GROUNDWATER MONITORING WELL SAMPLING REPORT

for

HORSE HEAVEN HILLS TRAVEL PLAZA

101 Merlot Drive
Prosser, Washington 99350

Date: June 2, 2015

Prepared for:

Colony Insurance
Claim #228845
PO Box 469011
San Antonio, TX 78246

Prepared by:

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PROJECT OVERVIEW

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Project Number:	P2015/0504
Report Date:	June 2, 2015

1.0 EXECUTIVE SUMMARY

In Spring of 2014, Blue Mountain Environmental and Consulting (BMEC) Company, Inc., from Waitsburg, Washington was contacted by Colony Insurance regarding performing a groundwater investigation to delineate petroleum hydrocarbon (PHC) contamination in the shallow soils and groundwater related to seven diesel fuel pumps at the Horse Heaven Hills Travel Plaza in Prosser, Benton County, Washington. The 3.92-acre property is approximately 720 feet above sea level and located in Township 9 North, Range 24 East, Section 35 of Benton County, Washington (Willamette Meridian).

A limited site investigation was performed at the Site by BMEC personnel on September 18, 2013 and the results of that site investigation indicated that PHC contaminated soil existed beneath several of the truck stop (east side of commercial building) diesel fuel dispensers at concentrations exceeding Washington State Department of Ecology (Ecology) Model Toxics Control Act (MTCA) Cleanup Levels. The depth of the PHC contamination beneath the diesel fuel dispensers was observed to be a minimum of one foot below surface grade (bsg) during the September 2013 site investigation.

A total of 10 soil stockpile samples, 33 soil samples, and three water samples were obtained for laboratory analysis from the Site during the March and April 2014 subsurface investigation activities. Approximately 30,000 ft^3 of soil was excavated from the vicinity of the former diesel fuel pump dispensers. Most of this soil was stockpiled onsite as petroleum-contaminated soil (PCS) awaiting future disposal at a licensed waste disposal facility.

During the March-April 2014 subsurface investigation, PHC concentrations exceeding MTCA Method A Cleanup Levels were detected in soil sidewall samples, diesel fuel pump dispenser excavation pit bottom soil samples, former underground storage tank (UST) excavation pit soil samples, and a single groundwater sample obtained from the base of the diesel fuel pump dispenser excavation pit. PHCs detected at concentrations exceeding MTCA Method A Cleanup Levels included total petroleum hydrocarbon (TPH) – diesel range (TPH-D), benzene, and polynuclear aromatic hydrocarbons (PAHs) in soil, as well as TPH-D and PAHs in groundwater.

Groundwater was observed to be at an approximate depth of 8 to 8.5 feet bsg on March 13 and 14, 2014, and as shallow as 3 feet bsg on April 23, 2014. Thus, the MTCA Method A Cleanup Level exceedances in soil should technically be considered a potential groundwater issue moving forward.

During the week of August 12 – 15, 2014, a shallow groundwater investigation was conducted at the Site. During the groundwater investigation, seven monitoring wells were installed at the Site and screened from depths ranging from 4.5 feet to 21.5 feet bsg. A total of 14 soil samples (two per monitoring well boring) and 7 groundwater samples were obtained for laboratory analyses ALS Laboratory Group (ALS) in Everett, Washington. All of the soil and groundwater samples were analyzed for a combination of TPH-D and TPH – heavy oil range (TPH-O) via Northwest Method TPH-Dx; benzene, toluene, ethylbenzene, and xylenes (BTEX) analysis via

Environmental Protection Agency (EPA) Method 8021; and PAHs via EPA Method 8270 SIM. TPH-D was detected in five soil samples collected in August 2014 and ethylbenzene was detected in one soil sample collected in August 2014, but at concentrations that did not exceed MTCA Method A Cleanup Levels.

The first quarterly groundwater sampling event was conducted at the Site on August 15, 2014. TPH-D was detected in four groundwater samples collected and TPH-O was detected in one groundwater sample collected in August 2014 at concentrations that did exceed MTCA Method A Cleanup Levels. PAHs were detected in the four groundwater samples analyzed during the August 2014 groundwater investigation, but none of the PAH detections exceeded MTCA Method A Cleanup Levels. Depth to water ranged from 2.68 feet to 4.73 feet below top of casing and groundwater flow direction was confirmed to be to the southeast based on data collected on August 15, 2014. The hydraulic gradient between monitoring wells MW-1 and MW-3 was calculated as 0.01 feet per foot, steepening to 0.05 feet per foot down-gradient between wells MW-3 and MW-6.

During the second quarterly groundwater sampling event conducted at the Site on November 24, 2014, depth to water ranged from 5.85 to 9.83 feet below top of casing and the groundwater flow direction was determined to be to the southeast. The hydraulic gradient between monitoring wells MW-1 and MW-3 was calculated as 0.01 feet per foot, steepening to 0.05 feet per foot down-gradient between wells MW-3 and MW-6. All seven monitoring wells (MW-1 thru MW-7) were sampled and the groundwater samples were submitted to ALS for a combination of the following analyses: TPH-D, TPH-O, BTEX, and PAHs. TPH-D concentrations were detected in groundwater samples obtained from four of the monitoring wells and two of the TPH-D detections exceeded Washington MTCA Method A Cleanup Levels. PAHs were detected in one of the two groundwater samples (in which TPH-D exceeded MTCA Method A Cleanup Levels) and one of the two PAH concentrations exceeded MTCA Method A Cleanup Levels.

During the third quarterly groundwater sampling event conducted at the Site on February 11, 2015, depth to water ranged from 6.25 to 10.25 feet below top of casing and the groundwater flow direction was determined to be to the southeast. The hydraulic gradient between monitoring wells MW-1 and MW-3 was calculated as 0.01 feet per foot, steepening to 0.13 feet per foot down-gradient between wells MW-3 and MW-6. All seven monitoring wells (MW-1 thru MW-7) were sampled and the groundwater samples were submitted to ALS for a combination of the following analyses: TPH-D, TPH-O, BTEX, and PAHs. TPH-D was detected in a groundwater sample obtained from monitoring well MW-5 at a concentration exceeding the MTCA Method A Cleanup Level.

During the fourth quarterly groundwater sampling event conducted at the Site on May 6, 2015, depth to water ranged from 3.21 to 5.24 feet below top of casing and the groundwater flow direction was determined to be to the southeast. The hydraulic gradient between monitoring wells MW-1 and MW-3 was calculated as 0.01 feet per foot, steepening to 0.05 feet per foot down-gradient between wells MW-3 and MW-6. All seven monitoring wells (MW-1 thru MW-7) were sampled and the groundwater samples were submitted to ALS for a combination of the following analyses: TPH-D, TPH-O, BTEX, and PAHs. TPH-D was detected in groundwater

samples obtained from monitoring wells MW-2 and MW-6 at concentrations exceeding the MTCA Method A Cleanup Level.

2.0 SCOPE OF WORK AND OBJECTIVE

2.1 Scope of Work

The Scope of Work for this quarterly groundwater sampling event was to evaluate the groundwater at the Site via sampling and analysis of seven existing monitoring wells located on Site. This quarterly sampling event is the fourth groundwater sampling event completed at the Site.

The groundwater sampling event was conducted on May 6, 2015, and was performed by a trained environmental professional employed by BMEC. Each of the seven groundwater samples was analyzed by ALS Laboratory Group (ALS) in Everett, Washington. The reporting aspect of this groundwater sampling event was completed by a professional geologist licensed in the State of Washington.

2.2 Protocol

The procedure(s) for this groundwater sampling event as defined by the Scope of Work were to perform in practical and reasonable steps, a quarterly groundwater sampling event to ascertain the possibility, presence, or absence of diesel fuel constituents in the shallow aquifer first detected at the Site in September 2013 as a result of leaking diesel fuel dispensers. This groundwater sampling event was performed while employing currently available technology, existing regulations, and generally acceptable engineering practices.

2.3 Objectives

The primary objective of this quarterly monitoring well groundwater sampling event was to assess the potential concentrations of diesel fuel constituents in the shallow aquifer beneath the Site. This groundwater sampling event is the fourth consecutive quarterly sampling event scheduled for the Site. Diesel fuel constituent detections in groundwater samples obtained from the Site shall be compared to Washington MTCA Method A Cleanup Levels for Unrestricted Land Use.

While the performance of this quarterly groundwater sampling event cannot absolutely quantify and qualify every possible past and present environmental risk in the shallow aquifer, the assessment does provide a partial information basis for reasonable decision making regarding the potential for environmental liabilities and risk concerning the groundwater beneath the site, based upon the current site-specific situation, assessment limitations, and methods of evaluation.

3.0 SITE LOCATION AND BACKGROUND

BMEC was retained by Colony Insurance to perform a shallow groundwater investigation of the diesel fuel pump islands located on the east side of the gas station/convenience store located at 101 Merlot Drive in Prosser, Washington. The initial monitoring well installation and groundwater sampling event occurred at the Site during August 12 – 15, 2014 at which time TPH-D and TPH-O were detected in groundwater samples obtained from at least one of the wells at concentrations exceeding MTCA Method A Cleanup Levels. This report documents the findings of the fourth quarterly groundwater sampling event conducted at the Site on May 6, 2015. The weather during the sampling event was calm and sunny with temperatures in the upper 50s to lower 60s (degrees Fahrenheit).

3.1 Location

Legal Description: Parcel number 1-3594-301-1661-001, in the northwest quarter of the southeast quarter of Section 35, Township 9 North, Range 24 East, Willamette Meridian, Benton County, Washington. The 3.92-acre property is approximately 720 feet above sea level. The Site is locally known as Horse Heaven Hills Travel Plaza and the address is 101 Merlot Drive in Prosser, Washington 99350. A Site Location Map of the property and surrounding land is included as **Figure 1**.

The Site is located within the city limits of Prosser, Washington and is surrounded primarily by commercial properties. The property consists of one parcel of land with improvements and is accessible from Merlot Drive. The nearest roadway is Interstate I-82 which is approximately 500 feet north of the Site. The nearest surface water body is the Yakima River approximately one mile south-southeast and down-gradient of the Site.

3.2 Background

The Site is defined by a retail petroleum refueling station for standard passenger vehicles, as well as large truck-and-trailer rigs. The Site was developed as a retail fuel facility in 1995. A site investigation was performed at the Site by BMEC personnel on September 18, 2013 and the results of that site investigation indicated that PHCs existed in shallow soils beneath several of the diesel fuel dispensers at concentrations exceeding MTCA Method A Cleanup Levels for Unrestricted Land Use.

An additional subsurface investigation performed at the Site on March 13 and 14, 2014, confirmed that PHCs exceeding MTCA Method A Cleanup Levels for Unrestricted Land Use existed in subsurface soils beneath the diesel fuel dispensers at depths ranging up to approximately 8 feet bsg. Laboratory analytical results of one groundwater sample obtained from standing water pooled in the diesel fuel dispenser excavation pit indicated that shallow groundwater beneath the Site was also impacted by PHCs at concentrations exceeding MTCA Method A Cleanup Levels.

The first quarterly groundwater sampling event was conducted at the Site on August 15, 2014. TPH-D was detected in four groundwater samples collected and TPH-O was detected in one groundwater sample collected in August 2014 at concentrations that did exceed MTCA Method A Cleanup Levels. PAHs were detected in the four groundwater samples analyzed during the August 2014 groundwater investigation, but none of the PAH detections exceeded MTCA Method A Cleanup Levels.

During the second quarterly groundwater sampling event conducted at the Site on November 24, 2014, TPH-D concentrations were detected in groundwater samples obtained from four of the monitoring wells and two of the TPH-D detections exceeded Washington MTCA Method A Cleanup Levels. PAHs were detected in one of the two groundwater samples (in which TPH-D exceeded MTCA Method A Cleanup Levels) and one of the two PAH concentrations exceeded MTCA Method A Cleanup Levels.

During the third quarterly groundwater sampling event conducted at the Site on February 11, 2015, TPH-D was detected in a groundwater sample obtained from monitoring well MW-5 at a concentration exceeding the MTCA Method A Cleanup Level.

The fourth quarterly groundwater sampling event was conducted at the Site on May 6, 2015. The findings from that sampling event are discussed in Section 5.3.

4.0 SUBSURFACE LITHOLOGY AND HYDROGEOLOGY

According to the U.S. Department of Agriculture Soil Survey of Yakima County, Washington, the Site is underlain by the Ashue Silt Loam which is considered very deep and moderately well-drained with moderately coarse textures. A typical cross-section of the Ashue Silt Loam includes a 9-inch thick surface layer of light brown to brown loam, underlain by an approximate 15-inch thick layer of light gray, gravelly sandy loam, and further underlain by light yellowish brown and pale brown very gravelly sand up to 60 inches thick.

During the subsurface drilling activities conducted at the Site from August 12 – 14, 2014, the following lithology was encountered:

- Asphalt from 0 to 0.5 feet bsg;
- Brown to gray-brown SILT to silty SAND from 0.5 to 4 feet bsg in most borings (except MW-5);
- Brown to gray-brown silty to sandy, subrounded to rounded GRAVEL from 4 to 9 feet bsg in most borings (except MW-5);
- Mixtures of brown to gray-brown silty to sandy subrounded to rounded GRAVEL and BASALT COBBLES or BOULDERS from 9 to 19 feet bsg;
- Dark gray to brown CLAY and SILT with little gravel from 19 to 21.5 feet (MW-7); and
- Gray, silty GRAVEL from 21.5 to 22 feet bsg (MW-7).

Geologically, the Site is located in the Yakima Fold Belt east of the Cascade Range in a much dryer climate that receives between 6 to 18 inches of precipitation annually. The Yakima Fold Belt is dominated by east-west trending anticlinal ridges and synclinal valley(s). The Site is located southeast of the Rattlesnake Mountains and immediately north of the Horse Heaven Hills. The near surface soils are formed primarily from deposition of Quaternary sediments that overlie Miocene Columbia River Basalt Group flood basalts. Fine-grained slackwater sediments characterized by rhythmically graded bedding were deposited throughout the Pleistocene atop the Miocene basalts in the area of the Columbia River Gorge extending north to the Yakima Valley including the region surrounding the Site. Volcanic ash deposits and wind-blown loess deposits are also noted throughout the region.

During the subsurface drilling activities conducted at the Site from August 12 – 14, 2014, groundwater was first encountered at depths ranging from 5.5 feet bsg in monitoring well MW-5 to 9 feet bsg in well MW-7 (**Table 1 - below**). Total depth of monitoring wells varied from 17 feet bsg in MW-1, MW-2, and MW-4, to 21.5 feet bsg in well MW-7.

Table 1: Monitoring Well Installation and Depth to Groundwater Details			
Monitoring Well ID	Total Depth (feet bsg)	Screened Interval (feet bsg)	First Encountered GW (feet bsg)
MW-1	17'	5 to 17'	6'
MW-2	17'	5 to 17'	7'
MW-3	20'	5 to 20'	6'
MW-4	17'	5 to 17'	7'
MW-5	18'	5 to 18'	5.5'
MW-6	20'	5 to 20'	6'
MW-7	22'	4.5 to 21.5'	9'

GW = groundwater
bsg = below surface grade

Prior to the August 2014 groundwater investigation, regional shallow groundwater flow was inferred to be to the south-southeast toward the Yakima River approximately one mile away from the Site. Subsequent to well development, groundwater was encountered at depths ranging from 2.68 feet below top of casing in monitoring well MW-7 to 4.73 feet below top of casing in well MW-6 (**Table 2 – attached**). Data obtained during the August 2014 groundwater investigation confirmed that the groundwater flow direction was to the southeast with a hydraulic gradient varying from approximately 0.01 between monitoring wells MW-1 and MW-3 and steepening down-gradient to 0.05 between wells MW-3 and MW-6.

During the second quarter groundwater sampling event conducted at the Site on November 24, 2014, groundwater was encountered at depths ranging from 5.85 feet below top of casing in monitoring well MW-7 to 9.83 feet below top of casing in well MW-6 (**Table 2 – attached**). Based on field data collected November 24, 2014, the groundwater flow direction was to the southeast with a hydraulic gradient varying from approximately 0.01 between monitoring wells MW-1 and MW-3 and steepening down-gradient to 0.05 between wells MW-3 and MW-6.

During the third quarter groundwater sampling event conducted at the Site on February 11, 2015, groundwater was encountered at depths ranging from 6.25 feet below top of casing in monitoring well MW-5 to 10.20 feet below top casing in well MW-6 (**Table 2 – attached**). Based on field data collected February 11, 2015, the groundwater flow direction was to the southeast with an approximate hydraulic gradient of 0.01 between monitoring wells MW-1 and MW-3, steepening down-gradient to 0.13 between monitoring wells MW-3 and MW-6.

During this fourth quarter groundwater sampling event conducted at the Site on May 6, 2015, groundwater was encountered at depths ranging from 3.21 feet below top of casing in monitoring well MW-7 to 5.24 feet below top of casing in well MW-6 (**Table 2 – attached**). Based on field data collected May 6, 2015, the groundwater flow direction was determined to be to the southeast with an hydraulic gradient between monitoring wells MW-1 and MW-3 of 0.01 feet per foot, steepening to 0.05 feet per foot down-gradient between wells MW-3 and MW-6.

5.0 GROUNDWATER SAMPLING

5.1 Groundwater Sampling Rationale

On May 6, 2015, groundwater samples were obtained from seven on-site monitoring wells (MW-1, MW-2, MW-3, MW-4, MW-5, MW-6, and MW-7). These seven groundwater samples were obtained as part of a quarterly groundwater sampling program to assess to what extent (if any) the shallow aquifer beneath the Site has been impacted by diesel fuel. This May 2015 groundwater sampling event was the fourth consecutive quarterly groundwater sampling event conducted at the Site.

5.2 Groundwater Purging and Sampling Methodology

Groundwater sampling in each monitoring well was conducted using low-flow purging techniques. During sampling, a 1.66" Geotech submersible bladder pump with dedicated air and discharge tubes was lowered to approximately the middle of the standing water column in each well. The monitoring well was purged at approximately 400 milliliters per minute (ml/min) until groundwater quality parameters (pH, temperature, and conductivity) stabilized. Stabilization was achieved when three consecutive readings were obtained within the following limits: pH (± 0.1 unit); temperature (± 1°Celsius); and conductivity (± 5 microSiemens). Turbidity was visually monitored and recorded, but was not used as an indication of when the groundwater had stabilized. Copies of the Groundwater Sample Field Logs are included in **Appendix A**.

The purge water from each of the seven groundwater monitoring wells was containerized in a single 55-gallon drum that was properly labeled and sealed awaiting future disposal at an approved liquid waste disposal facility. The temporary staging area for the 55-gallon drum(s) is illustrated on **Figure 2**.

Each groundwater sample was placed into the following containers for the associated analyses:

- Three laboratory prepped volatile organic analysis (VOA) 40-ml glass vials preserved with hydrochloric acid for BTEX analysis via EPA Method 8021B;
- One laboratory prepped 0.5-Liter amber glass container preserved with hydrochloric acid for TPH-D and TPH-O analysis via Northwest Method NWTPH-Dx; and
- Two unpreserved laboratory prepped 1-Liter amber glass containers for PAH analysis via EPA Method 8270 SIM.

Disposable latex gloves were used at all times during sampling. A clean pair of latex gloves was donned prior to purging and sampling of each monitoring well. Each sample container was closed with a plastic screw cap onto a Teflon-faced septum. Each VOA vial was then inverted and tapped to confirm that no air bubbles were present. Each sample container was labeled and placed in an ice chest with blue-ice for transport to the laboratory (ALS).

5.3 Groundwater Sampling Results

All seven groundwater samples collected on May 6, 2015 were analyzed for TPH-D, TPH-O, and BTEX. The groundwater sample obtained from monitoring wells MW-2 and MW-6 were also analyzed for PAHs. The laboratory analytical results for those samples are summarized in **Tables 3 and 4 (attached)**.

TPH-D was detected in four of the seven groundwater samples at concentration ranging from 370 µg/L in monitoring well MW-3 to 840 micrograms (µg) per Liter (L) in the sample obtained from well MW-6 (**Table 3 - attached**). The concentrations of 780 µg/L and 840 µg/L in the groundwater samples obtained from monitoring wells MW-2 and MW-6, respectively, exceed the MTCA Method A Cleanup Level of 500 µg/L.

PAHs were analyzed in the groundwater samples obtained from monitoring wells MW-2 and MW-6. PAHs were not detected in the groundwater sample obtained from monitoring well MW-6; however, pyrene was detected in the groundwater sample obtained from well MW-2 at a concentration of 0.10 µg/L (**Table 4 – attached**). The PAH detection of pyrene in the groundwater sample obtained from monitoring well MW-2 does not exceed MTCA Method A Cleanup Levels.

Complete copies of the laboratory analytical reports and accompanying chain-of-custody documentation are included in **Appendix B**.

6.0 CONCLUSIONS

A total of seven groundwater monitoring wells (MW-1 through MW-7) exist on the Site. During the groundwater sampling field event conducted at the Site on May 6, 2015, these seven monitoring wells were monitored and sampled. During the May 2015 groundwater sampling event, the depth to groundwater ranged from 3.21 feet below top of casing in monitoring well MW-7 to 5.24 feet below top of casing in well MW-6 and groundwater flow direction was to the southeast. The approximate hydraulic gradient was 0.01 feet per foot between monitoring wells MW-1 and MW-3 and steepened down-gradient to 0.05 feet per foot between monitoring wells MW-3 and MW-6.

The laboratory analytical data resulting from the May 2015 groundwater sampling event showed evidence of TPH-D detections in the groundwater samples obtained from monitoring well MW-2 (780 µg/L) and MW-6 (870 µg/L) at concentrations exceeding the MTCA Method A Cleanup Level of 500 µg/L.

7.0 RECOMMENDATIONS

At a minimum, five additional quarterly groundwater sampling events should be conducted at the Site through May 2016. All seven monitoring wells (MW-1 through MW-7) should be monitored for depth-to-water measurements and sampled for the following analytes: BTEX via EPA Method 8021, as well as TPH-D and TPH-O via Northwest Method NWTPH. If any groundwater samples yield BTEX, TPH-D, or TPH-O concentrations exceeding MTCA Method A Cleanup Levels, those samples should also be analyzed for PAHs via EPA Method 8270 SIM.

8.0 STATEMENT OF THE ENVIRONMENTAL PROFESSIONALS

Statement of Quality Assurance

I performed the May 6, 2015 groundwater sampling field activities in accordance with generally accepted environmental practices and procedures, as of the date of this report. I have employed the degree of care and skill ordinarily exercised under similar circumstances by reputable environmental professionals practicing in this area. The conclusions contained within this quarterly groundwater sampling report are based upon laboratory analytical data resulting from the groundwater sampling event conducted in May 2015.

The conclusions stated in this report are based upon personal observations made by employees of BMEC and upon information provided by others. I have no reason to suspect or believe that the information provided by others is inaccurate.

Blue Mountain Environmental Consulting, Inc.

Yancy Meyer, E.P.

Statement of Quality Control

The objective of this groundwater sampling report was to assess the potential presence or absence of environmental issues involving the groundwater beneath the Site that could impact the subject property, as delineated by the Scope of Work. The procedures involved performing reasonable groundwater sampling activities in accordance with the existing regulations, currently available technology, and generally accepted engineering practices in order to accomplish the stated objective.

To the best of my knowledge, these field activities have been performed in compliance with BMEC's Standard Operating Procedures protocol for quarterly groundwater sampling events.

Blue Mountain Environmental Consulting, Inc.

Brent N. Bergeron, WA Professional Geologist

State of Washington BNB 2267 Licensed Geologist

Brent N. Bergeron

9.0 REPORT LIMITATIONS

This quarterly groundwater sampling report has been performed for the exclusive use of Colony Insurance and the Site or agents specified by representatives of Colony Insurance.

The purpose of a quarterly groundwater sampling event is to assess the current status of the groundwater beneath the Site, prior to obtaining ***No Further Action*** status. In performing a quarterly groundwater sampling event, a balance must be struck between reasonable inquiry into environmental issues and an exhaustive analysis of every conceivable issue of possible concern. This groundwater sampling report contains BMEC's opinion(s) regarding environmental issues of concern and/or additional issues that may need to be addressed. In rendering our professional opinion, BMEC warrants that the services provided within the Scope of Work for this groundwater sampling event were performed, within the limits described, in accordance with generally accepted environmental consulting principles and practices. No other warranty, expressed or implied, is made. The following paragraphs describe the assumptions and standard parameters under which such opinion is rendered.

Any opinions and/or recommendations presented in this report apply to site conditions existing at the time of performance of services. BMEC is unable to report on or accurately predict events that may affect the Site after performance of services, whether occurring naturally or caused by human forces. BMEC assumes no responsibility for conditions BMEC did not investigate, or conditions not generally recognized as environmentally unacceptable at the time services were performed.

Where subsurface work was performed, BMEC's professional opinions are based in part on the interpretation of data from discrete sample locations that may not represent actual conditions at the non-sampled locations.

Except where there is expressed concern of our client, or where specific environmental impact to the groundwater has previously been reported by others, naturally occurring toxic substances in the groundwater, or contaminant concentrations not of current environmental concern (subsurface and aboveground), may not be addressed in this document.

No assessment is thorough enough to exclude the presence of hazardous materials at a given site. Therefore, if specific hazardous materials have not been identified during this assessment, the lack of such identifications should not be construed as a guarantee of the absence of hazardous materials, but merely as the result of services performed within the scope, limitations, and cost of work done.

BMEC is not responsible for the effects of changes in applicable environmental standards, practices, or regulations after the performance of services.

Services provided for this quarterly groundwater assessment were performed in accordance with BMEC's agreement and understanding with our client, which may not be fully disclosed in this report. Opinions and/or recommendations are intended for the client, Site, location, time frame, and project parameters indicated.

This report was prepared solely for the use of our client, and should be reviewed in its entirety; BMEC is not responsible for subsequent separation, detachment, or partial use of this document. Any reliance on this report by a third party shall be at such party's sole risk.

10.0 REFERENCES

Blue Mountain Environmental & Consulting Co, GROUNDWATER MONITORING WELL SAMPLING REPORT, Horse Heaven Hills Travel Plaza, 101 Merlot Drive, Prosser, Washington 99350, March 6, 2015

Blue Mountain Environmental & Consulting Co, GROUNDWATER MONITORING WELL SAMPLING REPORT, Horse Heaven Hills Travel Plaza, 101 Merlot Drive, Prosser, Washington 99350, December 15, 2014

Blue Mountain Environmental & Consulting Co, WORK PLAN: Delineation of Subsurface Petroleum Hydrocarbon Contamination in the Vadose Zone Soils and Groundwater-Horse Heaven Hills Travel Plaza, 101 Merlot Drive, Prosser, Washington 99350, May 28, 2014

Blue Mountain Environmental & Consulting Co, Delineation of Subsurface Petroleum Hydrocarbon Contamination-Horse Heaven Hills Travel Plaza, 101 Merlot Drive, Prosser, Washington 99350, May 5, 2014

Blue Mountain Environmental & Consulting Co, WORK PLAN: Delineation of Subsurface Petroleum Hydrocarbon Contamination-Horse Heaven Hills Travel Plaza, 101 Merlot Drive, Prosser, Washington 99350, December 17, 2013

Blue Mountain Environmental & Consulting Co, Phase I Environmental Site Assessment Report-Horse Heaven Hills Travel Plaza, 101 Merlot Drive, Prosser, Washington 99350, August 20, 2013

Google Earth, Aerial Photo of Prosser, Washington, pre-March 2014

Washington Department of Ecology, Model Toxics Control Act Statute and Regulation, Revised November 2007

Image Provided by ESRI

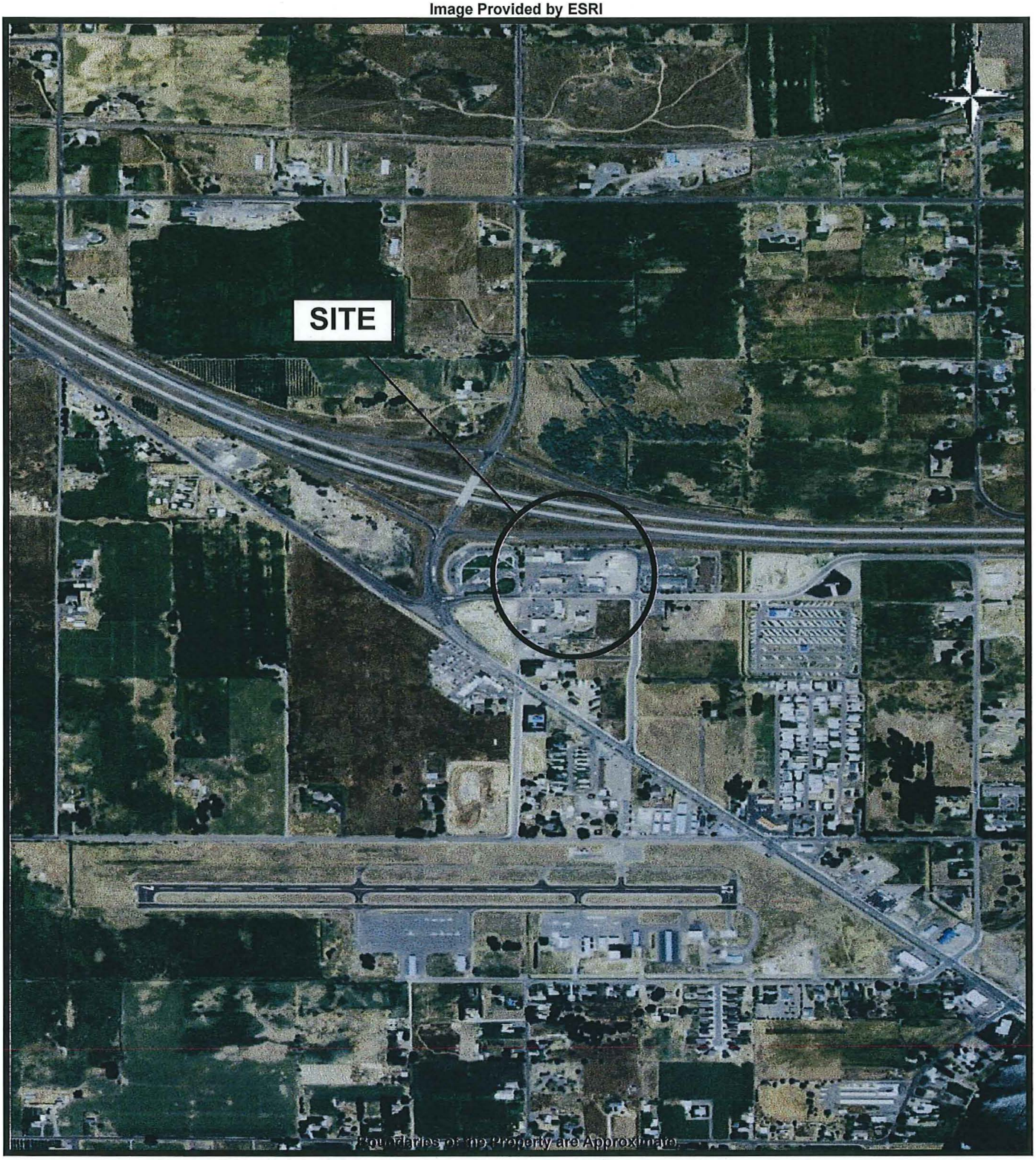

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FIGURE 1: SITE LOCATION MAP