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May 5, 2003

Mr. Dave Twiss
Touchstone Asset Management
355 S. Old Woodward, Suite 270
Birmingham, Michigan 48009

RE: LIMITED PHASE II ENVIRONMENTAL SITE ASSESSMENT, 3202 MAIN STREET, UNION GAP, WASHINGTON
PBS PROJECT NUMBER: 60740.000

Dear Mr. Twiss:

PBS Engineering and Environmental (PBS) is pleased to provide this report to Touchstone Asset Management (Touchstone) assessing the above-referenced location at the LaBamba Restaurant, 3202 Main Street, Union Gap, Washington (subject property). PBS is completing this project in conjunction with PBS proposal #0303-08.

BACKGROUND

In March of 2003, PBS completed a Phase I Environmental Site Assessment (Phase I; PBS Project #60704.00) on the subject property at the request of Touchstone (see Figure 1). The results of that assessment indicated that a Union 76 service station had been on the subject property between the 1950s and 1980s and that the station was removed prior to Environmental Protection Agency (EPA) and Washington State Department of Ecology (WDOE) rules addressing the proper decommissioning, testing and reporting of underground storage tank (UST) sites. The PBS Phase I recommended further assessment of potential contamination relating to former service station operations. From historical aerial photo information, the former service station building appeared to be located approximately under the north portion of the current LaBamba building.

The regulation that drives cleanup in the State of Washington is known as the Model Toxics Control Act (MTCA). The agency in charge of the implementation of the MTCA is the WDOE. The WDOE adopted rules under Chapter 173-340 of the Washington Administrative Code (WAC) known as the "Model Toxics Control Act Cleanup Regulation Chapter 174-340 WAC." These rules set cleanup standards to ensure that the quality of cleanup and protection of human health and the environment are not compromised. These rules are referenced throughout this report, particularly with regards to the evaluation of laboratory results and contaminant levels on the subject property.

GENERAL FIELD METHODS

PBS initiated a utility locate on the subject property the week prior to assessing the site to locate underground utilities. During the project, groundwater and soil samples were collected on the subject property with the aid of a Geoprobe Drill provided by ESN Northwest, Olympia, Washington (a drilling contractor). Continuous (where possible) split spoon soil samples were

3311 W. Clearwater Ave.
Suite 145
Kennewick, WA 99336
509.735.2698 MAIN
509.735.1867 FAX

collected from each boring. Groundwater samples were collected with a peristaltic pump from a temporary screened interval at the base of each boring. Samples were designated with a unique number and depth and placed in laboratory-cleaned glass containers. The samples were collected with decontaminated sampling tools to minimize sample cross-contamination. Samples were cooled in iced coolers until released to a certified environmental laboratory within the holding time for the specified constituent. A Washington-registered geologist logged all soils, in accordance with the Unified Soil Classification system, with consideration of physical and environmental characteristics.

FIELD WORK

The field assessment was conducted on the subject property on April 17, 2003, to assess for potential petroleum products in soil and groundwater. Boring locations were placed based on historical aerial photo evidence of the suspected location of the former service station building and groundwater flow direction (estimated south-southeast). The former location of the pump islands and tanks were unknown. To assess the site, borings were completed along the south, north and east property boundaries. During the field assessment, petroleum impact was suspected in Borings #3 and #4, along the east property line. To assess whether contamination was coming onto the subject property from offsite, Boring #5 was placed at a location along the north property boundary upgradient from Borings #3/4. PBS collected 14 soil and 5 groundwater samples in five borings, (see Figure 2) with a total of 5 groundwater and 4 soils samples submitted for laboratory analysis.

There were no field indications of contamination present in any soil samples. Free product was not observed in any of the water samples collected, but a petroleum odor was present in groundwater from Borings #3 and #4, suggesting the possibility of petroleum impact. Drilling was found to be difficult due to heavy gravel and cobbles in the soil horizon.

Field observations of soils indicated a moist, silty fine to medium SAND, (moderately dense, non-plastic, brown, SM) in most of the upper portions of each boring. Sandy medium – coarse GRAVEL (very dense, non-plastic, gray-brown, GP) was located below the surface soil layer to the base of each boring. Groundwater was located at 12 – 13 feet below ground surface (bgs) in each hole. Boring logs are provided following this report as well as site photographs.
The boring logs, provided with this report, also provide field measured chemical and physical groundwater parameters including temperature (in degrees Centigrade), conductivity (in micromhos/centimeter) and pH from most borings.

LABORATORY RESULTS

Friedman and Bruya, Inc, Environmental Chemists, Seattle, Washington completed laboratory analysis on submitted samples. For initial determination of contaminant impact, samples were analyzed for total petroleum hydrocarbons – hydrocarbon identification (NWTPH-HCID). Samples with positive indications in NWTPH-HCID were analyzed for specific indicated petroleum constituents; in this case diesel (NWTPH-dx) and gasoline, benzene, ethylbenzene, toluene, and xylenes (NWTPH-gx/BTEX).

Laboratory analysis of groundwater sample #B-4 (the most contaminated sample) utilizing the NWTPH-Dx method, indicated 5,400 micrograms/liter (ug/l) diesel. The B-4 groundwater sample also indicated 3,100 ug/l gasoline as well as containing BTEX. These levels exceed the MTCA Method A Groundwater Cleanup Level for gasoline (800 ug/l with benzene, 1,000 ug/l without benzene) and diesel (500 ug/l); cleanup levels were not exceeded in BTEX.

TABLE 1
ANALYTICAL RESULTS

Boring #	Matrix	Depth	TPH-HCID	Benzene	Ethyl-benzene	Toluene	Xylenes	TPH-Gas	TPH-Diesel
B-1	Water	-12.6'	ND	NA	NA	NA	NA	NA	NA
B-2	Water	-12.5'	ND	NA	NA	NA	NA	NA	NA
B-3	Water	-12.7'	DETECT	<1	<1	<1	3.8	330	2,100
B-3	Soil	9-10'	ND	NA	NA	NA	NA	NA	NA
B-4	Water	-13.1'	DETECT	4 5	34 700	2 1000	100 1000	3,100	5,400
B-4	Soil	5-6'	ND	NA	NA	NA	NA	NA	NA
B-4	Soil	6-9'	ND	NA	NA	NA	NA	NA	NA
B-4	Soil	9-12'	ND	NA	NA	NA	NA	NA	NA
B-5	Water	-12.7'	ND	NA	NA	NA	NA	NA	NA

Note: Shading = Indicates contaminant level exceeding MTCA Level A Cleanup Level.
ND = Not detected
NA = Not tested
Depth = Sample depth interval (soil sample), static water table depth (water sample)

All analytical values are in milligrams of contaminant per kilogram of soil (mg/kg) and micrograms per liter (ug/l) water.

DISCUSSION

Gasoline and diesel-fraction petroleum in excess of MTCA Level A Cleanup levels were detected in the groundwater in Boring #3 and #4. No soil contamination was detected, therefore the source of the groundwater contamination remains unknown. Based on the assumed direction of groundwater flow, to the southeast, and no detected contaminants in Boring #5, the source of the contamination exists between Boring #5 and #3/4, i.e. under the existing building.

RECOMMENDATIONS

PBS recommends following guidance in WDOE – MTCA regulations Chapter 173-340, regarding reporting the contamination to WDOE within 90 days. PBS recommends, further assessment on the property to delineate the horizontal and vertical extent of the groundwater and soil contamination. It is possible that the Union Oil Company, as the former service station owner, may be contacted for more information concerning the subject property.

LIMITATIONS

This work was performed in accordance with generally accepted practices of other consultants undertaking similar studies during the same time period and geographical area. PBS observed the same degree of care and skill generally exercised by other consultants under similar circumstances and conditions. The findings and conclusions of this report are not scientific certainties, but rather, are based on professional judgement concerning the significance of data gathered during the course of this assessment. The recommendations of this report, or lack thereof, are not considered a legal opinion as to the clients duty concerning due diligence relating to potential liabilities in leasing, owning, or purchasing real estate.

PBS in not able to represent that the site or adjoining land contains no hazardous waste, oil or other latent conditions beyond that detected or observed by PBS during this study. The possibility always exists for contaminants to migrate through surface water, air, or groundwater. The ability to accurately address the environmental risk associated with transport in these media is beyond the scope of this investigation.

PBS very much appreciates the opportunity to provide this information to Touchstone Asset Management. Please contact me if you have any questions, at (509) 735-2698.

Sincerely,

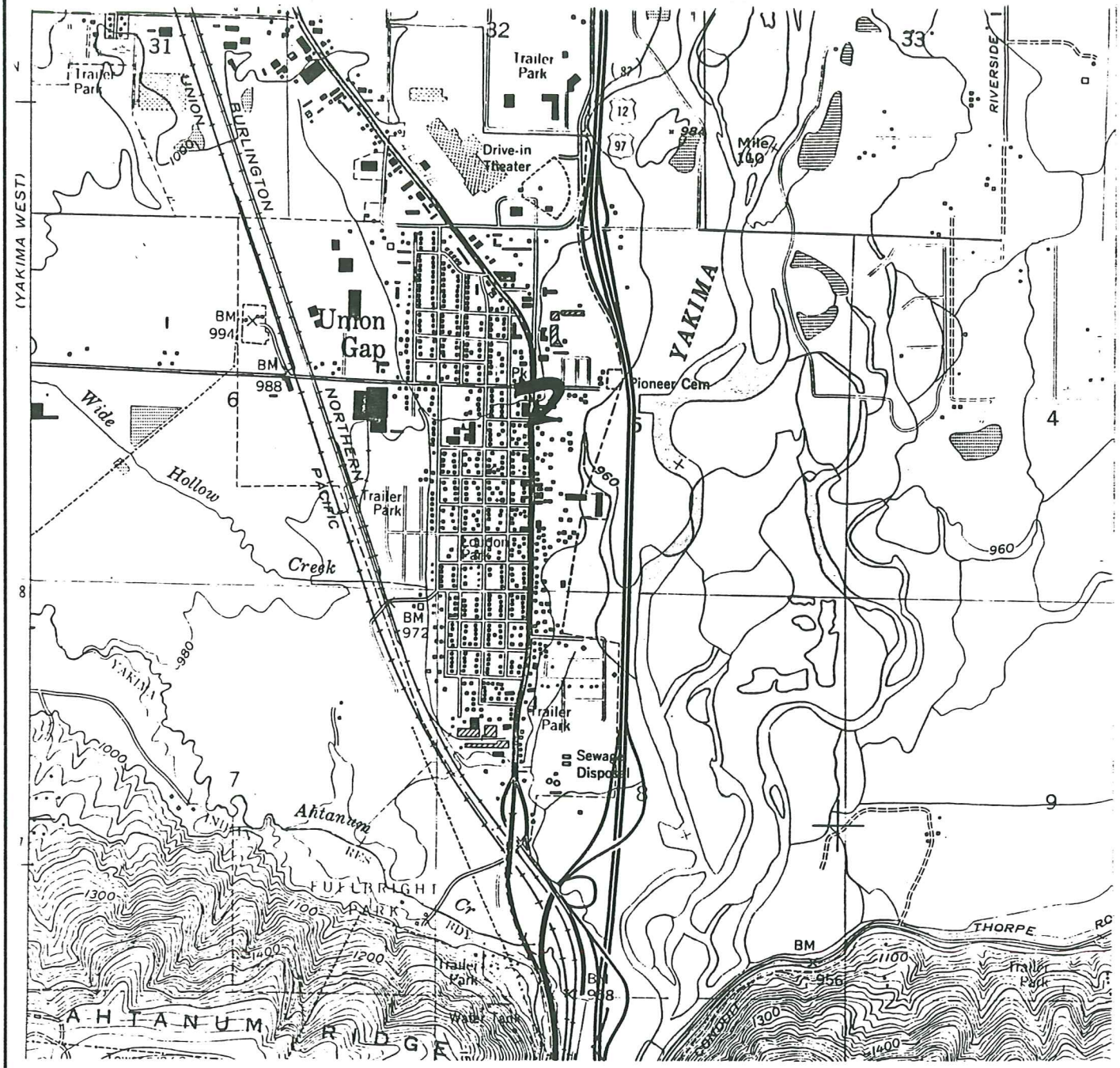
Paul Danielson, R.G.
Project Manager

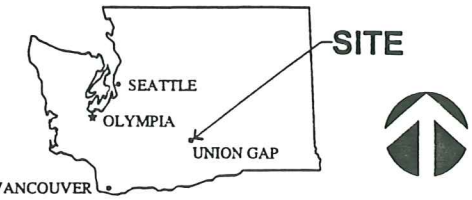
State of Washington
Hydrogeologist
213
Licensed Geologist
Paul E. Danielson

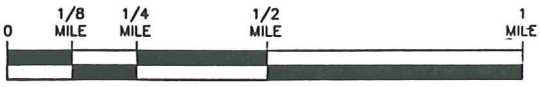
Dulcy A. Berri, R.G.
Principal/Senior Hydrogeologist

State of Washington
Hydrogeologist
157
Licensed Geologist
DULCY A. BERRI

Attachments: Figure 1
Analytical Results
Site Photographs
Soil Boring Logs







SOURCE: USGS YAKIMA EAST QUADRANGLE, WA. 1953, PHOTO REVISED 1985.

Prepared for: TOUCHSTONE ASSET MANAGEMENT

PBS

Project #:	SITE LOCATION MAP	FIGURE
60704.000	3202 MAIN STREET	1
Date: MARCH 2003	UNION GAP, WASHINGTON	

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Date Received: 04/18/03
Project: 60740.00, F&BI 304169
Date Extracted: 04/21/03
Date Analyzed: 04/21/03

RESULTS FROM THE ANALYSIS OF THE WATER SAMPLES FOR GASOLINE, DIESEL AND HEAVY OIL BY NWTPH-HCID
Results Reported as Not Detected (ND) or Detected (D)

THE DATA PROVIDED BELOW WAS PERFORMED PER THE GUIDELINES ESTABLISHED BY THE WASHINGTON DEPARTMENT OF ECOLOGY AND WERE NOT DESIGNED TO PROVIDE INFORMATION WITH REGARDS TO THE ACTUAL IDENTIFICATION OF ANY MATERIAL PRESENT

Sample ID Laboratory ID	Gasoline	Diesel	Heavy Oil	Surrogate (% Recovery)
B-1 304169-01	ND	ND	ND	95
B-2 304169-02	ND	ND	ND	100
B-3 304169-03	D	D	ND	91
B-4 304169-04	D	D	ND	83
B-5 304169-05	ND	ND	ND	108
Method Blank	ND	ND	ND	100

ND - Material not detected at or above 0.2 mg/L gas, 0.6 mg/L diesel and 1 mg/L heavy oil.

Date Extracted: 04/21/03
Date Analyzed: 04/21/03

RESULTS FROM THE ANALYSIS OF THE SOIL SAMPLES FOR GASOLINE, DIESEL AND HEAVY OIL BY NWTPH-HCID
Results Reported as Not Detected (ND) or Detected (D)

THE DATA PROVIDED BELOW WAS PERFORMED PER THE GUIDELINES ESTABLISHED BY THE WASHINGTON DEPARTMENT OF ECOLOGY AND WERE NOT DESIGNED TO PROVIDE INFORMATION WITH REGARDS TO THE ACTUAL IDENTIFICATION OF ANY MATERIAL PRESENT

Sample ID Laboratory ID	Gasoline	Diesel	Heavy Oil	Surrogate (% Recovery)
B-4 (9-12') 304169-06	ND	ND	ND	98
B-4 (5-6') 304169-07	ND	ND	ND	98
B-3 (9-10') 304169-08	ND	ND	ND	97
B-4 (6-9') 304169-09	ND	ND	ND	99
Method Blank	ND	ND	ND	100

ND - Material not detected at or above 20 mg/kg gas, 50 mg/kg diesel and 100 mg/kg heavy oil.

Date Extracted: 04/21/03
Date Analyzed: 04/23/03

RESULTS FROM THE ANALYSIS OF THE WATER SAMPLES FOR TOTAL PETROLEUM HYDROCARBONS AS DIESEL USING METHOD NWTPH-Dx
Extended to Include Motor Oil Range Compounds
Results Reported as µg/L (ppb)

Sample ID Laboratory ID	Diesel Extended (C_{10}-C_{36})	Surrogate (% Recovery) (Limit 45-147)
B-3 304169-03	2,100	99
B-4 304169-04	5,400	96
Method Blank	<250	110

Date Extracted: 04/21/03
Date Analyzed: 04/21/03

RESULTS FROM THE ANALYSIS OF THE WATER SAMPLES FOR BENZENE, TOLUENE, ETHYLBENZENE XYLENES AND TPH AS GASOLINE USING EPA METHOD 8021B AND NWTPH-Gx

Results Reported as µg/L (ppb)

Sample ID Laboratory ID	Benzene	Toluene	Ethyl Benzene	Total Xylenes	Gasoline Range	Surrogate (% Recovery) (Limit 79-132)
B-3 304169-03	<1	<1	<1	3.8	330	96
B-4 304169-04	4	2	34	100	3,100	104
Method Blank	<1	<1	<1	<1	<50	97

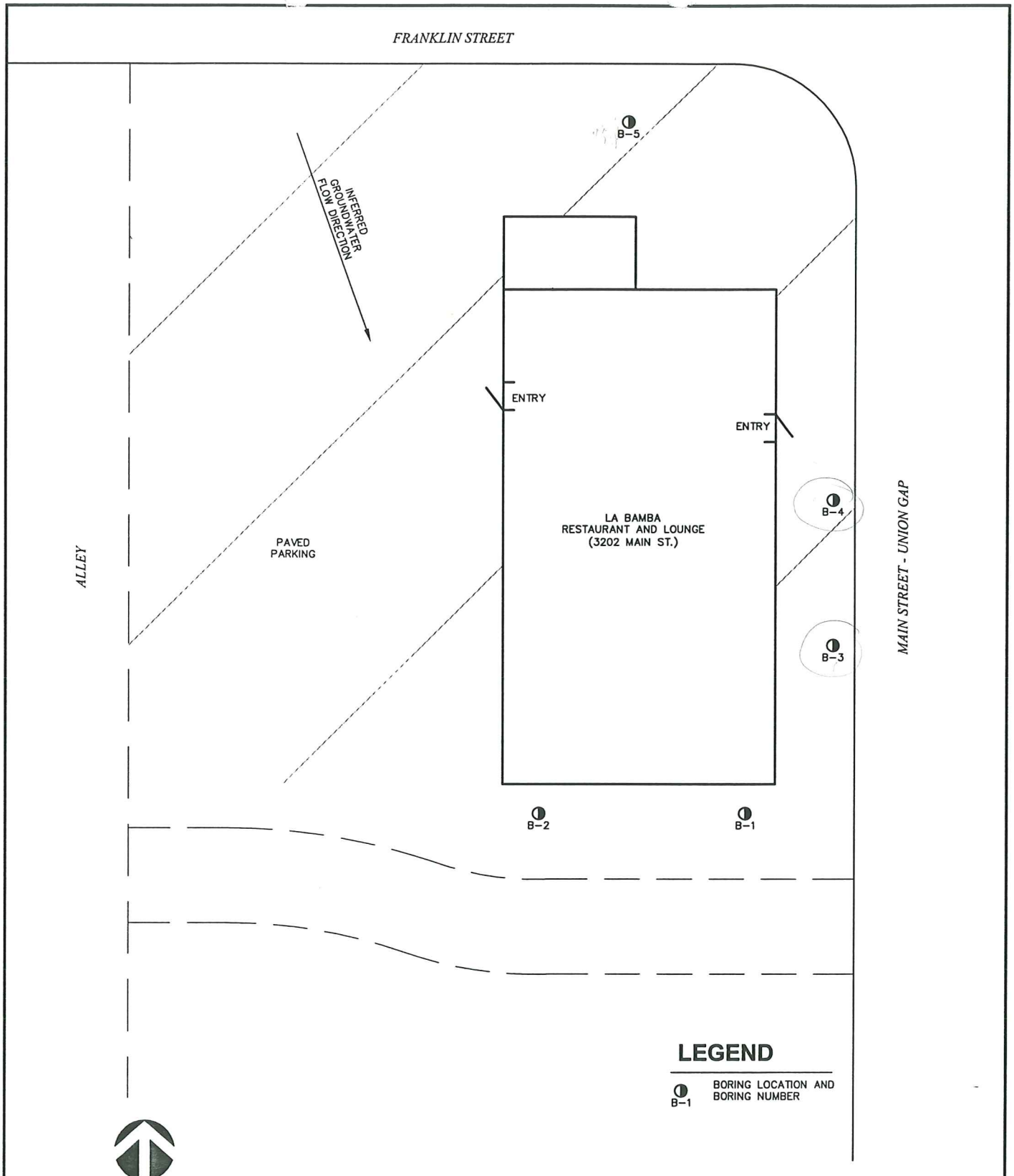
PHOTO 1: LOOKING EAST, BORING #1, SOUTH PROPERTY BOUNDARY

PHOTO 2: LOOKING WEST, BORING #1

PHOTO 3: GROUNDWATER SAMPLING WITH PERISTALIC PUMP

PHOTO 4: VERY DENSE SOIL FROM BORING #2

PHOTO 5: BORING #4 NEAR EAST PROPERTY BOUNDARY



APPROXIMATE SCALE: 1" = 20'

Prepared for: TOUCHSTONE ASSET MANAGEMENT

PBS	Project #: 60740.000 Date: MAY 2003	SITE VICINITY PLAN 3202 MAIN STREET UNION GAP, WASHINGTON	FIGURE 1

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PBS
3311 W. CLEARWATER AVE.
SUITE 145
KENNIWICK, WA
99336
(509) 735-2698
FAX
(509) 735-1867

Bore Hole/Well Construction Log

Project Number:	Boring/Well Number:	Sheet
60740.000	B-1	1 of 1

Project Name: LA BAMBA RESTAURANT
Project Location: 3202 MAIN ST. UNION GAP, WA
Driller/Equipment: ESN
Geologist/Engineer: PAUL DANIELSON
Sample Method: GEOPROBE

TOC Elevation (feet above datum): N/A
Surface Elevation (feet above datum): N/A
Start/End Date: 04/017/03
Hole Depth: 16'
Outer Hole Diameter: 2"

Depth (feet, BGS)	Well Construction Details	Sample Data: Sample Interval	Sample Data: PID Reading (ppm)	Sample Data: Sample Number	Sample Data: Blows/ft.	Lithologic Column	Soil Description
0				B1-0-3			0-7': Moist, dense, brown, non-plastic, sandy **GRAVEL**.
3				B1-3-6			
6				B1-6-7			
7				B1-7-9			
7							7'-9': Moist, very dense, gray, non-plastic, course, sandy **GRAVEL** with cobbles
9							Split spoon refusal at 9'
12.6'		▼		B1-WATER			**BOTTOM OF HOLE**

GROUNDWATER
pH: 6.97
Conductivity: 327
Temperature: 17.0° c

LOCATION: 46' west of ℄ Main St., 5' south of building.

NOTES

1. SOIL INTERFACES AND DESCRIPTIONS ARE INTERPRETIVE AND ACTUAL CHANGES AND TRANSITIONS MAY BE GRADUAL.
2. WATER LEVEL IS FOR DATE SHOWN AND MAY VARY WITH TIME OF YEAR.
3. SOIL DESCRIPTIONS NOT INTENDED TO BE USED FOR GEOTECHNICAL DESIGN PURPOSES.

B-1

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KENNIWICK, WA
99336
(509) 735-2698
FAX
(509) 735-1867

Bore Hole/Well Construction Log

Project Number:	Boring/Well Number:	Sheet
60740.000	B-2	1 of 1

Project Name: LA BAMBA RESTAURANT
Project Location: 3202 MAIN ST. UNION GAP, WA
Driller/Equipment: ESN
Geologist/Engineer: PAUL DANIELSON
Sample Method: GEOPROBE

TOC Elevation (feet above datum): N/A
Surface Elevation (feet above datum): N/A
Start/End Date: 04/017/03
Hole Depth: 16'
Outer Hole Diameter: 2"

Depth (feet, BGS)	Well Construction Details	Sample Data: Sample Interval	Sample Data: PID Reading (ppm)	Sample Data: Sample Number	Sample Data: Blows/ft.	Lithologic Column	Soil Description
0				B2-0-3			0-6': Moist, dense, grayish-brown, non-plastic, sandy **GRAVEL.**
3				B2-3-6			
6				B2-6-9			6'-9': Moist, very dense, gray, non-plastic, sandy **GRAVEL** with cobbles
9							Split spoon refusal at 9'
12.5'		▼		B2-WATER			
16							**BOTTOM OF HOLE**

GROUNDWATER
pH: 6.83
Conductivity: 279
Temperature: 16.7° c

LOCATION: 77' west of ℄ Main St., 6' south of building.

NOTES

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B-2

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PBS
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KENNIWICK, WA 99336
(509) 735-2698
FAX (509) 735-1867

Bore Hole/Well Construction Log

Project Number:	Boring/Well Number:	Sheet
60740.000	B-3	1 of 1

Project Name: LA BAMBA RESTAURANT
Project Location: 3202 MAIN ST. UNION GAP, WA
Driller/Equipment: ESN
Geologist/Engineer: PAUL DANIELSON
Sample Method: GEOPROBE

TOC Elevation (feet above datum): N/A
Surface Elevation (feet above datum): N/A
Start/End Date: 04/017/03
Hole Depth: 16'
Outer Hole Diameter: 2"

Depth (feet, BGS)	Well Construction Details	Sample Data: Sample Interval	PID Reading (ppm)	Sample Number	Blows/ft.	Lithologic Column	Soil Description
1				B3-0-3			0-0.2': Surfacing is **ASPHALT**
2							0.2'-3': Moist, medium-dense, brown, non-plastic, silty-fine **SAND**
3				B3-3-6			3'-16': Slightly moist, dense, gray, non-plastic, medium-coarse **GRAVEL**
4							
5							
6				B3-6-9			
7							
8							
9				B3-9-10			Increase in density at 9', very dense
10							
11							
12							
13	12.7' ▼			B3-WATER			Gas fuel odor in water
14							
15							
16							
17							**BOTTOM OF HOLE**
18							GROUNDWATER pH: 7.00 Conductivity: 294
19							Temperature: 15.9° c
20							

LOCATION: 20' north of souteast corner of building, 33' west of ℄ Main St.

NOTES

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B-3

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3311 W. CLEARWATER AVE. SUITE 145
KENNIWICK, WA 99336
(509) 735-2698
FAX (509) 735-1867

Bore Hole/Well Construction Log

Project Number:	Boring/Well Number:	Sheet
60740.000	B-4	1 of 1

Project Name: LA BAMBA RESTAURANT
Project Location: 3202 MAIN ST. UNION GAP, WA
Driller/Equipment: ESN
Geologist/Engineer: PAUL DANIELSON
Sample Method: GEOPROBE

TOC Elevation (feet above datum): N/A
Surface Elevation (feet above datum): N/A
Start/End Date: 04/017/03
Hole Depth: 16'
Outer Hole Diameter: 2"

Depth (feet, BGS)	Well Construction Details	Sample Data: Sample Interval	Sample Data: PID Reading (ppm)	Sample Data: Sample Number	Sample Data: Blows/ft.	Lithologic Column	Soil Description
1							0-2": Surfacing is **ASPHALT**
2							2"-5': Moist, medium-dense, brown, non-plastic, silty-fine **SAND**
3							
4							
5				B4-5-6			
6							5'-9': Moist, dense, grayish-brown, non-plastic, medium-coarse **GRAVEL** with sand
7							
8							
9				B4-9-12			
10							9'-16': Moist, very dense, grayish-brown, non-plastic, medium-coarse **GRAVEL** with cobbles
11							
12							
13	13.1' ▼			B4-WATER			
14							
15							
16							
17							**BOTTOM OF HOLE**
18							GROUNDWATER pH: 6.89 Conductivity: 307 Temperature: 15.5° c
19							
20							

LOCATION: 42' north of southeast corner of building, 33' east of ℄ Main St.

NOTES

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B-4

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KENNIWICK, WA
99336
(509) 735-2698
FAX
(509) 735-1867

Bore Hole/Well Construction Log

Project Number:	Boring/Well Number:	Sheet
60740.000	B-5	1 of 1

Project Name: LA BAMBA RESTAURANT
Project Location: 3202 MAIN ST. UNION GAP, WA
Driller/Equipment: ESN
Geologist/Engineer: PAUL DANIELSON
Sample Method: GEOPROBE

TOC Elevation (feet above datum): N/A
Surface Elevation (feet above datum): N/A
Start/End Date: 04/017/03
Hole Depth: 16'
Outer Hole Diameter: 2"

Depth (feet, BGS)	Well Construction Details	Sample Data: Sample Interval	Sample Data: PID Reading (ppm)	Sample Data: Sample Number	Sample Data: Blows/ft.	Lithologic Column	Soil Description
1							0-0.2': Surfacing is **ASPHALT**
2							0.2'-2': Moist, medium-dense, brown, non-plastic, silty-fine **SAND**
3							2'-6': Moist, very dense, grayish-brown, non-plastic, medium-coarse **GRAVEL** with sand
4				B5-4-5			Boulders from 3' to 6'
5							
6							
7							Split spoon refusal at 6'
8							
9							
10							
11							
12							
13	12.7' ▼			B5-WATER			
14							
15							
16							
17							**BOTTOM OF HOLE**
18							NO GROUNDWATER PARAMETERS
19							
20							

LOCATION: 104' north and 20' west of southeast corner of building

NOTES

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B-5

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