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Preliminary Additional Remedial Investigation Work Plan

DeBock's Main Street Texaco (aka Debock's Auto Repair)
100 W., 101 W. and 101 E. Wine Country Road
Grandview, WA
Facility Site No. 94369212
Cleanup Site ID No. 6910

Prepared by AECOM for:
Resource Environmental, LLC

RELLC Project Reference Number WA03
AECOM Project No. 60633921

August 31, 2020

David Raubvogel, LHG
Senior Geologist

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Project Manager

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August 31, 2020

Mr. Frank Winslow
Washington State Department of Ecology
Toxics Cleanup Program
Central Regional Office
1250 W Alder Street
Union Gap, WA 98903

Subject: **Preliminary Additional Remedial Investigation Work Plan**
DeBock's Main Street Texaco Site
100 W., 101 W., and 101 E. Wine Country Road
Grandview, WA
Facility Site No. 94369212; Cleanup Site ID No. 6910
RELLC Project Reference Number WA03
AECOM Project Number 60633921

Dear Mr. Winslow:

AECOM, on behalf of Resource Environmental LLC, has prepared this Preliminary Additional Remedial Investigation Work Plan for the above referenced site.

Should you have any questions, please contact David Raubvogel at (206) 321-4111 or Robert Michna at (510) 219-3082. We are looking forward to working with you on this site.

Sincerely,

AECOM

David Raubvogel, LHG
Senior Geologist

Robert Michna
Project Manager

cc: Mr. Greg Vogelpohl, RELLC, 925 Salida Del Sol Drive, Paso Robles, CA 93446

TABLE OF CONTENTS

FIGURES

TABLES

APPENDICES

1.0 INTRODUCTION

Resource Environmental, LLC (RELLC) is a limited liability company owned by Chevron, Phillips 66, ExxonMobil, and Marathon for the express purpose of managing the remediation of multi-member releases where petroleum fuels are present. RELLC allocates financial responsibility internally among the responsible member companies and funds remediation costs according to such allocation, thereby ensuring that appropriate remediation can go forward without delay. Once a site is placed into RELLC, management of that site is contractually surrendered to RELLC with decision-making authority regarding the site as RELLC's contractual responsibility. Accordingly, RELLC is able to efficiently and effectively address regulatory and legal requirements without the potential gridlock and delay that sometimes accompanies multi-party sites.

In April 2020, RELLC was requested to manage a site consisting of multiple parcels located at 100 West, 101 West and 101 East Wine Country Road in Grandview, Washington, where petroleum hydrocarbons have been detected in the soil and groundwater. Chevron is a potentially liable party for the former Texaco station located at 100 W. Wine Country Road (Parcel #230923-12463) referred to as DeBock's Main Street Texaco (aka DeBock's Auto Repair). ExxonMobil is a potentially liable party for the former Humble Oil and Refining Company property located at 101 W. Wine Country Road (Parcel # 230923-12555). Humble Oil and Refining Company owned the property prior to October 1978, at which time AJ Still and Elizabeth Still purchased this property. Gorgeous Property LLC owns the 101 E. Wine Country Road property (Parcel #230923-12401). The State of Washington Department of Ecology (Ecology) issued letters on November 26, 2019 and March 13, 2020 indicating that these entities were potentially liable parties (***Appendix A***). Ecology indicated the "releases at these three properties appear to be commingled, hence Ecology considers them to be one "site" under the Model Toxics Control Act (MTCA)". AECOM has been retained by RELLC to provide environmental assessment services for the area where petroleum hydrocarbons have been detected in groundwater and soil, collectively referred to as the "Site". A Site Location map is shown on ***Figure 1,*** a Site Vicinity Map is shown on ***Figure 2*** and a Site Plan with Historical Features is shown on ***Figure 3***.

On behalf of RELLC, AECOM has prepared this Preliminary Additional Remedial Investigation Work Plan for the three properties as shown on ***Figure 3*** (the "Site"). The purpose of the preliminary investigation is to assess the current groundwater petroleum hydrocarbon concentrations in groundwater and evaluate if any subsurface features remain at the former fueling operations associated with the historical operations identified on the 101 W. and 101 E. Wine County Road properties.

2.0 BACKGROUND

2.1 Site Description and Regulatory Status

The Site consists of three separate properties (***Figure 3***) and a description of these properties is provided below. Available information regarding Site utilities are depicted on ***Figure 3***.

100 West Wine Country Road--DeBock's Main Street Texaco Property

The DeBock's Main Street Texaco (DeBock's Texaco) is located at 100 W. Wine Country Road on the southwest corner of the intersection of Wine Country Road and Division Street. The property is bounded on the north by Wine Country Road, on the east by Division Street on the west by Javi's Restaurant and to the south by El Campestre restaurant and an alley. The 0.19-acre parcel (Parcel # 230923-12463) is developed with a 1,922-square-foot building built in 1950 currently used for automotive repairs. The property is owned by Christensen Inc. Approximately half of the property is paved with concrete. The parking area to the south of the Property building has an unpaved gravel surface. Areas east of the property building and surrounding Javi's restaurant are unpaved.

101 West Wine Country Road Property

The 101 W. Wine Country Road property is located on the northwest corner of Wine Country Road and N. Division Street (***Figure 2***). The property consists of one parcel (Parcel #230923-1255) totaling 0.24 acres developed with two buildings, a 1,474-square-foot wood frame building constructed in 1950 and a utility building constructed in 1979 located in the northern portion of the property (***Figure 2***). The property is presently an Auto Detailing operation (No Swirls Auto Detailing) and is owned by AJ and Elizabeth Still. A concrete paved parking area is located west of the building. The northern half of the site is partially gravel covered and paved. The property is bounded by N. Division Street to the east, by a gravel access road to the north and vacant land, by Grandview Museum/commercial property to the west and by Wine Country Road to the south. A stormwater infiltration trench is located beneath the roadway directly adjacent to the southern property boundary (***Figure 3***). Other than the length of this feature, limited information regarding its construction was available.

101 East Wine Country Road Property

The 101 E. Wine Country Road property is located on the northeast corner of Wine Country Road and N. Division Street. The property consists of an 0.11-acre parcel (Parcel #230923-12401) developed with a 1,372-square-foot wood framed building constructed in 1979. Currently, a real estate office (Wine Country Real Estate) occupies the building. The property is owned by Gorgeous Property LLC. The property is bounded to the south by Wine Country Road, to the east by a hardware store, to the west by N. Division Street, to the north by an asphalt paved parking lot which is part of the property and a small storage building built in 1920 (105 N. Division St.; Parcel #230913-12534), which is not part of the property, but is also owned by Gorgeous Property LLC.

Regulatory Status

During underground storage tank (UST) decommissioning in 1995 at DeBock's Texaco, a gasoline release was confirmed. Investigations were subsequently conducted between 1996 and 2003 which identified soil impacts originating at the dispenser island and gasoline affected groundwater that extended across the entire property, including upgradient locations both north and east of the property in the City of Grandview's right-of-way (ROW). Soil excavation was conducted in 2003 to remove gasoline impacted soil in the dispenser island area. Further investigation and cleanup activities were deferred until 2017, when Ecology required an updated Site assessment. EES implemented the Remedial Investigation (RI) activities in 2017 in an effort to identify and resolve investigative data gaps and complete site characterization tasks, such that a cleanup action plan could be developed in accordance with MTCA regulations. In October 2017, EES observed free product/light non-aqueous phase liquid (LNAPL) at existing monitoring well MW-2 (***Figure 4***). LNAPL was not previously reported at the Site. EES resumed the RI in 2019 based on this information (EES, 2019). The investigation confirmed upgradient sources of gasoline contamination.

Subsequently, Ecology issued PLP letters on November 26, 2019 (***Appendix A***) that indicated releases at the three properties appeared to be commingled and that Ecology considers them to be one "site" under MTCA.

2.2 Operational History of the Site

Historical research regarding the former automotive service and fueling operations identified at the three properties was performed which included reviewing a number of sources including: DeBock's Texaco Remedial Investigation Report (EES, 2019), Sanborn Fire Insurance Maps; land ownership records/tax files; Yakima County Health Department files; City of Grandview Public Records and Fire Marshal records and historical aerial photographs. A summary of our findings is provided below and the petroleum dispensing features and other relevant historical information are depicted on ***Figure 3***.

2.2.1 Historical Property Uses

The DeBock's Texaco property was a service station/fueling operation from the 1920's through 1995. In 1995 three gasoline USTs were removed (8,000, 5,000, and 1,000 gallons) along with the fuel distribution piping and dispensing island located north of the service station building (***Figure 4***). Diesel fuel was not known to have been dispensed, although diesel heating fuel and oil-range lubricants have been used. A historical fueling system used during the 1920's-1930's, which included a 550-gallon UST located near the northeast corner of the Property (***Figure 3***), was known to exist. It is not known when this tank or the other historical tanks were removed. More in-depth details regarding this facility's prior operational history and environment assessment information were summarized in the Work Plan for RI Tasks (EES, 2017).

The 101 W. Wine Country Road property historical features and the historical sources are presented on ***Figure 5***. Automotive service and gasoline fueling operations were located in the

southern portion of the property in the general area of the existing building (Location ID 1a on ***Figure 5***). This facility operated from at least the early 1940's through the 1980's. The northern half of the property had an oil depot and a truck fueling loading rack (Location ID 1b on ***Figure 5***). The filling system and loading rack was depicted near the northern corner of this property. Historical photographs of the loading rack area and the automotive service operations are presented in ***Appendix B***.

The 101 E. Wine Country Road property historical service station and fueling operations are depicted on ***Figure 5*** (Location ID 4a) and are situated in the southwestern portion of this property. These operations were noted between the 1920's through the early 1950's. The new office building was constructed in 1979 and appears to cover the majority of the footprint of the historical service station building.

The historical research also revealed other operations in the Site vicinity including automotive servicing (Location ID's 2, 3, & 7 on ***Figure 5***), a dry cleaner (Location ID 5) and a well pump with a gasoline engine (Location ID 6, possible gasoline UST). The Time Oil/PetroSun gas station/convenience store located at 100 East Wine Country Road is directly across Division Street to the east of the DeBock's Texaco property. Fueling operations have occurred at this property from at least 1965 (ES Engineering, 2017).

3.0 GEOLOGY AND HYDROGEOLOGY

3.1 Geology

3.1.1 Regional Geology

The regional geology is interpreted as a series of stacked 'rhythmites' or 'Touchet beds' deposited during a series of repetitive massive floods in the river valleys in south-central Washington during the last 20,000 years due to a choke-point downstream at Wallula Gap. During each event, the initial flood influx deposited sands at the base of each bed, with silt settling out later in the slackwater conditions as the valley slowly drained.

3.1.2 Site Geology

The Site is underlain by anthropogenic fill material that is generally less than 5 feet (ft) thick with the exception of UST backfilled areas on the DeBock's Texaco property. The fill is underlain by brown to gray silty fine to medium sands with sandy silt to approximately 25 feet below ground surface (bgs) (EES, 2019). Soil boring and monitoring well boring logs for the site are included in ***Appendix C*** and the well screen intervals and historical groundwater level measurements are summarized in ***Table 1***.

The generalized geologic west to east cross sections A-A' and C-C', and south to north cross section B-B' are shown on ***Figures 6*** through ***8,*** respectively.

3.2 Hydrogeology

3.2.1 Regional Hydrogeology

Groundwater is encountered in the unconsolidated glacial outburst rhythmite deposits/Touchet beds. The regional groundwater flow direction in the Grandview area is southwesterly.

3.2.2 Site Hydrogeology

Groundwater occurs within the sandy silt and sandier zones and was noted during drilling between 15 to 17 feet bgs (EES, 2019). The unconfined saturated zone has historically been encountered as shallow as approximately 13 feet bgs. Based on groundwater monitoring conducted at the adjacent Time Oil gas station cleanup property to the east, shallow groundwater was noted at approximately 12 feet bgs. More recent groundwater monitoring of the DeBock's Texaco monitoring well network (MW-1 through MW-13) from 2017 through 2019 noted static groundwater levels between approximately 18 and 22 feet bgs (***Table 1***). The groundwater table appears to fluctuate seasonally with the higher elevations generally corresponding to the irrigation season (April through October) and seasonal lows in early winter and early spring (EES, 2019). During the wet season, the stormwater infiltration trench located on the north side of Wine Country Road may have an effect on the local groundwater level and gradient in the Site area.

Groundwater flow across the Site is inferred to be southwesterly. This is consistent with information from groundwater monitoring conducted at the Time Oil property during their cleanup actions (ES Engineering, 2017). Historical monitoring of up to twenty-two (22) well locations on the Time Oil property and wells within Division Street from 2000 through 2007 indicated that the general groundwater flow was southwesterly.

4.0 SOIL AND GROUNDWATER CONTAMINANT DISTRIBUTION

The Remedial Investigations performed by EES in 2018 and 2019 for the DeBock's Texaco property included an extensive assessment of this property and preliminary investigations of the southern areas of the 101 W. and 101 E. Wine Country Road properties (***Figure 4***). A summary of the soil and groundwater contaminant distribution and suspected source areas is provided below.

4.1 Contaminant Distribution in Soil

Thirty-five (35) soil borings have been completed during multiple phases of investigations at the DeBock's Texaco property. Three borings have been completed to assess the southern portion of the 101 W. Wine Country Road property and two borings have been completed in the southern portion of the 101 E. property. The soil petroleum hydrocarbon analytical data is summarized in ***Table 2***. The gasoline range petroleum hydrocarbon and benzene concentrations are shown on ***Figure 9***.

Shallow soil contamination less than 10 feet bgs was generally not identified with the exception of samples collected beneath the Debock's Texaco former fueling island which noted high concentrations of gasoline range petroleum (15,900 mg/kg) at 8 feet in depth at boring SP-2 (***Figure 9***). Gasoline impacted soils exceeding the MTCA Method A cleanup level were generally encountered between 12 to 22 feet bgs, which is within the zone of groundwater fluctuation. This

resulted in a "smear-zone" of residual gasoline contamination. The residual gasoline mass appears to be generally co-located with the groundwater plume, and the smear-zone is a continuing source of contamination. The vertical extent of contamination within the saturated zone soils has been evaluated and appears to be less than 25 feet in depth.

Based on the distribution of gasoline range petroleum hydrocarbons in the DeBock's Texaco soils and known release locations, the source areas at this property include the former fueling dispenser island and the former UST locations. Leaks in the former fuel piping are also likely to have occurred.

Elevated concentrations of gasoline range petroleum hydrocarbons were noted in the soil samples collected within the saturated zone soils on both the 101 W. and 101 E. Wine Country Road properties (***Figure 9***).

4.2 Contaminant Distribution in Groundwater and LNAPL

The DeBock's Texaco monitoring well network consists of thirteen monitoring wells (MW-1 through MW-13) ten of which are located on the service station property and three (MW-4, MW-5 and MW-7) are located on the adjacent Javi's restaurant (110 W. Wine Country Road) property. During the multiple phases of investigations, grab groundwater samples have also been collected on the DeBock's Texaco property and the southern portions of the 101 W. and 101 E. Wine Country Road properties. The groundwater analytical data is summarized in ***Table 3***. The most recent 2019 data for gasoline range petroleum hydrocarbon is depicted on the iso-concentration contour map provide on ***Figure 10***.

Gasoline range petroleum hydrocarbons are present beneath the DeBock's Texaco property exceeding the MTCA Method A cleanup throughout most of this property (***Figure 10***). The plume extends off-site/downgradient to the west and southwest (beneath the Javi's restaurant property). A portion of the plume also extends to the east beneath the El Campestre restaurant building, which adjoins the DeBock's Texaco service station building.

Gasoline range petroleum hydrocarbon concentrations were detected in groundwater grab samples collected from the upgradient properties located north (101 W.) and northeast (101 E.) of the DeBock's Texaco property along Wine Country Road. In borings B19, B20, and B21, gasoline range petroleum hydrocarbons were detected at concentrations ranging between 1,130 and 4,160 µg/L, all exceeding the MTCA Method A cleanup level of 800 µg/L.

BTEX concentrations in the groundwater are generally below applicable MTCA Method A and B cleanup levels (***Table 3***). Based on the low concentrations of aromatic volatile organic compounds (VOCs) noted in groundwater, it appears that the gasoline has weathered and is undergoing natural biodegradation. Very low concentrations of diesel and polycyclic aromatic hydrocarbons (PAHs) have been detected, which is consistent with weathered gasoline and not indicative of diesel product. Naphthalene and fuel additives/oxygenate were not detected above applicable cleanup levels in groundwater samples from the monitoring wells.

Free product LNAPL gasoline has been measured in one monitoring well, MW-2, located west of

the service station building (***Figure 10***). LNAPL measurements between 2017 to 2019 have ranged in thickness from a film to 1.14 feet. The extent of the LNAPL to the west and east of well MW-2 is not apparently defined. However, in the borings completed north (B-6) and south (B-7) of MW-2, LNAPL was not apparent, although a slight sheen was noted in the soil samples from these boring directly above and within the saturated zone. The source of the LNAPL is not known, but it is likely associated with the releases from the former gasoline UST located to the north and/or the product lines that ran along the western side of the service station building adjacent to well MW-2. Product thicknesses in well MW-2 have decreased since initiation of periodic LNAPL skimming in early 2018 (EES, 2019).

5.0 APPLICABLE CLEANUP LEVELS

Based on the nature of the contamination present at the Site and the site's current and anticipated future commercial land use, MTCA Method A soil cleanup levels (CULs) at standard points of compliance appear to be applicable. The MTCA Method A soil CULs for the petroleum hydrocarbons compounds are based on protection of groundwater (either as a residential drinking water source or for prevention of the formation of free product on groundwater) and are the most stringent soil CULs for petroleum hydrocarbons. MTCA Method B CULs are applicable for indoor air since there is no published MTCA Method A CULs for air. The standard point of compliance for soil under MTCA is for the protection of groundwater, ambient air, and from the ground surface to 15 feet bgs for soil CULs based on human exposure during direct contact (WAC 173-340-740 (6)b, c).

Substance	Media		
	Soil[(2)] (mg/kg)	Groundwater[(2)] (µg/L)	Soil Gas[(2)] (µg/m^3)
Gasoline range Petroleum Hydrocarbons[(1)]	30	800	NA[(4)]
Benzene	0.03	5	32
Toluene	7	1,000	230,000
Ethylbenzene	6	700	46,000
Xylenes	9	1,000	4,600
Naphthalene	5	160	7.4
Diesel and Oil range Petroleum Hydrocarbons[(1)]	2000	500	NA[(4)]

Notes:
[1]Gasoline range petroleum hydrocarbons using method NWTPH-Gx & Diesel/Oil range using method NWTPH-Dx.
[2]Soil and groundwater cleanup levels are MTCA Method A
[3]Soil gas cleanup levels are MTCA Method B; units in µg/m^3 – micrograms per cubic meter
[4]NA = not applicable

6.0 PROPOSED PRELIMINARY INVESTIGATION

6.1 Objective and Overview

Based on the RI findings (EES, 2019), upgradient sources of gasoline contamination have been identified at the properties located at 101 W. & 101 E. Wine Country Road. The historical information presented in the RI (EES, 2019) and AECOM's supplemental historical research indicated that both of these properties had former automotive service and fueling operations. The 101 W. Wine Country Road property also had an oil storage depot with a truck loading rack (***Figure 3***). The potential source areas and the nature and extent of the gasoline contamination on these properties have not been evaluated. Prior to proposing an additional subsurface investigation at these properties, RELLC is proposing to perform one round of groundwater monitoring in the existing monitoring well network (well MW-1 through MW-13) to assess the current levels of gasoline range petroleum and VOCs (e.g., BTEX and naphthalene) in groundwater and evaluate if historical fueling features may remain or are evident on the 101 W. and 101 E. properties.

6.2 Groundwater Monitoring

The wells in the groundwater monitoring well network (wells MW-1 through MW-13) associated with the DeBock's Texaco property will be sampled (***Figure 4***). The well construction information and prior groundwater level measurements are summarized in ***Table 1***. The monitoring wells will be purged prior to sampling using a peristaltic pump. Prior to purging, the depth to groundwater (and LNAPL, if present) in the monitoring well will be measured to the nearest 0.01 foot using an oil/water interface probe. The wells will be purged using low-flow purging techniques until the physical parameters had stabilized. Available prior purge rates will be reviewed to select an appropriate purge rate for the wells. Measurements will be recorded on a well-purging record form. During purging, groundwater will be pumped through a multiparameter flow-through cell meter installed in line with the discharge tubing to measure field groundwater physical parameters (pH, temperature, specific conductivity, DO, ORP, and turbidity). During purging, field parameters will be measured approximately every 3 to 5 minutes, until the last three readings of each parameter have stabilized. All monitoring equipment will be calibrated prior to use. Groundwater parameters will be considered stable when:

- The change in temperature between consecutive readings is less than +/- 0.5 degrees Celsius (°C);
- The change in pH between consecutive readings is less than +/- 0.1 pH units;
- The change in conductivity between consecutive readings is less than +/- 5 percent;
- The change in DO between consecutive readings is less than 10 percent; and
- The change in ORP between consecutive readings is +/- 10 mv.

Once purging of the monitoring well is considered complete, a groundwater sample will be collected. In the event that the well yields are low and the low-flow purging results in the purging the well dry, the well will be allowed to recharge and will then be sampled. Prior to collecting the

sample, the discharge tube leading to the multiparameter meter will be disconnected, and the groundwater sample will be collected directly in laboratory supplied glassware containing the appropriate preservative. Each sample will be labeled with a unique sample identification number. Samples will be placed in a cooler with ice, and submitted to an Ecology-accredited analytical laboratory for analysis under chain-of-custody protocol. A trip blank will accompany the sample containers during transport for quality assurance

The samples will be analyzed by an Ecology-accredited laboratory for gasoline range petroleum hydrocarbons by NWTPH-Gx and selected VOCs (BTEX and naphthalene) by Method 8260B. The laboratory analytical data will be validated by an AECOM chemist to evaluate if any data usability issues are identified.

6.3 Geophysical Survey & Stormwater Infiltration Trench Assessment

AECOM will retain a geophysical survey contractor to perform ground penetrating radar (GPR) and electromagnetics (EM) surveys within the suspected area of historical fueling operations (in areas not presently covered by a building) located at the 101 W. and 101 E. properties. The primary objectives of the geophysical survey are to assess if any USTs/tank piping remain or if former tank cavities are evident. Anomalies identified by the geophysical survey will be marked out on the ground surface. Underground utilities within the survey area will also be marked in preparation for subsequent subsurface investigation activities. A report will be prepared by the geophysical survey contractor presenting the results of the surveys. The results of the surveys will also be used to inform the locations for future borings on these properties.

Additional assessment of the stormwater infiltration trench design will be conducted to evaluate what effects, if any, this infiltration feature has on the local groundwater flow conditions as well as the fate and transport of the groundwater gasoline contamination located upgradient of this feature on the 101 W. Wine Country Road property. AECOM will contact the City and County to obtain readily available information regarding the stormwater infrastructure.

6.4 Investigation Derived Waste (IDW) & Health and Safety Plan

Purge water generated during the well sampling will be collected and stored in Department of Transportation (DOT)-approved 55-gallon steel drums pending disposal profiling analysis. All drums will be appropriately labeled (e.g., date, contents and source of waste) and stored on-site at a location approved by the property owner. The liquid IDW will then be disposed of at a licensed disposal facility.

AECOM will develop a site-specific health and safety plan, which will cover our monitoring tasks during the monitoring well sampling and geophysical survey work. The geophysical survey contractor will be responsible for developing and implementing their own site-specific health and safety plan that meets the minimum requirements of CFR 1910.120 and applicable Washington State Department of Labor and Industry (WISHA) requirements and COVID-19 related PPE and safety measures consistent with AECOM protocols.

6.5 Work Plan Contacts

The following is a list of contacts for RELLC and AECOM, for timely notification during the field activities if necessary.

Greg Vogelpohl, RELLC: (805) 878-2529

David Raubvogel, AECOM Environmental Lead: (206) 321-4111

Robert Michna, AECOM Project Manager: (510) 219-3082

7.0 REPORTING AND SCHEDULE

AECOM is proposing to conduct the preliminary additional investigation in the late summer or early fall of 2020. AECOM will prepare a technical report presenting a summary of the groundwater monitoring results, GPR and conductive survey results including a figure showing geophysical anomalies, and our proposed work scope for further Site characterization, which may include advancement of membrane interface probes (MIP) and/or laser induced fluorescence (LIP) probes, advancement of conventional soil borings, and/or other relevant investigation activities. After internal review, the report will be submitted to Ecology for review. AECOM will also be preparing access license agreements with the various property owners for mutual execution to allow the proposed field activities to be accomplished.

8.0 REFERENCES

ES Engineering, 2017. Additional Site Assessment Report Site No. 0700; 100 E Wine Country Road Grandview, WA. February 13.

EES Environmental Consulting, Inc., 2017. Technical Memorandum – Work Plan for Remedial Investigation Tasks, DeBock's Texaco, 100 W. Wine Country Rd, Grandview, WA. December 18.

EES Environmental Consulting, Inc., 2019. Technical Memorandum; 2018 Remedial Investigation Status Report, DeBock's Texaco, 100 W. Wine Country Rd, Grandview, WA. January 4.

EES Environmental Consulting, Inc., 2019. Technical Memorandum; Supplemental Investigation Tasks (August 2019), DeBock's Texaco, 100 W. Wine Country Rd, Grandview, WA. October 23.

Washington State Department of Ecology (Ecology), 2019. A Reported Release of Hazardous Substances and Potential Liability for the Release at the following Site: DeBock's Main Street Texaco. November 26.

Figures, Tables and Appendices

TABLE OF CONTENTS

FIGURES

TABLES

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1.0 INTRODUCTION

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101 West Wine Country Road Property

The 101 W. Wine Country Road property is located on the northwest corner of Wine Country Road and N. Division Street (***Figure 2***). The property consists of one parcel (Parcel #230923-1255) totaling 0.24 acres developed with two buildings, a 1,474-square-foot wood frame building constructed in 1950 and a utility building constructed in 1979 located in the northern portion of the property (***Figure 2***). The property is presently an Auto Detailing operation (No Swirls Auto Detailing) and is owned by AJ and Elizabeth Still. A concrete paved parking area is located west of the building. The northern half of the site is partially gravel covered and paved. The property is bounded by N. Division Street to the east, by a gravel access road to the north and vacant land, by Grandview Museum/commercial property to the west and by Wine Country Road to the south. A stormwater infiltration trench is located beneath the roadway directly adjacent to the southern property boundary (***Figure 3***). Other than the length of this feature, limited information regarding its construction was available.

101 East Wine Country Road Property

The 101 E. Wine Country Road property is located on the northeast corner of Wine Country Road and N. Division Street. The property consists of an 0.11-acre parcel (Parcel #230923-12401) developed with a 1,372-square-foot wood framed building constructed in 1979. Currently, a real estate office (Wine Country Real Estate) occupies the building. The property is owned by Gorgeous Property LLC. The property is bounded to the south by Wine Country Road, to the east by a hardware store, to the west by N. Division Street, to the north by an asphalt paved parking lot which is part of the property and a small storage building built in 1920 (105 N. Division St.; Parcel #230913-12534), which is not part of the property, but is also owned by Gorgeous Property LLC.

Regulatory Status

During underground storage tank (UST) decommissioning in 1995 at DeBock's Texaco, a gasoline release was confirmed. Investigations were subsequently conducted between 1996 and 2003 which identified soil impacts originating at the dispenser island and gasoline affected groundwater that extended across the entire property, including upgradient locations both north and east of the property in the City of Grandview's right-of-way (ROW). Soil excavation was conducted in 2003 to remove gasoline impacted soil in the dispenser island area. Further investigation and cleanup activities were deferred until 2017, when Ecology required an updated Site assessment. EES implemented the Remedial Investigation (RI) activities in 2017 in an effort to identify and resolve investigative data gaps and complete site characterization tasks, such that a cleanup action plan could be developed in accordance with MTCA regulations. In October 2017, EES observed free product/light non-aqueous phase liquid (LNAPL) at existing monitoring well MW-2 (***Figure 4***). LNAPL was not previously reported at the Site. EES resumed the RI in 2019 based on this information (EES, 2019). The investigation confirmed upgradient sources of gasoline contamination.

Subsequently, Ecology issued PLP letters on November 26, 2019 (***Appendix A***) that indicated releases at the three properties appeared to be commingled and that Ecology considers them to be one "site" under MTCA.

2.2 Operational History of the Site

Historical research regarding the former automotive service and fueling operations identified at the three properties was performed which included reviewing a number of sources including: DeBock's Texaco Remedial Investigation Report (EES, 2019), Sanborn Fire Insurance Maps; land ownership records/tax files; Yakima County Health Department files; City of Grandview Public Records and Fire Marshal records and historical aerial photographs. A summary of our findings is provided below and the petroleum dispensing features and other relevant historical information are depicted on ***Figure 3***.

2.2.1 Historical Property Uses

The DeBock's Texaco property was a service station/fueling operation from the 1920's through 1995. In 1995 three gasoline USTs were removed (8,000, 5,000, and 1,000 gallons) along with the fuel distribution piping and dispensing island located north of the service station building (***Figure 4***). Diesel fuel was not known to have been dispensed, although diesel heating fuel and oil-range lubricants have been used. A historical fueling system used during the 1920's-1930's, which included a 550-gallon UST located near the northeast corner of the Property (***Figure 3***), was known to exist. It is not known when this tank or the other historical tanks were removed. More in-depth details regarding this facility's prior operational history and environment assessment information were summarized in the Work Plan for RI Tasks (EES, 2017).

The 101 W. Wine Country Road property historical features and the historical sources are presented on ***Figure 5***. Automotive service and gasoline fueling operations were located in the

southern portion of the property in the general area of the existing building (Location ID 1a on ***Figure 5***). This facility operated from at least the early 1940's through the 1980's. The northern half of the property had an oil depot and a truck fueling loading rack (Location ID 1b on ***Figure 5***). The filling system and loading rack was depicted near the northern corner of this property. Historical photographs of the loading rack area and the automotive service operations are presented in ***Appendix B***.

The 101 E. Wine Country Road property historical service station and fueling operations are depicted on ***Figure 5*** (Location ID 4a) and are situated in the southwestern portion of this property. These operations were noted between the 1920's through the early 1950's. The new office building was constructed in 1979 and appears to cover the majority of the footprint of the historical service station building.

The historical research also revealed other operations in the Site vicinity including automotive servicing (Location ID's 2, 3, & 7 on ***Figure 5***), a dry cleaner (Location ID 5) and a well pump with a gasoline engine (Location ID 6, possible gasoline UST). The Time Oil/PetroSun gas station/convenience store located at 100 East Wine Country Road is directly across Division Street to the east of the DeBock's Texaco property. Fueling operations have occurred at this property from at least 1965 (ES Engineering, 2017).

3.0 GEOLOGY AND HYDROGEOLOGY

3.1 Geology

3.1.1 Regional Geology

The regional geology is interpreted as a series of stacked 'rhythmites' or 'Touchet beds' deposited during a series of repetitive massive floods in the river valleys in south-central Washington during the last 20,000 years due to a choke-point downstream at Wallula Gap. During each event, the initial flood influx deposited sands at the base of each bed, with silt settling out later in the slackwater conditions as the valley slowly drained.

3.1.2 Site Geology

The Site is underlain by anthropogenic fill material that is generally less than 5 feet (ft) thick with the exception of UST backfilled areas on the DeBock's Texaco property. The fill is underlain by brown to gray silty fine to medium sands with sandy silt to approximately 25 feet below ground surface (bgs) (EES, 2019). Soil boring and monitoring well boring logs for the site are included in ***Appendix C*** and the well screen intervals and historical groundwater level measurements are summarized in ***Table 1***.

The generalized geologic west to east cross sections A-A' and C-C', and south to north cross section B-B' are shown on ***Figures 6*** through ***8,*** respectively.

3.2 Hydrogeology

3.2.1 Regional Hydrogeology

Groundwater is encountered in the unconsolidated glacial outburst rhythmite deposits/Touchet beds. The regional groundwater flow direction in the Grandview area is southwesterly.

3.2.2 Site Hydrogeology

Groundwater occurs within the sandy silt and sandier zones and was noted during drilling between 15 to 17 feet bgs (EES, 2019). The unconfined saturated zone has historically been encountered as shallow as approximately 13 feet bgs. Based on groundwater monitoring conducted at the adjacent Time Oil gas station cleanup property to the east, shallow groundwater was noted at approximately 12 feet bgs. More recent groundwater monitoring of the DeBock's Texaco monitoring well network (MW-1 through MW-13) from 2017 through 2019 noted static groundwater levels between approximately 18 and 22 feet bgs (***Table 1***). The groundwater table appears to fluctuate seasonally with the higher elevations generally corresponding to the irrigation season (April through October) and seasonal lows in early winter and early spring (EES, 2019). During the wet season, the stormwater infiltration trench located on the north side of Wine Country Road may have an effect on the local groundwater level and gradient in the Site area.

Groundwater flow across the Site is inferred to be southwesterly. This is consistent with information from groundwater monitoring conducted at the Time Oil property during their cleanup actions (ES Engineering, 2017). Historical monitoring of up to twenty-two (22) well locations on the Time Oil property and wells within Division Street from 2000 through 2007 indicated that the general groundwater flow was southwesterly.

4.0 SOIL AND GROUNDWATER CONTAMINANT DISTRIBUTION

The Remedial Investigations performed by EES in 2018 and 2019 for the DeBock's Texaco property included an extensive assessment of this property and preliminary investigations of the southern areas of the 101 W. and 101 E. Wine Country Road properties (***Figure 4***). A summary of the soil and groundwater contaminant distribution and suspected source areas is provided below.

4.1 Contaminant Distribution in Soil

Thirty-five (35) soil borings have been completed during multiple phases of investigations at the DeBock's Texaco property. Three borings have been completed to assess the southern portion of the 101 W. Wine Country Road property and two borings have been completed in the southern portion of the 101 E. property. The soil petroleum hydrocarbon analytical data is summarized in ***Table 2***. The gasoline range petroleum hydrocarbon and benzene concentrations are shown on ***Figure 9***.

Shallow soil contamination less than 10 feet bgs was generally not identified with the exception of samples collected beneath the Debock's Texaco former fueling island which noted high concentrations of gasoline range petroleum (15,900 mg/kg) at 8 feet in depth at boring SP-2 (***Figure 9***). Gasoline impacted soils exceeding the MTCA Method A cleanup level were generally encountered between 12 to 22 feet bgs, which is within the zone of groundwater fluctuation. This

resulted in a "smear-zone" of residual gasoline contamination. The residual gasoline mass appears to be generally co-located with the groundwater plume, and the smear-zone is a continuing source of contamination. The vertical extent of contamination within the saturated zone soils has been evaluated and appears to be less than 25 feet in depth.

Based on the distribution of gasoline range petroleum hydrocarbons in the DeBock's Texaco soils and known release locations, the source areas at this property include the former fueling dispenser island and the former UST locations. Leaks in the former fuel piping are also likely to have occurred.

Elevated concentrations of gasoline range petroleum hydrocarbons were noted in the soil samples collected within the saturated zone soils on both the 101 W. and 101 E. Wine Country Road properties (***Figure 9***).

4.2 Contaminant Distribution in Groundwater and LNAPL

The DeBock's Texaco monitoring well network consists of thirteen monitoring wells (MW-1 through MW-13) ten of which are located on the service station property and three (MW-4, MW-5 and MW-7) are located on the adjacent Javi's restaurant (110 W. Wine Country Road) property. During the multiple phases of investigations, grab groundwater samples have also been collected on the DeBock's Texaco property and the southern portions of the 101 W. and 101 E. Wine Country Road properties. The groundwater analytical data is summarized in ***Table 3***. The most recent 2019 data for gasoline range petroleum hydrocarbon is depicted on the iso-concentration contour map provide on ***Figure 10***.

Gasoline range petroleum hydrocarbons are present beneath the DeBock's Texaco property exceeding the MTCA Method A cleanup throughout most of this property (***Figure 10***). The plume extends off-site/downgradient to the west and southwest (beneath the Javi's restaurant property). A portion of the plume also extends to the east beneath the El Campestre restaurant building, which adjoins the DeBock's Texaco service station building.

Gasoline range petroleum hydrocarbon concentrations were detected in groundwater grab samples collected from the upgradient properties located north (101 W.) and northeast (101 E.) of the DeBock's Texaco property along Wine Country Road. In borings B19, B20, and B21, gasoline range petroleum hydrocarbons were detected at concentrations ranging between 1,130 and 4,160 µg/L, all exceeding the MTCA Method A cleanup level of 800 µg/L.

BTEX concentrations in the groundwater are generally below applicable MTCA Method A and B cleanup levels (***Table 3***). Based on the low concentrations of aromatic volatile organic compounds (VOCs) noted in groundwater, it appears that the gasoline has weathered and is undergoing natural biodegradation. Very low concentrations of diesel and polycyclic aromatic hydrocarbons (PAHs) have been detected, which is consistent with weathered gasoline and not indicative of diesel product. Naphthalene and fuel additives/oxygenate were not detected above applicable cleanup levels in groundwater samples from the monitoring wells.

Free product LNAPL gasoline has been measured in one monitoring well, MW-2, located west of

the service station building (***Figure 10***). LNAPL measurements between 2017 to 2019 have ranged in thickness from a film to 1.14 feet. The extent of the LNAPL to the west and east of well MW-2 is not apparently defined. However, in the borings completed north (B-6) and south (B-7) of MW-2, LNAPL was not apparent, although a slight sheen was noted in the soil samples from these boring directly above and within the saturated zone. The source of the LNAPL is not known, but it is likely associated with the releases from the former gasoline UST located to the north and/or the product lines that ran along the western side of the service station building adjacent to well MW-2. Product thicknesses in well MW-2 have decreased since initiation of periodic LNAPL skimming in early 2018 (EES, 2019).

5.0 APPLICABLE CLEANUP LEVELS

Based on the nature of the contamination present at the Site and the site's current and anticipated future commercial land use, MTCA Method A soil cleanup levels (CULs) at standard points of compliance appear to be applicable. The MTCA Method A soil CULs for the petroleum hydrocarbons compounds are based on protection of groundwater (either as a residential drinking water source or for prevention of the formation of free product on groundwater) and are the most stringent soil CULs for petroleum hydrocarbons. MTCA Method B CULs are applicable for indoor air since there is no published MTCA Method A CULs for air. The standard point of compliance for soil under MTCA is for the protection of groundwater, ambient air, and from the ground surface to 15 feet bgs for soil CULs based on human exposure during direct contact (WAC 173-340-740 (6)b, c).

Substance	Media		
	Soil[(2)] (mg/kg)	Groundwater[(2)] (µg/L)	Soil Gas[(2)] (µg/m^3)
Gasoline range Petroleum Hydrocarbons[(1)]	30	800	NA[(4)]
Benzene	0.03	5	32
Toluene	7	1,000	230,000
Ethylbenzene	6	700	46,000
Xylenes	9	1,000	4,600
Naphthalene	5	160	7.4
Diesel and Oil range Petroleum Hydrocarbons[(1)]	2000	500	NA[(4)]

Notes:
[1]Gasoline range petroleum hydrocarbons using method NWTPH-Gx & Diesel/Oil range using method NWTPH-Dx.
[2]Soil and groundwater cleanup levels are MTCA Method A
[3]Soil gas cleanup levels are MTCA Method B; units in µg/m^3 – micrograms per cubic meter
[4]NA = not applicable

6.0 PROPOSED PRELIMINARY INVESTIGATION

6.1 Objective and Overview

Based on the RI findings (EES, 2019), upgradient sources of gasoline contamination have been identified at the properties located at 101 W. & 101 E. Wine Country Road. The historical information presented in the RI (EES, 2019) and AECOM's supplemental historical research indicated that both of these properties had former automotive service and fueling operations. The 101 W. Wine Country Road property also had an oil storage depot with a truck loading rack (***Figure 3***). The potential source areas and the nature and extent of the gasoline contamination on these properties have not been evaluated. Prior to proposing an additional subsurface investigation at these properties, RELLC is proposing to perform one round of groundwater monitoring in the existing monitoring well network (well MW-1 through MW-13) to assess the current levels of gasoline range petroleum and VOCs (e.g., BTEX and naphthalene) in groundwater and evaluate if historical fueling features may remain or are evident on the 101 W. and 101 E. properties.

6.2 Groundwater Monitoring

The wells in the groundwater monitoring well network (wells MW-1 through MW-13) associated with the DeBock's Texaco property will be sampled (***Figure 4***). The well construction information and prior groundwater level measurements are summarized in ***Table 1***. The monitoring wells will be purged prior to sampling using a peristaltic pump. Prior to purging, the depth to groundwater (and LNAPL, if present) in the monitoring well will be measured to the nearest 0.01 foot using an oil/water interface probe. The wells will be purged using low-flow purging techniques until the physical parameters had stabilized. Available prior purge rates will be reviewed to select an appropriate purge rate for the wells. Measurements will be recorded on a well-purging record form. During purging, groundwater will be pumped through a multiparameter flow-through cell meter installed in line with the discharge tubing to measure field groundwater physical parameters (pH, temperature, specific conductivity, DO, ORP, and turbidity). During purging, field parameters will be measured approximately every 3 to 5 minutes, until the last three readings of each parameter have stabilized. All monitoring equipment will be calibrated prior to use. Groundwater parameters will be considered stable when:

- The change in temperature between consecutive readings is less than +/- 0.5 degrees Celsius (°C);
- The change in pH between consecutive readings is less than +/- 0.1 pH units;
- The change in conductivity between consecutive readings is less than +/- 5 percent;
- The change in DO between consecutive readings is less than 10 percent; and
- The change in ORP between consecutive readings is +/- 10 mv.

Once purging of the monitoring well is considered complete, a groundwater sample will be collected. In the event that the well yields are low and the low-flow purging results in the purging the well dry, the well will be allowed to recharge and will then be sampled. Prior to collecting the

sample, the discharge tube leading to the multiparameter meter will be disconnected, and the groundwater sample will be collected directly in laboratory supplied glassware containing the appropriate preservative. Each sample will be labeled with a unique sample identification number. Samples will be placed in a cooler with ice, and submitted to an Ecology-accredited analytical laboratory for analysis under chain-of-custody protocol. A trip blank will accompany the sample containers during transport for quality assurance

The samples will be analyzed by an Ecology-accredited laboratory for gasoline range petroleum hydrocarbons by NWTPH-Gx and selected VOCs (BTEX and naphthalene) by Method 8260B. The laboratory analytical data will be validated by an AECOM chemist to evaluate if any data usability issues are identified.

6.3 Geophysical Survey & Stormwater Infiltration Trench Assessment

AECOM will retain a geophysical survey contractor to perform ground penetrating radar (GPR) and electromagnetics (EM) surveys within the suspected area of historical fueling operations (in areas not presently covered by a building) located at the 101 W. and 101 E. properties. The primary objectives of the geophysical survey are to assess if any USTs/tank piping remain or if former tank cavities are evident. Anomalies identified by the geophysical survey will be marked out on the ground surface. Underground utilities within the survey area will also be marked in preparation for subsequent subsurface investigation activities. A report will be prepared by the geophysical survey contractor presenting the results of the surveys. The results of the surveys will also be used to inform the locations for future borings on these properties.

Additional assessment of the stormwater infiltration trench design will be conducted to evaluate what effects, if any, this infiltration feature has on the local groundwater flow conditions as well as the fate and transport of the groundwater gasoline contamination located upgradient of this feature on the 101 W. Wine Country Road property. AECOM will contact the City and County to obtain readily available information regarding the stormwater infrastructure.

6.4 Investigation Derived Waste (IDW) & Health and Safety Plan

Purge water generated during the well sampling will be collected and stored in Department of Transportation (DOT)-approved 55-gallon steel drums pending disposal profiling analysis. All drums will be appropriately labeled (e.g., date, contents and source of waste) and stored on-site at a location approved by the property owner. The liquid IDW will then be disposed of at a licensed disposal facility.

AECOM will develop a site-specific health and safety plan, which will cover our monitoring tasks during the monitoring well sampling and geophysical survey work. The geophysical survey contractor will be responsible for developing and implementing their own site-specific health and safety plan that meets the minimum requirements of CFR 1910.120 and applicable Washington State Department of Labor and Industry (WISHA) requirements and COVID-19 related PPE and safety measures consistent with AECOM protocols.

6.5 Work Plan Contacts

The following is a list of contacts for RELLC and AECOM, for timely notification during the field activities if necessary.

Greg Vogelpohl, RELLC: (805) 878-2529

David Raubvogel, AECOM Environmental Lead: (206) 321-4111

Robert Michna, AECOM Project Manager: (510) 219-3082

7.0 REPORTING AND SCHEDULE

AECOM is proposing to conduct the preliminary additional investigation in the late summer or early fall of 2020. AECOM will prepare a technical report presenting a summary of the groundwater monitoring results, GPR and conductive survey results including a figure showing geophysical anomalies, and our proposed work scope for further Site characterization, which may include advancement of membrane interface probes (MIP) and/or laser induced fluorescence (LIP) probes, advancement of conventional soil borings, and/or other relevant investigation activities. After internal review, the report will be submitted to Ecology for review. AECOM will also be preparing access license agreements with the various property owners for mutual execution to allow the proposed field activities to be accomplished.

8.0 REFERENCES

ES Engineering, 2017. Additional Site Assessment Report Site No. 0700; 100 E Wine Country Road Grandview, WA. February 13.

EES Environmental Consulting, Inc., 2017. Technical Memorandum – Work Plan for Remedial Investigation Tasks, DeBock's Texaco, 100 W. Wine Country Rd, Grandview, WA. December 18.

EES Environmental Consulting, Inc., 2019. Technical Memorandum; 2018 Remedial Investigation Status Report, DeBock's Texaco, 100 W. Wine Country Rd, Grandview, WA. January 4.

EES Environmental Consulting, Inc., 2019. Technical Memorandum; Supplemental Investigation Tasks (August 2019), DeBock's Texaco, 100 W. Wine Country Rd, Grandview, WA. October 23.

Washington State Department of Ecology (Ecology), 2019. A Reported Release of Hazardous Substances and Potential Liability for the Release at the following Site: DeBock's Main Street Texaco. November 26.

FIGURES

Source: USGS 7.5-minute topographic quadrangles: Grandview, Washington, 2020; and Mabton East, Washington, 2020

0 2,000 4,000

Scale in Feet

Figure 1

Site Location Map

AECOM

RELLC
100 W, 101 W and 101 E Wine Country Road
Grandview, Washington

Legend

- Area of Historical Review Boundary
- GAS — Historical feature (Sanborn 1915-1952)
- Former underground storage tank (UST)
- Site investigation area

0 80 160

Approximate Scale in Feet

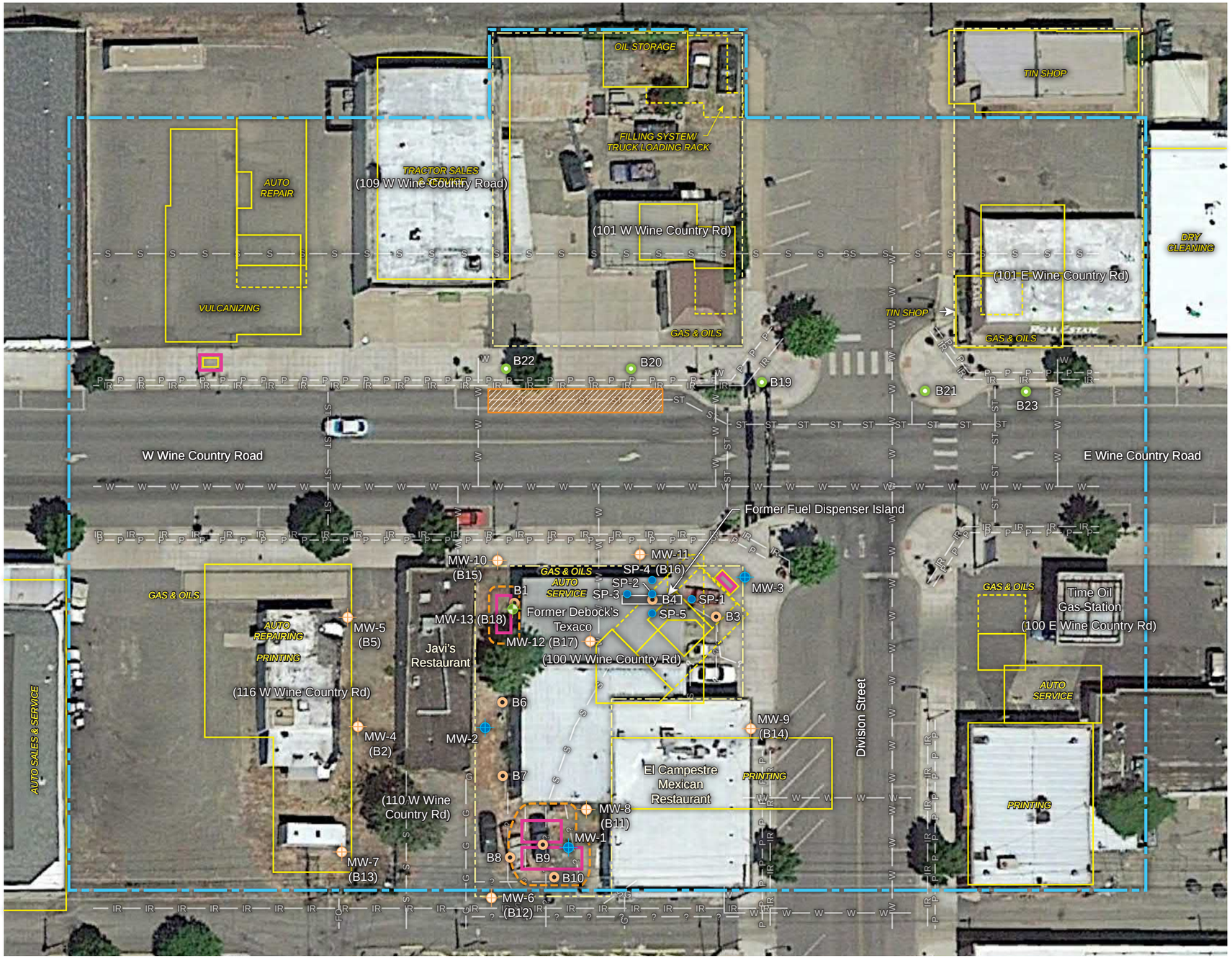
Source: Google Earth Pro, imagery dated 5/28/17

Figure 2

Site Vicinity

AECOM

RELLC
100 W, 101 W and 101 E Wine Country Road
Grandview, Washington



Legend

- Site investigation area
- Property boundary
- GAS — Historical feature (Sanborn 1920-1952)
- Infiltration trench
- ST — Storm sewer
- S — Sanitary sewer
- W — Water
- G — Gas
- FO — Fiber optic
- P — Power
- ? — Unknown utility
- IR — Irrigation
- Former underground storage tank (UST)
- Approximate limits of excavation
- Monitoring well (Olympus 1998)
- Monitoring well
- Monitoring well (EES 2019)
- Soil boring (EES 2018)
- Soil boring (EES 2019)
- Soil probe (Olympus 2000)

0 40 80

Approximate Scale in Feet

Source: Google Earth Pro, imagery dated 5/28/17; Utilities from "Utility Layout, Debock's Texaco, 100 West Main Street, Grandview, Washington," EES Environmental Consulting, Inc., 9/19/2019

Figure 3

Site Plan with Historical Features

AECOM

RELLC
100 W, 101 W and 101 E Wine Country Road
Grandview, Washington

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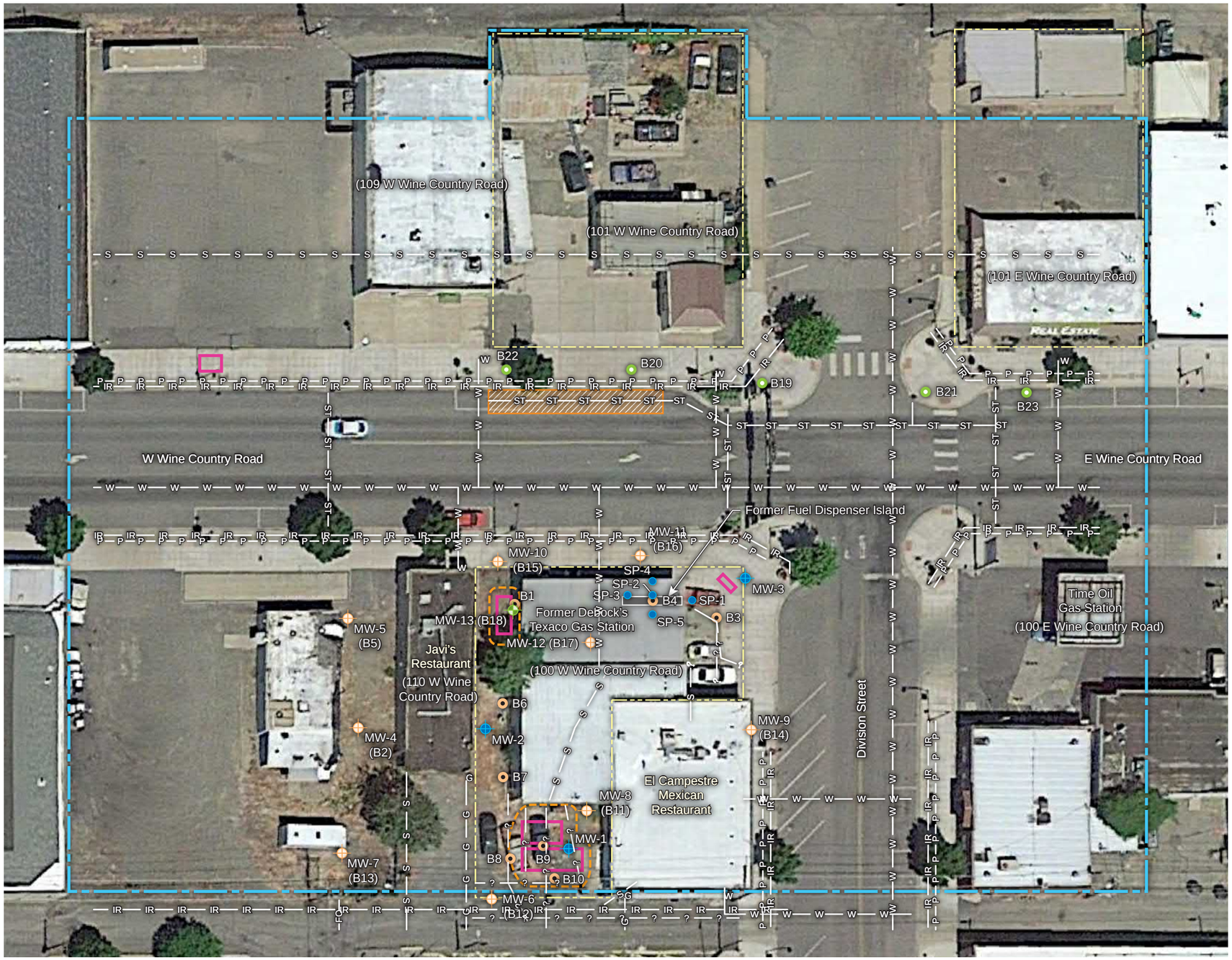

Legend

- Site investigation area
- Property boundary
- Infiltration trench
- ST — Storm sewer
- S — Sanitary sewer
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- P — Power
- ? — Unknown utility
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- Approximate limits of excavation
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- Monitoring well
- Monitoring well (EES 2019)
- Soil boring (EES 2018)
- Soil boring (EES 2019)
- Soil probe (Olympus 2000)

N

0 40 80

Approximate Scale in Feet

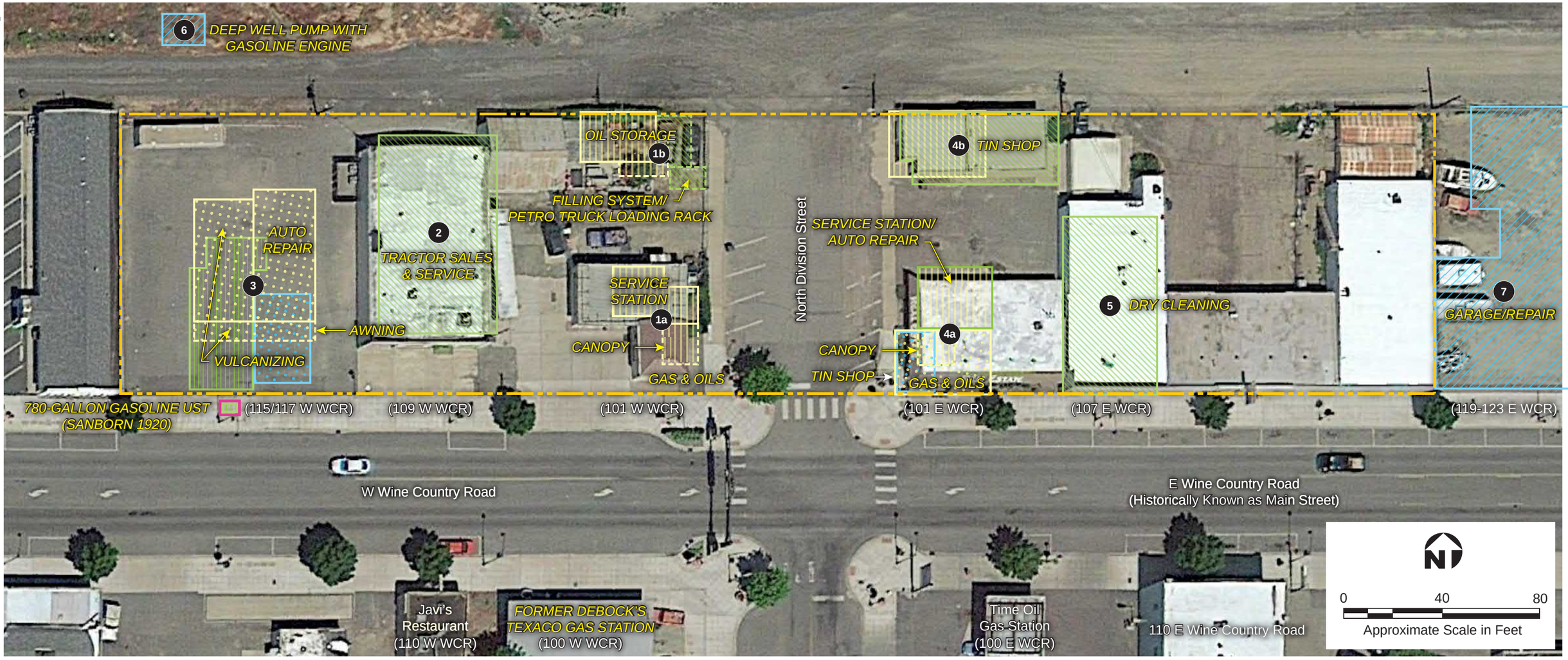
Source: Google Earth Pro, imagery dated 5/28/17; Utilities from "Utility Layout, Debock's Texaco, 100 West Main Street, Grandview, Washington," EES Environmental Consulting, Inc., 9/19/2019

Figure 4

Site Investigation Area

AECOM

RELLC
100 W, 101 W and 101 E Wine Country Road
Grandview, Washington



Source: Google Earth Pro, imagery dated 5/28/17

Legend

Area of Historical Review Boundary		GAS	Historical feature
Historical feature (Sanborn 1915)		WCR	Wine Country Road
Historical feature (Sanborn 1920)			
Historical feature (Sanborn 1925)			
Historical feature (Sanborn 1931)			
Historical feature (Sanborn 1942)			
Historical feature (Sanborn 1952)			
Underground storage tank (UST)			

Historical Features

Location	Address	Operation	Source and Dates
1a	101 W Wine Country Rd	Gas & Oils, Service Station/Auto Repair	Sanborn 1942-1952
1b	112 N Division St	Oil Storage	Sanborn 1942-1952
1b	112 N Division St	Filling System Petro Truck Loading Rack	Sanborn 1952 Tax Assessor Field Card
2	109 W Wine Country Rd	Tractor Sales & Service	Sanborn 1952
3	115/117 W Wine Country Rd	780-Gal Gasoline UST	Sanborn 1920-1925
3	115/117 W Wine Country Rd	Vulcanizing	Sanborn 1920-1931
3	115/117 W Wine Country Rd	Auto Repair	Sanborn 1931-1952
4a	101 E Wine Country Rd	Tin Shop	Sanborn 1925-1931
4a	101 E Wine Country Rd	Gas & Oils, Service Station/Auto Repair	Sanborn 1942-1952
4b	109 N Division St	Tin Shop	Sanborn 1942-1952
5	107 E Wine Country Rd	Dry Cleaning	Sanborn 1952
6	125½ W Wine Country Rd	Deep Well Pump with Gasoline Engine	Sanborn 1915-1942
7	119-123 E Wine Country Rd	Garage/Repair	Sanborn 1915-1931

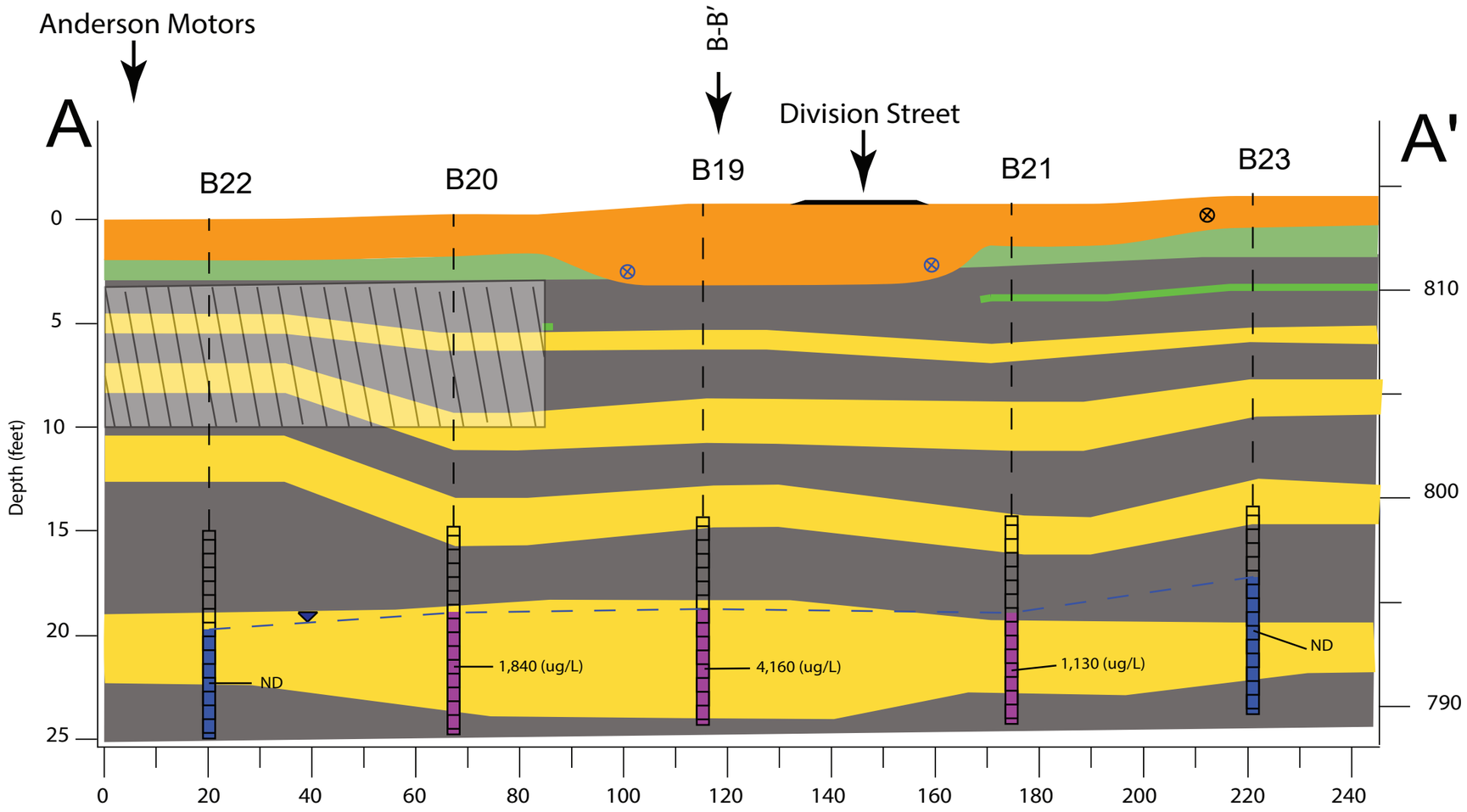
Note: Dates shown are dates of resources reviewed and do not necessarily indicate range of dates that a feature was present.

Figure 5

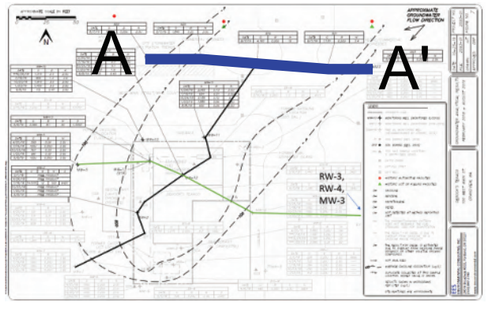
101 W. and 101 E. Wine Country Road Historical Research

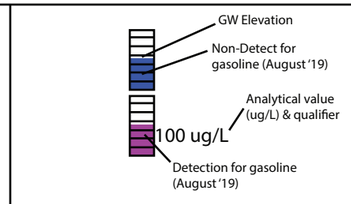
AECOM

RELLC
100 W, 101 W and 101 E Wine Country Road
Grandview, Washington



Note: Survey elevations are not used in this cross section. Well elevations are estimated.





Temporary well

Approximate Water Table from Temporary Wells

Water/Irrigation Line

Storm Sewer Line

Stormwater trench (projected from in front of the page)

Facies

	Description	USCS
Fill	Coarse sand, and pea gravel	GM - ML
Floodwater sands	Fine to medium sand to silty sand with silt laminations	SM - SP
Loess deposits	Fine sand with silt, generally loose	ML
Slackwater silts	Dense silty sand to silt with fine sand interbeds	SM - ML

Transmissivity

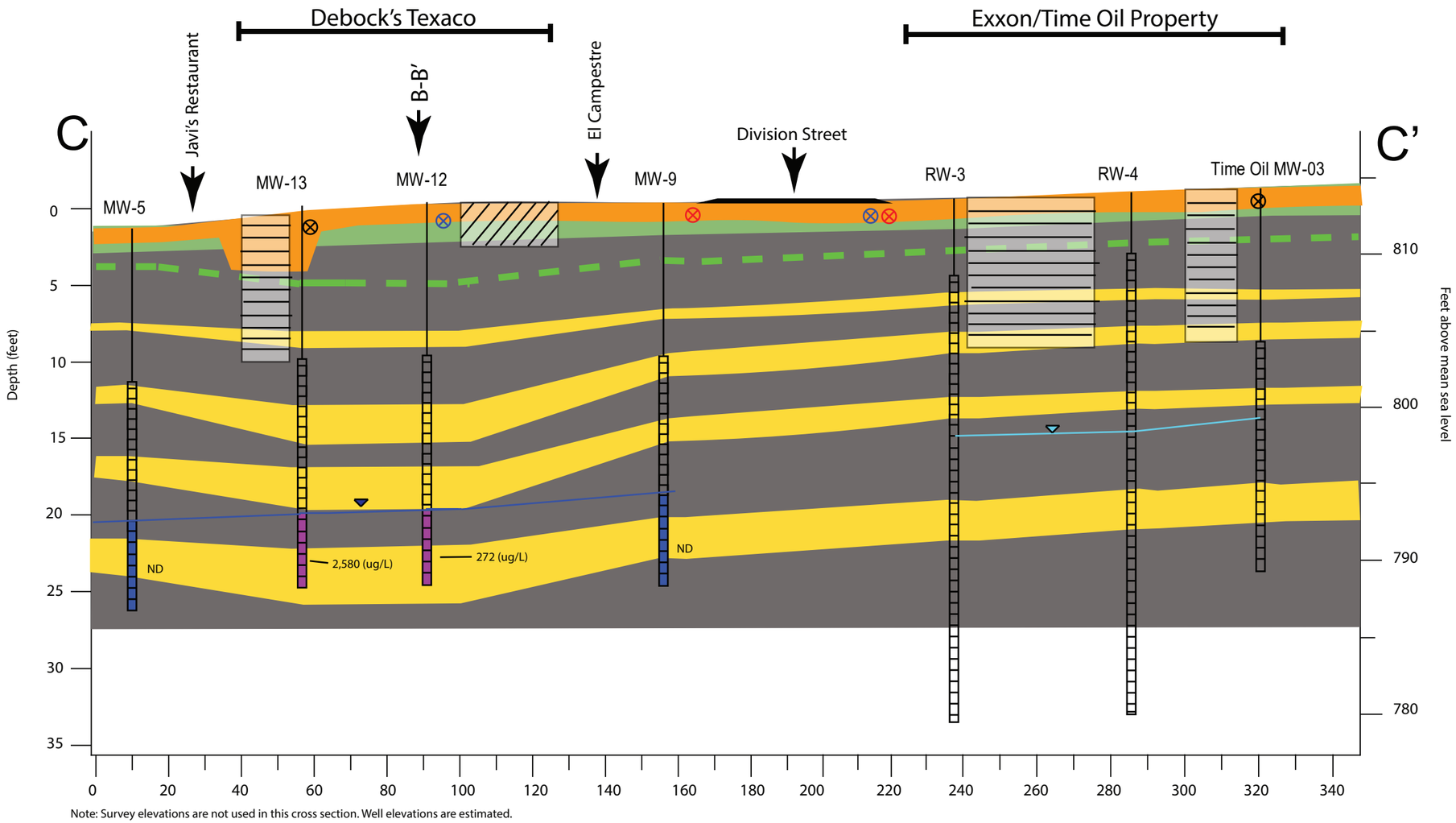
Mount St. Helens ash marker bed (dashed where assumed)

Figure 6

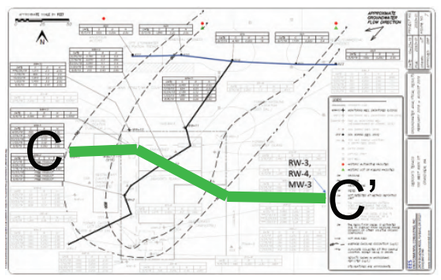
Cross Section A-A'

AECOM

RELLC
100 W, 101 W and 101 E Wine Country Road
Grandview, Washington



Note: Survey elevations are not used in this cross section. Well elevations are estimated.



Temporary Well Screen with water column

Non-Detect for gasoline (8/7/19)

100 U — Analytical value (ug/L) & qualifier

Detection for gasoline (8/7/19)

August 2019 Water Elevation

February 2000 Water Elevation

Abandoned Fuel Transmission Piping

Power line

Water/irrigation line

Former Fuel Dispenser Island (projected)

Former Gasoline UST Excavation Location

Facies

Transmissivity

	Description	USCS
Fill	Coarse sand, and pea gravel	GM - ML
Floodwater sands	Fine to medium sand to silty sand with silt laminations	SM - SP
Loess deposits	Fine sand with silt, generally loose	ML
Slackwater silts	Dense silty sand to silt with fine sand interbeds	SM - ML

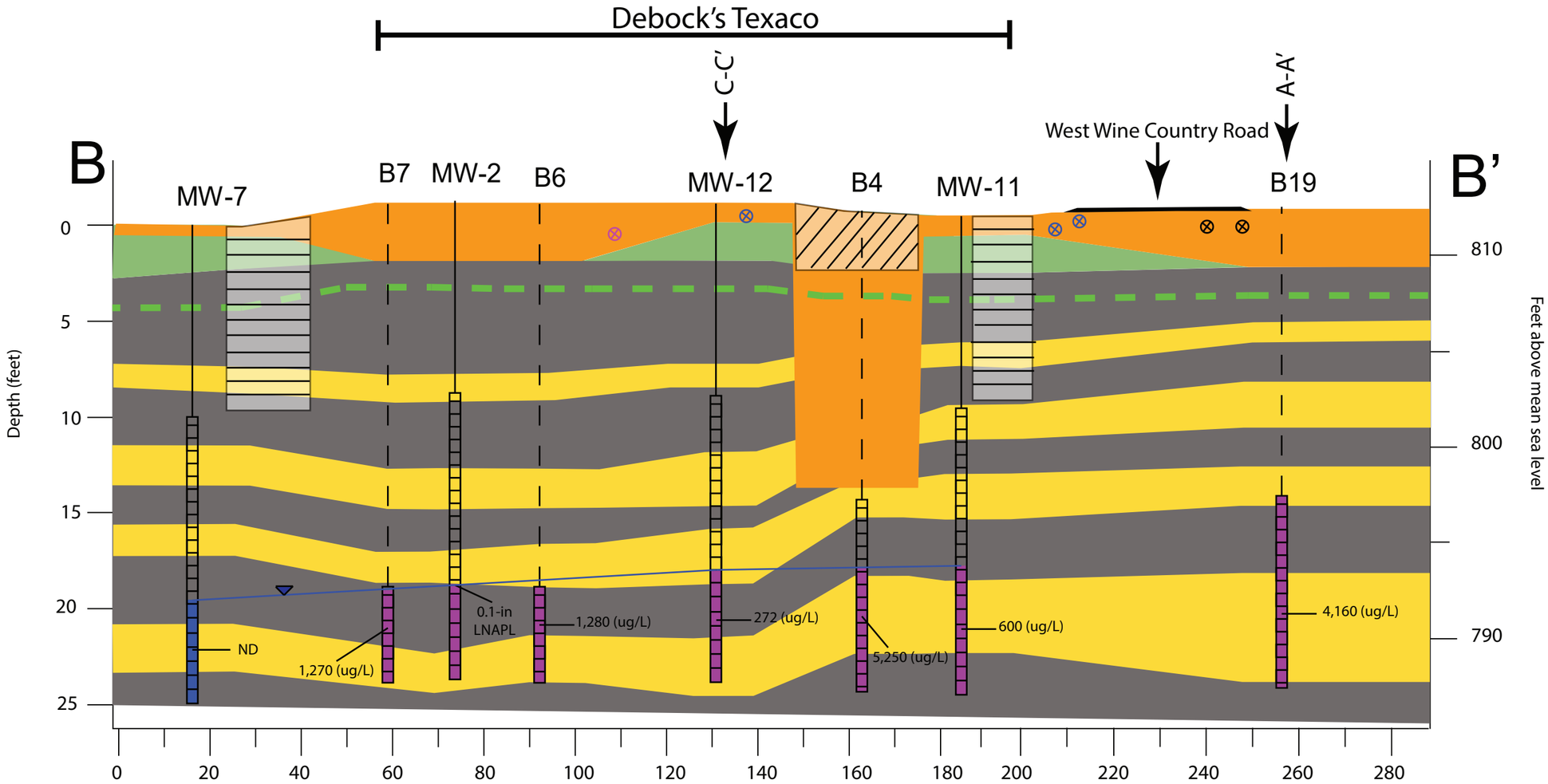
Mount St. Helens ash marker bed

Figure 7

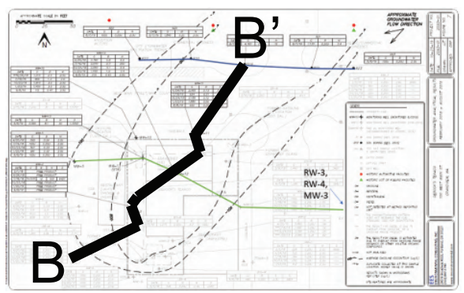
Cross Section C-C'

AECOM

RELLC
100 W, 101 W and 101 E Wine Country Road
Grandview, Washington



Note: Survey elevations were not available for all wells in this cross section. Well elevations are estimated in some cases.



GW Elevation
Non-Detect for gasoline (2019/2020)
Analytical value (ug/L) & qualifier
100 ug/L
Detection for gasoline (2019/2020)

Temporary well
Permanent monitoring well
Water Table 8/8/2019

Water/Irrigation Line
Former Fuel Line
Storm Sewer Line
Former Fuel Dispenser Island (projected)
Former Gasoline UST Excavation Location (projected)

Facies

Transmissivity

	Description	USCS
Fill	Coarse sand, and pea gravel	GM - ML
Floodwater sands	Fine to medium sand to silty sand with silt laminations	SM - SP
Loess deposits	Fine sand with silt, generally loose	ML
Slackwater silts	Dense silty sand to silt with fine sand interbeds	SM - ML

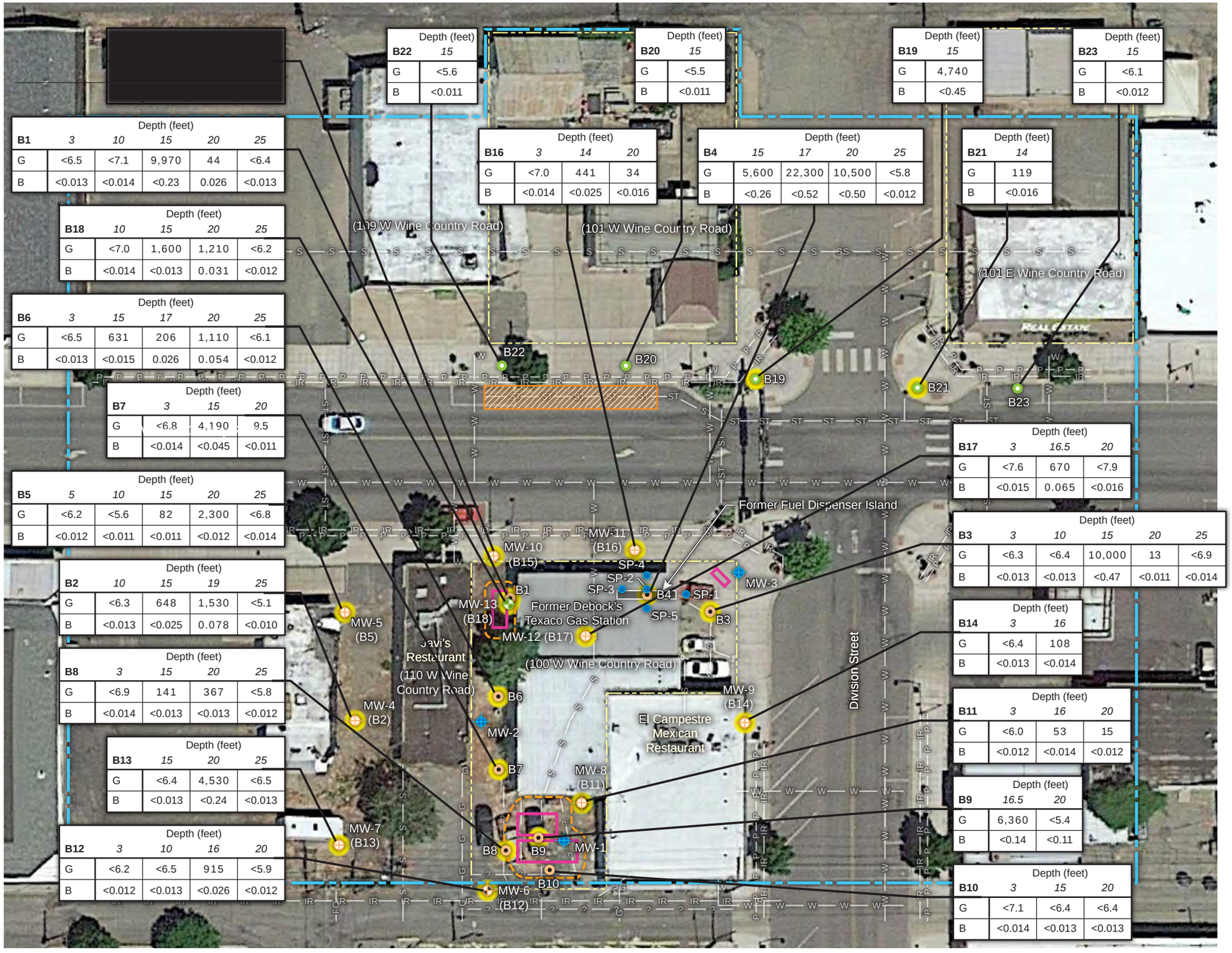
Mount St. Helens ash marker bed (dashed where assumed)

Figure 8
Cross Section B-B'

AECOM

RELLC
100 W, 101 W and 101 E Wine Country Road
Grandview, Washington

\\Seattle.na.aecomnet.com\Seattle\DCS\Resources\GRFX\Projects\60633921 RELLC Grandview\60633921_04.ai



B22	Depth (feet) 15
G	<5.6
B	<0.011

B20	Depth (feet) 15
G	<5.5
B	<0.011

B19	Depth (feet) 15
G	4,740
B	<0.45

B23	Depth (feet) 15
G	<6.1
B	<0.012

B16	Depth (feet) 3	14	20
G	<7.0	441	34
B	<0.014	<0.025	<0.016

B4	Depth (feet) 15	17	20	25
G	5,600	22,300	10,500	<5.8
B	<0.26	<0.52	<0.50	<0.012

B21	Depth (feet) 14
G	119
B	<0.016

B1	Depth (feet) 3	10	15	20	25
G	<6.5	<7.1	9,970	44	<6.4
B	<0.013	<0.014	<0.23	0.026	<0.013

B18	Depth (feet) 10	15	20	25
G	<7.0	1,600	1,210	<6.2
B	<0.014	<0.013	0.031	<0.012

B6	Depth (feet) 3	15	17	20	25
G	<6.5	631	206	1,110	<6.1
B	<0.013	<0.015	0.026	0.054	<0.012

B7	Depth (feet) 3	15	20
G	<6.8	4,190	9.5
B	<0.014	<0.045	<0.011

B17	Depth (feet) 3	16.5	20
G	<7.6	670	<7.9
B	<0.015	0.065	<0.016

B5	Depth (feet) 5	10	15	20	25
G	<6.2	<5.6	82	2,300	<6.8
B	<0.012	<0.011	<0.011	<0.012	<0.014

B3	Depth (feet) 3	10	15	20	25
G	<6.3	<6.4	10,000	13	<6.9
B	<0.013	<0.013	<0.47	<0.011	<0.014

B2	Depth (feet) 10	15	19	25
G	<6.3	648	1,530	<5.1
B	<0.013	<0.025	0.078	<0.010

B14	Depth (feet) 3	16
G	<6.4	108
B	<0.013	<0.014

B8	Depth (feet) 3	15	20	25
G	<6.9	141	367	<5.8
B	<0.014	<0.013	<0.013	<0.012

B11	Depth (feet) 3	16	20
G	<6.0	53	15
B	<0.012	<0.014	<0.012

B13	Depth (feet) 15	20	25
G	<6.4	4,530	<6.5
B	<0.013	<0.24	<0.013

B9	Depth (feet) 16.5	20
G	6,360	<5.4
B	<0.14	<0.11

B12	Depth (feet) 3	10	16	20
G	<6.2	<6.5	915	<5.9
B	<0.012	<0.013	<0.026	<0.012

B10	Depth (feet) 3	15	20
G	<7.1	<6.4	<6.4
B	<0.014	<0.013	<0.013

Legend

- Site investigation area
- Property boundary
- Infiltration trench
- ST — Storm sewer
- S — Sanitary sewer
- W — Water
- G — Gas
- FO — Fiber optic
- P — Power
- ? — Unknown utility
- IR — Irrigation
- Former underground storage tank (UST)
- Approximate limits of excavation
- Monitoring well (Olympus 1998)
- Monitoring well
- Monitoring well (EES 2019)
- Soil boring (EES 2018)
- Soil boring (EES 2019)
- Soil probe (Olympus 2000)
- bold — Exceeds cleanup level
- G — Gasoline
- B — Benzene

Concentrations in mg/kg

NT

0 40 80

Approximate Scale in Feet

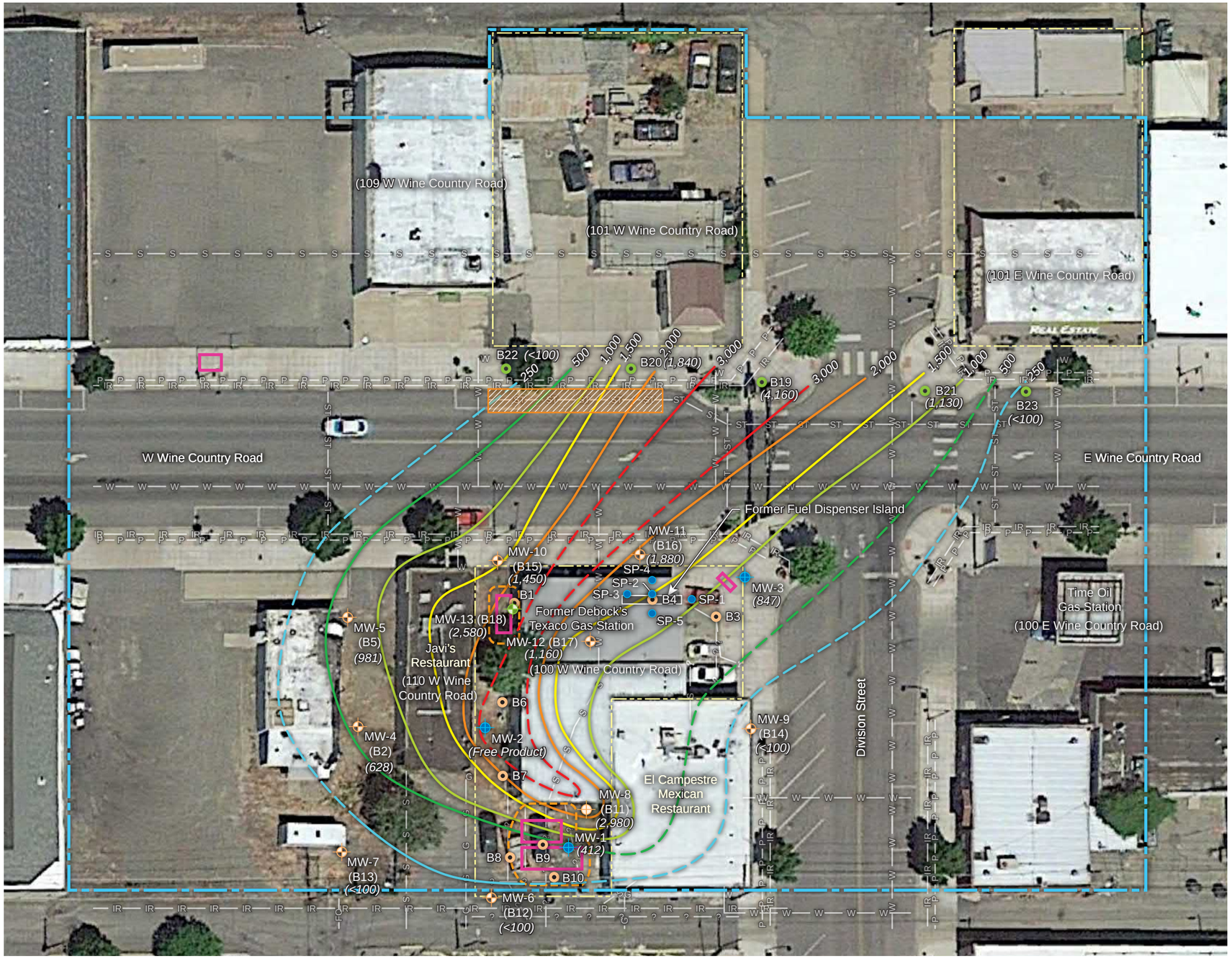
Source: Google Earth Pro, imagery dated 5/28/17; Utilities from "Utility Layout, Debock's Texaco, 100 West Main Street, Grandview, Washington," EES Environmental Consulting, Inc., 9/19/2019

Figure 9

Soil Gasoline-Range Petroleum Hydrocarbon & Benzene Concentrations (2019)

AECOM

RELLC
100 W, 101 W and 101 E Wine Country Road
Grandview, Washington



Source: Google Earth Pro, imagery dated 5/28/17; Utilities from "Utility Layout, Debock's Texaco, 100 West Main Street, Grandview, Washington," EES Environmental Consulting, Inc., 9/19/2019

Legend

- Site investigation area
- Property boundary
- Infiltration trench
- ST — Storm sewer
- S — Sanitary sewer
- W — Water
- G — Gas
- FO — Fiber optic
- P — Power
- ? — Unknown utility
- IR — Irrigation
- Former underground storage tank (UST)
- Approximate limits of excavation
- Monitoring well (Olympus 1998)
- Monitoring well
- Monitoring well (EES 2019)
- Soil boring (EES 2018)
- Soil boring (EES 2019)
- Soil probe (Olympus 2000)
- (412) Gasoline-range petroleum hydrocarbon concentration, µg/L
- Gasoline-range petroleum hydrocarbon concentration contour, dashed where inferred, µg/L

lower concentration — higher concentration

MTCA Method A cleanup level for gasoline-range petroleum hydrocarbon = 800 µg/L

0 40 80

Approximate Scale in Feet

Figure 10

Groundwater Gasoline-Range Petroleum Hydrocarbon Concentrations (2019)

AECOM

RELLC
100 W, 101 W and 101 E Wine Country Road
Grandview, Washington

TABLES

Table 1
Summary of Monitoring Well Construction Details and Groundwater Elevation Data
100 W, 101 W & 101 E Wine Country Road
Grandview, WA

Well ID	TOC Elevation (feet)	Screen Interval (feet bgs)	Well Installation Year	Date Measured	Depth to Water (feet below TOC)	Depth to Product (feet below TOC)	Product Thickness (feet)	Groundwater Elevation (feet)
100 W. Wine Country Road - Debock's Gasoline Station								
MW-1	812.37	NA	1998	4/1/1998	17.34	-	0	795.03
				9/27/2000	14.26	-	0	798.11
				10/25/2017	18.59	-	0	793.78
				11/7/2017	18.88	-	0	793.49
				2/2/2018	20.18	-	0	792.19
				3/6/2018	20.59	-	0	791.78
				3/16/2018	20.71	-	0	791.66
				4/2/2018	20.93	-	0	791.44
				4/5/2018	20.96	-	0	791.41
				4/24/2018	21.14	-	0	791.23
				7/17/2018	20.4	-	0	791.97
				10/22/2018	19.07	-	0	793.3
				1/22/2019	20.64	-	0	791.73
				8/8/2019	19.36	-	0	793.01
MW-2	812.91	NA	1998	4/1/1998	17.93	-	0	794.98
				9/27/2000	14.66	-	0	798.25
				10/25/2017	19.91	19.05	0.86	793
				11/7/2017	20.13	19.22	0.91	792.78
				2/1/2018	21.81	20.67	1.14	791.1
				2/2/2018	21.31	21.18	0.13	791.6
				2/3/2018	21.14	20.89	0.25	791.77
				3/6/2018	21.61	21.22	0.39	791.3
				3/16/2018	21.73	21.32	0.41	791.18
				4/2/2018	22.03	21.53	0.5	790.88
				4/5/2018	22.03	21.56	0.47	790.88
				4/24/2018	22.32	21.73	0.59	790.59
				5/4/2018	22.42	21.83	0.59	790.49
				6/5/2018	21.8	21.67	0.13	791.11
				7/17/2018	21	-	0	791.91
				8/17/2018	20.53	20.4	0.13	792.38
				9/10/2018	19.86	19.78	0.08	793.05
				10/22/2018	19.73	19.63	0.1	793.18
				11/13/2018	20.13	20.06	0.07	792.78
				12/11/2018	20.65	20.57	0.08	792.26
				1/22/2019	21.32	21.26	0.06	791.59
				2/19/2019	21.62	21.56	0.06	791.29
				4/23/2019	22.08	21.6	0.48	790.83
				7/23/2019	20.21	20.2	0.01	792.7

Table 1
Summary of Monitoring Well Construction Details and Groundwater Elevation Data
100 W, 101 W & 101 E Wine Country Road
Grandview, WA

Well ID	TOC Elevation (feet)	Screen Interval (feet bgs)	Well Installation Year	Date Measured	Depth to Water (feet below TOC)	Depth to Product (feet below TOC)	Product Thickness (feet)	Groundwater Elevation (feet)
MW-3	812.74	NA	1998	4/1/1998	16.29	-	0	796.45
				9/27/2000	13.01	-	0	799.73
				10/25/2017	17.92	-	0	794.82
				11/7/2017	18.18	-	0	794.56
				2/2/2018	19.58	-	0	793.16
				3/6/2018	19.99	-	0	792.75
				3/16/2018	21.02	-	0	791.72
				4/5/2018	20.38	-	0	792.36
				4/24/2018	20.62	-	0	792.12
				7/17/2018	19.83	-	0	792.91
				10/22/2018	18.4	-	0	794.34
				1/22/2019	20.05	-	0	792.69
				8/8/2019	18.72	-	0	794.02
MW-4	811.94	10-25'	2018	3/16/2018	21.04	-	0	790.9
				4/2/2018	21.27	-	0	790.67
				4/5/2018	21.3	-	0	790.64
				4/24/2018	21.48	-	0	790.46
				7/17/2018	20.66	-	0	791.28
				10/22/2018	19.27	-	0	792.67
				1/22/2019	20.9	-	0	791.04
				8/8/2019	19.59	-	0	792.35
MW-5	811.64	10-25'	2018	4/5/2018	20.83	-	0	790.81
				4/24/2018	20.99	-	0	790.65
				7/17/2018	19.91	-	0	791.73
				10/22/2018	18.56	-	0	793.08
				1/22/2019	20.4	-	0	791.24
				8/8/2019	18.82	-	0	792.82
MW-6	811.99	10-25'	2018	4/5/2018	20.96	-	0	791.03
				4/24/2018	21.1	-	0	790.89
				7/17/2018	20.34	-	0	791.65
				10/22/2018	19.02	-	0	792.97
				1/22/2019	20.6	-	0	791.39
				8/8/2019	19.31	-	0	792.68
MW-7	811.92	10-25'	2018	4/5/2018	22.82	-	0	789.1
				4/24/2018	21.75	-	0	790.17
				7/17/2018	20.99	-	0	790.93
				10/22/2018	19.65	-	0	792.27
				1/22/2019	21.2	-	0	790.72
				8/8/2019	19.93	-	0	791.99

Table 1
Summary of Monitoring Well Construction Details and Groundwater Elevation Data
100 W, 101 W & 101 E Wine Country Road
Grandview, WA

Well ID	TOC Elevation (feet)	Screen Interval (feet bgs)	Well Installation Year	Date Measured	Depth to Water (feet below TOC)	Depth to Product (feet below TOC)	Product Thickness (feet)	Groundwater Elevation (feet)
MW-8	812.28	10-25'	2018	4/5/2018	20.77	-	0	791.51
				4/24/2018	20.94	-	0	791.34
				7/17/2018	20.2	-	0	792.08
				10/22/2018	18.84	-	0	793.44
				1/22/20019	20.41	-	0	791.87
				8/8/2019	19.15	-	0	793.13
MW-9	812.76	10-25'	2018	4/5/2018	21.02	-	0	791.74
				4/24/2018	20.69	-	0	792.07
				7/17/2018	19.92	-	0	792.84
				10/22/2018	18.56	-	0	794.2
				1/22/2019	20.15	-	0	792.61
				8/8/2019	18.81	-	0	793.95
MW-10	812.05	10-25'	2018	4/5/2018	20.91	-	0	791.14
				4/24/2018	20.7	-	0	791.35
				7/17/2018	19.79	-	0	792.26
				10/22/2018	18.38	-	0	793.67
				1/22/2019	20.1	-	0	791.95
				8/8/2019	18.7	-	0	793.35
MW-11	812.13	10-25'	2018	4/24/2018	20.29	-	0	791.84
				7/17/2018	19.47	-	0	792.66
				10/22/2018	18.05	-	0	794.08
				1/22/2019	19.68	-	0	792.45
				8/8/2019	18.4	-	0	793.73
MW-12	812.81	10-25'	2018	4/24/2018	21.18	-	0	791.63
				7/17/2018	20.38	-	0	792.43
				10/22/2018	18.93	-	0	793.88
				1/22/2019	20.62	-	0	792.19
				8/8/2019	19.31	-	0	793.5
MW-13	812.72	10-25'	2019	8/8/2019	19.4	-	0	793.32

Notes:
Well information from Remedial Investigation Status Report (EES, 2018) and Supplemental Investigation Tasks (EES, 2019).
bgs - below ground surface; NA - Not Available
TOC - Top of Casing

Table 2
Summary of Soil Analytical Results - Gasoline Range Petroleum Hydrocarbons and VOCs
100 W, 101 W & 101 E Wine Country Road
Grandview, WA

Sample ID	Sample Date	Sample Depth (feet bgs)	Gasoline-Range	Benzene	Toluene	Ethylbenzene	Total Xylenes	Naphthalene
			Soil (mg/kg)					
MTCA Method A Soil Cleanup Level			**30 / 100 [a]**	**0.03**	**7.0**	**6.0**	**9.0**	**5.0**
100 W. Wine Country Road - Debock's Gasoline Station								
B1	3/15/18	3	<6.5	<0.013	<0.065	<0.032	<0.097	<0.13
		10	<7.1	<0.014	<0.071	<0.035	<0.11	<0.14
		15	**9,970 J**	<0.23	<1.2	**36 J**	**85 J**	**40 J**
		20	**44**	0.026	<0.054	<0.027	<0.08	0.34 -
		25	<6.4	<0.013	<0.064	<0.032	<0.096	<0.13
B2	3/15/18	10	<6.3	<0.013	<0.063	<0.032	<0.095	<0.13
		15	**648**	<0.025	<0.12	0.8	1.3	1.9
		19	**1,530**	**0.078**	<0.34	1.8	1.9	1.8
		25	<5.1	<0.01	<0.051	<0.026	<0.077	<0.1
B3	3/16/18	3	<6.3	<0.013	<0.063	<0.032	<0.095	<0.013
		10	<6.4	<0.013	<0.064	<0.032	<0.096	<0.013
		15	**10,000 J**	<0.47	<2.3	**73 J**	**374 J**	**37 J**
		20	13	<0.011	<0.054	<0.027	<0.082	<0.11
		25	<6.9	<0.014	<0.069	<0.035	<0.1	<0.14
B4	3/16/18	15	**5,600 J**	<0.26	**7.8**	**40 J**	**342 J**	**29 J**
		17	**22,300 J**	<0.52	**98**	**276 J**	**1870 J**	**126 J**
		20	**10,500 J**	<0.5	**15**	**71 J**	**343 J**	**39 J**
		25	<5.8	<0.012	<0.058	<0.029	<0.086	<0.012
B5	3/15/18	5	<6.2	<0.012	<0.062	<0.031	<0.093	<0.012
		10	<5.6	<0.11	<0.056	<0.028	<0.084	<0.11
		15	82 J	<0.11	<0.057	<0.029	<0.086	0.19 J
		20	**2,300**	<0.012	0.088	**8.1**	19	**9.1**
		25	<6.8	<0.014	<0.068	<0.034	<0.10	<0.14

Table 2
Summary of Soil Analytical Results - Gasoline Range Petroleum Hydrocarbons and VOCs
100 W, 101 W & 101 E Wine Country Road
Grandview, WA

Sample ID	Sample Date	Sample Depth (feet bgs)	Gasoline-Range	Benzene	Toluene	Ethylbenzene	Total Xylenes	Naphthalene
			Soil (mg/kg)					
MTCA Method A Soil Cleanup Level			**30 / 100** [a]	**0.03**	**7.0**	**6.0**	**9.0**	**5.0**
B6	4/2/18	3	<6.5	<0.013	<0.065	<0.032	<0.097	<0.13
		15	**631**	<0.015	<0.073	1.1	6.6	2.7
		17	**206**	0.026	0.077	1.5	6	0.86
		20	**1,110**	**0.054**	<0.23	5.4	**12**	2.7
		25	<6.1	<0.012	<0.061	<0.031	<0.092	<0.12
B7	4/2/18	3	<6.8	<0.014	<0.068	<0.034	<0.1	<0.14
		15	**4,190**	<0.045	<0.23	2.5	5.2	**7.6**
		20	9.5	<0.011	<0.056	<0.028	<0.084	<0.11
B8	4/2/18	3	<6.9	<0.014	<0.069	<0.035	<0.1	<0.14
		15	**141**	<0.013	<0.067	<0.033	<0.1	0.23
		20	**367**	<0.013	<0.065	1.2	2.9	0.6
		25	<5.8	<0.012	<0.058	<0.029	<0.087	<0.12
B9	4/2/18	16.5	**6,360**	<0.14	<0.7	**15**	**61**	**11**
		20	<5.4	<0.011	<0.054	0.041	<0.082	<0.11
B10	4/3/18	3	<7.1	<0.014	<0.071	<0.035	<0.11	<0.14
		15	<6.4	<0.013	<0.064	<0.032	<0.096	<0.13
		20	<6.4	<0.013	<0.064	<0.032	<0.096	<0.13
B11	4/3/18	3	<6	<0.012	<0.06	<0.03	<0.091	<0.12
		16	**53**	<0.014	<0.07	0.11	0.61	0.34
		20	15	<0.012	<0.061	0.36	1.5	0.13
B12	4/3/18	3	<6.2	<0.012	<0.062	<0.031	<0.093	<0.12
		10	<6.5	<0.013	<0.065	<0.033	<0.098	<0.13
		16	**915**	<0.026	<0.129	0.39	<0.19	1.8
		20	<5.9	<0.012	<0.059	<0.03	<0.089	<0.12

Table 2
Summary of Soil Analytical Results - Gasoline Range Petroleum Hydrocarbons and VOCs
100 W, 101 W & 101 E Wine Country Road
Grandview, WA

Sample ID	Sample Date	Sample Depth (feet bgs)	Gasoline-Range	Benzene	Toluene	Ethylbenzene	Total Xylenes	Naphthalene
			Soil (mg/kg)					
MTCA Method A Soil Cleanup Level			**30 / 100** [a]	**0.03**	**7.0**	**6.0**	**9.0**	**5.0**
B13	4/3/18	15	<6.4	<0.013	<0.064	<0.032	<0.095	<0.13
		20	**4,530**	<0.24	<1.2	3.8	6.1	2.5
		25	<6.3	<0.013	<0.063	<0.032	<0.095	<0.13
B14	4/4/18	3	<6.4	<0.013	<0.064	<0.032	<0.096	<0.13
		16	**108**	<0.014	<0.071	<0.035	<0.11	<0.14
B15	4/4/18	3	<7.6	<0.015	<0.076	<0.038	<0.11	<0.15
		15	**7,840**	<0.24	<1.2	**16**	**39**	**24**
		20	**318**	<0.025	<0.12	<0.061	<0.18	<0.25
B16	4/5/18	3	<7	<0.014	<0.07	<0.035	<0.1	<0.14
		14	**441**	<0.025	<0.13	1.1	3.4	1.8
		20	34	<0.016	<0.079	<0.04	<0.12	<0.16
B17	4/5/18	3	<7.6	<0.015	<0.076	<0.038	<0.11	<0.15
		16.5	**670**	**0.065**	1.2	5.5	**26**	2
		20	<7.9	<0.016	<0.079	<0.04	<0.12	<0.16
B18	8/6/2018 (MW-13)	10	<7	<0.014	<0.078	<0.035	<0.11	<0.14
		15	**1,600**	<0.013	0.072[b]	4	8.8	**7.3**
		20	**1,210**	**0.031**	0.078[b]	0.078[b]	0.22[c]	3.8 -
		25	<6.2	<0.012	<0.062	<0.031	<0.093	<0.12

Table 2
Summary of Soil Analytical Results - Gasoline Range Petroleum Hydrocarbons and VOCs
100 W, 101 W & 101 E Wine Country Road
Grandview, WA

Sample ID	Sample Date	Sample Depth (feet bgs)	Gasoline-Range	Benzene	Toluene	Ethylbenzene	Total Xylenes	Naphthalene
			Soil (mg/kg)					
MTCA Method A Soil Cleanup Level			**30 / 100** [a]	**0.03**	**7.0**	**6.0**	**9.0**	**5.0**
Historical Soil Data (pre-2001) 100 W. Wine Country Road - Debock's Gasoline Station								
SB-3	10/20/95	10	<20	<0.1	<0.1	<0.3	<0.1	NA
		15	**1,800**	<0.1	<0.1	1.7	4.1	NA
SB-4	10/20/95	10	**255 AG**	<0.1	<0.1	<0.3	<0.1	NA
SB-5	10/20/95	10	**117 AG**	<0.1	<0.1	<0.3	<0.1	NA
SB-6	10/23/95	10	<20	<0.1	<0.1	<0.3	<0.1	NA
SB-7	10/23/95	10	<20	<0.1	<0.1	<0.3	<0.1	NA
		12	**426 AG**	<0.1	<0.1	<0.3	<0.1	NA
GP-1	2/20/98	15	**1,280**	**1.3**	1	**8.7**	**40**	NA
GP-2	2/20/98	15	<5	<0.05	<0.05	<0.05	<0.1	NA
GP-3	2/20/98	15	**154**	<0.25	<0.25	0.58	0.8	NA
GP-4	2/20/98	15	**299**	<0.5	<0.05	0.97	1.1	NA
GP-5	2/20/98	15	**5,910**	<2.5	<2.5	**14**	**54**	NA
		20	<5	<0.05	<0.05	<0.05	<0.1	NA
SS-2	3/26/98	15	**886**	<0.5	<0.05	<10	<20	NA
SS-3	3/26/98	15	**306**	**0.19**	0.29	1	3.5	NA
SP-1	9/26/00	8	**641**	<0.25	0.35	0.59	**12**	NA
SP-2	9/26/00	8	**15,900**	**2.7**	**7.8**	**20**	**1,090**	NA
SP-2	9/26/00	8	**32,500**	**10**	**346**	**280**	**1,900**	NA
SP-3	9/26/00	12	**30**	<0.05	0.054	<0.05	1.3	NA
SP-4	9/26/00	8	15	<0.05	0.05	<0.05	0.28	NA
SP-5	9/26/00	8	26	<0.05	<0.05	<0.05	0.31	NA

Table 2
Summary of Soil Analytical Results - Gasoline Range Petroleum Hydrocarbons and VOCs
100 W, 101 W & 101 E Wine Country Road
Grandview, WA

Sample ID	Sample Date	Sample Depth (feet bgs)	Gasoline-Range	Benzene	Toluene	Ethylbenzene	Total Xylenes	Naphthalene
			Soil (mg/kg)					
MTCA Method A Soil Cleanup Level			**30 / 100 [a]**	**0.03**	**7.0**	**6.0**	**9.0**	**5.0**
101 W. Wine Country Road								
B19	8/7/19	15.0	**4,740**	<0.45	2.3	3.1	4.2	**36**
B20	8/7/19	15.0	<5.5	<0.011	<0.055	<0.028	<0.083	<0.11
B22	8/7/19	15.0	<5.6	<0.011	<0.056	<0.028	<0.083	<0.11
101 E. Wine Country Road								
B21	8/7/19	14.0	**119**	<0.016	0.081	<0.04	<0.12	1.4
B23	8/8/19	15.0	<6.1	<0.012	<0.061	<0.03	<0.091	<0.12

Notes:

Values in **bold** font indicate that the result reported meets or exceeds the most conservative MTCA cleanup level (Method A) based on the Ecology website.

Model Toxics Control Act (MTCA) Cleanup Regulation, WAC 173-340. MTCA Method A are from Ecology website CLARC tables dated May 2019 (https://fortress.wa.gov/ecy/clarc/CLARCDataTables.aspx).

AG - Analyzed sample time beyond holding time.

bgs - below ground surface

J - estimated value.

mg/kg - milligram per kilogram

NA - Not Analyzed

< - Compound was analyzed for but not detected above the reporting limit shown.

- Low bias detection

a The MTCA Method A soil cleanup level is 100 mg/kg if benzene is not present and the total of ethylbenzene, toluene, and xylenes is less than 1% of the gasoline mixture. The MTCA Method A cleanup level for all other gasoline mixtures is 30 mg/kg.

b Due to matrix interference this analyte cannot be accurately quantified. The reported result may contain a high bias.

c Due to matrix interference, this analyte cannot be accurately quantified. The reported result is estimated.

Table 3
Summary of Groundwater Analytical Results - Gasoline Range Petroleum Hydrocarbons and VOCs
100 W, 101 W & 101 E Wine Country Road
Grandview, WA

Sample ID	Sample Date	TPH (µg/L)	VOCs (µg/L)							
		Gasoline-Range	Benzene	Toluene	Ethylbenzene	Total Xylenes	MTBE	Naphthalene	EDB	EDC
MTCA Method A Cleanup Level		**800 / 1,000 [a]**	**5**	**1,000**	**700**	**1,000**	**20**	**160**	**0.01**	**5**
Monitoring Well Groundwater Samples, 100 W. Wine Country Road - Debock's Main Street Texaco Station										
MW-1	2/2/18	928	<0.2	<1.0	<0.5	<1.5	<1.0	<2.0	<0.033	<0.5
	4/24/18	725	<0.2	<1.0	<0.5	<1.5	<1.0	<2.0	<0.02	<0.5
	7/18/18	364	<0.2	<1.0	<0.5	<1.5	-	<2.0	-	-
	10/23/18	250	<0.2	<1.0	<0.5	<1.5	<1.0	<2.0	<0.5	<0.5
	1/23/19	412	<0.2	<1.0	<0.5	<1.5	-	<2.0	-	-
MW-2	7/18/18	**14,500**	**12**	34	441	936	<10	**193**	<5.0	<5.0
MW-3	2/2/18	121	<0.2	<1.0	<0.5	<1.5	<1.0	<2.0	<0.01	<0.5
	4/24/18	821	<0.2	<1.0	5	13	<1.0	<2.0	<0.02	<0.5
	7/18/18	715	<0.2	<1.0	12	20	-	<2.0	-	-
	10/23/18	564	<0.2	<1.0	<0.5	<1.5	<1.0	<2.0	<0.5	<0.5
	1/23/19	847	<0.2	<1.0	4.7	13	-	<2.0	-	-
MW-4	4/25/18	521	0.53	<1.0	<0.5	<1.5	<1.0	<2.0	<0.01	<0.5
	7/19/18	121	0.21	<1.0	<0.5	<1.5	-	<2.0	-	-
	10/23/18	653	1.2	<1.0	<0.5	<1.5	<1.0	<2.0	<0.5	<0.5
	1/22/19	628	0.37	<1.0	<0.5	<1.5	-	<2.0	-	-
MW-5	4/25/18	390	0.24	<1.0	<0.5	<1.5	<1.0	<2.0	<0.01	<0.5
	7/19/18	<100	<0.2	<1.0	<0.5	<1.5	-	<2.0	-	-
	10/23/18	767	0.33	<1.0	1.3 J	2.2 J	<1.0	<2.0	<0.5	<0.5
	1/22/19	**981**	0.32	<1.0	<0.5	<1.5	-	<2.0	-	-
	8/8/19	<100	<0.2	<1.0	<0.5	<1.5	-	<2.0	-	-
MW-6	4/25/18	<100	<0.2	<1.0	<0.5	<1.5	<1.0	<2.0	<0.01	<0.5
	7/18/18	<100	<0.2	<1.0	<0.5	<1.5	-	<2.0	-	-
	10/23/18	<100	<0.2	<1.0	<0.5	<1.5	<1.0	<2.0	<0.5	<0.5
	1/22/19	<100	<0.2	<1.0	<0.5	<1.5	-	<2.0	-	-
MW-7	4/25/18	<100	<0.2	<1.0	0.74	<1.5	<1.0	<2.0	<0.01	<0.5
	7/19/18	<100	<0.2	<1.0	<0.5	<1.5	-	<2.0	-	-
	10/24/18	<100	<0.2	<1.0	<0.5	<1.5	<1.0	<2.0	<0.5	<0.5
	1/22/19	<100	<0.2	<1.0	<0.5	<1.5	-	<2.0	-	-

Table 3
Summary of Groundwater Analytical Results - Gasoline Range Petroleum Hydrocarbons and VOCs
100 W, 101 W & 101 E Wine Country Road
Grandview, WA

Sample ID	Sample Date	TPH (µg/L)	VOCs (µg/L)							
		Gasoline-Range	Benzene	Toluene	Ethylbenzene	Total Xylenes	MTBE	Naphthalene	EDB	EDC
MTCA Method A Cleanup Level		**800 / 1,000** [a]	**5**	**1,000**	**700**	**1,000**	**20**	**160**	**0.01**	**5**
MW-8	4/25/18	**5,860**	<0.2	3.9	75	299	<1.0	58	<0.02	<0.5
	7/18/18	**1,590 [1,410]**	<0.2 [<0.2]	<1.0 [<1.0]	8.9 [8.9]	18 [16]	-	22 [17]	-	-
	10/24/18	**2,390 [2,170]**	<0.2 [<0.2]	5.2 [4.9]	121 J [112 J]	206 J [190 J]	<1.0 [<1.0]	35 J [32 J]	<0.5 [<0.5]	<0.5 [<0.5]
	1/23/19	**2,980 [2,920]**	0.22 [0.24]	<1.0 [<1.0]	64 [72]	10 [11]	-	59 [62]	-	-
MW-9	4/24/18	<100	<0.2	<1.0	0.74	<1.5	<1.0	<2.0	<0.01	<0.5
	7/18/18	<100	<0.2	<1.0	<0.5	<1.5	-	<2.0	-	-
	10/23/18	<100	<0.2	<1.0	<0.5	<1.5	<1.0	<2.0	<0.5	<0.5
	1/22/19	<100	<0.2	<1.0	<0.5	<1.5	-	<2.0	-	-
MW-10	4/24/18	**1,210 [779]**	2.5 [2.1]	<1.0 [<1.0]	9.2 [3.8]	13 [5.1]	<1.0 [<1.0]	<2.0 [<2.0]	<0.02 [<0.02]	<0.5 [<0.5]
	7/18/18	466	1.2	<1.0	<0.5	<1.5	-	<2.0	-	-
	10/23/18	**1,910**	3.5	<1.0	2.3 J	3 J	<1.0	<2.0	<0.5	<0.5
	1/23/19	**1,450**	3	<1.0	0.51	<1.5	-	<2.0	-	-
	8/8/19	115	0.47	<1.0	<0.5	<1.5	-	<2.0	-	-
MW-11	4/24/18	**2,060**	0.73	1.5	1.6	16	<1.0	<2.0	<0.02	<0.5
	7/18/18	**834**	0.31	<1.0	<0.5	<1.5	-	<2.0	-	-
	10/24/18	**2,180**	0.72	<1.0	4.8 J	3.2 J	<1.0	9.4 J	<0.5	<0.5
	1/23/19	**1,880**	0.66	<1.0	0.73	1.7	-	<2.0	-	-
	8/8/19	600	0.29	<1.0	<0.5	<1.5	-	<2.0	-	-
MW-12	4/24/18	**3,780**	**5.8**	50	92	596	<1.0	6	<0.02	<0.5
	7/19/18	**2,070**	2.3	<10	15	281	-	<20	-	-
	10/24/18	**2,060**	**5.1**	2.5	17	59	<1.0	6.9	<0.5	<0.5
	1/23/19	**1,160**	1.9	<1.0	0.95	4.1	-	2.4	-	-
	8/8/19	272	0.43	<1.0	<0.5	1.8	-	<2.0	-	-
MW-13	8/8/19	**2,580**	**8.1**	1.5	13	25	-	30	-	-
Grab Groundwater Samples - 100 W. Wine Country Road - Debock's Main Street Texaco Station										
B1-W	3/15/18	**7,240**	**31**	6.9	98	195	<5.0	**162**	<2.5	<2.5
B3-W	3/16/18	**1,440**	<0.2	<1.0	9.9	35	<1.0	<2.0	<0.5	<0.5
B4-W	3/16/18	**5,250**	1.3	66	92	588	<5.0	21	<2.5	<2.5
B6-W	4/3/18	**1,280**	**6.1**	5.2	36	125	<1.0	4.3	<0.5	<0.5
B7-W	4/3/18	**1,270**	<0.2	1.4	28	40	<1.0	6.2	<0.5	<0.5

Table 3
Summary of Groundwater Analytical Results - Gasoline Range Petroleum Hydrocarbons and VOCs
100 W, 101 W & 101 E Wine Country Road
Grandview, WA

Sample ID	Sample Date	TPH (µg/L)	VOCs (µg/L)							
		Gasoline-Range	Benzene	Toluene	Ethylbenzene	Total Xylenes	MTBE	Naphthalene	EDB	EDC
MTCA Method A Cleanup Level		**800 / 1,000** [a]	**5**	**1,000**	**700**	**1,000**	**20**	**160**	**0.01**	**5**
B8-W	4/3/18	**1,290**	0.26	13	39	68	<1.0	5.2	<0.5	<0.5
B9-W	4/3/18	725	<0.2	2.3	18	39	<1.0	<2.0	<0.5	<0.5
B10-W	4/4/18	449	<0.2	3.9	<0.5	<1.5	<1.0	<2.0	<0.5	<0.5
Grab Groundwater Samples - 101 W. Wine Country Road										
B19-W	8/7/19	**4,160**	<0.2	<1.0	4.9	6.7	-	15	-	-
B20-W	8/7/19	**1,840**	0.22	<1.0	<0.5	<1.5	-	<2.0	-	-
B22-W	8/7/19	<100	<0.2	<1.0	<0.5	<1.5	-	<2.0	-	-
Grab Groudwater Samples - 101 E. Wine Country Road										
B21-W	8/7/19	**1,130**	<0.2	<1.0	<0.5	<1.5	-	3.4	-	-
B23-W	8/8/19	<100	<0.2	<1.0	<0.5	<1.5	-	<2.0	-	-
Historical Groundwater Data (pre-2001) 100 W. Wine Country Road - Debock's Main Street Texaco Station										
SB3-16	10/20/95	67	4.2	<1.2	1.6	3.4	--	--	--	--
SB4-16	10/20/95	53	0.16	0.83	1.3	5.8	--	--	--	--
SB5-16	10/20/95	56	<0.05	0.34	1.4	4.9	--	--	--	--
SB6-16	10/23/95	**185**	3.5	1.9	2.4	5.7	--	--	--	--
SB7-16.5	10/23/95	**111**	0.14	2.1	1.5	6.9	--	--	--	--
GP-1-15W	2/20/98	**8,400**	**1,910**	<13	527	**1,660**	--	--	--	--
GP-2-15W	2/20/98	78	**5.3**	2.5	1.8	6.6	--	--	--	--
GP-3-15W	2/20/98	594	**22**	1.6	17	22	--	--	--	--
GP-4-15W	2/20/98	**1,220**	**92**	3.9	72	14	--	--	--	--
GP-5-15W	2/20/98	**2,930**	**7.9**	4.9	81	113	--	--	--	--
SP-1-1418	9/26/00	**12,600**	**153**	100	430	**1,030**	--	--	--	--
SP-2-1418	9/26/00	**281,000**	**2,690**	**31,900**	**8,390**	**55,100**	--	--	--	--
SP-3-1418	9/26/00	**26,400**	**365**	**2,090**	**718**	**4,040**	--	--	--	--
SP-4-1418	9/26/00	**6,570**	**37**	64	73	154	--	--	--	--
SP-5-1418	9/26/00	**34,200**	**630**	**2,400**	**1,120**	**6,060**	--	--	--	--
MW-1	4/1/98	**1,370**	2.2	2.9	24	62	--	--	--	--
	9/27/00	120	0.78	0.53	1.3	3.5	--	--	--	--
MW-2	4/1/98	**5,970**	**94**	30	217	396	--	--	--	--
	9/27/00	**11,700**	**1,040**	74	649	710	--	--	--	--

Table 3
Summary of Groundwater Analytical Results - Gasoline Range Petroleum Hydrocarbons and VOCs
100 W, 101 W & 101 E Wine Country Road
Grandview, WA

Sample ID	Sample Date	TPH (µg/L)	VOCs (µg/L)							
		Gasoline-Range	Benzene	Toluene	Ethylbenzene	Total Xylenes	MTBE	Naphthalene	EDB	EDC
MTCA Method A Cleanup Level		**800 / 1,000 [a]**	**5**	**1,000**	**700**	**1,000**	**20**	**160**	**0.01**	**5**
MW-3	4/1/98	**2,590**	**19**	3.5	61	205	--	--	--	--
	9/27/00	**2,270 [1,440]**	**15 [7.1]**	2.0 [1.1]	74 [26]	48 [26]	--	--	--	--

Notes:

Values in **bold** font indicate that the result reported meets or exceeds the most current MTCA level based on the Ecology website.
Model Toxics Control Act (MTCA) Cleanup Regulation, WAC 173-340. MTCA Method A values are from Ecology website CLARC tables dated August 2015 (https://fortress.wa.gov/ecy/clarc/CLARCDataTables.aspx).

Values [ ] represent duplicate sample values.

"-" - chemical not analyzed.

EDB - 1,2-dibromoethane

EDC - 1,2-dichloroethane

J - estimated value

MTBE - methyl tertiary-butyl ether

mg/L - milligram per liter

MW - monitoring well

NA - not analyzed

TPH - total petroleum hydrocarbons

< - Compound was analyzed for but not detected above the reporting limit shown.

µg/L - microgram per liter

VOC - volatile organic compound

[a] The groundwater screening level is 1,000 ug/L if benzene is not present and 800 ug/L when benzene is detected.

APPENDIX A
ECOLOGY PLP LETTERS, NOVEMBER 2019 AND MARCH 2020

STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY
1250 W Alder St • Union Gap, WA 98903-0009 • (509) 575-2490

November 26, 2019

Cheryl Cameron
Property Specialist
Chevron Environmental Management Company
6001 Bollinger Canyon Road, C2116
San Ramon, CA 94583

RE: A Reported Release of Hazardous Substances and Potential Liability for the Release at the following site.

- **Site Name:** DeBock's Main Street Texaco (aka Debock's Auto Repair)
- **Site Address:** 100 W., 101 E., and 101 W. Wine Country Road, Grandview
- **Facility Site No.:** 94369212
- **Cleanup Site ID No:** 6910
- **Parcel No:** 23092312463

Dear Cheryl Cameron:

The Department of Ecology (Ecology) has confirmed that a release of hazardous substances has occurred at the DeBock's Main Street Texaco facility (Site) requiring cleanup under the Model Toxics Control Act (MTCA), Chapter 70.105D RCW. This determination was based on an Initial Investigation conducted on May 4, 1995. Ecology has received additional information in a report titled "*Technical Memorandum, Supplemental Investigation Tasks (August 2019)*" prepared by EES Environmental Consulting Inc., and dated October 23, 2019. Data presented in this report indicates that in addition to the known gasoline release at 100 W. Wine County Road, gasoline releases also occurred at 101 E. Wine Country Road and 101 W. Wine Country Road. The releases at these three properties appear to be comingled; hence, Ecology considers them to be one "site" under MTCA.

Based on credible evidence, Ecology is proposing to find Chevron liable under MTCA for the release of hazardous substances at the Site. Any person whom Ecology finds, based on credible evidence, to be liable is known under MTCA as a "potentially liable person" or "PLP."

This letter identifies the basis for Ecology's proposed finding and your opportunity to respond to that finding. This letter also describes the scope of your potential liability and next steps in the cleanup process at the Site.

Proposed Finding of Liability

Based on credible evidence, Ecology is proposing to find Chevron Corporation (Chevron) liable under RCW 70.105D.040 for the release of hazardous substances at the DeBock's Main Street Texaco facility (Site).

This proposed finding is based on the following evidence:

1. Gasoline range organics (GRO) were detected above MTCA cleanup levels in a groundwater sample collected in the right-of-way adjacent to 101 E. Wine Country Road (at the northeast corner of Wine County Road and Division Street) in August 2019. Groundwater flows to the southwest in the vicinity of the DeBock's Main Street Texaco Site.

2. GRO were detected above MTCA cleanup levels in two groundwater samples collected in the right-of-way adjacent to 101 W. Wine Country Road (at the northwest corner of Wine County Road and Division Street) in August 2019. Groundwater flows to the southwest in the vicinity of the DeBock's Main Street Texaco Site.

3. According to chain of title records, Standard Oil Company of California, a predecessor of Chevron, leased the property located at 101 E. Wine Country Road (parcel 23092312401) from 1937 until at least 1945.

4. According to chain of title records, Standard Oil Company of California, a predecessor of Chevron, owned the property located at 101 W. Wine Country Road (parcel 23092312555) prior to March 29, 1967.

5. The release above MTCA cleanup levels constitutes a threat to human health and the environment.

Opportunity to Respond to Proposed Finding of Liability

In response to Ecology's proposed finding of liability, you may either:

1. Accept your status as a PLP without admitting liability and expedite the process through a voluntary waiver of your right to comment. This may be accomplished by signing and returning the enclosed form or by sending a letter containing similar information to Ecology;

2. Challenge your status as a PLP by submitting written comments to Ecology within thirty (30) calendar days of the date you receive this letter; or

3. Choose not to comment on your status as a PLP.

Please submit your waiver or written comments to the following address:

Frank Winslow
Toxics Cleanup Program
Central Regional Office
1250 W Alder Street
Union Gap, WA 98903

After reviewing any comments submitted or after 30 days if no response has been received, Ecology will make a final determination regarding your status as a PLP and provide you with written notice of that determination.

Identification of Other Potentially Liable Persons

Ecology has notified the following additional persons that they are potentially liable for the release of hazardous substances at the Site:

1. Gary Christensen and Powell Distributing, LLC, DBA R.E. Powell & Seaport

In addition, Ecology will be notifying the following additional persons that they are potentially liable for the release of hazardous substances at the Site:

1. Gorgeous Property LLC
2. A.J. Still and Elizabeth M. Still
3. ExxonMobil Corporation

If you are aware of any other persons who may be liable for the release of hazardous substances at the Site, Ecology encourages you to provide us with their identities and the reason you believe they are liable. Ecology also suggests you contact these other persons to discuss how you can jointly work together to most efficiently clean up the Site.

Responsibility and Scope of Potential Liability

Please note that Ecology may either conduct, or require PLPs to conduct, remedial actions to investigate and clean up the release of hazardous substances at a site. PLPs are encouraged to initiate discussions and negotiations with Ecology and the Office of the Attorney General that may lead to an agreement on the remedial action to be conducted.

Please also note that each liable person is strictly liable, jointly and severally, for all remedial action costs and for all natural resource damages resulting from the release of hazardous substances at a site. If Ecology incurs remedial action costs in connection with the investigation or cleanup of real property and those costs are not reimbursed, then Ecology has the authority under RCW 70.105D.055 to file a lien against that real property to recover those costs.

Next Steps in Cleanup Process

In response to the release of hazardous substances at the Site, Ecology intends to conduct the following actions under MTCA:

- Ecology intends to enter negotiation with the cooperative PLPs to enter into an Agreed Order for this Site.

For a description of the process for cleaning up a site under MTCA, please refer to the enclosed focus sheet.

Ecology's policy is to work cooperatively with PLPs to accomplish the prompt and effective cleanup of contaminated sites. Please note that your cooperation in planning or conducting remedial actions at the Site is not an admission of guilt or liability.

If you have any questions regarding this letter or if you would like additional information regarding the cleanup of contaminated sites, please call me at 509-454-7835. Thank you for your cooperation.

Sincerely,

Frank P. Winslow
Toxics Cleanup Program
Central Regional Office

Enclosures: 2 MTCA Publication #94-129
Voluntary Waiver of Right to Comment Form

By certified mail: 7019 0140 0000 9806 3578

cc: Gary B. Christensen, Powell Distributing, LLC, DBA R.E. Powell & SeaPort
Paul Ecker, EES Environmental Consulting, Inc.
Mark M. Myers, Independent Counsel for ExxonMobil Corporation
Holly Castle, Registered Agent
A.J. Still and Elizabeth Still

STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY
1250 W Alder St • Union Gap, WA 98903-0009 • (509) 575-2490

November 26, 2019

Mark M. Myers
Independent Counsel for ExxonMobil Corporation
Williams, Kastner & Gibbs PLLC
Two Union Square
601 Union Street, Suite 4100
Seattle, WA 98101

RE: A Reported Release of Hazardous Substances and Potential Liability for the Release at the following site.

- **Site Name:** DeBock's Main Street Texaco (aka Debock's Auto Repair)
- **Site Address:** 100 W., 101 E., and 101 W. Wine Country Road, Grandview
- **Facility/Site No.:** 94369212
- **Cleanup Site ID No:** 6910
- **Parcel No:** 23092312463

Dear Mark Myers:

The Department of Ecology (Ecology) has confirmed that a release of hazardous substances has occurred at the DeBock's Main Street Texaco facility (Site) requiring cleanup under the Model Toxics Control Act (MTCA), Chapter 70.105D RCW. This determination was based on an Initial Investigation conducted on May 4, 1995. Ecology has received additional information in a report titled "*Technical Memorandum, Supplemental Investigation Tasks (August 2019)*" prepared by EES Environmental Consulting Inc., and dated October 23, 2019. Data presented in this report indicates that in addition to the known gasoline release at 100 W. Wine County Road, gasoline releases also occurred at 101 E. Wine Country Road and 101 W. Wine Country Road. The releases at these three properties appear to be comingled; hence, Ecology considers them to be one "site" under MTCA.

Based on credible evidence, Ecology is proposing to find ExxonMobil Corporation liable under MTCA for the release of hazardous substances at the Site. Any person whom Ecology finds, based on credible evidence, to be liable is known under MTCA as a "potentially liable person" or "PLP."

This letter identifies the basis for Ecology's proposed finding and your opportunity to respond to that finding. This letter also describes the scope of your potential liability and next steps in the cleanup process at the Site.

Proposed Finding of Liability

Based on credible evidence, Ecology is proposing to find ExxonMobil Corporation (Exxon) liable under RCW 70.105D.040 for the release of hazardous substances at the DeBock's Main Street Texaco facility (Site).

This proposed finding is based on the following evidence:

1. Gasoline range organics (GRO) were detected above MTCA cleanup levels in two groundwater samples collected in the right-of-way adjacent to 101 W. Wine Country Road (at the northwest corner of Wine County Road and Division Street) in August 2019. Groundwater flows to the southwest in the vicinity of the DeBock's Main Street Texaco Site.

2. According to chain of title records, Exxon Corporation, owned the property located at 101 W. Wine Country Road (parcel 23092312555) prior to October 10, 1978. Humble Oil and Refining Company, a predecessor of Exxon, acquired the property on March 28, 1967.

3. The release above MTCA cleanup levels constitutes a threat to human health and the environment.

Opportunity to Respond to Proposed Finding of Liability

In response to Ecology's proposed finding of liability, you may either:

1. Accept your status as a PLP without admitting liability and expedite the process through a voluntary waiver of your right to comment. This may be accomplished by signing and returning the enclosed form or by sending a letter containing similar information to Ecology;

2. Challenge your status as a PLP by submitting written comments to Ecology within thirty (30) calendar days of the date you receive this letter; or

3. Choose not to comment on your status as a PLP.

Please submit your waiver or written comments to the following address:

Frank Winslow
Toxics Cleanup Program
Central Regional Office
1250 W. Alder Street
Union Gap, WA 98903

After reviewing any comments submitted or after 30 days if no response has been received, Ecology will make a final determination regarding your status as a PLP and provide you with written notice of that determination.

Identification of Other Potentially Liable Persons

Ecology has notified the following additional persons that they are potentially liable for the release of hazardous substances at the Site:

1. Gary Christensen and Powell Distributing, LLC, DBA R.E. Powell & Seaport

In addition, Ecology will be notifying the following additional persons that they are potentially liable for the release of hazardous substances at the Site:

1. Gorgeous Property LLC
2. A.J. Still and Elizabeth M. Still
3. Chevron Corporation

If you are aware of any other persons who may be liable for the release of hazardous substances at the Site, Ecology encourages you to provide us with their identities and the reason you believe they are liable. Ecology also suggests you contact these other persons to discuss how you can jointly work together to most efficiently clean up the Site.

Responsibility and Scope of Potential Liability

Please note that Ecology may either conduct, or require PLPs to conduct, remedial actions to investigate and clean up the release of hazardous substances at a site. PLPs are encouraged to initiate discussions and negotiations with Ecology and the Office of the Attorney General that may lead to an agreement on the remedial action to be conducted.

Please also note that each liable person is strictly liable, jointly and severally, for all remedial action costs and for all natural resource damages resulting from the release of hazardous substances at a site.

If Ecology incurs remedial action costs in connection with the investigation or cleanup of real property and those costs are not reimbursed, then Ecology has the authority under RCW 70.105D.055 to file a lien against that real property to recover those costs.

Next Steps in Cleanup Process

In response to the release of hazardous substances at the Site, Ecology intends to conduct the following actions under MTCA:

- Ecology intends to enter negotiation with the cooperative PLPs to enter into an Agreed Order for this Site.

For a description of the process for cleaning up a site under MTCA, please refer to the enclosed focus sheet.

Ecology's policy is to work cooperatively with PLPs to accomplish the prompt and effective cleanup of contaminated sites. Please note that your cooperation in planning or conducting remedial actions at the Site is not an admission of guilt or liability.

If you have any questions regarding this letter or if you would like additional information regarding the cleanup of contaminated sites, please call me at 509-454-7835. Thank you for your cooperation.

Sincerely,

Frank P. Winslow
Toxics Cleanup Program
Central Regional Office

Enclosures: 2

By certified mail: 7019 0140 0000 9806 3585

cc: Gary B. Christensen, Powell Distributing, LLC, DBA R.E. Powell & SeaPort
Paul Ecker, EES Environmental Consulting, Inc.
Holly Castle, Registered Agent
A.J. Still and Elizabeth Still
Cheryl Cameron, Property Specialist, Chevron Environmental Management Company

STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY
1250 W Alder St • Union Gap, WA 98903-0009 • (509) 575-2490

November 26, 2019

A.J. Still and Elizabeth Still
101 W. Wine Country Road
Grandview, WA 98930

RE: A Reported Release of Hazardous Substances and Potential Liability for the Release at the following site.

- **Site Name:** DeBock's Main Street Texaco (aka Debock's Auto Repair)
- **Site Address:** 100 W., 101 E., and 101 W. Wine Country Road, Grandview
- **Facility Site No.:** 94369212
- **Cleanup Site ID No:** 6910
- **Parcel No:** 23092312463

Dear A.J. Still and Elizabeth Still:

The Department of Ecology (Ecology) has confirmed that a release of hazardous substances has occurred at the DeBock's Main Street Texaco facility (Site) requiring cleanup under the Model Toxics Control Act (MTCA), Chapter 70.105D RCW. This determination was based on an Initial Investigation conducted on May 4, 1995. Ecology has received additional information in a report titled "*Technical Memorandum, Supplemental Investigation Tasks (August 2019)*" prepared by EES Environmental Consulting Inc., and dated October 23, 2019. Data presented in this report indicates that in addition to the known gasoline release at 100 W. Wine County Road, gasoline releases also occurred at 101 E. Wine Country Road and 101 W. Wine Country Road. The releases at these three properties appear to be comingled, hence Ecology considers them to be one "site" under MTCA.

Based on credible evidence, Ecology is proposing to find A.J. Still and Elizabeth Still liable under MTCA for the release of hazardous substances at the Site. Any person whom Ecology finds, based on credible evidence, to be liable is known under MTCA as a "potentially liable person" or "PLP."

This letter identifies the basis for Ecology's proposed finding and your opportunity to respond to that finding. This letter also describes the scope of your potential liability and next steps in the cleanup process at the Site.

Proposed Finding of Liability

Based on credible evidence, Ecology is proposing to find A.J. Still and Elizabeth Still liable under RCW 70.105D.040 for the release of hazardous substances at the DeBock's Main Street Texaco facility (Site). This proposed finding is based on the following evidence:

1. Gasoline range organics (GRO) were detected above MTCA cleanup levels in two groundwater samples collected in the right-of-way adjacent to 101 W. Wine Country Road (at the northwest corner of Wine County Road and Division Street) in August 2019. Groundwater flows to the southwest in the vicinity of the DeBock's Main Street Texaco Site.

2. According to chain of title records, A.J. Still and Elizabeth Still, have owned the property located at 101 W. Wine Country Road (parcel 23092312555) since October of 1978.

3. The release above MTCA cleanup levels constitutes a threat to human health and the environment.

Opportunity to Respond to Proposed Finding of Liability

In response to Ecology's proposed finding of liability, you may either:

1. Accept your status as a PLP without admitting liability and expedite the process through a voluntary waiver of your right to comment. This may be accomplished by signing and returning the enclosed form or by sending a letter containing similar information to Ecology;

2. Challenge your status as a PLP by submitting written comments to Ecology within thirty (30) calendar days of the date you receive this letter; or

3. Choose not to comment on your status as a PLP.

Please submit your waiver or written comments to the following address:

Frank Winslow
Toxics Cleanup Program
Central Regional Office
1250 W. Alder Street
Union Gap, WA 98903

After reviewing any comments submitted or after 30 days if no response has been received, Ecology will make a final determination regarding your status as a PLP and provide you with written notice of that determination.

Identification of Other Potentially Liable Persons

Ecology has notified the following additional persons that they are potentially liable for the release of hazardous substances at the Site:

1. Gary Christensen and Powell Distributing, LLC, DBA R.E. Powell & Seaport

In addition, Ecology will be notifying the following additional persons that they are potentially liable for the release of hazardous substances at the Site:

1. Gorgeous Property LLC
2. Chevron Corporation
3. ExxonMobil Corporation

If you are aware of any other persons who may be liable for the release of hazardous substances at the Site, Ecology encourages you to provide us with their identities and the reason you believe they are liable. Ecology also suggests you contact these other persons to discuss how you can jointly work together to most efficiently clean up the Site.

Responsibility and Scope of Potential Liability

Please note that Ecology may either conduct, or require PLPs to conduct, remedial actions to investigate and clean up the release of hazardous substances at a site. PLPs are encouraged to initiate discussions and negotiations with Ecology and the Office of the Attorney General that may lead to an agreement on the remedial action to be conducted.

Please also note that each liable person is strictly liable, jointly and severally, for all remedial action costs and for all natural resource damages resulting from the release of hazardous substances at a site. If Ecology incurs remedial action costs in connection with the investigation or cleanup of real property and those costs are not reimbursed, then Ecology has the authority under RCW 70.105D.055 to file a lien against that real property to recover those costs.

Next Steps in Cleanup Process

In response to the release of hazardous substances at the Site, Ecology intends to conduct the following actions under MTCA:

- Ecology intends to enter negotiation with the cooperative PLPs to enter into an Agreed Order for this Site.

For a description of the process for cleaning up a site under MTCA, please refer to the enclosed focus sheet.

Ecology's policy is to work cooperatively with PLPs to accomplish the prompt and effective cleanup of contaminated sites. Please note that your cooperation in planning or conducting remedial actions at the Site is not an admission of guilt or liability.

If you have any questions regarding this letter or if you would like additional information regarding the cleanup of contaminated sites, please call me at 509-454-7835. Thank you for your cooperation.

Sincerely,

Frank P. Winslow
Toxics Cleanup Program
Central Regional Office

Enclosures: 2 MTCA Publication #94-129
Voluntary Waiver of Right to Comment Form

By certified mail: 7019 0140 0000 9806 3608

cc: Gary B. Christensen, Powell Distributing, LLC, DBA R.E. Powell & SeaPort
Paul Ecker, EES Environmental Consulting, Inc.
Mark M. Myers, Independent Counsel for ExxonMobil Corporation
Holly Castle, Registered Agent
Cheryl Cameron, Property Specialist, Chevron Environmental Management Company

STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY
1250 W Alder St • Union Gap, WA 98903-0009 • (509) 575-2490

November 26, 2019

Holly Castle
Registered Agent
Gorgeous Property LLC
101 E. Wine Country Road
Grandview, WA 98930

RE: A Reported Release of Hazardous Substances and Potential Liability for the Release at the following site.

- **Site Name:** DeBock's Main Street Texaco (aka Debock's Auto Repair)
- **Site Address:** 100 W., 101 E., and 101 W. Wine Country Road, Grandview
- **Facility Site No.:** 94369212
- **Cleanup Site ID No:** 6910
- **Parcel No:** 23092312463

Dear Holly Castle:

The Department of Ecology (Ecology) has confirmed that a release of hazardous substances has occurred at the DeBock's Main Street Texaco facility (Site) requiring cleanup under the Model Toxics Control Act (MTCA), Chapter 70.105D RCW. This determination was based on an Initial Investigation conducted on May 4, 1995. Ecology has received additional information in a report titled "*Technical Memorandum, Supplemental Investigation Tasks (August 2019)*" prepared by EES Environmental Consulting Inc., and dated October 23, 2019. Data presented in this report indicates that in addition to the known gasoline release at 100 W. Wine County Road, gasoline releases also occurred at 101 E. Wine Country Road and 101 W. Wine Country Road. The releases at these three properties appear to be comingled, hence Ecology considers them to be one "site" under MTCA.

Based on credible evidence, Ecology is proposing to find Gorgeous Property LLC liable under MTCA for the release of hazardous substances at the Site. Any person whom Ecology finds, based on credible evidence, to be liable is known under MTCA as a "potentially liable person" or "PLP."

This letter identifies the basis for Ecology's proposed finding and your opportunity to respond to that finding. This letter also describes the scope of your potential liability and next steps in the cleanup process at the Site.

Proposed Finding of Liability

Based on credible evidence, Ecology is proposing to find Gorgeous Property LLC liable under RCW 70.105D.040 for the release of hazardous substances at the DeBock's Main Street Texaco facility (Site).
This proposed finding is based on the following evidence:

1. Gasoline range organics (GRO) were detected above MTCA cleanup levels in a groundwater sample collected in the right-of-way adjacent to 101 E. Wine Country Road (at the northeast corner of Wine County Road and Division Street) in August 2019. Groundwater flows to the southwest in the vicinity of the DeBock's Main Street Texaco Site.

2. According to chain of title records, Gorgeous Property LLC has owned the property located at 101 E. Wine Country Road (parcel 23092312401) since May of 2018. Holly Castle, the registered agent for Gorgeous Property LLC, co-owned the property with Kenneth S. Castle from May 2014 to May 2018.

3. The release above MTCA cleanup levels constitutes a threat to human health and the environment.

Opportunity to Respond to Proposed Finding of Liability

In response to Ecology's proposed finding of liability, you may either:

1. Accept your status as a PLP without admitting liability and expedite the process through a voluntary waiver of your right to comment. This may be accomplished by signing and returning the enclosed form or by sending a letter containing similar information to Ecology;

2. Challenge your status as a PLP by submitting written comments to Ecology within thirty (30) calendar days of the date you receive this letter; or

3. Choose not to comment on your status as a PLP.

Please submit your waiver or written comments to the following address:

Frank Winslow
Toxics Cleanup Program
Central Regional Office
1250 W. Alder Street
Union Gap, WA 98903

After reviewing any comments submitted or after 30 days if no response has been received, Ecology will make a final determination regarding your status as a PLP and provide you with written notice of that determination.

Identification of Other Potentially Liable Persons

Ecology has notified the following additional persons that they are potentially liable for the release of hazardous substances at the Site:

1. Gary Christensen and Powell Distributing, LLC, DBA R.E. Powell & Seaport

In addition, Ecology will be notifying the following additional persons that they are potentially liable for the release of hazardous substances at the Site:

1. Chevron Corporation
2. A.J. Still and Elizabeth M. Still
3. ExxonMobil Corporation

If you are aware of any other persons who may be liable for the release of hazardous substances at the Site, Ecology encourages you to provide us with their identities and the reason you believe they are liable. Ecology also suggests you contact these other persons to discuss how you can jointly work together to most efficiently clean up the Site.

Responsibility and Scope of Potential Liability

Please note that Ecology may either conduct, or require PLPs to conduct, remedial actions to investigate and clean up the release of hazardous substances at a site. PLPs are encouraged to initiate discussions and negotiations with Ecology and the Office of the Attorney General that may lead to an agreement on the remedial action to be conducted.

Please also note that each liable person is strictly liable, jointly and severally, for all remedial action costs and for all natural resource damages resulting from the release of hazardous substances at a site. If Ecology incurs remedial action costs in connection with the investigation or cleanup of real property and those costs are not reimbursed, then Ecology has the authority under RCW 70.105D.055 to file a lien against that real property to recover those costs.

Next Steps in Cleanup Process

In response to the release of hazardous substances at the Site, Ecology intends to conduct the following actions under MTCA:

- Ecology intends to enter negotiation with the cooperative PLPs to enter into an Agreed Order for this Site.

For a description of the process for cleaning up a site under MTCA, please refer to the enclosed focus sheet.

Ecology's policy is to work cooperatively with PLPs to accomplish the prompt and effective cleanup of contaminated sites. Please note that your cooperation in planning or conducting remedial actions at the Site is not an admission of guilt or liability.

If you have any questions regarding this letter or if you would like additional information regarding the cleanup of contaminated sites, please call me at 509-454-7835. Thank you for your cooperation.

Sincerely,

Frank P. Winslow
Toxics Cleanup Program
Central Regional Office

Enclosures: 2 MTCA Publication # 94-129
Voluntary Waiver of Right to Comment Form

By certified mail: 7019 0140 0000 9806 3592

cc: Gary B. Christensen, Powell Distributing, LLC, DBA R.E. Powell & SeaPort
Paul Ecker, EES Environmental Consulting, Inc.
Mark M. Myers, Independent Counsel for ExxonMobil Corporation
A.J. Still and Elizabeth Still
Cheryl Cameron, Property Specialist, Chevron Environmental Management Company

STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY
1250 W Alder St • Union Gap, WA 98903-0009 • (509) 575-2490

March 13, 2020

Robert C. Goodman
Rogers Joseph O'Donnell
Representing Chevron Environmental Management Company
311 California Street, 10th Floor
San Francisco, CA 94104

RE: Final Determination of Liability for Release of Hazardous Substances at the following Contaminated Site:

- **Site Name:** DeBocks Main Street Texaco (aka Debock's Auto Repair)
- **Site Address:** 100 West, 101 East, and 101 West Wine Country Road, Grandview
- **Facility/Site No.:** 94369212
- **Cleanup Site ID:** 6910
- **Parcel Nos:** 23092312463 - 100 West Wine Country Road, Grandview
  23092312555 - 101 West Wine Country Road, Grandview
  23092312401 - 101 East Wine Country Road, Grandview

Dear Robert Goodman:

This correspondence is the official notice by the Department of Ecology (Ecology) of our determination of your client's status as a potentially liable person (PLP) for the Debocks Main Street Texaco site (Site).

On November 26, 2019, Ecology sent Chevron Environmental Management Company (CEMC) a written notice of our preliminary determination that Chevron Corporation is a potentially liable person (PLP) for a release of hazardous substances at the Site. We have received and evaluated your comments provided in a letter dated February 6, 2020.

Based on the information available to date, Ecology finds that credible evidence exists which supports the status of Chevron USA (CUSA) as a potentially liable person for a release of hazardous substances at the Site. On the basis of this finding, Ecology has determined that CUSA is a PLP with regard to the Site. We understand that CEMC will be responding on behalf of USA.

Ecology notes that separate contamination releases have appeared to have taken place at 100 West, 101 East, and 101 West Wine Country Road in Grandview. These separate releases are being managed under one site, under the name of "DeBocks Main Street Texaco," because groundwater contamination from these releases is co-mingled.

The purpose of the Model Toxics Control Act (MTCA) is to identify, investigate, and cleanup facilities where hazardous substances have been released. Liability for environmental contamination under MTCA is strict, joint and several (RCW 70.105D.040(2)). Ecology ensures that contaminated sites are investigated and cleaned up to the standards set forth in the MTCA statue and regulations. Ecology has determined that it is in the public interest for remedial actions to take place at this Site.

Ecology will contact you regarding the actions necessary for CUSA to bring about the prompt and thorough cleanup of hazardous substances at the Site. Failure to cooperate with Ecology or comply with MTCA in this matter will result in Ecology employing enforcement tools as it deems necessary and appropriate. This includes, but is not limited to, the issuance of an administrative order. Failure to comply with such an order may result in a fine of up to $25,000 per day and liability for up to three times the costs incurred by the state (RCW 70.105D.050(1)).

Your rights and responsibilities as a PLP are outlined in Chapter 70.105D RCW, and Chapters 173-340 and 173-204 WAC. Ecology's cleanup project manager for the Site, Frank Winslow will contact you with information about how Ecology intends to proceed with the cleanup.

If you have any questions regarding this notice, please contact Frank Winslow at (509) 454-7835 or frank.winslow@ecy.wa.gov.

Sincerely,

Valerie Bound

Valerie Bound
Section Manager
Toxics Cleanup Program
Central Region Office

By Certified Mail: 7014 3490 0001 5526 4588

cc: Holly Castle, Registered Agent, Gorgeous Property LLC
A.J. Still and Elizabeth Still
Anthony B. Christensen, President & CEO, Christensen
Cheryl Cameron, Property Specialist, Chevron Environmental Management Company
Mark Myers, Williams Kastner, Representing ExxonMobil
Joel Glaze, ExxonMobil Environmental and Property Solutions Company
Brandon Christensen, Powell Distributing, LLC, DBA Christensen

STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY
1250 W Alder St • Union Gap, WA 98903-0009 • (509) 575-2490

March 13, 2020

Brandon Christensen
Powell Distributing, LLC, DBA Christensen
1060 Jadwin Avenue
Richland, WA 99352

RE: Final Determination of Liability for Release of Hazardous Substances at the following Contaminated Site:

- **Site Name:** DeBocks Main Street Texaco (aka Debock's Auto Repair)
- **Site Address:** 100 West, 101 East, and 101 West Wine Country Road, Grandview
- **Facility/Site No.:** 94369212
- **Cleanup Site ID:** 6910
- **Parcel Nos:** 23092312463 - 100 West Wine Country Road, Grandview
  23092312555 - 101 West Wine Country Road, Grandview
  23092312401 - 101 East Wine Country Road, Grandview

Dear Brandon Christensen:

This correspondence is the official notice by the Department of Ecology (Ecology) of our determination of your client's status as a potentially liable person (PLP) for the DeBocks Main Street Texaco site (Site).

On September 27, 2017, Ecology sent Powell Distributing a written notice of our preliminary determination that Powell Distributing is a potentially liable person (PLP) for a release of hazardous substances at the Site. We have received and evaluated your comments.

Based on the information available to date, Ecology finds that credible evidence exists which supports the status of Powell Distributing, LLC as a potentially liable person for a release of hazardous substances at the Site. On the basis of this finding, Ecology has determined that Powell Distributing, LLC is a PLP with regard to the Site.

Since Ecology sent the preliminary PLP letter on September 27, 2017, Powell Distributing, LLC, DBA Christensen and their consultant have been performing remedial investigations at the Site under the Voluntary Cleanup Program. During the course of those remedial investigations, additional apparent sources of contamination have been identified at the 101 West and 101 East Wine Country Road facilities. Ecology previously sent preliminary PLP letters for those properties and is now sending final PLP letters concurrent with this letter.

Ecology notes that the three separate releases are being managed under one site, under the name of "DeBocks Main Street Texaco," because groundwater contamination from these releases is co-mingled.

The purpose of the Model Toxics Control Act (MTCA) is to identify, investigate, and cleanup facilities where hazardous substances have been released. Liability for environmental contamination under MTCA is strict, joint and several (RCW 70.105D.040(2)). Ecology ensures that contaminated sites are investigated and cleaned up to the standards set forth in the MTCA statue and regulations. Ecology has determined that it is in the public interest for remedial actions to take place at this Site.

Ecology will contact you regarding the actions necessary for Christensen to bring about the prompt and thorough cleanup of hazardous substances at the Site. Failure to cooperate with Ecology or comply with MTCA in this matter will result in Ecology employing enforcement tools as it deems necessary and appropriate. This includes, but is not limited to, the issuance of an administrative order. Failure to comply with such an order may result in a fine of up to $25,000 per day and liability for up to three times the costs incurred by the state (RCW 70.105D.050(1)).

Your rights and responsibilities as a PLP are outlined in Chapter 70.105D RCW, and Chapters 173-340 and 173-204 WAC. Ecology's cleanup project manager for the Site, Frank Winslow will contact you with information about how Ecology intends to proceed with the cleanup.

If you have any questions regarding this notice, please contact Frank Winslow at (509) 454-7835 or frank.winslow@ecy.wa.gov.

Sincerely,

Valerie Bound

Valerie Bound
Section Manager
Toxics Cleanup Program
Central Region Office

By Certified Mail: 7014 3490 0001 5526 4595

cc: Holly Castle, Registered Agent, Gorgeous Property LLC
A.J. Still and Elizabeth Still
Anthony B. Christensen, President & CEO, Christensen
Cheryl Cameron, Property Specialist, Chevron Environmental Management Company
Mark Myers, Williams Kastner, Representing ExxonMobil
Joel Glaze, ExxonMobil Environmental and Property Solutions Company
Robert C. Goodman, Rogers Joseph O'Donnell, Representing Chevron Environmental Management Company

STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY
1250 W Alder St • Union Gap, WA 98903-0009 • (509) 575-2490

March 13, 2020

Mark Myers
Williams Kastner
Two Union Square
601 Union Street, Suite 4100
Seattle, WA 98101

RE: Final Determination of Liability for Release of Hazardous Substances at the following Contaminated Site:

- **Site Name:** DeBocks Main Street Texaco (aka Debock's Auto Repair)
- **Site Address:** 100 West, 101 East, and 101 West Wine Country Road, Grandview
- **Facility/Site No.:** 94369212
- **Cleanup Site ID:** 6910
- **Parcel Nos:** 23092312463 - 100 West Wine Country Road, Grandview
  23092312555 - 101 West Wine Country Road, Grandview
  23092312401 - 101 East Wine Country Road, Grandview

Dear Mark Myers:

This correspondence is the official notice by the Department of Ecology (Ecology) of our determination of your client's status as a potentially liable person (PLP) for the DeBocks Main Street Texaco site (Site).

On November 26, 2019, Ecology sent ExxonMobil Corporation a written notice of our preliminary determination that ExxonMobil Corporation is a potentially liable person (PLP) for a release of hazardous substances at the Site. We have received and evaluated your comments provided in a letter dated February 28, 2020.

Based on the information available to date, Ecology finds that credible evidence exists which supports the status of ExxonMobil Corporation as a potentially liable person for a release of hazardous substances at the Site. On the basis of this finding, Ecology has determined that ExxonMobil Corporation is a PLP with regard to the Site. We understand that ExxonMobil Environmental and Property Solutions Company will be responding on behalf of ExxonMobil Corporation.

Ecology notes that separate contamination releases have appeared to have taken place at 100 West, 101 East, and 101 West Wine Country Road.

These separate releases are being managed under one site, under the name of "DeBocks Main Street Texaco," because groundwater contamination from these releases is co-mingled.

The purpose of the Model Toxics Control Act (MTCA) is to identify, investigate, and cleanup facilities where hazardous substances have been released. Liability for environmental contamination under MTCA is strict, joint and several (RCW 70.105D.040(2)). Ecology ensures that contaminated sites are investigated and cleaned up to the standards set forth in the MTCA statue and regulations. Ecology has determined that it is in the public interest for remedial actions to take place at this Site.

Ecology will contact you regarding the actions necessary for ExxonMobil Corporation to bring about the prompt and thorough cleanup of hazardous substances at the Site. Failure to cooperate with Ecology or comply with MTCA in this matter will result in Ecology employing enforcement tools as it deems necessary and appropriate. This includes, but is not limited to, the issuance of an administrative order. Failure to comply with such an order may result in a fine of up to $25,000 per day and liability for up to three times the costs incurred by the state (RCW 70.105D.050(1)).

Your rights and responsibilities as a PLP are outlined in Chapter 70.105D RCW, and Chapters 173-340 and 173-204 WAC. Ecology's cleanup project manager for the Site, Frank Winslow will contact you with information about how Ecology intends to proceed with the cleanup.

If you have any questions regarding this notice, please contact Frank Winslow at (509) 454-7835 or frank.winslow@ecy.wa.gov.

Sincerely,

Valerie Bound

Valerie Bound
Section Manager
Toxics Cleanup Program
Central Region Office

By Certified Mail: 7014 3490 0001 5526 4601

cc: Holly Castle, Registered Agent, Gorgeous Property LLC
A.J. Still and Elizabeth Still
Anthony B. Christensen, President & CEO, Christensen
Cheryl Cameron, Property Specialist, Chevron Environmental Management Company
Joel Glaze, ExxonMobil Environmental and Property Solutions Company
Robert C. Goodman, Rogers Joseph O'Donnell, Representing Chevron Environmental Management Company
Brandon Christensen, Powell Distributing, LLC, DBA Christensen

STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY
1250 W Alder St • Union Gap, WA 98903-0009 • (509) 575-2490

March 13, 2020

Holly Castle
Registered Agent
Gorgeous Property LLC
101 East Wine Country Road
Grandview, WA 98930

RE: Final Determination of Liability for Release of Hazardous Substances at the following Contaminated Site:

- **Site Name:** DeBocks Main Street Texaco (aka Debock's Auto Repair)
- **Site Address:** 100 West, 101 East, and 101 West Wine Country Road, Grandview
- **Facility/Site No.:** 94369212
- **Cleanup Site ID:** 6910
- **Parcel Nos:** 23092312463 - 100 West Wine Country Road, Grandview
  23092312555 - 101 West Wine Country Road, Grandview
  23092312401 - 101 East Wine Country Road, Grandview

Dear Holly Castle:

This correspondence is the official notice by the Department of Ecology (Ecology) of our determination of your client's status as a potentially liable person (PLP) for the DeBocks Main Street Texaco site (Site).

On November 26, 2019, Ecology sent you a written notice of our preliminary determination that Gorgeous Property, LLC is a potentially liable person (PLP) for a release of hazardous substances at the Site. We have received and evaluated your comments.

Based on the information available to date, Ecology finds that credible evidence exists which supports the status of Gorgeous Property, LLC as a potentially liable person for a release of hazardous substances at the Site. On the basis of this finding, Ecology has determined that Gorgeous Property, LLC is a PLP with regard to the Site.

Ecology notes that separate contamination releases have appeared to have taken place at 100 West, 101 East, and 101 West Wine Country Road. These separate releases are being managed under one site, under the name of "DeBocks Main Street Texaco," because groundwater contamination from these releases is co-mingled.

The purpose of the Model Toxics Control Act (MTCA) is to identify, investigate, and cleanup facilities where hazardous substances have been released. Liability for environmental contamination under MTCA is strict, joint and several (RCW 70.105D.040(2)). Ecology ensures that contaminated sites are investigated and cleaned up to the standards set forth in the MTCA statue and regulations. Ecology has determined that it is in the public interest for remedial actions to take place at this Site.

Ecology will contact you regarding the actions necessary for Gorgeous Property, LLC to bring about the prompt and thorough cleanup of hazardous substances at the Site. Failure to cooperate with Ecology or comply with MTCA in this matter will result in Ecology employing enforcement tools as it deems necessary and appropriate. This includes, but is not limited to, the issuance of an administrative order. Failure to comply with such an order may result in a fine of up to $25,000 per day and liability for up to three times the costs incurred by the state (RCW 70.105D.050(1)).

Your rights and responsibilities as a PLP are outlined in Chapter 70.105D RCW, and Chapters 173-340 and 173-204 WAC. Ecology's cleanup project manager for the Site, Frank Winslow will contact you with information about how Ecology intends to proceed with the cleanup.

If you have any questions regarding this notice, please contact Frank Winslow at (509) 454-7835 or frank.winslow@ecy.wa.gov.

Sincerely,

Valerie Bound

Valerie Bound
Section Manager
Toxics Cleanup Program
Central Region Office

By Certified Mail: 7014 3490 0001 5526 4618

cc: A.J. Still and Elizabeth Still
Anthony B. Christensen, President & CEO, Christensen
Cheryl Cameron, Property Specialist, Chevron Environmental Management Company
Joel Glaze, ExxonMobil Environmental and Property Solutions Company
Robert C. Goodman, Rogers Joseph O'Donnell, Representing Chevron Environmental Management Company
Brandon Christensen, Powell Distributing, LLC, DBA Christensen
Mark Myers, Williams Kastner, Representing ExxonMobil

STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY
1250 W Alder St • Union Gap, WA 98903-0009 • (509) 575-2490

March 13, 2020

A.J. Still and Elizabeth Still
101 West Wine Country Road
Grandview, WA 98930

RE: Final Determination of Liability for Release of Hazardous Substances at the following Contaminated Site:

- **Site Name:** DeBocks Main Street Texaco (aka Debock's Auto Repair)
- **Site Address:** 100 West, 101 East, and 101 West Wine Country Road, Grandview
- **Facility/Site No.:** 94369212
- **Cleanup Site ID:** 6910
- **Parcel Nos:** 23092312463 - 100 West Wine Country Road, Grandview
  23092312555 - 101 West Wine Country Road, Grandview
  23092312401 - 101 East Wine Country Road, Grandview

Dear A.J. Still and Elizabeth Still:

This correspondence is the official notice by the Department of Ecology (Ecology) of our determination of your client's status as a potentially liable person (PLP) for the DeBocks Main Street Texaco site (Site).

On November 26, 2019, Ecology sent A.J. Still and Elizabeth Still a written notice of our preliminary determination that A.J. Still and Elizabeth Still is a potentially liable person (PLP) for a release of hazardous substances at the Site. We have received and evaluated your comments.

Based on the information available to date, Ecology finds that credible evidence exists which supports the status of A.J. Still and Elizabeth Still as a potentially liable person for a release of hazardous substances at the Site. On the basis of this finding, Ecology has determined that A.J. Still and Elizabeth Still is a PLP with regard to the Site.

Ecology notes that separate contamination releases have appeared to have taken place at 100 West, 101 East, and 101 West Wine Country Road. These separate releases are being managed under one site, under the name of "DeBocks Main Street Texaco," because groundwater contamination from these releases is co-mingled.

The purpose of the Model Toxics Control Act (MTCA) is to identify, investigate, and cleanup facilities where hazardous substances have been released.

Liability for environmental contamination under MTCA is strict, joint and several (RCW 70.105D.040(2)). Ecology ensures that contaminated sites are investigated and cleaned up to the standards set forth in the MTCA statue and regulations. Ecology has determined that it is in the public interest for remedial actions to take place at this Site.

Ecology will contact you regarding the actions necessary for A.J. Still and Elizabeth Still to bring about the prompt and thorough cleanup of hazardous substances at the Site. Failure to cooperate with Ecology or comply with MTCA in this matter will result in Ecology employing enforcement tools as it deems necessary and appropriate. This includes, but is not limited to, the issuance of an administrative order. Failure to comply with such an order may result in a fine of up to $25,000 per day and liability for up to three times the costs incurred by the state (RCW 70.105D.050(1)).

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If you have any questions regarding this notice, please contact Frank Winslow at (509) 454-7835 or frank.winslow@ecy.wa.gov.

Sincerely,

Valerie Bound

Valerie Bound
Section Manager
Toxics Cleanup Program
Central Region Office

By Certified Mail: 7014 3490 0001 5526 4625

cc: Holly Castle, Registered Agent, Gorgeous Property LLC
Anthony B. Christensen, President & CEO, Christensen
Cheryl Cameron, Property Specialist, Chevron Environmental Management Company
Joel Glaze, ExxonMobil Environmental and Property Solutions Company
Robert C. Goodman, Rogers Joseph O'Donnell, Representing Chevron Environmental Management Company
Brandon Christensen, Powell Distributing, LLC, DBA Christensen
Mark Myers, Williams Kastner, Representing ExxonMobil

APPENDIX B
HISTORICAL INFORMATION

BUILDING DEPARTMENT PROPERTY RECORDS
101 W WINE COUNTRY ROAD, GRANDVIEW, WA

99 86

RPM TIRE SERVICE

Tax Year 86

Status

Building Name STATE WIDE JACKS & SALES

Appr. Date 10-15-81	Fin. Date 2-28-85		
Appraiser 39	Fin. No. 39		
Year Built 1950 ±			
Remodeled 19		Remarks: from Sec Sta	
Transfer 19			
Sale 35000	Date 10.78	Situs Address:	
Sale	Date	101 W MAIN	

PARCEL NUMBER:
NAME 2309 23 12555
ADDRESS
CITY STATE ZIP
Landuse Code 6+59

	Section 1	Section 2	Section 3	Section 4	Section 5
	Sec. 14 pg. 18	Sec. 17 pg.	Sec. pg.	Sec. pg.	Sec. pg.
1. Building Type	GARAGE	UTILITY BLDG			
2. Class & Quality	cls. S Qual. Av	cls. D Qual. Av.	cls. Qual.	cls. Qual.	cls. Qual.
3. Construction Material	METAL & FRAME	FRAME-METAL			
4. No. Stories & Hgt./story	No. 1 Hgt. 14'	No. 1 Hgt. 12'	No. Hgt.	No. Hgt.	No. Hgt.
5. Average Floor Area	1474 ☐	780 ☐			
6. Average Perimeter	180	112			
7. Age & Condition	Age 35 Cond.	Age 35± Cond. WORN	Age Cond.	Age Cond.	Age Cond.

E.A. - 25±

(sketch: 44, 24, 25, 22, 46, 19)

BASE RATE

	Sec. 1	Sec. 2	Sec. 3	Sec. 4	Sec. 5
8. Square Foot Cost	19.71	5.30			

BASE RATE ADJUSTMENTS

9. Refinements					
10.					
11.					
12. total lines 8 through 11	19.71	5.30			

50 / 15 / 30 10 / Gal / JIF

Height and Size Multipliers

13. Number of Stories Multiplier	–	–			
14. Height per Story Multiplier	1.000	1.038			
15. Floor Area — Perimeter Multiplier	1.323	1.133			
16. Combined Multipliers (lines 13x14x15)	1.323	1.176			

27.06
39,900
-20,900
19,000

FINAL CALCULATIONS

	Section 1	Section 2	Section 3	Section 4	Section 5
17. Refined Square Foot Cost (12x16)	26.07	6.23	OLD	OLD	
18. Current cost multiplier (sec. 99-P. 3)	1.00	1.02	OFFICE	Bulk Plant	
19. Local Multiplier (sec. 99-p. 5&6)	1.06	1.06		99 CALC	
20. Final Square Foot cost (17x18x19)	27.64	6.74			
21. Total Area (all floors)	1474 ☐	780 ☐	1474 ☐	780	
22. Line 20 x Line 21	40742	5256			
23. Yard & Miscellaneous Improvements					
24. Total Replacement Cost	40700	5250	59497	6451	
25. % Depreciation — (sec. 97)	40%	40%	55%	52%	
26. Depreciated Value	24400	3200	26800	3100	
27. Value per Square Foot	16.55	4.10	18.18	3.97	

Land Computations — Zone

Utilities / City / Well / Septic / Other

Frontage 91 × / 91 × — Depth 85 = 7735 / 30 = 2730 — Area

f/fX — f/f value X — d/f =

Back Land or Total Area 7735 ☐ x 2.50 = 19338

Land Value Adjustments 2730 ☐ ± 1.25 — 3412

Total Land Value 22750

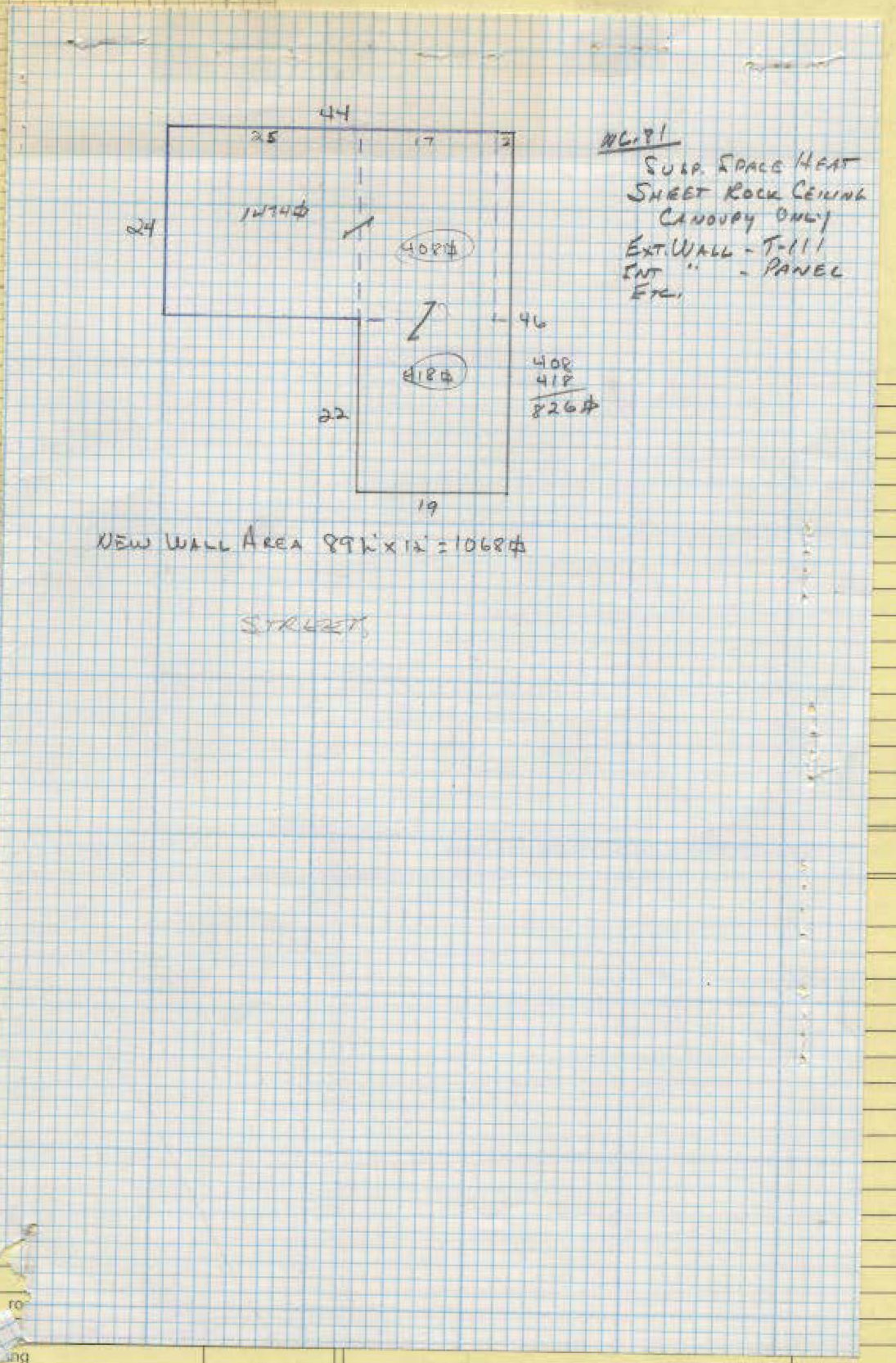
TOTAL IMPROVEMENT VALUE	99- 29,900 27700
TOTAL LAND VALUE	99. 20,950 22700
NEW CONSTRUCTION	

50,900


STATE WIDE
FARMS
STATE WIDE
FARMS
TOYOTA


Chuck's
R V CENTER


ALIGNMENTS · BRAKES · BALANCING
R.P.M.
TIRE
SERVICE
CAR WASH
VACUUM
4 16 '98



NC-81
SUSP. SPACE HEAT
SHEET ROCK CEILING
CANOPY ONLY
EXT. WALL - T-111
INT " - PANEL
ETC.

CONSTR		
Excavation		
Foundation		
Frame		
Exterior Walls		
Pilasters		
Basement Walls		
Wall Ornamentation		
Roof Structure		
Roof Trusses and Beams		
Roof Cover		
Floor Structure		
Floor Covering		
Int. Wall Finish		
Partitions		
Ceiling Finish		
Insulation (walls ceiling ro		
Toilets Wash Basins		
Water Heaters Mi ing		
Heating		TOTAL (Fwd. to Front)
Cooling		REMARKS:
Sprinklers		
Fencing		
Lighting		
Special Features		
Parking Area		

State Wide Farm (Gdw Consignment Sales)

Building Name Chuck's RV Center & Tax Year 82 Status

Appraisal Date 1-20-81	Fin. Date 4-7-81	Payne Dist.
Appraiser 39	Fin. No. 39	
Year Built 1950 ±		
Remodeled 19		Remarks:
Transfer 19		
Sale 35,000	Date 10-78	Situs Address:
Sale	Date	101 W. Main

PARCEL NUMBER:

NAME

ADDRESS

CITY STATE ZIP

Landuse Code 593

	Section 1	Section 2	Section 3	Section 4	Section 5
1. Building Type	Sec. 14 pg. 18	Sec. 15 pg. 16	Sec. 14 pg.	Sec. pg.	Sec. pg.
2. Class & Quality	Gar. Conv. Fr. Ser Sta.	Office	Warehouse		
3. Construction Material	cls. S Qual. Low	cls. D Qual. Low	cls. D Qual. Low	cls. Qual.	cls. Qual.
4. No. Stories & Hgt./story	Metal - Some Fr.	Frame	Frame - Metal		
5. Average Floor Area	No. 1 Hgt. 12'	No. 1 Hgt. 8'	No. 1 Hgt. 12	No. Hgt.	No. Hgt.
6. Average Perimeter	1426 □	144 □	780 □		
7. Age & Condition	180	48	112		
	Age 30 ± Cond.	Age 5 Cond. Avg.	Age 35 ± Cond. Worn	Age Cond.	Age Cond.
	Eff 20				

BASE RATE

	Sec. 1	Sec. 2	Sec. 3	Sec. 4	Sec. 5
8. Square Foot Cost	12.71	19.45	9.59		

BASE RATE ADJUSTMENTS

		Sec. 1	Sec. 2	Sec. 3	Sec. 4	Sec. 5
9. Refinements		-	-	-		
10.	Less Plumbing		.91	-		
11.			.	-		
12.	total lines 8 through 11	12.71	18.54	9.59		

Height and Size Multipliers

	Sec. 1	Sec. 2	Sec. 3	Sec. 4	Sec. 5
13. Number of Stories Multiplier	-	-	-		
14. Height per Story Multiplier	.960	.900	.960		
15. Floor Area — Perimeter Multiplier	1.323	1.221	1.252		
16. Combined Multipliers (lines 13x14x15)	1.270	1.099	1.202		

FINAL CALCULATIONS

	Section 1	Section 2	Section 3	Section 4	Section 5
17. Refined Square Foot Cost (12x16)	16.14	20.38	11.53	Bulk	Pro-Rate
18. Current cost multiplier (sec. 99-P. 3)	1.00	1.15	1.00	Plant	Value to
19. Local Multiplier (sec. 99-p. 5&6)	1.10	1.07	1.07	See	12417 - 27%
20. Final Square Foot cost (17x18x19)	17.76	25.07	12.33	Reverse	and
21. Total Area (all floors)	1426 □	144 □	780 □		12418 - 27%
22. Line 20 x Line 21	25321	3610	9620		7000 ea
23. Yard & Miscellaneous Improvements	2340	-	-	23757	
24. Total Replacement Cost	27700	3600	9600	23800	
25. % Depreciation — (sec. 97)	50%	10%	70%	75%	
26. Depreciated Value	13900	3200	2900	6000 =	26000 x .46 = 12000
27. Value per Square Foot	9.71		3.72		

Land Computations Zone C2	**TOTAL IMPROVEMENT VALUE**	26000 / 12000
Utilities / City / Well / Septic / Other		
Frontage 41 Depth 115 Area 4715		
f/fX f/f value X d/f =	**TOTAL LAND VALUE**	21100 / 9500
Back Land or Total Area 4715 □ x 2.00 = 9430		
Land Value Adjustments ±	**NEW CONSTRUCTION**	
Total Land Value 9500		

BUILDING DEPARTMENT PROPERTY RECORDS
101 E WINE COUNTRY ROAD, GRANDVIEW, WA

'99

Tax Year ~~86~~

230923 Status 2401

Building Name KIMBROUGH REALTY			
Appr. Date 10-15-84	Fin. Date 2-19-85		
Appraiser 39	Fin. No. 39		
Year Built 1979			
Remodeled 19	Remarks:		
Transfer 19			
Sale 15000 (01)	Date 4-81 (11-76)	Situs Address:	
Sale	Date	101 E. MAIN	

PARCEL NUMBER:

NAME

ADDRESS

CITY STATE ZIP

Landuse Code 61

	Section 1	Section 2	Section 3	Section 4	Section 5
	Sec. 15 pg.	Sec. pg.	Sec. 15 pg.	Sec. pg.	Sec. pg.
1. Building Type	OFFICE		OFFICE		
2. Class & Quality	cls. D Qual. Av.	cls. Qual.	cls. D Qual. L/Av	cls. Qual.	cls. Qual.
3. Construction Material	FRAME		FRAME		
4. No. Stories & Hgt./story	No. 1 Hgt. 10'	No. Hgt.	No. 1 Hgt. 10'	No. Hgt.	No. Hgt.
5. Average Floor Area	1372 ✓		1372 ✓		
6. Average Perimeter	164		164		
7. Age & Condition	Age. 6 Cond. Av.	Age Cond.	Age 8 Cond. Av	Age Cond.	Age Cond.

BASE RATE Jan '89

8. Square Foot Cost	Sec. 1	Sec. 2	Sec. 3	Sec. 4	Sec. 5
	34.28		40.83		

BASE RATE ADJUSTMENTS

		Sec. 1	Sec. 2	Sec. 3	Sec. 4	Sec. 5
9. Refinements	AIR COND.	+1.80		+1.45		
10.	MINIMAL PARTITIONS			-.47		
11.						
12.	total lines 8 through 11	36.08		36.81		

Height and Size Multipliers

	Sec. 1	Sec. 2	Sec. 3	Sec. 4	Sec. 5
13. Number of Stories Multiplier					
14. Height per Story Multiplier	.953		.953		
15. Floor Area – Perimeter Multiplier	1.146		1.146		
16. Combined Multipliers (lines 13x14x15)	1.092		1.092		

FINAL CALCULATIONS

	Section 1	Section 2	Section 3	Section 4	Section 5
17. Refined Square Foot Cost (12x16)	39.40	ASPHALT	40.00	'99 CALC	
18. Current cost multiplier (sec. 99-P. 3)	1.1		.99		
19. Local Multiplier (sec. 99-p. 5&6)	1.06		1.07		
20. Final Square Foot cost (17x18x19)	46.86	.7x	42.58		
21. Total Area (all floors)	1372 ✓	3000 ±	1372 ✓	1372	
22. Line 20 x Line 21	64307	2160	58420		
23. Yard & Miscellaneous Improvements	4798		4798		
24. Total Replacement Cost	68400	2700	63218	84,900	
25. % Depreciation – (sec. 97)		25% mkt	25%		
26. Depreciated Value	~~52600~~	1650	47400	61,100	
27. Value per Square Foot		38.81		44.53	

Land Computations	Zone C 2	**TOTAL IMPROVEMENT VALUE**	99 - 61,100 49000 R ~~52600~~
Utilities / City / Well / Septic / Other			
Frontage 66 Depth 85 Area		**TOTAL LAND VALUE**	11,200 14000
f/fX f/f value X d/f =			
Back Land or Total Area 5610 ✓ x 25 =	140 x 5	**NEW CONSTRUCTION**	
Land Value Adjustments 5610 ✓ ± 2.00			
Total Land Value			

48-54

See previous!

BUILDING REFINEMENTS:

See 1 - CARPORT - 900 #

900 # x 1.70 x 1.07 x 1.06 : 1798

CONSTRUCTION FEATURES	
Excavation	
Foundation	
Frame	
Exterior Walls	
Pilasters	
Basement Walls	
Wall Ornamentation	
Roof Structure	
Roof Trusses and Beams	
Roof Cover	
Floor Structure	
Floor Covering	
Int. Wall Finish	
Partitions	
Ceiling Finish	
Insulation (walls ceiling roof)	
Toilets Wash Basins Urinals Tubs Shower	
Water Heaters Misc. Plumbing	
Heating	
Cooling	
Sprinklers	
Fencing	
Lighting	
Special Features	
Parking Area	

TOTAL (Fwd. to Front)

REMARKS: 12-10-86. Reviewed with Mr. Castle, bldg. has manual partitions, recomputed for '89.

Tax Year 82

Building Name KIMBROUGH REALTY
Appraisal Date 1-20-81 Fin. Date 4.3.81
Appraiser 29 Fin. No. 29
Year Built 1979
Remodeled 19 Remarks:
Transfer 19
Sale Date Situs Address:
Sale 15,000 Date 11-26 L.D. 101 E. MAIN

PARCEL NUMBER:
NAME
ADDRESS
CITY STATE ZIP
Landuse Code 605

	Section 1	Section 2	Section 3	Section 4	Section 5
1. Building Type	Sec. 15 pg. 16	Sec. pg.	Sec. pg.	Sec. pg.	Sec. pg.
2. Class & Quality	OFFICE				
3. Construction Material	cls. D Qual. FAIR	cls. Qual.	cls. Qual.	cls. Qual.	cls. Qual.
4. No. Stories & Hgt./story	FRAME				
5. Average Floor Area	No. 1 Hgt. 10'	No. Hgt.	No. Hgt.	No. Hgt.	No. Hgt.
6. Average Perimeter	1372 ft				
7. Age & Condition	164				
	Age. 2 Cond. Avg.	Age Cond.	Age Cond.	Age Cond.	Age Cond.

BASE RATE

8. Square Foot Cost	Sec. 1	Sec. 2	Sec. 3	Sec. 4	Sec. 5
	25.66				

BASE RATE ADJUSTMENTS

9. Refinements AIR COND	+ 1.39				
10.	-				
11.	-				
12. total lines 8 through 11	27.05				

Height and Size Multipliers

13. Number of Stories Multiplier					
14. Height per Story Multiplier	.953				
15. Floor Area — Perimeter Multiplier	1.146				
16. Combined Multipliers (lines 13x14x15)	1.092				

FINAL CALCULATIONS

	Section 1	Section 2	Section 3	Section 4	Section 5
17. Refined Square Foot Cost (12x16)	29.54	MISC			
18. Current cost multiplier (sec. 99-P. 3)	1.15	SEE			
19. Local Multiplier (sec. 99-p. 5&6)	1.07	REVERSE			
20. Final Square Foot cost (17x18x19)	36.35				
21. Total Area (all floors)	1372 ft				
22. Line 20 x Line 21	49875				
23. Yard & Miscellaneous Improvements		6757			
24. Total Replacement Cost	49900	6800			
25. % Depreciation — (sec. 97)	MKT 15%	15%			
26. Depreciated Value	42400	5800			
27. Value per Square Foot	30.90				

Land Computations Zone

Utilities / City / Well / Septic / Other

Frontage 66 Depth 85 Area 5610 ft

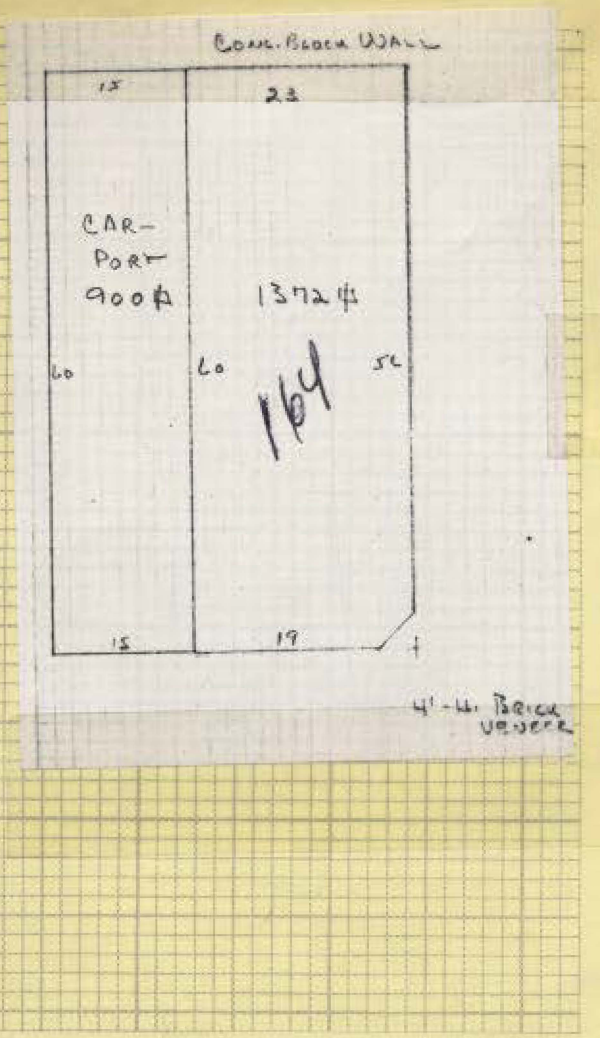
f/fX f/f value X d/f=

Back Land or Total Area 5610 ft x 2.00 = 11220

Land Value Adjustments ±

Total Land Value 11300

TOTAL IMPROVEMENT VALUE	48200
TOTAL LAND VALUE	11300
NEW CONSTRUCTION	



BUILDING REFINEMENTS:

CARPORT 450 X 900 ft X 1.04 X 1.07	4507
ASPHALT APPROX 3000 ft x 75¢	2250
	6757
TOTAL	

CONSTRUCTION FEATURES		YARD AND MISCELLANEOUS IMPROVEMENTS	
Excavation	Site		
Foundation	Conc		
Frame	Wood		
Exterior Walls	Stucco - Marblecrete		
Pilasters	-		
Basement Walls	-		
Wall Ornamentation	4' 4". BR. VENEER		
Roof Structure	MANSARD - FLAT		
Roof Trusses and Beams	-		
Roof Cover	BAR TILE & BUILT UP		
Floor Structure	CONC		
Floor Covering	CARPET		
Ext. Wall Finish / Int. Wall Finish			
Partitions	DRYWALL & PANEL		
Ceiling Finish			
Insulation (walls / ceiling / roof)			
Toilets / Wash Basins / Urinals / Tubs / Shower			
Water Heaters / Misc. Plumbing			
Heating	H/A	TOTAL (Fwd. to Front)	
Cooling	Pkg A/C	REMARKS:	
Sprinklers			
Fencing			
Lighting			
Special Features	900 ft CARPORT		
Parking Area	Approx 3000 ft ASPHALT		

CHAIN OF TITLE REPORT
101 W WINE COUNTRY ROAD, GRANDVIEW, WA

VALLEY TITLE GUARANTEE
502 N 2nd St, Yakima, WA 98901 ~ (509)248-4442 ~ 1-800-752-9553 ~ www.vtgco.com

CHAIN OF TITLE REPORT

Prepared For: Washington State Department of Ecology
1250 W Alder Street
Yakima, WA 98903

Customer Reference:
Order No.: 245516
Property Address: 101 W Wine, Grandview, WA 98930
Dated: November 07, 2019 at 8:00 AM
Fee: $150.00 Tax $12.36 Total: $162.36
Liability: $150.00

Legal Description:

FOR LEGAL DESCRIPTION SEE ATTACHED EXHIBIT A HERETO

1. **Valley Title Guarantee** has searched the following records with respect to the land:
    1. Title plant records for **Yakima** County.

2. Based on the search described in paragraph 1 above **Valley Title Guarantee** reports that, beginning on January 01, 1919 and ending on the effective date of this report, the Chain of Title documents affecting title to the land have been recorded in the Public Records. As used in this report, the term "Public Records" shall mean the records established under Washington law for the purpose of imparting constructive notice matters relating to real property to purchasers for value and without knowledge.

SEE ATTACHED EXHIBIT B FOR CHAIN OF TITLE DOCUMENTS

This report does not purport to report on easements, covenants, conditions and restrictions or other matters which may affect title to the land.

3. **This report is not title insurance**. The liability of **Valley Title Guarantee** shall be limited to the amount shown on Page 1 of this report. This report only provides title information contained in the above stated records and does NOT reflect un-indexed or incorrectly indexed matters or any unrecorded or off record matters that may affect said land. **Valley Title Guarantee**, in issuing this report assumes no liability on account of any instrument or proceedings in the chain of title to the land which contain defects that would render such instrument or proceedings null and void or defective. All instruments in the chain of title to the property are assumed to be good and valid. This report is not a commitment to insure and therefore does not contain the requirements and exceptions which would appear in a commitment to insure or the exception which would appear in a title policy.

Except as expressly stated herein, this report contains no express or implied opinion, warranty, guarantee, insurance or other similar assurances as to the status of title to the land.

This report was not prepared for, and may not be relied upon by third parties.

Valley Title Guarantee

Arlene Reynolds

CHAIN OF TITLE REPORT
EXHIBIT "A"

Order No.: 245516

Legal Description:

Lots 1, 2 and 3, Block 4, Town of Grandview, Washington, as recorded in Volume "B" of Plats, Page 6.

Abbreviated Legal:	Lots 1, 2 and 3, Town of Grandview, Washington, B-6
Parcel No(s):	230923-12555
Purported Address:	101 W Wine, Grandview, WA 98930

END OF EXHIBIT A

CHAIN OF TITLE REPORT
EXHIBIT "B"

Chain of Title Documents

1. Instrument: Sheriff's Deed
   Dated: July 28, 1920
   Recorded: July 30, 1920
   Auditor's File No: 196473
   Grantor: Sam'l Hutchinson, Sheriff of Yakima County Washington
   Grantee: E. W. Morse

2. Instrument: Warranty Deed
   Dated: June 16, 1922
   Recorded: November 10, 1922
   Auditor's File No: 267337
   Grantor: E. W. Morse and Fannie C. Morse, husband and wife
   Grantee: Airo Metal Products Co.

3. Instrument: Sheriff's Deed
   Dated: July 12, 1928
   Recorded: July 23, 1928
   Auditor's File No: 463553
   Grantor: L. D. Luce, Sheriff of Yakima County Washington
   Grantee: John E. Price and Company, a corporation

4. Instrument: Tax Deed
   Dated: August 29, 1928
   Recorded: August 29, 1928
   Auditor's File No: 466837
   Grantor: Still White as Treasurer of Yakima County State of Washington
   Grantee: Yakima County, a Municipal corporation

5. Instrument: Warranty Deed
   Dated: March 14, 1930
   Recorded: March 31, 1930
   Auditor's File No: 526993
   Grantor: Amy R. Nelson (formerly Amy R. Gibson) and H. V. Nelson, her husband
   Grantee: Tully Investment Company, a Washington corporation

6. Instrument: Assignment of Contract
   Dated: April 18, 1931
   Recorded: April 21, 1931
   Auditor's File No: 569022
   Grantor: The Tully Investment Company, a Washington corporation
   Grantee: R. F. Snead, whose wife is Mary M. Snead

7. Instrument: Quit Claim Deed
   Dated: September 10, 1931
   Recorded: September 12, 1931
   Auditor's File No: 582233
   Grantor: Albert H. Huebner and Myrtle S. Huebner, husband and wife
   Grantee: R. F. Snead

8. Instrument: Treasurers Deed
   Dated: September 5, 1931
   Recorded: September 12, 1931
   Auditor's File No: 582234
   Grantor: R. W. White, as Treasurer of Yakima County Washington
   Grantee: Albert H. Huebner

9. Instrument: Lease and License Agreement
   Dated: September 3, 1931
   Recorded: December 21, 1931
   Auditor's File No: 589976
   Grantor: Paul E. Wise and Mrs. Flossie Wise (his wife)
   Grantee: The Texas Company (a California corporation)

10. Instrument: Quit Claim Deed
    Dated: June 16, 1933
    Recorded: June 16, 1933
    Auditor's File No: 629886
    Grantor: R. F. Snead and Mary M. Snead, husband and wife
    Grantee: Tully Investment Company, a corporation

11. Instrument: Quit Claim Deed
    Dated: May 17, 1934
    Recorded: May 19, 1934
    Auditor's File No: 657249
    Grantor: Tully Investment Company, a Washington corporation
    Grantee: R. F. Snead, whose wife is Mary M. Snead

12. Instrument: Deed
    Dated: July 28, 1936
    Recorded: July 29, 1936
    Auditor's File No: 733279
    Grantor: R. F. Snead and Mary. M. Snead, husband and wife
    Grantee: J. R. Haasze, whose wife is Lottie Haasze

13. Instrument: Quit Claim Deed
    Dated: March 24, 1938
    Recorded: April 2, 1938
    Auditor's File No: 805708
    Grantor: J. R. Haasze and Lottie Haasze, husband and wife
    Grantee: Grandview Investment Company, a Washington corporation

14. Instrument: Treasurer's Deed
    Dated: April 28, 1938
    Recorded: May 18, 1938
    Auditor's File No: 811683
    Grantor: C. D. Stephens, as Treasurer of Yakima County Washington
    Grantee: R. F. Snead, whose wife is Mary M. Snead

15. Instrument: Quit Claim Deed
Recorded: May 18, 1938
Auditor's File No: 811684
Grantor: R. F. Snead and Mary M. Snead, husband and wife
Grantee: Paul E. Wise

16. Instrument: Contract
Dated: March 20, 1941
Recorded: May 2, 1941
Auditor's File No: 946263
Grantor: Grandview Investment Company, a corporation of Wn
Grantee: Signal Oil Company, a corporation

17. Instrument: Quit Claim Deed
Dated: July 5, 1941
Recorded: July 11, 1941
Auditor's File No: 955763
Grantor: Paul E. Wise and Flossie Wise, husband and wife
Grantee: J. R. Haasze and Lottie Haasze, husband and wife

18. Instrument: Warranty Deed
Dated: October 29, 1941
Recorded: November 21, 1941
Auditor's File No: 971922
Grantor: Paul E. Wise and Flossie M. Wise, husband and wife
Grantee: Signal Oil Company, a corporation

19. Instrument: Assigment of Contract and Deed
Dated: May 9, 1941
Recorded: April 3, 1942
Auditor's File No: 988482
Grantor: Grandview Investment Company, a Washington corporation
Grantee: J.R. Haasze whose wife is Lottie Haasze

20. Instrument: Warranty Deed
Dated: February 16, 1944
Recorded: April 3, 1944
Auditor's File No: 1054540
Grantor: Lottie Haasze, a widow
Grantee: Signal Oil Company, a corporation

21. Instrument: Statutory Warranty Deed
Dated: March 29, 1967
Recorded: April 1987
Auditor's File No: 2127331
Grantor: Standard Oil Company of California , a Delaware corporation
Grantee: Humble Oil and Refining Company, a Delaware corporation

22. Instrument: Special Warranty Deed
Dated: October 10, 1978
Recorded: October 25, 1978
Auditor's File No: 2522706
Grantor: Exxon Corporation, a New Jersey corporation
Grantee: A. J. Still and Elizabeth M. Still, his wife

CHAIN OF TITLE REPORT
101 E WINE COUNTRY ROAD, GRANDVIEW, WA

VALLEY TITLE GUARANTEE
502 N 2nd St, Yakima, WA 98901 ~ (509)248-4442 ~ 1-800-752-9553 ~ www.vtgco.com

CHAIN OF TITLE REPORT

Prepared For: Washington State Department of Ecology
1250 W Alder Street
Yakima, WA 98903

Customer Reference:
Order No.: 245517
Property Address: 101 E Wine Country Road, Grandview, WA 98930
Dated: November 07, 2019 at 8:00 AM
Fee: $150.00 Tax $12.30 Total: $162.30
Liability: $150.00

Legal Description:

FOR LEGAL DESCRIPTION SEE ATTACHED EXHIBIT A HERETO

1. **Valley Title Guarantee** has searched the following records with respect to the land:
    1. Title plant records for **Yakima** County.

2. Based on the search described in paragraph 1 above **Valley Title Guarantee** reports that, beginning on January 01, 1919 and ending on the effective date of this report, the Chain of Title documents affecting title to the land have been recorded in the Public Records. As used in this report, the term "Public Records" shall mean the records established under Washington law for the purpose of imparting constructive notice matters relating to real property to purchasers for value and without knowledge.

SEE ATTACHED EXHIBIT B FOR CHAIN OF TITLE DOCUMENTS

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Valley Title Guarantee

Arlene Reynolds

CHAIN OF TITLE REPORT
EXHIBIT "A"

Order No.: 245517

Legal Description:

The South 85 feet of Lots 1 and 2, Block 3, GRANDVIEW, Washington, according to the Official Plat thereof recorded in Volume "B" of Plats, Page 6, records of Yakima County, Washington.

Abbreviated Legal:	Ptn of Lots 2 and 2, Blk 3, GRANDVIEW, Washington, B-6
Parcel No(s):	230923-12401
Purported Address:	101 E Wine Country Road, Grandview, WA 98930

END OF EXHIBIT A

CHAIN OF TITLE REPORT
EXHIBIT "B"

Chain of Title Documents

1. Instrument: Quit Claim Deed
   Dated: May 10, 1926
   Recorded: May 18, 1926
   Auditor's File No: 385931
   Grantor: Milton N. Richards and Minnie S. Richards, husband and wife
   Grantee: A. G. Shelby

2. Instrument: Sheriff's Deed
   Dated: July 1928
   Recorded: July 23, 1928
   Auditor's File No: 463553
   Grantor: L. D. Luce, Sheriff of Yakima County Washington
   Grantee: John E. Price and Company, a corporation

3. Instrument: Tax Deed
   Dated: September 7, 1929
   Recorded: September 27, 1929
   Auditor's File No: 507676
   Grantor: Still White, as Treasurer of Yakima County, State of Washington
   Grantee: Yakima County, State of Washington

4. Instrument: Treasurer Deed
   Dated: December 21, 1929
   Recorded: February 6, 1930
   Auditor's File No: 520561
   Grantor: Still White, as Treasurer of Yakima County, State of Washington
   Grantee: A. G. Shelby

5. Instrument: Quit Claim Deed
   Dated: August 30, 1930
   Recorded: September 3, 1930
   Auditor's File No: 544521
   Grantor: A. G. Shelby and Selma Shelby, husband and wife
   Grantee: J.R. Haasze, whose wife's name is Lottie Haasze

6. Instrument: Quit Claim Deed
   Dated: February 21, 1931
   Recorded: March 6, 1931
   Auditor's File No: 563090
   Grantor: J. R. Haasze and Lottie Haasze, husband and wife
   Grantee: A. G. Shelby whose wife's name is Selma Shelby

7. Instrument: Contract Option
   Dated: January 8, 1936
   Recorded: January 9, 1936
   Auditor's File No: 710532
   Grantor: A.G. Shelby and Selma Shelby
   Grantee: A. H. Waugh, a bachelor

8. Instrument: Warranty Deed
   Dated: June 30, 1936
   Recorded: July 1, 1936
   Auditor's File No: 729970
   Grantor: A.G. Shelby and Selma Shelby
   Grantee: A. H. Waugh, a bachelor

9. Instrument: Lease
   Dated: May 27, 1937
   Recorded: June 24, 1937
   Auditor's File No: 773567
   Grantor: A. H. Waugh, a bachelor
   Grantee: Standard Oil Company of California, a corporation

10. Instrument: Lease
    Dated: September 12, 1945
    Recorded: November 1, 1945
    Auditor's File No: 1102873
    Grantor: A. H. Waugh, a bachelor
    Grantee: Standard Oil Company of California, a corporation

11. Instrument: Lease Agreement
    Dated: September 11, 1945
    Recorded: November 1, 1945
    Auditor's File No: 1102874
    Grantor: A. H. Waugh, a bachelor
    Grantee: Standard Oil Company of California, a corporation

12. Instrument: Statutory Warranty Deed
    Dated: July 17, 1957
    Recorded: July 24, 1957
    Auditor's File No: 1680082
    Grantor: Mary Ellen Killian, Ruby Ethel Nickerson and Malissa Mae Townsend
    Grantee: E. A. Rado, husband of Clara Rado

13. Instrument: Statutory Warranty Deed
    Dated: November 18, 1976
    Recorded: November 19, 1976
    Auditor's File No: 2441780
    Grantor: E. A. Rado, a his separate estate
    Grantee: Leslie A. Rado, an unmarried woman

14. Instrument: Real Estate Contract
    Dated: November 17, 1976
    Recorded: November 19, 1976
    Auditor's File No: 2441788
    Grantor: Leslie A. Rado, an unmarried woman
    Grantee: Jack Kimbrough and Pauline Kimbrough, husband and wife, an undivided one-half interest, James Montgomery, a single man, an undivided one-half interest

15. Instrument: Purchaser's Assigment of Contract and Deed
Dated: June 30, 1978
Recorded: July 3, 1978
Auditor's File No: 2509936
Grantor: Jack Kimbrough and Pauline Kimbrough, husband and wife, and James Montgomery, a single man
Grantee: William S. Castle and Jeanette R. Castle

16. Instrument: Statutory Warranty Deed
Dated: November 19, 1978
Recorded: December 20, 1978
Auditor's File No: 2528840
Grantor: Leslie A. Rado, an unmarried woman
Grantee: Jack Kimbrough and Pauline Kimbrough, husband and wife, an undivided one-half interest; James Montgomery, a single man, an undivided one-half

17. Instrument: Quit Claim Deed
Dated: May 28, 1980
Recorded: May 30, 1980
Auditor's File No: 2583805
Grantor: James H. Montgomery, as his separate property
Grantee: Jack Kimbrough and Pauline Kimbrough, husband and wife, and William Castle and Jeanette Castle, husband and wife

18. Instrument: Quit Claim Deed
Dated: April 15, 1981
Auditor's File No: 2614614
Grantor: Jack B. Kimbrough, also known as Jack Kimbrough, and Pauline Kimbrough, his wife
Grantee: William S. Castle and Jeanette R. Castle, husband and wife

19. Instrument: Statutory Warranty Deed
Dated: May 19, 2014
Recorded: May 23, 2014
Auditor's File No: 7840211
Grantor: William S. Castle and Jeanette R. Castle, husband and wife
Grantee: Kenneth S. Castle and Holly R. Castle, husband and wife

20. Instrument: Quit Claim Deed
Dated: May 21, 2018
Recorded: May 22, 2018
Auditor's File No: 7981514
Grantor: Kenneth S. Castle and Holly R. Winters-Castle
Grantee: Gorgeous Property LLC, a Washington Limited Liability Company

APPENDIX C
BORING LOGS

EES EES Environmental Consulting, Inc.

BORING NO. **B1** PAGE **1** OF **1**

PROJECT **DeBock's Texaco**

LOCATION **Grandview, Washington**

START CARD **RE15821** WELL ID

COORDINATES

PROJECT NO. **2093-01**

SURFACE ELEVATION DATUM

LOGGED BY **DBP**

DEPTH FEET	LAB SAMPLE ID	pH	PID (ppmV)	SHEEN	RECOVERY %	STRATA	DESCRIPTION	CONSTRUCTION DETAIL/ COMMENTS	ELEVATION FEET
					100		Vegetation.		
							Brown SILT (ML), trace sand, trace gravel; medium stiff, dry, sand is fine, gravel is coarse.		
	B1-3		0.0	NO			Becomes moist.		
							Becomes without gravel.		
5			0.0	NO	100				
							Gray-brown silty SAND (SM); medium loose, moist, fine.		
			0.0	NO					
							Medium sand lens.		
10	B1-10		0.0	NO	100				
							Brown SILT; stiff, moist, stratified 1-inch-thick medium sand layers every 1 foot from 11 to 14.5 feet.		
			0.0	NO			Becomes gray (stained).		
15	B1-15		501.9	SLIGHT	100		Gray to black (stained) SAND (SP), minor silt; loose, moist, fine.		
							Gray-brown (stained) SILT (ML), minor sand; soft, wet, sand is fine.		
			437.1	SLIGHT					
							Gray-brown silty SAND (SM); medium dense, moist, fine.		
20	B1-20		41.5	NO	100				
							Brown SILT (ML), trace sand; soft, saturated, sand is fine.	▼	
			11.6	NO					
25	B1-25		0.0	NO					
							Boring complete at 25 feet, backfilled with bentonite chips and finished at surface with existing soil.		

Installed temporary 3/4-inch Sch 40 PVC well screened from 19 to 24 feet with 0.010-inch slots. Conductor casing left in place from 0 to 19 feet during groundwater sampling. Collected groundwater sample B1W.

DRILLING CONTRACTOR **Cascade Drilling**

DRILLING METHOD **Hand Auger/Direct Push**

DRILLING EQUIPMENT **Geoprobe 7720DT**

DRILLING STARTED **3/15/18** ENDED **3/15/18**

REMARKS **Boring advanced from 0 to 5 feet bgs using hand auger, then advanced to terminal depth using direct-push tooling.**

See key sheet for symbols and abbreviations used above.

EES EES Environmental Consulting, Inc.

BORING NO. **B2** PAGE **1** OF **1**
PROJECT **DeBock's Texaco**
LOCATION **Grandview, Washington**
PROJECT NO. **2093-01**
LOGGED BY **DBP**

START CARD **RE15821** WELL ID **MW-4**
COORDINATES
SURFACE ELEVATION DATUM

DEPTH FEET	LAB SAMPLE ID	pH	PID (ppmV)	SHEEN	RECOVERY %	STRATA	DESCRIPTION	CONSTRUCTION DETAIL/ COMMENTS	ELEVATION FEET
					100		Vegetation.		
							Brown silty SAND (SM); loose, moist, fine.	Well is sealed at the surface using concrete, a flush-mounted traffic-rated steel monument and locking cap.	
			0.0	NO					
5			0.0	NO	100				
			0.0	VERY SLIGHT					
10	B2-10		0.0	NO	100				
			0.0	NO			Brown SILT (ML), minor sand; stiff, moist, sand is fine. 2-inch-thick coarse sand lens.		
							Grades to gray (stained) SAND (SW); loose, moist, medium grain.		
15	B2-15		381.2	SLIGHT	100		Gray (stained) SILT (ML); stiff, moist. Hard drilling from 15 feet to 20 feet.	Well constructed using two-inch diameter threaded schedule-40 PVC casing and screened with machine-cut 0.020-inch slots. Filter media consists of #8/10 sand. Ecology Well Tag ID: BKR 328	
			33.1	SLIGHT					
	B2-19		955.1	MOD.			Becomes with mottled black staining and saturated.		
20			27.2	NO	100		Grades from gray to tan silty SAND (SM); dense, saturated, fine. Strong petroleum odor at 19 feet. Becomes loose.		
			30.1	NO			Becomes very dense; hard drilling from 22.5 feet to 25 feet.		
25	B2-25		0.0	NO			Boring complete at 25 feet. Installed groundwater monitoring well.		

DRILLING CONTRACTOR **Cascade Drilling**
DRILLING METHOD **Hand Auger/Direct Push**
DRILLING EQUIPMENT **Geoprobe 7720DT**
DRILLING STARTED **3/15/18** ENDED **3/15/18**

REMARKS **Boring advanced from 0 to 5 feet bgs using hand auger, then advanced to terminal depth using direct-push tooling.**

See key sheet for symbols and abbreviations used above.

EES EES Environmental Consulting, Inc.

BORING NO. **B3** PAGE **1** OF **1**

PROJECT **DeBock's Texaco**

LOCATION **Grandview, Washington**

START CARD **RE15821** WELL ID

COORDINATES

PROJECT NO. **2093-01**

SURFACE ELEVATION DATUM

LOGGED BY **DBP**

SAMPLE INFORMATION						STRATA	DESCRIPTION	CONSTRUCTION DETAIL/ COMMENTS	ELEVATION FEET
DEPTH FEET	LAB SAMPLE ID	pH	PID (ppmV)	SHEEN	RECOVERY %				
					100		Concrete.		
							Brown sandy SILT (SM); soft, damp, sand is fine.	Installed temporary 3/4-inch Sch 40 PVC well screened from 15 to 25 feet with 0.010-inch slots. Conductor casing left in place from 0 to 15 feet during groundwater sampling. Collected groundwater sample B3W.	
	B3-3		0.0	VERY SLIGHT					
5			0.0	NO	100		Becomes stiff.		
			0.0	NO					
							1-inch-thick sand lenses at 9 and 9.5 feet; sand is fine to medium.		
10	B3-10		0.0	NO	100		Brown SAND (SP), minor silt; loose, moist, medium grain.		
							Brown silty SAND (SM); medium dense, moist, fine.		
			107.1	NO			Gray (stained) SILT (ML), trace sand; stiff, moist, sand is fine. Fine sand lens from 14 to 14.5 feet.		
15			215.3	SLIGHT	100				
	B3-15		1,863	MOD.			Gray with mottled black (stained) silty SAND (SM); dense, wet, sand is fine. Black (stained) lens from 15 to 15.2 feet; strong petroleum odor.		
			343.1	SLIGHT					
							Grades to light-brown and becomes saturated. Becomes loose.	▼	
20	B3-20		9.0	NO	100				
			4.1	NO			Becomes very dense.		
25	B3-25		1.5	NO					
							Boring complete at 25 feet, backfilled with bentonite chips and finished at surface with concrete.		

DRILLING CONTRACTOR **Cascade Drilling**

DRILLING METHOD **Hand Auger/Direct Push**

DRILLING EQUIPMENT **Geoprobe 7720DT**

DRILLING STARTED **3/16/18** ENDED **3/16/18**

REMARKS **Boring advanced from 0 to 5 feet bgs using hand auger, then advanced to terminal depth using direct-push tooling.**

See key sheet for symbols and abbreviations used above.

EES EES Environmental Consulting, Inc.

BORING NO. **B4** PAGE **1** OF **1**

PROJECT **DeBock's Texaco**

LOCATION **Grandview, Washington**

START CARD **RE15821** WELL ID

COORDINATES PROJECT NO. **2093-01**

SURFACE ELEVATION DATUM LOGGED BY **DBP**

DEPTH FEET	LAB SAMPLE ID	pH	PID (ppmV)	SHEEN	RECOVERY %	STRATA	DESCRIPTION	CONSTRUCTION DETAIL/ COMMENTS	ELEVATION FEET
					20		Concrete.		
							Gray GRAVEL (GP); medium dense, dry, fine (pea gravel; fill).		
							No recovery from 2 to 14 feet (pea gravel being pushed to side by shoe).		
5					0			Installed temporary 3/4-inch Sch 40 PVC well screened from 15 to 25 feet with 0.010-inch slots. Conductor casing left in place from 0 to 15 feet during groundwater sampling. Collected groundwater sample B4W.	
10					20				
15	B4-15		719.1 2,121	VERY SLIGHT HEAVY	100		Brown silty SAND (SM); medium dense, moist, fine. Becomes stained gray at 14.5 feet. Strong petroleum odor from 15.5 to 20 feet.		
	B4-17		2,195	HEAVY			Gray (stained) SILT (ML), minor sand; medium stiff, saturated, sand is fine. Becomes medium soft; sheen on core from 16.5 to 18.5 feet. Becomes medium stiff.		
20	B4-20		2,774	HEAVY	100		Gray (stained) silty SAND (SM); very dense, wet, fine, stratified 0.5-inch-thick fine sand layers every 1 foot. Very hard drilling from 20 to 25 feet.	▼	
25	B4-25			NO			Boring complete at 25 feet, backfilled with bentonite chips, and finished at surface with contrete.		

DRILLING CONTRACTOR **Cascade Drilling**

DRILLING METHOD **Hand Auger/Direct Push**

DRILLING EQUIPMENT **Geoprobe 7720DT**

DRILLING STARTED **3/16/18** ENDED **3/16/18**

REMARKS **Boring advanced to terminal depth using direct-push tooling.**

See key sheet for symbols and abbreviations used above.

EES EES Environmental Consulting, Inc.

BORING NO. **B5** PAGE **1** OF **1**
PROJECT **DeBock's Texaco**
LOCATION **Grandview, Washington**
PROJECT NO. **2093-01**
LOGGED BY **NG**

START CARD **RE15821** WELL ID **MW-5**
COORDINATES
SURFACE ELEVATION DATUM

DEPTH FEET	LAB SAMPLE ID	pH	PID (ppmV)	SHEEN	RECOVERY %	STRATA	DESCRIPTION	CONSTRUCTION DETAIL/ COMMENTS	ELEVATION FEET
					100		Vegetation.		
							Brown silty SAND (SM); very loose, dry, fine.	Well is sealed at the surface using concrete, a flush-mounted traffic-rated steel monument and locking cap.	
			1.0	VERY SLIGHT					
5	B5-5		2.6	VERY SLIGHT	100				
			0.5	NO					
10	B5-10		0.2	VERY SLIGHT	100		Becomes dense.		
			1.5	SLIGHT					
15	B5-15		1,597	SLIGHT	100		Stong petroleum odor from 14.5 to 20 feet.	Well constructed using two-inch diameter threaded schedule-40 PVC casing and screened with machine-cut 0.020-inch slots. Filter media consists of #8/10 sand. Ecology Well Tag ID: BKR 329	
							Gray to black (stained) SAND (SP) with silt; dense, dry, fine.		
			8.1	SLIGHT					
							Gray (stained) silty SAND (SM); dense, wet, fine.		
20	B5-20		36.2	SLIGHT					
			44.0	SLIGHT	100		Brown SAND (SP) with silt; dense, moist, fine.		
			2.6	NO					
							Brown sandy SILT (ML); dense, wet, sand is fine.		
25	B5-25		0.5	NO					
							Boring complete at 25 feet. Installed groundwater monitoring well.		

DRILLING CONTRACTOR **Cascade Drilling**
DRILLING METHOD **Hand Auger/Direct Push**
DRILLING EQUIPMENT **Geoprobe 7720DT**
DRILLING STARTED **3/16/18** ENDED **3/16/18**

REMARKS **Boring advanced from 0 to 5 feet bgs using hand auger, then advanced to terminal depth using direct-push tooling.**

See key sheet for symbols and abbreviations used above.

EES EES Environmental Consulting, Inc.

BORING NO. **B6** PAGE **1** OF **1**

PROJECT **DeBock's Texaco**

LOCATION **Grandview, Washington**

START CARD **RE15821** WELL ID

COORDINATES

PROJECT NO. **2093-01**

SURFACE ELEVATION DATUM

LOGGED BY **DBP**

DEPTH FEET	LAB SAMPLE ID	pH	PID (ppmV)	SHEEN	RECOVERY %	STRATA	DESCRIPTION	CONSTRUCTION DETAIL/ COMMENTS	ELEVATION FEET
					100		Vegetation and topsoil.		
							1-inch-thick asphalt layer.		
	B6-3		0.0	VERY SLIGHT			Gray-brown silty SAND (SM), minor gravel; loose, moist, fine, gravel is coarse. Gravel becomes trace.	Installed temporary 3/4-inch Sch 40 PVC well screened from 20 to 25 feet with 0.010-inch slots. Conductor casing left in place from 0 to 20 feet during groundwater sampling. Collected groundwater sample B6W.	
5			0.0	VERY SLIGHT	100				
			0.0	NO			Becomes very dense.		
10			0.0	NO	100		Becomes brown.		
			1.2	NO					
							Becomes gray (stained).		
15	B6-15		148.5	NO	100		Gray (stained) SAND (SP), trace silt; moist, fine to medium.		
	B6-17		1,096	SLIGHT			Gray (stained) silty SAND (SM); dense, moist, fine, stratified 1- to 2-inch-thick fine to medium sand layers every 1 to 2 feet from 14.5 to 20 feet. Strong petroleum odor from 17 to 23 feet.		
20	B6-20		990.9	SLIGHT	100				
			345.3	SLIGHT			Light-brown SILT (ML) with sand; soft, saturated, sand is fine. Strong petroleum odor.	▼	
							Light-brown silty SAND (SM); very dense, saturated, sand is fine.		
25	B6-25		2.5	NO					
							Boring complete at 25 feet, backfilled with bentonite chips, and finished at surface with existing soil.		

DRILLING CONTRACTOR **Cascade Drilling**

DRILLING METHOD **Hand Auger/Direct Push**

DRILLING EQUIPMENT **Geoprobe 7720DT**

DRILLING STARTED **4/2/18** ENDED **4/4/18**

REMARKS **Boring advanced from 0 to 5 feet bgs using hand auger, then advanced to terminal depth using direct-push tooling.**

See key sheet for symbols and abbreviations used above.

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BORING NO. **B7** PAGE **1** OF **1**

PROJECT **DeBock's Texaco**

LOCATION **Grandview, Washington**

PROJECT NO. **2093-01**

LOGGED BY **DBP**

START CARD **RE15821** WELL ID

COORDINATES

SURFACE ELEVATION DATUM

SAMPLE INFORMATION						STRATA	DESCRIPTION	CONSTRUCTION DETAIL/ COMMENTS	ELEVATION FEET
DEPTH FEET	LAB SAMPLE ID	pH	PID (ppmV)	SHEEN	RECOVERY %				
					100		Vegetation and topsoil.	Installed temporary 3/4-inch Sch 40 PVC well screened from 20 to 25 feet with 0.010-inch slots. Conductor casing left in place from 0 to 20 feet during groundwater sampling. Collected groundwater sample B7W.	
							1-inch-thick asphalt layer.		
	B7-3		0.0	NO			Gray-brown silty SAND (SM), trace gravel; loose, moist, fine, gravel is coarse.		
							Becomes medium dense and without gravel.		
5			0.5	NO	100				
			0.7	NO					
							Mottled rust-red color from 9 to 9.5 feet.		
10			0.7	NO	100				
							Black staining at 14 feet. Strong petroleum odor from 14 to 20 feet. Becomes gray (stained). 1-inch-thick fine to medium sand lens at 14.5 feet.		
15	B7-15		276.0	HEAVY NO	100				
							Becomes medium loose.		
			343.1	SLIGHT					
20	B7-20		1,076	SLIGHT	100				
							Gray SILT (ML), with fine sand; loose, saturated, sand is fine. Grades to light-brown.	▼	
			11.5	NO					
							Light-brown silty SAND (SM); medium dense, saturated, fine.		
25			3.7	NO			Boring complete at 25 feet, backfilled with bentonite chips, and finished at surface with existing soil.		

DRILLING CONTRACTOR **Cascade Drilling**

DRILLING METHOD **Hand Auger/Direct Push**

DRILLING EQUIPMENT **Geoprobe 7720DT**

DRILLING STARTED **4/2/18** ENDED **4/3/18**

REMARKS **Boring advanced from 0 to 5 feet bgs using hand auger, then advanced to terminal depth using direct-push tooling.**

See key sheet for symbols and abbreviations used above.

EES EES Environmental Consulting, Inc.

BORING NO. **B8** PAGE **1** OF **1**
PROJECT **DeBock's Texaco**
LOCATION **Grandview, Washington**
PROJECT NO. **2093-01**
LOGGED BY **DBP**

START CARD **RE15821** WELL ID
COORDINATES
SURFACE ELEVATION DATUM

SAMPLE INFORMATION						STRATA	DESCRIPTION	CONSTRUCTION DETAIL/ COMMENTS	ELEVATION FEET
DEPTH FEET	LAB SAMPLE ID	pH	PID (ppmV)	SHEEN	RECOVERY %				
					100		Gray GRAVEL (GP); dry, coarse (fill).		
							Gray-brown silty SAND (SM); medium loose, moist, fine.	Installed temporary 3/4-inch Sch 40 PVC well screened from 20 to 25 feet with 0.010-inch slots. Conductor casing left in place from 0 to 20 feet during groundwater sampling. Collected groundwater sample B8W.	
	B8-3		0.7	NO					
5			0.3	NO	100				
			0.4	NO					
10			0.7	NO	100		Becomes brown and sand becomes fine to medium.		
			1.1	NO			Becomes very dense.		
15	B8-15		349.2	SLIGHT	100		Becomes stained gray. Strong petroleum odor from 14 to 20 feet. 2-inch-thick fine to medium sand lens.		
							Becomes medium dense.		
			271.1	SLIGHT					
20	B8-20		613.1	SLIGHT	100		Grades to light-brown.		
							Becomes loose and saturated.	▼	
			1.5	NO			Light-brown sandy SILT (ML); soft, saturated, sand is fine.		
							Light-brown, silty SAND (SM); very dense, saturated, fine.		
25	B8-25		1.3	NO			Boring complete at 25 feet, backfilled with bentonite chips, and finished at surface with existing gravel.		

DRILLING CONTRACTOR **Cascade Drilling**
DRILLING METHOD **Hand Auger/Direct Push**
DRILLING EQUIPMENT **Geoprobe 7720DT**
DRILLING STARTED **4/2/18** ENDED **4/3/18**

REMARKS **Boring advanced from 0 to 10 feet bgs using hand auger, then advanced to terminal depth using direct-push tooling.**

See key sheet for symbols and abbreviations used above.

EES LOG WITH WELL & SHEEN - LOG A EWNN03.GDT - 10/19/18 17:17 - C:\USERS\DAN ELE\DROPBOX (EES ENVIRONMENTAL)\EES TEAM FOLDER (THE REAL ONE)\001EES ADMIN-MASTER\G NT\PROJECTS\2093-01 DEBOCKS 2018 10 09.GPJ

EES EES Environmental Consulting, Inc.

BORING NO. **B9** PAGE **1** OF **1**
PROJECT **DeBock's Texaco**
LOCATION **Grandview, Washington**
PROJECT NO. **2093-01**
LOGGED BY **DBP**

START CARD **RE15821** WELL ID
COORDINATES
SURFACE ELEVATION DATUM

SAMPLE INFORMATION						STRATA	DESCRIPTION	CONSTRUCTION DETAIL/ COMMENTS	ELEVATION FEET
DEPTH FEET	LAB SAMPLE ID	pH	PID (ppmV)	SHEEN	RECOVERY %				
					100		Gray GRAVEL (GP); dry, coarse (fill).		
							Brown silty SAND (SM), minor gravel; medium loose, moist, fine to medium, gravel is coarse (fill).	Installed temporary 3/4-inch Sch 40 PVC well screened from 20 to 25 feet with 0.010-inch slots. Conductor casing left in place from 0 to 20 feet during groundwater sampling. Collected groundwater sample B9W.	
			0.0	SLIGHT			Pieces of brick from 3 to 8 feet.		
5			0.0	SLIGHT	100				
			0.0	VERY SLIGHT			Cobble at 6.5 feet.		
10			0.0	SLIGHT	100				
			0.0	NO			Gray-brown SILT (ML), minor sand; dense, moist, sand is fine (native).		
			132.0	SLIGHT			1-inch-thick black (stained) fine sand lens at 14 feet.		
15					100		Gray (stained) silty SAND (SM); dense, moist, fine.		
	B9-16.5		502.1	HEAVY			Gray (stained) SILT (ML), minor sand; medium stiff, wet, sand is fine, mottled black staining. Strong petroleum odor at 16.5 feet.		
	B9-20		416.3	SLIGHT			Gray (stained) silty SAND (SM); medium dense, moist, fine.		
20					100		Grades to light-brown; becomes loose and saturated. ▼		
			1.9	NO			Becomes medium dense.		
			1.5	NO			Becomes dense.		
25							Boring complete at 25 feet, backfilled with bentonite chips, and finished at surface with existing gravel.		

DRILLING CONTRACTOR **Cascade Drilling**
DRILLING METHOD **Hand Auger/Direct Push**
DRILLING EQUIPMENT **Geoprobe 7720DT**
DRILLING STARTED **4/3/18** ENDED **4/3/18**

REMARKS **Boring advanced from 0 to 6.5 feet bgs using hand auger, then advanced to terminal depth using direct-push tooling.**

See key sheet for symbols and abbreviations used above.

EES EES Environmental Consulting, Inc.

BORING NO. **B10** PAGE **1** OF **1**
PROJECT **DeBock's Texaco**
LOCATION **Grandview, Washington**
PROJECT NO. **2093-01**
LOGGED BY **DBP**

START CARD **RE15821** WELL ID
COORDINATES
SURFACE ELEVATION DATUM

SAMPLE INFORMATION						STRATA	DESCRIPTION	CONSTRUCTION DETAIL/ COMMENTS	ELEVATION FEET
DEPTH FEET	LAB SAMPLE ID	pH	PID (ppmV)	SHEEN	RECOVERY %				
					100		Gray GRAVEL (GP); dry, coarse (fill).		
							Gray-brown silty SAND (SM); medium loose, moist, fine.	Installed temporary 3/4-inch Sch 40 PVC well screened from 20 to 25 feet with 0.010-inch slots. Conductor casing left in place from 0 to 20 feet during groundwater sampling. Collected groundwater sample B10W.	
	B10-3		0.6	SLIGHT					
5			0.0	SLIGHT	100				
			0.0	VERY SLIGHT					
							Sand becomes fine to medium.		
10			0.0	VERY SLIGHT	100				
			0.0	VERY SLIGHT					
15	B10-15		0.0	NO	100		Gray-brown SILT (ML), with sand; stiff, moist, sand is fine.		
			126.9	MOD.			1-inch-thick black (stained) fine sand lens; strong petroleum odor. Becomes gray (stained).		
20	B10-20		136.3	NO	100		Gray (stained) silty SAND (SM); dense, moist, fine. Grades to light-brown.	▼	
							Becomes loose and saturated.		
			12.5	NO					
25			1.0	NO			Becomes very dense.		
							Boring complete at 25 feet, backfilled with bentonite chips, and finished at surface with existing gravel.		

DRILLING CONTRACTOR **Cascade Drilling**
DRILLING METHOD **Hand Auger/Direct Push**
DRILLING EQUIPMENT **Geoprobe 7720DT**
DRILLING STARTED **4/3/18** ENDED **4/4/18**

REMARKS **Boring advanced from 0 to 10 feet bgs using hand auger, then advanced to terminal depth using direct-push tooling.**

See key sheet for symbols and abbreviations used above.

EES EES Environmental Consulting, Inc.

BORING NO. **B11** PAGE **1** OF **1**
PROJECT **DeBock's Texaco**
LOCATION **Grandview, Washington**
PROJECT NO. **2093-01**
LOGGED BY **DBP**

START CARD **RE15821** WELL ID **MW-8**
COORDINATES
SURFACE ELEVATION DATUM

DEPTH FEET	LAB SAMPLE ID	pH	PID (ppmV)	SHEEN	RECOVERY %	STRATA	DESCRIPTION	CONSTRUCTION DETAIL/ COMMENTS	ELEVATION FEET
0					100		Gray GRAVEL (GP); dry, coarse (fill).		
							Brown silty SAND (SM), minor gravel; medium loose, moist, fine to medium, gravel is coarse (fill).	Well is sealed at the surface using concrete, a flush-mounted traffic-rated steel monument and locking cap.	
	B11-3		0.0	SLIGHT					
			0.0	NO			Gray-brown silty SAND (SM); medium dense, moist, fine (native).		
5					100				
			0.0	NO					
			0.0	NO					
10					100				
			0.0	NO					
			0.0	NO					
15					100		Gray-bown SILT (ML), trace sand; medium soft, moist, sand is fine.	Well constructed using two-inch diameter threaded schedule-40 PVC casing and screened with machine-cut 0.020-inch slots. Filter media consists of #8/10 sand. Ecology Well Tag ID: BKR 333	
	B11-16		168.3	SLIGHT			Becomes stained gray. Strong petroleum odor from 16.5 to 20 feet. Becomse medium stiff.		
							Gray (stained) silty SAND (SM); dense, moist to wet, fine. Grades to gray-brown from 18.5 to 19.5 feet.		
20	B11-20		863.3	MOD.	100		Becomes medium loose and saturated.	0.5-inch-thick layer of LNAPL observed floating on water column.	
			68.2	NO			Grades to light-brown.		
25			1.2	NO					
							Boring complete at 25 feet. Installed groundwater monitoring well.		

DRILLING CONTRACTOR **Cascade Drilling**
DRILLING METHOD **Hand Auger/Direct Push**
DRILLING EQUIPMENT **Geoprobe 7720DT**
DRILLING STARTED **4/3/18** ENDED **4/4/18**

REMARKS **Boring advanced from 0 to 10 feet bgs using hand auger, then advanced to terminal depth using direct-push tooling.**

See key sheet for symbols and abbreviations used above.

EES EES Environmental Consulting, Inc.

BORING NO. **B12** PAGE **1** OF **1**
PROJECT **DeBock's Texaco**
LOCATION **Grandview, Washington**
PROJECT NO. **2093-01**
LOGGED BY **DBP**

START CARD **RE15821** WELL ID **MW-6**
COORDINATES
SURFACE ELEVATION DATUM

DEPTH FEET	LAB SAMPLE ID	pH	PID (ppmV)	SHEEN	RECOVERY %	STRATA	DESCRIPTION	CONSTRUCTION DETAIL/ COMMENTS	ELEVATION FEET
0					100		Gray GRAVEL (GP); dry, coarse (fill).		
							Gray-brown silty SAND (SM); medium dense, moist, fine.	Well is sealed at the surface using concrete, a flush-mounted traffic-rated steel monument and locking cap.	
	B12-3		0.0	NO					
5			0.0	NO	100				
			0.0	NO					
10	B12-10		0.0	NO	100				
			0.0	NO					
15			1.6	NO	100			Well constructed using two-inch diameter threaded schedule-40 PVC casing and screened with machine-cut 0.020-inch slots. Filter media consists of #8/10 sand. Ecology Well Tag ID: BKR 331	
	B12-16		1,591	MOD.			Gray (stained) sandy SILT (ML); medium soft, wet, sand is fine. Strong petroleum odor at 15.5 feet. 1-inch-thick black stained lens at 16 feet.		
20	B12-20		7.1	MOD.	100		Gray (stained) silty SAND (SM); dense, moist, fine.		
			1.9	NO			Grades to light-brown; becomes loose and saturated.		
							Becomes very dense.		
25			0.8	NO					
							Boring complete at 25 feet. Installed groundwater monitoring well.		

DRILLING CONTRACTOR **Cascade Drilling**
DRILLING METHOD **Hand Auger/Direct Push**
DRILLING EQUIPMENT **Geoprobe 7720DT**
DRILLING STARTED **4/3/18** ENDED **4/3/18**

REMARKS **Boring advanced from 0 to 10 feet bgs using hand auger, then advanced to terminal depth using direct-push tooling.**

See key sheet for symbols and abbreviations used above.

EES EES Environmental Consulting, Inc.

BORING NO. **B13** PAGE **1** OF **1**
PROJECT **DeBock's Texaco**
LOCATION **Grandview, Washington**
PROJECT NO. **2093-01**
LOGGED BY **DBP**

START CARD **RE15821** WELL ID **MW-7**
COORDINATES
SURFACE ELEVATION DATUM

DEPTH FEET	LAB SAMPLE ID	pH	PID (ppmV)	SHEEN	RECOVERY %	STRATA	DESCRIPTION	CONSTRUCTION DETAIL/ COMMENTS	ELEVATION FEET
					100		Vegetation.		
							Gray-brown silty SAND (SM); medium loose, dry, fine.	Well is sealed at the surface using concrete, a flush-mounted traffic-rated steel monument and locking cap.	
			0.0	VERY SLIGHT					
5			0.0	VERY SLIGHT	100		Becomes moist.		
			0.0	NO					
10			0.0	NO	100				
			0.0	NO			3-inch-thick medium sand lens.		
15	B13-15		0.0	NO	100		Gray-brown SILT (ML), minor sand; medium stiff, moist, sand is fine.	Well constructed using two-inch diameter threaded schedule-40 PVC casing and screened with machine-cut 0.020-inch slots. Filter media consists of #8/10 sand. Ecology Well Tag ID: BKR 332	
			78.9	MOD.			1-inch-thick black (stained) sand lens. Becomes gray (stained).		
							1-inch-thick medium sand lens.		
20	B13-20		472.1	MOD.	100		Gray (stained) silty SAND (SM); medium dense, wet, fine. Mottled black staining; strong petroleum odor. Grades to light-brown.		
			7.8	VERY SLIGHT			Becomes loose and saturated. Becomes medium dense.		
							Becomes dense.		
25	B13-25		0.7	NO			Boring complete at 25 feet. Installed groundwater monitoring well.		

DRILLING CONTRACTOR **Cascade Drilling**
DRILLING METHOD **Hand Auger/Direct Push**
DRILLING EQUIPMENT **Geoprobe 7720DT**
DRILLING STARTED **4/3/18** ENDED **4/3/18**

REMARKS **Boring advanced from 0 to 5 feet bgs using hand auger, then advanced to terminal depth using direct-push tooling.**

See key sheet for symbols and abbreviations used above.

EES EES Environmental Consulting, Inc.

BORING NO. **B14** PAGE **1** OF **1**
PROJECT **DeBock's Texaco**
LOCATION **Grandview, Washington**
PROJECT NO. **2093-01**
LOGGED BY **DBP**

START CARD **RE15821** WELL ID **MW-9**
COORDINATES
SURFACE ELEVATION DATUM

DEPTH FEET	LAB SAMPLE ID	pH	PID (ppmV)	SHEEN	RECOVERY %	STRATA	DESCRIPTION	CONSTRUCTION DETAIL/ COMMENTS	ELEVATION FEET
					100		Concrete.	Well is sealed at the surface using concrete, a flush-mounted traffic-rated steel monument and locking cap.	
							Gray GRAVEL (GP); dry, coarse (fill).		
							Gray-brown silty SAND (SM); medium loose, moist, fine.		
	B14-3		0.0	VERY SLIGHT					
5			0.0	NO	100				
			0.0	NO			Stratified 1- to 1.5-inch-thick medium sand layers every 1 to 1.5 feet from 7 to 14 feet.		
10			0.0	NO	100				
			0.0	NO			Becomes moist and dense.		
15			0.0	NO	100			Well constructed using two-inch diameter threaded schedule-40 PVC casing and screened with machine-cut 0.020-inch slots. Filter media consists of #8/10 sand. Ecology Well Tag ID: BKR 334	
	B14-16		169.0	MOD.			Becomes gray (stained).		
							Becomes loose and saturated. Grades to light-brown.		
20			0.8	NO	100		Becomes medium dense.		
							Becomes loose.		
			0.0	NO					
25			0.0	NO			Becomes very dense.		
							Boring complete at 25 feet. Installed groundwater monitoring well.		

DRILLING CONTRACTOR **Cascade Drilling**
DRILLING METHOD **Hand Auger/Direct Push**
DRILLING EQUIPMENT **Geoprobe 7720DT**
DRILLING STARTED **4/4/18** ENDED **4/4/18**

REMARKS **Boring advanced from 0 to 5 feet bgs using hand auger, then advanced to terminal depth using direct-push tooling.**

See key sheet for symbols and abbreviations used above.

EES EES Environmental Consulting, Inc.

BORING NO. **B15** PAGE **1** OF **1**
PROJECT **DeBock's Texaco**
LOCATION **Grandview, Washington**
PROJECT NO. **2093-01**
LOGGED BY **DBP**

START CARD **RE15821** WELL ID **MW-10**
COORDINATES
SURFACE ELEVATION DATUM

DEPTH FEET	LAB SAMPLE ID	pH	PID (ppmV)	SHEEN	RECOVERY %	STRATA	DESCRIPTION	CONSTRUCTION DETAIL/ COMMENTS	ELEVATION FEET
					100		Concrete.	Well is sealed at the surface using concrete, a flush-mounted traffic-rated steel monument and locking cap.	
							Gray GRAVEL (GP); dry, coarse (fill).		
							Gray-brown silty SAND (SM); medium loose, moist, fine.		
	B15-3		0.0	VERY SLIGHT					
			0.0	NO					
5					100				
			0.0	NO			Stratified 1- to 2-inch-thick medium sand layers every 1 to 1.5 feet from 6 to 13.5 feet.		
			0.0	NO					
10					100				
			0.0	NO					
							Becomes medium dense.		
							Becomes gray (stained).		
15	B15-15		2,090	MOD.	100		Strong petroleum odor at 15 feet.	Well constructed using two-inch diameter threaded schedule-40 PVC casing and screened with machine-cut 0.020-inch slots. Filter media consists of #8/10 sand. Ecology Well Tag ID: BKR 335	
			179.8	NO					
							Becomes loose and saturated.		
							Grades to gray-brown (stained).		
20	B15-20		566.1	NO	100		Becomes medium dense.		
							Grades to light-brown.		
			166.0	NO					
							Becomes dense.		
25			5.4	NO					
							Boring complete at 25 feet. Installed groundwater monitoring well.		

DRILLING CONTRACTOR **Cascade Drilling**
DRILLING METHOD **Hand Auger/Direct Push**
DRILLING EQUIPMENT **Geoprobe 7720DT**
DRILLING STARTED **4/4/18** ENDED **4/4/18**

REMARKS **Boring advanced from 0 to 5 feet bgs using hand auger, then advanced to terminal depth using direct-push tooling.**

See key sheet for symbols and abbreviations used above.

EES EES Environmental Consulting, Inc.

BORING NO. **B16** PAGE **1** OF **1**
PROJECT **DeBock's Texaco**
LOCATION **Grandview, Washington**
PROJECT NO. **2093-01**
LOGGED BY **DBP**

START CARD **RE15821** WELL ID **MW-11**
COORDINATES
SURFACE ELEVATION DATUM

DEPTH FEET	LAB SAMPLE ID	pH	PID (ppmV)	SHEEN	RECOVERY %	STRATA	DESCRIPTION	CONSTRUCTION DETAIL/ COMMENTS	ELEVATION FEET
					100		Concrete.		
							Gray GRAVEL (GP); dry, coarse (fill).		
							Gray-brown silty SAND (SM); medium loose, moist, fine.	Well is sealed at the surface using concrete, a flush-mounted traffic-rated steel monument and locking cap.	
	B16-3		0.0	NO					
5			0.0	NO	100				
			0.0	NO			Stratified 1- to 2-inch-thick medium sand layers every 1 to 1.5 feet from 8 to 15 feet.		
10			0.0	NO	100				
			37.9	SLIGHT			Black (stained) silt lens. Becomes gray (stained). Strong petroleum odor from 12 to 14 feet.		
	B16-14		282.5	SLIGHT					
15					100			Well constructed using two-inch diameter threaded schedule-40 PVC casing and screened with machine-cut 0.020-inch slots. Filter media consists of #8/10 sand. Ecology Well Tag ID: BKR 335	
			131.1	NO			Becomes loose and saturated.		
	B16-20		30.4	NO			Becomes medium dense.		
20					100		Becomes medium loose.		
			16.5	NO					
							Becomes medium dense.		
25			3.8	NO					
							Boring complete at 25 feet. Installed groundwater monitoring well.		

DRILLING CONTRACTOR **Cascade Drilling**
DRILLING METHOD **Hand Auger/Direct Push**
DRILLING EQUIPMENT **Geoprobe 7720DT**
DRILLING STARTED **4/5/18** ENDED **4/5/18**

REMARKS **Boring advanced from 0 to 5 feet bgs using hand auger, then advanced to terminal depth using direct-push tooling.**

See key sheet for symbols and abbreviations used above.

EES EES Environmental Consulting, Inc.

BORING NO. **B17** PAGE **1** OF **1**
PROJECT **DeBock's Texaco**
LOCATION **Grandview, Washington**
PROJECT NO. **2093-01**
LOGGED BY **DBP**

START CARD **RE15821** WELL ID **MW-12**
COORDINATES
SURFACE ELEVATION DATUM

DEPTH FEET	LAB SAMPLE ID	pH	PID (ppmV)	SHEEN	RECOVERY %	STRATA	DESCRIPTION	CONSTRUCTION DETAIL/ COMMENTS	ELEVATION FEET
					100		Concrete.	Well is sealed at the surface using concrete, a flush-mounted traffic-rated steel monument and locking cap.	
							Gray GRAVEL (GP); dry, coarse (fill), brick at 1 foot.		
	B17-3		0.0	VERY SLIGHT			Gray-brown silty SAND (SM); medium loose, moist, fine.		
5			0.0	NO	100				
			0.0	NO					
10			0.0	NO	100				
			0.0	NO					
15			263.3		100		Becomes gray (stained). Strong petroleum odor from 14 to 18.5 feet.	Well constructed using two-inch diameter threaded schedule-40 PVC casing and screened with machine-cut 0.020-inch slots. Filter media consists of #8/10 sand. Ecology Well Tag ID: BKR 336	
	B17-16.5		1,867	VERY SLIGHT			Stratified 1- to 2-inch-thick medium sand layers every 1 to 1.5 feet from 15.5 to 20 feet.		
			858.8	VERY SLIGHT			Becomes loose and saturated.		
20	B17-20		15.6	NO	100		Grades to light-gray (stained).		
							Grades to light-brown.		
			3.1	NO					
							Becomes very dense.		
25			0.7	NO			Boring complete at 25 feet. Installed groundwater monitoring well.		

DRILLING CONTRACTOR **Cascade Drilling**
DRILLING METHOD **Hand Auger/Direct Push**
DRILLING EQUIPMENT **Geoprobe 7720DT**
DRILLING STARTED **4/5/18** ENDED **4/5/18**

REMARKS **Boring advanced from 0 to 5 feet bgs using hand auger, then advanced to terminal depth using direct-push tooling.**

See key sheet for symbols and abbreviations used above.

EES EES Environmental Consulting, Inc.

BORING NO. **B18** PAGE **1** OF **1**

PROJECT **DeBock's Texaco**

LOCATION **Grandview, Washington**

START CARD **RE18004** WELL ID **MW-13**

COORDINATES

PROJECT NO. **2093-01**

SURFACE ELEVATION **812.98'** DATUM

LOGGED BY **PCT**

DEPTH FEET	LAB SAMPLE ID	pH	PID (ppmV)	SHEEN	RECOVERY %	STRATA	DESCRIPTION	CONSTRUCTION DETAIL/ COMMENTS	ELEVATION FEET
					100		Topsoil and grass.		
							Brown SILT (ML), trace sand and gravel; medium stiff, dry, sand is fine, gravel is coarse.	Well is sealed at the surface using concrete, a flush-mounted traffic-rated steel monument and locking cap.	
			0.0	SLIGHT			Becomes moist.		
							Becomes without gravel, otherwise same as above.		
5			0.0	VERY SLIGHT	100		0.5-inch-thick ash lens.		
							Gray-brown silty SAND (SM); loose, moist, fine.		
			0.0	NO			Stratified brown medium sand, from 8' to 8.5'.		
10	MW13-10		0.0	NO	100				
							Brown SILT (ML), trace gravel; stiff, moist.		
			0.0	NO			Stratified 1- to 2-inch-thick medium sand lenses every 1.5' to 2' from 13' to 18'.		
15	MW13-15		396	MOD.	100		Becomes gray (stained).	Well constructed using two-inch diameter threaded schedule-40 PVC casing and screened with machine-cut 0.020-inch slots. Filter media consists of #8/12 sand. Ecology Well Tag ID: BLW 391	
			2,633	MOD.			Becomes saturated. Strong petroleum odor.		
							Brown SAND (SP), trace silt; dense, saturated, fine.		
20	MW13-20		60.8	NO	100				
							Brown SILT (ML), trace sand; soft, saturated, sand is fine.		
			73.7	NO					
							Becomes stiff and moist.		
25	MW13-25		12.4	NO					
							Boring complete at 25 feet. Installed groundwater monitoring well.		

DRILLING CONTRACTOR **Cascade Drilling**

DRILLING METHOD **Hand Auger/Direct Push**

DRILLING EQUIPMENT **Geoprobe 7720DT**

DRILLING STARTED **8/6/19** ENDED **8/6/19**

REMARKS **Boring advanced from 0 to 5 feet bgs using hand auger, then advanced to terminal depth using direct-push tooling.**

See key sheet for symbols and abbreviations used above.

EES EES Environmental Consulting, Inc.

BORING NO. **B19** PAGE **1** OF **1**

PROJECT **DeBock's Texaco**

LOCATION **Grandview, Washington**

START CARD **SE65434** WELL ID

COORDINATES

PROJECT NO. **2093-01**

SURFACE ELEVATION DATUM

LOGGED BY **DBP**

SAMPLE INFORMATION						STRATA	DESCRIPTION	CONSTRUCTION DETAIL/ COMMENTS	ELEVATION FEET
DEPTH FEET	LAB SAMPLE ID	pH	PID (ppmV)	SHEEN	RECOVERY %				
					100		Concrete Gray silty GRAVEL (GM); dry, coarse (fill).	Installed temporary 3/4-inch Sch 40 PVC well screened from 15 to 25 feet with 0.010-inch slots. Conductor casing left in place from 0 to 15 feet during groundwater sampling. Collected groundwater sample B19W.	
			0.0	NO			Brown sandy SILT (ML), minor gravel; medium stiff, moist, gravel is coarse, sand is fine.		
5			0.0	NO	100		Becomes without gravel, otherwise same as above.		
			0.0	NO					
10			0.0	NO	100		Brown silty SAND (SM); medium dense, moist, fine to medium.		
			0.0	NO			Brown sandy SILT (ML); medium stiff, moist, sand is fine to medium. Becomes gray (stained).		
15	B19-15		1,812	SLIGHT	100		Gray silty SAND (SM); medium dense, moist, fine to medium, sand and silt stratified in 4-inch-thick layers. Strong petroleum order.		
							Gray-brown (stained) SILT (ML), minor sand; medium stiff, saturated, sand is fine.		
			256	SLIGHT			Grades to tan from 17'-22'. Becomes wet.		
20			590	SLIGHT	100		Tan silty SAND (SM); dense, moist, fine. Becomes saturated.	▼	
			18.1	NO			Becomes tan. Becomes loose.		
25			1.2	NO			Becomes dense.		
							Boring complete at 25 feet, backfilled with bentonite chips, and finished at surface with concrete.		

DRILLING CONTRACTOR **Cascade Drilling**

DRILLING METHOD **Hand Auger/Direct Push**

DRILLING EQUIPMENT **Geoprobe 7720DT**

DRILLING STARTED **8/7/19** ENDED **8/7/19**

REMARKS **Boring advanced from 0 to 5 feet bgs using hand auger, then advanced to terminal depth using direct-push tooling.**

See key sheet for symbols and abbreviations used above.

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BORING NO. **B20** PAGE **1** OF **1**

PROJECT **DeBock's Texaco**

LOCATION **Grandview, Washington**

START CARD **SE70846** WELL ID

COORDINATES PROJECT NO. **2093-01**

SURFACE ELEVATION DATUM LOGGED BY **DBP**

SAMPLE INFORMATION						STRATA	DESCRIPTION	CONSTRUCTION DETAIL/ COMMENTS	ELEVATION FEET
DEPTH FEET	LAB SAMPLE ID	pH	PID (ppmV)	SHEEN	RECOVERY %				
					100		Concrete		
							Gray silty GRAVEL (GM); dry, coarse (fill).		
			0.0	NO			Brown sandy SILT (ML); medium stiff, moist, sand is fine.		
5			0.0	NO	100		0.5-inch-thick ash lens.		
			0.0	NO					
10			0.0	NO	100				
			0.0	NO			Brown silty SAND (SM); medium dense, moist, fine to medium, sand and silt stratified in 4- to 6-inch-thick layers.		
15	B20-15		0.0	NO	100				
			0.0	NO			Brown SILT (ML), minor sand; medium stiff, saturated, sand is fine.		
							Brown silty SAND (SM); medium dense, saturated, sand is fine.	▼	
20			0.0	NO	100		Becomes tan.		
			1.5	NO			Becomes loose.		
			2.9	NO			Becomes dense.		
25							Boring complete at 25 feet, backfilled with bentonite chips, and finished at the surface with concrete.	Installed temporary 3/4-inch Sch 40 PVC well screened from 15 to 25 feet with 0.010-inch slots. Conductor casing left in place from 0 to 15 feet during groundwater sampling. Collected groundwater sample B20W.	

DRILLING CONTRACTOR **Cascade Drilling**

DRILLING METHOD **Hand Auger/Direct Push**

DRILLING EQUIPMENT **Geoprobe 7720DT**

DRILLING STARTED **8/7/19** ENDED **8/7/19**

REMARKS **Boring advanced from 0 to 5 feet bgs using hand auger, then advanced to terminal depth using direct-push tooling.**

See key sheet for symbols and abbreviations used above.

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BORING NO. **B21** PAGE **1** OF **1**
PROJECT **DeBock's Texaco**
LOCATION **Grandview, Washington**
PROJECT NO. **2093-01**
LOGGED BY **DBP**

START CARD **SE70846** WELL ID
COORDINATES
SURFACE ELEVATION DATUM

SAMPLE INFORMATION						STRATA	DESCRIPTION	CONSTRUCTION DETAIL/ COMMENTS	ELEVATION FEET
DEPTH FEET	LAB SAMPLE ID	pH	PID (ppmV)	SHEEN	RECOVERY %				
					100		Concrete Gray silty GRAVEL (GM); dry, coarse (fill).	Installed temporary 3/4-inch Sch 40 PVC well screened from 15 to 25 feet with 0.010-inch slots. Conductor casing left in place from 0 to 15 feet during groundwater sampling. Collected groundwater sample B21W.	
			0.0	SLIGHT			Brown sandy SILT (ML); medium stiff, moist, sand is fine.		
			0.0	SLIGHT	100		1-inch-thick ash lens.		
5									
			0.0	SLIGHT			4-inch-thick silty fine sand lens.		
			0.0	SLIGHT	100		Brown silty SAND (SM); medium dense, moist.		
10									
			4.8	VERY SLIGHT			5-inch-thick stiff silt lens.		
	B21-14		839	VERY SLIGHT			Becomes gray (stained). Strong petroleum odor from 13.5' to 17.5'. 6-inch-thick medium stiff silt lens. Becomes wet. 2-inch-thick fine sand lens.		
15					100		3-inch-thick fine to medium sand lens.		
			195	NO			Gray-brown SILT (ML), trace sand; soft, saturated, sand is fine. Becomes tan and stiff.	▼	
			12.3	NO					
20					100		Tan silty SAND (SM); loose, saturated, fine.		
			3.5	NO			Becomes medium dense.		
			0.0	NO					
25							Boring complete at 25 feet, backfilled with bentonite chips, and finished at surface with concrete.		

DRILLING CONTRACTOR **Cascade Drilling**
DRILLING METHOD **Hand Auger/Direct Push**
DRILLING EQUIPMENT **Geoprobe 7720DT**
DRILLING STARTED **8/7/19** ENDED **8/7/19**

REMARKS **Boring advanced from 0 to 5 feet bgs using hand auger, then advanced to terminal depth using direct-push tooling.**

See key sheet for symbols and abbreviations used above.

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BORING NO. **B22** PAGE **1** OF **1**

PROJECT **DeBock's Texaco**

LOCATION **Grandview, Washington**

START CARD **SE70846** WELL ID

COORDINATES

PROJECT NO. **2093-01**

SURFACE ELEVATION DATUM

LOGGED BY **DBP**

SAMPLE INFORMATION						STRATA	DESCRIPTION	CONSTRUCTION DETAIL/ COMMENTS	ELEVATION FEET
DEPTH FEET	LAB SAMPLE ID	pH	PID (ppmV)	SHEEN	RECOVERY %				
					100		Concrete Gray silty GRAVEL (GM); dry, coarse (fill).	Installed temporary 3/4-inch Sch 40 PVC well screened from 15 to 25 feet with 0.010-inch slots. Conductor casing left in place from 0 to 15 feet during groundwater sampling. Collected groundwater sample B22W.	
			0.0	VERY SLIGHT			Brown sandy SILT (ML); medium stiff, moist, sand is fine.		
5			0.0	NO	100		1-inch-thick ash lens.		
			0.0	SLIGHT*			3-inch-thick silty fine sand lens. * Not indicative of petroleum. 5-inch-thick fine sand lens.		
10			0.0	NO	100		2-inch-thick medium sand lens.		
			0.0	NO			1-inch-thick medium to coarse sand lens. Brown SILT (ML), minor sand; medium stiff, wet, sand is fine.		
15	B22-15		0.0	NO	20		No recovery from 15' to 19'.		
20			0.0	NO	100		Tan silty SAND (SM); medium dense, saturated, fine. Becomes loose.	▼	
			0.0	NO			Becomes medium dense.		
							Becomes dense.		
25			0.0	NO			Boring complete at 25 feet, backfilled with bentonite chips, and finished at surface with concrete.		

DRILLING CONTRACTOR **Cascade Drilling**

DRILLING METHOD **Hand Auger/Direct Push**

DRILLING EQUIPMENT **Geoprobe 7720DT**

DRILLING STARTED **8/7/19** ENDED **8/7/19**

REMARKS **Boring advanced from 0 to 5 feet bgs using hand auger, then advanced to terminal depth using direct-push tooling.**

See key sheet for symbols and abbreviations used above.

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BORING NO. **B23** PAGE **1** OF **1**
PROJECT **DeBock's Texaco**
LOCATION **Grandview, Washington**
PROJECT NO. **2093-01**
LOGGED BY **DBP**

START CARD **SE70846** WELL ID
COORDINATES
SURFACE ELEVATION DATUM

SAMPLE INFORMATION						STRATA	DESCRIPTION	CONSTRUCTION DETAIL/ COMMENTS	ELEVATION FEET
DEPTH FEET	LAB SAMPLE ID	pH	PID (ppmV)	SHEEN	RECOVERY %				
					100		Asphalt Gray silty GRAVEL (GM); dry, coarse (fill).	Installed temporary 3/4-inch Sch 40 PVC well screened from 15 to 25 feet with 0.010-inch slots. Conductor casing left in place from 0 to 15 feet during groundwater sampling. Collected groundwater sample B23W.	
			0.0	VERY SLIGHT*			Gray-brown sandy SILT (ML); medium stiff, moist, sand is fine. * Not indicative of petroleum.		
5			0.0	NO	100		1-inch-thick ash lens.		
			0.0	NO			1-inch-thick medium sand lens.		
							0.5-inch-thick medium sand lens.		
10			0.0	NO	100				
			0.0	NO			5-inch-thick medium sand lens.		
							Sand becomes trace.		
15	B23-15		0.0	NO	100		Becomes sandy, sand is fine. Becomes stiff.		
			0.0	NO			Becomes saturated and soft.		
							Becomes medium stiff.	▼	
20			0.0	NO	100		Becomes soft.		
			0.0	NO					
							Gray-brown silty SAND (SM); dense, saturated, fine.		
25			0.0	NO					
							Boring complete at 25 feet, backfilled with bentonite chips, and finished at surface with asphalt.		

DRILLING CONTRACTOR **Cascade Drilling**
DRILLING METHOD **Hand Auger/Direct Push**
DRILLING EQUIPMENT **Geoprobe 7720DT**
DRILLING STARTED **8/8/19** ENDED **8/8/19**

REMARKS **Boring advanced from 0 to 5 feet bgs using hand auger, then advanced to terminal depth using direct-push tooling.**

See key sheet for symbols and abbreviations used above.

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SOIL BORING LOG **Boring/Well Number: CB-1** **Sheet 1 of 2**

Client/Site:	Eagle Canyon Capital, LLC - Site No. 0700	Start date: 11/29/2016	Completion date: 11/29/2016
Address:	100 E. Wine Country Road	Drilling Contractor:	Environmental West Exploration
	Grandview, Washington	Drilling Foreman:	Randy Wilder
Project No.	623	Rig Type:	Geoprobe 5400DT
Logged by:	Nick Olivier	Drilling Method:	direct push

Hole diameter (inches): 2.25

WELL FILTER PACK AND BACKFILL

sand (#10/20):	from (ft.)	n/a	to	n/a
bentonite chips:	from (ft.)	26	to	2
bentonite chips:	from (ft.)	n/a	to	n/a
bentonite grout:	from (ft.)	n/a	to	n/a
concrete:	from (ft.)	2	to	0

WELL CONSTRUCTION

riser material: n/a riser diameter: n/a
screen material: n/a screen diameter: n/a screen slot size: n/a
screened interval (ft): n/a total depth of boring: 26.0
depth to GW during drilling: 20
depth to GW after stabilization: n/a

Drilling Sample Type	Drilling Sample Recovery	Blow Count	Analytical Sample Time	Analytical Sample ID	Soil Boring Backfill	Depth Scale (feet)	USCS Symbol	Descriptions of Materials and Conditions	PID (PPM)
continuous core (1.125 inch diameter)	100% continuous recovery					1	FILL	0 - 0.5 asphalt surface underlain by medium brown, moist, medium dense FILL. No hydrocarbon odor or staining.	
						2			
						3			0.0
						4	SW/ML	Olive green to medium brown, moist, medium dense, fine to medium well graded SAND and SILT. No hydrocarbon odor or staining.	0.0
						5			
						6			
						7			
						8			
						9			
		n/a	11:45	CB-1-10		10	SW/ML	Same as above. No hydrocarbon odor or staining.	0.0
						11			
						12			
						13			
						14			
						15	SW/ML	Same as above, penetration rate slows significantly. No hydrocarbon odor or staining.	0.0
						16			
						17			
						18			
						19			
						20	SW/ML	Same as above, becomes wet.	0.0

concrete

bentonite chips

water level at time of drilling

notes:

SOIL BORING LOG **Boring/Well Number: CB-1** **Sheet 2 of 2**

Client/Site:	Eagle Canyon Capital, LLC - Site No. 0700	Start date: 11/29/2016	Completion date: 11/29/2016
Address:	100 E. Wine Country Road	Drilling Contractor:	Environmental West Exploration
	Grandview, Washington	Drilling Foreman:	Randy Wilder
Project No.	623	Rig Type:	Geoprobe 5400DT
Logged by:	Nick Olivier	Drilling Method:	direct push

Hole diameter (inches): 2.25

WELL FILTER PACK AND BACKFILL

sand (#10/20):	from (ft.)	n/a	to	n/a
bentonite chips:	from (ft.)	26	to	2
bentonite chips:	from (ft.)	n/a	to	n/a
bentonite grout:	from (ft.)	n/a	to	n/a
concrete:	from (ft.)	2	to	0

WELL CONSTRUCTION

riser material: n/a riser diameter: n/a
screen material: n/a screen diameter: n/a screen slot size: n/a
screened interval (ft): n/a total depth of boring: 26.0
depth to GW during drilling: 20
Depth to GW after stabilization: n/a

Drilling Sample Type	Drilling Sample Recovery	Blow Count	Analytical Sample Time	Analytical Sample ID	Soil Boring Backfill	Depth Scale (feet)	USCS Symbol	Descriptions of Materials and Conditions	PID (PPM)
continuous core (1.125 inch diameter)	100% continuous recovery	n/a	12:00	CB-1-26	bentonite chips	22–26	SW/ML	Olive green to medium brown, wet, dense, fine to medium well graded SAND and SILT. No hydrocarbon odor or staining.	0.0
						27–41			

concrete

bentonite chips

water level at time of drilling

Notes: Boring terminated with refusal at 26.0 feet below ground surface. Boring backfilled with hydrated 3/8 inch sodium bentonite chips.

SOIL BORING LOG **Boring/Well Number: CB-2** **Sheet 1 of 2**

Client/Site:	Eagle Canyon Capital, LLC - Site No. 0700	Start date:	11/29/2016	Completion date:	11/29/2016
Address:	100 E. Wine Country Road	Drilling Contractor:	Environmental West Exploration		
	Grandview, Washington	Drilling Foreman:	Randy Wilder		
Project No.	623	Rig Type:	Geoprobe 5400DT		
Logged by:	Nick Olivier	Drilling Method:	direct push	Hole diameter (inches):	2.25

WELL FILTER PACK AND BACKFILL

sand (#10/20):	from (ft.)	n/a	to	n/a
bentonite chips:	from (ft.)	28	to	2
bentonite chips:	from (ft.)	n/a	to	n/a
bentonite grout:	from (ft.)	n/a	to	n/a
concrete:	from (ft.)	2	to	0

WELL CONSTRUCTION

riser material: n/a riser diameter: n/a
screen material: n/a screen diameter: n/a screen slot size: n/a
screened interval (ft): n/a total depth of boring: 26.0
depth to GW during drilling: 18
depth to GW after stabilization: n/a

Drilling Sample Type	Drilling Sample Recovery	Blow Count	Analytical Sample Time	Analytical Sample ID	Soil Boring Backfill	Depth Scale (feet)	USCS Symbol	Descriptions of Materials and Conditions	PID (PPM)
continuous core (1.125 inch diameter)	100% continuous recovery				concrete / bentonite chips	1–3	FILL	0 - 0.5 asphalt surface underlain by medium brown, moist, medium dense FILL. No hydrocarbon odor or staining.	0.0
					bentonite chips	4–9	SW/ML	Olive green to medium brown, moist, medium dense, fine to medium well graded SAND and SILT. No hydrocarbon odor or staining.	0.0
		n/a	13:50	CB-2-10	bentonite chips	10–14	SW/ML	Same as above, significant decrease in penetration rate. No hydrocarbon odor or staining.	0.0
					bentonite chips	15–17	SW/ML	Same as above. No hydrocarbon odor or staining.	0.0
					bentonite chips / water level at time of drilling	18–19		Same as above, becomes wet. No hydrocarbon odor or staining.	
					bentonite chips	20	SW/ML		0.0

concrete

bentonite chips

water level at time of drilling

notes:

SOIL BORING LOG **Boring/Well Number: CB-2** **Sheet 2 of 2**

Client/Site:	Eagle Canyon Capital, LLC - Site No. 0700	Start date:	11/29/2016	Completion date:	11/29/2016
Address:	100 E. Wine Country Road	Drilling Contractor:	Environmental West Exploration		
	Grandview, Washington	Drilling Foreman:	Randy Wilder		
Project No.	623	Rig Type:	Geoprobe 5400DT		
Logged by:	Nick Olivier	Drilling Method:	direct push	Hole diameter (inches):	2.25

WELL FILTER PACK AND BACKFILL

sand (#10/20):	from (ft.)	n/a	to	n/a
bentonite chips:	from (ft.)	26	to	2
bentonite chips:	from (ft.)	n/a	to	n/a
bentonite grout:	from (ft.)	n/a	to	n/a
concrete:	from (ft.)	2	to	0

WELL CONSTRUCTION

riser material:	n/a	riser diameter:	n/a
screen material:	n/a	screen diameter:	n/a
screened interval (ft):	n/a	screen slot size:	n/a
depth to GW during drilling:	20	total depth of boring:	26.0
Depth to GW after stabilization:	n/a		

Drilling Sample Type	Drilling Sample Recovery	Blow Count	Analytical Sample Time	Analytical Sample ID	Soil Boring Backfill	Depth Scale (feet)	USCS Symbol	Descriptions of Materials and Conditions	PID (PPM)
continuous core (1.125 inch diameter)	100% continuous recovery					22	SW/ML	Olive green to medium brown, wet, dense, fine to medium well graded SAND and SILT. No hydrocarbon odor or staining.	0.0
						23			
						24			
						25			
						26			
						27			
		n/a	14:00	CB-2-28		28			0.0
						29			
						30			
						31			
						32			
						33			
						34			
						35			
						36			
						37			
						38			
						39			
						40			
						41			

concrete

bentonite chips

water level at time of drilling

Notes: Boring terminated with refusal at 28.0 feet below ground surface. Boring backfilled with hydrated 3/8 inch sodium bentonite chips.

SOIL BORING LOG **Boring/Well Number: CB-3** **Sheet 1 of 2**

Client/Site:	Eagle Canyon Capital, LLC - Site No. 0700	Start date: 11/29/2016	Completion date: 11/29/2016
Address:	100 E. Wine Country Road	Drilling Contractor:	Environmental West Exploration
	Grandview, Washington	Drilling Foreman:	Randy Wilder
Project No.	623	Rig Type:	Geoprobe 5400DT
Logged by:	Nick Olivier	Drilling Method:	direct push

Hole diameter (inches): 2.25

WELL FILTER PACK AND BACKFILL

sand (#10/20):	from (ft.)	n/a	to	n/a
bentonite chips:	from (ft.)	28	to	2
bentonite chips:	from (ft.)	n/a	to	n/a
bentonite grout:	from (ft.)	n/a	to	n/a
concrete:	from (ft.)	2	to	0

WELL CONSTRUCTION

riser material: n/a riser diameter: n/a
screen material: n/a screen diameter: n/a screen slot size: n/a
screened interval (ft): n/a total depth of boring: 28.0
depth to GW during drilling: 22
depth to GW after stabilization: n/a

Drilling Sample Type	Drilling Sample Recovery	Blow Count	Analytical Sample Time	Analytical Sample ID	Soil Boring Backfill	Depth Scale (feet)	USCS Symbol	Descriptions of Materials and Conditions	PID (PPM)
continuous core (2.0 inch diameter)	100% continuous recovery					1	FILL	0 - 0.5 asphalt surface underlain by medium brown, moist, medium dense FILL. No hydrocarbon odor or staining.	0.0
						2			
						3			
						4	SW/ML	Olive green to medium brown, moist, medium dense, fine to medium well graded SAND and SILT. No hydrocarbon odor or staining.	0.0
						5			
						6			
						7			0.0
						8			
						9			
						10	SW/ML	Same as above, significant decrease in penetration rate. No hydrocarbon odor or staining.	0.0
						11			
						12			
						13			0.0
						14			
						15			0.0
						16			0.4
		n/a	8:40	CB-3-16		17	SM	16.5 to 19.0 zone of dark grey to black, wet, dense SILTY SAND. Moderate to heavey hydrocarbon odor, some mild staining.	662.6
			8:50	CB-3-17		18			
						19			
						20	SW/ML	Olive green to medium brown, wet, dense, fine to medium well graded SAND and SILT. Mild hydrocarbon odor, no staining.	74.2


concrete


bentonite chips


water level at time of drilling

notes:

SOIL BORING LOG **Boring/Well Number: CB-3** **Sheet 2 of 2**

Client/Site:	Eagle Canyon Capital, LLC - Site No. 0700	Start date: 11/29/2016	Completion date: 11/29/2016
Address:	100 E. Wine Country Road	Drilling Contractor:	Environmental West Exploration
	Grandview, Washington	Drilling Foreman:	Randy Wilder
Project No.	623	Rig Type:	Geoprobe 5400DT
Logged by:	Nick Olivier	Drilling Method:	direct push

Hole diameter (inches): 2.25

WELL FILTER PACK AND BACKFILL

sand (#10/20):	from (ft.)	n/a	to	n/a
bentonite chips:	from (ft.)	28	to	2
bentonite chips:	from (ft.)	n/a	to	n/a
bentonite grout:	from (ft.)	n/a	to	n/a
concrete:	from (ft.)	2	to	0

WELL CONSTRUCTION

riser material: n/a riser diameter: n/a

screen material: n/a screen diameter: n/a screen slot size: n/a

screened interval (ft): n/a total depth of boring: 28.0

depth to GW during drilling: 22

Depth to GW after stabilization: n/a

Drilling Sample Type	Drilling Sample Recovery	Blow Count	Analytical Sample Time	Analytical Sample ID	Soil Boring Backfill	Depth Scale (feet)	USCS Symbol	Descriptions of Materials and Conditions	PID (PPM)
continuous core (2.0 inch diameter)	100% continuous recovery					22	SW/ML	Olive green to medium brown, wet, dense, fine to medium well graded SAND and SILT. No hydrocarbon odor or staining.	0.0
						23			
						24			
						25	SW/ML		0.0
						26			
continuous core (1.125 inch diameter)						27			
			10:00	CB-3-28		28			0.0
						29			
						30			
						31			
						32			
						33			
						34			
						35			
						36			
						37			
						38			
						39			
						40			
						41			

concrete

bentonite chips

water level at time of drilling

Notes: Boring terminated with refusal at 28.0 feet below ground surface. Boring backfilled with hydrated 3/8 inch sodium bentonite chips.

SOIL BORING LOG **Boring/Well Number: CB-4** **Sheet 1 of 2**

Client/Site:	Eagle Canyon Capital, LLC - Site No. 0700	Start date: 11/28/2016	Completion date: 11/28/2016
Address:	100 E. Wine Country Road	Drilling Contractor:	Environmental West Exploration
	Grandview, Washington	Drilling Foreman:	Randy Wilder
Project No.	623	Rig Type:	Geoprobe 5400DT
Logged by:	Nick Olivier	Drilling Method:	direct push

Hole diameter (inches): 2.25

WELL FILTER PACK AND BACKFILL

sand (#10/20):	from (ft.)	n/a	to	n/a
bentonite chips:	from (ft.)	28	to	2
bentonite chips:	from (ft.)	n/a	to	n/a
bentonite grout:	from (ft.)	n/a	to	n/a
concrete:	from (ft.)	2	to	0

WELL CONSTRUCTION

riser material: n/a riser diameter: n/a
screen material: n/a screen diameter: n/a screen slot size: n/a
screened interval (ft): n/a total depth of boring: 28.0
depth to GW during drilling: 19
depth to GW after stabilization: n/a

Drilling Sample Type	Drilling Sample Recovery	Blow Count	Analytical Sample Time	Analytical Sample ID	Soil Boring Backfill	Depth Scale (feet)	USCS Symbol	Descriptions of Materials and Conditions	PID (PPM)
continuous core (2.0 inch diameter)	100% continuous recovery					1		0 - 0.5 asphalt surface.	
						2			
						3	FILL		0.0
						4		0.5 - 12.0 feet medium to dark brown, medium dense, moist FILL (previous tank pit backfill). Woody debris, concrete and ashphalt rubble present. No hydrocarbon odor or staining.	
						5			0.0
						6			
						7			
						8			0.0
						9			
						10	FILL	Same as above (previous tank pit backfill).	0.0
						11			
						12			
						13			0.0
						14	SW/ML	Olive green to medium brown, moist, medium dense, fine to medium, well graded SAND and SILT. No hydrocarbon odor or staining.	
		n/a	18:00	CB-4-15		15			0.0
						16			
		n/a	18:10	CB-4-17		17			0.0
						18		Same as above. Moderate to heavy hydrocarbon odor noted beginning at 16.0 feet, none to mild staining of soil.	738.4
						19		Becomes wet at 19.0 feet.	
						20		Same as above. Decreasing hydrocarbon odor, no staining.	11.8

concrete

bentonite chips

water level at time of drilling

notes:

SOIL BORING LOG **Boring/Well Number: CB-4** **Sheet 2 of 2**

Client/Site:	Eagle Canyon Capital, LLC - Site No. 0700	Start date: 11/28/2016	Completion date: 11/28/2016
Address:	100 E. Wine Country Road	Drilling Contractor:	Environmental West Exploration
	Grandview, Washington	Drilling Foreman:	Randy Wilder
Project No.	623	Rig Type:	Geoprobe 5400DT
Logged by:	Nick Olivier	Drilling Method:	direct push

Hole diameter (inches): 2.25

WELL FILTER PACK AND BACKFILL

sand (#10/20):	from (ft.)	n/a	to	n/a
bentonite chips:	from (ft.)	28	to	2
bentonite chips:	from (ft.)	n/a	to	n/a
bentonite grout:	from (ft.)	n/a	to	n/a
concrete:	from (ft.)	2	to	0

WELL CONSTRUCTION

riser material: n/a riser diameter: n/a
screen material: n/a screen diameter: n/a screen slot size: n/a
screened interval (ft): n/a total depth of boring: 28.0
depth to GW during drilling: 19
Depth to GW after stabilization: n/a

Drilling Sample Type	Drilling Sample Recovery	Blow Count	Analytical Sample Time	Analytical Sample ID	Soil Boring Backfill	Depth Scale (feet)	USCS Symbol	Descriptions of Materials and Conditions	PID (PPM)
continuous core (2.0 inch diameter)	100% continuous recovery	n/a	18:20	CB-4-22	bentonite chips	22	SW/ML	Olive green to medium brown, wet, medium dense, fine to medium, well graded SAND and SILT. No hydrocarbon odor or staining.	0.0
						23			
						24			
						25	SW/ML		0.0
						26			
						27			
						28			0.0
						29			
						30			
						31			
						32			
						33			
						34			
						35			
						36			
						37			
						38			
						39			
						40			
						41			

concrete

bentonite chips

water level at time of drilling

Notes: Boring terminated at 28.0 feet below ground surface due to caving conditions at base of boring. Boring unable to be advanced with available technique. Boring backfilled with hydrated 3/8 inch sodium bentonite chips.

SOIL BORING LOG **Boring/Well Number: CB-5** **Sheet 1 of 2**

Client/Site:	Eagle Canyon Capital, LLC - Site No. 0700	Start date: 11/29/2016	Completion date: 11/29/2016
Address:	100 E. Wine Country Road	Drilling Contractor:	Environmental West Exploration
	Grandview, Washington	Drilling Foreman:	Randy Wilder
Project No.	623	Rig Type:	Geoprobe 5400DT
Logged by:	Nick Olivier	Drilling Method:	direct push

Hole diameter (inches): 2.25

WELL FILTER PACK AND BACKFILL

sand (#10/20):	from (ft.)	n/a	to	n/a
bentonite chips:	from (ft.)	28	to	2
bentonite chips:	from (ft.)	n/a	to	n/a
bentonite grout:	from (ft.)	n/a	to	n/a
concrete:	from (ft.)	2	to	0

WELL CONSTRUCTION

riser material: n/a riser diameter: n/a
screen material: n/a screen diameter: n/a screen slot size: n/a
screened interval (ft): n/a total depth of boring: 28.0
depth to GW during drilling: 16
depth to GW after stabilization: n/a

Drilling Sample Type	Drilling Sample Recovery	Blow Count	Analytical Sample Time	Analytical Sample ID	Soil Boring Backfill	Depth Scale (feet)	USCS Symbol	Descriptions of Materials and Conditions	PID (PPM)
continuous core (1.125 inch diameter)	100% continuous recovery					1	FILL	0 - 0.5 asphalt surface. 0.5 - 1.5 feet medium brown, moist, loose FILL	0.0
						2			0.0
						3			
						4			
						5	SW/ML	Olive green to medium brown, moist, medium dense, fine to medium, well graded SAND and SILT. No hydrocarbon odor or staining.	0.0
						6			
						7			
						8			0.0
						9			
		n/a	15:00	CB-5-10		10	SW/ML	Same as above. No hydrocarbon odor or staining.	0.0
						11			
						12			
						13			0.0
						14			
						15			
						16	SW/ML	Same as above. Becomes wet at 16.0 feet. No hydrocarbon odor or staining.	0.0
						17			
						18			0.0
						19			
		n/a	15:15	CB-5-20		20	SW/ML	Olive green, wet, dense, well graded SAND and SILT. No hydrocarbon odor or staining.	0.0

concrete

bentonite chips

water level at time of drilling

notes:

SOIL BORING LOG **Boring/Well Number: CB-5** **Sheet 2 of 2**

Client/Site:	Eagle Canyon Capital, LLC - Site No. 0700	Start date: 11/29/2016	Completion date: 11/29/2016
Address:	100 E. Wine Country Road	Drilling Contractor:	Environmental West Exploration
	Grandview, Washington	Drilling Foreman:	Randy Wilder
Project No.	623	Rig Type:	Geoprobe 5400DT
Logged by:	Nick Olivier	Drilling Method:	direct push

Hole diameter (inches): 2.25

WELL FILTER PACK AND BACKFILL

sand (#10/20): from (ft.)	n/a	to	n/a
bentonite chips: from (ft.)	28	to	2
bentonite chips: from (ft.)	n/a	to	n/a
bentonite grout: from (ft.)	n/a	to	n/a
concrete: from (ft.)	2	to	0

WELL CONSTRUCTION

riser material: n/a riser diameter: n/a
screen material: n/a screen diameter: n/a screen slot size: n/a
screened interval (ft): n/a total depth of boring: 28.0
depth to GW during drilling: 16
Depth to GW after stabilization: n/a

Drilling Sample Type	Drilling Sample Recovery	Blow Count	Analytical Sample Time	Analytical Sample ID	Soil Boring Backfill	Depth Scale (feet)	USCS Symbol	Descriptions of Materials and Conditions	PID (PPM)
continuous core (1.125 inch diameter)	100% continuous recovery					22			0.0
						23	SW/ML	Olive green to medium brown, wet, medium dense, fine to medium, well graded SAND and SILT. No hydrocarbon odor or staining.	
						24			
						25	SW/ML		0.0
						26			
						27			
		n/a	16:00	CB-5-28		28	SW/ML	Same as above. No hydrocarbon odor or staining.	0.0
						29			
						30			
						31			
						32			
						33			
						34			
						35			
						36			
						37			
						38			
						39			
						40			
						41			

concrete

bentonite chips

water level at time of drilling

Notes: Boring terminated with refusal at 28.0 feet below ground surface. Boring backfilled with hydrated 3/8 inch sodium bentonite chips.

SOIL BORING LOG **Boring/Well Number: CB-6** **Sheet 1 of 2**

Client/Site:	Eagle Canyon Capital, LLC - Site No. 0700	Start date: 11/30/2016	Completion date: 11/30/2016
Address:	100 E. Wine Country Road	Drilling Contractor:	Environmental West Exploration
	Grandview, Washington	Drilling Foreman:	Randy Wilder
Project No.	623	Rig Type:	Geoprobe 5400DT
Logged by:	Nick Olivier	Drilling Method:	direct push — Hole diameter (inches): 2.25

WELL FILTER PACK AND BACKFILL

sand (#10/20): from (ft.)	n/a	to	n/a
bentonite chips: from (ft.)	27	to	2
bentonite chips: from (ft.)	n/a	to	n/a
bentonite grout: from (ft.)	n/a	to	n/a
concrete: from (ft.)	2	to	0

WELL CONSTRUCTION

riser material: n/a — riser diameter: n/a
screen material: n/a — screen diameter: n/a — screen slot size: n/a
screened interval (ft): n/a — total depth of boring: 27.0
depth to GW during drilling: 16
depth to GW after stabilization: n/a

Drilling Sample Type	Drilling Sample Recovery	Blow Count	Analytical Sample Time	Analytical Sample ID	Soil Boring Backfill	Depth Scale (feet)	USCS Symbol	Descriptions of Materials and Conditions	PID (PPM)
continuous core (2.0 inch diameter)	100% continuous recovery				concrete	1	FILL	0 - 0.5 feet asphalt surface. 0 .5- 1.5 feet medium brown, moist, loose FILL.	0.0
					bentonite chips	2	SW/ML	Olive green to medium brown, moist, medium dense, fine to medium, well graded SAND and SILT. No hydrocarbon odor or staining.	0.0
						3			
						4			
						5			0.0
						6			
						7			
						8			0.0
						9			
		n/a	14:30	CB-6-10		10	SW/ML	Same as above. No hydrocarbon odor or staining.	0.0
						11			
						12			
						13			0.0
						14			
						15			
						16	SW/ML	Same as above. Becomes wet at 16.0 feet. No hydrocarbon odor or staining.	0.0
						17			
						18			0.0
						19			
		n/a	15:15	CB-6-20		20	SW/ML	Olive green, wet, dense, well graded SAND and SILT. No hydrocarbon odor or staining.	0.0

concrete

bentonite chips

water level at time of drilling

notes:

SOIL BORING LOG **Boring/Well Number: CB-6** **Sheet 2 of 2**

Client/Site:	Eagle Canyon Capital, LLC - Site No. 0700	Start date: 11/30/2016	Completion date: 11/30/2016
Address:	100 E. Wine Country Road	Drilling Contractor:	Environmental West Exploration
	Grandview, Washington	Drilling Foreman:	Randy Wilder
Project No.	623	Rig Type:	Geoprobe 5400DT
Logged by:	Nick Olivier	Drilling Method:	direct push

Hole diameter (inches): 2.25

WELL FILTER PACK AND BACKFILL

sand (#10/20):	from (ft.)	n/a	to	n/a
bentonite chips:	from (ft.)	27	to	2
bentonite chips:	from (ft.)	n/a	to	n/a
bentonite grout:	from (ft.)	n/a	to	n/a
concrete:	from (ft.)	2	to	0

WELL CONSTRUCTION

riser material: n/a riser diameter: n/a
screen material: n/a screen diameter: n/a screen slot size: n/a
screened interval (ft): n/a total depth of boring: 27.0
depth to GW during drilling: 16
Depth to GW after stabilization: n/a

Drilling Sample Type	Drilling Sample Recovery	Blow Count	Analytical Sample Time	Analytical Sample ID	Soil Boring Backfill	Depth Scale (feet)	USCS Symbol	Descriptions of Materials and Conditions	PID (PPM)
1.125 in. core	100% continuous recovery					22			0.0
continuous 2.0 inch core						23	SW/ML	Olive green to medium brown, wet, medium dense, fine to medium, well graded SAND and SILT. No hydrocarbon odor or staining.	
						24			
						25	SW/ML		0.0
						26			
		n/a	15:40	CB-6-27		27			0.0
						28			
						29			
						30			
						31			
						32			
						33			
						34			
						35			
						36			
						37			
						38			
						39			
						40			
						41			

concrete

bentonite chips

water level at time of drilling

Notes: Boring terminated with refusal at 27.0 feet below ground surface. Boring backfilled with hydrated 3/8 inch sodium bentonite chips.

SOIL BORING LOG **Boring/Well Number: CB-7** **Sheet 1 of 2**

Client/Site:	Eagle Canyon Capital, LLC - Site No. 0700	Start date: 12/1/2016	Completion date: 12/1/2016
Address:	100 E. Wine Country Road	Drilling Contractor:	Environmental West Exploration
	Grandview, Washington	Drilling Foreman:	Randy Wilder
Project No.	623	Rig Type:	Geoprobe 5400DT
Logged by:	Nick Olivier	Drilling Method:	direct push

Hole diameter (inches): 2.25

WELL FILTER PACK AND BACKFILL

sand (#10/20): from (ft.)	n/a	to	n/a	
bentonite chips: from (ft.)	28	to	2	
bentonite chips: from (ft.)	n/a	to	n/a	
bentonite grout: from (ft.)	n/a	to	n/a	
concrete: from (ft.)	2	to	0	

WELL CONSTRUCTION

riser material: n/a riser diameter: n/a
screen material: n/a screen diameter: n/a screen slot size: n/a
screened interval (ft): n/a total depth of boring: 28.0
depth to GW during drilling: 20
depth to GW after stabilization: n/a

100% continuous recovery

continuous core (1.125 inch diameter)

Drilling Sample Type	Drilling Sample Recovery	Blow Count	Analytical Sample Time	Analytical Sample ID	Soil Boring Backfill	Depth Scale (feet)	USCS Symbol	Descriptions of Materials and Conditions	PID (PPM)
						1	FILL	0 - 0.5 feet asphalt surface. 0.5 - 1.5 feet medium brown, moist, loose FILL.	0.0
						2			0.0
						3			
						4			
						5	SW/ML	Olive green to medium brown, moist, medium dense, fine to medium, well graded SAND and SILT. No hydrocarbon odor or staining.	0.0
						6			
						7			
						8			0.0
						9			
		n/a	7:45	CB-7-10		10	SW/ML	Same as above. No hydrocarbon odor or staining.	0.0
						11			
						12			
						13			0.0
						14			
						15			0.0
						16	SW/ML	Same as above. No hydrocarbon odor or staining.	
						17			
						18			0.0
						19			
						20		Olive green, wet, dense, well graded SAND and SILT. No hydrocarbon odor or staining. Becomes wet at 20.0 feet.	
		n/a	8:00	CB-7-20			SW/ML		0.0

concrete

bentonite chips

water level at time of drilling

notes:

SOIL BORING LOG **Boring/Well Number: CB-7** **Sheet 2 of 2**

Client/Site:	Eagle Canyon Capital, LLC - Site No. 0700	Start date: 12/1/2016	Completion date: 12/1/2016
Address:	100 E. Wine Country Road	Drilling Contractor:	Environmental West Exploration
	Grandview, Washington	Drilling Foreman:	Randy Wilder
Project No.	623	Rig Type:	Geoprobe 5400DT
Logged by:	Nick Olivier	Drilling Method:	direct push

Hole diameter (inches): 2.25

WELL FILTER PACK AND BACKFILL

sand (#10/20):	from (ft.)	n/a	to	n/a
bentonite chips:	from (ft.)	28	to	2
bentonite chips:	from (ft.)	n/a	to	n/a
bentonite grout:	from (ft.)	n/a	to	n/a
concrete:	from (ft.)	2	to	0

WELL CONSTRUCTION

riser material: n/a riser diameter: n/a
screen material: n/a screen diameter: n/a screen slot size: n/a
screened interval (ft): n/a total depth of boring: 28.0
depth to GW during drilling: 20
Depth to GW after stabilization: n/a

Drilling Sample Type	Drilling Sample Recovery	Blow Count	Analytical Sample Time	Analytical Sample ID	Soil Boring Backfill	Depth Scale (feet)	USCS Symbol	Descriptions of Materials and Conditions	PID (PPM)
continuous core (1.125 inch diameter)	100% continuous recovery					22			0.0
						23	SW/ML	Olive green to medium brown, wet, medium dense, fine to medium, well graded SAND and SILT. No hydrocarbon odor or staining.	
						24			
						25	SW/ML		0.0
						26			
						27			
		n/a	8:20	CB-7-28		28	SW/ML	Same as above. No hydrocarbon odor or staining.	0.0
						29			
						30			
						31			
						32			
						33			
						34			
						35			
						36			
						37			
						38			
						39			
						40			
						41			

concrete

bentonite chips

water level at time of drilling

Notes: Boring terminated with refusal at 28.0 feet below ground surface. Boring backfilled with hydrated 3/8 inch sodium bentonite chips.

SOIL BORING LOG **Boring/Well Number: CB-8** **Sheet 1 of 2**

Client/Site:	Eagle Canyon Capital, LLC - Site No. 0700	Start date: 12/1/2016	Completion date: 12/1/2016
Address:	100 E. Wine Country Road	Drilling Contractor:	Environmental West Exploration
	Grandview, Washington	Drilling Foreman:	Randy Wilder
Project No.	623	Rig Type:	Geoprobe 5400DT
Logged by:	Nick Olivier	Drilling Method:	direct push

Hole diameter (inches): 2.25

WELL FILTER PACK AND BACKFILL

sand (#10/20): from (ft.)	n/a	to	n/a	
bentonite chips: from (ft.)	27	to	2	
bentonite chips: from (ft.)	n/a	to	n/a	
bentonite grout: from (ft.)	n/a	to	n/a	
concrete: from (ft.)	2	to	0	

WELL CONSTRUCTION

riser material: n/a riser diameter: n/a
screen material: n/a screen diameter: n/a screen slot size: n/a
screened interval (ft): n/a total depth of boring: 27.0
depth to GW during drilling: 17
depth to GW after stabilization: n/a

Drilling Sample Type	Drilling Sample Recovery	Blow Count	Analytical Sample Time	Analytical Sample ID	Soil Boring Backfill	Depth Scale (feet)	USCS Symbol	Descriptions of Materials and Conditions	PID (PPM)
continuous core (1.125 inch diameter)	100% continuous recovery					1	FILL	0 - 0.5 feet asphalt surface. 0 - 1.5 feet medium brown, moist, loose FILL.	0.0
						2			
						3			0.0
						4			
						5	SW/ML	Olive green to medium brown, moist, medium dense, fine to medium, well graded SAND and SILT. No hydrocarbon odor or staining.	0.0
						6			
						7			
						8			0.0
						9			
		n/a	9:00	CB-8-10		10	SW/ML	Same as above. No hydrocarbon odor or staining.	0.0
						11			
						12			
						13			0.0
						14			
						15			0.0
						16	SW/ML	Same as above. Becomes wet at 17.0 feet. No hydrocarbon odor or staining.	
						17			
						18			0.0
		n/a	9:20	CB-8-18		19			
						20	SW/ML	Olive green, wet, dense, well graded SAND and SILT. Slight hydrocarbon odor from 17.5 to 18.5 feet. No staining on soil.	80.6
		n/a	9:40	CB-8-20					

concrete

bentonite chips

water level at time of drilling

notes:

SOIL BORING LOG **Boring/Well Number: CB-8** **Sheet 2 of 2**

Client/Site:	Eagle Canyon Capital, LLC - Site No. 0700	Start date: 12/1/2016	Completion date: 12/1/2016
Address:	100 E. Wine Country Road	Drilling Contractor:	Environmental West Exploration
	Grandview, Washington	Drilling Foreman:	Randy Wilder
Project No.	623	Rig Type:	Geoprobe 5400DT
Logged by:	Nick Olivier	Drilling Method:	direct push

Hole diameter (inches): 2.25

WELL FILTER PACK AND BACKFILL

sand (#10/20): from (ft.)	n/a	to	n/a
bentonite chips: from (ft.)	27	to	2
bentonite chips: from (ft.)	n/a	to	n/a
bentonite grout: from (ft.)	n/a	to	n/a
concrete: from (ft.)	2	to	0

WELL CONSTRUCTION

riser material: n/a riser diameter: n/a
screen material: n/a screen diameter: n/a screen slot size: n/a
screened interval (ft): n/a total depth of boring: 27.0
depth to GW during drilling: 17
Depth to GW after stabilization: n/a

Drilling Sample Type	Drilling Sample Recovery	Blow Count	Analytical Sample Time	Analytical Sample ID	Soil Boring Backfill	Depth Scale (feet)	USCS Symbol	Descriptions of Materials and Conditions	PID (PPM)
continuous core (1.125 inch diameter)	100% continuous recovery					22			
		n/a	9:30	CB-8-22		23	SW/ML	Olive green to medium brown, wet, medium dense, fine to medium, well graded SAND and SILT. No hydrocarbon odor or staining.	0.0
						24			
						25	SW/ML		0.0
						26			
		n/a	9:45	CB-8-27		27			0.0
						28			
						29			
						30			
						31			
						32			
						33			
						34			
						35			
						36			
						37			
						38			
						39			
						40			
						41			

concrete

bentonite chips

water level at time of drilling

Notes: Boring terminated with refusal at 27.0 feet below ground surface. Boring backfilled with hydrated 3/8 inch sodium bentonite chips.

SOIL BORING LOG **Boring/Well Number: CB-9** **Sheet 1 of 2**

Client/Site:	Eagle Canyon Capital, LLC - Site No. 0700	Start date: 11/28/2016	Completion date: 11/28/2016
Address:	100 E. Wine Country Road	Drilling Contractor:	Environmental West Exploration
	Grandview, Washington	Drilling Foreman:	Randy Wilder
Project No.	623	Rig Type:	Geoprobe 5400DT
Logged by:	Nick Olivier	Drilling Method:	direct push

Hole diameter (inches): 2.25

WELL FILTER PACK AND BACKFILL

sand (#10/20):	from (ft.)	n/a	to	n/a
bentonite chips:	from (ft.)	30.5	to	2
bentonite chips:	from (ft.)	n/a	to	n/a
bentonite grout:	from (ft.)	n/a	to	n/a
concrete:	from (ft.)	2	to	0

WELL CONSTRUCTION

riser material: n/a riser diameter: n/a
screen material: n/a screen diameter: n/a screen slot size: n/a
screened interval (ft): n/a total depth of boring: 30.5
depth to GW during drilling: 23
depth to GW after stabilization: n/a

Drilling Sample Type	Drilling Sample Recovery	Blow Count	Analytical Sample Time	Analytical Sample ID	Soil Boring Backfill	Depth Scale (feet)	USCS Symbol	Descriptions of Materials and Conditions	PID (PPM)
continuous core (2.0 inch diameter)	100% continuous recovery					1	FILL	0 - 0.5 feet ashpalt surface. 0.5 - 9.0 feet medium brown, moist, loose FILL. No hydrocarbon odor or staining.	0.0
						2			
						3			0.0
						4	FILL	Asphalt and concrete rubble present. Likely old UST pit backfill. No hydrocarbon odor or staining.	
						5			0.0
						6			
						7	FILL		
						8			0.0
						9			
		n/a	14:40	CB-9-10		10	SW/ML	Olive green to medium brown, moist, dense, well graded SAND and SILT. No hydrocarbon odor or staining.	0.0
						11			
						12			0.0
						13			
						14			
						15			0.0
						16	SW/ML	Same as above. No hydrocarbon odor or staining.	
						17			
						18			0.0
						19			
						20		Olive green to medium brown, moist, dense, well graded SAND and SILT. No hydrocarbon odor or staining.	
		n/a	15:00	CB-9-20			SW/ML		0.0

concrete

bentonite chips

water level at time of drilling

notes:

SOIL BORING LOG **Boring/Well Number: CB-9** **Sheet 2 of 2**

Client/Site:	Eagle Canyon Capital, LLC - Site No. 0700	Start date: 11/28/2016	Completion date: 11/28/2016
Address:	100 E. Wine Country Road	Drilling Contractor:	Environmental West Exploration
	Grandview, Washington	Drilling Foreman:	Randy Wilder
Project No.	623	Rig Type:	Geoprobe 5400DT
Logged by:	Nick Olivier	Drilling Method:	direct push

Hole diameter (inches): 2.25

WELL FILTER PACK AND BACKFILL

sand (#10/20):	from (ft.)	n/a	to	n/a
bentonite chips:	from (ft.)	30.5	to	2
bentonite chips:	from (ft.)	n/a	to	n/a
bentonite grout:	from (ft.)	n/a	to	n/a
concrete:	from (ft.)	2	to	0

WELL CONSTRUCTION

riser material: n/a riser diameter: n/a
screen material: n/a screen diameter: n/a screen slot size: n/a
screened interval (ft): n/a total depth of boring: 30.5
depth to GW during drilling: 23
Depth to GW after stabilization: n/a

Drilling Sample Type	Drilling Sample Recovery	Blow Count	Analytical Sample Time	Analytical Sample ID	Soil Boring Backfill	Depth Scale (feet)	USCS Symbol	Descriptions of Materials and Conditions	PID (PPM)
continuous core (2.0 inch diameter)	100% continuous recovery					22		Olive green to medium brown, wet, medium dense, fine to medium, well graded SAND and SILT. No hydrocarbon odor or staining.	0.0
						23	SW/ML		
						24		Significant decrease in rate of penetration.	
						25	SW/ML		0.0
						26			
						27			
						28			0.0
						29			
						30	SW/ML	Same as above. No evidence of hydrocarbon impacts in boring.	
		n/a	15:15	CB-9-30					0.0
						31			
						32			
						33			
						34			
						35			
						36			
						37			
						38			
						39			
						40			
						41			

concrete

bentonite chips

water level at time of drilling

Notes: Boring terminated with refusal at 30.5 feet below ground surface. Boring backfilled with hydrated 3/8 inch sodium bentonite chips.

SOIL BORING LOG **Boring/Well Number: CB-10** **Sheet 1 of 2**

Client/Site:	Eagle Canyon Capital, LLC - Site No. 0700	Start date: 12/1/2016	Completion date: 12/1/2016
Address:	100 E. Wine Country Road	Drilling Contractor:	Environmental West Exploration
	Grandview, Washington	Drilling Foreman:	Randy Wilder
Project No.	623	Rig Type:	Geoprobe 5400DT
Logged by:	Nick Olivier	Drilling Method:	direct push
			Hole diameter (inches): 2.25

WELL FILTER PACK AND BACKFILL

sand (#10/20):	from (ft.)	n/a	to	n/a
bentonite chips:	from (ft.)	27.5	to	2
bentonite chips:	from (ft.)	n/a	to	n/a
bentonite grout:	from (ft.)	n/a	to	n/a
concrete:	from (ft.)	2	to	0

WELL CONSTRUCTION

riser material: n/a riser diameter: n/a
screen material: n/a screen diameter: n/a screen slot size: n/a
screened interval (ft): n/a total depth of boring: 27.0
depth to GW during drilling: 19
depth to GW after stabilization: n/a

Drilling Sample Type	Drilling Sample Recovery	Blow Count	Analytical Sample Time	Analytical Sample ID	Soil Boring Backfill	Depth Scale (feet)	USCS Symbol	Descriptions of Materials and Conditions	PID (PPM)
continuous core (1.125 inch diameter)	100% continuous recovery					1	FILL	0 - 0.5 asphalt surface. 0.5 - 1.5 feet medium brown, moist, loose FILL.	0.0
						2			0.0
						3			
						4			
						5	SW/ML	Olive green to medium brown, moist, medium dense, fine to medium, well graded SAND and SILT. No hydrocarbon odor or staining.	0.0
						6			
						7			
						8			0.0
						9			
						10	SW/ML	Same as above. No hydrocarbon odor or staining.	0.0
						11			
						12			
		n/a	10:20	CB-10-12		13			0.0
						14			
						15			
						16	SW/ML		0.0
						17		Same as above. Moderate to heavy hydrocarbon odor starting at 17.0 feet.	850.2
						18			
						19		Becomes wet.	20.1
						20	SW/ML	Olive green, wet, dense, well graded SAND and SILT. Moderate hydrocarbon odor, no staining.	610.7

concrete

bentonite chips

water level at time of drilling

notes:

SOIL BORING LOG **Boring/Well Number: CB-10** **Sheet 2 of 2**

Client/Site:	Eagle Canyon Capital, LLC - Site No. 0700	Start date: 12/1/2016	Completion date: 12/1/2016
Address:	100 E. Wine Country Road	Drilling Contractor:	Environmental West Exploration
	Grandview, Washington	Drilling Foreman:	Randy Wilder
Project No.	623	Rig Type:	Geoprobe 5400DT
Logged by:	Nick Olivier	Drilling Method:	direct push

Hole diameter (inches): 2.25

WELL FILTER PACK AND BACKFILL

sand (#10/20):	from (ft.)	n/a	to	n/a
bentonite chips:	from (ft.)	27.5	to	2
bentonite chips:	from (ft.)	n/a	to	n/a
bentonite grout:	from (ft.)	n/a	to	n/a
concrete:	from (ft.)	2	to	0

WELL CONSTRUCTION

riser material: n/a riser diameter: n/a
screen material: n/a screen diameter: n/a screen slot size: n/a
screened interval (ft): n/a total depth of boring: 27.0
depth to GW during drilling: 19
Depth to GW after stabilization: n/a

Drilling Sample Type	Drilling Sample Recovery	Blow Count	Analytical Sample Time	Analytical Sample ID	Soil Boring Backfill	Depth Scale (feet)	USCS Symbol	Descriptions of Materials and Conditions	PID (PPM)
continuous core (1.125 inch diameter)	100% continuous recovery					22	SW/ML	Olive green to medium brown, wet, medium dense, fine to medium, well graded SAND and SILT. No hydrocarbon odor or staining.	1.4
						23			0.0
		n/a	10:55	CB-10-24		24	SW/ML		
						25			0.0
		n/a	11:05	CB-10-27		26	SW/ML	Same as above. No hydrocarbon odor or staining.	0.0
						27			
						28			
						29			
						30			
						31			
						32			
						33			
						34			
						35			
						36			
						37			
						38			
						39			
						40			
						41			

concrete

bentonite chips

water level at time of drilling

Notes: Boring terminated with refusal at 27.0 feet below ground surface. Boring backfilled with hydrated 3/8 inch sodium bentonite chips.