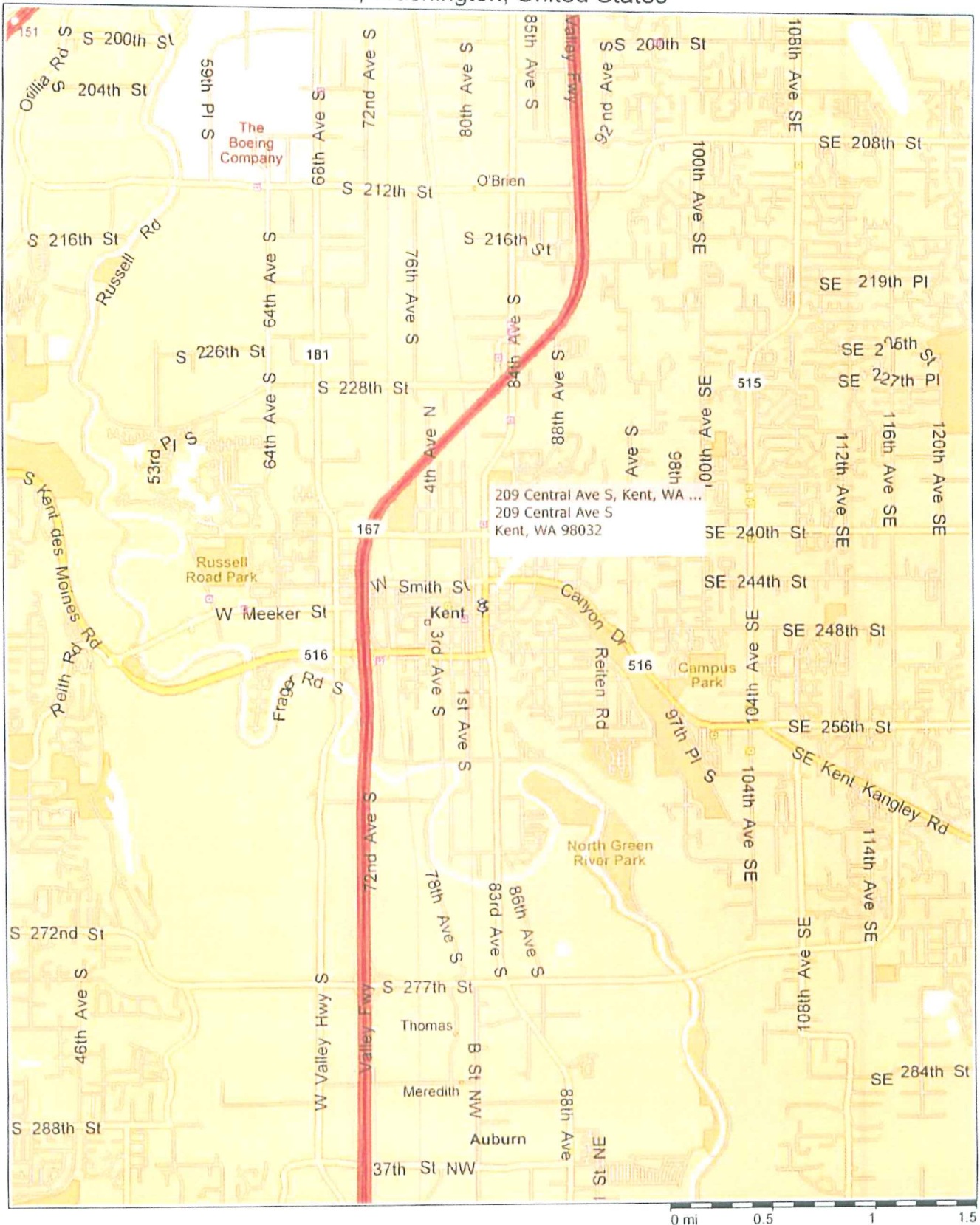
James G. McDermott

Best Regards,

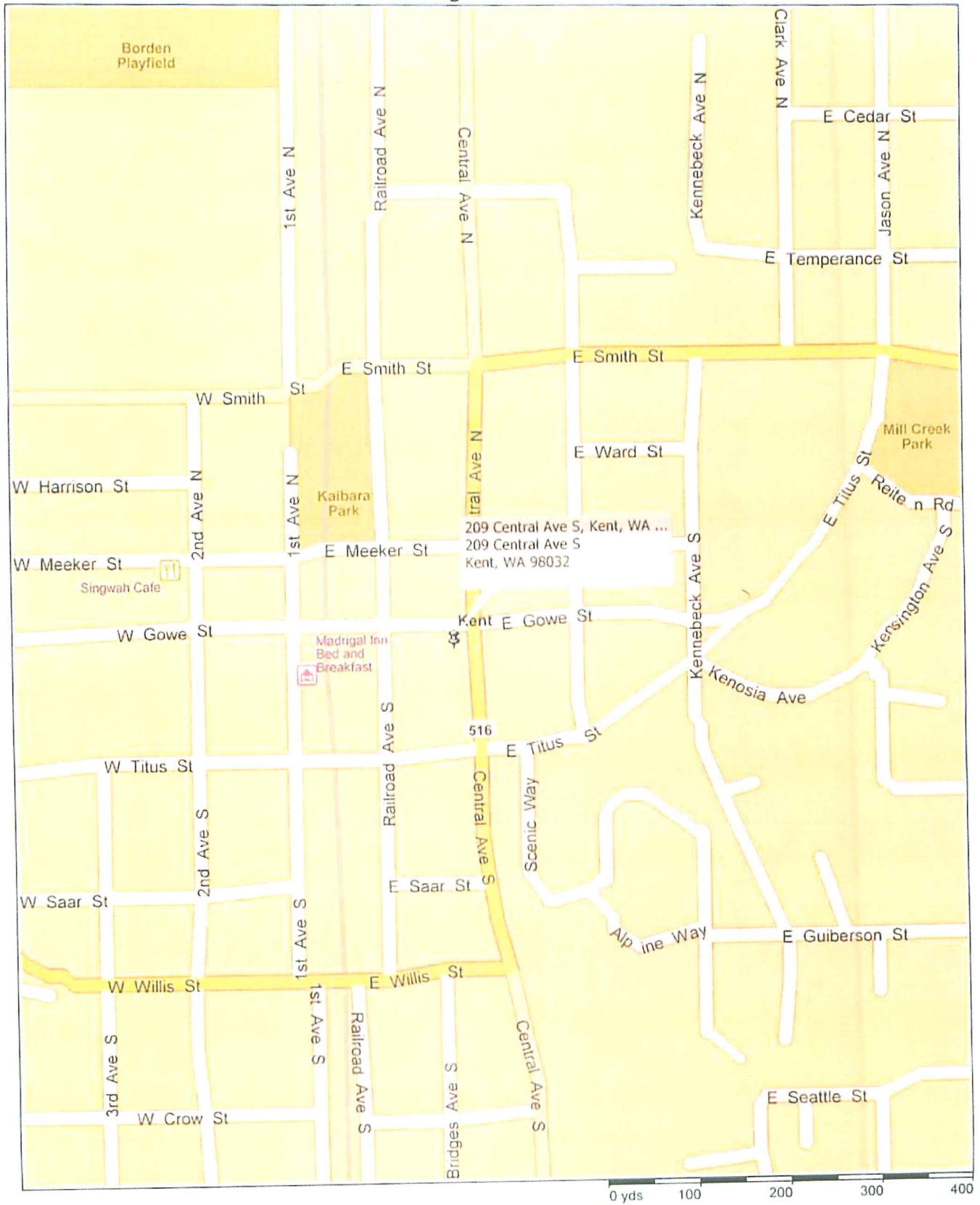
James G. McDermott
Licensed State of Washington
Geologist No. 3063

SITE DIAGRAM AND LOCATION MAPS

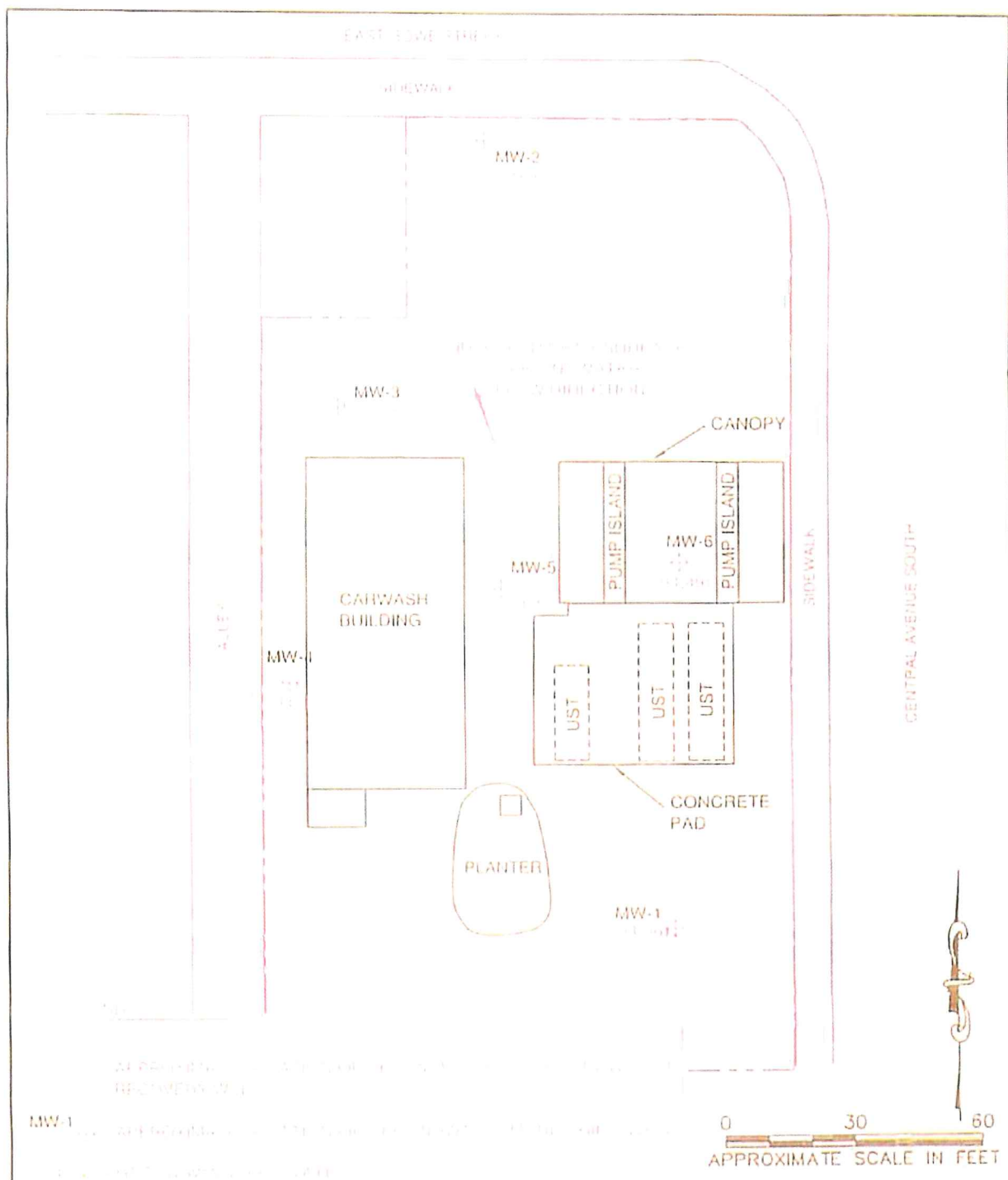
Kent, Washington, United States



Kent, Washington, United States



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Adapt Engineering, Inc.
 615 - 8th Avenue South
 Seattle, Washington 98104
 Tel: (206) 854-7045
 Fax: (206) 854-7048

FIGURE 3 - Groundwater Elevations (06/13/12)

Project : Mr. Sams's Car Wash
Location : 209 Central Avenue South
 Kent, WA 98032
Client : Ciena Capital
Project No. : WA02-0544-P012 **Date :** 07/20/12

LABORATORY ANALYTICAL RESULTS

ADVANCED ANALYTICAL

Environmental Testing Laboratory

June 30, 2015

*James McDermott
Aerotech Environmental, Inc.
13925 Interurban Avenue South, Suite 210
Seattle, WA 98168*

Dear Mr. McDermott:

Please find enclosed the analytical data report for the *Mr. Sudsy Carwash (B50625-1)* Project.

Samples were received on *June 25, 2015*. The results of the analyses are presented in the attached tables. Applicable reporting limits, QA/QC data and data qualifiers are included. A copy of the chain-of-custody and an invoice for the work is also enclosed.

ADVANCED ANALYTICAL LABORATORY appreciates the opportunity to provide analytical services for this project. Should there be any questions regarding this report, please contact me at (425) 497-0110.

It was a pleasure working with you, and we are looking forward to the next opportunity to work together.

Sincerely,



Val G. Ivanov, Ph.D.
Laboratory Manager

13256 NE 20th Street Suite 8■ Bellevue, WA 98005
ph 425.747-7009
E-mail: aachemlab@yahoo.com

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Advanced Analytical Laboratory
(425)497-0110, fax(425)497-8089

AAL Job Number:	B50625-1
Client:	Aerotech Environmental
Project Manager:	James McDermott
Client Project Name:	Mr. Sudsy Car Wash
Client Project Number:	714-7094
Date received:	06/25/15

AAL Job Number: B50625-1
Client: Aerotech Environmental
Project Manager: James McDermott
Client Project Name: Mr. Sudsy Car Wash
Client Project Number: 714-7094
Date received: 06/25/15

Analytical Results

8260B, µg/L		MTH BLK	LCS	MW-1	MW-2	MW-3	MW-4	MW-5
Matrix	Water	Water	Water	Water	Water	Water	Water	Water
Date analyzed	Reporting Limits	06/25/15	06/25/15	06/25/15	06/25/15	06/25/15	06/25/15	06/25/15
MTBE	5.0	nd		nd	nd	nd	nd	nd
1,2-Dichloroethane(EDC)	1.0	nd	104%	nd	nd	nd	nd	nd
1,2-Dibromoethane (EDB)*	0.01	nd		nd	nd	nd	nd	nd

*-instrument detection limits

Surrogate recoveries

1,2-Dichloroethane-d4	113%	104%	109%	113%	109%	122%	112%
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Data Qualifiers and Analytical Comments

nd - not detected at listed reporting limits
Acceptable Recovery limits: 70% TO 130%
Acceptable RPD limit: 30%

AAL Job Number: B50625-1
Client: Aerotech Environmental
Project Manager: James McDermott
Client Project Name: Mr. Sudsy Car Wash
Client Project Number: 714-7094
Date received: 06/25/15

Analytical Results

8260B, µg/L		MW-6	MS	MSD	RPD
Matrix	Water	Water	Water	Water	Water
Date analyzed	Reporting Limits	06/25/15	06/25/15	06/25/15	06/25/15
MTBE	5.0	nd			
1,2-Dichloroethane(EDC)	1.0	nd	121%	103%	16%
1,2-Dibromoethane (EDB)*	0.01	nd			

*-instrument detection limits

Surrogate recoveries

1,2-Dichloroethane-d4	114%	108%	114%
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Data Qualifiers and Analytical Comments

nd - not detected at listed reporting limits
Acceptable Recovery limits: 70% TO 130%
Acceptable RPD limit: 30%

AAL Job Number: B50625-1
Client: Aerotech Environmental
Project Manager: James McDermott
Client Project Name: Mr. Sudsy Car Wash
Client Project Number: 714-7094
Date received: 06/25/15

Analytical Results

NWTPH-Gx		MTH BLK	LCS	MW-1	MW-2	MW-3	MW-4	MW-5
Matrix	Water	Water	Water	Water	Water	Water	Water	Water
Date analyzed	Reporting Limits	06/25/15	06/25/15	06/25/15	06/25/15	06/25/15	06/25/15	06/25/15

NWTPH-Gx, ug/L

Mineral spirits/Stoddard	100	nd		nd	nd	nd	nd	nd
Gasoline	100	nd		nd	nd	nd	nd	2,700

BTEX 8021B, ug/L

Benzene	1.0	nd	83%	nd	nd	nd	nd	nd
Toluene	1.0	nd	89%	nd	nd	nd	nd	nd
Ethylbenzene	1.0	nd		nd	nd	nd	nd	nd
Xylenes	1.0	nd		nd	nd	nd	nd	nd

Surrogate recoveries:

Trifluorotoluene	112%	114%	111%	94%	85%	90%	89%
Bromofluorobenzene	105%	107%	128%	103%	90%	95%	98%

Data Qualifiers and Analytical Comments

nd - not detected at listed reporting limits

na - not analyzed

Acceptable Recovery limits: 70% TO 130%

Acceptable RPD limit: 30%

AAL Job Number: B50625-1
Client: Aerotech Environmental
Project Manager: James McDermott
Client Project Name: Mr. Sudsy Car Wash
Client Project Number: 714-7094
Date received: 06/25/15

Analytical Results		Dupl	RPD		Dupl			
NWTPH-Gx		MW-5	MW-5	MW-6	MW-6	MS	MSD	RPD
Matrix	Water	Water	Water	Water	Water	Water	Water	Water
Date analyzed	Reporting Limits	06/25/15	06/25/15	06/25/15	06/25/15	06/25/15	06/25/15	06/25/15

NWTPH-Gx, ug/L

Mineral spirits/Stoddard	100	nd		nd	nd			
Gasoline	100	2,900	7%	nd	nd			

BTEX 8021B, ug/L

Benzene	1.0	nd		nd	nd	91%	76%	19%
Toluene	1.0	nd		nd	nd	93%	86%	8%
Ethylbenzene	1.0	nd		nd	nd			
Xylenes	1.0	nd		nd	nd			

Surrogate recoveries:

Trifluorotoluene	87%		83%	92%	119%	94%
Bromofluorobenzene	110%		89%	95%	109%	78%

Data Qualifiers and Analytical Comments

nd - not detected at listed reporting limits

na - not analyzed

Acceptable Recovery limits: 70% TO 130%

Acceptable RPD limit: 30%

AAL Job Number: B50625-1
Client: Aerotech Environmental
Project Manager: James McDermott
Client Project Name: Mr. Sudsy Car Wash
Client Project Number: 714-7094
Date received: 06/25/15

Analytical Results

NWTPH-Dx, mg/L		MTH BLK	MW-1	MW-2	MW-3	MW-4	MW-5	MW-6
Matrix	Water	Water	Water	Water	Water	Water	Water	Water
Date extracted	Reporting	06/28/15	06/28/15	06/28/15	06/28/15	06/28/15	06/28/15	06/28/15
Date analyzed	Limits	06/28/15	06/28/15	06/28/15	06/28/15	06/28/15	06/28/15	06/28/15
Kerosene/Jet fuel	0.20	nd	nd	nd	nd	nd	nd	nd
Diesel/Fuel oil	0.20	nd	nd	nd	nd	nd	nd	nd
Heavy oil	0.50	nd	nd	nd	nd	nd	nd	nd

Surrogate recoveries:

Fluorobiphenyl	110%	101%	111%	70%	105%	116%	92%
o-Terphenyl	104%	90%	116%	97%	103%	109%	91%

Data Qualifiers and Analytical Comments

na - not analyzed

C - coelution with sample peaks

Acceptable Recovery limits: 70% TO 130%

Acceptable RPD limit: 30%

AAL Job Number: B50625-1
Client: Aerotech Environmental
Project Manager: James McDermott
Client Project Name: Mr. Sudsy Car Wash
Client Project Number: 714-7094
Date received: 06/25/15

Analytical Results

Metals Total (7010), mg/l		MTH BLK	LCS	MW-1	MW-2	MW-3	MW-4	MW-4
Matrix	Water	Water	Water	Water	Water	Water	Water	Water
Date extracted	Reporting	06/30/15	06/30/15	06/30/15	06/30/15	06/30/15	06/30/15	06/30/15
Date analyzed	Limits	06/30/15	06/30/15	06/30/15	06/30/15	06/30/15	06/30/15	06/30/15

Lead (Pb)	0.002	nd	97%	nd	nd	nd	nd	nd
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Data Qualifiers and Analytical Comments

nd - not detected at listed reporting limits

na - not analyzed

Acceptable Recovery limits: 70% TO 130%

Acceptable RPD limit: 30%

AAL Job Number: B50625-1
Client: Aerotech Environmental
Project Manager: James McDermott
Client Project Name: Mr. Sudsy Car Wash
Client Project Number: 714-7094
Date received: 06/25/15

Analytical Results

Metals Total (7010), mg/l		MW-5	MW-6	MS	MSD	RPD
Matrix	Water	Water	Water	Water	Water	Water
Date extracted	Reporting	06/30/15	06/30/15	06/30/15	06/30/15	06/30/15
Date analyzed	Limits	06/30/15	06/30/15	06/30/15	06/30/15	06/30/15
Lead (Pb)	0.002	nd	nd	97%	121%	22%

Data Qualifiers and Analytical Comments

nd - not detected at listed reporting limits

na - not analyzed

Acceptable Recovery limits: 70% TO 130%

Acceptable RPD limit: 30%

Chain of Custody Record

Page 1 of 1

2821 152 Avenue NE
Redmond, WA 98052
(425) 497 0110 fax: (425) 497-8089
aachemlab@yahoo.com

2821 152 Avenue NE

Redmond, WA 98052

(425) 497 0110 fax: (425) 497-8089

iaachemlab@yahoo.com

Client: Aerorecht Env. (insust)

Project Name: MR. SOSY CINCINNATI, KENT WA

Project Manager: J. McEnulty

Project Number:

Address: 13925 Friarwood Ave S, Seattle

Collector: J. McDermitt / STEVE FLETCHER

Phone: (425) 686-0032 Fax:

Date of collection: 24 June 2015

[illegible]

Sample receipt info:

Turnaround time:

Total # of containers:

Same day O

Condition (temp. °C)

24 hr O

Seals (intact?, Y/N)

48 hr O

Comments:

~~Standard 88:~~

**Groundwater Monitoring Report
Supplemental - Third Quarter 2015**

Mr. Sudsy's Car Wash Kent
209 Central Avenue South
Kent, Washington 98032

July 29, 2015

AEROTECH
Environmental Consulting Inc.

Anchorage Seattle Portland

Cost-effective environmental solutions
for the western United States and Alaska

www.AerotechEnvironmental.com

AEROTECH

Environmental Consulting Inc.

13925 Interurban Avenue South, Suite No.210
Seattle, Washington 98168
(360)710-5899

2916 NW Bucklin Hill Road, Suite No.126
Silverdale, Washington 98383
(866) 800-4030

512 W. International Airport Road, Suite 201
Anchorage, Alaska 99518
(907) 575-6661

5319 SW Westgate Dr., Suite No.24
Portland, Oregon 97221
(503) 360-4701

August 3, 2015

Mr. Brent Johnson
MOUNTAIN INVESTMENTS HOLDING, LLC
18015 Bothell Way, Northeast
Bothell, Washington 98001

**RE: Groundwater Sampling and Analysis Report:
Supplemental - Third Quarter
Mr. Sudsy's Car Wash
209 Central Avenue South
Kent, Washington 98032**

VCP No.: NW-2267
Date of Sampling: July 29 2015

Dear Mr. Johnson;

As you are aware, Aerotech Environmental Consulting, Inc. ("Aerotech") was previously retained to collect quarterly groundwater samples from the six groundwater monitoring wells that were previously installed by others the Mr. Sudsy's Car Wash Property in Kent, Washington. These wells were identified as MW-1, MW-2, MW-3, MW-4, MW-5 and MW-6 in this report.

Quarterly Groundwater Sampling:

On June 24, 2015, the Third of four scheduled quarterly groundwater sampling events was conducted at the subject Property. Each well was measured for the volume of the standing water column prior to groundwater sampling as help ascertain the groundwater table. Water samples were collected from all six wells.

The groundwater samples were collected from the wells and sent to a State of Washington Certified Environmental Laboratory for analysis for gasoline, gasoline additives, diesel, BTEX (benzene, toluene, ethylbenzene, and xylenes), Stoddard, and lead.

Elevated Analytical Results: Monitoring Well MW-5:

For the first three quarterly sampling events, Monitoring Well MW-5 was exhibiting increasingly elevated levels of Gasoline. As a result, on July 29, 2015, a supplemental round of sampling was performed at MW-5. The summary of results follows:

<i>Date of Sampling:</i>	<i>NWTPH-Gx:</i>	<i>All BTEX:</i>	<i>All Additives:</i>
December 12, 2014	ND	ND	MTBE = 17
March 20, 2015	450-490	ND	ND
June 24, 2015	2,900	ND	ND
July 29, 2015	1,900 - 2,100	ND	ND

(All results reported in ug/L)

Tank Storage and Dispensing System Compliance Testing:

On May 5, 2015 Northwest Tank & Environmental Services, Inc., completed the yearly Compliance Testing as required by the State of Washington Department of Ecology. There were no identified leaks from the tested systems.

CONCLUSIONS

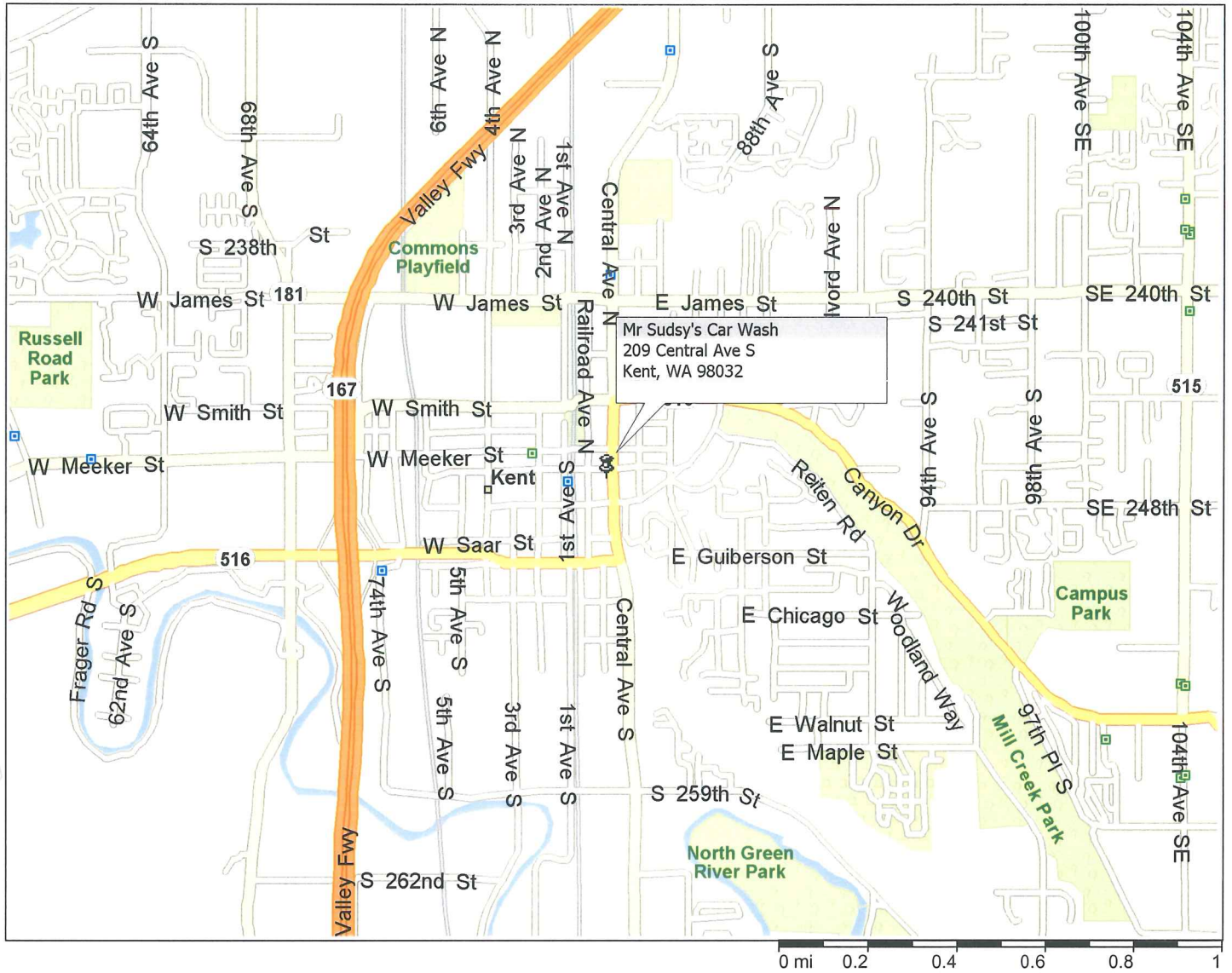
The following conclusions are based upon the reported analytical and Compliance Testing results from December of 2014 through July of 2015:

1. The operating petroleum storage and dispensing system passed the State required Compliance Testing on May 5, 2015.
2. Monitoring Well MW-5 exhibits a variation in reported gasoline concentrations from non-detect (at a laboratory limit of detection of 100 ug/L) to 2,900 with a time period of eight months.
3. None of the other six wells have reported any Contaminants of Concern above the Method "A" Unrestricted Use Cleanup Levels.

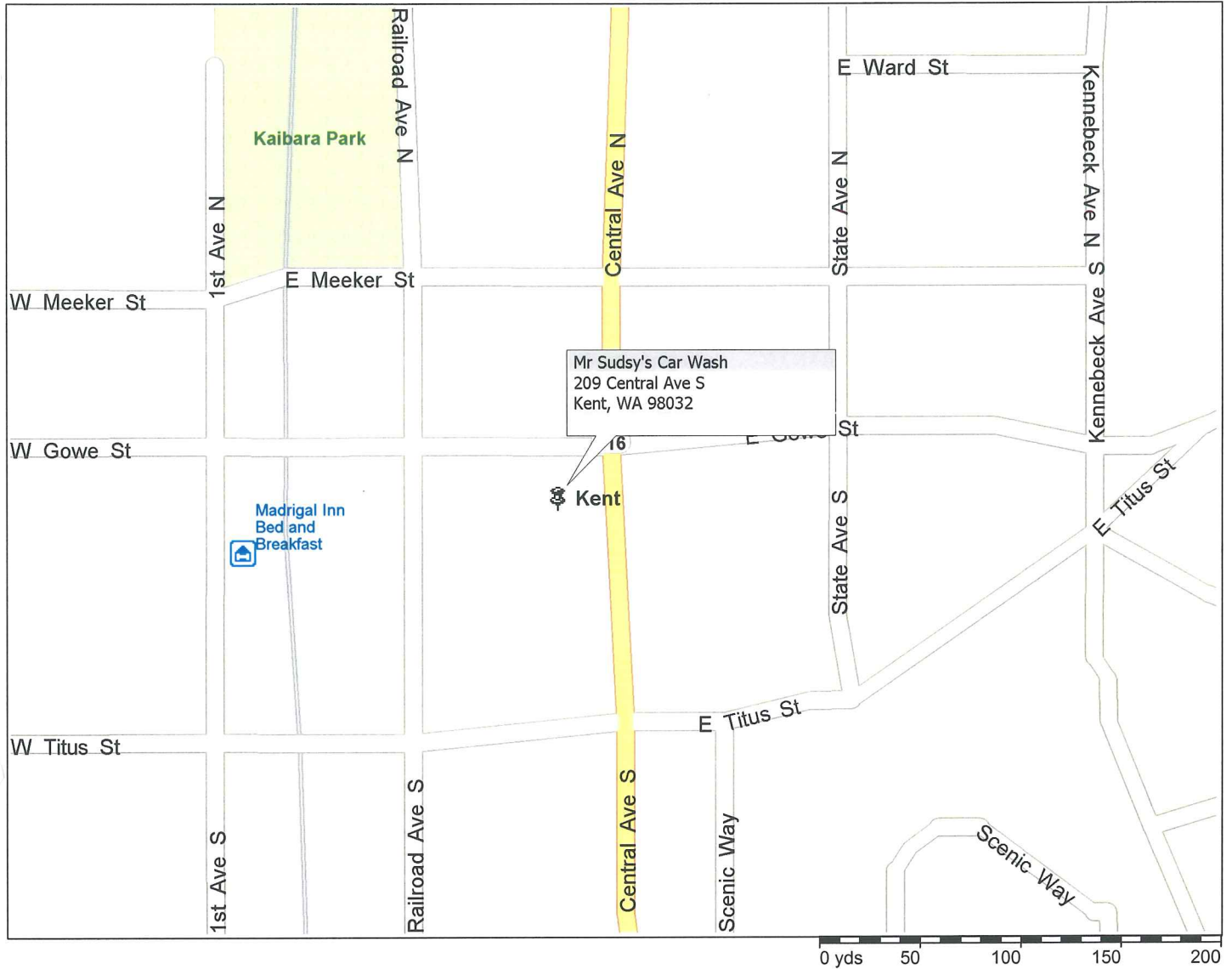
Mr. Sudsy's Car Wash
Supplemental Groundwater Sampling - July 2015
Third Quarterly Monitoring
Performed: July 29, 2015
Page 4

SITE DIAGRAM

Mr. Sudsy's Car Wash - Kent, Washington

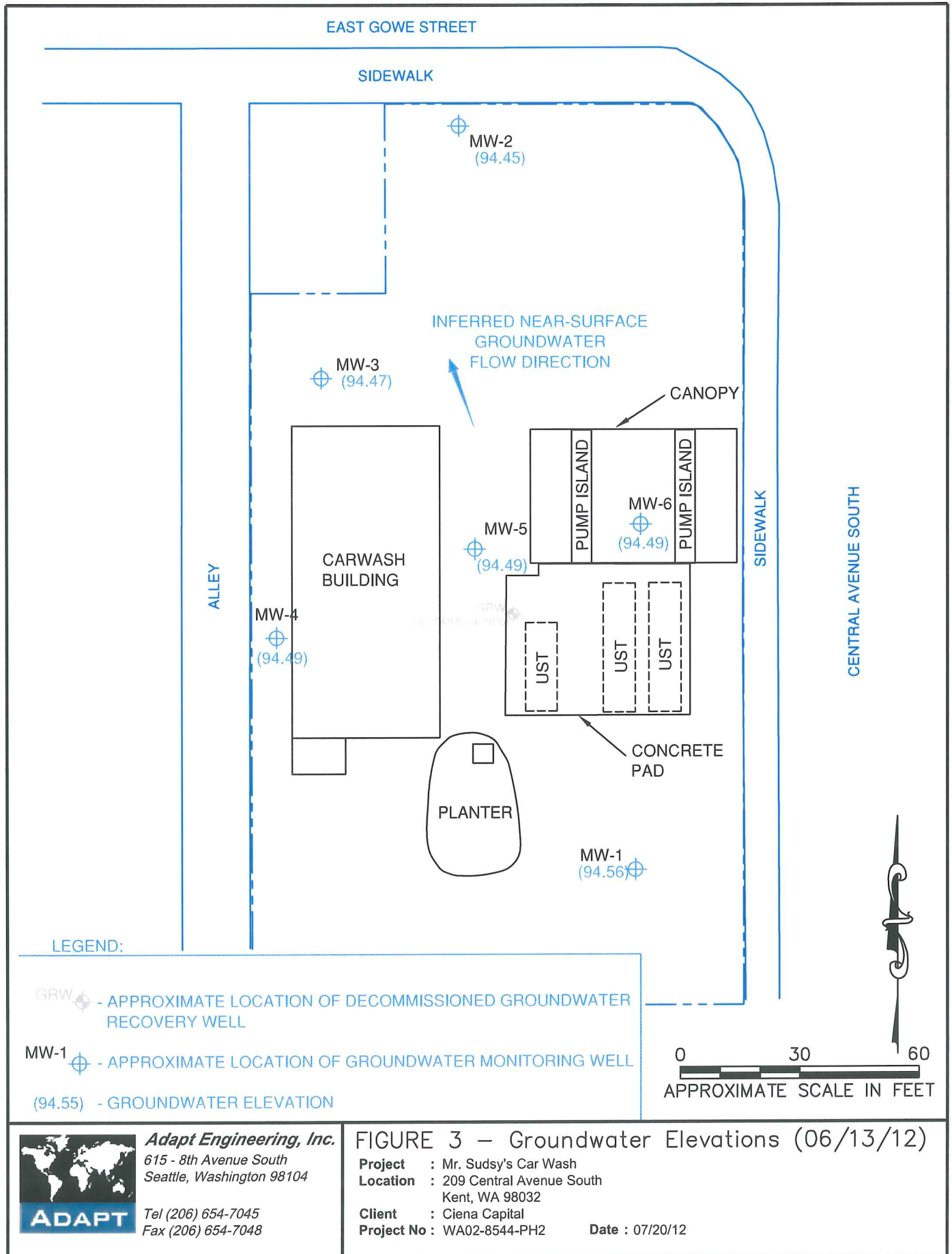


Mr. Sudsy's Car Wash - Kent, Washington



Pushpins

 My Pushpins



Mr. Sudsy's Car Wash
Supplemental Groundwater Sampling - July 2015
Third Quarterly Monitoring
Performed: July 29, 2015
Page 5

LABORATORY ANALYTICAL RESULTS

ADVANCED ANALYTICAL

Environmental Testing Laboratory

August 04, 2015

*James McDermott
Aerotech Environmental, Inc.
13925 Interurban Avenue South, Suite 210
Seattle, WA 98168*

Dear Mr. McDermott:

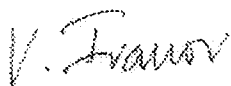
Please find enclosed the analytical data report for the *Mr. Sudsy Carwash (B50729-10)* Project.

Samples were received on *July 29, 2015*. The results of the analyses are presented in the attached tables. Applicable reporting limits, QA/QC data and data qualifiers are included. A copy of the chain-of-custody and an invoice for the work is also enclosed.

ADVANCED ANALYTICAL LABORATORY appreciates the opportunity to provide analytical services for this project. Should there be any questions regarding this report, please contact me at (425) 497-0110.

It was a pleasure working with you, and we are looking forward to the next opportunity to work together.

Sincerely,



Val G. Ivanov, Ph.D.
Laboratory Manager

13256 NE 20th Street Suite 8■ Bellevue, WA 98005
ph 425.747-7009
E-mail: aachemlab@yahoo.com

*This report is issued solely for the use of the person or company to whom it is addressed.
Any use, copying or disclosure other than by the intended recipient is unauthorized.*

Advanced Analytical Laboratory
(425)497-0110, fax(425)497-8089

AAL Job Number:	B50729-10
Client:	Aerotech Environmental
Project Manager:	James McDermott
Client Project Name:	Mr. Sudsy Car Wash
Client Project Number:	714-7094
Date received:	07/29/15

AAL Job Number: B50729-10
Client: Aerotech Environmental
Project Manager: James McDermott
Client Project Name: Mr. Sudsy Car Wash
Client Project Number: 714-7094
Date received: 07/29/15

Analytical Results

8260B, µg/L		MTH BLK	LCS	MW-5	MS	MSD	RPD
Matrix	Water	Water	Water	Water	Water	Water	Water
Date analyzed	Reporting Limits	07/29/15	07/29/15	07/29/15	07/29/15	07/29/15	07/29/15
MTBE	5.0	nd		nd			
1,2-Dichloroethane(EDC)	1.0	nd	99%	nd	97%	98%	1%
1,2-Dibromoethane (EDB)*	0.01	nd		nd			

*-instrument detection limits

Surrogate recoveries

1,2-Dichloroethane-d4	114%	110%	129%	116%	112%
-----------------------	------	------	------	------	------

Data Qualifiers and Analytical Comments

nd - not detected at listed reporting limits
Acceptable Recovery limits: 70% TO 130%
Acceptable RPD limit: 30%

AAL Job Number: B50729-10
Client: Aerotech Environmental
Project Manager: James McDermott
Client Project Name: Mr. Sudsy Car Wash
Client Project Number: 714-7094
Date received: 07/29/15

Analytical Results				Dupl		RPD		MSD	RPD
NWTPH-Gx	MTH BLK	LCS	MW-5	MW-5	MW-5	MS	MSD		
Matrix	Water	Water	Water	Water	Water	Water	Water	Water	Water
Date analyzed	Reporting Limits	07/29/15	07/29/15	07/29/15	07/29/15	07/29/15	07/29/15	07/29/15	07/29/15

NWTPH-Gx, ug/L

Mineral spirits/Stoddard	100	nd	nd	nd					
Gasoline	100	nd	1,900	2,100	10%				

BTEX 8021B, ug/L

Benzene	1.0	nd	92%	nd	nd	78%	102%	26%
Toluene	1.0	nd	108%	nd	nd	92%	119%	26%
Ethylbenzene	1.0	nd		nd	nd			
Xylenes	1.0	nd		nd	nd			

Surrogate recoveries:

Trifluorotoluene	96%	100%	84%	84%	104%	108%
Bromofluorobenzene	96%	95%	94%	93%	97%	99%

Data Qualifiers and Analytical Comments

nd - not detected at listed reporting limits
na - not analyzed
Acceptable Recovery limits: 70% TO 130%
Acceptable RPD limit: 30%

AAL Job Number: B50729-10
Client: Aerotech Environmental
Project Manager: James McDermott
Client Project Name: Mr. Sudsy Car Wash
Client Project Number: 714-7094
Date received: 07/29/15

Analytical Results

NWTPH-Dx, mg/L		MTH BLK	MW-5
Matrix	Water	Water	Water
Date extracted	Reporting	07/29/15	07/29/15
Date analyzed	Limits	07/29/15	07/29/15

Kerosene/Jet fuel	0.20	nd	nd
Diesel/Fuel oil	0.20	nd	nd
Heavy oil	0.50	nd	nd

Surrogate recoveries:

Fluorobiphenyl	84%	128%
o-Terphenyl	125%	115%

Data Qualifiers and Analytical Comments

na - not analyzed

C - coelution with sample peaks

Acceptable Recovery limits: 70% TO 130%

Acceptable RPD limit: 30%

AAL Job Number: B50729-10
Client: Aerotech Environmental
Project Manager: James McDermott
Client Project Name: Mr. Sudsy Car Wash
Client Project Number: 714-7094
Date received: 07/29/15

Analytical Results

Metals Total (7010), mg/l		MTH BLK	LCS	MW-5	MS	MSD	RPD
Matrix	Water	Water	Water	Water	Water	Water	Water
Date extracted	Reporting	08/04/15	08/04/15	08/04/15	08/04/15	08/04/15	08/04/15
Date analyzed	Limits	08/04/15	08/04/15	08/04/15	08/04/15	08/04/15	08/04/15
Lead (Pb)	0.002	nd	104%	nd	98%	122%	21%

Data Qualifiers and Analytical Comments

nd - not detected at listed reporting limits

na - not analyzed

Acceptable Recovery limits: 70% TO 130%

Acceptable RPD limit: 30%

2821 152 Avenue NE
Redmond, WA 98052
(425) 497-0110 fax: (425) 497-8089
aachemlab@yahoo.com

Laboratory Job # B50729-10

Client: AGROTECH ENVIRON

Project Name: MR SUDDY CAR WASH
Project Number: 203 CENTRAL AVE S, KEN, WA

Project Manager: J. McDERMOTT

Address: 13925 Intermountain Ave S, Sunnyvale, WA

Collector: J. McDERMOTT S. FLETCHER

Phone: (425) 684-6632 Fax:

Date of collection: Wed 7.29.15

Sample ID	Time	Matrix	Container type	8280 Volatiles	BTEX	BTEX/NMTPH-GX	NMTPH-GX	NMTPH-OX	NMTPH-HCD	8270 PAH	8082 PCBs	8081 Pesticides	PCPA & Metals	Lead	MTBE, EDC, etc.	Notes, comments	# of containers
1 MW #5	10:30	H ₂ O					X							X	X	Slight odor, lite brown color, sheen	
2																	
3																	
4																	
5																	
6																	
7																	
8																	
9																	
10																	
11																	
12																	

Start Pump 11:10 - 11:42 = 5 gal LHT Slight odor - lite brown

Relinquished by:	Date/Time	Received by:	Date/Time
<u>Steve Dink</u>	7.29.15 15:55	<u>V. Harn</u>	07/29/15
Relinquished by:	Date/Time	Relinquished by:	Date/Time

Sample receipt info:

Total # of containers: 0
Condition (temp. °C) 24 hr
Seals (intact?, Y/N) 48 hr
Comments: Standard

Turnaround time:

TAB SECTION 5

Underground Storage Tank System:
Compliance Testing Results

May 5, 2015

Northwest Tank & Environmental Services, Inc.

17407 59th Ave SE
Snohomish, WA 98296
PH: (800) 742-9620 FAX: (425) 645-7881
<http://www.nwtank.com>

Monday, June 1, 2015

Mr Sudsy Carwash 76
209 S Central Ave
Kent, WA 98030

Mr Sudsy Carwash 76
209 S Central Ave
Kent, WA 98030-0000

RE: Job ID 46757

Dear Valued Customer:

Our records indicate we were unable to complete all scheduled testing on 05/05/2015. Please contact our office to ensure any additional testing is rescheduled. The Official Report including all test results and any supporting documentation are enclosed. The test data covered in this report are specific to each test conducted. For your convenience, a summary of testing conducted is provided on the report cover page.

Unless stated otherwise, all compliance testing data must be maintained on site for a minimum of five years. Instructions for specific test types may follow.

Washington State Department of Ecology Tightness Checklist

As an added service to you, Northwest Tank has sent a copy of the Tightness Testing Checklist to the Department of Ecology. Please sign the final page of the DOE checklist marked "Tank Owner / Authorized Representative" if applicable and keep a copy on site for Five years. You DO NOT need to send an additional copy to the DOE.

Puget Sound Clean Air Agency

The Puget Sound Clean Air Agency does NOT want a copy of the test results mailed to the agency. The site must maintain copies of all Vapor Recovery Test Results for a minimum of Two years.

Sincerely,

Svetlana Vorkuba

Northwest Tank & Environmental Services, Inc.



Maintain all test reports on-site for a minimum of 5 years.

OFFICIAL REPORT

Test Report For:

Client
Mr Sudsy Carwash 76
209 S Central Ave
Kent, WA 98030
Job #: 46757

Site
Mr Sudsy Carwash 76
209 S Central Ave
Kent, WA 98030-0000

Date Testing Conducted

Tuesday May 5, 2015

Testing Summary

Swivel Torque Annual	Pass	Line Test Annual	Pass
Pressure Decay Semi Annual	INCOMPLETE - ATTENTION REQUIRED	Air to Liquid Ratio Annual	Pass
Leak Detector Test Annual	Pass	Blockage Annual Vac-Assist	Pass
Tank Monitor Certification Annual	Complete - Attention Required		

Report Analyst: [Signature] Certified Supervisor: Robert Garretson Certificate #: 203723-U3

Work Acknowledgement Form

Customer Name: Mr Sudsy Carwash 76
Site Name: Mr Sudsy Carwash 76
Site Address: 209 S Central Ave, Kent
Job Number: 46757
Ticket / PO#: Waiting Payment
Date Of Service: 05/05/2015

Testing Company: Northwest Tank & Environmental Services, Inc.
Primary Technician: Robert Garretson
Address: 17407 59th Ave SE
City/State/Zip: Snohomish, WA 98296
PH: (800) 742-9620

Start Time:	09:22:16	End Time:	13:35:21	Number of Technicians:	1
--------------------	----------	------------------	----------	-------------------------------	---

Scope of work scheduled:

Swivel Torque Annual
Line Test Annual
Pressure Decay Semi Annual
Air to Liquid Ratio Annual
Leak Detector Test Annual
Blockage Annual Vac-Assist
Tank Monitor Certification Annual

Site Representative Upon Checkin: Jacob

Signature:



Monitoring System Issues Observed Upon Arrival:
None

Dispenser and UST System Issues Observed Upon Arrival:
None

Dispatch Notes:

Technician Comments:

-----Air To Liquid Ratio-----

--Dispensers--

#7: Adjusted vac motor

#7: adjusted vac motor

#7: adjusted vac motor

-----Pressure Decay-----

Comments - *****UNOFFICIAL TEST*****

Site has over 25,000 Gallons ullage.

Site had no pressure on tanks at all.

After 30 min wait period, pressurized system to 2" WC. System failed to hold.

During trouble shooting the following was found:

3 Pressure Vacuum vents leaking, Replaced with truck stock. Husky 4885 S/N's 0010931777, 0010931785, 5248938.

Pressurized system to 2" WC. System holds to 1.96" WC.

*****UNOFFICIAL TEST*****

Site has over 25,000 gallons of ullage.

-----Tank Monitor-----

--Tank_monitors--

#1: HLA has a burnt out bulb, NWT will replace when we return for PD.

Site has no sensors.

-----Torque-----

Comments - Sprayed adaptors with lubricating spray. Vapor adaptors are direct burial.

Parts Installed

Qty	Part #	Model	Name	Serial #	Core Retained	Repair Time
-----	--------	-------	------	----------	---------------	-------------

1	4885	Husky	Husky - Pressure Vacuum Vent	0010931785	N/A	0
1	4885	Husky	Husky - Pressure Vacuum Vent	5248938	N/A	0
2	576011-034	Veeder-Root	Veeder-Root - Panel Lamp	N/A	N/A	0
1	4885	Husky	Husky - Pressure Vacuum Vent	00109317777	N/A	0
Monitoring System Issues Noted at Departure: None				Dispenser and UST System Issues Noted at Departure: None		

Monthly Monitoring Records for the last 12 Months

Tanks					
Tank State ID	Product	Tank Overfill and Monthly Monitoring Verification	Verification Method	Monthly Monitor	Records Maintained 12 Months
1	Premium	HLA = High Level Alarm	Visual	CSLD	Yes
2	Regular	HLA = High Level Alarm	Visual	CSLD	Yes
3	Regular	HLA = High Level Alarm	Visual	CSLD	Yes

Lines			
Line ID	Tank State ID	Line Monthly Monitoring Verification	Records Maintained 12 Months
1	1	Annual Line Test	Yes
2	3	Annual Line Test	Yes

Post-Operation Checks

Technician has pumped from each product? Yes

Have all isolated mechanisms been removed? Yes

Technician has walked the site for remaining tools and hazards?
Yes

Dispensers out of stand-alone? Yes

Technician Signature:

Site Representative at Checkout:



Monitoring System Certification

This form must be used to document testing and servicing of monitoring equipment. A separate certification or report must be prepared for each monitoring system control panel by the technician who performs the work. A copy of this form must be provided to the tank system owner/operator. The owner/operator must submit a copy of this form to the local agency regulating UST systems within 30 days of test date.

A. General Information

Company Name: Mr Sudsy Carwash 76
Site Address: 209 S Central Ave
Facility Contact Person: Brent
Make / Model Monitoring System: V-R TLS 350

Date Of Testing: 05/05/2015
Site Name: Mr Sudsy Carwash 76
City, State, ZIP: Kent, WA 98030-0000
Facility Phone Number: 206-300-7829
Serial #: 70944807605001

B. Inventory of Equipment Tested/Certified

Tank #: 1 Premium		Tank #: 2 Regular	
In-Tank Gauging Probe	Mag 1 Probe	In-Tank Gauging Probe	Mag 1 Probe
Annular Space or Vault Sensor:	N/A	Annular Space or Vault Sensor:	N/A
Piping Sump / Trench Sensor:	N/A	Piping Sump / Trench Sensor:	N/A
Fill Sump Sensor:	N/A	Fill Sump Sensor:	N/A
Mechanical Line Leak Detector:	FX1V	Mechanical Line Leak Detector:	N/A
Electronic Line Leak Detector:	N/A	Electronic Line Leak Detector:	N/A
Tank Overfill / High Level Sensor:	VR-001	Tank Overfill / High Level Sensor:	VR-001
Other:		Other:	
Tank #: 3 Regular			
In-Tank Gauging Probe	Mag 1 Probe		
Annular Space or Vault Sensor:	N/A		
Piping Sump / Trench Sensor:	N/A		
Fill Sump Sensor:	N/A		
Mechanical Line Leak Detector:	LD2000		
Electronic Line Leak Detector:	N/A		
Tank Overfill / High Level Sensor:	VR-001		
Other:			

Dispenser ID:	1/2	Dispenser ID:	3/4
Dispenser Containment Sensors Model:	N/A	Dispenser Containment Sensors Model:	N/A
Shear Valves: Yes	Floats & Chains: N/A	Shear Valves: Yes	Floats & Chains: N/A
Dispenser ID:	5/6	Dispenser ID:	7/8
Dispenser Containment Sensors Model:	N/A	Dispenser Containment Sensors Model:	N/A
Shear Valves: Yes	Floats & Chains: N/A	Shear Valves: Yes	Floats & Chains: N/A

C. Certification

I certify that the equipment identified in this document was inspected/serviced in accordance with the manufacturers' guidelines. Attached to this certification is information (e.g. manufacturers' checklists) necessary to verify that this information is correct and a Plot Plan showing the layout of monitoring equipment. For any equipment capable of generating such reports, I have also attached a copy of the report (check all that apply):

Technician Name: Robert Garretson
Certification Number: B42418
Expiration Date: 11/25/2016
Signature:



Testing Company Name: Northwest Tank & Environmental Services, Inc.
Address: 17407 59th Ave SE Snohomish, WA 98296
Date of Testing: 05/05/2015

D. Results of Testing/Service

Yes	Is the audible alarm operational?
Yes	Is the visual alarm operational?
N/A	Were all sensors visually inspected, functionally tested, and confirmed operational?
N/A	If alarms are relayed to a remote monitoring station, is all communications equipment operational?
N/A	For pressurized piping systems, does the turbine automatically shut down if the piping secondary containment monitoring system detects a leak, fails to operate, or is electrically disconnected?
N/A	If yes: which sensors initiate positive shut-down?
N/A	Did you confirm positive shut-down due to leaks and sensor failure/disconnection?
Yes	For tank systems that utilize the monitoring system as the primary tank overfill warning device (i.e. no mechanical overfill prevention valve is installed), is the overfill warning alarm visible and audible at the tank fill point(s) and operating properly?
90%	If so, at what percent of tank capacity does the alarm trigger?
No	Was any monitoring equipment replaced? If yes, identify specific sensors, probes or other equipment replaced and list the manufacturer name and model for all replacement parts in Section E below.
Yes	Was liquid found in any secondary containment systems designed as dry systems?
Water	If yes, what type of liquid?
Yes	Was monitoring system set-up reviewed to ensure proper settings? Attach setup reports, if applicable.
Yes	Is all monitoring equipment operational per manufacturers specifications?

In section E. below, describe how and when these deficiencies were or will be corrected.

E. Comments

HLA has a burnt out bulb, NWT will replace when we return for PD. Site has no sensors.

State Tank ID	Product	Manual Stick Readings(inches)	Gauge Readings(inches)	Difference
1	Premium	26.25	26.26	-.01
2	Regular	17.75	17.86	-.11
3	Regular	19	18.91	.09

F. In-Tank Gauging / SIR Equipment

This section must be completed if in-tank gauging equipment is used to perform leak detection monitoring.

No	Has all input wiring been inspected for proper entry and termination, including testing for ground faults?
No	Were all tank gauging probes visually inspected for damage and residue buildup?
Yes	Was accuracy of system product level readings tested?
Yes	Was accuracy of system water level readings tested?
N/A	Were all probes reinstalled properly?
Yes	Were all items on the equipment manufacturer's maintenance checklist completed?

G. Line Leak Detectors (LLD):

Yes	For equipment startup or annual equipment certification, was leak simulated to verify LLD performance?
3 GPH	Leak Rate
Yes	Were all LLDs confirmed operational and accurate within regulatory requirements?
Yes	Was the testing apparatus properly calibrated?
Yes	For mechanical LLDs, does the LLD restrict product flow if it detects a leak?
N/A	For electronic LLDs, does the turbine automatically shut off if the LLD detects a leak?
N/A	For electronic LLDs, does the turbine automatically shut off if any portion of the monitoring system is disabled or disconnected?
N/A	For electronic LLDs, does the turbine automatically shut off if any portion of the monitoring system malfunctions or fails a test?
N/A	For electronic LLDs, have all accessible wiring connections been visually inspected?
Yes	Were all items on the equipment manufacturer's maintenance checklist completed?

Monthly Alarm Status Log

Personnel need to be alerted immediately in the event of an alarm. Once an alarm condition exists, documented action must be taken to resolve the issue. The monitor should be inspected per monthly monitoring requirements listed below at least monthly if no alarm conditions exist. These inspections need to be documented. Keep copies of all logs on-site for five years.

Declared primary monthly monitoring method for tanks:

CSLD - Retain passing CSLD test at least Monthly

Declared primary monthly monitoring method for lines:

Annual Line Test - Retain Passing Line Test Data for 5 Years

Monitor make/model: V-R TLS 350

Serial #: 70944807605001

Date of last tank monitor certification: 05/05/2015

Next Due: 05/05/2016

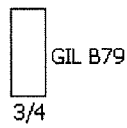
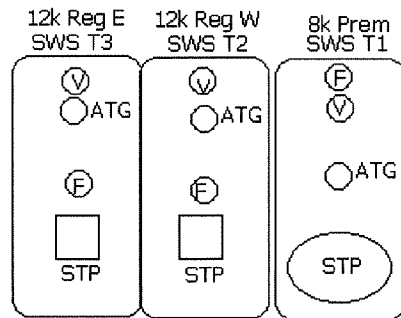
[illegible]

Site Map

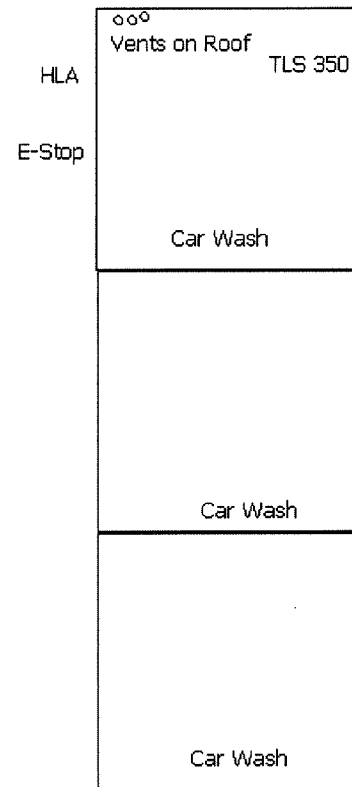
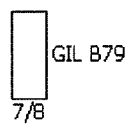
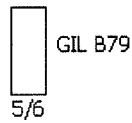
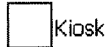
Customer Name: Mr Sudsy Carwash 76 **Site Name:** Mr Sudsy Carwash 76

Site Address: 209 S Central Ave, Kent

Job Number: 46757



SWS Lines
No UDC Sensors



Automatic Line Leak Detector Test Results

Company Name: Mr Sudsy Carwash 76
Site Name: Mr Sudsy Carwash 76
Address: 209 S Central Ave Kent, WA 98030-0000
Test Date/Time: 05/05/2015 09:22:16 am

Job ID Number: 46757
Technician Name: Robert Garretson
License Number: 203723-U3
Expiration Date: 02/21/2016

Product: Premium Tank ID: 1 LD Type: Mechanical	Make: Red Jacket Model: FX1V Serial#: UNK	Operating Pressure: 26 Holding Pressure: 15 Bleedback (ml): 100	Result: Pass
Additional Data For Mechanical Leak Detectors Only Metering Pressure: 20 Step Through Time: 1			
Product: Regular Tank ID: 3 LD Type: Mechanical	Make: VMI Model: LD2000 Serial#: UNK	Operating Pressure: 28 Holding Pressure: 14 Bleedback (ml): 125	Result: Pass
Additional Data For Mechanical Leak Detectors Only Metering Pressure: 11 Step Through Time: 2			

Leak detector testing conducted in accordance with the procedures and limitations of the LDT 890 leak detector tester. A leak is simulated at the highest point in the line using the LDT 890 calibrated to 3 gph at a metering pressure of 10 psi. The owner or operator of the UST system is required to ensure any failed leak detector is replaced before placing the line back in service.

The results of any sampling, testing, or monitoring shall be maintained for at least five years, or for another reasonable period of time determined by the department or delegated agency, except that the results of tank tightness testing conducted in accordance with CFR 40 Part 280.44 shall be retained until the next test is conducted.

Comments:

Technician Name: Robert Garretson
Signature:



Date: 05/05/2015



Underground Storage Tank Tightness Testing Checklist

1. UST SYSTEM LOCATION AND OWNER

UBI Number: 601 858 922	Site ID Number: 427
Site / Business Name	Mr Sudsy Carwash 76 Mr Sudsy Carwash 76
Site Address	209 S Central Ave King
	Kent, WA 98030-0000
Telephone	206-300-7829
UST Owner/Operator	Mr Sudsy Carwash 76
Mailing Address	209 S Central Ave
	Kent, WA 98030
Telephone	206-300-7829

2. FIRM PERFORMING WORK

Service Company	Northwest Tank & Environmental Services, Inc.
Service Co Address	17407 59th Ave SE
	Snohomish, WA 98296
IFCI Certification Number: 203723-U3	Certification Issue Date (Month/Year): 2014-02-21 00:00:00
Telephone	(800) 742-9620

I. TIGHTNESS TESTING METHOD

Date Of Test: 05/05/2015

1. Tightness testing method(s) used (indicate if more than one method was used):
Test method name/version/Manufacturer:
CSLD

Note: A tank must be tested up to the product level limited by the overfill prevention device. If an overfill prevention device is not installed, a tank must be tested up to the 95% full level. When underfill volumetric testing methods are used, the tank must be: 1) filled with product to the 95% full level or 2) the portion of the tank above the product level must be tested using a non volumetric method which meets performance standards, for tightness testing.

2. Indicate the method used to determine if groundwater was present above the bottom of the tank during the test (required for single wall tanks): N/A

3. Method used for release detection:
CSLD

4. Reason for conducting tightness test:
Required Release Detection Method

5. Type of test conducted:
Line and Leak Detectors

6. Test method type:
Volumetric

II. TEST METHOD CHECKLIST

The following items shall be initialed by the Certified Supervisor whose signature appears on this form:

	Yes/No/NA	Initials
1. Has the tightness testing method used been demonstrated to meet the performance standard specified in the UST rules for the conditions under which the test was conducted? (e.g. detecting a 0.10 gallon per hour leak rate with probability of detection of at least 95% and a probability of false alarm no more than 5%)	Yes	Robert
2. Have all written testing procedures developed by the manufacturer of the testing equipment and method been followed while the test was being setup.	Yes	Robert
3. Was the product level in the tank during the test within the limitations of the test methods performance standards?	N/A	Robert
4. If groundwater was present above the bottom of the tank, have the testing procedures accounted for its presence? (required for single wall tanks)	N/A	Robert
5. If the tightness test is considered a failed test, has the owner/operator been notified of the test results? (Note: Tank owner must report a failed tightness test as a suspected release within 24 hours to UST staff at the appropriate Ecology office.	N/A	Robert

III. TANK INFORMATION CHECKLIST

1. Tank ID Number (tank name registered with Ecology)	1	2	3			
2. Date Installed	1992-08-18	1992-08-18	1992-08-18			
3. Tank capacity in gallons	8000	12000	12000			
4. Last substance stored	Premium	Regular	Regular			
5. Number of tank compartments	1	1	1			
6. Tank type (S) Single Wall; (D) Double Wall; (P) Partitioned	SW	SW	SW			
7. Is overfill device present? (Yes/No)	HLA = High Level Alarm	HLA = High Level Alarm	HLA = High Level Alarm			
Tank ID associated to each tank	1	2	3			
8. Percentage of product in tank during test? (Volume % must comply with test method certification requirements)						
9. The test method used can detect a leak of how many GPH?	.05	.05	.05	.05	.05	.05
10. The numerical tank test results are? (In gallons per hour)						
11. Based on evaluating test results and conducting any retesting as necessary as per test protocol to obtain conclusive test results; the test results are?						

IV. LINE AND LEAK DETECTOR INFORMATION

Tank ID associated to each line	1	3				
1. Piping Type: (S) Single Wall; (D) Double Wall	Single	Single				
2. Pump Type: (T) Turbine; (S) Suction	Pressure	Pressure				
3. (a) If turbine is leak detector present (Yes/No)	Yes	Yes				
If present, was lead seal intact (Yes/No)	N/A	N/A				
(b) If suction, check valve located at: (T) tank; (P) pump	N/A	N/A				
4. The numerical line test results are? (gallons per hour)	.00000	.00000				
5. Line tightness test results? (Pass/Fail)	Pass	Pass				
Tank ID associated to each leak detector	1	3				
Leak Detector Test Results (Pass/Fail)	Pass	Pass				

V. REQUIRED SIGNATURES

I hereby attest, that I have been the Certified Supervisor present during the above listed testing activities, and to the best of my knowledge they have been conducted in compliance with all applicable state and federal laws, regulations and procedures, pertaining to underground storage tanks.

05/05/2015



Robert Garretson

Date**Signature of Certified Supervisor****Printed Name****Date****Signature of Tank Owner/Authorized Representative****Printed Name**

Line Tightness Test Results

Company Name: Mr Sudsy Carwash 76
 Site Name: Mr Sudsy Carwash 76
 Address: 209 S Central Ave Kent, WA 98030-0000
 Test Date: 05/05/2015

Job ID Number: 46757
 Technician Name: Robert Garretson
 License Number: 203723-U3
 Expiration Date: 02/21/2016

Line Tightness Test Data

Product:	Premium	Tank ID:	1	Start Time:	11:50
Approx Length:	50	STP MFG:	Red Jacket 3/4 HP	End Time:	12:20
Size:	2	Operating Pressure:	27	Total Test Time:	30mins
Line Material:	SWS	Test Pressure:	40.5	Final Leak Rate:	.00000
Wall Type:	Single	Isolation Dispenser:	Impact Valve	Impact Valves Operational:	Yes
Boot Back:	N/A	Isolation Pump:	Check Valve	Check Valve Location:	N/A
LD Present:	50	Initial Cylinder Level:	0.075	Result:	Pass
Line Type:	Pressure	Final Cylinder Level:	0.075		

Product:	Regular	Tank ID:	3	Start Time:	11:50
Approx Length:	50	STP MFG:	Red Jacket 3/4 HP	End Time:	12:20
Size:	2	Operating Pressure:	28	Total Test Time:	30mins
Line Material:	SWS	Test Pressure:	42	Final Leak Rate:	.00000
Wall Type:	Single	Isolation Dispenser:	Impact Valve	Impact Valves Operational:	Yes
Boot Back:	N/A	Isolation Pump:	Check Valve	Check Valve Location:	N/A
LD Present:	50	Initial Cylinder Level:	0.075	Result:	Pass
Line Type:	Pressure	Final Cylinder Level:	0.075		

Line tightness testing conducted in accordance with the procedures and limitations of the Accurite Training and Services Corp. pipeline tester. A consistent leak rate of .01 gph or higher at 150% of normal operating pressure is considered a failure. The owner or operator of the UST system is required to report all failures to the appropriate agency within 24 hours.

The results of any sampling, testing, or monitoring shall be maintained for at least five years, or for another reasonable period of time determined by the department or delegated agency, except that the results of tank tightness testing conducted in accordance with CFR 40 Part 280.44 shall be retained until the next test is conducted.

Comments:

Technician Name: Robert Garretson

Signature:



Date: 05/05/2015

**Pressure Decay Test CARB Test Procedure TP-201.3 or
Procedure in CARB Executive Order for Stage 2 Equipment**

Company Name:	Mr Sudsy Carwash 76	Testing Company Name:	Northwest Tank & Environmental Services, Inc.
Site Name:	Mr Sudsy Carwash 76	Address:	17407 59th Ave SE
Address:	209 S Central Ave Kent, WA 98030-0000	City/State/Zip:	Snohomish, WA 98296
Air Agency Reg#:	PSCAA	PH: (800) 742-9620	FAX: (425) 645-7881
Test Date/Time:	05/05/2015 09:35:38 am	http://www.nwtank.com	
Overall Result	Incomplete		

Tank Tie Section	
Tanks Manifolder?	Yes
Method used to determine manifold:	Depressed Vapor Adaptors during PD test.

Type of Stage 1:	Dual Point Standard	Type of Stage 2:	Vac Assist
Total Nozzles:	8	Tested with vapor cap:	Off

Tank#	# of Nozzles	Product	Ullage	Tank Total Capacity
1	8	1862	6409	8271.0
2	8	1579	10541	12120.0
3	8	1713	8000	9713.0
Totals:		5154.00	24950.00	30104.00

Test Results

Allowable Pressure	Duration	1st Reading	2nd Reading	3rd Reading	4th Reading	5th Reading
1.96	5 min	2	1.99	1.98	1.97	1.96

Comments:

*****UNOFFICIAL TEST***** Site has over 25,000 Gallons ullage. Site had no pressure on tanks at all. After 30 min wait period, pressurized system to 2" WC. System failed to hold. During trouble shooting the following was found: 3 Pressure Vacuum vents leaking, Replaced with truck stock. Husky 4885 S/N's 0010931777, 0010931785, 5248938. Pressurized system to 2" WC. System holds to 1.96" WC. *****UNOFFICIAL TEST***** Site has over 25,000 gallons of ullage.

Person Conducting the test:

Robert Garretson



05/05/2015

Print Name

Signature

Date

Tank owner or authorized representative:

Print Name

Signature

Date

Back Pressure Test (Wet/Dry) CARB Test Procedure TP-201.4

Company Name: Mr Sudsy Carwash 76
Site Name: Mr Sudsy Carwash 76
Address: 209 S Central Ave Kent, WA 98030-0000
Air Agency Reg#: PSCAA
Test Date/Time: 05/05/2015 12:32:30 pm

Testing Company Name: Northwest Tank & Environmental Services, Inc.
Address: 17407 59th Ave SE
City/State/Zip: Snohomish, WA 98296
PH: (800) 742-9620 FAX: (425) 645-7881
<http://www.nwtank.com>

Allowed back pressure for:

Vapor Balance:	0.16	40 CFH	0.35	60 CFH	0.62	80 CFH
Vacuum Assist:	Riser	0.50	60 CFH	Nozzle	0.50	60 CFH

From:

CARB Test Procedure TP-201.4

Nitrogen introduced at:

Riser

Test Procedure include Fuel Dispensing?

Yes

Vapor Valve located:

In Nozzle

Date Test Equipment Calibrated:

4/15/2015

All underground vapor lines must be tested Test must be conducted wet and dry

All tests are conducted for 30 seconds. Back pressure is measured in water column pressure at the specified flow rates.

Dry Pump#	Grade	Nozzle	CFH 40	CFH 60	CFH 80	Pass/Fail
8	All	OPW 11VAI-27	0	0	0	Pass
6	All	OPW 11VAI-27	0	0	0	Pass

Wet Pump#	Grade	Nozzle	CFH 40	CFH 60	CFH 80	Pass/Fail
8	All	OPW 11VAI-27	0	0	0	Pass
6	All	OPW 11VAI-27	0	0	0	Pass

Tri-Tester Testing Form TP 201.5 Air to Liquid Ratio Testing

Company Name: Mr Sudsy Carwash 76 Job ID Number: 46757
 Site Name: Mr Sudsy Carwash 76 Technician Name: Robert Garretson
 Address: 209 S Central Ave Kent, WA 98030-0000 Carb E0#: Vac Assist Gilbarco G-70-150-AE per nozzle
 Test Date/Time: 05/05/2015 01:00:59 pm
 Last Calibration Date Of Unit: 4/8/2015
 Pre-Operation Test Result: Pass
 Post-Operation Test Result: Pass

Disp#	Grade	Nozzle	GPM	A/L	Result	Notes
1	Regular	OPW 11VAI-27	9.87	1.05	Pass	
1	Mid-Grade	OPW 11VAI-27	9.27	1.06	Pass	
1	Premium	OPW 11VAI-27	9.87	1.10	Pass	
2	Regular	OPW 11VAI-27	9.42	1.05	Pass	
2	Mid-Grade	OPW 11VAI-27	9.72	1.04	Pass	
2	Premium	OPW 11VAI-27	9.87	1.07	Pass	
3	Regular	OPW 11VAI-27	8.52	1.09	Pass	
3	Mid-Grade	OPW 11VAI-27	9.15	1.07	Pass	
3	Premium	OPW 11VAI-27	7.98	1.07	Pass	
4	Regular	OPW 11VAI-27	9.26	1.01	Pass	
4	Mid-Grade	OPW 11VAI-27	9.62	1.01	Pass	
4	Premium	OPW 11VAI-27	8.46	1.03	Pass	
5	Regular	OPW 11VAI-27	8.62	1.13	Pass	
5	Mid-Grade	OPW 11VAI-27	8.93	1.18	Pass	
5	Premium	OPW 11VAI-27	8.15	1.19	Pass	
6	Regular	OPW 11VAI-27	8.15	1.04	Pass	
6	Mid-Grade	OPW 11VAI-27	8.52	1.01	Pass	
6	Premium	OPW 11VAI-27	7.89	1.02	Pass	
7	Regular	OPW 11VAI-27	8.15	1.04	Pass	Adjusted vac motor
7	Mid-Grade	OPW 11VAI-27	8.72	1.01	Pass	adjusted vac motor
7	Premium	OPW 11VAI-27	7.85	1.01	Pass	adjusted vac motor
8	Regular	OPW 11VAI-27	9.37	1.06	Pass	
8	Mid-Grade	OPW 11VAI-27	10.00	1.06	Pass	
8	Premium	OPW 11VAI-27	8.93	1.08	Pass	

Static Torque of Rotatable Stage 1 Adaptors

Company Name: Mr Sudsy Carwash 76

Site Name: Mr Sudsy Carwash 76

Address: 209 S Central Ave Kent, WA 98030-0000

Air Agency Reg#: PSCAA

Test Date: 05/05/2015

Testing Company Name: Northwest Tank & Environmental Services, Inc.

Address: 17407 59th Ave SE

City/State/Zip: Snohomish, WA 98296

PH: (800) 742-9620

FAX: (425) 645-7881

<http://www.nwtank.com>

Type	Test #	Grade	Brand/Model	Torque 1	Torque 2	Torque 3	Average	Result
Product	1	Regular	OPW 61SALP-EVR	106	106	106	106.00	Pass
Product	2	Regular	OPW 61SALP-EVR	103	103	103	103.00	Pass
Product	3	Premium	EMCO A0030-124S	104	104	104	104.00	Pass
Vapor	1	Regular	OPW 61VSA	108	108	108	108.00	Pass
Vapor	2	Regular	OPW 61VSA	108	108	108	108.00	Pass
Vapor	3	Premium	OPW 61VSA	108	108	108	108.00	Pass

Comments:

Sprayed adaptors with lubricating spray. Vapor adaptors are direct burial.

Permit to work for Petroleum/Convenience Sites

Worker Signatures: I have reviewed and understand the conditions of this permit and its attachments. I will report hazardous conditions or acts identified on this jobs ite to my supervisor or customer representative.

1:
2:
3:

Robert

Person In Charge: Robert Garretson

Location: Mr Sudsy Carwash 76, 209 S Central Ave Kent, WA

Date: 05/05/2015

Time Issued: 05/05/2015 11:23 am

Work Order#: 46757

Time Expires: 05/06/2015 11:23 am

Nearest Hospital: (see hospital map)

Emergency Phone#: 911

REQUIRED PERMITS AND/OR PROCEDURES

- ☐ Hot Work
- ☐ Excavation Checklist
- ☒ Lock-Out Tag-Out
- ☐ Pre Entry Checklist
- ☐ Confined Space
- ☐ One Call
- ☐ Hoisting/Rigging
- ☐ Management Of Change
- ☐ Work Notification
- ☐ Other

HAZARDOUS ENERGY LOCK-OUT TAG-OUT (LOTO)- API 1646 Section 12

Has piece of equipment or system been properly isolated? Yes

Has energy isolation been reviewed by all affected workers? Yes

List All Affected Workers: Robert Garretson

CONFINED SPACE PRE-ENTRY CHECKLIST / RECLASSIFICATION - API 1646 Section 11

Surrounding areas free of hazards? N/A

Are you trained in the operation of the air monitor used? N/A

Proper notifications made? N/A

Has the monitor been calibrated before use? N/A

Does your knowledge indicate that the area will remain free from all atmoshperic hazards? N/A

Did you test the atmosphere in the space before entry? N/A

Did the atmosphere check as acceptable? N/A

Are you trained in confined space entry? Yes

Will the atmosphere be continuously monitored? N/A

Sump	Time	Isolation	LeI	Oxygen	Toxicity	Atmosphere	Electrical Loto	Lines Disconnected	Pumps Off	Valves Shut
------	------	-----------	-----	--------	----------	------------	-----------------	--------------------	-----------	-------------

I ensure this permit has been filled out completely and in conjunction with all applicable OSHA requirements to provide a safe workplace for all workers and myself. I will take action to eliminate hazardous conditions or acts identified on this job site.

Person in Charge Signature:

Robert

Job Clearance Form

Contractor instructions prior to start of work. 1. Review form, check appropriate boxes, read and sign at the bottom of this form. 2. Inform dealer, manager or representative of the job to be performed and potential safety concerns and obtain signature.

Station #: Mr Sudsy Carwash 76	Station Address: 209 S Central Ave, Kent	Work Order Number: 46757	Date: 05/05/2015
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Contractor Company Name: Northwest Tank & Environmental Services, Inc.	Contact Person in Charge: Robert Garretson	Number of Workers:	JFA Reference Number (if required):	Start Time:	End Time: 5/5/2015 1:35:21 PM	Labor: 0.00	Travel Time: 0.00	Travel Distance: 0
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Problem / Work Description	Return Call: No Damage Claim: No
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PPE REQUIRED (CHECK ALL THAT APPLY AND/OR FILL IN "OTHER" BLANK SPACE)

Safety Vest: Yes	Hard Hat: N/A	Shoes/Boots: Yes	Hearing Protection: N/A	Respirator: N/A
Protective Clothing: Yes	Gloves: Yes	Safety glasses/goggles: Yes	Fire Resist Clothing/Welding PPE: N/A	Other:


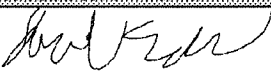

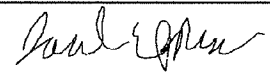
Contractor to complete section below if circumstances on site or specific to this job may generate additional hazards not described in the JSA.

Task Step	Hazards not covered by JSA	How to reduce or eliminate risk - include extra PPE to be worn
Air To Liquid Ratio Dynamic Back Pressure Pressure Decay Line Test Torque Site Info Work Permit Leak Detector Tank Monitor		

Work documentation requirements: Lower Risk - This form may be used as JSA Medium Risk/Higher Risk - JSA Required Higher Risk - JSA Required and other customer requirements may apply

Examples of higher/medium Risk Tasks:
 Hot Work
 Excavation Checklist
 Lock-Out Tag-Out
 Pre Entry Checklist
 Confined Space
 One Call
 Hoisting/Rigging
 Management Of Change
 Work Notification
 Other

This form must be completed for each job and updated and re-signed if circumstances change or additional hazards are identified.

SIGN IN	SIGN OUT AND OPERATOR VERIFICATION OF WORK	
Operating sites: to be signed by the site representative. Non-Operating sites: to be signed by contractor representative only. Contractor responsibility to inform site of: Hazards of the job, Effects on the site or operation, Any affect to gasoline deliveries, Energy isolation needed, Areas to be barricaded for worker/public safety.	Contractor Representative Name	Signature
	Robert Garretson	
	Site Representative Name	Signature
	Jacob	
	General safety checks by contractor Has the work area been left tidy and safe? Is the site operator aware of status of work including any remaining isolation Are changes to equipment documented and communicated? All incidents, near misses, unsafe situations reported?	
	Contractor Representative Name	Signature
	Robert Garretson	
	Site Representative Name	Signature
	Jacob	
	Site Representative Comments	
	None	

Please refer to work acknowledgement form for a complete list of parts installed.

Permit to Work

Date: 05/05/2015
 Job ID: 46757
 Company: Mr Sudsy Carwash 76
 Site: Mr Sudsy Carwash 76
 Technician: Robert Garretson

Scope of Work:
 Swivel Torque Annual
 Line Test Annual
 Pressure Decay Semi Annual
 Air to Liquid Ratio Annual
 Leak Detector Test Annual
 Blockage Annual Vac-Assist
 Tank Monitor Certification Annual

Site Evaluation	
E-Stop switch located	Yes
Storm drain(s) located	Yes
Hand/Eyewash facility located	Yes
Identify other contractors	N/A
Identify traffic ingress/egress	Yes
Identify evacuation routes	Yes
Assembly Area:	Gonnason Boats

Hazard Analysis:
 Hot Work
 Excavation Checklist
 Lock-Out Tag-Out
 Pre Entry Checklist
 Confined Space
 One Call
 Hoisting/Rigging
 Management Of Change
 Work Notification
 Other

Personal Protective Equipment	
First Aid Kit stocked	Yes
Note Depleted Stock:	
Nitrile Gloves	Yes
Safety Vest	Yes
Safety Glasses	Yes
Hard Hat	N/A
Hearing Protection	N/A
Knee Pads	Yes
Back Brace	N/A
Harness / Lanyard	N/A

Pre-Operation Checks	
Ladder Inspection **	Yes
Extension Cord Inspection	N/A
Oxygen / Vapor Sensor Calibrated	N/A
Tools / Equipment in Good Repair	Yes
Equipment Grounding	Yes
Hazard Communication	N/A
** Work cannot be performed on ladder above 6'.	

Safety Equipment	
Lockout / Tagout	Yes
Oxygen / Vapor Sensor	N/A
Ventilator	N/A
Retrieval Equipment	N/A
Delineators / Perimeter Fencing	Yes
Ground Fault Circuit Interruptor	N/A
20# Fire Extinguisher	Yes
Static Grounds	Yes
Explosion-Proof Pump	N/A
Absorbant Rags	N/A
Communication Equipment (cell phone)	Yes
Scissor Lift**	N/A

Pre-Entry Checklist for Confined Space	
Is the sump greater than 5' deep?	N/A
Is there hazardous liquid/vapor present?	N/A
Is there a lack of oxygen within the space?	N/A
IF ANY OF THESE ARE ANSWERED YES A PERMIT MUST BE ISSUED!	

** For work above 6', an elevated work permit is required.
 Refer to your Company Safety manual for standard operating procedures and equipment standards. Please contact your immediate supervisor to clarify procedures not covered in your safety manual.

Job Completion Checklist	
Have all isolation mechanisms been removed	Yes
Have you pumped from each product?	Yes
Are all dispensers out of "stand-alone"	Yes
Have you walked the site for tools or hazards?	Yes