

**BLUE SAGE ENVIRONMENTAL, INC.**

198007 E 30<sup>th</sup> Avenue  
Kennewick, WA 99337

March 11, 2016

Tom Pastusak  
1030 Coffee Lane  
Arroyo Grande, CA 93420

RE: Kent residential property, 17606 SE 303<sup>rd</sup> St.

Dear Tom:

Ecology's NW Regional Office in Bellevue, has been notified of the release from your 500 gallon gasoline tank. Their project manager that will be the contact for the cleanup will be Mike Warfel. This sets in motion a series of actions that will need to be completed in order to satisfy the Model Toxics Control Act Regulation (MTCA).

Following is a brief summation of these requirements:

- Site Characterization – identifying the extent of the plume (soil and groundwater);
- Remediation – determining a cleanup strategy and initializing the action;
- Documentation – preparing a report to Ecology on results and achieving cleanup levels;
- Obtaining approval from Ecology that their requirements have been met.

The first step in meeting Ecology's requirements is completing a site characterization. I have attached a budget of estimated costs for this work. This basically will require obtaining two soil core samples from the four sides of the excavation area and a groundwater sample from each boring. I plan to start at about five feet off each side of the excavation in undisturbed soil. If conditions indicate gasoline concentrations, I will repeat the borings out approximately ten feet from each side. The budget I prepared details lab costs for both five and ten feet. Again, depending on what is found, it may require additional samples being obtained beyond ten feet. However, it would cost less to get the additional samples while the drill rig is on the property rather than bring it back.

I will review the analytical results with my hydrogeologist when we get the lab report. Based on what the soil and groundwater conditions are, we will then advise you of a cleanup strategy that will meet Ecology's approval. The best scenario would be that the release is contained roughly inside the area where the USTs were located.

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It normally takes about a week to schedule the drillers. It may take a bit longer if they are busy. I do not markup subcontractor invoicing. Instead, my general practice is to have those companies bill the property owner directly. For Step 1, this would include all ESN-Northwest's costs, which would include the drill rig and lab. Once we have a clear understanding of the extent of the release, I can provide the costs to continue the process towards closure.

If you have any questions, please give me a call.

Sincerely,



Alexander H. Koch  
Washington State Site Assessment Certified  
ICC No. 1059552-U7  
Expiration date July 18, 2017