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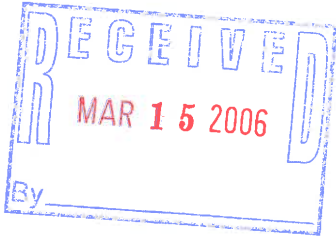
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March 9, 2006

Mr. Thom Morin  
 Environmental Partners, Inc.  
 295 Northeast Gilman Boulevard; Suite 201  
 Issaquah, Washington 98027



**RE: REQUEST FOR PROPOSED CLEANUP ACTION  
 ARBY'S RESTAURANT SITE  
 RENTON, WASHINGTON  
 FARALLON PN: 420-001**

Dear Mr. Morin:

Farallon Consulting, L.L.C. (Farallon) has prepared this letter on behalf of CCD Enterprises to request a proposal from Car Wash Enterprises, Inc. to develop and implement a cleanup action at the Arby's Restaurant Site located at 641 Rainier Avenue South, Renton, Washington (herein referred to as the Arby's Site). The results of the subsurface investigation completed by Farallon on October 27, 2005 at the Arby's Site, and previous investigations by others at the Arby's Site and at the north-adjacent Car Wash Enterprises, Inc. Site located at 621 Rainier Avenue South (herein referred to as the Car Wash Enterprises Site) have confirmed releases of petroleum hydrocarbons from source areas associated with the former underground storage tank (UST) system on the Car Wash Enterprises Site (Figure 1).

The results of the subsurface investigation completed by Farallon indicate that petroleum contaminated soil and groundwater are present at concentrations exceeding the Washington State Department of Ecology (Ecology) Model Toxics Control Act Cleanup Regulation (MTCA) Method A cleanup levels in a localized area on the northeast portion of the Arby's Site. Analytical results for the subsurface investigation completed by Farallon are summarized on Tables 1 and 2 and Figures 1 and 2 (attached).

CCD requests that Car Wash Enterprises, Inc. develop and implement a technically feasible cleanup action to address the soil and groundwater contamination on the Arby's Site, which will meet the substantive requirements of MTCA and obtain a No Further Action (NFA) determination from Ecology for the Arby's and Car Wash Enterprise Sites. Any proposed cleanup alternative must ensure minimal disruption to the tenants of the affected and adjacent properties. The final conditions of the NFA determination including, but not limited to, cleanup levels, engineering controls, and/or restrictive covenants must be pre-approved by CCD Enterprises, Inc. As discussed on February 14, 2006, CCD Enterprises requests that the cleanup action include alternatives for in-situ remediation of total petroleum hydrocarbons as gasoline range organics and benzene, toluene, ethylbenzene, and xylenes in soil and groundwater in the vicinity of monitoring well MW-1 and boring B-6 on the Arby's Site (Figures 1 and 2).



## CLOSING

We look forward to working with Car Wash Enterprises to develop and implement a technically feasible and cost effective cleanup strategy for the Site that will satisfy all parties. Please contact the undersigned at (425) 427-0061 if you have any questions or comments regarding the requested proposal.

Sincerely,

**Farallon Consulting, L.L.C.**

J. Riley Conkin, L.G.  
Principal Geologist

Attachments: Figure 1, Soil Analytical Results  
Figure 2, Reconnaissance Groundwater Analytical Results  
Table 1, Summary of Soil Analytical Results – Petroleum Hydrocarbons  
Table 2, Summary of Reconnaissance Analytical Results – Petroleum Hydrocarbons

cc: Mr. Dave Lamont, CCD Enterprises

JRC:bjj

**Table 1**  
**Summary of Soil Analytical Results - Petroleum Hydrocarbons**  
**Arby's Restaurant**  
**Renton, Washington**  
**Farallon PN: 420-001**

Sample ID	Date Sampled	Sample Depth (feet) <sup>1</sup>	GRO <sup>2</sup>	Analytical Results (milligrams per kilogram)					Xylenes Total <sup>3</sup>
				Benzene <sup>3</sup>	Toluene <sup>3</sup>	Ethylbenzene <sup>3</sup>	7	6	
B1-8-12	10/27/05	8-12	<4.6	<0.020	<0.046	<0.046	<0.046	<0.046	<0.046
B2-8-12	10/27/05	8-12	<6.0	<0.020	<0.060	<0.060	<0.060	<0.060	<0.060
B3-8-12	10/27/05	8-12	<5.9	<0.020	<0.059	<0.059	<0.059	<0.059	<0.059
B4-4-8	10/27/05	4-8	<7.2	<0.020	<0.072	<0.072	<0.072	<0.072	<0.072
B5-8-12	10/27/05	8-12	<4.7	<0.020	<0.047	<0.047	<0.047	<0.047	<0.047
B6-4-8	10/27/05	4-8	<6.7	<0.020	<0.067	<0.067	<0.067	<0.067	<0.067
B6-8-12	10/27/05	8-12	<b>4,700</b>	<b>1.8</b>	<1.4	<b>61</b>	<b>162</b>	<b>162</b>	<b>162</b>
B6-12-16	10/27/05	12-16	<7.1	<0.020	<0.071	<0.071	<0.071	<0.071	0.34
B7-4-8	10/27/05	4-8	<5.5	<0.020	<0.055	<0.055	<0.055	<0.055	<0.055
B8-8-12	10/27/05	8-12	<5.4	0.023	<0.54	<0.54	<0.54	<0.54	<0.54
B9-8-12	10/27/05	8-12	<5.7	<0.020	<0.057	<0.057	<0.057	<0.057	<0.057
B10-4-8	10/27/05	4-8	<6.4	<0.020	<0.064	<0.064	<0.064	<0.064	<0.064
B10-8-12	10/27/05	8-12	<5.7	<0.020	<0.057	<0.057	<0.057	<0.057	<0.057
B11-4-8	10/27/05	4-8	<6.3	<0.020	<0.063	<0.063	<0.063	<0.063	<0.063
B11-8-12	10/27/05	8-12	<6.7	<0.020	<0.067	<0.067	<0.067	<0.067	<0.067
<b>MTC A Cleanup Levels for Soil<sup>5</sup></b>			<b>30</b>	<b>0.03</b>	<b>7</b>	<b>6</b>	<b>9</b>	<b>9</b>	<b>9</b>

**NOTES:**

< denotes no detectable concentrations at or above the listed laboratory practical quantitation limit.

Results in **BOLD** denote concentrations are above Washington State Model Toxics Control Act Cleanup Regulation (MTC A) Method A cleanup levels.

GRO = total petroleum hydrocarbons as gasoline-range organics

<sup>1</sup>Depth below ground surface in feet.

<sup>2</sup>Analyzed by Northwest Method NWTPH-Gx.

<sup>3</sup>Analyzed by U.S. Environmental Protection Agency Method 8021B.

<sup>4</sup>Table 740-1, MTC A, Chapter 173-340 of the Washington Administrative Code, as amended February 2001.

**Table 2**  
**Summary of Reconnaissance Groundwater Sample Analytical Results - Petroleum Hydrocarbons**  
**Arby's Restaurant**  
**Renton, Washington**  
**Farallon PN: 420-001**

Sample Number	Date Sampled	Depth to Groundwater (feet) <sup>1</sup>	MTCA Method A Cleanup Levels for Groundwater <sup>4</sup>				
			GRO <sup>2</sup>	Benzene <sup>3</sup>	Toluene <sup>3</sup>	Ethylbenzene <sup>3</sup>	Total Xylenes <sup>3</sup>
B1-GW	10/27/05	16.0	<100	<1.0	<1.0	<1.0	<1.0
B2-GW	10/27/05	11.0	<400	<4.0	<4.0	<4.0	<4.0
B3-GW	10/27/05	10.0	<100	<1.0	<1.0	<1.0	<1.0
B4-GW	10/27/05	10.0	<100	<1.0	<1.0	<1.0	<1.0
B5-GW	10/27/05	10.0	730	<1.0	<1.0	<1.0	1.6
B6-GW	10/27/05	11.0	<b>1,700</b>	<1.0	<1.0	36	109
B7-GW	10/27/05	10.0	<100	<1.0	<1.0	<1.0	2.3
B8-GW	10/27/05	10.0	<100	<1.0	<1.0	<1.0	<1.0
B9-GW	10/27/05	10.0	<100	1.6	<1.0	<1.0	<1.0
B10-GW	10/27/05	10.0	530	<1.0	<1.0	5.9	8.5
B11-GW	10/27/05	10.0	<400	<4.0	<4.0	<4.0	<4.0
<b>MTCA Method A Cleanup Levels for Groundwater<sup>4</sup></b>			<b>800</b>	<b>5</b>	<b>1,000</b>	<b>700</b>	<b>1,000</b>

**NOTES:**

< denotes no detectable concentrations at or above the listed laboratory practical quantitation limit.

Results in **BOLD** denote concentrations are above Washington State Model Toxics Control Act Cleanup Regulation (MTCA) Method A cleanup levels.

GRO = total petroleum hydrocarbons as gasoline-range organics

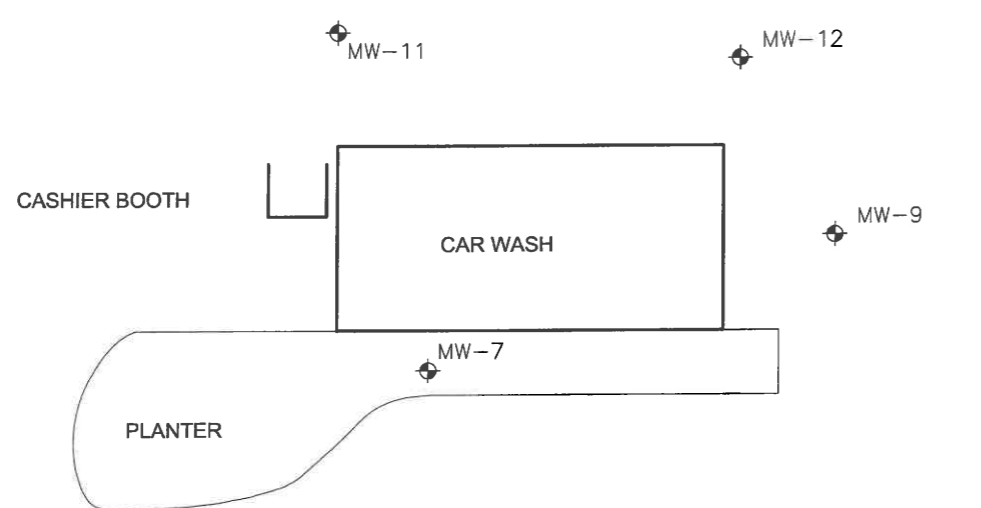
<sup>1</sup>Depth below ground surface in feet.

<sup>2</sup>Analyzed by Northwest Method NWTPH-Gx.

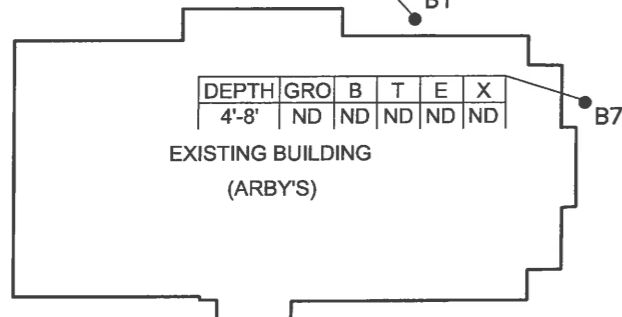
<sup>3</sup>Analyzed by U.S. Environmental Protection Agency Method 8021B.

<sup>4</sup>Table 740-1, MTCA, Chapter 173-340 of the Washington Administrative Code, as amended February 2001.

621 RAINIER AVENUE SOUTH  
(CAR WASH ENTERPRISES)



641 RAINIER AVENUE SOUTH  
(ARBY'S RESTAURANT)



DEPTH	GRO	B	T	E	X
8'-12'	ND	ND	ND	ND	ND

DEPTH	GRO	B	T	E	X
8'-12'	ND	ND	ND	ND	ND

DEPTH	GRO	B	T	E	X
4'-8'	ND	ND	ND	ND	ND

DEPTH	GRO	B	T	E	X
8'-12'	ND	ND	ND	ND	ND

DEPTH	GRO	B	T	E	X
8'-12'	ND	0.023	ND	ND	ND

DEPTH	GRO	B	T	E	X
4'-8'	ND	ND	ND	ND	ND
8'-12'	ND	ND	ND	ND	ND

DEPTH	GRO	B	T	E	X
4'-8'	ND	ND	ND	ND	ND
8'-12'	4,700	1.8	ND	61	162
12'-16'	ND	ND	ND	ND	0.34

DEPTH	GRO	B	T	E	X
4'-8'	ND	ND	ND	ND	ND
8'-12'	ND	ND	ND	ND	ND

DEPTH	GRO	B	T	E	X
8'-12'	ND	ND	ND	ND	ND

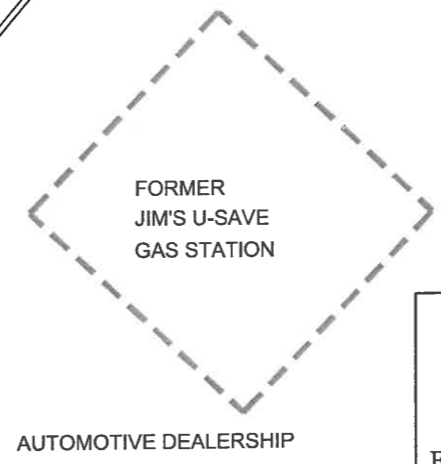
**LEGEND**


- PROPERTY BOUNDARY
- B11 ● BORING LOCATION
- MW-13 ⊕ MONITORING WELL

SOIL RESULTS IN MILLIGRAMS PER KILOGRAM  
DEPTH IN FEET BELOW GROUND SURFACE  
GRO = TOTAL PETROLEUM HYDROCARBONS AS GASOLINE-RANGE ORGANICS  
B = BENZENE  
T = TOLUENE  
E = ETHYLBENZENE  
X = TOTAL XYLENES

**BOLD** = INDICATES EXCEEDANCE OF THE WASHINGTON STATE MODEL TOXICS CONTROLS ACT METHOD A CLEANUP LEVEL  
ND = ANALYTICAL RESULTS ARE BELOW THE LABORATORY PRACTICAL QUANTITATION LIMIT

- NOTES:  
1. 621 RAINIER AVENUE PORTION OF MAP PROVIDED BY ENVIRONMENTAL PARTNERS, INC.  
2. 641 RAINIER AVENUE PORTION OF MAP SURVEYED BY PLS., INC.





**FARALLON CONSULTING**  
320 3rd Avenue NE  
Issaquah, WA 98027

**FIGURE 1**

SOIL ANALYTICAL RESULTS  
641 RAINIER AVENUE SOUTH  
RENTON, WASHINGTON

FARALLON PN: 420-001

Drawn By: DEW	Checked By: RC	Date: 3/2/06	Disk Reference: 420001
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621 RAINIER AVENUE SOUTH  
(CAR WASH ENTERPRISES)

DATE GRO B T E X  
4/04 ND ND ND ND ND

DATE GRO B T E X  
12/04 130 3 ND ND ND

DATE GRO B T E X  
4/04 ND 1.1 ND ND ND

GRO B T E X  
ND 1.6 ND ND ND

641 RAINIER AVENUE SOUTH  
(ARBY'S RESTAURANT)

GRO B T E X  
ND ND ND ND ND

GRO B T E X  
ND ND ND ND 2.3

GRO B T E X  
ND ND ND ND ND

DATE GRO B T E X  
9/04 8,500 32 12 180 500

GRO B T E X  
1,700 ND ND 36 109

GRO B T E X  
530 ND ND 5.9 8.5

GRO B T E X  
ND ND ND ND ND

GRO B T E X  
ND ND ND ND ND

GRO B T E X  
730 ND ND ND 1.6

DATE GRO B T E X  
9/04 ND ND ND ND ND

DATE GRO B T E X  
9/04 ND ND ND ND ND

SIDEWALK

- LEGEND**
- PROPERTY BOUNDARY
  - B11 ● BORING LOCATION
  - MW-13 ◆ MONITORING WELL
  - (87.79) GROUNDWATER ELEVATION (JULY 6, 2005)
  - (87.57)\* GROUNDWATER ELEVATION NOT USED FOR CONTOURING
  - GROUNDWATER ELEVATION CONTOUR LINE
  - APPROXIMATE DIRECTION OF GROUNDWATER FLOW

GROUNDWATER RESULTS IN MICROGRAMS PER LITER

GRO = TOTAL PETROLEUM HYDROCARBONS AS GASOLINE-RANGE ORGANICS


- B = BENZENE
- T = TOLUENE
- E = ETHYLBENZENE
- X = TOTAL XYLENES

**BOLD** = INDICATES EXCEEDANCE OF THE WASHINGTON STATE MODEL TOXICS CONTROL ACT METHOD A CLEANUP LEVEL

ND = ANALYTICAL RESULTS ARE BELOW THE LABORATORY PRACTICAL QUANTITATION LIMIT

- NOTES:**
1. 621 RAINIER AVENUE PORTION OF MAP PROVIDED BY ENVIRONMENTAL PARTNERS, INC.
  2. 641 RAINIER AVENUE PORTION OF MAP SURVEYED BY PLS., INC.





**FARALLON CONSULTING**  
320 3rd Avenue NE  
Issaquah, WA 98027

**FIGURE 2**

RECONNAISSANCE GROUNDWATER  
ANALYTICAL RESULTS (10/27/05)  
621 AND 641 RAINIER AVENUE SOUTH  
RENTON, WASHINGTON

Drawn By: DEW

Checked By: RC

Date: 3/2/06

Disk Reference: 420001

FORMER  
JIM'S U-SAVE  
GAS STATION

AUTOMOTIVE DEALERSHIP

