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000892

LUST INC. 5480  
Morse Construction Group  
Snoho Co / Everett

**UNDERGROUND STORAGE TANK DECOMMISSIONING  
AND SITE ASSESSMENT  
MORSE CONSTRUCTION GROUP  
5500 SOUTH 1ST STREET  
EVERETT, WASHINGTON 98203  
INCIDENT NUMBER 17401**

**RECEIVED  
OCT 26 1994  
DEPT. OF ECOLOGY**

**SUBMITTED TO:**

**MORSE CONSTRUCTION GROUP  
5500 SOUTH 1ST STREET  
EVERETT, WASHINGTON 98203**

**PREPARED BY:**

**DLH ENVIRONMENTAL CONSULTING  
1335 NORTH NORTHLAKE WAY  
SUITE 101  
SEATTLE, WASHINGTON 98103**

**OCTOBER 11, 1994**

*SR*  
*del*  
*out*

DEPARTMENT OF ECOLOGY  
NWRO/TCP TANKS UNIT

INTERIM CLEANUP REPORT

SITE CHARACTERIZATION

FINAL CLEANUP REPORT

OTHER \_\_\_\_\_

AFFECTED MEDIA: SOIL

OTHER \_\_\_\_\_ GW

INSPECTOR (INIT.) *J* DATE *11-14-94*

**RECEIVED  
OCT 14 1994  
ECOLOGY**

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## 1.0 PROJECT DESCRIPTION/SCOPE OF WORK

The subject site is located at 5500 South 1st Street in Everett, Washington.

The site consists of a large office building, a welding shop area, a sheet metal storage area, and undeveloped but graded property for equipment storage. The surrounding area consists of residential and undeveloped property. A site sketch is located in Appendix A.

One, 1200-gallon, leaded gasoline tank was removed from the property. The rectangular tank, that was removed from the site, was located on the northeast corner of the property. The tank appeared to be custom made, probably by the Morris Construction. The tank was approximately 1200-gallons in size and stored leaded gasoline.

NOTE: The original 30-day "notice to remove" form indicated that the tank stored unleaded gasoline instead of leaded.

Washington State Department of Ecology (WDOE) requirements indicate that a site assessment be conducted during tank decommissioning activities. As part of the site assessment, associated soils were sampled to determine if contamination was present. WDOE also requires agency notification if contamination is confirmed.

The scope of work for this study included visual inspection of the tank and laboratory analysis of soil samples collected from the tank excavation and stockpiled soils.

## 2.0 METHODS OF INVESTIGATION

A 15- x 30-foot excavation pit was dug to remove the Tank. Soil from the excavation was stockpiled, and soil samples were collected to determine if contamination was present. Odors were noted during soil excavation.

All tank removal and excavation of soil activities were conducted by T.M. Services Corporation of Arlington, Washington (WDOE Service Provider #S000108). Donna Hewitt of DLH Environmental Consulting (WDOE Decommissioning Supervisor #W00975) was on site during all tank removal activities. Laboratory analysis was conducted by CCI Laboratories located in Everett, Washington.

Eight soil samples for hydrocarbon analysis were collected from the bottom and side walls of the tank excavations and from stockpiled soils. The soil samples were placed in sterilized glassware furnished by the project laboratory. In an effort to minimize the possible loss of any volatile hydrocarbons that may

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have been present in the soil, the samples were stored in an iced chest until delivered to the laboratory.

All EPA established sample handling protocols, including chain of custody procedures, were observed during the course of the project. Laboratory results and chain of custody forms are located in Appendix B.

Samples were analyzed for gasoline using Method WTPH-G/BTEX for Total Petroleum Hydrocarbon (TPH) and WTPH-D for diesel content according to the WDOE document "Guidance for Site Checks and Site Assessments for Underground Storage Tanks," February, 1991 (Revised October, 1992).

### 3.0 RESULTS OF INVESTIGATION

Hydrocarbon odors were noted in soils located around the south and east ends of the tank where the tank fills and pump were located.

Laboratory results indicated that hydrocarbon contamination was present. The laboratory indicated that the original WTPH-G analysis appeared to indicate diesel contamination instead of gasoline contamination, and therefore two samples were re-run using Method WTPH-D to confirm the presence of diesel vs. gasoline. Analytical results indicated that the contamination was diesel.

#### 3.1 Surface Soil Conditions

A concrete pad was on top of the tank. This was removed by Morris Construction prior to tank removal operations and therefore no surface soils were noted above the tank.

#### 3.2 Subsurface Soil Conditions

Subsurface soils surrounding the tank were a mixture of imported gravel and fine sand. The property representative indicated that the fine sandy material was imported sand used for sand blasting in their steel fabrication operations. The sand was clean and had not been used for sand blasting activities. A layer of unconsolidated bricks was noted approximately one to two feet below ground surface. Site representatives indicated that at one time the site had been a brick yard. Native clays and decomposing organic soils (due to adjacent drainage ditch) were also noted.

#### 3.3 Groundwater

No groundwater was encountered; however, seepage from the adjacent drainage ditch occurred. No sheen was noted on the water.

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### 3.4 Observation of Tank Removal Activities

The tank was pumped, cleaned, and rinsed prior to our arrival. T.M. services inerted the tank using dry ice, and an Everett Fire Marshall verbally approved tank removal operations.

After removal, a visual inspection of the tank indicated that it was in good condition with no cracks or heavy corrosion.

### 3.5 Hydrocarbon Testing

Hydrocarbon odors were noted in soils surrounding the south and east ends of the tank excavation so soils were overexcavated to remove potentially contaminated soil. Soil samples were collected from stockpiled soils and excavation walls and bottoms.

Soil samples were analyzed for Total Petroleum Hydrocarbon (TPH) content using Methods WTPH-G/BTEX and WTPH-D and Lead. The results of laboratory analyses are presented in Table A below. Laboratory reports are located in Appendix B.

**TABLE A**  
**SOIL ANALYSIS RESULTS**

Sample #	Sample Location	Analytical Methods	Results
9194-01	North wall composite	WTPH-G/BTEX	ND
9194-02	West wall composite	WTPH-G/BTEX	ND
9194-03	Underneath tank	WTPH-G/BTEX WTPH-D	19 ppm 420 ppm
9194-04	East wall composite	WTPH-G/BTEX	ND
9194-05	Underneath tank, south end	WTPH-G/BTEX	ND
9194-06	Stockpiled soil composite	WTPH-G/BTEX WTPH-D Lead	78 ppm 1100 ppm ND
9194-07	East wall, overexcavated	WTPH-G/BTEX	ND
9194-08	South wall, overexcavation	WTPH-G/BTEX	ND

WTPH-G = Washington Total Petroleum Hydrocarbon (Analytical Method) for Gasoline.

WTPH-D = Washington Total Petroleum Hydrocarbon (Analytical Method) for Diesel.

BTEX = Benzene, Toluene, Ethylbenzene, and Total Xylenes

ND = None Detected

ppm = Parts Per Million

#### **4.0 WASHINGTON STATE DEPARTMENT OF ECOLOGY (WDOE) REQUIREMENTS**

The WDOE requires UST checklists and site assessment forms to be filled out during UST decommissioning projects. These forms have been completed and are located in Appendix C. Copies of the checklists were sent to the WDOE UST Section on October 11, 1994.

In the event of confirmation of soil contamination, WDOE authorities are to be contacted and site information reported. The agency was contacted on October 6, 1994 and they issued incident number 17401 to this event.

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### **5.0 CONCLUSIONS**

WDOE soil clean-up requirements for heavy oil and diesel is 200 ppm TPH and 100 ppm TPH for gasoline . A review of the results of laboratory analysis indicates that diesel contamination was encountered underneath the tank and in stockpiled soils. Therefore, the tank excavation pit was over excavated approximately three feet deep until no odors or potentially contaminated soils were noted. Soil samples collected from the overexcavated walls were not contaminated due to laboratory analysis. Stockpiled soils were placed on 6-mil, black, plastic and are to be cleaned on-site using tilling and aeration methods.

The tank was removed according to current regulations and will be scraped by the owners.

### **6.0 RECOMMENDATIONS**

The stockpiled soils should be aerated and tilled on a weekly basis. Confirmation soil sampling should be done in approximately 6 months to insure that the soils meet current clean-up levels for Diesel. A final clean-up report is required 90 days after clean-up is complete.

Confirmation soil sampling and final reporting can be conducted by DLH Environmental Consulting.

### **7.0 LIMITATIONS**

This report has been prepared for specific application to this project in a manner consistent with the level of care and skill normally exercised by members of the environmental science profession currently practicing under similar conditions in the area.

Recommendations and conclusions contained in this report are based on evaluation of technical information made available and reviewed during the course of this survey. Our work product and judgements rendered meet the standard of care of our profession at this time. No other warranty, expressed or implied, is made concerning the professional conclusions and recommendations included in this report.

DLH Environmental Consulting shall not be responsible for conditions or consequences arising from relevant facts that were withheld, concealed, or not fully disclosed at the time this evaluation was performed.

DLH Environmental Consulting has no control over the accuracy of information provided by outside consultants, contractors, and agencies and, therefore, disclaims responsibility for any

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inaccuracies incurred. Also, DLH Environmental Consulting accepts no responsibility for verifying compliance with government regulations for hazardous material and waste use or storage at the subject facility.

The underlying philosophy in formulating the conclusions and recommendations was to reduce uncertainties regarding the property and pertaining to environmental hazards, to the degree possible. Therefore, the results of this assessment should be viewed as reasonably accurate estimates, given the project limitations of the existing environmental condition of the property.

This report is for the exclusive use of Morse Construction Group and their representatives. If new information becomes available as a result of future site work, which may include excavations, borings, studies, etc., DLH Environmental Consulting reserves the right to reevaluate the conclusions of this report and to provide amendments as required.

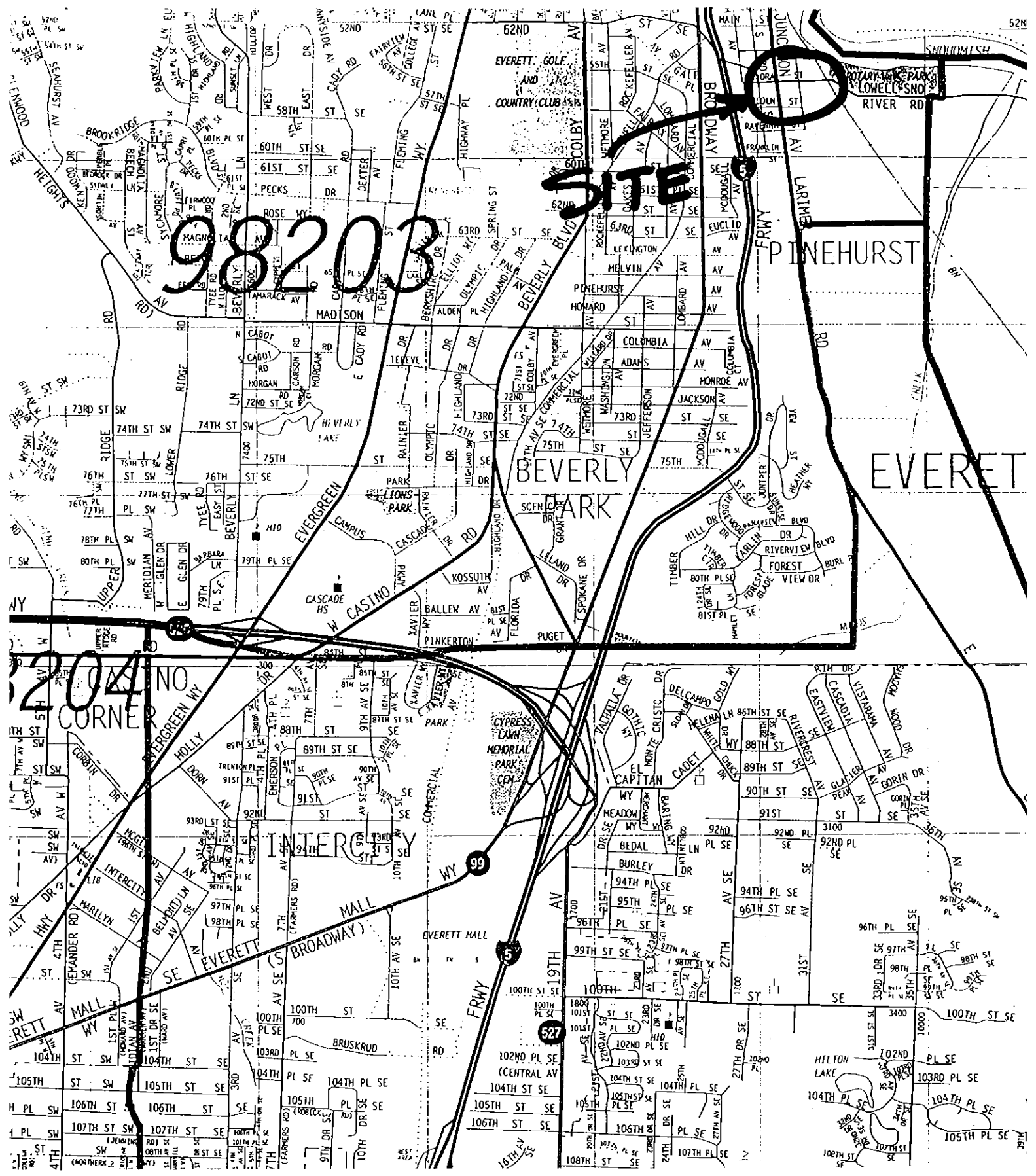


**APPENDIX A**

**SITE MAP, SITE PHOTOGRAPHS**

98203

SITE



EVERETT

BEVERLY PARK

PINEHURST

CORNER

INTERCITY

MALL (BROADWAY)

WY 99

FRWY 5

527

HILTON LAKE

105TH ST SW  
106TH ST SW  
107TH ST SW  
108TH ST SW

104TH ST SW  
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107TH ST SW  
108TH ST SW

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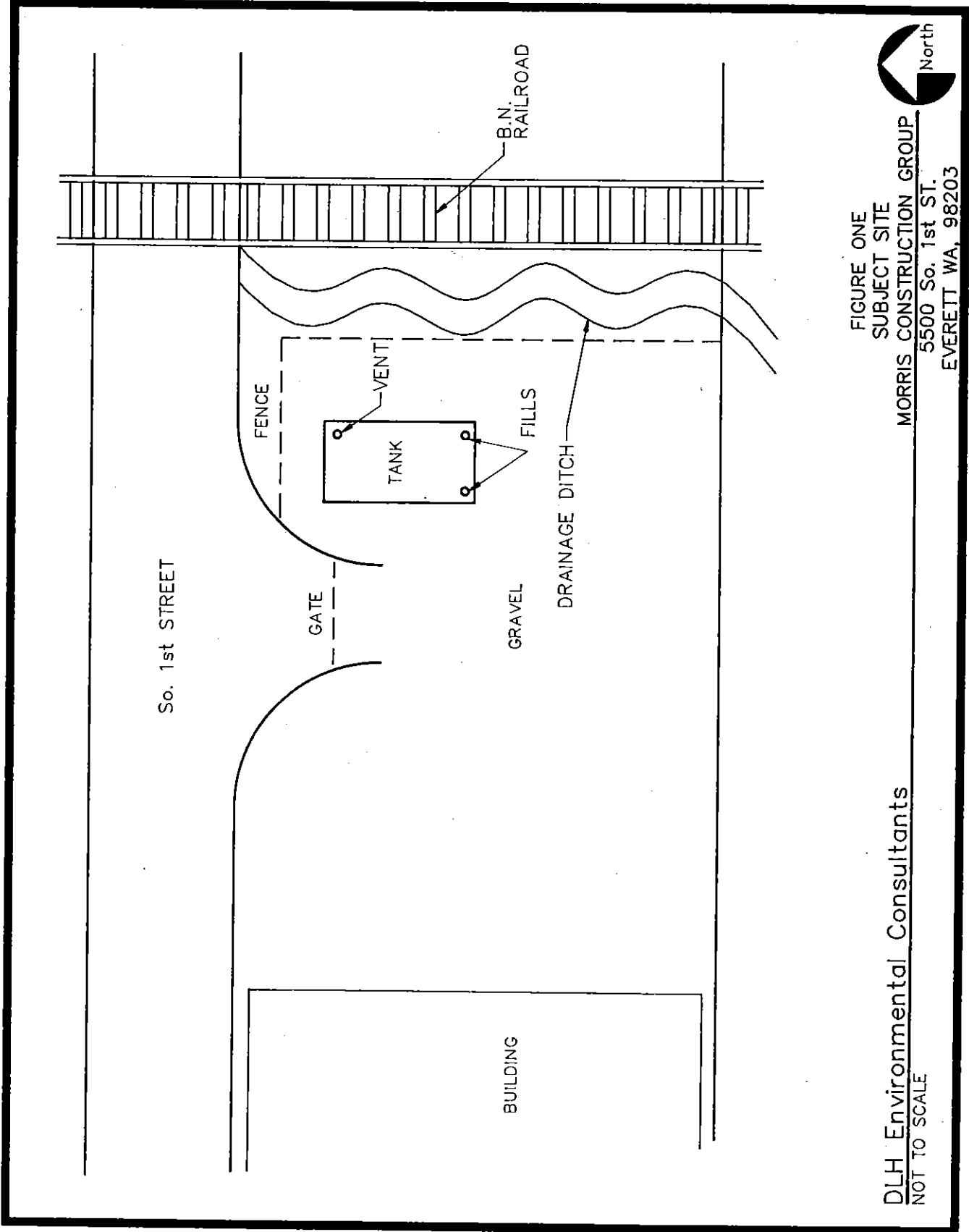
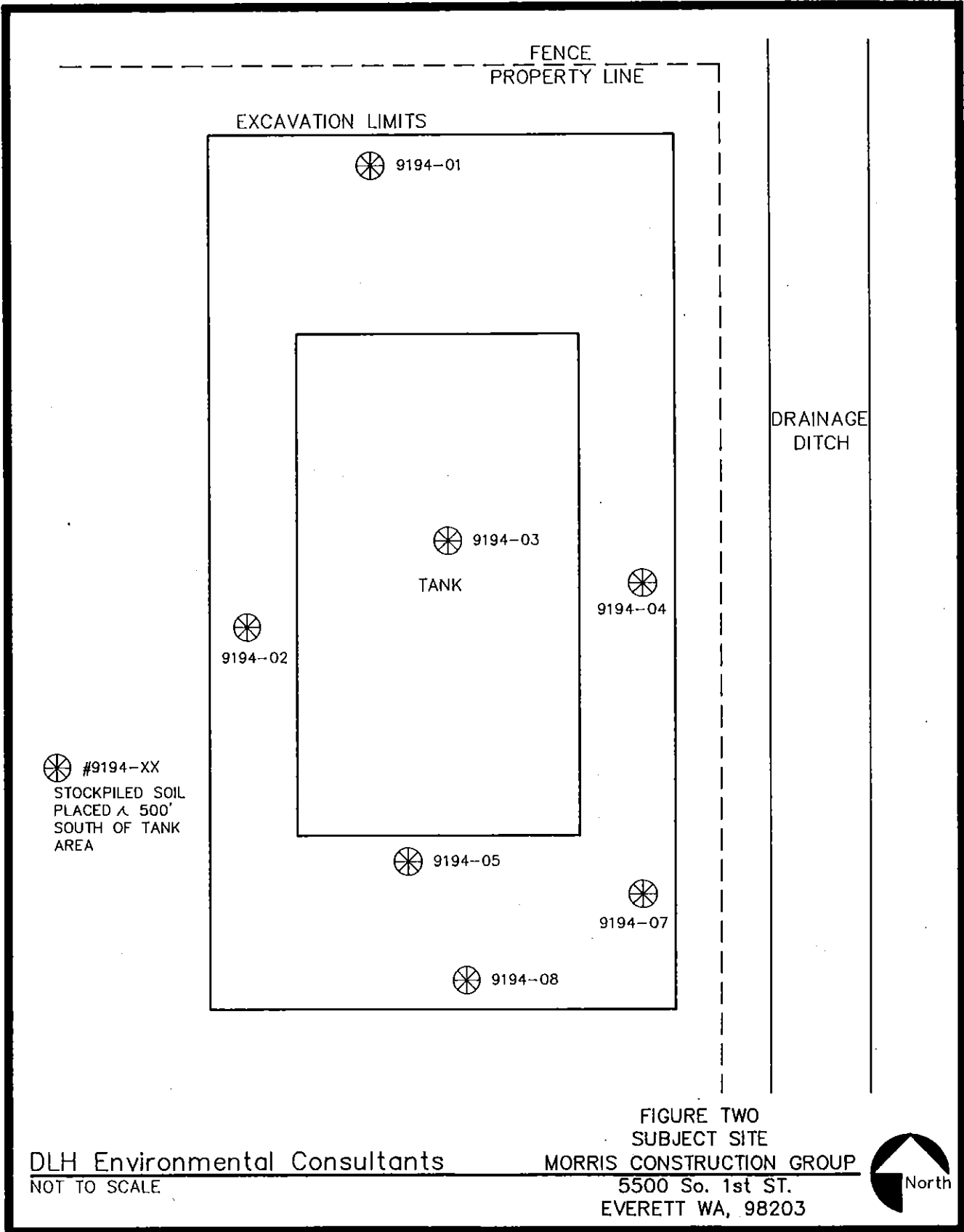


FIGURE ONE  
 SUBJECT SITE  
 MORRIS CONSTRUCTION GROUP  
 5500 So. 1st ST.  
 EVERETT WA, 98203

DLH Environmental Consultants  
 NOT TO SCALE

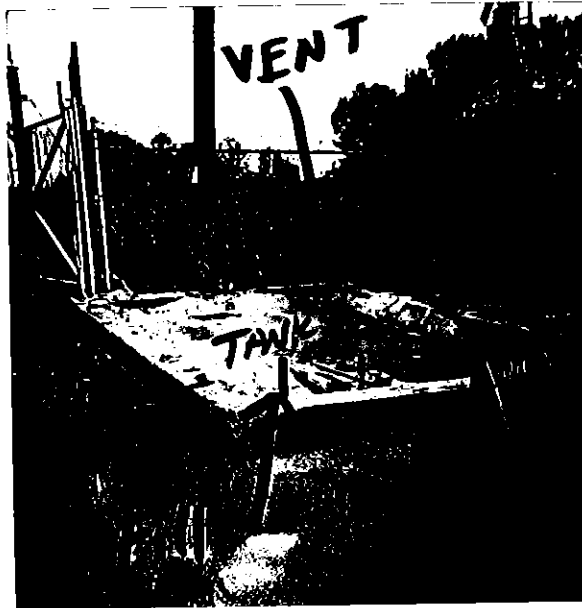


DLH Environmental Consultants  
 NOT TO SCALE

FIGURE TWO  
 SUBJECT SITE  
 MORRIS CONSTRUCTION GROUP  
 5500 So. 1st ST.  
 EVERETT WA, 98203



SITE PHOTOGRAPHS

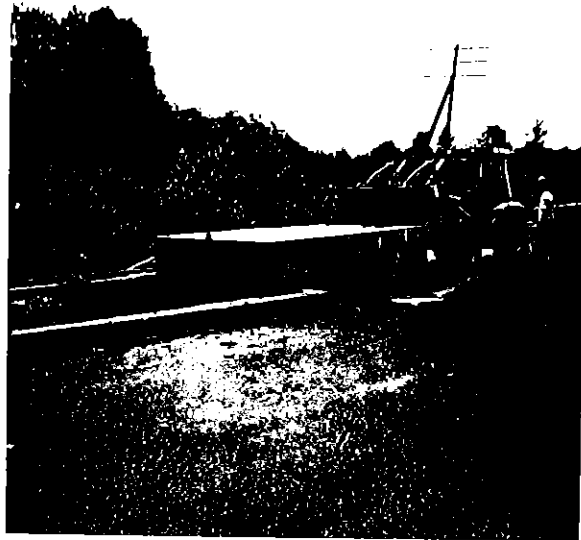


9/1/94 - FACING NORTH



9/1/94  
TANK REMOVAL

SITE PHOTOGRAPHS

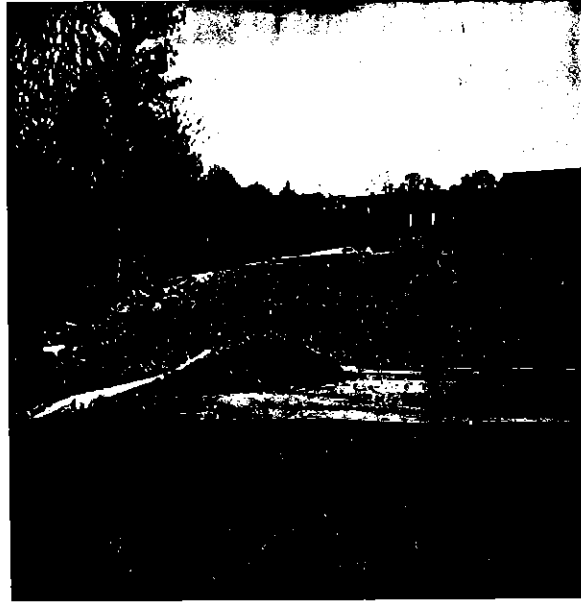


9/1/94  
TANK REMOVAL



9/1/94  
EXCAVATION South wall

SITE PHOTOGRAPHS



9/1/94 Stockpiled  
Soil

**APPENDIX B**

**PERMITS, LABORATORY DATA, CHAIN OF CUSTODY FORMS**



FIRE DEPARTMENT  
City of Everett, Washington

PERMIT

No. 94-162

August 25, 1994  
(Date)

TO WHOM IT MAY CONCERN:

By virtue of the provisions of the Uniform Fire Code as adopted by the city of Everett, \_\_\_\_\_

T.M. SERVICES CORPORATION      5416 S. 1st Ave. (Morse Construction)  
Firm Name                                      Firm Address

conducting a underground tank removal having made application  
Business

in due form, and as the conditions, surroundings, and arrangements are, in my opinion, such that the intent of the Uniform Fire Code can be observed, authority is hereby given and this permit is granted for

#f.3.F: To remove one (1) 1300-gallon underground gasoline storage tank.

This PERMIT is issued and accepted on condition that all Regulations now adopted, or that may hereafter be adopted, shall be complied with.

This permit does not take the place of any License required by law and is not transferable. Any changes in the use or occupancy of premises shall require a new permit.

Warren M. Betz      Dms 9/1/94  
Chief Fire Prevention Bureau



Laboratories

Serving the Environmental, Aerospace and Defense Industries

CERTIFICATE OF ANALYSIS

CLIENT: MORSE CONSTRUCTION GROUP
5500 SOUTH 1ST STREET
EVERETT, WA 98203

DATE: 9/8/94
CCIL JOB #: 409005
CCIL SAMPLE #: 1
DATE RECEIVED: 9/1/94
WDOE ACCREDITATION #: C142

CLIENT CONTACT: LLOYD ARCHIBALD

CLIENT PROJECT ID: SAMPLED BY DLH ENVIRONMENTAL CONSULTING
CLIENT SAMPLE ID: 9194-01 9/1/94

DATA RESULTS

Table with 7 columns: ANALYTE, METHOD, RESULTS\*, UNITS\*\*, ACTION LEVEL\*\*\*, ANALYSIS DATE, ANALYSIS BY. Row 1: 1PH-GASOLINE, WTPH-G, ND(<5), MG/KG, 100MG/KC, 9/7/94, KLP

\* "ND" INDICATES ANALYTE NOT DETECTED. REPORTING LIMIT IS GIVEN IN PARENTHESES

\*\* UNITS FOR ALL NON LIQUID SAMPLES ARE REPORTED ON A DRY WEIGHT BASIS

\*\*\* ACTION LEVELS ARE PROVIDED ONLY WHEN PARAMETER DATA IS USED FOR A GENERALLY CONSISTENT APPLICATION WHEN PROVIDED, THEY SHOULD BE USED AS GUIDELINES ONLY. THE APPROPRIATE REGULATORY DOCUMENT SHOULD BE CONSULTED BEFORE MAKING ANY DECISIONS BASED ON ANALYTICAL DATA

APPROVED BY: [Signature]





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CERTIFICATE OF ANALYSIS

CLIENT: MORSE CONSTRUCTION GROUP
5500 SOUTH 1ST STREET
EVERETT, WA 98203

DATE: 9/15/94
CCIL JOB #: 409005
CCIL SAMPLE #: 3
DATE RECEIVED: 9/1/94
WDOE ACCREDITATION #: C142

CLIENT CONTACT: LLOYD ARCHIBALD

CLIENT PROJECT ID: SAMPLED BY DLH ENVIRONMENTAL CONSULTING
CLIENT SAMPLE ID: 9194-03 9/1/94

DATA RESULTS

Table with 7 columns: ANALYTE, METHOD, RESULTS\*, UNITS\*\*, ACTION LEVEL\*\*\*, ANALYSIS DATE, ANALYSIS BY. Rows include TPH-GASOLINE and TPH-DIESEL.

1 GASOLINE RESULT IS LIKELY CAUSED BY FRONT OF DIESEL RANGE PRODUCT ELUTING IN GASOLINE RANGE

\* "ND" INDICATES ANALYTE NOT DETECTED. REPORTING LIMIT IS GIVEN IN PARENTHESES

\*\* UNITS FOR ALL NON LIQUID SAMPLES ARE REPORTED ON A DRY WEIGHT BASIS

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APPROVED BY: [Signature]



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CLIENT: MORSE CONSTRUCTION GROUP
5500 SOUTH 1ST STREET
EVERETT, WA 98203

DATE: 9/8/94
CCIL JOB #: 409005
CCIL SAMPLE #: 4
DATE RECEIVED: 9/1/94
WDOE ACCREDITATION #: C142

CLIENT CONTACT: LLOYD ARCHIBALD

CLIENT PROJECT ID: SAMPLED BY DLH ENVIRONMENTAL CONSULTING
CLIENT SAMPLE ID: 9194-04 9/1/94

DATA RESULTS

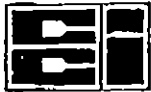
Table with 7 columns: ANALYTE, METHOD, RESULTS\*, UNITS\*\*, ACTION LEVEL\*\*\*, ANALYSIS DATE, ANALYSIS BY. Row 1: TPH-GASOLINE, WTPH-G, ND(<5), MG/KG, 100MG/KG, 9/7/94, KLP

\* "ND" INDICATES ANALYTE NOT DETECTED. REPORTING LIMIT IS GIVEN IN PARENTHESES

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CLIENT: MORSE CONSTRUCTION GROUP  
5500 SOUTH 1ST STREET  
EVERETT, WA 98203

DATE: 9/8/94  
CCIL JOB #: 409005  
CCIL SAMPLE #: 5  
DATE RECEIVED: 9/1/94  
WDOE ACCREDITATION #: C142

CLIENT CONTACT: LLOYD ARCHIBALD

CLIENT PROJECT ID: SAMPLED BY DLH ENVIRONMENTAL CONSULTING  
CLIENT SAMPLE ID: 9194-05 9/1/94

**DATA RESULTS**

ANALYTE	METHOD	RESULTS*	UNITS**	ACTION LEVEL***	ANALYSIS DATE	ANALYSIS BY
TPH-GASOLINE	WTPH-G	ND(<5)	MG/KG	100MG/KG	9/7/94	KLP

\* "ND" INDICATES ANALYTE NOT DETECTED. REPORTING LIMIT IS GIVEN IN PARENTHESES

\*\* UNITS FOR ALL NON LIQUID SAMPLES ARE REPORTED ON A DRY WEIGHT BASIS

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APPROVED BY: 



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CERTIFICATE OF ANALYSIS

CLIENT: MORSE CONSTRUCTION GROUP
5500 SOUTH 1ST STREET
EVERETT, WA 98203

DATE: 9/15/94
CCIL JOB #: 409005
CCIL SAMPLE #: 6
DATE RECEIVED: 9/1/94
WDOE ACCREDITATION #: C142

CLIENT CONTACT: LLOYD ARCHIBALD

CLIENT PROJECT ID: SAMPLED BY DLH ENVIRONMENTAL CONSULTING
CLIENT SAMPLE ID: 9194-06 9/1/94

DATA RESULTS

Table with 7 columns: ANALYTE, METHOD, RESULTS\*, UNITS\*\*, ACTION LEVEL\*\*\*, ANALYSIS DATE, ANALYSIS BY. Rows include TPH-GASOLINE, BENZENE, TOLUENE, ETHYLBENZENE, XYLENES, TPH-DIESEL, and LEAD.

1 GASOLINE RESULT IS LIKELY CAUSED BY FRONT OF DIESEL RANGE PRODUCT ELUTING IN GASOLINE RANGE

\* 'ND' INDICATES ANALYTE NOT DETECTED. REPORTING LIMIT IS GIVEN IN PARENTHESES

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APPROVED BY: [Signature]



Laboratories

Serving the Environmental, Aerospace and Defense Industries

**CERTIFICATE OF ANALYSIS**

CLIENT: MORSE CONSTRUCTION GROUP  
5500 SOUTH 1ST STREET  
EVERETT, WA 98203

DATE: 9/8/94  
CCIL JOB #: 409005  
CCIL SAMPLE #: 7  
DATE RECEIVED: 9/1/94  
WDOE ACCREDITATION #: C142

CLIENT CONTACT: LLOYD ARCHIBALD

CLIENT PROJECT ID: SAMPLED BY DLH ENVIRONMENTAL CONSULTING  
CLIENT SAMPLE ID: 9194-07 9/1/94

**DATA RESULTS**

ANALYTE	METHOD	RESULTS*	UNITS**	ACTION LEVEL***	ANALYSIS DATE	ANALYSIS BY
TPH-GASOLINE	WTPH-G	ND(<5)	MG/KG	100MG/KG	9/8/94	KLP

\* "ND" INDICATES ANALYTE NOT DETECTED. REPORTING LIMIT IS GIVEN IN PARENTHESES

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APPROVED BY: 





Laboratories

Serving the Environmental, Aerospace and Defense Industries

CERTIFICATE OF ANALYSIS

CLIENT: MORSE CONSTRUCTION GROUP
5500 SOUTH 1ST STREET
EVERETT, WA 98203

DATE: 9/8/94
CCIL JOB #: 409005
CCIL SAMPLE #: 8
DATE RECEIVED: 9/1/94
WDOE ACCREDITATION #: C142

CLIENT CONTACT: LLOYD ARCHIBALD

CLIENT PROJECT ID: SAMPLED BY DLH ENVIRONMENTAL CONSULTING
CLIENT SAMPLE ID: 9194-08 9/1/94

DATA RESULTS

Table with 7 columns: ANALYTE, METHOD, RESULTS\*, UNITS\*\*, ACTION LEVEL\*\*\*, ANALYSIS DATE, ANALYSIS BY. Row 1: TPH-GASOLINE, WTPH-G, ND(<5), MG/KG, 100MG/KG, 9/8/94, KLP

\* "ND" INDICATES ANALYTE NOT DETECTED. REPORTING LIMIT IS GIVEN IN PARENTHESES

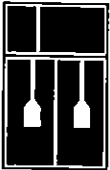
\*\* UNITS FOR ALL NON LIQUID SAMPLES ARE REPORTED ON A DRY WEIGHT BASIS

\*\*\* ACTIONS LEVELS ARE PROVIDED ONLY WHEN PARAMETER DATA IS USED FOR A GENERALLY CONSISTENT APPLICATION. WHEN PROVIDED, THEY SHOULD BE USED AS GUIDELINES ONLY. THE APPROPRIATE REGULATORY DOCUMENT SHOULD BE CONSULTED BEFORE MAKING ANY DECISIONS BASED ON ANALYTICAL DATA

APPROVED BY:

Handwritten signature





CCI Laboratories  
 3229 Pine  
 Everett, WA 98201  
 Phone (206) 258-4548  
 (206) 292-9059 Seattle  
 (206) 259-6289 FAX

# Chain of Custody / Laboratory Analysis Request

Date 9/1/94 Page 1 Of 1

PROJECT MORSE # 7  
 PROJECT MANAGER David Archibald PH# 258-2131  
 REPORT/INVOICE MAILING ADDRESS 5500 So. 1st AVE  
EVERETT, WA  
98203  
 SAMPLER'S NAME DONNA HAWITT PH# 632-3123

ANALYSIS REQUESTED		OTHER (Specify)	
WTPH-G	<input checked="" type="checkbox"/>	Metals Other (Specify) <u>LEAD</u>	
WTPH-D <input type="checkbox"/> 8015 MODIFIED		Metals Priority Pollutant <input type="checkbox"/> RCRA <input type="checkbox"/> TAL <input type="checkbox"/>	
WPTH-418.1		EPA 8080 <input type="checkbox"/> 608 <input type="checkbox"/> PCB only <input type="checkbox"/> Pest only <input type="checkbox"/>	
BTEX		EPA 8270 <input type="checkbox"/> 625 <input type="checkbox"/>	
WTPH-HCID		EPA 8240 <input type="checkbox"/> 624 <input type="checkbox"/> 8260 <input type="checkbox"/>	
		EPA 8010 <input type="checkbox"/> 601 <input type="checkbox"/>	
		EPA 8020 <input type="checkbox"/> 602 <input type="checkbox"/>	
		TCLP Metals <input type="checkbox"/> VOA <input type="checkbox"/> Sem-Vol <input type="checkbox"/> Pest <input type="checkbox"/> Herb <input type="checkbox"/>	
		NUMBER OF CONTAINERS	
		RECEIVED IN GOOD CONDITION?	

SAMPLE I.D.	DATE	TIME	TYPE	LAB #
1. <u>9194-01</u>	<u>9/1/94</u>			
2. <u>9194-02</u>	<u>"</u>			
3. <u>9194-03</u>	<u>"</u>			
4. <u>9194-04</u>	<u>"</u>			
5. <u>9194-05</u>	<u>"</u>			
6. <u>9194-06</u>	<u>"</u>			
7. <u>9194-07</u>	<u>"</u>			
8. <u>9194-08</u>	<u>"</u>			
9.				
10.				

SPECIAL INSTRUCTIONS Call Donna w/ Verbo 632-3123\* ON WORST CASE RUN Pb AND  
CC DLH ENV. CONSULT. BTEX

POSSIBLE SAMPLE HAZARDS

SIGNATURES (Name, Company, Date, and Time):

1. Relinquished By: Donna Hawitt DLH 9/1/94  
 Received By: David Archibald CCI 9/1/94 4:30 pm  
 2. Relinquished By: \_\_\_\_\_  
 Received By: \_\_\_\_\_  
 3. Relinquished By: \_\_\_\_\_  
 Received By: \_\_\_\_\_  
 4. Relinquished By: \_\_\_\_\_  
 Received By: \_\_\_\_\_

APPENDIX C

WASHINGTON STATE DEPARTMENT OF ECOLOGY SITE  
CHECKLISTS AND SITE ASSESSMENT FORMS