



October 3, 2017

Mr. David Pollart
P.O. Box 1096
Mercer Island, WA 98040-1096

Re: September 2017 Groundwater Sampling Report – Twenty-Fourth Round
Estes West Express Trucking Facility
2102 West Valley Highway North
Auburn, Washington
VCP No. NW 2532

EPI Project No. 61901.1

Dear Mr. Pollart:

Environmental Partners, Inc. (EPI) is pleased to present this *September 2017 Groundwater Sampling Report – Twenty-Fourth Round* for the Estes West Express Trucking Facility located at 2102 West Valley Highway North in Auburn, Washington (the Site). The general location of the Site is shown on Figure 1.

EPI understands that the Site owner is seeking a No Further Action (NFA) determination from the Washington State Department of Ecology (Ecology). The objective of the groundwater sampling is to monitor groundwater geochemical conditions and petroleum hydrocarbon concentrations in samples from the on-site monitoring wells to track and document groundwater remediation system progress toward achieving a full NFA determination for the Site.

BACKGROUND

Soil and groundwater at the Site were impacted by petroleum hydrocarbon releases from a 550-gallon waste oil underground storage tank (UST) located near the northwest corner of the existing truck maintenance building. The UST and approximately 350 cubic yards of petroleum-contaminated soil (PCS) were removed and four monitoring wells, designated MW-1, MW-2, MW-3, and MW-4, were installed in December 1998. The locations of the former UST and monitoring wells relative to the truck maintenance building are shown on Figure 2.

Ecology issued a conditional NFA determination for the Site in January 2000. The NFA contained the condition that quarterly groundwater monitoring and reporting be continued until “this site demonstrates sustained, continuous compliance with Model Toxics Control Act (MTCA) Groundwater Cleanup Levels (CULs) for at least one year.” The NFA letter also stipulated that analytical results for groundwater compliance “shall include BTEX (benzene, toluene, ethylbenzene, and xylene), diesel, and heavy oils.” Available records indicate that the monitoring wells were sampled approximately every quarter from December 1998 until October 2002.

In November 2002, the Site owner petitioned for a full NFA determination based on 3 years of data demonstrating that the benzene in groundwater at concentrations greater than MTCA Method A CULs was confined to samples from the area on the north side of the maintenance building around MW-2. At that time, the sample from MW-2 had a gasoline-range petroleum hydrocarbon (GRPH) concentration of 180 micrograms per liter ($\mu\text{g/L}$) and a benzene concentration of 12.0 $\mu\text{g/L}$. The GRPH concentration was less than its MTCA Method A CUL of 800 $\mu\text{g/L}$; however, the benzene concentration exceeded the MTCA Method A CUL of 5 $\mu\text{g/L}$. No other BTEX compounds, diesel-range petroleum hydrocarbons (DRPH), or higher-range petroleum hydrocarbons (HRPH) were detected in the sample from MW-2 and none of the samples from the other monitoring wells had concentrations exceeding MTCA Method A CULs.

Groundwater sampling was discontinued in late 2002 and the Site did not receive a full NFA determination due to the benzene concentration exceeding its MTCA Method A CUL in samples from MW-2. Records indicate that the Site was subsequently dropped from Ecology's Voluntary Cleanup Program (VCP) due to inactivity.

The Site re-entered the VCP in August 2011 and was assigned VCP No. NW 2532. Quarterly groundwater sampling of the four on-site wells under the VCP resumed in August 2011. On March 26, 2012, Ecology notified the Site owner that the January 2000 conditional NFA determination was rescinded because the benzene concentrations in groundwater samples from well MW-2 remained greater than the MTCA Method A CUL and the previous groundwater remedy (excavation of petroleum impacted soils followed by groundwater monitoring) did not achieve and maintain compliance with the applicable MTCA Method A CULs.

On November 28, 2012, a 12,000-gallon diesel fuel UST was removed from south side of the truck maintenance building. The location of the former 12,000-gallon diesel UST is shown in Figure 2. According to available information, the UST was pumped and taken out of service in 1998 when the 550-gallon waste oil UST was removed. The 12,000-gallon diesel UST was reportedly not used between 1998 and 2012. EPI personnel oversaw the UST decommissioning activities and collected nine soil samples and one sample of water at the bottom of the UST excavation. The water sample from the bottom of the excavation was rinse water containing diesel that spilled from the UST as it was removed from the excavation due to improper rigging and hoisting of the UST. EPI prepared the *Underground Storage Tank Site Assessment Report*, dated January 4, 2013, for submittal to Ecology's Underground Storage Tank Division. The reviewer is referred to EPI's Phase II ESA report, dated December 9, 2013, for additional details regarding the Phase II ESA activities and soil and groundwater sampling results.

In 2013 Ecology requested installation of two additional wells designated MW-5 and MW-6. Well MW-5 was installed at the southwest corner of the truck maintenance building, near the onsite oil water separator, to monitor groundwater downgradient of MW-1. Well MW-6 was installed at the southeast corner of the former 12,000-gallon diesel UST excavation to evaluate groundwater quality based very high petroleum hydrocarbon concentrations in a water sample from the bottom of the UST excavation. This water sample was collected immediately after the UST slipped from its rigging during removal, broke, and spilled rinse water into the excavation during decommissioning activities.

In October 2013 EPI performed a Phase II ESA of the Site at Ecology's request. The Phase II ESA included drilling and sampling nine direct push probe borings; five locations around MW-1 and four locations downgradient of MW-6. Sample results indicated that soil impacts around MW-1 were limited to location DP-3, which is immediately adjacent to the exterior wall of the NW corner of the Truck Maintenance Building. This result was anticipated because a small quantity of impacted soil was left in place immediately under the Truck Maintenance Building to maintain geotechnical stability during impacted soil excavation. None of the remaining soil samples had detections for petroleum hydrocarbons. The reviewer is referred to that report for additional details regarding the UST decommissioning activities and soil and groundwater sampling results.

On August 26, 2016, EPI oversaw the drilling and sampling of two soil borings, designated BH-1 and BH-2; and the installation of two conditional point of compliance (POC) monitoring wells, designated MW-7 and MW-8. BH-1 and BH-2 were drilled east of the former diesel UST to evaluate subsurface conditions immediately downgradient of the former UST. POC well MW-7 was installed southeast and downgradient of the former 12,000-gallon diesel UST and existing well MW-6. POC well MW-8 was installed northeast of MW-7, also downgradient of the former 12,000-gallon diesel UST and existing well MW-6. The purpose of the POC monitoring wells is to monitor groundwater conditions downgradient of the former 12,000-gallon diesel UST, which is a source area for diesel impacts to groundwater at the Site. Figure 2 shows the locations of borings and monitoring wells relative to Site features.

Monitoring well MW-9 was installed by Holt Services on August 11, 2017 at a location near the northwest corner of the truck maintenance building as shown on Figure 2. This additional well was requested by Estes West as part of their environmental due diligence for a potential purchase of the property. Historical direct push probe data from this location indicated elevated concentrations of diesel range petroleum hydrocarbons (DRPH) and heavier range petroleum hydrocarbons (HRPH) in groundwater. Additional information regarding well MW-9, including the bore log and well development data, are provided in Attachment A.

REMEDIATION SYSTEM INSTALLATION AND OPERATION

Despite successful source removal of impacted soil in 1998, analytical data for groundwater samples from the Site indicate that MW-1 had the greatest and most consistently detected concentrations of DRPH and HRP. The data indicate that natural attenuation of the residual DRPH and HRP impacts was not occurring at a rate that would result in a reasonable restoration timeframe; therefore, an active groundwater remediation system was designed, installed, and operated for the area around MW-1 as described in the following paragraphs.

In May 2014 EPI installed three shallow air injection wells at locations upgradient of MW-1 as shown in Figure 2. The purpose of the air injection wells and compressor system is to add dissolved oxygen (DO) to the groundwater. The increased DO concentrations in groundwater due to system operation stimulates population growth and increases the activity of aerobic bacteria and provides the oxygen necessary for those bacteria to metabolize dissolved petroleum hydrocarbons in groundwater.

Each of the shallow air injection wells is equipped with a 1-ft. length Kerfoot Technologies C-Sparger® screen set in a sand filter pack and fully submerged in groundwater at approximately 14 to 15-ft bgs. Pressurized air pumped through the C-Sparger® screens forces air, containing oxygen, into groundwater as microbubbles, greatly increasing the surface area of the bubbles for more efficient oxygenation of the groundwater. The remaining well annulus was sealed using hydrated bentonite chips and the surface was completed in 8-inch diameter flush completion steel monuments set in concrete.

An appropriately sized rotary vane air compressor was installed in the fenced area at the north end of the truck maintenance building to provide air to the shallow air injection wells. The shallow air injection wells are connected to the compressor using 1-inch diameter PVC piping installed below the ground surface through the side of each of the well monuments. PVC air supply lines were installed in trenches that were appropriately backfilled and patched with asphalt at the surface to match the surrounding pavement grade.

The remediation system was started and tested on May 15, 2014 after the 12th round of quarterly sampling was completed. An electrical issue with the compressor motor caused the air injection remediation system to shut down in August 2014. Analytical results from the August 2014 (13th round) sampling event indicated that DRPH and HRPB concentrations were non-detect in the sample from MW-1. Based on the favorable result the remediation system remained temporarily off at MW-1 from August 2014 to April 2015 so that follow-on groundwater data could be collected to demonstrate that groundwater was remediated to concentrations below MTCA Method A Groundwater CULs and to provide data intended to demonstrate that contaminant concentration rebound was not occurring.

The positive response to operation of the air injection remediation system at MW-1 demonstrated that expansion to remediate impacted groundwater at MW-6 was warranted. In January 2015 EPI installed three additional shallow air injection wells at locations upgradient of MW-6 at the locations shown in Figure 2. The three wells are constructed like the air injection wells at MW-1 and are equipped with 1-ft. lengths of Kerfoot Technologies C-Sparger® screen set in a sand filter pack and fully submerged in groundwater at approximately 14- to 15-ft bgs.

The expanded air injection remediation system at MW-6 was first turned on and tested on April 3, 2015. The expanded system at MW-6 ran from April 3, 2015 until June 2015 when an electrical issue with the compressor motor caused the air injection remediation system to shut down, requiring replacement.

Repairs to the air injection system were completed and the remediation system was restarted on February 3, 2016. However, the system was not running during the June 21, 2016 groundwater sampling event and inspection revealed that the compressor motor was damaged beyond repair due to overheating. Upon questioning onsite workers, EPI was informed that the system had been off for several weeks prior to the sampling event. EPI has instructed the onsite workers to immediately inform EPI or the property owner in the event of a system shut down in the future should one occur.

EPI evaluated the potential reasons for the compressor motor overheating and the likely cause is low voltage power throughout the area, which was measured at 208 volts at the air injection system panel. This is significantly lower than the standard of 220-230 volts. Although the compressor motor was rated to operate down to 208 volts it is likely that during certain times of the day in the industrial area at and

near the site, voltage fluctuations below 208 volts caused high amperage of the motor, resulting in excessive heat that eventually seized the motor.

In November 2016, EPI installed a 1.5 horsepower, Republic Manufacturing, Model DRT-425 rotary vane compressor with a 208-volt-specific motor. The compressor was started up on November 16th, 2016 and flows to the air injection wells were established. The system was running before and after the December 20, 2016 groundwater sampling event. Sometime between the December 20, 2016 sampling event and a site visit by EPI personnel on March 20, 2017, the air injection system shut down. On March 20, 2017, EPI personnel inspected the compressor and determined that the vanes were destroyed and must be replaced. The compressor repair work was completed under warranty at the manufacturer's facility.

The repaired compressor was reconnected and returned to service on June 19, 2017. Both areas of the air injection system MW-1 and MW-6, were back in operation following the completion of groundwater sampling on June 19, 2017.

Since installation in 2015, air injection well AI-6, located near monitoring well MW-6, consistently had little to no air flow. EPI tested, evaluated, and attempted to increase air flow through this point with no measurable improvement and determined that the well was plugged and unrepairable. On June 26, 2017 Holocene Drilling, under EPI direction, decommissioned AI-6 per Ecology requirements and replaced it with air injection well AI-6R. Additional information regarding replacement air injection well AI-6R are provided in Attachment A.

GROUNDWATER SAMPLING PROCEDURES

During the September 5, 2017 sampling event groundwater sampling event samples were collected from all onsite wells, MW-1, MW-2, MW-3, MW-4, MW-6, MW-7, MW-8, and new well MW-9. Analytical tests for the quarterly monitoring events were previously reduced to DRPH and HRPH. GRPH and BTEX compounds were not detected in samples from any well during the first nine quarterly monitoring events and GRPH and BTEX analyses were discontinued after the August 2013 sampling event per Ecology's approval.

Prior to sampling EPI opened all onsite wells and allowed water levels to equilibrate then measured the depth to water and total depths using an electronic water level meter. To ensure reproducibility and consistency of the depth to water data, all measurements were made to the north side of the top surface of the PVC well casing. As noted in the section below, well measuring point elevations were surveyed to the North American Vertical Datum 1988 (NAVD88). Groundwater elevations ranged from 54.39 to 54.63 feet NAVD88 in wells MW-8 and MW-5, respectively.

Groundwater elevation contours indicate that groundwater flow was generally from northwest to southeast at the time of the sampling event as shown in Figure 3. These groundwater contours and flow directions are generally consistent with historical data. Groundwater levels were potentially affected by the air injection system operation during this monitoring event because the system had been operating continuously for several months prior to the September 2017 sampling event.

Prior to sampling, EPI purged the monitoring wells using a peristaltic sampling pump and following low flow, low impact well purging techniques. Purge water was tested for stabilization of the key field parameters; temperature, pH, specific conductance, DO, and oxidation-reduction potential (ORP) approximately every three to five minutes. Samples were collected into appropriate pre-labeled containers upon attainment of field parameter stabilization criteria. Field parameter measurements for stabilized parameters are presented in Table 1. Field notes for this sampling event are included in Attachment B.

Purge water was transferred to a 55-gallon drum temporarily stored near the northwest corner of the maintenance building pending disposal characterization.

Groundwater samples were collected for DRPH and HRPD analyses using the Northwest Petroleum Hydrocarbons as Diesel (NWTPH-Dx extended to include oil-range hydrocarbons). Immediately upon collection, filled groundwater sample containers were placed in a cooler with sufficient ice to maintain an internal temperature of 4°C or less pending submittal to the analytical laboratory. The samples were transported under standard Chain-of-Custody protocols to Friedman & Bruya, Inc. in Seattle, Washington. The Chain-of-Custody form is included in Attachment C.

WELL SURVEYING

Monitoring well locations and elevations were surveyed by Pace Engineers on September 19, 2017. The measuring points and groundwater elevations provided in this report are relative to the North American Vertical Datum of 1988 (NAVD 88) rather than a property-specific datum that was used for previous reports. Horizontal coordinates for the surveyed wells and other onsite features (i.e., air injection wells, boreholes BH-1 and BH-2, and catch basins near the Site) are relative to the North American Datum of 1983 (NAD 83), Washington State Plane, North Zone. The survey report for the property is presented in Attachment D.

FIELD MEASUREMENTS AND ANALYTICAL RESULTS

The following findings are based on our review of the field parameter measurements presented in Table 1 and the analytical data relative to MTCA Method A Groundwater CULs presented in Table 2. Laboratory data reports are presented in Attachment C.

The following observations were noted for the field parameter data presented in Table 1.

- Depth to water measurements ranged from 5.31 ft. below top of casing (TOC) in MW-8 to 6.39 ft. below TOC in MW-4. The shallow depth to water and flat hydraulic gradient are consistent with historical water level data for the Site.
- Field-measured pH values for purge water from the wells ranged from 6.29 in purge water from MW-1 to 6.72 in purge water from MW-9. These pH measurements represent approximately neutral pH conditions and are consistent with historical pH measurements at the Site.

- DO measurements range from 0.21 milligrams per liter (mg/L) in purge water from MW-3 and MW-7 to 0.61 mg/L in purge water from MW-6.
- ORP measurements ranged from -85.4 millivolts (mV) in purge water from MW-8 to +69.3 mV in purge water from MW-1. Negative ORP measurements indicate anaerobic (reducing) geochemical conditions in groundwater, while positive ORP measurements indicate more aerobic geochemical conditions. The positive ORP measurements at MW-1 and MW-2 likely result from operation of the air injection system near MW-1 and MW-2.

The following observations were noted for the analytical data presented in Table 2.

- HRPH was detected in the groundwater sample from MW-1 at a concentration of 340 µg/L during this sampling event. The 340 µg/L HRPH concentration in the sample from MW-1 is less than the MTCA Method A CUL of 500 µg/L. HRPH was not detected in samples from any of the remaining wells during this sampling event.
- DRPH was detected in samples collected from all 9 monitoring wells sampled during this event at concentrations ranging from 59 µg/L in the sample from MW-7 to 4,300 µg/L in the sample from new monitoring well MW-9. Concentrations of DRPH did not exceed the MTCA Method A CUL of 500 µg/L in samples from any of the wells except for the sample from MW-9. MW-9 is intentionally installed immediately adjacent to petroleum hydrocarbon-impacted soil remaining in place beneath the supporting exterior wall of the Truck Maintenance Building. This small volume of impacted soil could not be safely excavated due to geotechnical concerns with the stability of the building.

Time series plots of analytical data for groundwater samples from the nine onsite monitoring wells are presented in Attachment E. The time series plots include trend lines matched to the data indicating DRPH and HRPH concentration trends where applicable.

CONCLUSIONS AND RECOMMENDATIONS

The following conclusions are supported by data presented and evaluated in this quarterly groundwater monitoring report.

- Samples from MW-3, MW-4, MW-5, MW-7, and MW-8 have never had DRPH or HRPH concentrations greater than MTCA Method A CULs. Only one sample from MW-2, collected in August 2012, had a HRPH exceedance and HRPH has been non-detect in samples from MW-2 since February 2013.
- HRPH was detected in the groundwater sample collected at MW-1 during this sampling event at a concentration less than the MTCA Method A CUL. HRPH was not detected in samples from any of the remaining wells. Samples from MW-3, MW-4, MW-5, MW-7, and MW-8 have never had a detection for HRPH.

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Estes West Express Trucking Facility, Auburn, WA
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- Only the sample from newly-installed monitoring well MW-9 had a DRPH concentration that exceeded the MTCA Method A CUL. DRPH was detected in groundwater samples from the remaining well sampled at concentrations less than its MTCA Method A CUL.
- Historical DRPH impacts in samples from MW-1, first observed in November 2011, might have been due to short-term truck parking and outdoor storage of oily engine parts outside of the northwest corner of the truck maintenance building by the tenant. These practices were in violation of the lease agreement and were discontinued by the tenant upon direction from the property owner.
- DRPH concentrations in samples from MW-1 and MW-6, which monitor groundwater in areas undergoing active remediation, were less than the Method A Groundwater CUL during this quarterly monitoring event. DRPH concentrations in samples from MW-1 and MW-6 continue to trend downward as shown in the time-series plots in Attachment E.

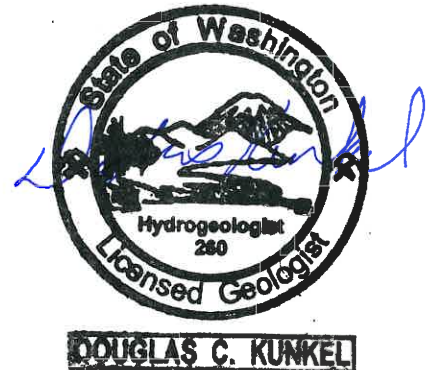
EPI appreciates the opportunity to be of assistance on this project. If you have any questions or comments, please do not hesitate to contact me at (425) 395-0016.

Sincerely,



Douglas Kunkel, LG, LHG
Principal Hydrogeologist

cc: Ms. Jing Song, LG - WDOE-Northwest Regional Office



ENCLOSURES

Tables

Table 1	Summary of Groundwater Stabilization Parameters
Table 2	Quarterly Groundwater Monitoring Analytical Results in µg/L

Figures

Figure 1	General Vicinity Map
Figure 2	Monitoring Well Locations and Air Injection Remediation System Layout
Figure 3	September 5, 2017 Groundwater Elevation Contours and Flow Direction

Attachments

Attachment A	Well Installation Bore Logs
Attachment B	Field Notes and Forms
Attachment C	Analytical Laboratory Report
Attachment D	Survey Report
Attachment E	Time Series Plots

Tables

**Table 1: Summary of Groundwater Stabilization Parameters
Estes West Express Facility
2102 West Valley Highway North, Auburn, Washington**

Well ID	Date Sampled	Depth to Water (ft.)	Top of Casing Elevation (ft. NAVD88)	Groundwater Elevation (ft. NAVD88)	pH	Specific Conductance (mS/cm²)	Dissolved Oxygen (mg/L)	Temp. (°C)	Oxidation Reduction Potential (mV)	Turbidity (NTU)
MW-1	09/05/17	6.17	60.77	54.60	6.29	0.288	0.49	20.2	69.3	NM
MW-2	09/05/17	6.32	60.85	54.53	6.41	0.353	0.55	18.6	36.2	NM
MW-3	09/05/17	6.30	60.80	54.50	6.66	0.610	0.21	18.9	-58.9	NM
MW-4	09/05/17	6.39	60.93	54.54	6.53	0.660	0.58	17.1	-32.2	NM
MW-5	09/05/17	6.27	60.90	54.63	6.54	0.563	0.51	17.7	-44.6	NM
MW-6	09/05/17	6.23	60.76	54.53	6.60	0.556	0.61	20.0	-55.7	NM
MW-7	09/05/17	5.43	59.87	54.44	6.57	0.526	0.21	18.5	-61.6	NM
MW-8	09/05/17	5.31	59.70	54.39	6.52	1.070	0.34	20.8	-85.4	NM
MW-9	09/05/17	6.33	60.91	54.58	6.72	0.600	0.38	19.8	-77.3	NM

Notes:

NAVD88 = North American Vertical Datum, 1988

NM = Not Measured

Table 2: Quarterly Groundwater Monitoring Analytical Results in µg/L
Estes West Express Trucking Facility
2102 West Valley Highway North - Auburn, WA

Well ID	Date Sampled	DRPH ^b	HRPH ^b	Benzene ^c	Toluene ^c	Ethylbenzene ^c	Total Xylenes ^c
MW-1	8/12/11	<250	<500	<1	<1	<1	<3
	11/11/11	1,500	300	<1	<1	<1	<3
	2/10/12	690	<250	<1	<1	<1	<3
	5/17/12	1,100	480	<1	<1	<1	<3
	8/28/12	1,200	820	<1	<1	<1	<3
	11/15/12	2,700	1,200	<1	<1	<1	<3
	2/14/13	1,600	510	<1	<1	<1	<3
	5/16/13	1,500	340	<1	<1	<1	<3
	8/14/13	1,100	290	<1	<1	<1	<3
	11/25/13	1,400	400			NA	
	2/20/14	700	280			NA	
	5/15/14	940	<250			NA	
	8/14/14	<50	<250			NA	
	11/24/14	220	<250			NA	
	3/31/15	340	<250			NA	
	6/29/15	240	<250			NA	
	9/28/15	700	290			NA	
	3/3/16	220	<250			NA	
	6/21/16	160	<250			NA	
	9/16/16	580	420			NA	
12/20/16	190	<250			NA		
3/24/17	53	<250			NA		
6/19/17	310	560			NA		
9/5/17	340	340			NA		
MW-2	8/12/11	<250	<500	<1	<1	<1	<3
	11/11/11	500	<250	<1	<1	<1	<3
	2/10/12	<50	<250	<1	<1	<1	<3
	5/17/12	<50	<250	<1	<1	<1	<3
	8/28/12	470	730	<1	<1	<1	<3
	11/15/12	140	<260	<1	<1	<1	<3
	2/14/13	94	260	<1	<1	<1	<3
	5/16/13	77	<250	<1	<1	<1	<3
	8/14/13	280	<250	<1	<1	<1	<3
	11/25/13	53	<250			NA	
	2/20/14	<50	<250			NA	
	5/15/14	<50	<250			NA	
	8/14/14	100	<250			NA	
	11/24/14	<50	<250			NA	
	3/31/15	57	<250			NA	
	6/29/15	97	<250			NA	
	9/28/15	150	<250			NA	
	3/3/16	<50	<250			NA	
	6/21/16	86	<250			NA	
	9/16/16	95	<250			NA	
12/20/16	<50	<250			NA		
6/19/17	61	<250			NA		
9/5/17	100	<250			NA		
MW-3	8/12/11	<250	<500	<1	<1	<1	<3
	11/11/11	65	<250	<1	<1	<1	<3
	2/10/12	100	<250	<1	<1	<1	<3
	5/17/12	53	<250	<1	<1	<1	<3
	8/28/12	130	<250	<1	<1	<1	<3
	11/15/12	120	<280	<1	<1	<1	<3
	2/14/13	150	<250	<1	<1	<1	<3
	5/16/13	200	<250	<1	<1	<1	<3
	8/14/13	140	<250	<1	<1	<1	<3
	11/25/13	170	<250			NA	
	2/20/14	160	<250			NA	
	5/15/14	120	<250			NA	
	8/14/14	140	<250			NA	
	11/24/14	130	<250			NA	
	3/31/15	220	<250			NA	
	6/29/15	130	<250			NA	
	9/28/15	110	<250			NA	
	3/3/16	92	<250			NA	
	6/21/16	85	<250			NA	
	9/16/16	100	<250			NA	
12/20/16	99	<250			NA		
6/19/17	310	<250			NA		
9/5/17	210	<250			NA		

Table 2: Quarterly Groundwater Monitoring Analytical Results in µg/L
Estes West Express Trucking Facility
2102 West Valley Highway North - Auburn, WA

Well ID	Date Sampled	DRPH ^b	HRPH ^b	Benzene ^c	Toluene ^c	Ethylbenzene ^c	Total Xylenes ^c
MW-4	8/12/11	<250	<500	<1	<1	<1	<3
	11/11/11	72	<250	<1	<1	<1	<3
	2/10/12	150	<250	<1	<1	<1	<3
	5/17/12	160	<250	<1	<1	<1	<3
	8/28/12	200	<250	<1	<1	<1	<3
	11/15/12	220	<250	<1	<1	<1	<3
	2/14/13	220	<250	<1	<1	<1	<3
	5/16/13	210	<250	<1	<1	<1	<3
	8/14/13	200	<250	<1	<1	<1	<3
	2/20/14	140	<250			NA	
	5/15/14	140	<250			NA	
	8/14/14	290	<250			NA	
	11/24/14	290	<250			NA	
	3/31/15	320	<250			NA	
	6/29/15	240	<250			NA	
	9/28/15	220	<250			NA	
	3/3/16	130	<250			NA	
	6/21/16	63	<250			NA	
	9/29/16	68	<250			NA	
	12/20/16	78	<250			NA	
3/24/17	<50	<250			NA		
6/19/17	110	<250			NA		
9/5/17	150	<250			NA		
MW-5	6/5/13	160	<250	<1	<1	<1	<3
	8/14/13	56	<250	<1	<1	<1	<3
	11/24/14	<50	<250			NA	
	3/31/15	52	<250			NA	
	6/29/15	<50	<250			NA	
	9/28/15	<50	<250			NA	
	3/3/16	<50	<250			NA	
	6/21/16	<50	<250			NA	
	9/16/16	<50	<250			NA	
	12/20/16	<50	<250			NA	
	6/19/17	55	<250			NA	
9/5/17	68	<250			NA		
MW-6	6/5/13	680	<250	<1	<1	<1	<3
	8/14/13	790	<250	<1	<1	<1	<3
	2/20/14	740	<250			NA	
	5/15/14	950	<250			NA	
	8/14/14	1,200	<250			NA	
	11/24/14	680	<250			NA	
	3/31/15	750	<250			NA	
	6/29/15	750	<250			NA	
	9/28/15	610	<250			NA	
	3/3/16	1,100	390			NA	
	6/21/16	650	<250			NA	
	9/16/16	340	<250			NA	
	12/20/16	640	<250			NA	
	3/24/17	580	<250			NA	
6/19/17	970	280			NA		
9/5/17	320	<250			NA		
MW-7	9/16/16	140	<250			NA	
	12/20/16	78	<250			NA	
	3/24/17	<50	<250			NA	
	6/19/17	100	<250			NA	
	9/5/17	59	<250			NA	
MW-8	10/3/16	290	<250			NA	
	12/20/16	140	<250			NA	
	3/24/17	<50	<250			NA	
	6/26/17	180	<250			NA	
	9/5/17	160	<250			NA	
MW-9	9/5/17	4,300	<250			NA	
MTCA Method A Groundwater Cleanup Level (in µg/L)		500	500	5	1,000	700	1,000

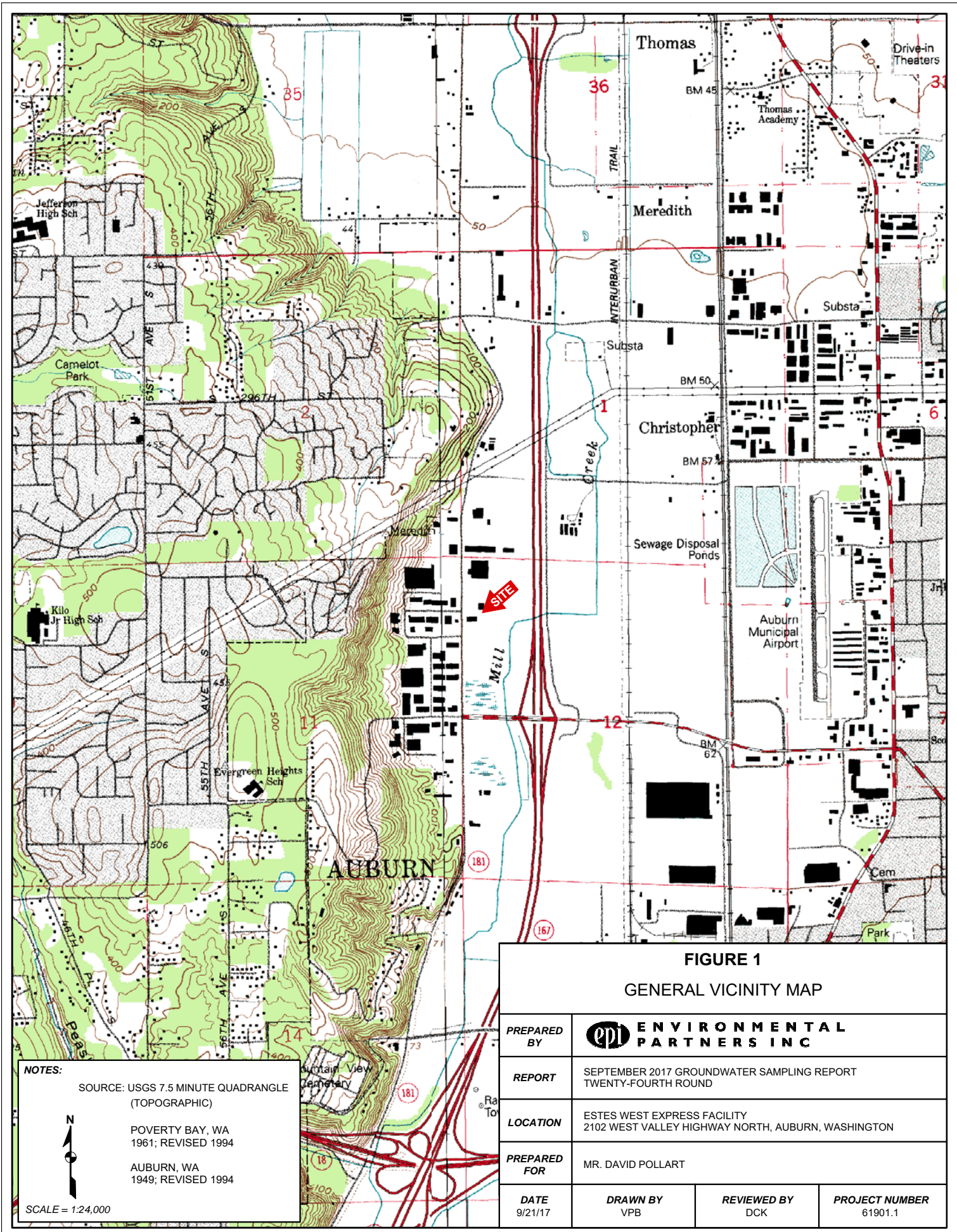
^a Analyzed for gasoline-range petroleum hydrocarbons (GRPH) using Ecology Method NWTPH-Gx

^b Analyzed for diesel (DRPH) and higher-range hydrocarbons (HRPH) using Ecology Method NWTPH-Dx

^c Analyzed using EPA

^d Cleanup level is 800 µg/L when benzene is present in groundwater and 1,000 µg/L when benzene is not present

Figures



NOTES:

SOURCE: USGS 7.5 MINUTE QUADRANGLE (TOPOGRAPHIC)

POVERTY BAY, WA
1961; REVISED 1994

AUBURN, WA
1949; REVISED 1994

SCALE = 1:24,000

<p align="center">FIGURE 1</p> <p align="center">GENERAL VICINITY MAP</p>			
<p>PREPARED BY</p>			
<p>REPORT</p>	<p>SEPTEMBER 2017 GROUNDWATER SAMPLING REPORT TWENTY-FOURTH ROUND</p>		
<p>LOCATION</p>	<p>ESTES WEST EXPRESS FACILITY 2102 WEST VALLEY HIGHWAY NORTH, AUBURN, WASHINGTON</p>		
<p>PREPARED FOR</p>	<p>MR. DAVID POLLART</p>		
<p>DATE</p>	<p>DRAWN BY</p>	<p>REVIEWED BY</p>	<p>PROJECT NUMBER</p>
<p>9/21/17</p>	<p>VPB</p>	<p>DCK</p>	<p>61901.1</p>

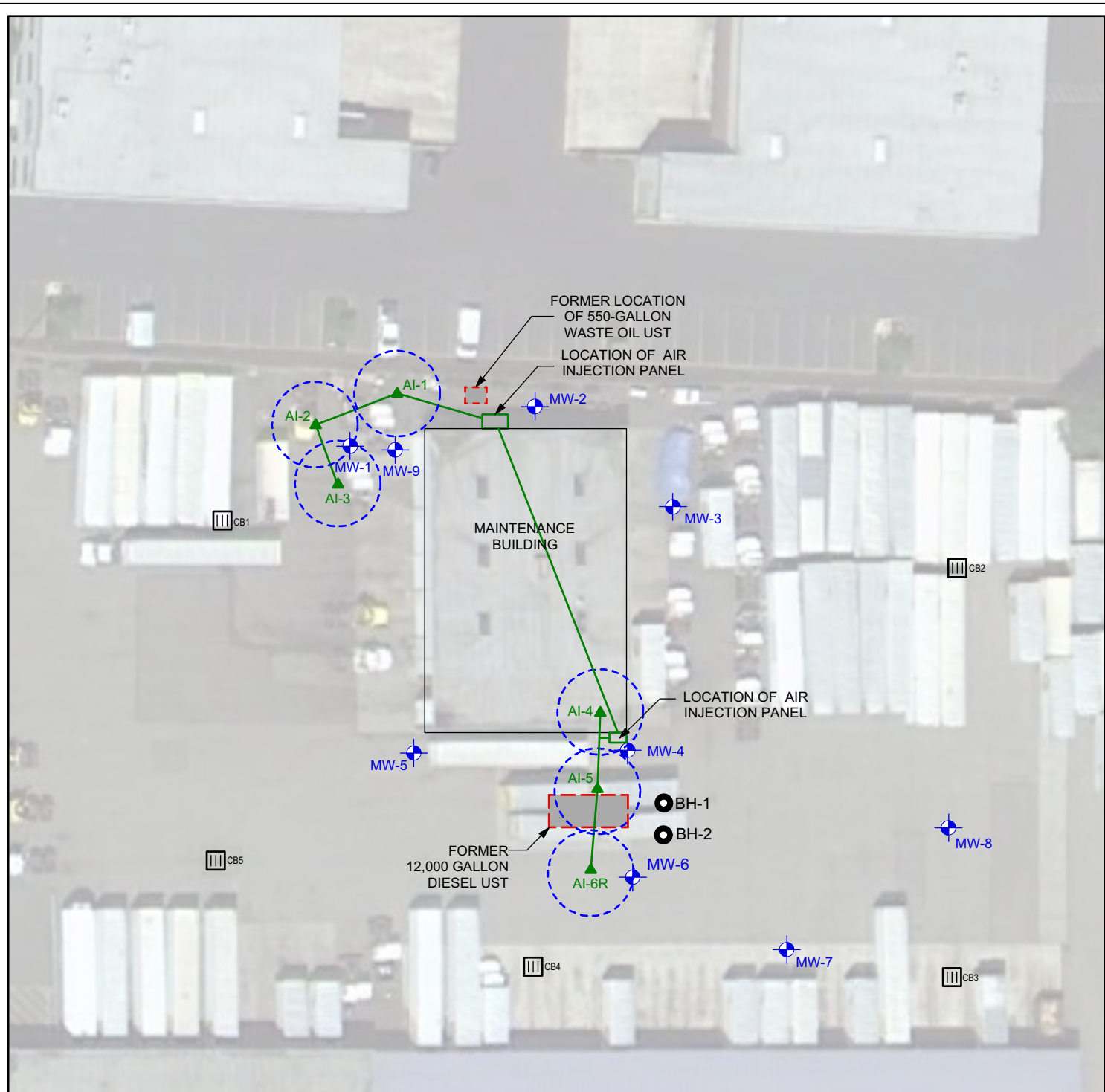


FIGURE 2
MONITORING WELL LOCATIONS AND
AIR INJECTION REMEDIATION SYSTEM LAYOUT

PREPARED BY	ENVIRONMENTAL PARTNERS INC		
REPORT	SEPTEMBER 2017 GROUNDWATER SAMPLING REPORT TWENTY-FOURTH ROUND		
LOCATION	ESTES WEST EXPRESS FACILITY 2102 WEST VALLEY HIGHWAY NORTH, AUBURN, WASHINGTON		
PREPARED FOR	MR. DAVID POLLART		
DATE	DRAWN BY	REVIEWED BY	PROJECT NUMBER
9/21/17	VPB	DCK	61901.1

- NOTES:**
- EXISTING MONITORING WELL LOCATION
 - AIR INJECTION WELL LOCATION
 - HOLLOW STEM AUGER BORING
 - CATCH BASIN
 - APPROXIMATE LOCATION OF AIR INJECTION PIPING
 - APPROXIMATE RADIUS OF INFLUENCE (ROI)
 - FORMER UNDERGROUND STORAGE TANK

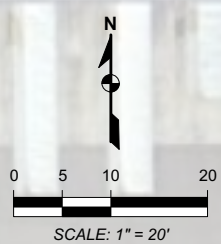





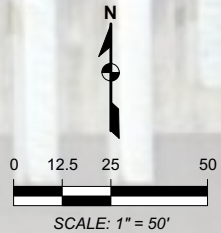





FIGURE 3
SEPTEMBER 5, 2017 GROUNDWATER ELEVATION CONTOURS AND FLOW DIRECTION

- NOTES:**
-  MW-1
54.60 MONITORING WELL LOCATION AND SEPTEMBER 5, 2017 WATER LEVEL ELEVATION IN FEET (NAVD88)
 -  APPROXIMATE GROUNDWATER FLOW DIRECTION
 -  54.60 GROUNDWATER ELEVATION CONTOUR IN FEET (NAVD88), DASHED WHERE INFERRED
 -  FORMER UNDERGROUND STORAGE TANK
 -  CATCH BASIN



PREPARED BY	 ENVIRONMENTAL PARTNERS INC		
REPORT	SEPTEMBER 2017 GROUNDWATER SAMPLING REPORT TWENTY-FOURTH ROUND		
LOCATION	ESTES WEST EXPRESS FACILITY 2102 WEST VALLEY HIGHWAY NORTH, AUBURN, WASHINGTON		
PREPARED FOR	MR. DAVID POLLART		
DATE 9/21/17	DRAWN BY VPB	REVIEWED BY DCK	PROJECT NUMBER 61901.1

Attachment A
Well Installation Bore Logs

SITE ADDRESS 2012 West Valley Highway North		CLIENT: David Pollart	CASING MATERIAL AND SIZE: 2" Sch 40 PVC
DRILLING CONTRACTOR: Holt Services		PROJECT #: 61901	SCREEN SIZE: 0.010
DRILLING EQUIPMENT: Limited Access Track Rig		DATE: 8/11/17	SCREEN INTERVAL: 3 - 13 ft BGS
DRILLING METHOD: HSA		GROUND SURFACE ELEV. FT AMSL: Not Measured	FILTER PACK: Silica Sand
LOGGED BY: J. Sherrod	BOREHOLE SIZE: 9 inch	TOTAL DEPTH: 13 ft	FILTER PACK INTERVAL: 2.5 - 13 ft BGS

Depth (feet)	USCS	Description USCS name; Color; Moisture; Density; Plasticity; Dilatency; EPI description; Other	Interval & % Recovery	Blows per 6"	Sample	PID (ppm)	Well Construction
0		Concrete Surface					
1		POORLY-GRADED GRAVEL WITH SILT AND SAND; brown; damp; loose; mostly gravel with some silt and few sand					
2							
3			30	5,5,5		0.0	
4		-Moist, increasing silt content					
5	GP-GM		20	2,5,13	MW-9:5.5	0.6	
6		-Moist, odor					
7							
8	ML	SILT WITH SAND; dark brown; wet; mostly silt with few sand; no odor					
9		POORLY-GRADED SAND WITH SILT; dark gray; wet; mostly sand with some silt					
10						7.3	
11	SP-SM						
12							
13		End of Borehole				42.1	
14							

NOTES:



SITE ADDRESS 2102 W Valley Hwy N Auburn, WA	CLIENT: David Pollard	CASING MATERIAL AND SIZE: 3/4" sch 40. PUC
DRILLING CONTRACTOR: Hedacene Drilling	PROJECT #: 61901	SCREEN SIZE: Kerr Foot
DRILLING EQUIPMENT: D50	DATE: 6/26/17	SCREEN INTERVAL: 1'
DRILLING METHOD: HSA	GROUND SURFACE ELEV. FT AMSL: NM	FILTER PACK: Silica Sand
LOGGED BY: J. Sherrod	TOTAL DEPTH: 16'	FILTER PACK INTERVAL: 12'-16'

Depth (feet)	USCS	Description USCS name; Color; Moisture; Density; Plasticity; Dilatency; EPI description; Other	Interval & % Recovery	Blows per 6"	Sample	PID (ppm)	Well Construction	Comments
0-9"		Concrete						
2	6P-GM	4'-5' Poorly-Graded gravel w/ silt and sand, brown, damp, mostly gravel w/ some silt and few sand.						
4		- moist						Blank 3/4" PUC
6		6'-16' Poorly-Graded sand w/ silt, wet, dk gray, mostly sand w/ few silt.						Bentonite
8								
10								
12								Sand
14								Kerrfoot sampler
16								Sand
		End of Borehole						

NOTES: Hole drilled w/ wood plug, no samples collected.

HSA with well

Attachment B
Field Notes and Forms

EPI Groundwater Sampling Field Data

Project Name: Estes West

Project Number: 61901

Well ID: MW-1
 Sample ID: MW-1
 Field Conditions: _____

Date: 9/5/17
 Field Team: (Initials) JS

Purge Information

Well Diameter (in.) 2"
 Well Depth (ft.) _____
 Initial Depth to Water (ft.) _____
 Depth of Water Column _____
 3 Casing Volumes _____
 1 Casing Volume _____
 (2"=0.163 x depth)
 (4"=0.653 x depth)

Purge Method : Submersible pump
 Bladder Pump
Peristaltic Pump
 Other: _____
 Start Time 1330
 End Time _____
 Total Gallons Purged _____

Time	Volume Gallons	pH	Conductivity ms/cm ²	DO mg/L	Temp. °C	ORP mV	Turbidity NTU	Appearance/Notes
1334	0.2	6.42	0.292	0.81	19.7	69.7	—	clear
1337	0.3	6.26	0.288	0.57	20.1	73.7	—	clear
1340	0.4	6.27	0.288	0.57	20.1	73.3	—	clear
1343	0.5	6.28	0.288	0.57	20.2	71.4	—	clear
1346	0.6	6.29	0.288	0.54	20.3	70.4	—	clear
1349	0.7	6.29	0.288	0.51	20.2	69.4	—	clear
1352	0.8	6.29	0.288	0.49	20.2	69.3	—	clear

Sample Information

Sample Method(s) : Peristaltic pump / Submersible pump / Bladder Pump / Bailer / Other

Analysis	Time	Bottle Type	Preservative/Filtration	Comments
DRO + ORO	1353	1/2 cartrub	N/A	

End Time: _____

Comments / Exceptions:

Presence of floating product? YES / NO Presence of sinking product? YES / NO

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Notes: Where multiple visits are required to complete sampling, parameters are to be checked prior to sampling for each visit. Enter data under field comments.

EPI Groundwater Sampling Field Data

Project Name: Estes West

Project Number: 61901

Well ID:	<u>MW-2</u>	Date:	<u>4/5/17</u>
Sample ID:	<u>MW-2</u>	Field Team: (Initials)	<u>JS</u>
Field Conditions			

Purge Information

Well Diameter (in.)	<u>2 1/2</u>
Well Depth (ft.)	
Initial Depth to Water (ft.)	
Depth of Water Column	
3 Casing Volumes	
1 Casing Volume	
(2"=0.163 x depth)	
(4"=0.653 x depth)	

Purge Method : Submersible pump
 Bladder Pump
Peristaltic Pump
 Other: _____

Start Time: 1255

End Time: _____

Total Gallons Purged: _____

Time	Volume Gallons	pH	Conductivity ms/cm ²	DO mg/L	Temp. °C	ORP mV	Turbidity NTU	Appearance/Notes
<u>1259</u>	<u>0.2</u>	<u>6.53</u>	<u>0.360</u>	<u>1.30</u>	<u>18.2</u>	<u>15.2</u>	<u>—</u>	<u>clear</u>
<u>1302</u>	<u>0.3</u>	<u>6.35</u>	<u>0.356</u>	<u>5.11</u>	<u>17.6</u>	<u>29.8</u>	<u>—</u>	<u>clear</u>
<u>1305</u>	<u>0.4</u>	<u>6.36</u>	<u>0.350</u>	<u>0.73</u>	<u>17.6</u>	<u>30.4</u>	<u>—</u>	<u>clear</u>
<u>1308</u>	<u>0.5</u>	<u>6.39</u>	<u>0.350</u>	<u>6.57</u>	<u>17.8</u>	<u>31.0</u>	<u>—</u>	<u>clear</u>
<u>1311</u>	<u>0.6</u>	<u>6.41</u>	<u>0.348</u>	<u>0.57</u>	<u>18.1</u>	<u>32.4</u>	<u>—</u>	<u>clear</u>
<u>1314</u>	<u>0.7</u>	<u>6.41</u>	<u>0.349</u>	<u>0.57</u>	<u>18.2</u>	<u>34.4</u>	<u>—</u>	<u>clear</u>
<u>1317</u>	<u>0.8</u>	<u>6.41</u>	<u>0.353</u>	<u>0.55</u>	<u>18.6</u>	<u>36.2</u>	<u>—</u>	<u>clear</u>

Sample Information

Sample Method(s) : Peristaltic pump / Submersible pump / Bladder Pump / Bailer / Other

Analysis	Time	Bottle Type	Preservative/Filtration	Comments
<u>DR0 + OR0</u>	<u>1318</u>	<u>1/2 Ltr Amb</u>	<u>N/A</u>	

End Time: _____

Comments / Exceptions:

Presence of floating product? YES / NO Presence of sinking product? YES / NO

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Notes: Where multiple visits are required to complete sampling, parameters are to be checked prior to sampling for each visit. Enter data under field comments.

EPI Groundwater Sampling Field Data

Project Name: Estes West

Project Number: 61901

Well ID: MW-3
 Sample ID: MW-3
 Field Conditions: _____

Date: 9/5/17
 Field Team: (Initials) JS

Purge Information

Well Diameter (in.) 2"
 Well Depth (ft.) _____
 Initial Depth to Water (ft.) _____
 Depth of Water Column _____
 3 Casing Volumes _____
 1 Casing Volume _____
 (2"=0.163 x depth)
 (4"=0.653 x depth)

Purge Method : Submersible pump
 Bladder Pump
Peristaltic Pump
 Other: _____
 Start Time _____
 End Time _____
 Total Gallons Purged _____

Time	Volume Gallons	pH	Conductivity ms/cm ²	DO mg/L	Temp. °C	ORP mV	Turbidity NTU	Appearance/Notes
1031	0.1	6.97	0.412	0.412	19.5	-14.9	—	clear
1034	0.2	6.62	0.79	0.83	19.1	-29.8	—	clear
1037	0.3	6.64	0.78	0.74	19.2	-36.6	—	clear
1040	0.4	6.65	0.77	0.70	19.1	-43.8	—	clear
1043	0.5	6.66	0.69	0.44	19.1	-52.1	—	clear
1046	0.6	6.66	0.65	0.36	19.1	-55.1	—	clear
1049	0.7	6.66	0.61	0.21	18.9	-58.9	—	clear

Sample Information

Sample Method(s) : Peristaltic pump / Submersible pump / Bladder Pump / Bailer / Other

Analysis	Time	Bottle Type	Preservative/Filtration	Comments
DRO + ORO	1050	2 Liter NBS	None	

End Time: _____

Comments / Exceptions:

Presence of floating product? YES / NO Presence of sinking product? YES / NO

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Notes: Where multiple visits are required to complete sampling, parameters are to be checked prior to sampling for each visit. Enter data under field comments.

EPI Groundwater Sampling Field Data

Project Name: *Estes West*

Project Number: *61901*

Well ID: *MW-4*
 Sample ID: *MW-4*
 Field Conditions:

Date: *9/5/17*
 Field Team: (Initials) *JS*

Purge Information

Well Diameter (in.) *2"*
 Well Depth (ft.)
 Initial Depth to Water (ft.)
 Depth of Water Column
 3 Casing Volumes
 1 Casing Volume
 (2"=0.163 x depth)
 (4"=0.653 x depth)

Purge Method : Submersible pump
 Bladder Pump
Peristaltic Pump
 Other :
 Start Time *1115*
 End Time
 Total Gallons Purged

Time	Volume Gallons	pH	Conductivity ms/cm ²	DO mg/L	Temp. °C	ORP mV	Turbidity NTU	Appearance/Notes
<i>1118</i>	<i>0.1</i>	<i>6.66</i>	<i>0.69</i>	<i>3.12</i>	<i>17.3</i>	<i>12.0</i>	<i>—</i>	<i>clear</i>
<i>1121</i>	<i>0.2</i>	<i>6.58</i>	<i>0.69</i>	<i>1.68</i>	<i>17.3</i>	<i>4.8</i>	<i>—</i>	<i>clear</i>
<i>1124</i>	<i>0.3</i>	<i>6.54</i>	<i>0.68</i>	<i>0.80</i>	<i>17.0</i>	<i>-15.8</i>	<i>—</i>	<i>clear</i>
<i>1127</i>	<i>0.4</i>	<i>6.55</i>	<i>0.68</i>	<i>0.67</i>	<i>17.2</i>	<i>-22.4</i>	<i>—</i>	<i>clear</i>
<i>1130</i>	<i>0.5</i>	<i>6.55</i>	<i>0.67</i>	<i>0.60</i>	<i>17.1</i>	<i>-29.5</i>	<i>—</i>	<i>clear</i>
<i>1133</i>	<i>0.6</i>	<i>6.53</i>	<i>0.66</i>	<i>0.58</i>	<i>17.1</i>	<i>-32.3</i>	<i>—</i>	<i>clear</i>

Sample Information

Sample Method(s) : Peristaltic pump / Submersible pump / Bladder Pump / Bailer / Other

Analysis	Time	Bottle Type	Preservative/Filtration	Comments
<i>DRs + org</i>	<i>1134</i>	<i>1/2 Ltr Amb</i>	<i>none</i>	

End Time

Comments / Exceptions:

Presence of floating product? YES / NO Presence of sinking product? YES / NO

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Notes: Where multiple visits are required to complete sampling, parameters are to be checked prior to sampling for each visit. Enter data under field comments.

EPI Groundwater Sampling Field Data

Project Name: *Estes West*

Project Number: *61901*

Well ID: *MW-5*
 Sample ID: *MW-5*
 Field Conditions: _____

Date: *9/5/17*
 Field Team: (Initials) *JS*

Purge Information

Well Diameter (in.) *2"*
 Well Depth (ft.) _____
 Initial Depth to Water (ft.) _____
 Depth of Water Column _____
 3 Casing Volumes _____
 1 Casing Volume _____
 (2"=0.163 x depth)
 (4"=0.653 x depth)

Purge Method : Submersible pump
 Bladder Pump
Peristaltic Pump
 Other: _____
 Start Time *1218*
 End Time _____
 Total Gallons Purged _____

Time	Volume Gallons	pH	Conductivity ms/cm ²	DO mg/L	Temp. °C	ORP mV	Turbidity NTU	Appearance/Notes
<i>1220</i>	<i>0.1</i>	<i>6.62</i>	<i>0.59</i>	<i>1.37</i>	<i>18.2</i>	<i>-34.2</i>	<i>—</i>	<i>clear</i>
<i>1223</i>	<i>0.2</i>	<i>6.53</i>	<i>0.58</i>	<i>0.63</i>	<i>17.8</i>	<i>-31.5</i>	<i>—</i>	<i>clear</i>
<i>1226</i>	<i>0.3</i>	<i>6.49</i>	<i>0.574</i>	<i>0.54</i>	<i>18.1</i>	<i>-34.0</i>	<i>—</i>	<i>clear</i>
<i>1229</i>	<i>0.4</i>	<i>6.52</i>	<i>0.564</i>	<i>0.56</i>	<i>17.8</i>	<i>-38.9</i>	<i>—</i>	<i>clear</i>
<i>1232</i>	<i>0.5</i>	<i>6.54</i>	<i>0.564</i>	<i>0.54</i>	<i>17.5</i>	<i>-42.4</i>	<i>—</i>	<i>clear</i>
<i>1235</i>	<i>0.6</i>	<i>6.54</i>	<i>0.563</i>	<i>0.51</i>	<i>17.7</i>	<i>-44.6</i>	<i>—</i>	<i>clear</i>

Sample Information

Sample Method(s) : Peristaltic pump / Submersible pump / Bladder Pump / Bailer / Other

Analysis	Time	Bottle Type	Preservative/Filtration	Comments
	<i>1236</i>			

End Time

Comments / Exceptions:

Presence of floating product? YES / NO Presence of sinking product? YES / NO

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Notes: Where multiple visits are required to complete sampling, parameters are to be checked prior to sampling for each visit. Enter data under field comments.

EPI Groundwater Sampling Field Data

Project Name: Estes West

Project Number: 61901

Well ID: MW-6
 Sample ID: MW-6
 Field Conditions: _____

Date: 9/5/17
 Field Team: (Initials) JS

Purge Information

Well Diameter (in.) 2"
 Well Depth (ft.) _____
 Initial Depth to Water (ft.) _____
 Depth of Water Column _____
 3 Casing Volumes _____
 1 Casing Volume _____
 (2"=0.163 x depth)
 (4"=0.653 x depth)

Purge Method : Submersible pump
 Bladder Pump
Peristaltic Pump
 Other : _____
 Start Time 1143
 End Time _____
 Total Gallons Purged _____

Time	Volume Gallons	pH	Conductivity ms/cm ²	DO mg/L	Temp. °C	ORP mV	Turbidity NTU	Appearance/Notes
<u>1145</u>	<u>0.1</u>	<u>6.63</u>	<u>0.57</u>	<u>1.35</u>	<u>19.7</u>	<u>-20.6</u>	<u>—</u>	<u>clear</u>
<u>1148</u>	<u>0.2</u>	<u>6.60</u>	<u>0.55</u>	<u>0.69</u>	<u>19.9</u>	<u>-29.6</u>	<u>—</u>	<u>clear</u>
<u>1151</u>	<u>0.3</u>	<u>6.59</u>	<u>0.56</u>	<u>0.60</u>	<u>19.9</u>	<u>-38.5</u>	<u>—</u>	<u>clear</u>
<u>1154</u>	<u>0.4</u>	<u>6.60</u>	<u>0.55</u>	<u>0.62</u>	<u>20.0</u>	<u>-44.5</u>	<u>—</u>	<u>clear</u>
<u>1157</u>	<u>0.5</u>	<u>6.67</u>	<u>0.56</u>	<u>0.52</u>	<u>20.2</u>	<u>-56.7</u>	<u>—</u>	<u>clear</u>
<u>1200</u>	<u>0.6</u>	<u>6.65</u>	<u>0.55</u>	<u>0.85</u>	<u>20.2</u>	<u>-54.5</u>	<u>—</u>	<u>clear</u>
<u>1203</u>	<u>0.7</u>	<u>6.60</u>	<u>0.55</u>	<u>0.72</u>	<u>20.3</u>	<u>-53.6</u>	<u>—</u>	<u>clear</u>
<u>1206</u>	<u>0.8</u>	<u>6.60</u>	<u>0.556</u>	<u>0.61</u>	<u>20.0</u>	<u>-55.7</u>	<u>—</u>	<u>clear</u>

Sample Information

Sample Method(s) : Peristaltic pump / Submersible pump / Bladder Pump / Bailer / Other

Analysis	Time	Bottle Type	Preservative/Filtration	Comments
<u>D/20 + O/20</u>	<u>1207</u>	<u>1/2 Ltr Amb</u>	<u>N/A</u>	

End Time: _____

Comments / Exceptions:

Presence of floating product? YES / NO Presence of sinking product? YES / NO

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Notes: Where multiple visits are required to complete sampling, parameters are to be checked prior to sampling for each visit. Enter data under field comments.

EPI Groundwater Sampling Field Data

Project Name: *Estes West*

Project Number: *61901*

Well ID:	<i>MW-7</i>	Date:	<i>9/05/17</i>
Sample ID:	<i>MW-7</i>	Field Team: (Initials)	<i>JS</i>
Field Conditions			

Purge Information

Well Diameter (in.): <i>2"</i>	Purge Method : Submersible pump
Well Depth (ft.):	Bladder Pump
Initial Depth to Water (ft.):	<u>Peristaltic Pump</u>
Depth of Water Column:	Other: _____
3 Casing Volumes:	Start Time: <i>0948</i>
1 Casing Volume:	End Time:
(2"=0.163 x depth)	Total Gallons Purged:
(4"=0.653 x depth)	

Time	Volume Gallons	pH	Conductivity ms/cm ²	DO mg/L	Temp. °C	ORP mV	Turbidity NTU	Appearance/Notes
<i>0948</i>	<i>0.1</i>	<i>6.69</i>	<i>0.535</i>	<i>1.39</i>	<i>17.5</i>	<i>-41.9</i>	<i>—</i>	<i>clear</i>
<i>0951</i>	<i>0.2</i>	<i>6.51</i>	<i>0.523</i>	<i>0.72</i>	<i>17.6</i>	<i>-37.9</i>	<i>—</i>	<i>clear</i>
<i>0954</i>	<i>0.3</i>	<i>6.50</i>	<i>0.518</i>	<i>0.64</i>	<i>17.7</i>	<i>-40.5</i>	<i>—</i>	<i>clear</i>
<i>0957</i>	<i>0.4</i>	<i>6.54</i>	<i>0.516</i>	<i>0.41</i>	<i>17.9</i>	<i>-47.6</i>	<i>—</i>	<i>mucky</i>
<i>1000</i>	<i>0.5</i>	<i>6.56</i>	<i>0.514</i>	<i>0.62</i>	<i>18.0</i>	<i>-51.6</i>	<i>—</i>	<i>clearing</i>
<i>1003</i>	<i>0.7</i>	<i>6.56</i>	<i>0.518</i>	<i>0.27</i>	<i>18.3</i>	<i>-55.4</i>	<i>—</i>	<i>clear</i>
<i>1006</i>	<i>0.8</i>	<i>6.57</i>	<i>0.521</i>	<i>0.26</i>	<i>18.2</i>	<i>-57.8</i>	<i>—</i>	<i>clear</i>
<i>1009</i>	<i>0.9</i>	<i>6.57</i>	<i>0.523</i>	<i>0.23</i>	<i>18.4</i>	<i>-59.8</i>	<i>—</i>	<i>clear</i>
<i>1012</i>	<i>1.0</i>	<i>6.57</i>	<i>0.526</i>	<i>0.21</i>	<i>18.5</i>	<i>-61.6</i>		

Sample Information

Sample Method(s) : Peristaltic pump / Submersible pump / Bladder Pump / Bailer / Other

Analysis	Time	Bottle Type	Preservative/Filtration	Comments
<i>DR0 +020</i>	<i>1013</i>	<i>1/2 Ltr Amb</i>	<i>N/A</i>	

End Time:

Comments / Exceptions:

Presence of floating product? YES / NO Presence of sinking product? YES / NO

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Notes: Where multiple visits are required to complete sampling, parameters are to be checked prior to sampling for each visit. Enter data under field comments.

EPI Groundwater Sampling Field Data

Project Name: Estes West

Project Number: 61901

Well ID: MW-8
 Sample ID: MW-8
 Field Conditions: _____

Date: 9/5/17
 Field Team: (Initials) JS

Purge Information

Well Diameter (in.) 2"
 Well Depth (ft.) _____
 Initial Depth to Water (ft.) _____
 Depth of Water Column _____
 3 Casing Volumes _____
 1 Casing Volume _____
 (2"=0.163 x depth)
 (4"=0.653 x depth)

Purge Method : Submersible pump
 Bladder Pump
Peristaltic Pump
 Other: _____
 Start Time 0913
 End Time _____
 Total Gallons Purged _____

Time	Volume Gallons	pH	Conductivity ms/cm ²	DO mg/L	Temp. °C	ORP mV	Turbidity NTU	Appearance/Notes
0915	0.1	6.60	1.07	4.54	20.4	0.3	—	clear
0918	0.2	6.57	1.07	1.60	20.8	-40.9	—	clear
0921	0.3	6.58	1.07	1.03	21.1	-58.9	—	clear
0924	0.4	6.62	1.07	0.64	21.0	-70.6	—	clear
0927	0.5	6.62	1.07	0.51	21.0	-76.7	—	clear
0930	0.6	6.62	1.07	0.44	20.9	-80.2	—	clear
0933	0.7	6.62	1.07	0.37	20.8	-83.5	—	clear
0936	0.8	6.52	1.07	0.34	20.8	-85.4	—	clear

Sample Information

Sample Method(s) : Peristaltic pump / Submersible pump / Bladder Pump / Bailer / Other

Analysis	Time	Bottle Type	Preservative/Filtration	Comments
<u>DRO +ORO</u>	<u>0937</u>	<u>1/2L+Ramb</u>	<u>N/A</u>	

End Time

Comments / Exceptions:

Presence of floating product? YES / NO Presence of sinking product? YES / NO

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Notes: Where multiple visits are required to complete sampling, parameters are to be checked prior to sampling for each visit. Enter data under field comments.

EPI Groundwater Sampling Field Data

Project Name: Estes West

Project Number: 61901

Well ID: MW-9
 Sample ID: MW-9
 Field Conditions: _____

Date: 4/5/17
 Field Team: (Initials) JS

Purge Information

Well Diameter (in.) 2"
 Well Depth (ft.) _____
 Initial Depth to Water (ft.) _____
 Depth of Water Column _____
 3 Casing Volumes _____
 1 Casing Volume _____
 (2"=0.163 x depth)
 (4"=0.653 x depth)

Purge Method : Submersible pump
 Bladder Pump
Peristaltic Pump
 Other: _____
 Start Time 1405
 End Time _____
 Total Gallons Purged _____

Time	Volume Gallons	pH	Conductivity ms/cm ²	DO mg/L	Temp. °C	ORP mV	Turbidity NTU	Appearance/Notes
1408	0.1	6.64	0.62	0.66	19.4	44.3	—	clear
1409	0.2	6.61	0.62	0.48	19.6	-19.6	—	clear
1414	0.3	6.64	0.62	0.43	19.7	-36.9	—	clear
1417	0.4	6.67	0.61	0.44	19.7	-50.1	—	clear
1420	0.5	6.69	0.61	0.43	19.8	-58.9	—	clear
1423	0.6	6.71	0.61	0.42	19.6	-67.6	—	clear
1426	0.7	6.72	0.60	0.40	19.7	-73.4	—	clear
1429	0.8	6.72	0.60	0.38	19.8	-77.3	—	clear

Sample Information

Sample Method(s) : Peristaltic pump / Submersible pump / Bladder Pump / Bailer / Other

Analysis	Time	Bottle Type	Preservative/Filtration	Comments
DRO+ORO	1430	1/2 Ltr Amb	N/A	

End Time

Comments / Exceptions:

Presence of floating product? YES / NO Presence of sinking product? YES / NO

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Notes: Where multiple visits are required to complete sampling, parameters are to be checked prior to sampling for each visit. Enter data under field comments.

9/5/17

Scope: Groundwater monitoring
Conditions: Cloudy - 70°F

0530 J. Sherris on-site, open wells
and prepare for DTW collection.
System running on arrival.

Well	DTW
MW-1	6.17
MW-2	6.32
MW-3	6.30
MW-4	6.39
MW-5	6.27
MW-6	6.23
MW-7	5.43
MW-8	5.31
MW-9	6.33

0700 EPI off-site

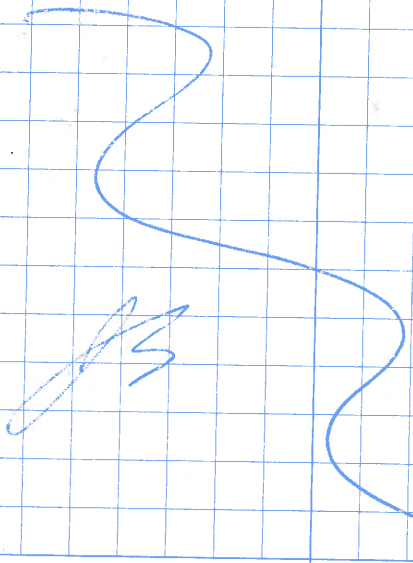
~~0700~~

0900 EPI on-site, Begin sampling. Please
See stabilization sheets for well
Specific info.

9/5/17

Air Well	Sponge Pres.	Parameters Flow
As-1	5	1
As-2	7	1
As-3	7	1
As-4	7	1
As-5	15	1
As-6	11	5

1500 EPI off-site



Attachment C
Analytical Laboratory Report

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

James E. Bruya, Ph.D.
Yelena Aravkina, M.S.
Michael Erdahl, B.S.
Arina Podnozova, B.S.
Eric Young, B.S.

3012 16th Avenue West
Seattle, WA 98119-2029
(206) 285-8282
fbi@isomedia.com
www.friedmanandbruya.com

September 14, 2017

Doug Kunkel, Project Manager
Environmental Partners, Inc.
1180 NW Maple St, Suite 310
Issaquah, WA 98027

RE: 61901

Dear Mr Kunkel:

Included are the results from the testing of material submitted on September 6, 2017 from the 61901, F&BI 709085 project. There are 4 pages included in this report. Any samples that may remain are currently scheduled for disposal in 30 days. If you would like us to return your samples or arrange for long term storage at our offices, please contact us as soon as possible.

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

Sincerely,

FRIEDMAN & BRUYA, INC.



Michael Erdahl
Project Manager

Enclosures
c: Cynthia Moon
EPI0914R.DOC

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

CASE NARRATIVE

This case narrative encompasses samples received on September 6, 2017 by Friedman & Bruya, Inc. from the Environmental Partners 61901 project. Samples were logged in under the laboratory ID's listed below.

<u>Laboratory ID</u>	<u>Environmental Partners</u>
709085 -01	MW-8
709085 -02	MW-7
709085 -03	MW-3
709085 -04	MW-4
709085 -05	MW-6
709085 -06	MW-5
709085 -07	MW-2
709085 -08	MW-1
709085 -09	MW-9

All quality control requirements were acceptable.

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Date of Report: 09/14/17
 Date Received: 09/06/17
 Project: 61901, F&BI 709085
 Date Extracted: 09/11/17
 Date Analyzed: 09/11/17

**RESULTS FROM THE ANALYSIS OF WATER SAMPLES
 FOR TOTAL PETROLEUM HYDROCARBONS AS
 DIESEL AND MOTOR OIL
 USING METHOD NWTPH-Dx**
 Results Reported as ug/L (ppb)

<u>Sample ID</u> Laboratory ID	<u>Diesel Range</u> (C ₁₀ -C ₂₅)	<u>Motor Oil Range</u> (C ₂₅ -C ₃₆)	<u>Surrogate</u> (% Recovery) (Limit 47-140)
MW-8 709085-01	160 x	<250	98
MW-7 709085-02	59 x	<250	93
MW-3 709085-03	210 x	<250	100
MW-4 709085-04	150 x	<250	101
MW-6 709085-05	320 x	<250	111
MW-5 709085-06	68 x	<250	102
MW-2 709085-07	100 x	<250	109
MW-1 709085-08	340 x	340 x	106
MW-9 709085-09	4,300 x	<250	88
Method Blank 07-1985 MB	<50	<250	98

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Date of Report: 09/14/17

Date Received: 09/06/17

Project: 61901, F&BI 709085

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

Laboratory Code: Laboratory Control Sample

Analyte	Reporting Units	Spike Level	Percent Recovery LCS	Percent Recovery LCSD	Acceptance Criteria	RPD (Limit 20)
Diesel Extended	ug/L (ppb)	2,500	92	88	61-133	4

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Data Qualifiers & Definitions

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

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

ca - The calibration results for the analyte were outside of acceptance criteria. The value reported is an estimate.

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

cf - The sample was centrifuged prior to analysis.

d - The sample was diluted. Detection limits were raised and surrogate recoveries may not be meaningful.

dv - Insufficient sample volume was available to achieve normal reporting limits.

f - The sample was laboratory filtered prior to analysis.

fb - The analyte was detected in the method blank.

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

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

hs - Headspace was present in the container used for analysis.

ht - The analysis was performed outside the method or client-specified holding time requirement.

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

j - The analyte concentration is reported below the lowest calibration standard. The value reported is an estimate.

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

jl - The laboratory control sample(s) percent recovery and/or RPD were out of control limits. The reported concentration should be considered an estimate.

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

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

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

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

pc - The sample was received with incorrect preservation or in a container not approved by the method. The value reported should be considered an estimate.

ve - The analyte response exceeded the valid instrument calibration range. The value reported is an estimate.

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

x - The sample chromatographic pattern does not resemble the fuel standard used for quantitation.

709085

SAMPLE CHAIN OF CUSTODY

ME 09-06-17

1 of 1 B05


Report To Doug Konkel

Company Environmental Partners Inc

Address 1180 NW Maple St.

City, State, ZIP Issaquah, WA 98027

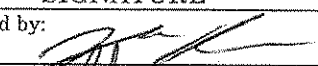


Phone 425-395-0010 Email dougk@epi-wa.com

SAMPLERS (signature) 	
PROJECT NAME <u>61901</u>	PO #
REMARKS	INVOICE TO

TURNAROUND TIME <input checked="" type="checkbox"/> Standard Turnaround <input type="checkbox"/> RUSH Rush charges authorized by:
SAMPLE DISPOSAL <input type="checkbox"/> Dispose after 30 days <input type="checkbox"/> Archive Samples <input type="checkbox"/> Other

Sample ID	Lab ID	Date Sampled	Time Sampled	Sample Type	# of Jars	ANALYSES REQUESTED										Notes		
						TPH-HCID	TPH-Diesel	TPH-Gasoline	BTEX by 8021B	VOCs by 8260C	SVOCs by 8270D	PAHs 8270D SIM	DROFOLO	Samples received at	°C			
MW-8	01	9/5/17	0937	Water	1											X		
MW-7	02	↓	1013	↓	↓													
MW-3	03	↓	1050	↓	↓													
MW-4	04	↓	1134	↓	↓													
MW-6	05	↓	1207	↓	↓													
MW-5	06	↓	1236	↓	↓													
MW-2	07	↓	1318	↓	↓													
MW-1	08	↓	1353	↓	↓													
MW-9	09	↓	1430	↓	↓													
																	Samples received at	3 °C

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

SIGNATURE	PRINT NAME	COMPANY	DATE	TIME
Relinquished by: 	Joe Sherrid	EPI	9/6/17	1342
Received by: 	Roke	Fedex (SDC)	6 Sep 17	1342
Relinquished by:				
Received by: 	Nhan Phan	FeBI	9/6/17	1600

**Attachment D
Survey Report**

Project Name EPI Estes West Express Facility
Site Address 2102 West Valley Highway North
City and State Auburn, Washington

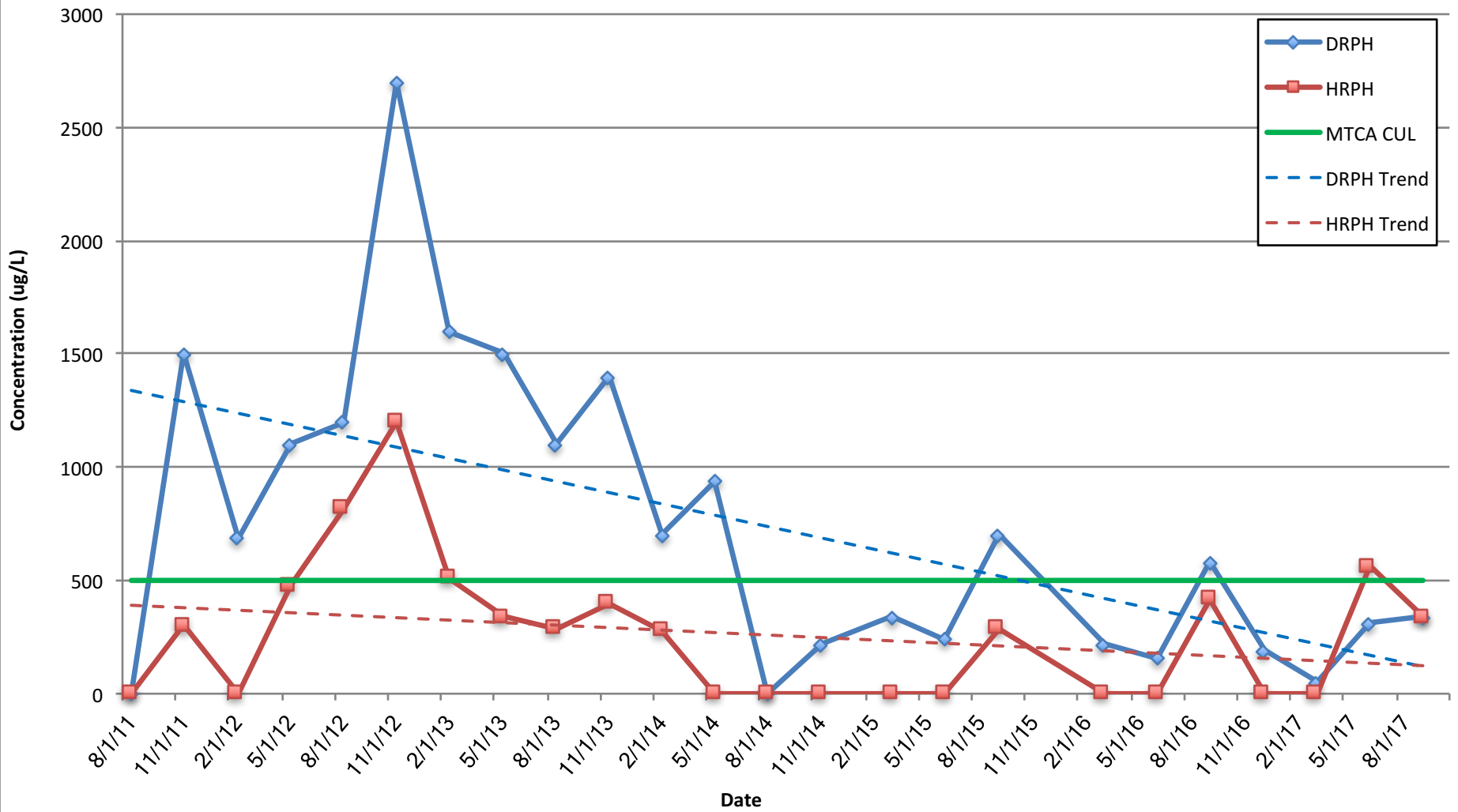
EPI Project No. 61901.1
PACE Project No. 17459.10

Horizontal Datum: NAD 83 (Washington State Plane, North Zone)
 Vertical Datum: N.A.V.D. 88
 Units: US survey feet

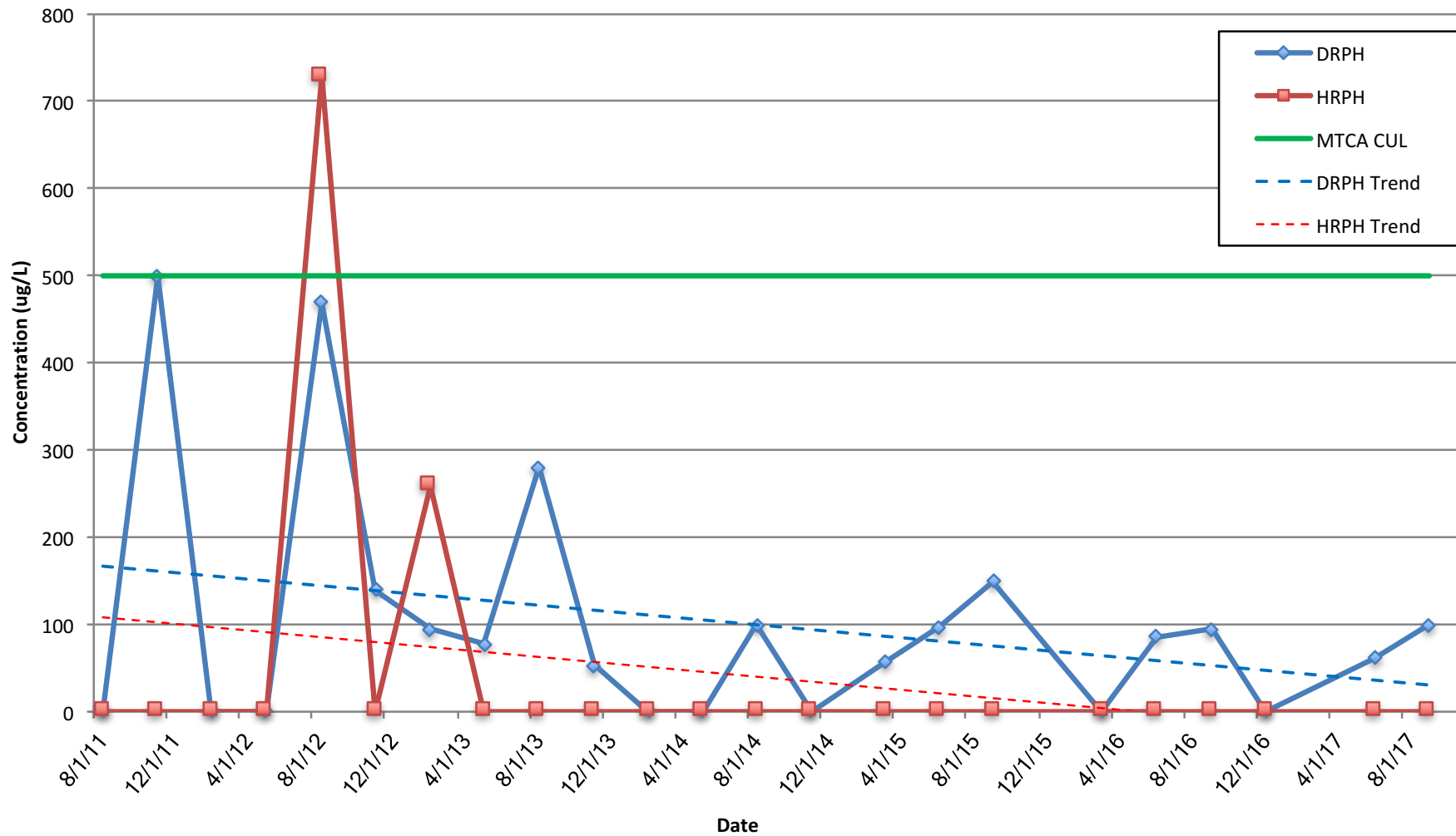
Name	Northing	Easting	Top of Casing Elevation	Ground Surface Elevation
Wells				
MW-1	122731.86	1289378.21	60.77	61.11
MW-2	122745.70	1289442.90	60.85	61.29
MW-3	122710.55	1289491.19	60.80	61.10
MW-4	122628.15	1289476.76	60.93	61.25
MW-5	122624.34	1289400.52	60.90	61.23
MW-6	122580.81	1289477.11	60.76	61.11
MW-7	122555.45	1289531.05	59.87	60.44
MW-8	122598.09	1289587.73	59.70	60.19
MW-9	122730.53	1289393.94	60.91	61.25
Catch Basins				
CB1	122705.72	1289333.39	NA	59.64
CB2	122689.10	1289590.86	NA	59.67
CB3	122545.78	1289588.95	NA	59.58
CB4	122549.50	1289442.27	NA	59.60
CB5	122586.68	1289331.15	NA	59.24
Air Injection Wells				
AI-1	122750.23	1289394.63	NA	61.2
AI-2	122739.35	1289365.85	NA	60.7
AI-3	122718.75	1289373.85	NA	61.0
AI-4	122638.52	1289465.80	NA	61.4
AI-5	122611.66	1289464.78	NA	61.0
AI-6R	122583.46	1289462.46	NA	61.2
Boreholes				
BH1	122606.78	1289487.99	NA	61.2
BH2	122595.65	1289487.88	NA	61.1

Attachment E
Time Series Plots

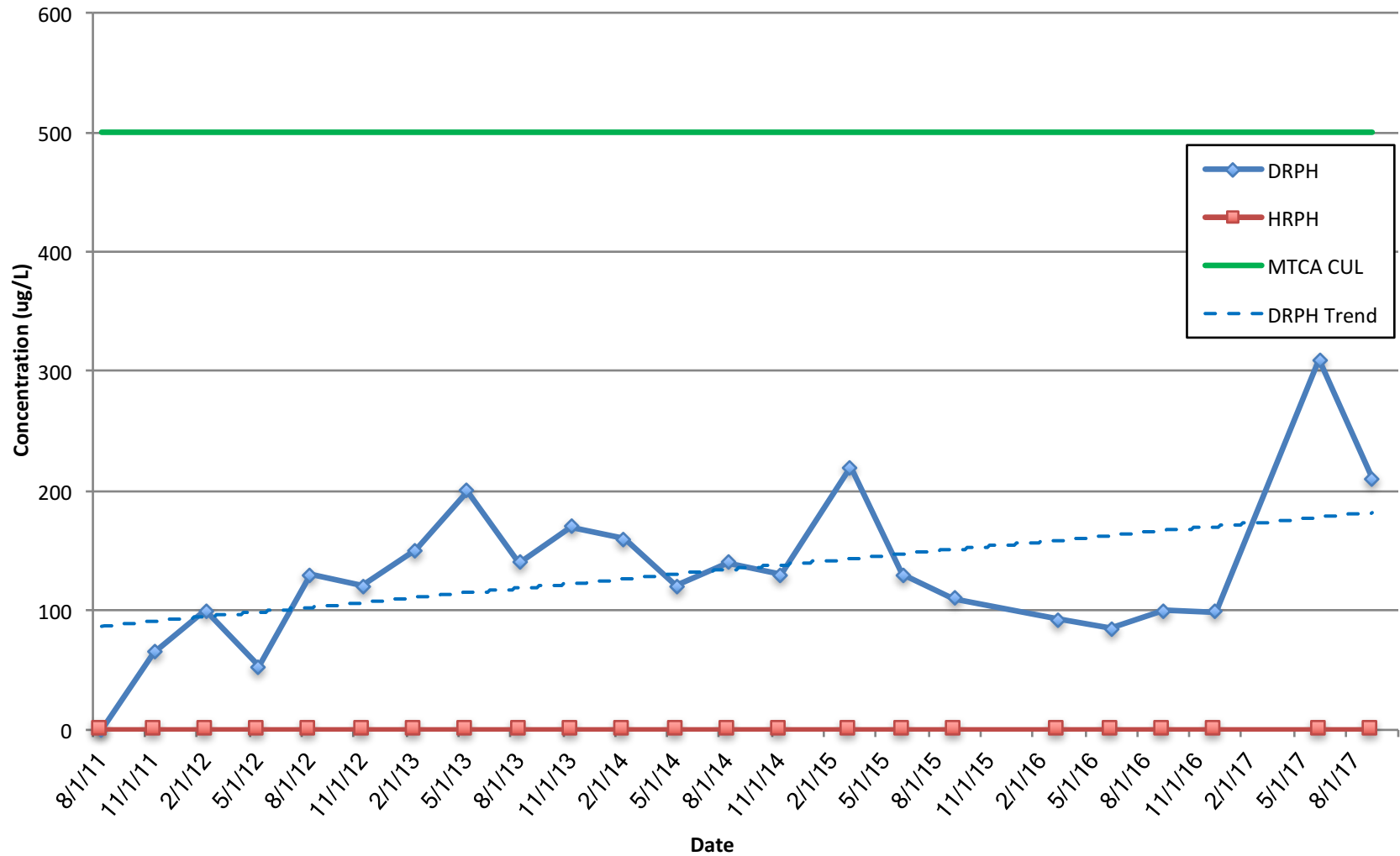
MW-1 DRPH and HRPD Concentration Time Series



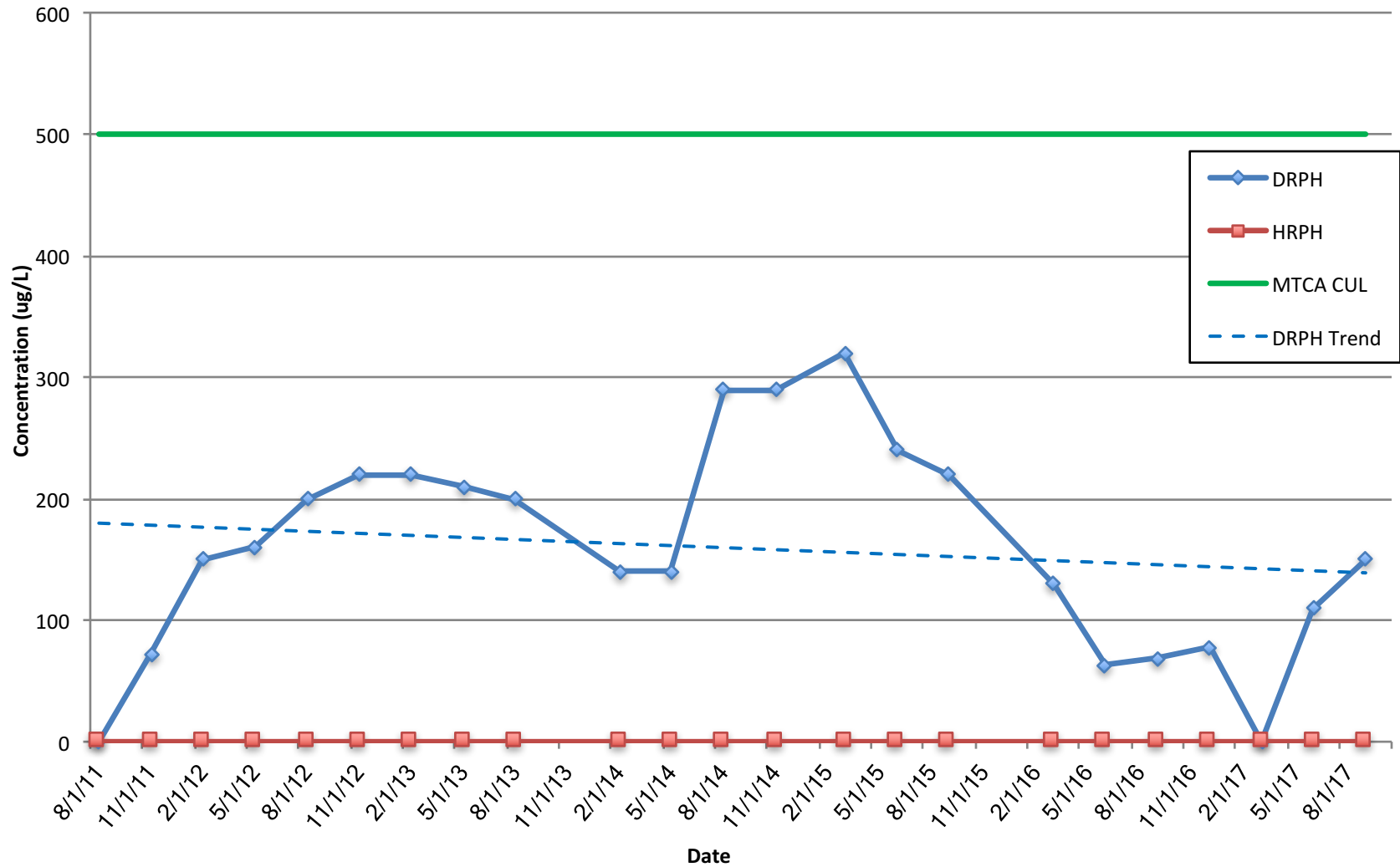
MW-2 DRPH and HRPH Concentration Time Series



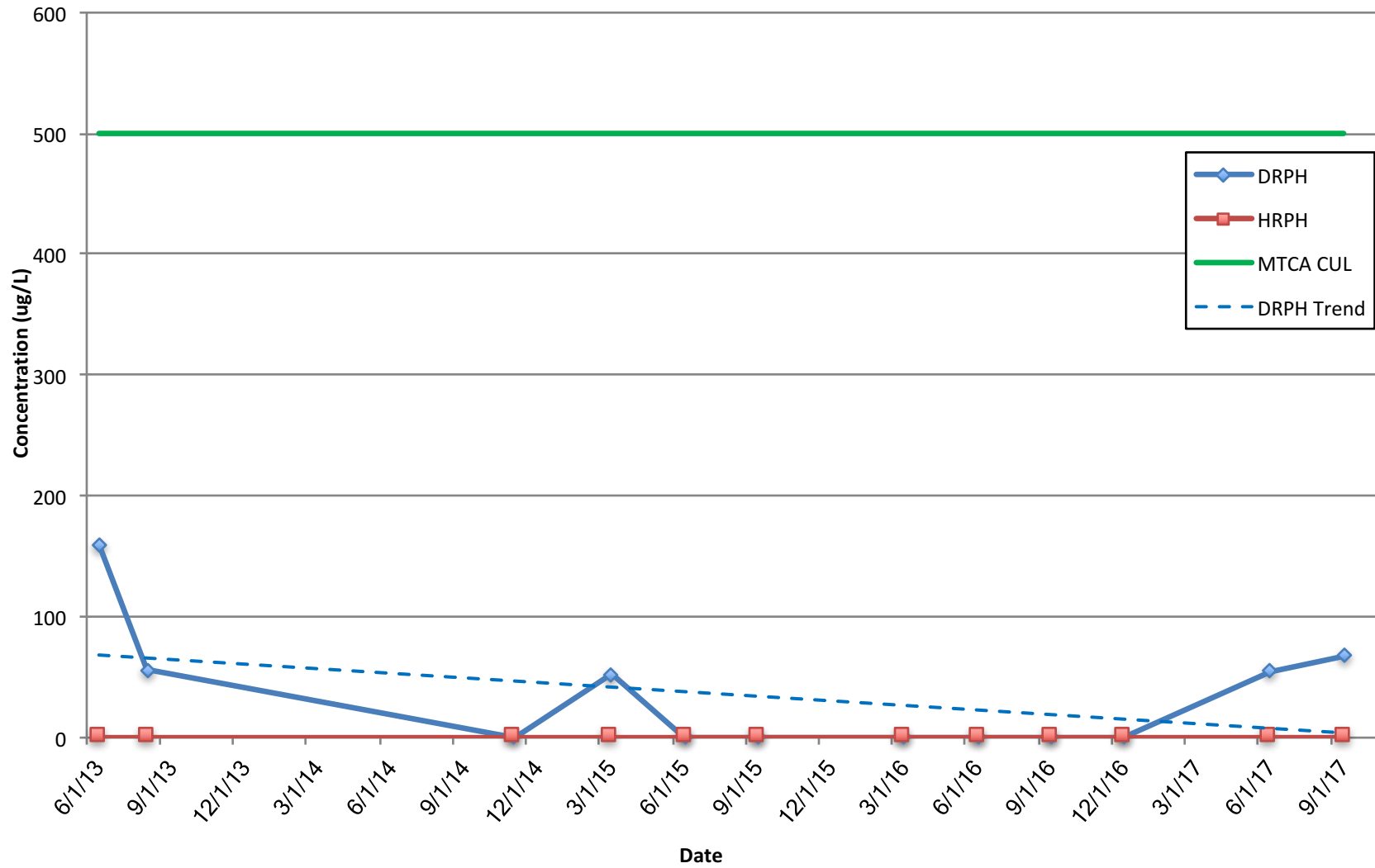
MW-3 DRPH and HRPD Concentration Time Series



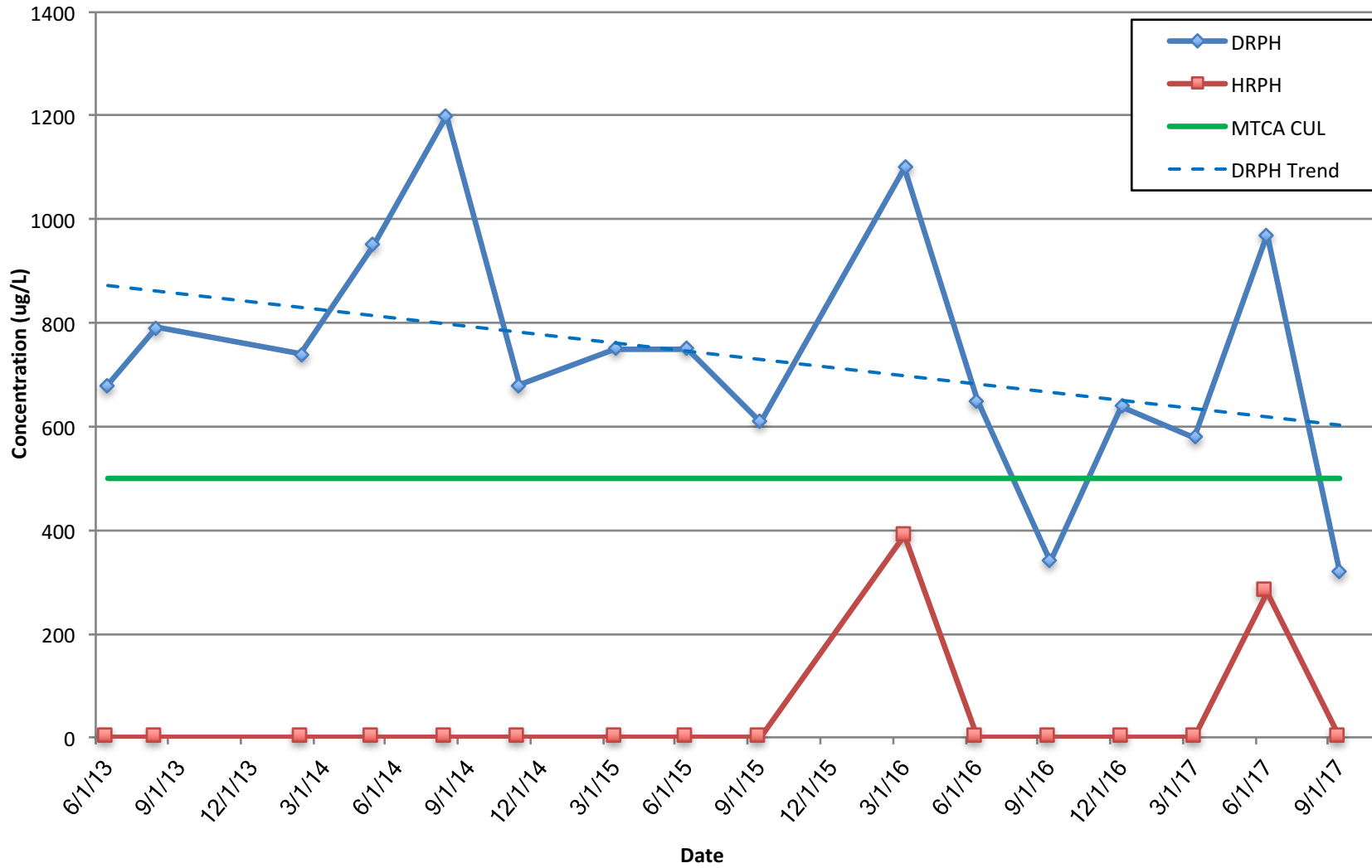
MW-4 DRPH and HRPD Concentration Time Series



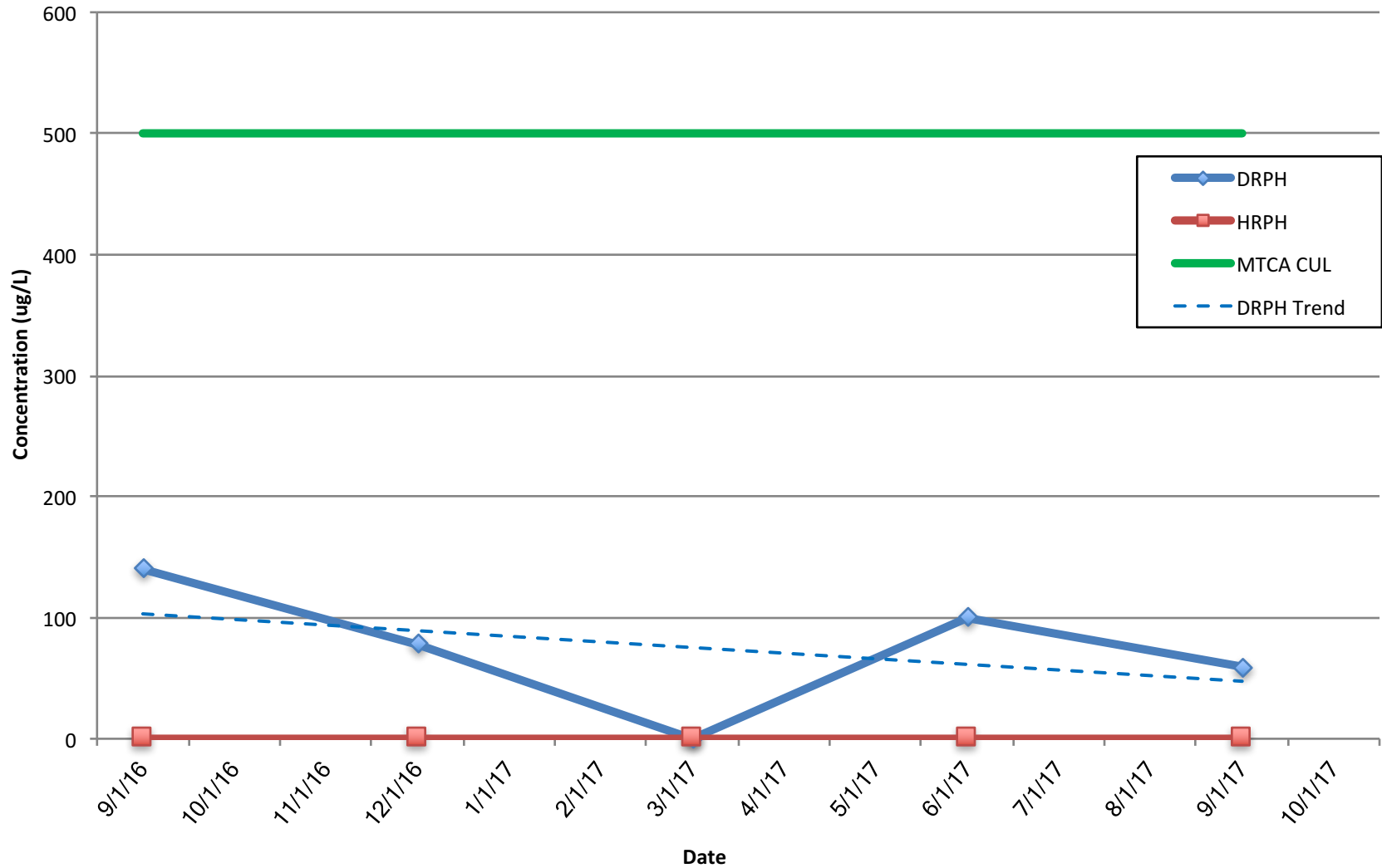
MW-5 DRPH and HRPD Concentration Time Series



MW-6 DRPH and HRPD Concentration Time Series



MW-7 DRPH and HRPH Concentration Time Series



MW-8 DRPH and HRPH Concentration Time Series

