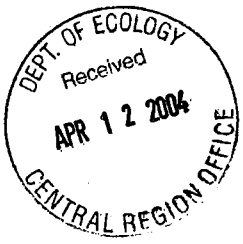
SHANNON & WILSON, INC.
GEOTECHNICAL AND ENVIRONMENTAL CONSULTANTS

50 years 1954-2004

April 8, 2004



Washington Department of Ecology
Central Regional Office
15 West Yakima Avenue, Suite 200
Yakima, Washington 98902

Attn: Toxics Cleanup Program

RE: COLUMBIA BASIN COLLEGE, RICHLAND, WASHINGTON CAMPUS

We have been requested by Columbia Basin College (CBC) representatives to notify you of the discovery of contaminated soil on the CBC property located at 1011 Northgate Drive, Richland, Washington. The site location is shown on Figure 1.

BACKGROUND INFORMATION

Shannon & Wilson performed a geotechnical investigation on December 29, 2003, for the planned construction of a nurse training facility at the site. During the investigation, what appeared to be contaminated soil was encountered in an exploratory boring located near the northwest corner of the property (Figure 2, B-3). The contamination was detected near the groundwater interface approximately 14 to 15 feet below the ground surface. The soil had a petroleum odor and discoloration.

A field test was performed on the soil using a Hanby™ test. The test is a semi-quantitative analytical process that uses a colorimetric method to detect the presence of petroleum hydrocarbons in a sample. The process involves extracting petroleum contaminants from the sample using a solvent, then adding a coloring compound to the solvent and comparing the results with prepared photographs. The sample was positive for petroleum, with a color match closest to gasoline.

ANALYTICAL TESTING RESULTS

A soil sample from the 14.5-foot depth was submitted to OnSite Environmental Inc. of Redmond, Washington. The sample was analyzed for gasoline range total petroleum hydrocarbons (TPH) by Method NWTPH-Gx and for benzene, toluene, ethylbenzene, and xylenes (BTEX) by EPA Method 8021B.

The results indicate that gasoline, benzene, and xylenes in the sample exceed Washington State Model Toxics Control Act (MTCA) Method A Soil Cleanup Levels for unrestricted land use. The following table summarizes the results and compares them to MTCA Method A values. A copy of the laboratory report is attached.

303 WELLSIAN WAY • P.O. BOX 967
RICHLAND, WASHINGTON 99352
509•946•6309 FAX 509•946•6580
TDD: 1-800-833-6388
www.shannonwilson.com

PARAMETER	Sample B-3, mg/kg	MTCA Method A Soil Cleanup Level, mg/kg
TPH-Gas	**200**	30*
Benzene	**1.0**	0.03
Ethylbenzene	1.8	6
Toluene	<1.2	7
Xylenes	**9.2**	9

* Gasoline mixtures without benzene, and the total of ethylbenzene, toluene and xylenes are less than 1% of the gasoline mixture, have a cleanup level of 100 mg/kg.

The owner was provided this information in January 2004. Review of the site history did not reveal past uses that might have lead to the presence of gasoline contamination at the site. The CBC property is east of a former city of Richland maintenance shop. Based on site assessments conducted at the city site, the groundwater flow direction is toward the northeast. Therefore, the northwestern corner of the CBC property is likely downgradient of the city site. CBC representatives have discussed the discovery of contamination at the CBC site with the city of Richland.

Please contact our office if you have any questions regarding this matter.

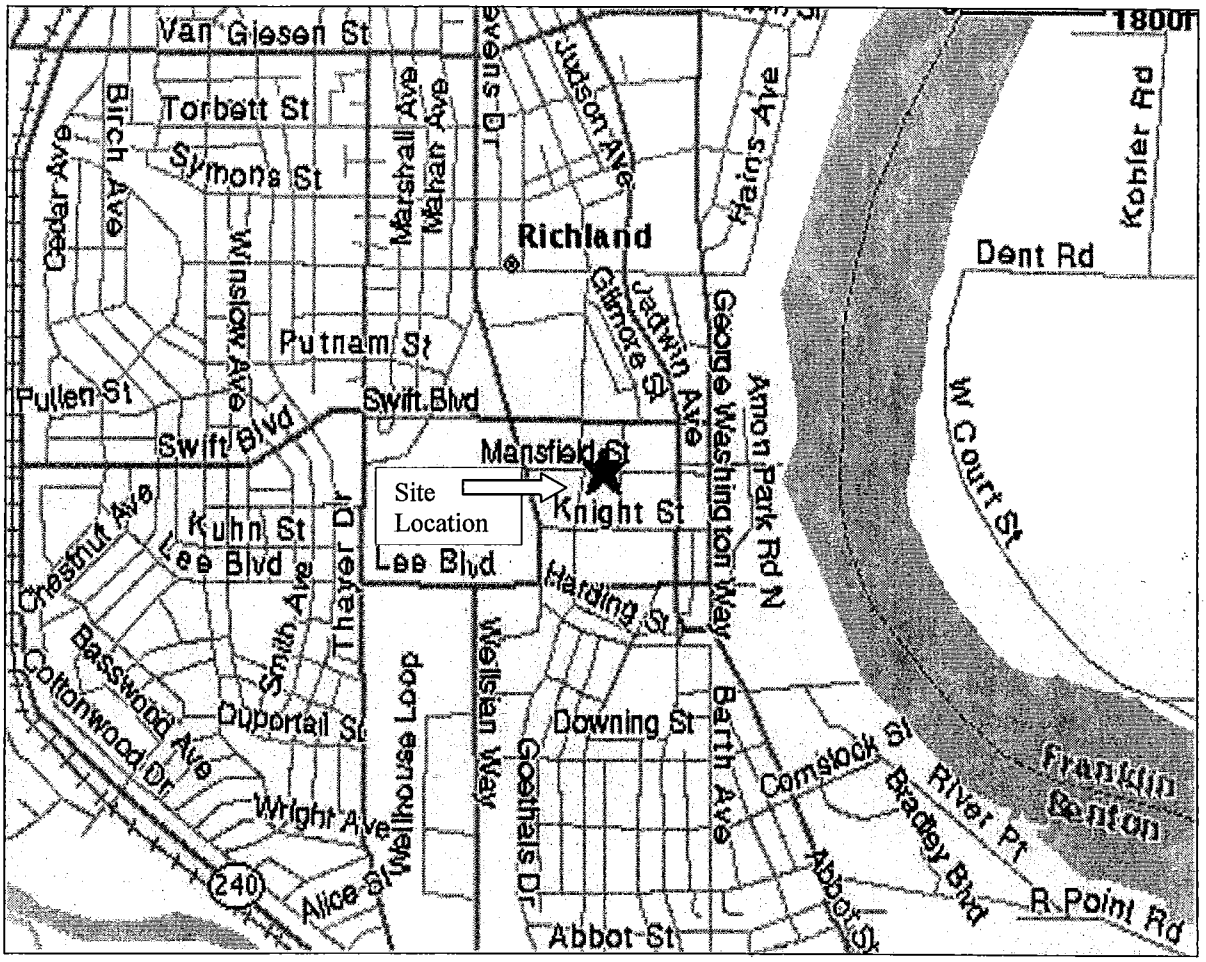
Sincerely,

SHANNON & WILSON, INC.

Donna R. Parkes
Environmental Specialist

cc: Bill Saraceno, Vice President of Administration, CBC, Pasco
David Combs, Project Manager, CBC, Olympia
Bruce Schwan, SCM Consultants

Enclosures: Figure 1 – Vicinity Map
Figure 2 – Site Exploration Plan
Figure A-3 – Log of Boring B-3
OnSite Environmental Laboratory Report



CBC-WSU Nurse Training Facility
Richland, Washington

VICINITY MAP

January 2004 22-1-02071-001

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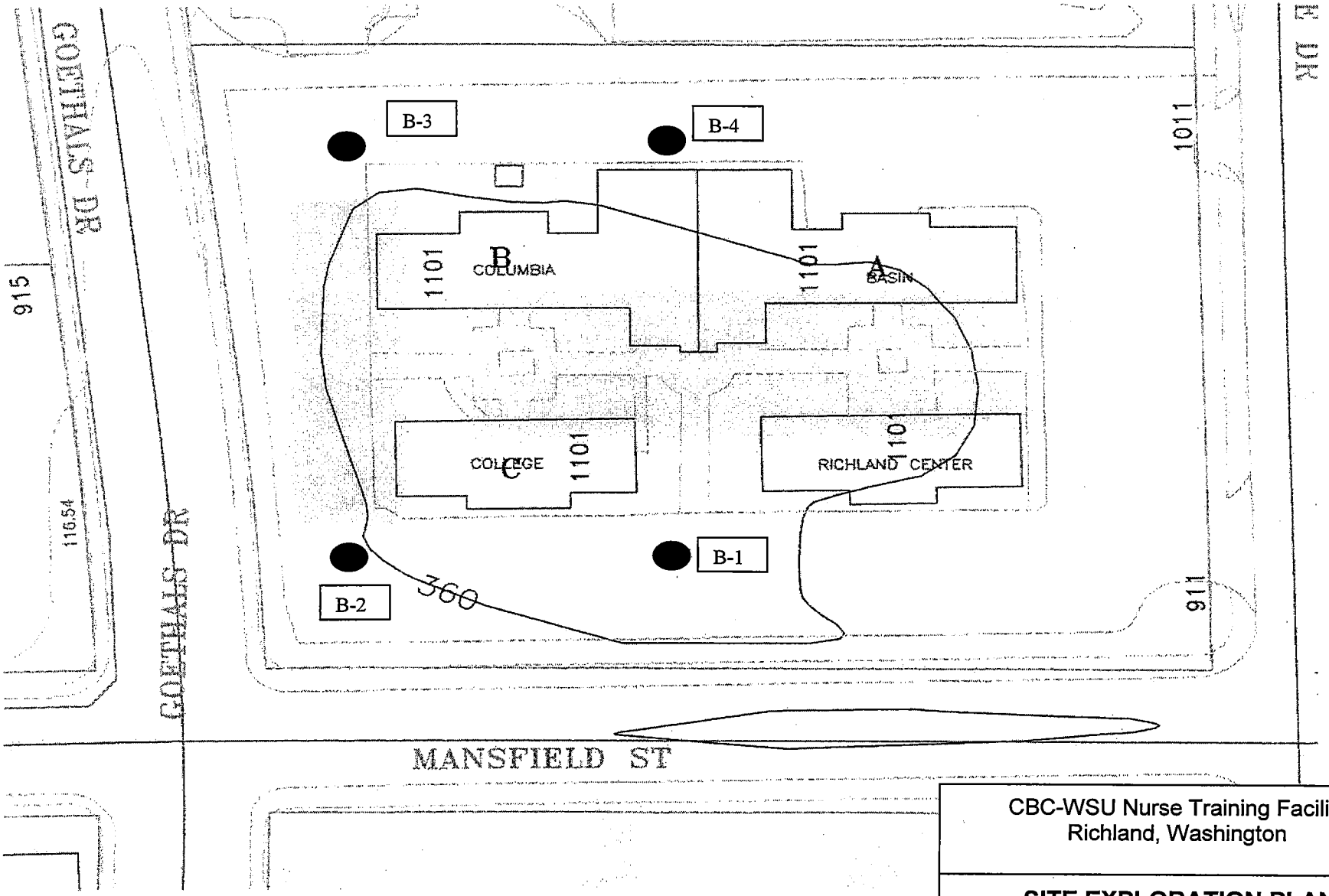
Geotechnical and Environmental Consultants

FIG. 1



CBC-WSU Nurse Training Facility
Richland, Washington

SITE EXPLORATION PLAN

January 2004 22-1-02071-001

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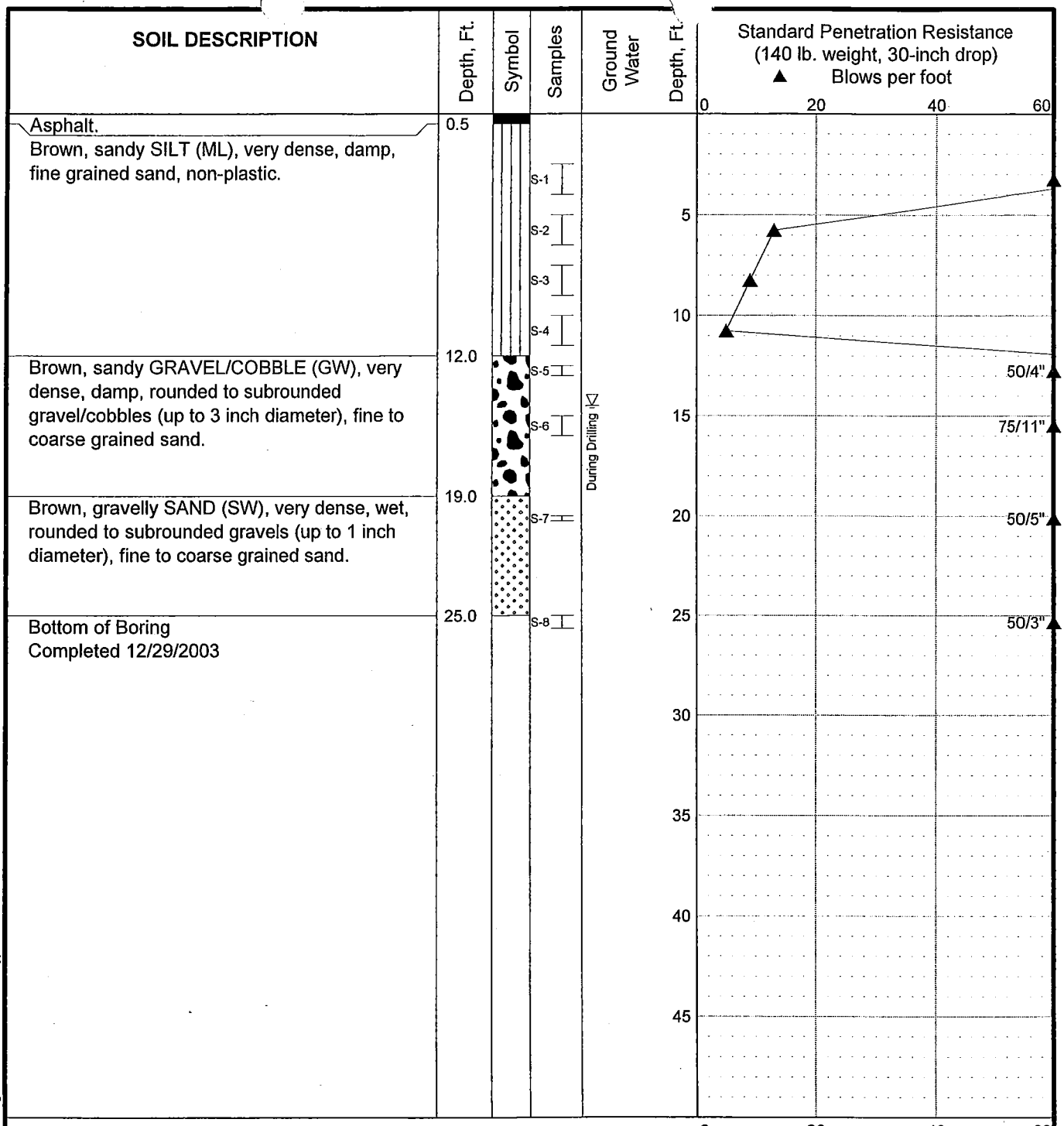
Geotechnical and Environmental

FIG. 2



LEGEND

* Sample Not Recovered

Standard Penetration Test

▽ Ground Water Level ATD

● % Water Content

Plastic Limit ⊢●⊣ Liquid Limit

Natural Water Content

NOTES

1. The boring was performed using hollow stem auger drilling methods.
2. The stratification lines represent the approximate boundaries between soil types, and the transition may be gradual.
3. The discussion in the text of this report is necessary for a proper understanding of the nature of the subsurface materials.
4. Groundwater level, if indicated above, is for the date specified and may vary.
5. Refer to KEY for explanation of symbols, codes and definitions.
6. USCS designation is based on visual-manual classification and selected lab testing.

CBC-WSU Nurse Training Facility
Richland, Washington

LOG OF BORING B-3

January 2004 22-1-02071-001

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FIG. A-3

Log: GSL Rev: LJR Typ: CVM

MASTER LOG2 22-1-02071.GPJ SHAN WIL.GDT 1/16/04

OnSite Environmental Inc.
Analytical Testing and Mobile Laboratory Services

January 9, 2004

Donna Parkes
Shannon & Wilson, Inc.
303 Wellsian Way
Richland, WA 99352

Re: Analytical Data for Project 22-1-02071-001
Laboratory Reference No. 0312-239

Dear Donna:

Enclosed are the analytical results and associated quality control data for samples submitted on December 31, 2003.

The standard policy of OnSite Environmental Inc. is to store your samples for 30 days from the date of receipt. If you require longer storage, please contact the laboratory.

We appreciate the opportunity to be of service to you on this project. If you have any questions concerning the data, or need additional information, please feel free to call me.

Sincerely,

David Baumeister
Project Manager

Enclosures

14648 NE 95th Street, Redmond, WA 98052 • (425) 883-3881 • Fax (425) 885-4603

Date of Report: January 9, 2004
Samples Submitted: December 31, 2003
Laboratory Reference: 0312-239
Project: 22-1-02071-001

Case Narrative

Samples were collected on December 29, 2003, and received by the laboratory on December 31, 2003. They were maintained at the laboratory at a temperature of 2°C to 6°C.

General QA/QC issues associated with the analytical data enclosed in this laboratory report will be indicated with a reference to a comment or explanation on the Data Qualifier page. More complex and involved QA/QC issues will be discussed in detail below.

NWTPH Gx/BTEX Analysis

The relative percent difference (RPD) is outside of control limits for sample 01-002-15 and its duplicate. The sample was re-extracted and re-analyzed with similar results.

Any other QA/QC issues associated with this extraction and analysis will be indicated with a footnote reference and discussed in detail on the Data Qualifier page.

Date of Report: January 9, 2004
Samples Submitted: December 31, 2003
Laboratory Reference: 0312-239
Project: 22-1-02071-001

NWTPH-Gx/BTEX

Date Extracted: 1-7-04
Date Analyzed: 1-8-04

Matrix: Soil
Units: mg/kg (ppm)

Client ID: **B-3**
Lab ID: 12-239-01

	Result	Flags	PQL
Benzene	**1.0**		0.25
Toluene	**ND**		1.2
Ethyl Benzene	**1.8**		1.2
m,p-Xylene	**6.9**		1.2
o-Xylene	**2.3**		1.2
TPH-Gas	**200**		120

Surrogate Recovery:
Fluorobenzene 86%

Date of Report: January 9, 2004
Samples Submitted: December 31, 2003
Laboratory Reference: 0312-239
Project: 22-1-02071-001

NWTPH-Gx/BTEX
METHOD BLANK QUALITY CONTROL

Date Extracted: 1-7-04
Date Analyzed: 1-7-04

Matrix: Soil
Units: mg/kg (ppm)

Lab ID: MB0107S1

	Result	Flags	PQL
Benzene	**ND**		0.010
Toluene	**ND**		0.050
Ethyl Benzene	**ND**		0.050
m,p-Xylene	**ND**		0.050
o-Xylene	**ND**		0.050
TPH-Gas	**ND**		5.0
Surrogate Recovery:			
Fluorobenzene	89%		

Date of Report: January 9, 2004
Samples Submitted: December 31, 2003
Laboratory Reference: 0312-239
Project: 22-1-02071-001

NWTPH-Gx/BTEX
DUPLICATE QUALITY CONTROL

Date Extracted: 1-7-04
Date Analyzed: 1-7-04

Matrix: Soil
Units: mg/kg (ppm)

Lab ID:	01-002-15 **Original**	01-002-15 **Duplicate**	**RPD**	**Flags**
Benzene	**ND**	**ND**	NA	
Toluene	**ND**	**ND**	NA	
Ethyl Benzene	**0.206**	**0.140**	38	K
m,p-Xylene	**0.387**	**0.265**	38	K
o-Xylene	**0.0666**	**ND**	NA	K
TPH-Gas	**89.0**	**61.3**	37	K
Surrogate Recovery:				
Fluorobenzene	84%	84%		

Date of Report: January 9, 2004
Samples Submitted: December 31, 2003
Laboratory Reference: 0312-239
Project: 22-1-02071-001

NWTPH-Gx/BTEX
MS/MSD QUALITY CONTROL

Date Extracted: 1-7-04
Date Analyzed: 1-7-04

Matrix: Soil
Units: mg/kg (ppm)

Spike Level: 1.00 ppm

Lab ID:	1-002-15 **MS**	Percent Recovery	1-002-15 **MSD**	Percent Recovery	**RPD**	**Flags**
Benzene	**0.883**	**88**	**0.832**	**83**	6	
Toluene	**0.814**	**81**	**0.787**	**79**	3	
Ethyl Benzene	**0.957**	**75**	**0.956**	**75**	0	
m,p-Xylene	**1.05**	**66**	**1.06**	**67**	1	
o-Xylene	**0.865**	**80**	**0.841**	**77**	3	

Surrogate Recovery:
Fluorobenzene 82% 79%

Date of Report: January 9, 2004
Samples Submitted: December 31, 2003
Laboratory Reference: 0312-239
Project: 22-1-02071-001

% MOISTURE

Date Analyzed: 1-7-04

Client ID	Lab ID	% Moisture
B-3	12-239-01	19

OnSite Environmental Inc.

Data Qualifiers and Abbreviations

A - Due to a high sample concentration, the amount spiked is insufficient for meaningful MS/MSD recovery data.

B - The analyte indicated was also found in the blank sample.

C - The duplicate RPD is outside control limits due to high result variability when analyte concentrations are within five times the quantitation limit.

E - The value reported exceeds the quantitation range and is an estimate.

F - Surrogate recovery data is not available due to the high concentration of coeluting target compounds.

G - Insufficient sample quantity for duplicate analysis.

H - The analyte indicated is a common laboratory solvent and may have been introduced during sample preparation, and be impacting the sample result.

I - Compound recovery is outside of the control limits.

J - The value reported was below the practical quantitation limit. The value is an estimate.

K - Sample duplicate RPD is outside control limits due to sample inhomogeneity. The sample was re-extracted and re-analyzed with similar results.

L - The RPD is outside of the control limits.

M - Hydrocarbons in the gasoline range (toluene-napthalene) are present in the sample.

O - Hydrocarbons outside the defined gasoline range are present in the sample.

P - The RPD of the detected concentrations between the two columns is greater than 40.

Q - Surrogate recovery is outside of the control limits.

S - Surrogate recovery data is not available due to the necessary dilution of the sample.

T - The sample chromatogram is not similar to a typical _____.

U - The analyte was analyzed for, but was not detected above the reported sample quantitation limit.

V - Matrix Spike/Matrix Spike Duplicate recoveries are outside control limits due to matrix effects.

W - Matrix Spike/Matrix Spike Duplicate RPD are outside control limits due to matrix effects.

X - Sample extract treated with a silica gel cleanup procedure.

Y - Sample extract treated with an acid cleanup procedure.

Z -

ND - Not Detected at PQL
PQL - Practical Quantitation Limit
RPD - Relative Percent Difference