

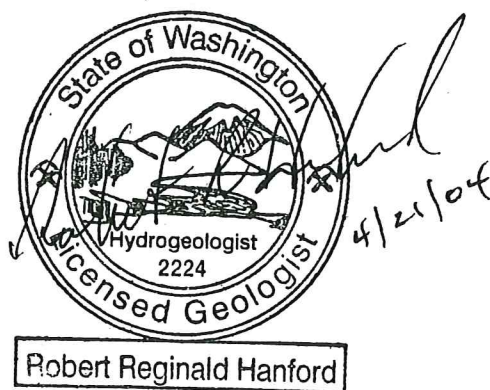
SOIL REMEDIATION REPORT

Bank of the Pacific Butler Street Property Cathlamet, Washington

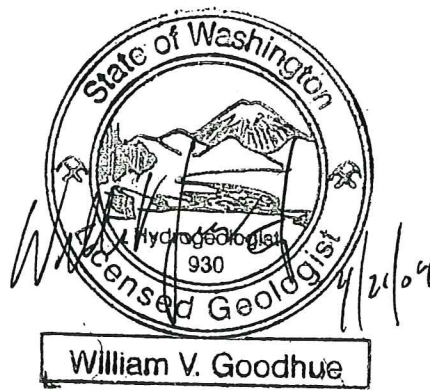
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1 Introduction

This report summarizes soil remediation efforts undertaken in response to a historic release from a service station facility that occupied the Bank of the Pacific's (the Bank) Butler Street property (the Site) prior to the mid-1980s. The Site has been enrolled in the Washington State Department of Ecology's (Ecology) Voluntary Cleanup Program (VCP). This report, documenting historical assessment activities and the results of recent soil excavation, soil disposal, post-excavation confirmation sampling, and site restoration activities, will be submitted to Ecology for review under the VCP.

1.1 Site Location and History

The Site is located at 20 Butler Street in Cathlamet, Washington. The Site location, shown on Figure 1, is in downtown Cathlamet, immediately adjacent to the Bank of the Pacific Cathlamet Branch office.

Historically, the Site was developed by the early 1900s, and was developed as a service station in the 1920s (PNEC, 1999a). The service station facility reportedly included four underground storage tanks (USTs), a site building, and a canopied pump island. Although the exact configuration of the service station is uncertain, the USTs were located along the southern boundary of the property at the corner of Butler and Main Streets. The service station was reportedly operated until the mid-1970s (PNEC, 1999a). The station building was apparently demolished in the mid-1980s, at which time a new wood-frame building was constructed that occupied most of the footprint of the property. This building remained unchanged from that time until it was demolished by the Bank to facilitate remediation in the summer of 2003.

The Bank purchased the Butler Street property and an adjacent parcel to the east in 1997. The adjacent parcel was converted to a parking lot for the Bank, and the building on the Site was leased. Prior to demolition in 2003, the southern portion of the building was leased as office space to a church group, and the remainder of the building was leased for storage. Photographs of the Site before and after building demolition are provided in Appendix A.

1.2 Summary of Pre-Remediation Site Conditions

Historical evidence of releases from the fuel distribution system at the former service station can be found as early as the mid-1970s, when the City received complaints of hydrocarbon odors in the basement of a residence to the north of the Site. Mr. David Vic with the Cathlamet Public Works Department investigated this complaint and reported that free product was discovered in hand auger borings installed by Mr. Vic along the northeast property line at the Site. Mr. Vic also reported that the lawn had died in the yard of the "Hobson Cottage" property, located immediately to the north of the Site (PNEC, 1999a).

The Bank contracted with Pacific Northern Environmental Corporation (PNEC) in 1999 to complete a Phase I Environmental Site Assessment of the Site. PNEC identified the potential for site contamination as high, and subsequently completed three soil borings on the Site and on the adjacent "Hobson Cottage" property to the north. Total Petroleum Hydrocarbons (TPHs) as gasoline were detected in soil samples collected from beneath the northern portion of the building slab at concentrations ranging from 2,340 to 7,790 milligrams/kilogram (mg/kg). TPHs as oil at concentrations as high as 38,900 mg/kg were also detected. PNEC also confirmed the presence of the four USTs on the Site.

In June 1999, PNEC abandoned the USTs in place by cleaning and filling the USTs with cement slurry. Prior to abandonment, soil samples collected from around the end of the USTs by PNEC confirmed the presence of TPHs as gasoline and oil in soil around the USTs. During USTs abandonment, PNEC excavated 13 tons of TPHs-impacted soil that was subsequently treated off-site by thermal desorption.

Additional on- and off-site soil investigations were conducted by PNEC in September 1999 and August 2000, and by Aspect Consulting in May 2002 (Aspect Consulting, 2002). The results of these sampling efforts confirmed the presence of impacted soil above basalt bedrock beneath the foundation of the Bank's building, on the southwest portion of the immediately adjacent "Hobson Cottage" property, and beneath portions of Butler Street. No TPHs exceeding applicable Model Toxics Control Act (MTCA) cleanup levels were detected on the main "Hobson Residence" property located north of the "Hobson Cottage" property. A complete summary of historical soil sampling results are included in Table 1. Historic soil sampling locations are shown on Figure 2.

In August 2000, PNEC installed three monitoring wells (MW-1, MW-2 and MW-3) at the locations shown on Figure 2. Shallow groundwater was encountered beneath the Site in fractured basalt, with general groundwater flow inferred to be to the north, towards Birnie Creek. Sampling of the monitoring wells (PNEC, 1999a and 2000; Robert D. Miller Consulting, 2001) indicated the presence of only marginal exceedences of the MTCA cleanup level for TPHs as oil in groundwater in wells MW-1 and MW-2. No exceedences of MTCA cleanup levels for TPHs as gasoline were recorded in these wells. Benzene was only detected in well MW-3, and at concentrations below the MTCA Method A groundwater cleanup level of 5 micrograms/liter ($\mu\text{g/L}$) for benzene.

Ecology was provided with the monitoring well data in early 2002, and after review recommended that the Bank install an additional well to characterize groundwater quality in the area most likely directly downgradient from the soil impacts beneath the building on the Site. Aspect Consulting installed an additional well (MW-4) to the north of the Site, in the driveway of the "Hobson Cottage" property, in October 2002. Subsequent sampling of this well was completed in October 2002 and again in February 2003, with detected benzene concentrations in groundwater samples from this well ranging from 150 $\mu\text{g/L}$ to 560 $\mu\text{g/L}$ (Aspect Consulting, 2002). These results confirmed the presence of benzene impacts above MTCA cleanup levels in groundwater downgradient from the Site on the "Hobson Cottage" property. A summary of historic groundwater sampling analytical results is provided in Table 2.

2 Soil Remediation Activities

Based on the presence of TPHs as gasoline and benzene concentrations above MTCA cleanup levels in groundwater downgradient of the Site, it was evident that the TPHs-impacted soil beneath the building foundation at the Site constituted a continued source of impacts to groundwater, even many years after the release had occurred. The fine-grained nature of Site soils, and the location of the impacted soil beneath the building foundation slab, precluded practical application of in-situ soil remediation methods. The Bank therefore opted to demolish the building and excavate the impacted soil as the most practical and effective means of remediating the impacted soils and effecting subsequent reduction in dissolved concentrations in groundwater beneath the Site and on the downgradient "Hobson Cottage" property.

2.1 Building Demolition

Building demolition specifications were prepared on behalf of the Bank by Aspect Consulting. An asbestos containing materials (ACM) survey was performed prior to specifications preparation, and ACM abatement protocols were incorporated into the specifications. The demolition specifications were submitted to four local construction firms for bid, and the bid awarded to Burns Construction of Cathlamet, Washington. ACM abatement and building demolition were completed in July 2003. The building foundation slab was left in place to prevent possible exposure to impacted soils prior to the initiation of the soil remediation.

2.2 Remediation Specification Preparation

Remediation specifications were prepared on behalf of the Bank by Aspect Consulting. These specifications included building slab removal, UST removal and disposal, soil excavation and treatment/disposal, and site restoration. The remediation specifications were submitted to three qualified remedial construction firms for bid, and the bid awarded to Clearcreek Contractors of Woodinville, Washington.

2.3 Foundation Slab and UST Removal

Clearcreek mobilized to the Site on August 14, 2003 and completed demolition of the building slab on August 15, 2003. Waste concrete was transported to the Burns quarry on Elochman Valley Road in Cathlamet for disposal.

The closed-in-placed USTs were excavated and cut open on August 15, 2003. The sand fill emplaced during UST closure was removed and stockpiled for subsequent disposal with the impacted soils. The empty USTs were then transported to Metro Metals Northwest in Kelso for recycling.

2.4 Impacted Soil Excavation

Clearcreek excavated impacted soil from the Site and the southwest corner of the adjacent "Hobson Cottage" property between August 15 and August 27, 2003. Aspect Consulting personnel were on-site at all times to field screen soils and direct excavation activities. A total of 1,187 tons of impacted soil was stockpiled and then loaded into trucks and hauled to the Rabanco Regional Disposal Company (Rabanco) landfill in Roosevelt, Washington for disposal. The Rabanco scale tickets are included in Appendix B.

Soil observed during excavation activities included approximately 1 foot of gravel and sand fill beneath the building slab, underlain by 1 to 3 feet of native sandy silt. The native sandy silt was in turn underlain by hard, black vesicular basalt. The upper part of the basalt was observed to be weathered and blocky in places. The basalt surface displayed considerable relief, with the thickest sandy silt occurring in areas where the top of the bedrock was deepest. In general, the basalt bedrock was shallowest in the central western portion of the Site, with an area of deeper bedrock (and thicker sandy silt) extending from the UST location northward along the eastern edge of the Site, and then westward across the northern boundary of the Site. The deepest observed bedrock was noted in the northwestern corner of the site adjacent to the "Hobson Cottage" property. Photographs of excavation activities are provided in Appendix A.

Field screening consisting of visual and olfactory observations, and measurement of sample headspace hydrocarbons using a photoionization detector, was conducted throughout the course of excavation. This field screening confirmed the presence of hydrocarbon impacts in native silty sand beneath the majority of the footprint of the former building on the Site. In general, impacts were limited to the native sandy silt and did not extend into the underlying bedrock. In a low bedrock area on the northern portion of the property, the weathered and blocky basalt surface was observed to have a strong odor and hydrocarbon sheen. In this area, the toothed trackhoe bucket was employed to loosen and remove the impacted weathered bedrock. No free phase hydrocarbons or groundwater were encountered during excavation.

2.5 Confirmation Soil Sample Collection

Confirmation soil samples were collected at approximate 10-foot intervals along the excavation sidewalls. All sidewall samples were collected from the interval of native sandy silt immediately above the bedrock surface. Floor samples were not collected due to the competent nature of the basalt bedrock in the base of the excavation. The intent of eliminating floor confirmation samples, due to the impracticality of collection and analysis of bedrock, was discussed with Ms. Marth Maggi, the Ecology VCP project manager, prior to initiation of remediation activities. Ms. Maggi concurred with this approach.

A total of 28 sidewall confirmation samples were collected. Samples were packed in appropriate containers, iced, and delivered to either Friedman & Bruya Laboratory or Libby Environmental, both Washington State accredited laboratories. Samples were handled according to industry-standard chain-of-custody protocols and delivered either by Aspect Consulting personnel or via laboratory staff courier.

Results of the initial confirmation samples (24 total) indicated that additional excavation was required in several areas. Four additional confirmation samples were collected from these areas after the additional excavation was completed. The outline of the completed excavation and locations of the final 24 confirmation sidewall samples are shown on Figure 2.

Each confirmation sample was analyzed for TPHs as gasoline by Northwest Method NWTPH-Gx, for TPHs as diesel and heavy oil by Northwest Method NWTPH-Dx, and for BTEX compounds (benzene, toluene, ethylbenzene, and xylenes) by EPA Method 8021B. Additionally, selected samples were also analyzed for lead by EPA Method 6010, and for naphthalene and polynuclear aromatic compounds (PNAs) by EPA Method 8270 SIM. Confirmation sample results are summarized in Tables 3 and 4. Laboratory data reports are included in Appendix C.

2.6 Soil Sample Analytical Results

Laboratory results for TPHs as gasoline, diesel and oil, BTEX compounds and lead from the final sidewall confirmation samples are presented in Table 3. Additionally, Table 4 presents a summary of naphthalene and PNAs concentrations in three of the final confirmation samples.

TPHs as gasoline and BTEX compounds were not detected in 22 of the 24 samples at concentrations above the MTCA Method A unrestricted land use cleanup standard of 30 mg/kg for TPHs as gasoline, and 0.03 mg/kg, 7.0 mg/kg, 6.0 mg/kg and 9.0 mg/kg for benzene, toluene, ethylbenzene, and total xylenes, respectively.

TPHs as diesel and oil were not detected in any of the final confirmation samples at concentrations above the MTCA Method A unrestricted land use cleanup level of 2,000 mg/kg for diesel and 2,000 mg/kg for oil. Lead was analyzed in nine of the 24 final confirmation samples, and was not detected in any of the nine samples above the respective MTCA Method A unrestricted land use cleanup level of 250 mg/kg for lead.

TPHs as gasoline were detected in two of the confirmation samples (BP-CS-22) and (BP-CS-24) at concentrations above the MTCA Method A unrestricted land use cleanup level of 30 mg/kg. Benzene, ethylbenzene, and total xylenes concentrations exceeding the MTCA Method A cleanup levels were detected in the same two sidewall confirmation samples. Benzene concentrations in these samples were 3.30 mg/kg (BP-CS-22) and 3.00 mg/kg (BP-CS-24).

Three final confirmation samples, including two with the highest TPHs as oil detections, were analyzed for PNAs and naphthalene. Naphthalene was detected in two of these samples at concentrations below the MTCA Method A level of 5 mg/kg. PNAs were not detected in samples BP-CS-20 and BP-CS-22 above the sample-specific detection limits of 0.1 mg/kg and 0.05 mg/kg, respectively. PNAs were detected above the MTCA Method A unrestricted land use cleanup level of 0.1 mg/kg in sample BP-CS-16, which was collected from the west sidewall along Butler Street to the west of the "Hobson Cottage" property. The laboratory results are provided in Appendix C.

The results of the final confirmation samples indicate that all accessible impacted soil has been removed from the Bank property. A small volume of soil impacted with TPHs as

gasoline and BTEX above respective MTCA Method A unrestricted cleanup levels remains beneath the parking lot to the east of the former building (see Figure 2). Based on confirmation sample results and historic soil samples data from surrounding borings, the estimated volume of impacted soil in this area does not likely exceed 30 cubic yards.

An additional area of soil impacted by TPHs as gasoline and PNAs above MTCA Method A cleanup levels is present beneath Butler Street to the west of the "Hobson Cottage" property (see Figure 2). The southward extent of TPHs as gasoline in this area is constrained by borings BP-B10 and BP-B12, but the northwestward extent beneath Butler Street is unknown. PNAs exceeding MTCA Method A cleanup levels were detected only in sample BP-CS-16, from immediately beneath the edge of the sidewalk along Myrtle Street. The source of the PNAs in this sample are unknown, as are the potential extent of PNAs in soil to the northwest beneath Myrtle Street.

Results from soil samples collected after excavation activities in 2003, when coupled with historic soil boring sample data, confirm removal of all impacted soil exceeding applicable MTCA Method A cleanup levels for TPHs and BTEX compounds from the "Hobson Cottage" property. Additionally, no PNAs were detected in sample BP-CS-20 collected from the "Hobson Cottage" property.

Anecdotal reports indicate that hydrocarbon impacts were at one time present on the "Hobson Residence" property. However, extensive soil sampling completed in 2002 did not reveal any residual TPHs or BTEX compounds above MTCA Method A unrestricted land use cleanup levels on the "Hobson Residence" property.

3 Waste Management

Soil stockpile analyses and a Soil Data Sheet application were submitted to Rabanco Regional Disposal Company (Rabanco) and the soil approved for acceptance at the Rabanco landfill in Roosevelt, Washington. A total of 1,187 tons of impacted soil was disposed of by landfilling. Soil transport was contracted by Clearcreek and was completed on August 29, 2003. Complete soil disposal documentation is provided in Appendix B.

4 Site Restoration

Excavation backfilling was completed between August 25 and August 29, 2003. Excavation backfill included 4-inch minus gravel subgrade and 1-1/4-inch gravel surface. Compaction was accomplished using a vibratory sled compactor, trackhoe-mounted plate compactor and a vibratory rolling compactor. The "Hobson Cottage" driveway was restored with a 4-inch concrete slab. A standard concrete curb was completed from the intersection of Main and Butler to the "Hobson Cottage" driveway. The excavated portion of the "Hobson Cottage" lawn was backfilled with topsoil and laid with sod.

5 Groundwater Gauging Results

Depth to groundwater in monitoring wells MW-1 through MW-4 were measured on January 28, 2004 in conjunction with the post-remediation groundwater sampling. Groundwater elevation data for MW-1 through MW-4 are presented in Table 5. Groundwater elevation data generally point to a northwest groundwater flow direction, though local topography, drainage patterns and the distribution of TPHs and BTEX compounds in groundwater indicate a prevalent northward flow direction, following the topographic grade towards Birnie Creek.

6 Groundwater Sampling and Analytical Results

Groundwater samples were collected from monitoring wells MW-1, 2, 3 and 4 on November 14, 2002 and again on January 28, 2004. Well MW-4 was also sampled on February 20, 2003. Samples were collected using low flow techniques with a peristaltic pump. Field parameters including temperature, conductivity, pH, dissolved oxygen and oxygen reduction potential were collected using an YSI 556 flow through cell. New silicon and polyethylene tubing were used at each well. Field parameters were collected at approximately 5-minute intervals and samples collected after parameters had stabilized. Purge water was drummed and stored on-site.

All groundwater samples were refrigerated and delivered under industry-standard chain-of-custody protocols to Friedman & Bruya Laboratory in Seattle for analysis. The groundwater samples were analyzed for TPHs as gasoline, diesel and oil by Washington State Methods NWTPH-Gx and NWTPH-Dx, for BTEX compounds by EPA Method 8260B, and for PNAs by EPA Method 8270 SIM. Recent and historic groundwater sample results are presented in Table 1. Copies of the laboratory-reported analytical results are presented in Appendix C.

In November 2002, exceedences of MTCA Method A groundwater cleanup levels were recorded for TPHs as diesel in well MW-2, and for TPHs as gasoline and benzene in well MW-4 located on the "Hobson Cottage" property. In February 2003, TPHs as diesel, TPHs as gasoline, and benzene concentrations in well MW-4 exceeded the MTCA Method A cleanup levels.

During the first post-remediation groundwater sampling event completed on January 28, 2004, no TPHs or lead were detected in any of the site wells at concentrations above MTCA Method A cleanup levels, and BTEX compounds were not detected in any of the four wells above the laboratory reporting limits. Additionally, PNAs were not detected above the laboratory detection limits of 0.01 µg/L in any of the wells.

7 Summary

Pre-remediation investigations identified the presence of TPHs and BTEX compounds exceeding MTCA Method A cleanup levels in soil on the Bank's Butler Street property, as well as on the adjacent "Hobson Cottage" property and beneath Butler Street to the northwest of the Bank property. Extensive soil sampling completed in 2002 on the "Hobson Residence" property, located north of the "Hobson Cottage" property, did not identify the presence of TPHs or BTEX compounds in soil above MTCA Method A cleanup levels on this property. Groundwater sampling from four monitoring wells also confirmed the presence of TPHs and BTEX in the Site groundwater, with periodic exceedences of MTCA Method A cleanup levels recorded on-site, beneath Butler Street northwest of the Bank property, and beneath the "Hobson Cottage" property.

The source of TPHs and BTEX detected in soil and groundwater was historical releases from a gasoline service station formerly located on the Bank's Butler Street property. This service station last operated in the mid-1970s, and was demolished in the mid-1980s and replaced by a wood framed building. Anecdotal information from multiple sources indicates that extensive releases of petroleum products occurred at the former service station, with soil impacts at one time reportedly extending as far north as the "Hobson Residence" property.

Four USTs that remained on-site from the former service station were abandoned in-place by PNEC in June 1999. At this time, 13 tons of TPHs-impacted soil was excavated and treated off-site by thermal desorption.

In the July of 2003, building demolition was completed by Burns Construction. Clearcreek Contractors and Aspect Consulting completed remedial excavation of impacted soils on the Butler Street property and the adjacent "Hobson Cottage" property in August and September of 2003. A total of 1,187 tons of soil was excavated and disposed of at the Rabanco landfill in Roosevelt, Washington. Following the collection of confirmation samples, the Site was restored to grade with compacted gravel on the Butler Street property, and with topsoil and sod on the "Hobson Cottage" property.

Soil samples collected after completion of the remedial excavation confirmed that the excavation activities were successful at removing the majority of impacted soil on the Bank property. A small area (30 cubic yards or less) of soil with TPHs and benzene above MTCA unrestricted land use cleanup levels remains beneath the parking lot on the Bank's adjacent Main Street property, where excavation was not practical due to the presence of a retaining wall supporting the parking lot. Additionally, an unknown volume of soil impacted with TPHs and PNAs above MTCA Method A unrestricted land use cleanup levels also remains beneath Butler Street to the northwest of the Bank property. Due to potential for damaging old sewer and water utilities beneath Butler Street, excavation was stopped at the curb and did not proceed into Butler Street. Confirmation sample results indicate that all soil impacted with TPHs, BTEX compounds and PNAs above MTCA Method A unrestricted land use cleanup levels was successfully removed from the "Hobson Cottage" property.

The first round of post-remediation groundwater sampling was completed in January of 2004. During this sampling event, no exceedences of MTCA Method A groundwater cleanup levels for TPHs, BTEX compounds, PNAs, or lead were recorded in any of the four site wells. BTEX compounds were not detected in well MW-4 on the "Hobson Cottage" property, which had exhibited significantly elevated levels of these compounds in the two sampling events completed prior to the 2003 soil remediation. Additional groundwater monitoring events are planned for the spring, summer and fall quarters of 2004.

8 Washington State Department of Ecology Notifications

Ecology requires notification of a release to soil or groundwater if contamination is confirmed. The release was reported by The Bank of the Pacific in 1999. The Bank of the Pacific enrolled the Site in Ecology's Voluntary Cleanup Program (VCP) in August 2002. Ecology's assigned project manager for the Site is Martha Maggi. A copy of this report will be forwarded to Ecology for review under the VCP.

9 References

- Aspect Consulting, LLC (July 9, 2002). *Results of May 2002 soil sampling, Bank of the Pacific Butler Street property and adjoining Hobson property*. Bainbridge Island, Washington. Unpublished report.
- Pacific Northern Environmental Corp. (April 16, 1999). *Phase I environmental site assessment report, 20 Butler Street, Cathlamet, Washington*. Longview, Washington. Unpublished report.
- Pacific Northern Environmental Corp. (December 16, 1999). *Sub-surface investigation report for 20 Butler Street, Cathlamet, Washington*. Longview, Washington. Unpublished report.
- Pacific Northern Environmental Corp. (December 1, 2000). *Environmental phase II subsurface investigation, Bank of the Pacific property, 20 Butler Street, Cathlamet, Washington*. Longview, Washington. Unpublished report.
- Robert D. Miller Consulting (February 15, 2001). *Groundwater monitoring report for January 30, 2001 event*. Unpublished report.

Limitations

Work for this project was performed and this report prepared in accordance with generally accepted professional practices for the nature and conditions of work completed in the same or similar localities, at the time the work was performed. It is intended for the exclusive use of The Bank of the Pacific for specific application to the referenced property. This report does not represent a legal opinion. No other warranty, expressed or implied, is made.

TABLE 1
Summary of Historical Soil Sampling Data - Bank of the Pacific Butler Street and Adjacent Properties

PREVIOUS SOIL SAMPLES COLLECTED BY OTHERS												
Boring/Exploration Information					Analytical Method							
					Gasoline by NWTPH-Gx	Diesel by Method NWTPH-Dx	Heavy Oil by Method NWTPH-Dx	BTEX Compounds by EPA Method 8021B or 8260				EPH/VPH
Sample Location	Boring or Exploration Designation	Sample ID	Date	Sample Depth	Gasoline (mg/kg)	Diesel (mg/kg)	Oil (mg/kg)	Benzene (mg/kg)	Toluene (mg/kg)	Ethyl- Benzene (mg/kg)	Total Xylenes (mg/kg)	Yes/No
East of UST Nest	B-1	NS	4/9/1999	NS	NA	NA	NA	NA	NA	NA	NA	NA
Through Slab - West Bay of Bldg.	B-2	BP-B2-4/9	4/9/1999	22"	2,340	<25	1,690	NA	NA	NA	NA	No
Through Slab - West Bay of Bldg.	B-3	BP-B3-4/9	4/9/1999	22"	7,990	<25	38,900	NA	NA	NA	NA	No
Through Slab - West Bay of Bldg.	B-3	BP-B31-4/9	4/9/1999	35"	4,700	<25	663	NA	NA	NA	NA	No
Driveway of Adjacent Residence	B-4	BP-B4-4/9	4/9/1999	33"	122	<25	1,330	NA	NA	NA	NA	No
UST Excavation Sidewall - West	UST Exc. Sidewall	BP-SS-1-6/3	6/3/1999	5'	4,550	2,620	1,260	0.1	<0.1	2.1	0.7	No
UST Excavation Sidewall - East	UST Exc. Sidewall	BP-SS-2-6/3	6/3/1999	5'	186	<25	124	NA	NA	NA	NA	No
Parking Lot North of Building (East end)	BP-B1	BP-B1-9/13	9/13/1999	66"	ND/HCID	ND/HCID	ND/HCID	NA	NA	NA	NA	No
Parking Lot North of Building (Center)	BP-B2	BP-B2-9/13	9/13/1999	108"	ND/HCID	ND/HCID	ND/HCID	NA	NA	NA	NA	No
Parking Lot North of Building (West end)	BP-B3	BP-B3-9/13	9/13/1999	108"	ND/HCID	<25	350	NA	NA	NA	NA	No
Sidewalk South of Building (East)	BP-B4	BP-B4-9/13	9/13/1999	36"	ND/HCID	ND/HCID	ND/HCID	NA	NA	NA	NA	No
Sidewalk South of Building (West)	BP-B5	BP-B5-9/13	9/13/1999	32"	ND/HCID	ND/HCID	ND/HCID	NA	NA	NA	NA	No
Driveway of Adjacent Residence	BP-B6	BP-B6-9/13	9/13/1999	30"	ND/HCID	<25	385	NA	NA	NA	NA	No
Driveway of Adjacent Residence	BP-B7	BP-B7-9/13	9/13/1999	26"	ND/HCID	<25	144	NA	NA	NA	NA	No
Sidewalk South of Adjacent Residence	BP-B8	BP-B8-9/13	9/13/1999	44"	162	<25	376	NA	NA	NA	NA	No
Yard South of Adjacent Residence	BP-B9	BP-B9-9/13	9/13/1999	36"	ND/HCID	ND/HCID	ND/HCID	NA	NA	NA	NA	No
Butler Street South of Adjacent Residence	BP-B10	BP-B10-9/13	9/13/1999	45"	ND/HCID	ND/HCID	ND/HCID	NA	NA	NA	NA	No
Butler Street South of Adjacent Residence	BP-B11	BP-B11-9/13	9/13/1999	33"	1,020	<25	938	NA	NA	NA	NA	No
Sidewalk South of Butler Street	BP-B12	BP-B12-9/13	9/13/1999	36"	ND/HCID	ND/HCID	ND/HCID	NA	NA	NA	NA	No
Sidewalk South of Butler Street	BP-B13	BP-B13-9/13	9/13/1999	42"	ND/HCID	ND/HCID	ND/HCID	NA	NA	NA	NA	No
Butler Street Northwest of Site	Boring B-1/MW-1	1	8/16/2000	1.5'	72	<25	<100	NA	NA	NA	NA	No
Trench in West Bay of Bldg.	Trench/Silt Unit	2	8/16/2000	2'-3'	2,204	<25	3,440	3.1	1.1	29.2	39.6	No
Trench in West Bay of Bldg.	Trench/Silt Unit	3	8/16/2000	2'-3'	375	<25	13,900	NA	NA	NA	NA	No
Trench in West Bay of Bldg.	Trench/Silt Unit	4	8/16/2000	2'-3'	9,850	<25	4,840	5.3	0.13	230	730	Yes
Trench in West Bay of Bldg.	Trench/Sand Unit	5	8/16/2000	<1.5'	<20	<25	<100	<1	<1	<1	<1	No
On-site West of Former USTs	Boring B-2/MW-2	6	8/16/2000	2'	<20	<25	<100	NA	NA	NA	NA	No

Note: Soil in the areas of samples shown in red was excavated in 2003.

TABLE 1(continued)
Summary of Historical Soil Sampling Data - Bank of the Pacific Butler Street and Adjacent Properties

PREVIOUS SOIL SAMPLES COLLECTED BY ASPECT CONSULTING (2002)													
Boring/Exploration Information					Analytical Method								
					Gasoline by NWTPH-Gx	Diesel by Method NWTPH-Dx	Heavy Oil by Method NWTPH-Dx	Lead by EPA Method 6010	BTEX Compounds and Napthalene by EPA Method 8260				
Sample Location	Boring or Exploration Designation	Sample ID	Date	Sample Depth	Gasoline (mg/kg)	Diesel (mg/kg)	Oil (mg/kg)	Lead (mg/kg)	Benzene (mg/kg)	Toluene (mg/kg)	Ethyl- Benzene (mg/kg)	Total Xylenes (mg/kg)	Napthalene (mg/kg)
Hobson Cottage Property	HA-1	HA-1	5/21/2002		<1.0	<10	<50	16	<0.005	<0.005	<0.005	<0.005	<0.005
Hobson Cottage Property	HA-2	HA-2	5/21/2002		<1.0	<10	<50	12	<0.005	<0.005	<0.005	<0.005	<0.005
Hobson Cottage Property	HA-3	HA-3	5/21/2002		<1.0	<10	<50	20	<0.025	<0.025	<0.025	<0.025	<0.025
Hobson Cottage Property	HA-4	HA-4	5/21/2002		<1.0	<10	<50	12	<0.025	<0.025	<0.025	<0.025	<0.025
Hobson Residence Property	HA-5	HA-5	5/21/2002		<1.0	<10	<50	12	<0.005	<0.005	<0.005	<0.005	<0.005
Hobson Residence Property	HA-6	HA-6	5/21/2002		<1.0	130	54	17	<0.025	<0.025	<0.025	<0.025	<0.025
Hobson Residence Property	HA-7	HA-7	5/21/2002		<1.0	41	75	39	<0.025	<0.025	<0.025	<0.025	<0.025
Hobson Residence Property	HA-8	HA-8	5/21/2002		<1.0	<10	<50	170	<0.005	<0.005	<0.005	<0.005	<0.005
Beneath Center Portion of Bank Building	HA-9	HA-9	5/21/2002		3,200	1,500	<50	22	0.12	0.43	40	38.7	17
Beneath Center Portion of Bank Building	HA-10	HA-10	5/21/2002		200	190	<50	15	0.022	0.028	3.4	0.238	2.6
Beneath Bank Building Adjacent to USTs	HA-11	HA-11	5/21/2002		150	560	<50	17	<0.005	0.028	1.8	3.58	0.97
Beneath Alley North of the Bank Building	HA-12	HA-12	5/22/2002		<1.0	<10	<50	16	<0.005	<0.005	<0.005	<0.005	<0.005
Hobson Residence Property	HA-13	HA-13	5/22/2002		<1.0	<10	<50	12	<0.005	<0.005	<0.005	<0.005	<0.005
Hobson Residence Property	HA-14	HA-14	5/22/2002		<1.0	<10	<50	140	<0.025	<0.025	<0.025	<0.025	<0.025
Hobson Residence Property	HA-15	HA-15	5/22/2002		<1.0	<10	<50	24	<0.005	<0.005	<0.005	<0.005	<0.005
Hobson Cottage Property	HA-16	HA-16	5/22/2002		<1.0	<10	<50	15	<0.005	<0.005	<0.005	<0.005	<0.005
Hobson Residence Property	HA-17	HA-17	5/22/2002		<1.0	33	<50	150	<0.025	<0.025	<0.025	<0.025	<0.025

Note: Soil in the areas of samples shown in red was excavated in 2003.

TABLE 1
Summary of Historical Sampling Soil Data - Bank of the Pacific Butler Street and Adjacent Properties

SOIL SAMPLES												
Boring/Exploration Information					Analytical Method							
Sample Location	Boring or Exploration Designation	Sample Identification	Date	Sample Depth	Gasoline by NWTPH-Gx	Diesel by Method NWTPH-Dx	Heavy Oil by Method NWTPH-Dx	BTEX Compounds by EPA Method 8021B or 8260				EPH/VPH
					Gasoline (mg/kg)	Diesel (mg/kg)	Oil (mg/kg)	Benzene (mg/kg)	Toluene (mg/kg)	Ethyl-Benzene (mg/kg)	Total Xylenes (mg/kg)	Yes/No
East of UST Nest	B-1	NS	4/9/1999	NS	-	-	-	-	-	-	-	-
Through Slab - West Bay of Bldg.	B-2	BP-B2-4/9	4/9/1999	22"	2,340	<25	1,690	NA	NA	NA	NA	No
Through Slab - West Bay of Bldg.	B-3	BP-B3-4/9	4/9/1999	22"	7,990	<25	38,900	NA	NA	NA	NA	No
Through Slab - West Bay of Bldg.	B-3	BP-B31-4/9	4/9/1999	35"	4,700	<25	663	NA	NA	NA	NA	No
Driveway of Adjacent Residence	B-4	BP-B4-4/9	4/9/1999	33"	122	<25	1,330	NA	NA	NA	NA	No
UST Excavation Sidewall - West	UST Exc. Sidewall	BP-SS-1-6/3	6/3/1999	5'	4,550	2,620	1,260	0.1	<0.1	2.1	0.7	No
UST Excavation Sidewall - East	UST Exc. Sidewall	BP-SS-2-6/3	6/3/1999	5'	186	<25	124	NA	NA	NA	NA	No
Parking Lot North of Building (East end)	BP-B1	BP-B1-9/13	9/13/1999	66"	ND/HCID	ND/HCID	ND/HCID	NA	NA	NA	NA	No
Parking Lot North of Building (Center)	BP-B2	BP-B2-9/13	9/13/1999	108"	ND/HCID	ND/HCID	ND/HCID	NA	NA	NA	NA	No
Parking Lot North of Building (West end)	BP-B3	BP-B3-9/13	9/13/1999	108"	ND/HCID	<25	350	NA	NA	NA	NA	No
Sidewalk South of Building (East)	BP-B4	BP-B4-9/13	9/13/1999	36"	ND/HCID	ND/HCID	ND/HCID	NA	NA	NA	NA	No
Sidewalk South of Building (West)	BP-B5	BP-B5-9/13	9/13/1999	32"	ND/HCID	ND/HCID	ND/HCID	NA	NA	NA	NA	No
Driveway of Adjacent Residence	BP-B6	BP-B6-9/13	9/13/1999	30"	ND/HCID	<25	385	NA	NA	NA	NA	No
Driveway of Adjacent Residence	BP-B7	BP-B7-9/13	9/13/1999	26"	ND/HCID	<25	144	NA	NA	NA	NA	No
Sidewalk South of Adjacent Residence	BP-B8	BP-B8-9/13	9/13/1999	44"	162	<25	376	NA	NA	NA	NA	No
Yard South of Adjacent Residence	BP-B9	BP-B9-9/13	9/13/1999	36"	ND/HCID	ND/HCID	ND/HCID	NA	NA	NA	NA	No
Butler Street South of Adjacent Residence	BP-B10	BP-B10-9/13	9/13/1999	45"	ND/HCID	ND/HCID	ND/HCID	NA	NA	NA	NA	No
Butler Street South of Adjacent Residence	BP-B11	BP-B11-9/13	9/13/1999	33"	1,020	<25	938	NA	NA	NA	NA	No
Sidewalk South of Butler Street	BP-B12	BP-B12-9/13	9/13/1999	36"	ND/HCID	ND/HCID	ND/HCID	NA	NA	NA	NA	No
Sidewalk South of Butler Street	BP-B13	BP-B13-9/13	9/13/1999	42"	ND/HCID	ND/HCID	ND/HCID	NA	NA	NA	NA	No
Butler Street Northwest of Site	Boring B-1/MW-1	1	8/16/2000	1.5'	72	<25	<100	NA	NA	NA	NA	No
Trench in West Bay of Bldg.	Trench/Silt Unit	2	8/16/2000	2'-3'	2,204	<25	3,440	3.1	1.1	29.2	39.6	No
Trench in West Bay of Bldg.	Trench/Silt Unit	3	8/16/2000	2'-3'	375	<25	13,900	NA	NA	NA	NA	No
Trench in West Bay of Bldg.	Trench/Silt Unit	4	8/16/2000	2'-3'	9,850	<25	4,840	5.3	0.13	230	730	Yes
Trench in West Bay of Bldg.	Trench/Sand Unit	5	8/16/2000	<1.5'	<20	<25	<100	<1	<1	<1	<1	No
On-site West of Former USTs	Boring B-2/MW-2	6	8/16/2000	2'	<20	<25	<100	NA	NA	NA	NA	No

TABLE 2
Summary of Recent and Historic Groundwater Sampling Data
Bank of the Pacific Butler Street Property

		Analytical Methods								
		NWTPH-Gx	NWTPH-Dx		EPA Method 8021B / 8260B ¹				EPA 6000/7000 Series Methods	EPA ³ Method 8270 SIM
Well Designation	Sampling Date	Gasoline (ug/L)	Diesel (ug/L)	Oil (ug/L)	Benzene (ug/L)	Toluene (ug/L)	Ethylbenzene (ug/L)	Total Xylenes (ug/L)	Total Lead (ug/L)	PAHs (ug/L)
Standpipe ("PNE Well")	6/9/1999	3,630	ND/HCID	ND/HCID	NA	NA	NA	NA		
	1/30/2001	<250	<250	<500	<2	<2	<2	<2		
MW-1	8/17/2000	ND/HCID	ND/HCID	ND/HCID	<2	<2	<2	<2		
	1/30/2001	<250	<250	670	<2	<2	<2	<2		
	10/14/2002	<50	150	<250	<1	<1	<1	<1		
	1/28/2004 ¹	<50	150	<250	<1	<1	<1	<1	<1	<.01
MW-2	1/30/2001	<250	<250	650	<2	<2	2	<2		
	10/14/2002	86	740	<250	<1	<1	<1	3		
	1/28/2004 ¹	70	250	<250	<1	<1	<1	<1	<1	<.01
MW-3	8/17/2000	ND/HCID	1,000	<500	2	<2	<2	<2		
	1/30/2001	<250	<250	<500	2	<2	<2	<2		
	10/14/2002	<50	120	<250	<1	<1	<1	<1		
	1/28/2004 ²	<50	<50	<250	<1	<1	<1	<1	<1	<.01
MW-4	10/14/2002	770	1,300	330	150	2	51	18		
	2/20/2003 ²	1,300	740	<250	560	3	17	3		
	1/28/2004 ²	<50	190	<250	<1	<1	<1	<1	1.43	<.01
MTCA Method A Cleanup Levels		800 ²	500	500	5	1,000	700	1,000	15	0.10

Notes:

ND/HCID - Not detected by Method HCID (Hydrocarbons Identification Scan)

Detections are noted in bold.

MTCA Method A exceedences are noted in red.

¹ BTEX compounds for sample from MW-4 analyzed by EPA Method 8260B.

² Cleanup level for gasoline when benzene is present.

³ Analysis included: Naphthalene, Acenaphthylene, Acenaphthene, Fluorene, Phenanthrene, Pyrene, Benz(a)anthracene, Chrysene, Benzo(b)fluoranthene, Benzo(k)fluoranthene, Benzo(a)pyrene, Indeno(1,2,3-cd)pyrene, Dibenzo(a,h)anthracene Benzo(g,h,i)perylene

TABLE 3
Final Sidewall Confirmation Sample Analytical Results Summary
Hydrocarbons and Lead
Bank of the Pacific Butler Street Property

Sample ID ¹	Sample Date	BTEX Compounds by EPA Method 8260B				Gasoline by NWTPH-Gx	Diesel by NWTPH-Dx	Oil by NWTPH-Dx	Lead by Method 6010
		Benzene (mg/kg)	Toluene (mg/kg)	Ethyl-Benzene (mg/kg)	Total Xylenes (mg/kg)	Gasoline (mg/kg)	Diesel (mg/kg)	Oil (mg/kg)	Lead (mg/kg)
BP-CS-1-082003	8/20/2003	<0.025	<0.025	<0.025	<0.025	3	71	<50	130
BP-CS-2-082003	8/20/2003	<0.025	<0.025	<0.025	0.070	<1	22	56	80
BP-CS-3-082003	8/20/2003	<0.005	<0.005	<0.005	<0.005	<1	<10	<50	27
BP-CS-4-082003	8/20/2003	<0.005	<0.005	<0.005	<0.005	<1	<10	<50	21
BP-CS-5-082003	8/20/2003	<0.005	<0.005	<0.005	<0.005	<1	<10	<50	21
BP-CS-6-082003	8/20/2003	<0.005	<0.005	<0.005	<0.005	<1	<10	<50	20
BP-CS-11-082503	8/25/2003	<0.005	<0.005	<0.005	<0.005	10	110	<50	
BP-CS-12-082503	8/25/2003	<0.005	<0.005	<0.005	<0.005	<1	<10	<50	
BP-CS-13-082603	8/26/2003	<0.005	<0.005	<0.005	0.006	4	37	<50	
BP-CS-14-082603	8/26/2003	<0.005	<0.005	<0.005	<0.005	2	<10	<50	
BP-CS-15-082603	8/26/2003	<0.005	<0.005	<0.005	<0.005	<1	17	<50	
BP-CS-16-082603	8/26/2003	<0.005	<0.005	<0.005	<0.005	<1	77	220	83
BP-CS-17-082603	8/26/2003	<0.005	<0.005	<0.005	<0.005	<1	<10	<50	
BP-CS-18-082703	8/27/2003	<0.02	<0.05	<0.05	<0.05	<5	<20	<40	
MTCA Method A Soil Cleanup Levels for Unrestricted Land Use		0.03 ✓	7.00 ✓	6.00 ✓	9.00 ✓	30² ✓	2,000 ✓	2,000 ✓	250 ✓

¹ Final samples only - Results for interim samples from areas subsequently excavated are not included in in this table.

² Gasoline cleanup level when benzene is present.

3.3

Exceedences of MTCA Method A cleanup levels are shaded.

TABLE 3
Final Sidewall Confirmation Sample Analytical Results Summary
Hydrocarbons and Lead
Bank of the Pacific Butler Street Property

Sample ID ¹	Sample Date	BTEX Compounds by EPA Method 8260B				Gasoline by NWTPH-Gx	Diesel by NWTPH-Dx	Oil by NWTPH-Dx	Lead by Method 6010
		Benzene (mg/kg)	Toluene (mg/kg)	Ethyl-Benzene (mg/kg)	Total Xylenes (mg/kg)	Gasoline (mg/kg)	Diesel (mg/kg)	Oil (mg/kg)	Lead (mg/kg)
BP-CS-19-082703	8/27/2003	<0.02	<0.05	<0.05	<0.05	<5	<20	<40	
BP-CS-20-082703	8/27/2003	<0.02	<0.05	<0.05	<0.05	<5	<20	<40	10
BP-CS-21-082703	8/27/2003	<0.005	<0.005	<0.005	<0.005	<1	<10	<50	
BP-CS-22-082703	8/27/2003	3.30	0.94	18.00	11.30	650	1400	82	
BP-CS-23-082703	8/27/2003	<0.02	0.07	<0.05	<0.05	<5	<20	<40	
BP-CS-24-082703	8/27/2003	3.00	0.630	15.00	19.20	290	350	<50	
BP-CS-25-082703	8/27/2003	<0.005	<0.005	<0.005	<0.005	<1	<10	<50	
BP-CS-26-082803	8/28/2003	<0.005	<0.005	<0.005	<0.005	<1	<10	<50	
BP-CS-27-082903	8/28/2003	<0.005	<0.005	<0.005	<0.005	<1	<10	<50	
BP-CS-28-082903	8/28/2003	<0.005	<0.005	<0.005	<0.005	<1	<10	<50	
MTCA Method A Soil Cleanup Levels for Unrestricted Land Use		<i>0.03</i>	<i>7.00</i>	<i>6.00</i>	<i>9.00</i>	<i>30²</i>	<i>2,000</i>	<i>2,000</i>	<i>250</i>

¹ Final samples only - Results for interim samples from areas subsequently excavated are not included in in this table.

² Gasoline cleanup level when benzene is present.

3.3

Exceedences of MTCA Method A cleanup levels are shaded.

TABLE 4
Final Sidewall Confirmation Sample Analytical Results Summary
Polynuclear Aromatic Compounds and Naphthalene
Bank of the Pacific Butler Street Property

EPA Method 8270 with Selective Ion Monitoring	Sample ID			MTCA Method A Soil Cleanup Levels for Unrestricted Land Use
	BP-CS-16-082603	BP-CS-20-082703 ¹	BP-CS-22-082703	
	8/26/2003	8/27/2003	8/27/2003	
Naphthalene	0.180	<0.20	4.10	5 mg/kg
Acenaphthylene	0.250	<0.10	<0.05	na
Acenaphthene	<0.05	<0.10	<0.05	na
Fluorene	<0.05	<0.10	<0.05	na
Phenanthrene	0.110	<0.10	<0.05	na
Anthracene	0.240	<0.10	<0.05	na
Fluoranthene	0.200	<0.10	<0.05	na
Pyrene	0.540	<0.10	<0.05	na
Benzo(g,h,i)-perylene	0.680	<0.10	<0.05	na
<i>Benzo(a)anthracene</i>	0.400	<0.10	<0.05	0.1 mg/kg combined total of all compounds (per WAC173-340-708)
<i>Chrysene</i>	0.470	<0.10	<0.05	
<i>Benzo(b)fluoranthene</i>	0.730	<0.10	<0.05	
<i>Benzo(k)fluoranthene</i>	0.220	<0.10	<0.05	
<i>Benzo(a)pyrene</i>	0.890	<0.10	<0.05	
<i>Ideno(1,2,3-cd)pyrene</i>	0.480	<0.10	<0.05	
<i>Dibenzo(a,h)anthracene</i>	0.140	<0.10	<0.05	

¹ Analyzed by Libby Environmental

Notes:

All concentrations in milligrams/kilogram (mg/kg).

TABLE 5
Groundwater Elevation Data - January 28, 2004
Bank of the Pacific Butler Street Property

Well Number	Date Measured	Top of Casing Elevation	Depth to Water	Ground Water Elevation
MW-1	1/28/2004	85.70	10.89	74.81
MW-2	1/28/2004	101.27	11.72	89.55
MW-3	1/28/2004	100.00	7.66	92.34
MW-4	1/28/2004	91.16	8.76	82.40



179 Madrone Lane North
Bainbridge Island, WA 98110
(206) 780-9370

811 First Avenue #480
Seattle, WA 98104
(206) 328-7443

Site Location Map

Bank of the Pacific Property
206 Butler Street, Cathlamet, Washington

DATE:
April 2004

DESIGNED BY:
WVG/RRH

DRAWN BY:
PMB

REVISED BY:

PROJECT NO.
010120

FIGURE NO.
1

Legend

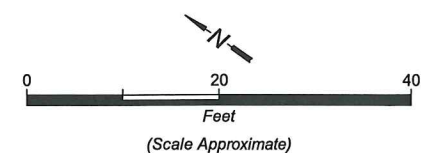
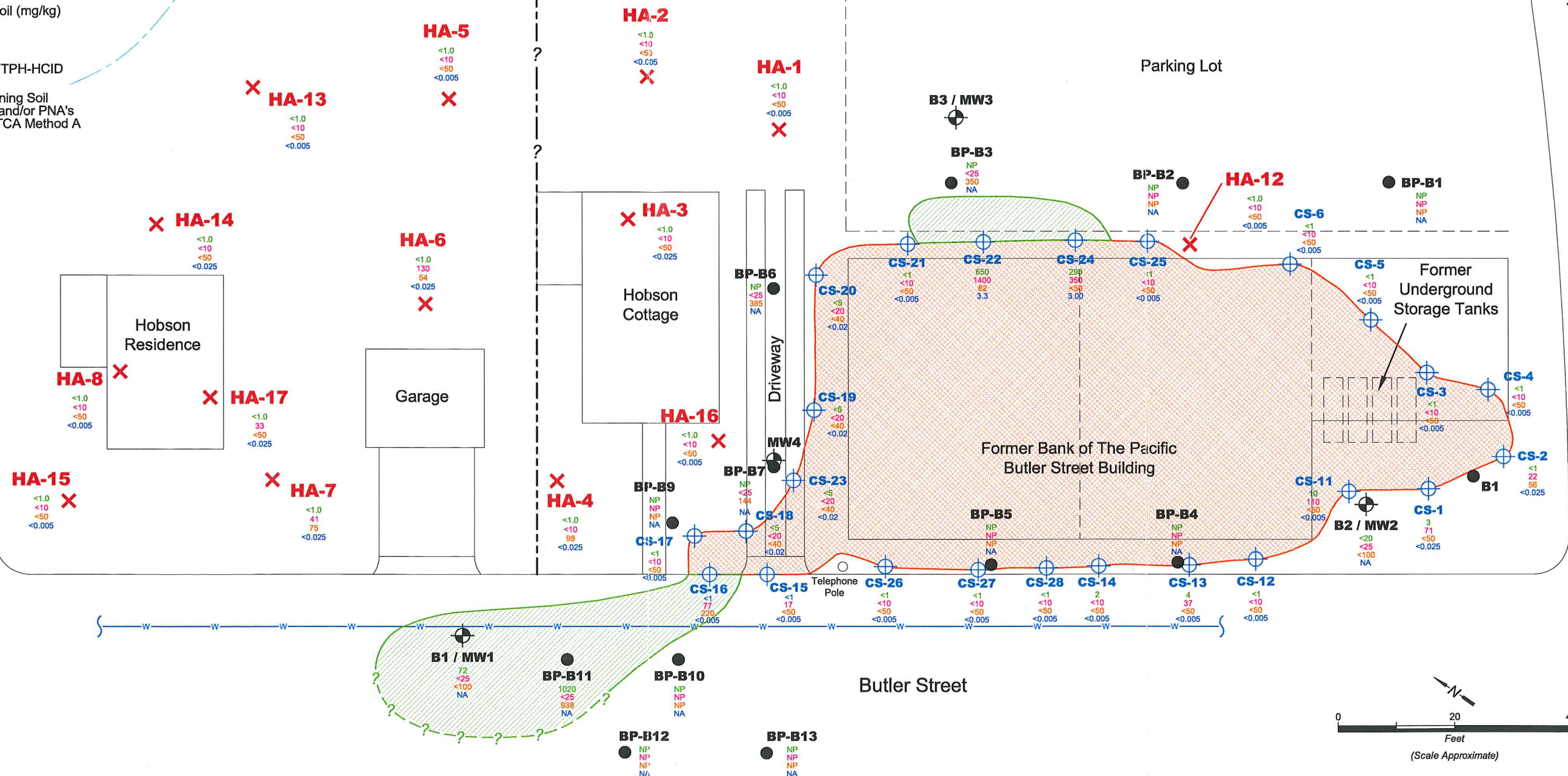
- Monitoring Well Location
- Post-Excavation Confirmation Sample
- 2002 Soil Boring Location
- Historic Boring Location
- Extent of Excavation Completed in 2003
- Approximate Property Boundary
- Approximate Location of 8" Water Main
- TPH as Gasoline Concentration in Soil (mg/kg)
- TPH as Diesel Concentration in Soil (mg/kg)
- TPH as Oil Concentration in Soil (mg/kg)
- Benzene Concentration in Soil (mg/kg)
- Not Analyzed
- Not Present per Method NWTPH-HCID
- Approximate Limit of Remaining Soil Impacted with TPH's/BTEX and/or PNA's at Concentrations Above MTCA Method A Cleanup Levels

Una Avenue

Birnie Creek

Bank of The Pacific

Main Street



Reference:
Base map provided by Robert D. Miller Consulting, Inc.
All locations and site features are approximate.

Revised 5/10/04



Site Plan
Bank of the Pacific Property
20 Butler Street, Cathlamet, Washington

DATE: April 2004	PROJECT NO. 010120
DESIGNED BY: WVG/RRH	FIGURE NO. 2
DRAWN BY: JJR	
REVIEWED BY: SDM/PMB	



Photo #1: View of Site looking North from Main Street



Photo #2: Former UST area SW corner of the Site



Photo #3: Slab demolition



Photo #4: Excavation within former foundation looking NW



Photo #5: UST removal



Photo #6: Removing contents of UST from former abandonment



Photo #7: UST removal



Photo #8: Excavation East wall below Bank parking lot



Photo #9: Excavation looking north towards Hobson Cottage



Photo #10: Excavation in Hobson Cottage yard



Photo #11: Excavation in Hobson yard looking SW towards Butler Street



Photo #12: Site restoration Hobson Cottage and north end of site.



Photo #13: Site restoration (looking south)