



May 10, 2019

Mr. In Chol Baek
 1734 Boulevard Road SE
 Olympia, Washington 98501-2675

RE: ***April 2019 Groundwater Sampling Results Report***
Pit Stop Market
 1734 Boulevard Road SE
 Olympia, Washington 98501-2675
 Ecology Facility/Site ID: 69986581

Dear Mr. In Chol Baek:

Associated Environmental Group, LLC (AEG) has prepared the enclosed ***Groundwater Sampling Results Report*** presenting results of groundwater sampling conducted on April 12, 2019, at the *Pit Stop Market* in Olympia, Washington (Site). The Site and surrounding area are detailed in Figure 1, *Vicinity Map*.

WORK PERFORMED [April 2019]:

- Obtained depth to groundwater data from six groundwater wells (MW-1, MW-2, MW-3, MW-4, MW-5, and MW-6).
- Purged and sampled six groundwater monitoring wells (MW-1, MW-2, MW-3, MW-4, MW-5, and MW-6).

GROUNDWATER MONITORING SUMMARY:

Sampling Event:	April 12, 2019	Values
Range of Depths to Groundwater:	5.85 to 9.03	Feet below top of well casing (Table 1, <i>Summary of Groundwater Elevations</i>)
Range of Groundwater Elevations:	151.05 to 157.74	Feet above Mean Sea Level (Table 1, <i>Summary of Groundwater Elevations</i>)
Groundwater Gradient: (Direction / Magnitude)	0.005/ South	Feet per foot (ft/ft), Determined using data from MW-1, MW-2, MW-3, MW-4, MW-5, and MW-6
Measureable NAPL Detected:	No	
Measureable NAPL Thickness:	N/A	
Current Remedial Action:	None	

DISCUSSION:

Contaminant concentrations were detected in samples of groundwater collected from monitoring wells MW-1, MW-2, and MW-4. No contaminant concentrations were detected above their laboratory detection limit in samples of groundwater collected from monitoring wells MW-3, MW-5, and MW-6. Detected concentrations are summarized below. The full analytical results for this sampling event, and historical results, are presented in the attached Table 2, *Summary of Groundwater Analytical Results*.

April 2018					
Well ID	TPH-Gasoline (µg/L)	Benzene (µg/L)	Toluene (µg/L)	Ethylbenzene (µg/L)	Total Xylenes (µg/L)
MW-1	85,000	<1.0	2,900	4,150	21,300
MW-2	700	<1.0	<2.0	1.0	5.4
MW-4	270	<1.0	<2.0	<1.0	<2.0
MTCA Method A Cleanup Levels	800	5	1,000	700	1,000

µg/L = micrograms per liter

- Gasoline-range petroleum hydrocarbons (TPH) were detected **above** the Model Toxics Control Act (MTCA) Method A cleanup level in monitoring well MW-1. Gasoline-range TPH was detected **below** the MTCA Method A cleanup level in monitoring wells MW-2 and MW-4.
- Toluene, ethylbenzene, and total xylenes were detected **above** their respective MTCA Method A cleanup levels in monitoring well MW-1.
- Total xylenes were detected **below** the MTCA Method A cleanup level in monitoring well MW-2.
- Ethylbenzene was detected **below** the MTCA Method A cleanup level in monitoring well MW-2.

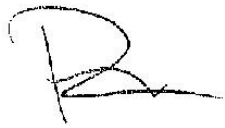
The groundwater flow direction for the April 2019 sampling event is primarily towards the south. The approximate gradient is 0.005 feet per foot (Figure 2, *April 2019 Groundwater Contour Map*).

CONCLUSION:

AEG has completed this monitoring event at the Site. Thank you for the opportunity to provide you with environmental consulting services. Should you have questions or require additional information, please contact our office at 360-352-9835.

Sincerely,

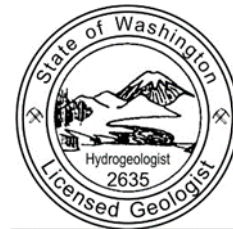
Associated Environmental Group, LLC



Becky Dilba, R.S.A.
Project Manager



Scott Rose, L.H.G.
Senior Hydrogeologist



SCOTT I ROSE

Attachments:

Figure 1: *Vicinity Map*

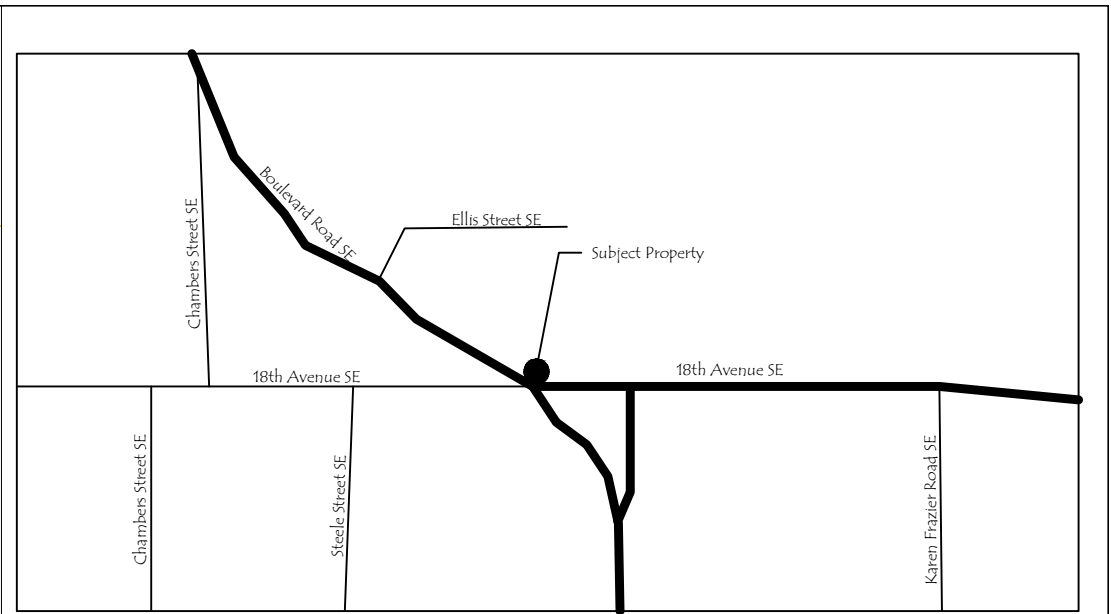
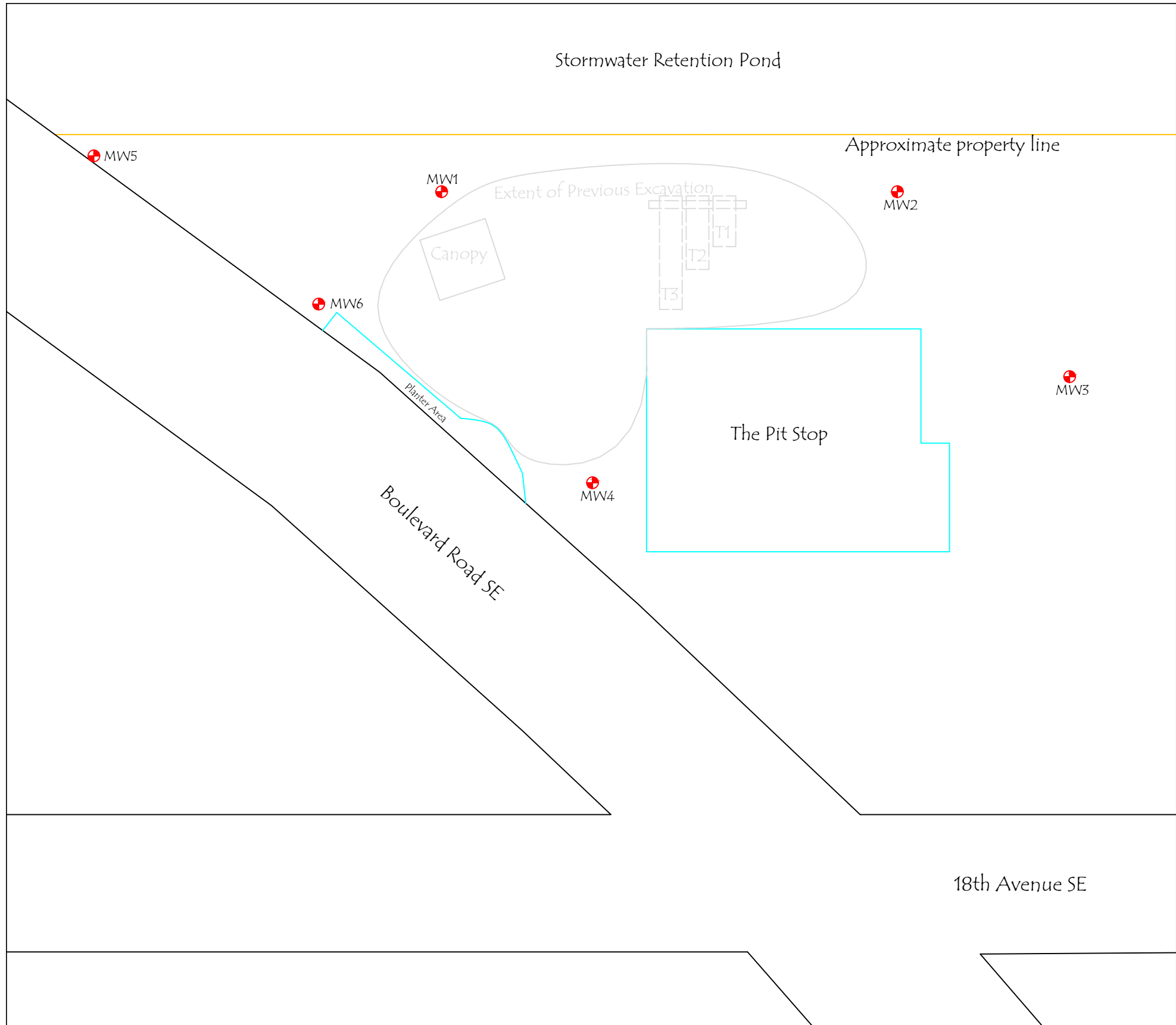
Figure 2: *April 2019 Groundwater Contour Map*

Table 1: *Summary of Groundwater Elevations*

Table 2: *Summary of Groundwater Analytical Results*

Appendix A: *Laboratory Datasheets*

FIGURES



SITE VICINITY MAP (Not to Scale)



LEGEND

⊕ Groundwater monitoring well locations

DRAWING SCALE: 1"= 200'

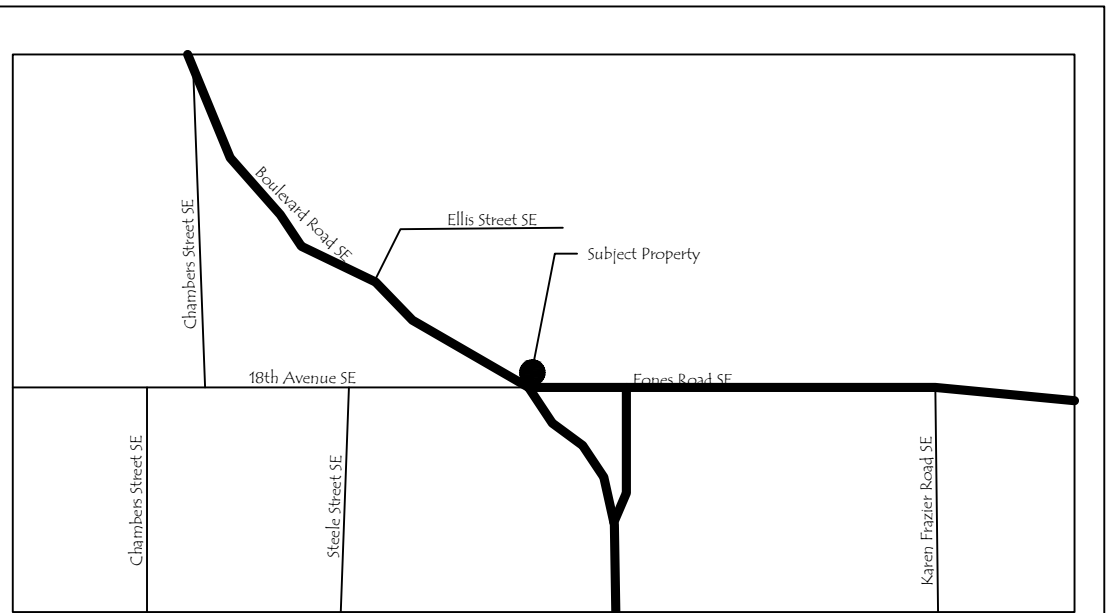
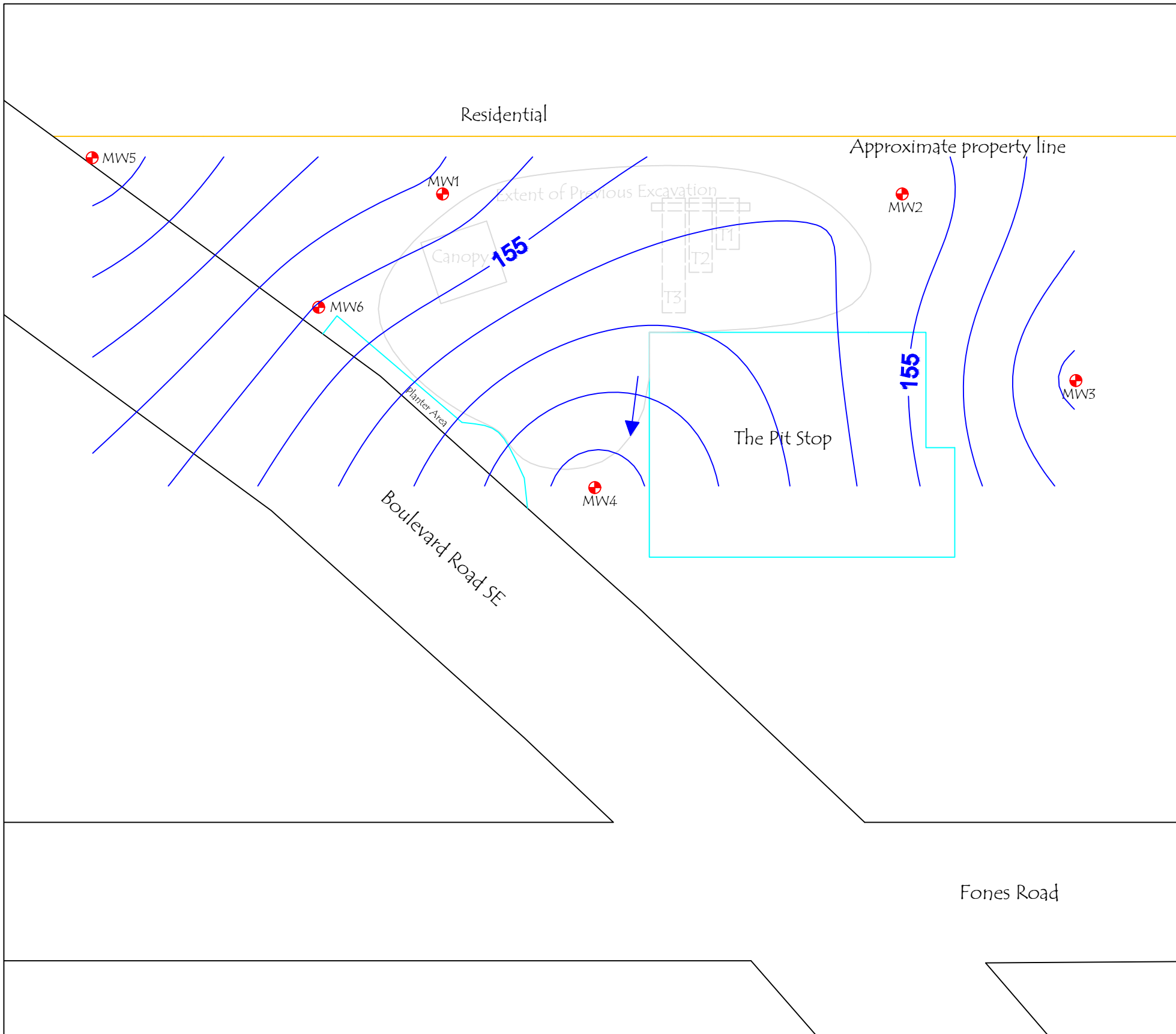
Notes: (a) The locations of all features shown are approximate.
 (b) This drawing is for information purposes. It is intended to assist in showing features discussed in an attached document.

Reference: Drawing created from sketch provided by AEGs' personnel.



FIGURE 1
VICINITY MAP

THE PIT STOP 1734 BOULEVARD RD SE OLYMPIA, WA	
Project: 06-177	Date: 03/01/17



SITE VICINITY MAP (Not to Scale)



LEGEND

⊕ Groundwater monitoring well locations

DRAWING SCALE: 1" = 200'

Notes: (a) The locations of all features shown are approximate.
 (b) This drawing is for information purposes. It is intended to assist in showing features discussed in an attached document.
 Reference: Drawing created from sketch provided by AEGs' personnel.



FIGURE 2
 APRIL 2019 GROUNDWATER
 CONTOUR MAP

THE PIT STOP 1734 BOULEVARD RD SE OLYMPIA, WA	
Project:	Date:
06-177	01/31/07

TABLES

Table 1 - Summary of Groundwater Elevations

Pit Stop Grocery
Olympia, Washington

Well Number/ TOC Elevation	Date	Depth to Water	Depth to Free Product	Free Product Thickness	Groundwater Elevation	Change in Groundwater Elevation
MW-1	06/21/06	7.76	--	--	154.17	--
161.93	10/05/06	11.40	--	--	150.53	-3.64
	01/31/07	5.80	--	--	156.13	5.60
	07/18/07	7.96	--	--	153.97	-2.16
	11/07/07	8.80	--	--	153.13	-0.84
	04/07/08	6.21	--	--	155.72	2.59
	02/07/13	6.47	--	--	155.46	-0.26
	01/31/14	8.15	--	--	153.78	-1.68
	05/15/15	7.55	--	--	154.38	0.60
	03/01/17	4.76	--	--	157.17	2.79
	04/06/18	6.03	--	--	155.90	-1.27
	04/12/19	7.40	--	--	154.53	-1.37
MW-2	06/21/06	7.45	--	--	153.73	--
161.18	10/05/06	12.08	--	--	149.10	-4.63
	01/31/07	6.39	--	--	154.79	5.69
	07/18/07	8.70	--	--	152.48	-2.31
	11/07/07	9.94	--	--	151.24	-1.24
	04/07/08	6.89	--	--	154.29	3.05
	02/07/13	7.23	--	--	153.95	-0.34
	01/31/14	9.07	--	--	152.11	-1.84
	05/15/15	8.31	--	--	152.87	0.76
	03/01/17	6.37	--	--	154.81	1.94
	04/06/18	6.64	--	--	154.54	-0.27
	04/12/19	8.11	--	--	153.07	-1.47
MW-3	01/31/07	5.08	--	--	156.84	--
161.92	07/18/07	7.26	--	--	154.66	-2.18
	11/07/07	8.75	--	--	153.17	-1.49
	04/07/08	5.60	--	--	156.32	3.15
	02/07/13	5.88	--	--	156.04	-0.28
	01/31/14	7.82	--	--	154.10	-1.94
	05/15/15	6.88	--	--	155.04	0.94
	03/01/17	5.14	--	--	156.78	1.74
	04/06/18	5.24	--	--	156.68	-0.10
	04/12/19	6.83	--	--	155.09	-1.59
MW-4	01/31/07	7.04	--	--	153.04	--
160.08	07/18/07	9.30	--	--	150.78	-2.26
	11/07/07	10.69	--	--	149.39	-1.39
	04/07/08	7.64	--	--	152.44	3.05
	02/07/13	7.96	--	--	152.12	-0.32
	01/31/14	9.95	--	--	150.13	-1.99
	05/15/15	9.12	--	--	150.96	0.83
	03/01/17	7.07	--	--	153.01	2.05
	04/06/18	7.42	--	--	152.66	-0.35
	04/12/19	9.03	--	--	151.05	-1.61

Table 1 - Summary of Groundwater Elevations

Pit Stop Grocery
Olympia, Washington

Well Number/ TOC Elevation	Date	Depth to Water	Depth to Free Product	Free Product Thickness	Groundwater Elevation	Change in Groundwater Elevation
MW-5	01/31/07	4.54	--	--	159.05	--
163.59	07/18/07	6.35	--	--	157.24	-1.81
	11/07/07	8.18	--	--	155.41	-1.83
	04/07/08	4.69	--	--	158.90	3.49
	02/07/13	4.99	--	--	158.60	-0.30
	01/31/14	6.39	--	--	157.20	-1.40
	05/15/15	6.10	--	--	157.49	0.29
	03/01/17	4.50	--	--	159.09	1.60
	04/06/18	5.73	--	--	157.86	-1.23
	04/12/19	5.85	--	--	157.74	-0.12
MW-6	01/31/07	5.83	--	--	155.79	--
161.62	07/18/07	7.96	--	--	153.66	-2.13
	11/07/07	8.89	--	--	152.73	-0.93
	04/07/08	6.28	--	--	155.34	2.61
	02/07/13	6.58	--	--	155.04	-0.30
	01/31/14	8.37	--	--	153.25	-1.79
	05/15/15	6.69	--	--	154.93	1.68
	03/01/17	5.78	--	--	155.84	0.91
	04/06/18	6.15	--	--	155.47	-0.37
	04/12/19	7.63	--	--	153.99	-1.48

Notes:

All values reported in feet

TOC = Top of casing elevation relative to assigned benchmark.

-- = Not measured, not available, or not applicable

* = Ceased groundwater monitoring/sampling activities at this well

Table 2 - Summary of Groundwater Analytical Results
Pit Stop Market
Olympia, WA

Sample Number	Date Sampled	Gasoline	Volatile Organic Compounds				Table 830-1 Constituents				
			Benzene	Toluene	Ethyl-benzene	Total Xylenes	EDC	EDB	Total Naphthalene	MTBE	Lead
MW-1	6/21/2006	71,600	272	3,090	3,690	15,200	--	--	--	--	--
	10/5/2006	40,800	364	5,730	4,730	16,300	<1.0	<0.2	<5.0	1,170	430
	1/31/2007	12,000	48	819	480	2,560	--	--	--	--	--
	7/18/2007	66,300	363	7,180	3,010	11,700	--	--	--	--	--
	11/7/2007	111,000	54	11,500	4,200	22,400	--	--	--	--	--
	4/8/2008	45,000	48.7	3,330	942	6,920	--	--	--	--	--
	2/7/2013	114,000	62.7	7,330	2,480	15,400	--	--	--	--	--
	1/31/2014	90,600	7.2	3,670	5,730	30,200	--	--	--	--	--
	5/18/2015	170,000	<1.0	1,070	795	3,670	--	--	--	--	--
	3/1/2017	69,600	<1.0	2,970	2,850	15,100	--	--	--	--	--
4/6/2018	20,900	1.0	4,500	4,840	22,700	--	--	--	--	--	
4/12/2019	85,000	<1.0	2,900	4,150	21,300	--	--	--	--	--	
MW-2	6/21/2006	20,300	165	434	785	2,480	--	--	--	--	--
	10/5/2006	17,200	175	78.7	1,830	7,250	<1.0	<0.2	<5.0	228	150
	1/31/2007	<100	<1.0	1.5	<1.0	8.7	--	--	--	--	--
	7/18/2007	2,300	32	565	855	3,670	--	--	--	--	--
	11/7/2007	45,500	73	475	1,810	6,110	--	--	--	--	--
	4/8/2008	1,860	2.6	<1.0	9.1	89.7	--	--	--	--	--
	2/7/2013	8,490	13.9	15.3	64.9	154	--	--	--	--	--
	1/31/2014	2,020	<1.0	4.9	3.4	82	--	--	--	--	--
	5/18/2015	25,800	<1.0	<2.0	158	331	--	--	--	--	--
	3/1/2017	3,520	<1.0	<2.0	8.3	27.1	--	--	--	--	--
	4/6/2018	7,570	<1.0	<2.0	38	115	--	--	--	--	--
4/12/2019	700	<1.0	<2.0	1.0	5.4	--	--	--	--	--	
MW-3	1/31/2007	<100	<1.0	<1.0	<1.0	<1.0	--	--	--	--	--
	7/18/2007	980	3.7	75	41	152	--	--	--	--	--
	11/7/2007	317	1.2	45	15	65	--	--	--	--	--
	4/8/2008	<100	<1.0	<1.0	<1.0	<1.0	--	--	--	--	--
	2/7/2013	<100	<1.0	<2.0	<1.0	<3.0	--	--	--	--	--
	1/31/2014	<100	<1.0	<2.0	<1.0	<2.0	--	--	--	--	--
	5/18/2015	<100	<1.0	<2.0	<1.0	<2.0	--	--	--	--	--
	3/1/2017	<100	<1.0	<2.0	<1.0	<3.0	--	--	--	--	--
	4/6/2018	<100	<1.0	<2.0	<1.0	2.8	--	--	--	--	--
	4/12/2019	<100	<1.0	<2.0	<1.0	<2.0	--	--	--	--	--
MW-4	1/31/2007	<100	<1.0	<1.0	<1.0	<1.0	--	--	--	--	--
	7/18/2007	17,600	6.6	18.1	71.6	165	--	--	--	--	--
	11/7/2007	5,650	26	25	36	92	--	--	--	--	--
	4/8/2008	10,600	1.8	6.4	32.3	69.9	--	--	--	--	--
	2/7/2013	6,060	3.34	10.8	<1.0	12.2	--	--	--	--	--
	1/31/2014	2,700	<1.0	<2.0	1.4	<2.0	--	--	--	--	--
	5/18/2015	12,600	<1.0	<2.0	61.0	103	--	--	--	--	--
	3/1/2017	300	<1.0	<2.0	<1.0	<3.0	--	--	--	--	--
	4/6/2018	373	<1.0	<2.0	11	11	--	--	--	--	--
4/12/2019	270	<1.0	<2.0	<1.0	<2.0	--	--	--	--	--	

Table 2 - Summary of Groundwater Analytical Results
Pit Stop Market
Olympia, WA

Sample Number	Date Sampled	Gasoline	Volatile Organic Compounds				Table 830-1 Constituents				
			Benzene	Toluene	Ethyl-benzene	Total Xylenes	EDC	EDB	Total Naphthalene	MTBE	Lead
MW-5	1/31/2007	1,020	16.1	12.9	16.3	40.1	--	--	--	--	--
	7/18/2007	<100	<1.0	<1.0	<1.0	<1.0	--	--	--	--	--
	11/7/2007	<100	<1.0	<1.0	<1.0	<1.0	--	--	--	--	--
	4/8/2008	220	1.4	7.2	3.9	13.7	--	--	--	--	--
	2/7/2013	360	<1.0	<2.0	<1.0	<3.0	--	--	--	--	--
	1/31/2014	<100	<1.0	<2.0	<1.0	<2.0	--	--	--	--	--
	5/18/2015	1,461	<1.0	<2.0	<1.0	<2.0	--	--	--	--	--
	3/1/2017	940	<1.0	<2.0	<1.0	<3.0	--	--	--	--	--
	4/6/2018	<100	<1.0	<2.0	<1.0	<2.0	--	--	--	--	--
4/12/2019	<100	<1.0	<2.0	<1.0	<2.0	--	--	--	--	--	
MW-6	1/31/2007	4,040	29.4	7.0	11.3	29.4	--	--	--	--	--
	7/18/2007	2,480	11.1	13.9	19	53.1	--	--	--	--	--
	11/7/2007	3,150	20	10	8.8	38	--	--	--	--	--
	4/8/2008	1,000	2.3	7.7	3.4	17.7	--	--	--	--	--
	2/7/2013	404	1.7	5.1	<1.0	4.0	--	--	--	--	--
	1/31/2014	694	<1.0	<2.0	<1.0	<2.0	--	--	--	--	--
	5/18/2015	1,350	<1.0	<2.0	<1.0	<2.0	--	--	--	--	--
	3/1/2017	420	<1.0	<2.0	<1.0	<3.0	--	--	--	--	--
	4/6/2018	<100	<1.0	<2.0	<1.0	<2.0	--	--	--	--	--
4/12/2019	<100	<1.0	<2.0	<1.0	<2.0	--	--	--	--	--	
PQL	100	1.0	1.0 / 2.0	1.0	1.0 / 2.0 / 3.0	1.0	0.02	5.0	5.0	1.0	
MTCA Method A Cleanup Levels	800*	5	1,000	700	1,000	5	0.01	160	20	15	

Notes:

All values reported in micrograms per liter (µg/L)

-- = Not analyzed for constituent

< = Not detected at the listed laboratory detection limits

PQL = Practical Quantification Limit (laboratory detection limit)

Red Bold indicates the detected concentration exceeds Ecology MTCA Method A cleanup level

Bold indicates the detected concentration is below Ecology MTCA Method A cleanup levels

* TPH-Gasoline Cleanup Level with the presence of Benzene anywhere at the Site

EDC = 1,2-Dichloroethane

EDB = Ethylene Dibromide

MTBE = Methyl Tert-Butyl Ether

APPENDIX A

LABORATORY DATASHEETS



Libby Environmental, Inc.

4139 Libby Road NE • Olympia, WA 98506-2518

April 18, 2019

Scott Rose
Associated Environmental Group, LLC
605 11th Avenue SE, Suite 201
Olympia, WA 98501

Dear Mr. Rose:

Please find enclosed the analytical data report for the Pit Stop Market Project located in Olympia, Washington.

The results of the analyses are summarized in the attached tables. Applicable detection limits and QA/QC data are included. The sample(s) will be disposed of in 30 days unless we are contacted to arrange long term storage.

Libby Environmental, Inc. appreciates the opportunity to have provided analytical services for this project. If you have any further questions about the data report, please give me a call. It was a pleasure working with you on this project, and we are looking forward to the next opportunity to work together.

Sincerely,

Sherry L. Chilcutt
Senior Chemist
Libby Environmental, Inc.

Libby Environmental, Inc.

PIT STOP MARKET PROJECT
AEG, LLC
Olympia, Washington
Libby Project # L190412-4
Client Project # 06-177

4139 Libby Road NE
Olympia, WA 98506
Phone: (360) 352-2110
FAX: (360) 352-4154
Email: libbyenv@gmail.com

Analyses of Gasoline (NWTPH-Gx) & BTEX (EPA Method 8260C) in Water

Sample Number	Date Analyzed	Benzene (µg/L)	Toluene (µg/L)	Ethylbenzene (µg/L)	Xylenes (µg/L)	Gasoline (µg/L)	Surrogate Recovery (%)
Method Blank	4/16/19	nd	nd	nd	nd	nd	99
Method Blank	4/17/19	nd	nd	nd	nd	nd	97
LCS	4/16/19	91%	91%				99
LCS	4/17/19	93%	93%				100
MW1	4/16/19	nd	2900	4150	21300	85000	99
MW2	4/16/19	nd	nd	1.0	5.4	700	99
MW3	4/16/19	nd	nd	nd	nd	nd	88
MW4	4/16/19	nd	nd	nd	nd	270	88
MW5	4/16/19	nd	nd	nd	nd	nd	87
MW6	4/16/19	nd	nd	nd	nd	nd	98
MW6 Dup	4/16/19	nd	nd	nd	nd	nd	83
MW6 MS	4/16/19	100%	101%				99
MW6 MSD	4/16/19	83%	76%				88
Practical Quantitation Limit		1.0	2.0	1.0	2.0	100	

"nd" Indicates not detected at the listed detection limits.

"int" Indicates that interference prevents determination.

ACCEPTABLE RECOVERY LIMITS FOR SURROGATE (Toluene-d8): 65% TO 135%

ANALYSES PERFORMED BY: Kodey Eley

Libby Environmental, Inc.

4139 Libby Road NE

Olympia, WA 98506

Phone: (360) 352-2110

FAX: (360) 352-4154

Email: libbyenv@gmail.com

PIT STOP MARKET PROJECT

AEG, LLC

Libby Project # L190412-4

Date Received 4/12/2019

Time Received 2:10 PM

Received By MH

Sample Receipt Checklist

Chain of Custody

1. Is the Chain of Custody is complete? Yes No
2. How was the sample delivered? Hand Delivered Picked Up Shipped

Log In

3. Cooler or Shipping Container is present. Yes No N/A
4. Cooler or Shipping Container is in good condition. Yes No N/A
5. Cooler or Shipping Container has Custody Seals present. Yes No N/A
6. Was an attempt made to cool the samples? Yes No N/A
7. Temperature of cooler (0°C to 8°C recommended) 2.0 °C
8. Temperature of sample(s) (0°C to 8°C recommended) 5.0 °C
9. Did all containers arrive in good condition (unbroken)? Yes No
10. Is it clear what analyses were requested? Yes No
11. Did container labels match Chain of Custody? Yes No
12. Are matrices correctly identified on Chain of Custody? Yes No
13. Are correct containers used for the analysis indicated? Yes No
14. Is there sufficient sample volume for indicated analysis? Yes No
15. Were all containers properly preserved per each analysis? Yes No
16. Were VOA vials collected correctly (no headspace)? Yes No N/A
17. Were all holding times able to be met? Yes No

Discrepancies/ Notes

18. Was client notified of all discrepancies? Yes No N/A

Person Notified: _____

Date: _____

By Whom: _____

Via: _____

Regarding: _____

19. Comments. _____

Libby Environmental, Inc.

Chain of Custody Record

4139 Libby Road NE
Olympia, WA 98506
Ph: 360-352-2110
Fax: 360-352-4154

Date: 4/12/19 Page: 1 of 1

Client: AEG

Project Manager: SCOTT ROSE

Address: 605 11TH AVE SE, SUITE 201

Project Name: PET STOP MARKET

City: OLYMPIA State: WA Zip: 98501

Location: 1734 BLOWLEVARO RD SE City, State: OLYMPIA, WA

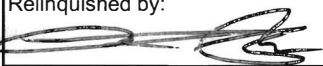
Phone: (360) 352-9835 Fax: (360) 352-8164

Collector: L. BURES Date of Collection: 4/12/19

Client Project # 06-177

Email: SROSE@AESWA.COM

Sample Number	Depth	Time	Sample Type	Container Type	ANALYSIS											Field Notes									
					VOC 8260	NWTPH-Gx	BTEX 802	NWTPH-8260L	NWTPH-HCID	NWTPH-DX	c PAH 8270	PAH 8270	Semi Vol 8270	PCB 8082	MTCA 5 Metals		RCRA 8 Metals								
1	MW1	1122	W	VOA	X	X																			
2	MW2	1051	W	VOA	X	X																			
3	MW3	1016	W	VOA	X	X																			
4	MW4	1254	W	VOA	X	X																			
5	MW5	1154	W	VOA	X	X																			
6	MW6	1221	W	VOA	X	X																			
7																									
8																									
9																									
10																									
11																									
12																									
13																									
14																									
15																									
16																									
17																									

Relinquished by: 	Date / Time: <u>4/12/19 1410</u>	Received by: <u>Melissa T...</u>	Date / Time: <u>4/12/19 14:10</u>	Sample Receipt Good Condition? <input checked="" type="radio"/> Y <input type="radio"/> N Temp. <u>5.0</u> °C Seals Intact? <input type="radio"/> Y <input type="radio"/> N <input checked="" type="radio"/> N/A Total Number of Containers: _____	Remarks: TAT: 24HR 48HR <u>5-DAY</u>
Relinquished by:	Date / Time:	Received by:	Date / Time:		
Relinquished by:	Date / Time:	Received by:	Date / Time:		