



ASSOCIATED
ENVIRONMENTAL
GROUP, LLC

May 28, 2014

Mr. Jack Jandu
2298 State Route 109
Hoquiam, Washington 98550-9626

RE: ***1st Quarter February 2014 Groundwater Sampling Results Letter Report***
Sunshine Deli 2 & 76 Station
2298 State Route 109
Hoquiam, WA 98550

Dear Mr. Jandu:

Associated Environmental Group, LLC (AEG) has prepared this letter to provide you with the results from the February 2014, quarterly groundwater sampling at the Sunshine Deli 2 & 76 Station property, located at 2298 State Route 109 in Hoquiam, Washington (the Site) (Figure 1, *Site & Vicinity Maps*).

SAMPLING

On February 26, 2014, AEG sampled groundwater monitoring wells MW-1, MW-2, and MW-3, at the Site.

At each well, a depth to water measurement was obtained, and each well was assessed for the presence of potential light non-aqueous phase liquid (LNAPL) i.e. free product. Each well was then sampled following industry standard low-flow purging and sampling techniques. The samples were collected in laboratory provided containers and placed in a portable chilled ice chest and transported to Libby Environmental, Inc., a Washington State accredited environmental laboratory in Olympia, Washington, for analysis. The samples were analyzed for gasoline-range total petroleum hydrocarbons (TPH), diesel- and heavy oil-range total petroleum hydrocarbons, and the fuel associated volatile organic compounds; benzene, toluene, ethylbenzene, and total xylenes (BTEX).

RESULTS

Laboratory analytical results of the groundwater samples collected from the monitoring wells in February 2014 indicated that:

- Gasoline-range TPH was detected in monitoring wells MW-2 and MW-3;
- BTEX constituents were only detected in well MW-2; and

- Diesel and oil-range TPH were not detected in any of the samples.

The analytical results are summarized below and presented in Table 1, *Summary of Groundwater Analytical Results*. The laboratory datasheets are also attached to this letter.

Analytical Results

MW-1 Results

- Gasoline, diesel, and oil-range TPH, and BTEX constituents were not detected at, or above, the laboratory's detection limits. Gasoline-range TPH has not been detected above the laboratory practical quantitation limit since the August 2013 sampling event (refer to Table 1, *Summary of Groundwater Analytical Results*). Gasoline-range TPH was detected at 158 ug/l in the May 2013 sampling event; below the MTCA Method A Cleanup Level of 800 µg/l, when benzene is present in groundwater.
- Diesel and oil-range TPH and BTEX have not been detected above the respective laboratory practical quantitation limits in any of the sampling events beginning in May 2013.

MW-2 Results

- Gasoline-range TPH concentration increased from 8,160 µg/l, in November of 2013, to 10,400 µg/l, in February of 2014. These concentration remain **above** the MTCA Method A Cleanup Level.
- Benzene increased from a concentration of 41.3 µg/l, in November of 2013, to 57.2 µg/l in February of 2014. This concentration remains **above** the MTCA Method A Cleanup Level of 5 µg/l.
- The toluene concentration decreased slightly from 2.6 µg/l, in November of 2013, to 2.5 µg/l, in February of 2014.
- Ethylbenzene and total xylenes concentrations slightly increased in February of 2014, from the concentration in November of 2013, and remained **below** the respective MTCA Method A cleanup levels (refer to Table 1, *Summary of Groundwater Analytical Results*).
- Diesel and oil-range TPH were not detected above their respective laboratory detection limits in this well.

MW-3 Results

- Gasoline-range TPH was detected at a concentration of 232 µg/l, which is **below** the MTCA Method A cleanup level. This constituent was not detected in the November 2013 sampling event, but was detected at 163 ug/l in August of 2013.
- No other constituent of concern was detected above the laboratory practical quantitation limit in the sample collected from this monitoring well.
- Diesel and oil-range TPH were not detected above their respective laboratory detection limits.

Water Level Results

The water levels measured during the February 2014, groundwater sampling event show that the static water level at the site ranged from 1.94 feet below the top of the well casing (TOC) at well MW-3, to 3.68 feet below TOC at well MW-1 (Table 2, *Summary of Quarterly Groundwater Elevations*).

Based on the water level measurements, a groundwater potentiometric surface map was developed that shows an apparent groundwater flow to the north, towards monitoring well MW-3, with a gradient of 0.005 feet per foot (Figure 2, *Groundwater Potentiometric Map February, 2014*).

The direction of the groundwater flow beneath the Site has been inconsistent and appears to vary seasonally. The seasonal changes are due to the higher amount of precipitation during the fall and winter months affecting groundwater recharge, and affecting the surface water levels in the wetlands that are located to the north and east of the Subject Site.

RECOMMENDATIONS

It is recommended that the existing monitoring wells continue to be sampled on a quarterly sampling schedule to monitor groundwater quality and corroborate the direction of groundwater flow during seasonal fluctuations in groundwater elevations.

We also recommend the installation of additional groundwater monitoring wells; to the southeast and northeast of the convenience store, and northwest of monitoring well MW-2. The additional wells would assist in determining the extent of affected groundwater, in determining the possibility of off-site contaminant migration towards State Route 109 and towards the adjacent properties to the east, southeast, and northeast, and in developing a more accurate direction of groundwater flow.

CLOSING

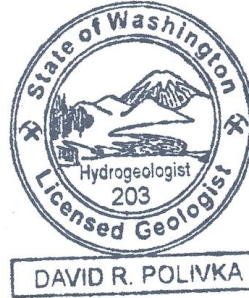
Thank you for the opportunity to provide you with environmental consulting services. Should you have questions or require additional information, please do not hesitate to contact me at 360-352-9835.

Sincerely,

Associated Environmental Group, LLC



David R. Polivka L.G./L.Hg.
Senior Project Hydrogeologist



FIGURES AND TABLES

- Figure 1 – *Site & Vicinity Map*
- Figure 2 – *Groundwater Potentiometric Map – February, 2014*
- Table 1 – *Summary of Groundwater Analytical Results*
- Table 2 – *Summary of Quarterly Groundwater Elevations*

ATTACHMENTS

- Attachment A – *Laboratory Datasheets*

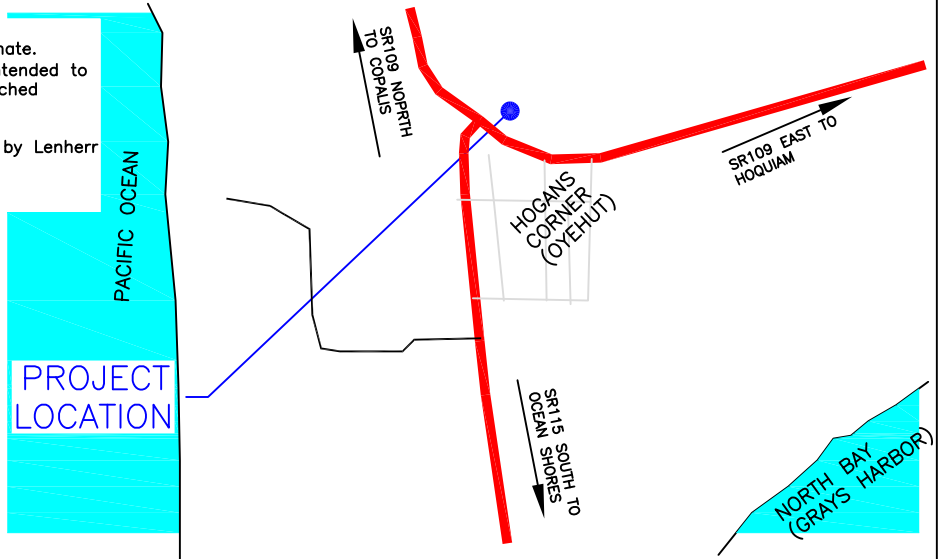
cc: Mr. James K. Kim, Attorney at Law - Hanmi Bank

FIGURES AND TABLES

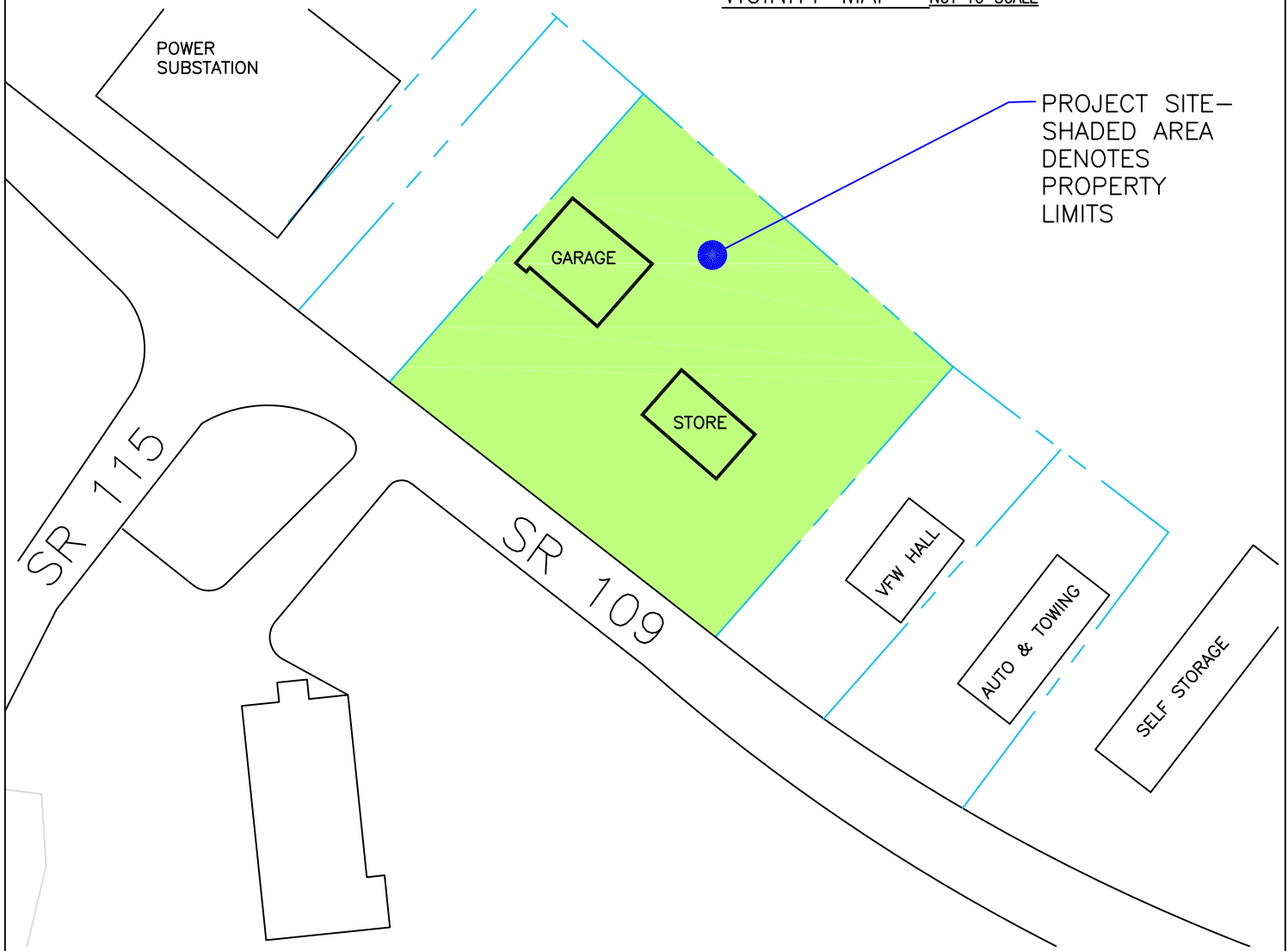
Notes:

- (1) The locations of all features shown are approximate.
- (2) This drawing is for information purposes. It is intended to assist in showing features discussed in an attached document.

Reference: Drawing created from survey drawing provided by Lenherr Surveying LLC, and notes provided by AEG, LLC.



VICINITY MAP NOT TO SCALE



PROJECT SITE—
SHADED AREA
DENOTES
PROPERTY
LIMITS

DRAWING SCALE: 1" = 100'

AEG ASSOCIATED ENVIRONMENTAL GROUP, LLC
 605 NE 11th Avenue, Suite 201
 Olympia, WA 98501
 (360) 352-9835 Fax (360) 352-8164

FIGURE 1
 SITE & VICINITY MAPS

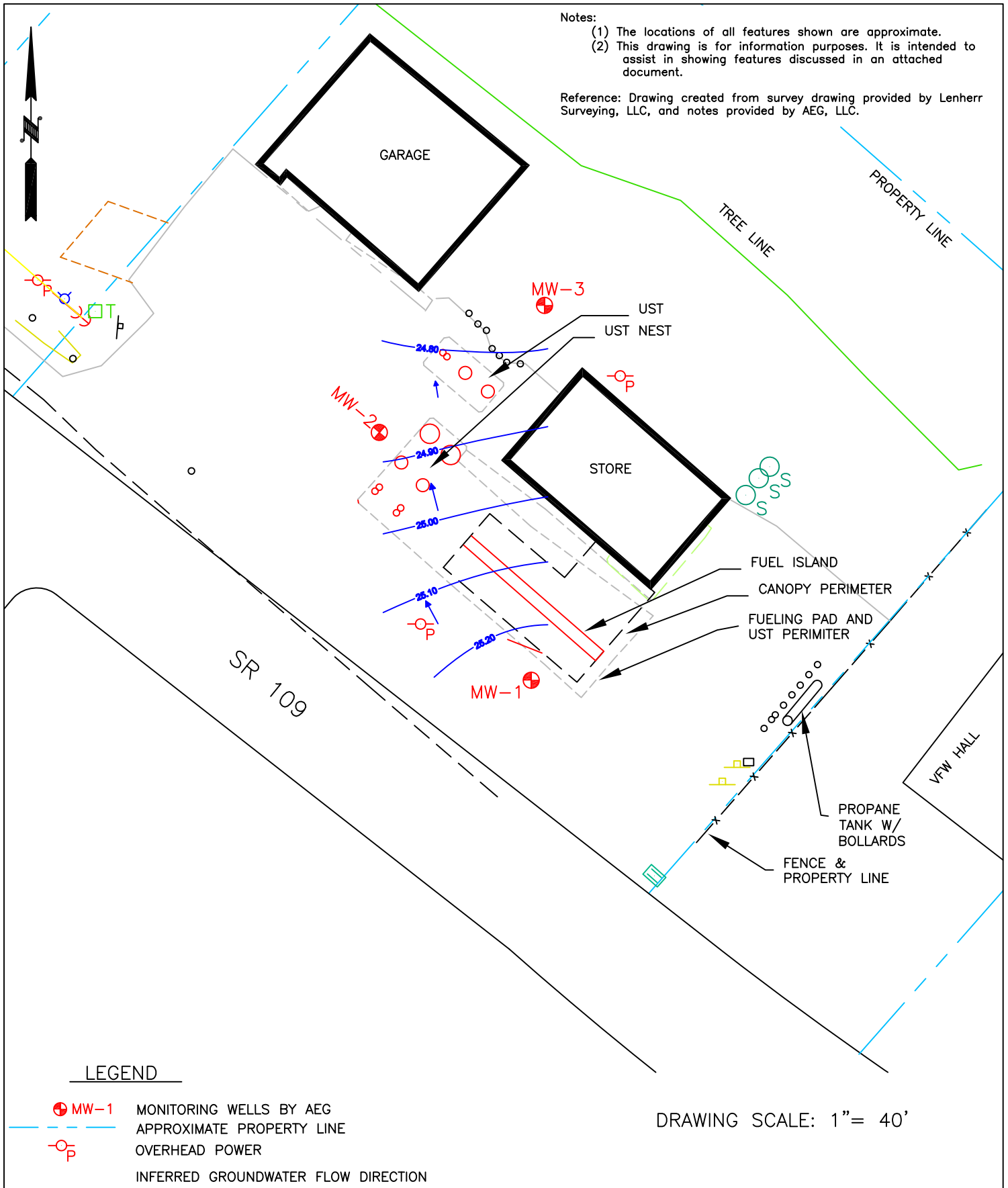
SUNSHINE DELI 2 & 76 STATION
 2298 STATE ROUTE 109
 HOQUIAM, WA

Project# 12-104	Date: 07/19/2012
File:	Sheet 1 OF 2

Notes:

- (1) The locations of all features shown are approximate.
- (2) This drawing is for information purposes. It is intended to assist in showing features discussed in an attached document.

Reference: Drawing created from survey drawing provided by Lenherr Surveying, LLC, and notes provided by AEG, LLC.



LEGEND

- ⊕ MW-1 MONITORING WELLS BY AEG
- APPROXIMATE PROPERTY LINE
- ⊖ P OVERHEAD POWER
- INFERRED GROUNDWATER FLOW DIRECTION

DRAWING SCALE: 1" = 40'

A ASSOCIATED ENVIRONMENTAL GROUP, LLC
 605 NE 11th ST, SUITE 201
 Olympia, WA 98501
 (360) 352-9835 Fax (360) 352-8164

FIGURE 2 - GROUNDWATER
 POTENTIOMETRIC MAP
 FEBRUARY 2014

SUNSHINE DELI 2 & 76 STATION
 2298 STATE ROUTE 109
 HOQUIAM, WA

Project# 12-104	Date: 11/27/13
File: FILE NAME	Sheet

Table 1 - Summary of Groundwater Analytical Results

Sunshine Deli 2 & 76 Gas Station
Hoquiam, WA

Sample Number ¹	Date Sampled	HCID ² (ug/l)			Petroleum Hydrocarbons (ug/l)			Volatile Organic Compounds ³ (ug/l)				Select Volatile Organic Compounds ⁵ (ug/l)				
		Gasoline	Diesel	Heavy Oil	Gasoline Range ³	Diesel Range ⁴	Oil Range ⁴	Benzene	Toluene	Ethyl-benzene	Total Xylenes	PCE	TCE	cis-1,2-DCE	trans-1,2-DCE	Vinyl Chloride
GP1-W	3/6/2012	--	--	--	260	--	--	2.3	8.3	<1.0	7.4	--	--	--	--	--
GP2-W	3/6/2012	--	--	--	1,400	--	--	17	1.5	18	17	--	--	--	--	--
GP3-W	3/6/2012	--	<250	<500	--	--	--	--	--	--	--	--	--	--	--	--
GP4-W	3/6/2012	<250	<500	<500	--	--	--	<1.0	<1.0	<1.0	<3.0	<1.0	<1.0	<1.0	<1.0	<0.2
MW-1	5/15/2013	--	--	--	158	<200	<400	<1	<2	<1	3.3	--	--	--	--	--
	8/20/2013	--	--	--	<100	<200	<400	<1	<2	<1	<3	--	--	--	--	--
	11/27/2013	--	--	--	<100	<200	<400	<1	<2	<1	<2	--	--	--	--	--
	2/26/2014	--	--	--	<100	<200	<400	<1	<2	<1	<2	--	--	--	--	--
MW-2	5/15/2013	--	--	--	20,400	<200	<400	208	14.5	82.2	64.3	--	--	--	--	--
	8/20/2013	--	--	--	12,400	<200	<400	122	8.3	61.8	32.7	--	--	--	--	--
	11/27/2013	--	--	--	8,160	<200	<400	41.3	2.6	30.9	10.8	--	--	--	--	--
	2/26/2014	--	--	--	10,400	<200	<400	57.2	2.5	45.1	11.2	--	--	--	--	--
MW-3	5/15/2013	--	--	--	<100	<200	<400	<1	<2	<1	<3	--	--	--	--	--
	8/20/2013	--	--	--	163	<200	<400	<1	<2	<1	<3	--	--	--	--	--
	11/27/2013	--	--	--	<100	<200	<400	<1	<2	<1	<3	--	--	--	--	--
	2/26/2014	--	--	--	232	<200	<400	<1	<2	<1	<2	--	--	--	--	--
PQL	250	500	500	100	200	400	1.0	1.0 / 2.0	1.0	2.0 or 3.0	1.0	1.0	1.0	1.0	0.2	
Ecology MTCA Method A Cleanup Levels	1,000	500	500	800 ⁶	500	500	5	1,000	700	1,000	5	5	*	*	0.2	

Notes:

- ¹ Approximate sample locations are shown in supportive Figure
 - ² Hydrocarbon Identification (HCID). Analyzed by Northwest Method NWTPH-HCID
 - ³ Analyzed by Northwest Method NWTPH-Gx.
 - ⁴ Analyzed by Northwest Method NWTPH-Dx/Dx Extended
 - ⁵ Analyzed by EPA Method 8260
 - ⁶ Cleanup level with benzene present in groundwater
- ug/L= micrograms per liter
 GP1-W = Groundwater sample collected from Geoprobe boring #1
 MW-1 = Groundwater sample collected from monitoring well MW-1

- MTCA = Model Toxics Control Act
- PQL=Practical Quantitation Limits
- PCE = tetrachloroethene
- TCE = trichloroethene
- DCE = dichloroethene
- = not analyzed for this constituent
- < = not detected above laboratory limits
- * Ecology has not designated a MTCA Method A cleanup level for this constituent
- Bold red** indicates the detected concentration exceeds Ecology MTCA Method A cleanup level

Table 2 Summary of Quarterly Groundwater Elevations

Sunshine Deli 2 & 76 Station
Hoquiam, Washington

Well /Top of Casing Elevation (feet)	Date	Depth to Water (feet)	Depth to Liquid Phase Hydrocarbon (feet)	Liquid Phase Hydrocarbon Thickness (feet)	Groundwater Elevation (feet)	Change in Groundwater Elevation (feet)
MW-1	05/15/13	4.92	--	0.00	24.06	Initial
<i>Casing Elevation</i> 28.98	08/20/13	7.31	--	0.00	21.67	-2.39
	11/27/13	5.74	--	0.00	23.24	1.57
	02/26/14	3.69	--	0.00	25.29	2.05
MW-2	05/15/13	2.94	--	0.00	24.81	Initial
<i>Casing Elevation</i> 27.75	08/20/13	4.61	--	0.00	23.14	-1.67
	11/27/13	3.95	--	0.00	23.80	0.66
	02/26/14	2.89	--	0.00	24.86	1.06
MW-3	05/15/13	2.32	--	0.00	24.37	Initial
<i>Casing Elevation</i> 26.69	08/20/13	6.19	--	0.00	20.50	-3.87
	11/27/13	2.89	--	0.00	23.80	3.30
	02/26/14	1.94	--	0.00	24.75	0.95

Notes:

Top of casing elevation relative to NAVD88 datum.

Depth to water below top of casing.

Depth to liquid phase hydrocarbons (i.e., free product)

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

*Ceased groundwater monitoring/sampling activities at this well

ATTACHMENT A

Laboratory Datasheets

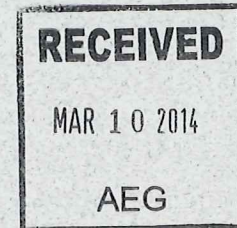


Libby Environmental, Inc.

4139 Libby Road NE • Olympia, WA 98506-2518

March 4, 2014

Michael Chun
Associated Environmental Group, LLC
605 11th Avenue SE, Suite 201
Olympia, WA 98501



Dear Mr. Chun:

Please find enclosed the analytical data report for the Sunshine Deli Project located in Hoquiam, Washington. Water samples were analyzed for Gasoline by NWTPH-Gx & BTEX by EPA Method 8260C and Diesel & Oil by NWTPH-Dx/Dx Extended on February 28, 2014.

The results of the analyses are summarized in the attached tables. Applicable detection limits and QA/QC data are included. An invoice for this analytical work is enclosed.

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

Sincerely,

Jamie L. Deyman
President
Libby Environmental, Inc.

Phone (360) 352-2110 • Fax (360) 352-4154 • libbyenv@aol.com

www.LibbyEnvironmental.com

Libby Environmental, Inc.

4139 Libby Road NE

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FAX: (360) 352-4154

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SUNSHINE DELI PROJECT

AEG, LLC

Hoquiam, Washington

Libby Project # L140227-1

Client Project # 12-104

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

Sample Number	Date Analyzed	Benzene (µg/l)	Toluene (µg/l)	Ethylbenzene (µg/l)	Xylenes (µg/l)	Gasoline (µg/l)	Surrogate Recovery (%)
Method Blank	2/28/14	nd	nd	nd	nd	nd	96
LCS	2/28/14	95%	86%				91
MW-1W	2/28/14	nd	nd	nd	nd	nd	105
MW-1W Dup	2/28/14	nd	nd	nd	nd	nd	99
MW-2W	2/28/14	57.2	2.5	45.1	11.2	10400	100
MW-3W	2/28/14	nd	nd	nd	nd	232	101
L140226-1 MS	2/28/14	109%	99%				94
L140226-1 MSD	2/28/14	106%	96%				97
Practical Quantitation Limit		1	2	1	2	100	

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

"int" Indicates that interference prevents determination.

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

ANALYSES PERFORMED BY: Sherry Chilcutt

Libby Environmental, Inc.

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

SUNSHINE DELI PROJECT
AEG, LLC
Hoquiam, Washington
Libby Project # L140227-1
Client Project # 12-104

Analyses of Diesel & Oil (NWTPH-Dx/Dx Extended) in Water

Sample Number	Date Analyzed	Surrogate Recovery (%)	Diesel (µg/l)	Oil (µg/l)
Method Blank	2/28/14	85	nd	nd
MW-1W	2/28/14	89	nd	nd
MW-2W	2/28/14	100	nd	nd
MW-3W	2/28/14	104	nd	nd
Practical Quantitation Limit			200	400

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

"int" Indicates that interference prevents determination.

ACCEPTABLE RECOVERY LIMITS FOR SURROGATE (2-F Biphenyl): 65% TO 135%

ANALYSES PERFORMED BY: Sherry Chilcutt

Libby Environmental, Inc.

Chain of Custody Record

www.LibbyEnvironmental.com

4139 Libby Road NE
Olympia, WA 98506

Ph: 360-352-2110
Fax: 360-352-4154

Date: 2/26/14 Page: 1 of 1

Client: AEG

Project Manager: Mike Chun

Address: 605 14th Ave SE, Suite 201

Project Name: Sunshine Deli

City: Olympia State: WA Zip: 98501

Location: 2298 State Route 109 City, State: Hogewam, WA

Phone: (360) 352-9835 Fax:

Collector: Jeff Wilson Date of Collection: 2/26/14

Client Project # 12-104

Email: jwilson@aegwa.com



Sample Number	Depth	Time	Sample Type	Container Type	Analytical Parameters											Field Notes	
					VOA 8021B	VOA 8021B BTEX Only	VOA 8260	SEMI VOL 8270	NWTPH-HCID	NWTPH-GX	NWTPH-DX	PAH 8270	PCB's 8082	MTCA 5 Metals			
1 <u>MW-1W</u>	<u>-</u>	<u>10:20</u>	<u>water</u>	<u>WAs/Ambos</u>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
2 <u>MW-2W</u>	<u>-</u>	<u>11:20</u>	<u>↓</u>	<u>↓</u>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
3 <u>MW-3W</u>	<u>-</u>	<u>10:50</u>	<u>↓</u>	<u>↓</u>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
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Relinquished by: <u>Jeff Wilson</u>	Date / Time <u>2/26/14 18:45</u>	Received by: <u>[Signature]</u>	Date / Time <u>2-27-14 9:30am</u>	Sample Receipt:	Remarks:
Relinquished by:	Date / Time:	Received by:	Date / Time:	Good Condition?	
Relinquished by:	Date / Time:	Received by:	Date / Time:	Cold?	
Relinquished by:	Date / Time:	Received by:	Date / Time:	Seals Intact?	
				Total Number of Containers	TAT: 24HR 48HR <u>5-DAY</u>