SITE CHECK PORTAL WAY STATION 6000 PORTAL WAY FERNDALE, WASHINGTON

prepared for:

6000 Portal Way LLC 6000 Portal Way Ferndale, WA 98248

May 15, 2018



soil | water | air compliance consulting

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Prepared for:

6000 Portal Way LLC 6000 Portal Way Ferndale, WA 98248

Prepared by:

Whatcom Environmental Services 228 East Champion Street #101 Bellingham, Washington 98225

May 15, 2018

Thom Davis

WA UST Site Assessor (#8190774)

Harold Cashman QA/QC Reviewer

HAROLD J. CASHMAN

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1.0 INTRODUCTION

Whatcom Environmental Services Inc. has completed a Site Check at the retail fueling station located at 6000 Portal Way in Ferndale, Washington. The site location is shown on Figure 1.

The Site Check was performed to comply with Underground Storage Tank requirements (WAC 173-360-370 (2)) following a Washington Department of Ecology site inspection which identified stained soil beneath fuel dispenser 7/8. The fuel dispenser 7/8 location is shown on Figure 2.

This report was prepared by Whatcom Environmental Services Inc. and the information provided in the report supplements the completed UST Site Check/Site Assessment Checklist, included in Appendix A.

2.0 SITE SETTING

The Portal Way Station site is located at 6000 Portal Way in Ferndale, Washington. The site is in the northeast quarter of the northeast quarter of Section 20 in township 39 North, Range 2 East. The site is situated approximately 0.1 miles east of Interstate 5 (I-5), approximately 0.35 miles north of the Nooksack River, and approximately 0.9 miles north/northeast of the city of Ferndale's downtown business core. The site is zoned as Highway Commercial by the City of Ferndale. The site is bordered on the north and east by commercial and rural residential properties; on the west by I-5 and Portal Way; and on the south by other rural residential properties.

3.0 SELECTION OF CLEANUP STANDARDS

The soil cleanup levels for the site were established for unrestricted land use in accordance with WAC 173-340. Soil samples collected from the site were compared to the Model Toxics Control Act (MTCA) Method A cleanup levels. MTCA Method A cleanup levels are provided in WAC 173-340, Table 740-1.

4.0 SITE CHECK

The Site Check was performed to comply with Underground Storage Tank requirements (WAC 173-360-370 (2)) following a Washington Department of Ecology site inspection which identified stained soil beneath fuel dispenser 7/8. The fuel dispenser 7/8 location is shown on Figure 2.

Thomas Davis of Whatcom Environmental Services conducted the Site Check. Mr. Davis is a registered UST Site Assessor (Certification#: 8190774). The Site Check was conducted per the Ecology Guidance for Site Checks and Site Assessment for Underground Storage Tanks (Ecology, 2003).

4.1 SOIL SAMPLE COLLECTION AND ANALYSIS

One soil sample was collected from 4 feet below the dispenser 7/8 concrete pad (approximately 2 feet below the product piping) on May 7, 2018. The sample was collected using a stainless-steel hand auger. The soil sample was field screened for the presence of petroleum contamination by conducting water sheen tests and measuring organic vapors using a photoionization detector. The soil sample yielded a moderate petroleum sheen and organic vapors. The soil sample was identified as *Dispenser 7/8*. The soil sample description and field screening results are summarized in Table 1.

The soil sample was placed in clean sample containers provided by the laboratory, stored in a cooler with ice, and shipped to ALS Laboratory Group in Everett, Washington. ALS is accredited by Ecology.

The soil sample was analyzed for gasoline (volatile) range Total Petroleum Hydrocarbons (TPH); diesel and oil range TPH; and benzene, toluene, ethylbenzene, and xylenes (BTEX constituents).

4.2 SOIL SAMPLE RESULTS

Soil sample $Dispenser\ 7/8$ contained gasoline range TPH, diesel range TPH, and BTEX constituents at concentrations which exceeded the MTCA Method A target cleanup levels.

Laboratory analytical results are summarized in Table 2. The original laboratory analytical data report is included in Appendix B.

5.0 CONCLUSIONS

A Site Check was conducted at the Portal Way Station located at 6000 Portal Way in Ferndale, Washington to evaluate shallow soil located beneath fuel dispenser 7/8.

Field screening results and visual observations indicated that a release of petroleum had occurred from the fuel dispenser. A release of gasoline and diesel range TPH and BTEX constituents to shallow soil beneath dispenser 7/8 has been confirmed by the laboratory analytical data.

Please use this report and the attached site location Figures, UST Site Check/Site Assessment Checklist, and soil analytical data to document compliance with Site Check requirements (WAC 173-360-370 (2)).

6.0 LIMITATIONS

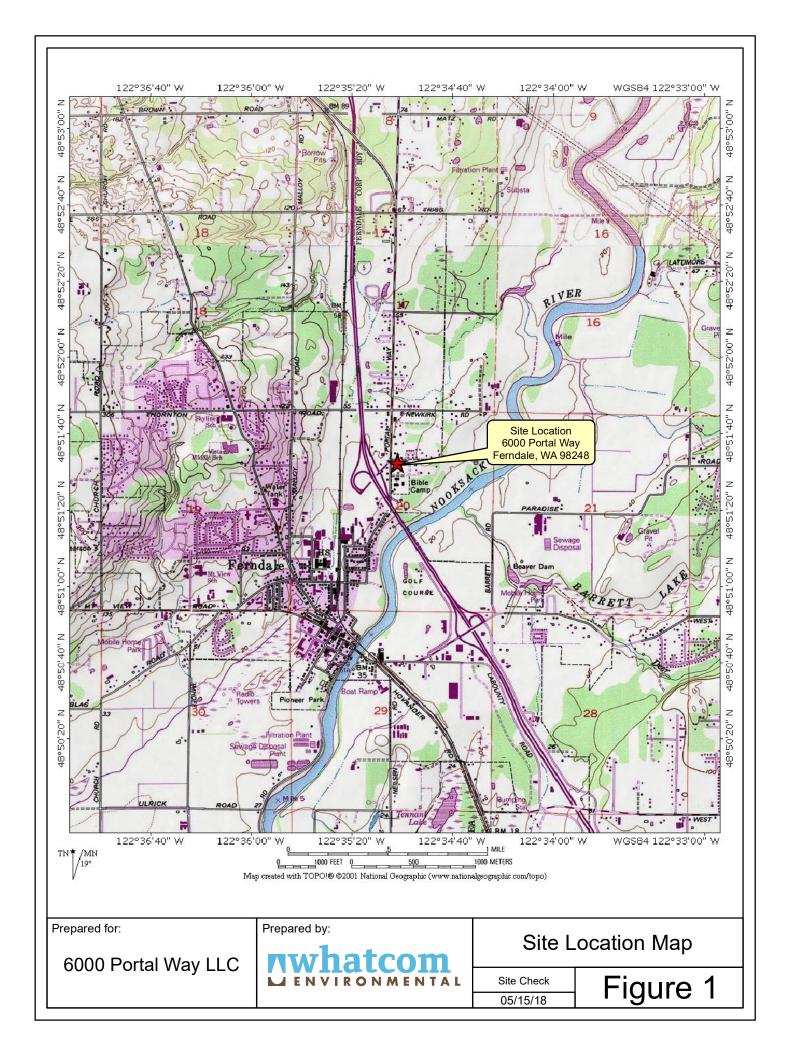
No site assessment can wholly eliminate uncertainty regarding the potential for contamination in connection with a property. The interpretation of soil and groundwater conditions is based on field observations and chemical analytical data collected from relatively widely spaced sampling locations at the site. It is possible that contamination exists beneath portions of the site that were not explored, sampled, or analyzed. No warranty, express or implied, is given regarding the presence of hidden or unidentified sources of contamination of the subject property. Performance of this investigation by Whatcom Environmental is intended to reduce, but not eliminate, uncertainty regarding the potential for environmental contamination in connection with the subject property. In addition, no warranty, express or implied is given regarding geotechnical or geologic hazards.

Within the limitations of scope, schedule, and budget, our services have been executed in accordance with generally accepted environmental practices in this area at the time this report was prepared. No warranty or other conditions, express or implied, should be understood.

Whatcom Environmental Services has prepared this report for the exclusive use of 6000 Portal Way LLC its authorized agents, and regulatory agencies. Whatcom Environmental prepares a report for the client's exclusive use for a particular project and in accordance with generally accepted practices at the time of investigation. This report was prepared for exclusive use by the client and its authorized agents and may not be used, relied upon, or assigned to a third party without written consent from Whatcom Environmental Services. This report is not intended for use by others, and the information contained herein is not applicable to other sites. This report may be made available to regulatory agencies.

7.0 REFERENCES

- Washington State Department of Ecology. 2013. Underground Storage Tank Regulations and Statute Chapter 173-360 WAC. Publication No. 12-09-242.
- Washington State Department of Ecology (Ecology). 2013. Model Toxics Control Act Cleanup Regulation Chapter 173-340 WAC. Publication No. 94-06.
- Washington State Department of Ecology. 2003. Guidance for Site Checks and Site Assessments for Underground Storage Tanks. Publication # 90-52.



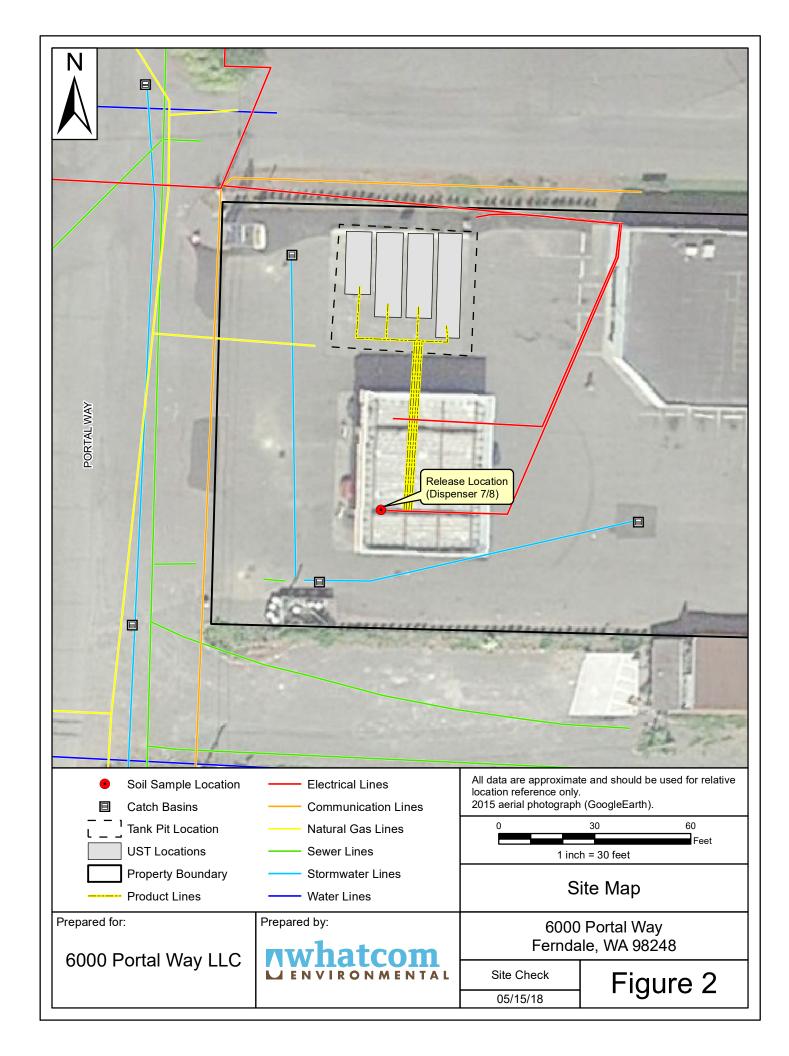


Table 1. Soil Sample Description - Portal Way Station

Sample ID	Date	Depth (ft)	Soil Sample Description	PID (ppm)	Sheen Test ^a
Dispenser 7/8	5/7/2018	4.0	Medium sand, brown, loose, moist. Collected from 4 feet below the dispenser pad concrete.	1,834	MS

 $^{^{\}rm a}$ - NS = No Sheen; VSS = Very Slight Sheen; SS = Slight Sheen; MS = Moderate Sheen; HS = Heavy Sheen

Table 2. Soil Sample Analytical Results - Portal Way Station

Sample ID	Date	NWTPH-Gx Volatile Range mg/kg	NWTPH-Dx Diesel Range mg/kg	NWTPH-Dx Oil Range mg/kg	EPA-8021 Benzene mg/kg	EPA-8021 Toluene mg/kg	EPA-8021 Ethylbenzene mg/kg	EPA-8021 Xylenes mg/kg
MTCA Method A Cleanup Levels		100/30 ^a	2,000	2,000	0.03	7	6	9
Dispenser 7/8	5/7/2018	10,000	10,000	ND(<500)	34	300	130	770

 $^{^{\}rm a}$ - Cleanup level dependent on BTEX concentrations

BOLD - indicates that the detected concentration exceeded the MTCA Method A target cleanup level

ND - indicates analyte was Not Detected at level above reporting limit (shown in parentheses)

APPENDIX A

UST Site Check/Site Assessment Checklist



SITE CHECK/SITE ASSESSMENT CHECKLIST

UST ID #: ______
County: _____

FOR UNDERGROUND STORAGE TANKS

This checklist certifies that site check or site assessment activities were performed in accordance with Chapter 173-360 WAC. Instructions are found on the last page.

I. UST FACILITY	II. OWNER/OPER	ATOR INFORMAT	ION			
Facility Compliance Tag #: A3495	Owner/Operator Name: La	Owner/Operator Name: Lakhwinder Malhi				
UST ID #: 8969	Business Name: 6000 Po	rtal Way LLC	,			
Site Name: Portal Way Station	Address: 6000 Portal V	/ay				
Site Address: 6000 Portal Way	City: Ferndale	State: WA	Zip: 98248			
City: Ferndale	Phone: (360) 441-5115	5				
Phone: (360) 441-5115	Email: lyndenshell3@g	gmail.com				
III. CERTIFI	ED SITE ASSESSOR					
Service Provider Name: Thomas A. Davis	Company Name: Whatcon	n Environmen	tal Services			
Cell Phone: (253) 906-6648 Email: tdavis@whatcomenvironmental.	com Address: 228 E Champ	ion St. #101				
Certification #: 8190774 Exp. Date: 1/13/20	019 City: Bellingham	State: WA	Zip: 98225			
IV. TANK	K INFORMATION					
TANK ID TANK CAPACITY	LAST SUBSTANCE STORED	DATE SITE ASSESSMENT				
Fuel Dispenser 7/8	Gasoline/Diesel	5/7/2	2018			
V. REASON FOR CONDUCTING SI	TE CHECK/SITE ASSESSMENT (che	eck one)				
☐ Release investigation following permanent UST syst	em closure (i.e. tank removal or	closure-in-place).				
☐ Release investigation following a failed tank and/or	line tightness test.					
Release investigation following discovery of contam	inated soil and/or groundwater.					
☐ Release investigation directed by Ecology to determ	nine if the UST system is the sour	ce of offsite impac	cts.			
UST system is undergoing a "change-in-service", wh gasoline) to storing a non-regulated substance (e.g.		gulated substance	(e.g.			
☐ Directed by Ecology for UST system permanently clo	osed or abandoned before 12/22	/1988.				
☐ Other (describe):						

	VI. CHECKLIST		
	The site assessor must check each of the following items and include it in the report. Sections referenced below can be found in the Ecology publication Guidance for Site Checks and Site Assessments for Underground Storage Tanks.	YES	NO
1.	The location of the UST site is shown on a vicinity map.	V	
2.	A brief summary of information obtained during the site inspection is provided (Section 3.2)	Ø	
3.	A summary of UST system data is provided (Section 3.1)	10	V
4.	The soils characteristics at the UST site are described. (Section 5.2)		V
5.	Is there any apparent groundwater in the tank excavation?		V
6.	A brief description of the surrounding land use is provided. (Section 3.1)	Ø	
7.	The name and address of the laboratory used to perform analyses is provided. The methods used to collect and analyze the samples, including the number and types of samples collected, are also documented in the report. The data from the laboratory is appended to the report.	V	
8.	The following items are provided in one or more sketches:		
	Location and ID number for all field samples collected		
	If applicable, groundwater samples are distinguished from soil samples		V
	Location of samples collected from stockpiled excavated soil		V
	Tank and piping locations and limits of excavation pit		7
	Adjacent structures and streets	Ø	
	Approximate locations of any on-site and nearby utilities	Ø	
9.	If sampling procedures are different from those specified in the guidance, has justification for using these alternative sampling procedures been provided? (Section 3.4)	V	
	A table is provided showing laboratory results for each sample collected including; sample ID number, constituents analyzed for and corresponding concentration, analytical method, and detection limit for that method. Any sample exceeding MTCA Method A cleanup standards are highlighted or bolded.	V	
11.	Any factors that may have compromised the quality of the data or validity of the results are described.	Ø	
12.	The results of this site check/site assessment indicate that a confirmed release of a regulated substance has occurred. The requirements for reporting confirmed releases can be found in WAC 173-360-372.	V	
	VII. REQUIRED SIGNATURES		
	Signature acknowledges the Site Check or Site Assessment complies with UST regulations WAC 173-360-360 through	-395.	
The	omas A. Davis 5/15/20	018	
Prin	t or Type Name Signature of Certified Site Assessor Date		

SITE CHECK/SITE ASSESSMENT CHECKLIST

FOR UNDERGROUND STORAGE TANKS

Instructions

This checklist must accompany the results of a Site Check Report, which is performed if a release of petroleum or other regulated substance is suspected. It is also required to accompany a Site Assessment Report, which is required following the permanent closure or "change-in-service" of an underground storage tank system. This form is required to be filled out whether or not contamination is found. This checklist is to be completed by the Site Assessor and submitted within thirty days of completing these activities to the following address:

Dept. of Ecology UST Section PO Box 47655 Olympia, WA 98504-7655

- **I./II. UST Facility and Owner/Operator Information:** Fill out these sections completely. If you do not know your UST ID number, include the facility compliance tag number.
- III. Service Provider Information: It is the responsibility of the ICC-certified Site Assessor to ensure that sampling and documentation procedures are completed in accordance with Ecology's *Guidance for Site Checks and Site Assessment for Underground Storage Tanks*.
- **IV. Tank Information:** Use the same Tank identification numbers listed on the facility's Business License which is based on the most recent UST Addendum on file with Ecology. List the last substance stored in each tank, the tank sizes and the date the site check or site assessment was completed.
- V. Required Signature: The Site Assessor signature certifies these procedures were followed.

All confirmed releases must be reported to Ecology by the owner within 24 hours and by service providers within 72 hours of discovery. A Site Characterization Report must be submitted to Ecology within 90 days after confirming a release.

Further questions? Please contact your regional office below and ask for a tank inspector to assist you.

Regional Office	Counties Served
Central (509) 575-2490	Benton, Chelan, Douglas, Kittitas, Klickitat, Okanogan, Yakima
Eastern (509) 329-3400	Adams, Asotin, Columbia, Ferry, Franklin, Garfield, Grant, Lincoln, Pend Oreille, Spokane, Stevens, Walla Walla, Whitman
HQ (360) 407-7170	Federal facilities in Western Washington
Northwest (425) 649-7000	Island, King, Kitsap, San Juan, Skagit, Snohomish, Whatcom
Southwest (360) 407-6300	Clallam, Clark, Cowlitz, Grays Harbor, Jefferson, Lewis, Mason, Pacific, Pierce, Skamania, Thurston, Wahkiakum

or find a complete list of UST inspectors at:

www.ecy.wa.gov/programs/tcp/ust-lust/people.html

To request materials in a format for the visually impaired call Ecology at 360-407-7170, Relay Service 711, or TTY 877-833-6341

APPENDIX B

Laboratory Analytical Data Report



May 14, 2018

Mr. Harold Cashman Whatcom Environmental Svcs., Inc. 228 E. Champion St., Suite 101 Bellingham, WA 98225

Dear Mr. Cashman,

On May 9th, 1 sample was received by our laboratory and assigned our laboratory project number EV18050055. The project was identified as your Portal Way Station Site Check. The sample identification and requested analyses are outlined on the attached chain of custody record.

No abnormalities or nonconformances were observed during the analyses of the project samples.

Please do not hesitate to call me if you have any questions or if I can be of further assistance.

Sincerely,

ALS Laboratory Group

Rick Bagan

Laboratory Director



CERTIFICATE OF ANALYSIS

Whatcom Environmental Svcs., Inc. 5/14/2018 CLIENT: DATE:

228 E. Champion St., Suite 101 ALS JOB#: EV18050055 Bellingham, WA 98225 ALS SAMPLE#: EV18050055-01

CLIENT CONTACT: Harold Cashman DATE RECEIVED: 05/09/2018

Portal Way Station Site Check **CLIENT PROJECT: COLLECTION DATE:** 5/7/2018 4:00:00 PM

CLIENT SAMPLE ID Dispenser 7/8 WDOE ACCREDITATION: C601

SAMPLE DATA RESULTS

ANALYTE	METHOD	RESULTS	REPORTING LIMITS	DILUTION FACTOR	UNITS	ANALYSIS DATE	ANALYSIS BY
TPH-Volatile Range	NWTPH-GX	10000	600	200	MG/KG	05/09/2018	JMK
Benzene	EPA-8021	34	3.0	100	MG/KG	05/09/2018	JMK
Toluene	EPA-8021	300	10	200	MG/KG	05/09/2018	JMK
Ethylbenzene	EPA-8021	130	5.0	100	MG/KG	05/09/2018	JMK
Xylenes	EPA-8021	770	20	100	MG/KG	05/09/2018	JMK
TPH-Diesel Range	NWTPH-DX	10000	250	10	MG/KG	05/12/2018	EBS
TPH-Oil Range	NWTPH-DX	U	500	10	MG/KG	05/12/2018	EBS
						ΔΝΔΙ ΥSIS	ΔΝΔΙ ΥSIS

				ANAL 1313 A	MALISIS
SURROGATE	METHOD	%REC		DATE	BY
TFT 200X Dilution	NWTPH-GX	0 SUR07	1	05/09/2018	JMK
TFT 100X Dilution	EPA-8021	1900 SUR08	i	05/09/2018	JMK
TFT 200X Dilution	EPA-8021	9.10 SUR07	i	05/09/2018	JMK
C25 10X Dilution	NWTPH-DX	132		05/12/2018	EBS

U - Analyte analyzed for but not detected at level above reporting limit.

SUR08 -One or more surrogate recoveries are unavailable due to sample matrix interference. Target analytes were not affected by the interference. No qualification is necessary.

SUR07 -The surrogate recoveries could not be determined due to dilution below the calibration range.

Chromatogram indicates that it is likely that sample contains lightly weathered gasoline and weathered diesel.

Diesel range product results biased high due to gasoline range product overlap.



CERTIFICATE OF ANALYSIS

CLIENT: Whatcom Environmental Svcs., Inc.

228 E. Champion St., Suite 101

Bellingham, WA 98225

ALS SDG#:

5/14/2018 EV18050055

WDOE ACCREDITATION:

DATE:

C601

CLIENT CONTACT:

Harold Cashman

CLIENT PROJECT: Portal Way Station Site Check

LABORATORY BLANK RESULTS

MBG-050918S2 - Batch 128232 - Soil by NWTPH-GX

				REPORTING	ANALYSIS	ANALYSIS	
ANALYTE	METHOD	RESULTS	UNITS	LIMITS	DATE	BY	
TPH-Volatile Range	NWTPH-GX	U	MG/KG	3.0	05/09/2018	JMK	

U - Analyte analyzed for but not detected at level above reporting limit.

MB-050918S2 - Batch 128232 - Soil by EPA-8021

				REPORTING	ANALYSIS	ANALYSIS
ANALYTE	METHOD	RESULTS	UNITS	LIMITS	DATE	ВҮ
Benzene	EPA-8021	U	MG/KG	0.030	05/09/2018	JMK
Toluene	EPA-8021	U	MG/KG	0.050	05/09/2018	JMK
Ethylbenzene	EPA-8021	U	MG/KG	0.050	05/09/2018	JMK
Xylenes	EPA-8021	U	MG/KG	0.20	05/09/2018	JMK

U - Analyte analyzed for but not detected at level above reporting limit.

MB-051118S - Batch 128341 - Soil by NWTPH-DX

				REPORTING	ANALYSIS	ANALYSIS	
ANALYTE	METHOD	RESULTS	UNITS	LIMITS	DATE	BY	
TPH-Diesel Range	NWTPH-DX	U	MG/KG	25	05/12/2018	EBS	
TPH-Oil Range	NWTPH-DX	U	MG/KG	50	05/12/2018	EBS	

U - Analyte analyzed for but not detected at level above reporting limit.



CERTIFICATE OF ANALYSIS

CLIENT: Whatcom Environmental Svcs., Inc.

DATE: 5/14/2018 228 E. Champion St., Suite 101 ALS SDG#: EV18050055

Bellingham, WA 98225

WDOE ACCREDITATION: C601

CLIENT CONTACT: Harold Cashman

CLIENT PROJECT: Portal Way Station Site Check

LABORATORY CONTROL SAMPLE RESULTS

ALS Test Batch ID: 128232 - Soil by NWTPH-GX

				LIIV	115	ANALYSIS	ANALYSIS BY
SPIKED COMPOUND	METHOD	%REC	RPD QUAL	MIN	MAX	DATE	
TPH-Volatile Range - BS	NWTPH-GX	86.8		66.5	122.7	05/09/2018	JMK
TPH-Volatile Range - BSD	NWTPH-GX	85.0	2	66.5	122.7	05/09/2018	JMK

ALS Test Batch ID: 128232 - Soil by EPA-8021

				LIN	IITS	ANALYSIS	ANALYSIS BY
SPIKED COMPOUND	METHOD	%REC	RPD QUAL	MIN	MAX	DATE	
Benzene - BS	EPA-8021	98.5		67.7	124	05/09/2018	JMK
Benzene - BSD	EPA-8021	99.6	1	67.7	124	05/09/2018	JMK
Toluene - BS	EPA-8021	98.9		71	123	05/09/2018	JMK
Toluene - BSD	EPA-8021	100	1	71	123	05/09/2018	JMK
Ethylbenzene - BS	EPA-8021	99.7		69.8	117	05/09/2018	JMK
Ethylbenzene - BSD	EPA-8021	101	1	69.8	117	05/09/2018	JMK
Xylenes - BS	EPA-8021	101		70	119	05/09/2018	JMK
Xylenes - BSD	EPA-8021	102	1	70	119	05/09/2018	JMK

ALS Test Batch ID: 128341 - Soil by NWTPH-DX

				LIM	IITS	ANALYSIS	ANALYSIS BY	
SPIKED COMPOUND	METHOD	%REC	RPD QUAL	MIN	MAX	DATE		
TPH-Diesel Range - BS	NWTPH-DX	97.4		75.5	122.1	05/11/2018	EBS	
TPH-Diesel Range - BSD	NWTPH-DX	94.6	3	75.5	122.1	05/11/2018	EBS	

APPROVED BY

Laboratory Director

ALS Environmental8620 Holly Drive, Suite 100 Everett, WA 98208 Phone (425) 356-2600 Fax (425) 356-2626 http://www.alsglobal.com

Laboratory Analysis Request Chain Of Custody/

(Laboratory Use Only)	5005
ALS Job#	EV180

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5/8/18 Page

SIGNATURES (Name, Comp 2. Relinquished By: 1. Relinquished By: Received By:_

Received By:

TURNAROUND REQUESTED in Business Days* OTHER: Specify: Organic, Metals & Inorganic Analysis Sundard
Fuels & Hydrocarbon Analysis SAME

*Turnaround request less than standard may incur Rush Charges