UST REMOVAL & SITE ASSESSMENT

THE STATION HOUSE – TOWN OF LA CONNER ROW
315 MORRIS STREET
LA CONNER, WASHINGTON

Prepared For:

Jerry and Donna Blades
PO Box C-2102
La Conner, Washington 98257

Prepared By:

ADEPT Geoscience & Environment, Inc.
PO Box 1328
Everett, Washington 98206-1328

ADEPT PROJECT NUMBER: 3.209

May, 2003

ADEPT Geoscience & Environment

ENVIRONMENTAL
ENGINEERING GEOLOGY
HYDROGEOLOGY

La Conner Station House Restaurant
(former gas sth) LUST 591712

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JUL 08 2003
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INTRODUCTION

Two underground storage tanks (USTs) were discovered by utility contactors within the Town of La Conner right-of-way (ROW) adjacent to 315 Morris Street in March, 2003. The 315 Morris Street property was formerly occupied by a variety of service stations from prior to 1930 until 1989. Adept Geoscience & Environment (AGE) was retained by Jerry and Donna Blades, former owners of the 315 Morris Street property, to complete a site assessment during the tank removal.

AGE completed a preliminary site visit on April 7, 2003 to inspect the two USTs. We collected two soil samples from adjacent to the tanks at depths of 1.5 to 2 feet below grade, and noted that the soil had a moderate hydrocarbon odor. We also noted the presence of a third UST fill pipe.

The USTs were removed on April 9 and April 10, 2003 by Team Construction Services of Burlington, Washington. In addition to the three USTs known to be present, a fourth was discovered and removed at that time. The tanks ranged in size from approximately 550 gallons to 1,100 gallons. The upper part of tanks were observed to be in generally poor condition, and holes were observed in three of the four tanks.

Field screening with a photo-ionization detector during tank removal and the chemical results for the two samples collected on April 7 indicated that the soil within the UST pit contained gasoline and BTEX components in excess of the Method A cleanup levels defined in the Model Toxics Control Act (MTCA, WAC 173-340). An interim soil cleanup was initiated immediately upon removal of the tanks, and was completed on May 10, 2003. The interim cleanup report will be submitted under separate cover.

SITE VICINITY CHARACTERISTICS

A Vicinity Topographic Map is presented in Figure 1. The subject area lies within the Town of La Conner, at an elevation of approximately 5 feet above mean sea level. The subject property was bounded to the east, west, and south by mixed use residential housing and commercial businesses adjacent to Morris Street, and to the north by residential housing. The location of the USTs relative to the existing building at 315 Morris Street is indicated on the Generalized Site Plan (Figure 2) and in the site photographs.

The geologic conditions in the vicinity of the subject area were described by Pessl and Others (1989). According to that map, the subject area is underlain by unconsolidated sediments referred to as the Younger Alluvium. The Younger Alluvium consists of moderately graded to poorly graded fine sand, silt, and clay, with rare lenses of coarser sand and gravel deposited on the Skagit River floodplain in recent times. Silt and clay are reportedly the dominant sediment types near La Conner.

SITE HISTORY AND UST SYSTEM DATA

The Washington State Department of Ecology's Site ID number for the Station House property is #6918, as indicated on the UST list dated March, 2003. The property is referred to as the La Conner Station on the UST list. The subject property was used as a service station from prior to 1930 until 1989. The most recent configuration had USTs located west of the existing building (Figure 2). According to the UST List, these tanks were installed in 1964. According to the Blades, the tanks were removed in 1989. Although the UST list indicates that 5 tanks were removed, the Blades recall that only two tanks were removed.

The four USTs removed during the present project were part of an earlier configuration. At least two of the tanks were located at least in part within the City of La Conner right-of-way, underneath the sidewalk (Figure 2).

No fuel dispensers were present at the time the tanks were removed. Distribution pipes extended from UST #1, UST #2, and UST#3, but the terminus of these pipes were not apparent to us at the time the tanks were removed. We did not observe the removal of UST #4. Based on old photographs of the service station dated 1929 and 1939 (Figure 3), the fuel dispensers appear to have been located east of the UST pit (Figure 2). The location of the pumps can be estimated based on the location of the home located east of 4TH Street, which still existed at the time this report was prepared. There appears to have been 2 pumps in 1929 and 3 pumps in 1939. A single pipe that may have been a distribution pipe extended from the UST pit in an easterly direction. An attempt was made to remove the pipe to determine its length, but the pipe could not be pulled free with an excavator.

Four vent pipes extended in a northerly direction from the UST pit (Figure 2), towards the existing building. According to Mr. Blades, some or all of the vent pipes extend to the building interior and vent through the ceiling. We inspected the attic of the building and found two possible vent pipes. The vent pipes were not removed.

UST #1 and UST #2 were both approximately 1,100 gallons in size. UST #3 and UST #4 comprised approximately 650 and 550 gallons, respectively.

FIELD OBSERVATIONS

AGE personnel observed the removal of USTs and completed the site assessment on April 9 and April 10, 2003. The top of the USTs were located approximately 1 foot below the ground surface (bgs). Photographs of the USTs and the UST excavation are presented in the appendices to this report.

The tank removal contractor pumped a total of approximately 25 gallons of an apparent water-hydrocarbon mixture from UST #1 and UST #2 prior to our arrival. UST #3 was dry. The tanks were inerted with dry ice. Each tank was

removed following confirmation of an inert environment using an O_2 meter. UST #4 was discovered following removal of the first three tanks. The tank was full or nearly full of water, which began to pour from the tank into the adjacent excavation as soon as the east end of the tank was exposed. The tank removal contractor was of the opinion that the water was not contaminated, and the water was allowed to drain into the excavation. We collected a sample of the water in a zip-lock bag and analyzed for headspace volatile organic compounds (VOC) using a photo-ionization detector. No VOC were detected. UST #4 was removed in the same manner as the initial three tanks. The tanks were cleaned by the removal contractor and were reportedly recycled at Skagit Steel.

Visual inspection revealed that the upper part of the tanks were highly corroded, pitted, and in generally poor condition, while the lower part of the tanks were in generally good condition, except for UST #4. The upper part of the all of the tanks, except for UST #3, had holes ranging in size to several centimeters.

The upper part of the tanks were bedded in moderately compact, damp, permeable sandy gravel fill soil. These fill soils were present from the ground surface to a depth of 3 to 4 feet bgs. The base of the tanks were bedded in native soil that consisted of moderately compact, damp to saturated, silt and silty sand. The base of the tanks was approximately 5 feet bgs. USTs bedded in gravelly soils are more susceptible to corrosion, which is consistent with our observation that the upper part of the tanks were much corroded than the lower part.

A hydrocarbon odor emanated from the base and all sides of the excavation. Headspace field analysis of soil with a photo-ionization detector revealed VOC concentrations ranging from several hundred parts-per-million (ppm) to more than 2,000 ppm. Based on these results, combined with the analytical results for the two soil samples collected on April 7, a soil cleanup was initiated immediately upon removal of the tanks.

Groundwater was observed at a depth of 8.75 feet bgs on April 9, within a few hours of low tide. Groundwater elevations beneath the subject property are subject to tidal influence, and it is our understanding that groundwater elevations rise to within a few feet of the ground surface during times of high tides.

A telephone utility trench bounded the south side of the UST pit at a depth of approximately 4 to 6 feet bgs, and is a potential conduit. Two approximately 1-inch pipes extended in an easterly direction from the UST pit at a depth of approximately 6-inches to 1 foot (Figure 2). One pipe was reportedly an abandoned water pipe, the other was unidentified. A third unidentified pipe extended in a westerly direction from the UST pit at a depth of approximately 6-inches to 1 foot. The elevation of these pipes was generally above the elevation of contaminated soil and the water table, and thus these utilities did not appear to be potential conduits.

ANALYTICAL RESULTS

The two samples collected on April 9 were analyzed for volatile and semi-volatile total petroleum hydrocarbons (gasoline, diesel, and oil); benzene, toluene, ethyl benzene, and xylenes (BTEX); and lead by CCI Analytical Laboratories of Everett, Washington. Volatile TPH and BTEX were analyzed using the NWTPH-GX and EPA 8021 methods, respectively. Semi-volatile TPH and lead were analyzed using the NWTPH-DX and EPA 6010 methods, respectively. The results are summarized in Table 1 and the complete laboratory report is included in Appendices of this report.

Gasoline range organics were detected at a concentration of 13,000 and 300 mg/kg in samples 3.209-1 and 3.209-2, respectively. Neither sample contained detectable concentrations of diesel or oil. Lead was detected at a concentration of 54 mg/kg in sample 3.209-1, and was not detected in sample 3.209-2

Sample 3.909-1 also contained relatively high concentrations of toluene, ethyl benzene, and total xylenes. Benzene was not detected in either sample, but the detection limit for benzene exceeded the normal levels due to the high concentration of gasoline in both samples.

REGULATORY CONDITIONS

According to the Model Toxics Control Act (WAC 173-340, Table 740-1) the unrestricted land use cleanup level for gasoline range organics in soil is 100 mg/kg for gasoline mixtures without benzene and the total of ethyl benzene, toluene and xylene are less than 1% of the gasoline mixture. In all other mixtures the gasoline cleanup level in soil is 30 mg/kg. The concentration of gasoline in both samples exceeded 100 mg/kg, and thus a requirement for soil cleanup was indicated. Ethyl benzene, toluene and xylene comprised 7.7% and 0.97% of the gasoline mixture in samples 3.209-1 and 3.209-2, respectively. Therefore, a gasoline cleanup level of 30 mg/kg in soil may be required to achieve unrestricted land use cleanup levels.

Because the contaminated soil appears to extend beneath the water table, a groundwater investigation may be required in accordance with WAC 173-340-450(3)(a)(iii).

CONCLUSIONS

Four underground storage tanks were removed from the Town of La Conner right-of-way and adjacent property at 315 Morris Street on April 9 and April 10, 2003. The tanks ranged in size from approximately 550 gallons to 1,100 gallons.

Field screening with a photo-ionization detector during tank removal and the chemical results for two soil samples collected on April 7 indicated that the soil within the UST pit contained gasoline and BTEX components in excess of the Method A cleanup levels for unrestricted land use defined in the Model Toxics

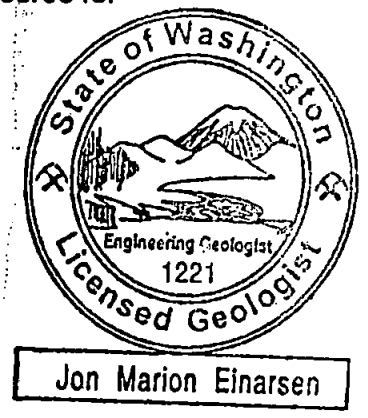
Control Act. An interim soil cleanup was initiated immediately upon removal of the tanks, and was completed on May 10, 2003. The interim cleanup report will be submitted under separate cover.

Questions and requests for additional information regarding this UST Site Assessment should be directed to Jon Einarsen at (425) 353-9848.

ADEPT GEOSCIENCE & ENVIRONMENT, INC.

Jon Einarsen

Jon Einarsen, Ph.D., PG
WA UST Assessor License #32-US-000684



REFERENCES

Pessl, F., Jr., Dethier, D.P., Booth, D.B., and Minard, J.P., 1989, Surficial Geologic Map of the Port Townsend 30- by 60-Minute Quadrangle, Puget Sound Region, Washington, U.S. Geological Survey Map I-1198-F, scale 1:100,000.

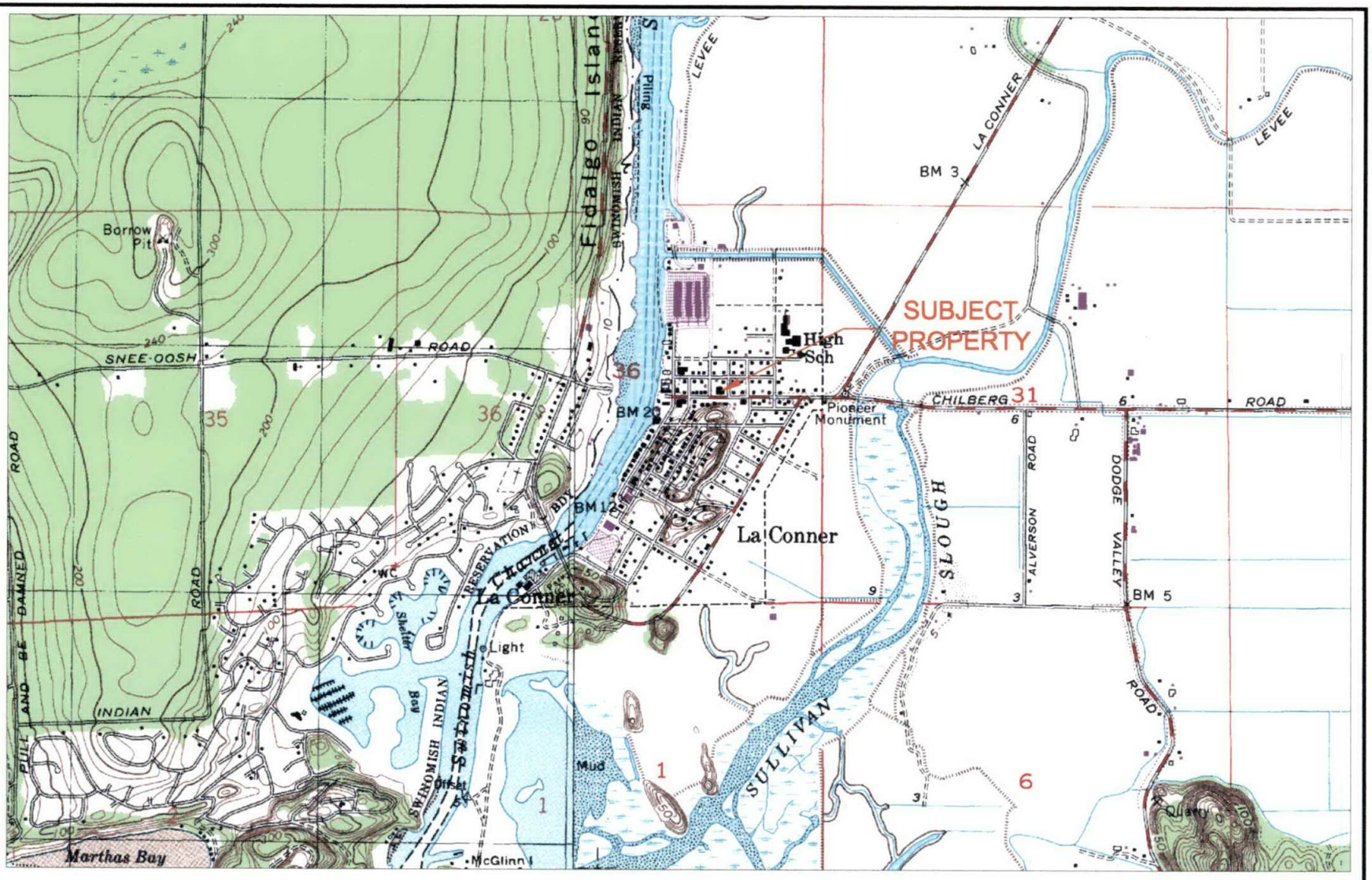
United States Geological Survey, 1980, Anacortes South Quadrangle, 7.5 Minute Series (Topographic), Scale 1:24,000.

United States Geological Survey, 1973, La Conner Quadrangle, 7.5 Minute Series (Topographic), Scale 1:24,000.

INDEMNIFICATION AND LIMITATIONS

The analytical results, conclusions and recommendations within this report are based on the soil samples collected from the indicated locations at the time this report was prepared, and should not be construed as a warranty of the subsurface conditions throughout the site. No environmental investigation can wholly eliminate uncertainty regarding the potential for recognized environmental conditions in connection with a property. An environmental investigation is intended to reduce, but not eliminate, uncertainty regarding the existence of recognized environmental conditions.

Within the limitations of scope, schedule and budget for our work, we warrant that our work has been done in accordance with our proposal and generally accepted environmental assessment practices followed in this area at the time the report was prepared. No other warranty, express or implied, is made.



GRAPHIC SCALE

1000 0 500 1000 2000 4000

(IN FEET)
1 inch = 2000 ft.

REFERENCE: ANACORTES SOUTH QUADRANGLE (U.S. GEOLOGICAL SURVEY, 1978, REVISED 1980)
LA CONNER QUADRANGLE (U.S. GEOLOGICAL SURVEY,1956, REVISED 1965, 1973)

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PHONE: (425) 353-9848

VICINITY TOPOGRAPHIC MAP

STATION HOUSE - LA CONNER ROW
315 MORRIS STREET
LACONNER, WASHINGTON

REFERENCE: JERRY BLADES	
DATE: 05/03	SCALE: 1" = 2000'
DESIGNED BY: JME	REVISION #: 1
DRAWN BY: JME	FILENAME:

PROJECT NO. 3.209

FIGURE NO. 1

EXISTING BUILDING
(315 MORRIS STREET)

N

APPROXIMATE LOCATION OF
USTs REMOVED IN 1989

CONCRETE PAVEMENT

CONCRETE PAVEMENT

?

VENT PIPES

UNIDENTIFIED PIPE

UST #4

UST #1

UST #3

UST #2

ABANDONED WATER PIPE

ESTIMATED LOCATION OF
PUMP ISLAND

UNIDENTIFIED PIPE (FUEL DISTRIBUTION PIPE?)

EXISTING SIDEWALK

TELEPHONE UTILITY TRENCH

MORRIS STREET

3.209-2
300
ND<0.12
ND<50

3.209-1
13,000
ND<3
ND<50

LEGEND

3.209-1	SAMPLE NUMBER
13,000	VOLATILE TPH (GASOLINE)
ND<3	BENZENE
ND<50	SEMI-VOLATILE TPH (DIESEL & OIL)

CHEMICAL RESULTS REPORTED IN MG/KG.

PL PROPERTY LINE

LIMITS OFF INITIAL EXCAVATION

MTCA METHOD A CLEANUP LEVELS: (MG/KG)

GAS	30 100 (WITHOUT BENZENE & TEX <1% OF GAS MIXTURE)
DIESEL	2,000
OIL	2,000
BENZENE	0.03

ALL LOCATIONS ARE APPROXIMATE.

GRAPHIC SCALE
0 5 10
1 INCH = 5 FEET

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GENERALIZED SITE PLAN
STATION HOUSE - LA CONNER ROW
315 MORRIS STREET
LA CONNER, WASHINGTON

REFERENCE: JERRY BLADES		PROJECT NO. 3.209
DATE: 05/03	SCALE: 1" = 5'	
DESIGNED BY: JME	REVISION #: 2	FIGURE NO. 2
DRAWN BY: JME	FILENAME: 3.209-2	

1939A

1939B

1929

1939C

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HISTORIC PHOTOGRAPHS
STATION HOUSE - LA CONNER ROW
315 MORRIS STREET
LA CONNER, WASHINGTON

REFERENCE: JERRY BLADES		PROJECT NO. 3.209
DATE: 05/03	SCALE: NA	
DESIGNED BY: JME	REVISION #: 1	FIGURE NO. 3
DRAWN BY: JME	FILENAME:	

Photo 1: View of the subject property looking northwest across Morris Street.

Photo 2: Utility alignment (strip of new asphalt) within ROW adjacent to 315 Morris Street where two USTs were discovered. View looking east.

Photo 3. Utility alignment, view looking west.

Photo 4. Removal of UST #1. The vent pipes can be seen in the central right part of the photo.

Photo 5. Removal of UST #2.

Photo 6. Removal of UST #3.

Photo 7. UST #4.

Photo 8: The lower half of the tanks (except UST #4) were observed to be in good condition, with only minor corrosion and pitting and no holes. The lower half of UST #4 had holes.

Photo 9: The upper half of the USTs were observed to be highly corroded and pitted, with holes up to several centimeters in size.

TABLE 1. Analytical Results

Sample	Depth (Feet)	Location / Comments	TPH (mg/kg)			Volatile Organic Compounds (mg/kg)				Pb (mg/kg)
			Gas	Diesel	Oil	B	T	E	X	
3.209-1	1.5	Side of UST #2	13,000	ND<25	ND<50	ND<3	37	68	900	54
3.209-2	2.0	Between UST #2 & UST #3	300	ND<25	ND<50	ND<0.12	0.4	1.6	0.9	ND<9.2

TPH, Total Petroleum Hydrocarbons; B, benzene; T, Toluene; E, ethyl benzene; X, total xylenes; Pb, lead; mg/kg, milligrams per kilogram (parts-per-million)

MTCA Method A Recommended Cleanup Levels (mg/kg) :

Gas	30	100 mg/kg (without benzene and TEX < 1% of gasoline mixture)
Diesel	2,000	
Oil	2,000	
Benzene	0.03	
Toluene	7	
Ethyl Benzene	6	
Total Xylenes	9	
Lead	250	

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8620 Holly Drive
Everett, WA 98208
Phone (425) 356-2600
(206) 292-9059 Seattle
(425) 356-2626 Fax
http://www.ccilabs.com

Chain Of Custody/ Laboratory Analysis Request

CCI Job# (Laboratory Use Only)

Date 4/7/03 Page 1 Of 1

PROJECT ID: 3.209
REPORT TO COMPANY: Adept Insurance
PROJECT MANAGER: Jon Swanson
ADDRESS: PO Box 1228
Everett Wa. 98206
PHONE: 425-353-7848 FAX: 425-353-8918
P.O. NUMBER: E-MAIL:
INVOICE TO COMPANY: Same
ATTENTION:
ADDRESS:

ANALYSIS REQUESTED

SAMPLE I.D.	DATE	TIME	TYPE	LAB#	NWTPH-HCID	NWTPH-DX	NWTPH-GX	BTEX by EPA-8021	MTBE by EPA-8021☐ EPA-8260 ☐	Halogenated Volatiles by EPA 8260	Volatile Organic Compounds by EPA 8260	Ethylene dibromide (EDB) by EPA-8260☐EPA-504.1☐	1,2 Dichloroethene (EDC) by EPA-8260	Semivolatile Organic Compounds by EPA 8270	Polycyclic Aromatic Hydrocarbons (PAH) by EPA-8270 SIM ☐	PCB ☐ Pesticides ☐ by EPA 8081/8082	Metals-MTCA-5☐ RCRA-8 ☐ Pri Pol ☐ TAL ☐	Metals Other (Specify)	TCLP-Metals☐ VOA☐ Semi-Vol☐ Pest ☐ Herbs ☐
1. 3.209-1	4/7		soil				X	X											
2. 3.209-2	↓		↓				X	X											
3.																			
4.																			
5.																			
6.																			
7.																			
8.																			
9.																			
10.																			

OTHER (Specify)

PLO								NUMBER OF CONTAINERS	RECEIVED IN GOOD CONDITION?
V									
X									

CLIENT COPY

SPECIAL INSTRUCTIONS

CCI Analytical Laboratories, Inc accepts and processes this request on the terms and conditions set forth on the reverse side. By its signature hereon, Customer accepts these terms and conditions.

SIGNATURES (Name, Company, Date, Time):

1. Relinquished By: Jon Swanson /AGE/4-7-03/1311
   Received By: Mr CCIAL 4-7-03 13:1
2. Relinquished By:
   Received By:

TURNAROUND REQUESTED in Business Days*

Organic, Metals & Inorganic Analysis: 10 Standard | 5 | 3 | 2 | 1 | SAME DAY

Fuels & Hydrocarbon Analysis: 5 | 3 | X 1 | SAME DAY

OTHER:
Specify:

CCI
ANALYTICAL
LABORATORIES, INC.

CERTIFICATE OF ANALYSIS

CLIENT: ADEPT GEOSCIENCE & ENV
P.O. BOX 1328
EVERETT, WA 98206

DATE: 4/16/03
CCIL JOB #: 304017
CCIL SAMPLE #: 1
DATE RECEIVED: 4/7/03
WDOE ACCREDITATION #: C142

CLIENT CONTACT: JON EINARSEN

CLIENT PROJECT ID: 3.209
CLIENT SAMPLE ID: 3.209-1 4/7/03

DATA RESULTS

ANALYTE	METHOD	RESULTS*	UNITS**	ANALYSIS DATE	ANALYSIS BY
TPH-VOLATILE RANGE	NWTPH-GX	13000	MG/KG	4/8/03	LAH
BENZENE	EPA-8021	ND(<3)	MG/KG	4/8/03	LAH
TOLUENE	EPA-8021	37	MG/KG	4/8/03	LAH
ETHYLBENZENE	EPA-8021	68	MG/KG	4/8/03	LAH
XYLENES	EPA-8021	900	MG/KG	4/8/03	LAH
TPH-SEMIVOLATILE RANGE	NWTPH-DX	ND	MG/KG	4/11/03	DLC
LEAD	EPA-6010	54	MG/KG	4/7/03	RAB

NOTE: CHROMATOGRAM INDICATES SAMPLE CONTAINS PRODUCT WHICH IS LIKELY HIGHLY WEATHERED GASOLINE

* "ND" INDICATES ANALYTE ANALYZED FOR BUT NOT DETECTED AT LEVEL ABOVE REPORTING LIMIT. REPORTING LIMIT IS GIVEN IN PARENTHESES OR AS FOLLOWS:
GASOLINE(VOLATILE RANGE) REPORTING LIMIT IS 600 MG/KG
DIESEL RANGE REPORTING LIMIT IS 25 MG/KG
LUBE OIL RANGE REPORTING LIMIT IS 50 MG/KG

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

APPROVED BY: _____

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ANALYTICAL
LABORATORIES, INC.

CERTIFICATE OF ANALYSIS

CLIENT: ADEPT GEOSCIENCE & ENV
P.O. BOX 1328
EVERETT, WA 98206

DATE: 4/16/03
CCIL JOB #: 304017
CCIL SAMPLE #: 2
DATE RECEIVED: 4/7/03
WDOE ACCREDITATION #: C142

CLIENT CONTACT: JON EINARSEN

CLIENT PROJECT ID: 3.209
CLIENT SAMPLE ID: 3.209-2 4/7/03

DATA RESULTS

ANALYTE	METHOD	RESULTS*	UNITS**	ANALYSIS DATE	ANALYSIS BY
TPH-VOLATILE RANGE	NWTPH-GX	300	MG/KG	4/8/03	LAH
BENZENE	EPA-8021	ND(<0.12)	MG/KG	4/8/03	LAH
TOLUENE	EPA-8021	0.4	MG/KG	4/8/03	LAH
ETHYLBENZENE	EPA-8021	1.6	MG/KG	4/8/03	LAH
XYLENES	EPA-8021	0.9	MG/KG	4/8/03	LAH
TPH-SEMIVOLATILE RANGE	NWTPH-DX	ND	MG/KG	4/11/03	DLC
LEAD	EPA-6010	ND(<9.2)	MG/KG	4/7/03	RAB

NOTE: CHROMATOGRAM INDICATES SAMPLE CONTAINS PRODUCT WHICH IS LIKELY HIGHLY WEATHERED GASOLINE

* "ND" INDICATES ANALYTE ANALYZED FOR BUT NOT DETECTED AT LEVEL ABOVE REPORTING LIMIT. REPORTING LIMIT IS GIVEN IN PARENTHESES OR AS FOLLOWS:
GASOLINE(VOLATILE RANGE) REPORTING LIMIT IS 12 MG/KG
DIESEL RANGE REPORTING LIMIT IS 25 MG/KG
LUBE OIL RANGE REPORTING LIMIT IS 50 MG/KG

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

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ANALYTICAL
LABORATORIES, INC.

CERTIFICATE OF ANALYSIS

CLIENT: ADEPT GEOSCIENCE & ENV
P.O. BOX 1328
EVERETT, WA 98206

DATE: 4/16/03
CCIL JOB #: 304017

DATE RECEIVED: 4/7/03
WDOE ACCREDITATION #: C142

CLIENT CONTACT: JON EINARSEN

CLIENT PROJECT ID: 3.209

QUALITY CONTROL RESULTS

SURROGATE RECOVERY

CCIL SAMPLE ID	ANALYTE	SUR ID	% RECV
304017-01	NWTPH-GX	TFT	*
304017-01	EPA-8021	TFT	*
304017-01	NWTPH-DX	C25	146
304017-02	NWTPH-GX	TFT	103
304017-02	EPA-8021	TFT	87
304017-02	NWTPH-DX	C25	133

* SURROGATE DILUTED OUT OF CALIBRATION RANGE

APPROVED BY: _____

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UNDERGROUND STORAGE TANK
Closure and Site Assessment Notice

See back of form for instructions

FOR OFFICE USE ONLY
Site ID #:
Owner ID #:

Please ✓ the appropriate box(es)
☐ TemporaryTank Closure ☐ Change-In-Service ☒ Permanent Tank Closure ☐ Site Check/Site Assessment

Site Information

Site ID Number 6918 (Available from Ecology if the tanks are registered)
Site/Business Name Station House
Site Address 315 Morris Street (Street)
City/State La Conner wa
Zip Code 98257 Telephone ( )

Owner Information

UST Owner/Operator Jerry & Donna Blades
Mailing Address PO Box C-2102 (Street)
(P.O. Box)
City/State La Conner wa
Zip Code 98257 Telephone (360) 466-4536

Owner's Signature

Tank Closure/Charge-In-Service Company

Service Company Team Construction Services
Certified Supervisor Jim Ingram Decommissioning Certification No.
Supervisor's Signature
Address PO Box 320 (Street) (P.O. Box) Telephone (360) 422-8820
Burlington (City) wa (State) 98233-0320 (Zip Code)

Site Check/Site Assessor

Certified Site Assessor Jon Einarsen
Address PO Box 1328 (Street) (P.O. Box) Telephone (425) 353-9848
Everett (City) wa (State) 98206-1328 (Zip Code)

Tank Information

Tank ID	Closure Date	Closure Method	Tank Capacity	Substance Stored
#1	4/9/03	Removed	1,100	gas?
#2	↓	↓	1,100	↓
#3	↓	↓	650	↓
#4	4/10/03	↓	550	↓

Contamination Present at the Time of Closure

☒ Yes ☐ No ☐ Unknown

Check unknown if no obvious contamination was observed and sample results have not yet been received from analytical lab.

☒ Yes ☐ No

If contamination is present, has the release been reported to the appropriate regional office?

To receive this document in an alternative format, contact the TOXICS CLEANUP PROGRAM at 1-800-826-7716 (voice) OR (360) 407-6006 (TDD).
ECY 020-94 (Rev. 6/95)

UNDERGROUND STORAGE TANK
Site Check / Site Assessment Checklist

FOR OFFICE USE ONLY
Owner #:

INSTRUCTIONS

When a release has **not** been confirmed and reported, this Site Check/Site Assessment Checklist must be completed and signed by a person certified by IFCI or a Washington registered professional engineer who is competent, by means of examination, experience, or education, to perform site assessments. **The results of the site check or site assessment must be included with this checklist.** This form must be submitted to Ecology at the address shown below within 30 days after completion of the site check/site assessment.

SITE INFORMATION: Include the Ecology site ID number if the tanks are registered with Ecology. This number may be found on the tank owner's invoice or tank permit.

TANK INFORMATION: Please list all tanks for which the site check or site assessment is being conducted. Use the owner's tank ID numbers if available, and indicate tank capacity and substance stored.

REASON FOR CONDUCTING SITE CHECK/SITE ASSESSEMENT: Please check the appropriate item.

CHECKLIST: Please initial each item in the appropriate box.

SITE ASSESSOR INFORMATION: This form must be signed by the registered site assessor who is responsible for conducting the site check/site assessment.

Underground Storage Tank Section
Department of Ecology
PO Box 47655
Olympia WA 98504-7655

SITE INFORMATION

Site ID Number (Available from Ecology if the tanks are registered): 6918

Site/Business Name: Station House

Site Address: 315 Morris Street (Street) Telephone: (___) _____

City La Conner State Wa Zip Code 98257

TANK INFORMATION

Tank ID No.	Tank Capacity	Substance Stored
#1	1,100	Assumed gas
#2	1,100	
#3	650	
#4	550	

REASON FOR CONDUCTING SITE CHECK / SITE ASSESSMENT

Check one:

- ___ Investigate suspected release due to on-site environmental contamination.
- ___ Investigate suspected release due to off-site environmental contamination.
- ___ Extend temporary closure of UST system for more than 12 months.
- ___ UST system undergoing change-in-service.
- ___ UST system permanently closed-in service.
- X UST system permanently closed with tank removed.
- ___ Abandoned tank containing product.
- ___ Required by Ecology or delegated agency for UST system closed before 12/22/88.
- ___ Other (describe): _____

CHECKLIST

Each item of the following checklist shall be initialed by the person registered with the Department of Ecology whose signature appears below.	YES	NO
1. The location of the UST site is shown on a vicinity map.	X	
2. A brief summary of information obtained during the site inspection is provided. (see Section 3.2 in site assessment guidance)	X	
3. A summary of UST system data is provided. (see Section 3.1.)	X	
4. The soils characteristics at the UST site are described. (see Section 5.2)	X	
5. Is there any apparent groundwater in the tank excavation?	X	
6. A brief description of the surrounding land use is provided. (see Section 3.1)	X	
7. Information has been provided indicating the number and types of samples collected, methods used to collect and analyze the samples, and the name and address of the laboratory used to perform the analyses.	X	
8. A sketch or sketches showing the following items is provided:		
- location and ID number for all field samples collected	X	
- groundwater samples distinguished from soil samples (if applicable)	NA	
- samples collected from stockpiled excavated soil	X	
- tank and piping locations and limits of excavation pit	X	
- adjacent structures and streets	X	
- approximate locations of any on-site and nearby utilities	X	
9. If sampling procedures different from those specified in the guidance were used, has justification for using these alternative sampling procedures been provided? (see Section 3.4)	NA	
10. A table is provided showing laboratory results for each sample collected including; sample ID number, constituents analyzed for and corresponding concentration, analytical method and detection limit for that method.	X	
11. Any factors that may have compromised the quality of the data or validity of the results are described.	X	
12. The results of this site check/site assessment indicate that a confirmed release of a regulated substance has occurred.	X	

SITE ASSESSOR INFORMATION

Jon Einarsen
Person registered with Ecology

Adapt Geoscience & Environment
Firm Affiliated with

Business Address: PO Box 1328
Street

Telephone: (425) 353-9848

Everett
City

WA
State

98206-1328
Zip Code

I hereby certify that I have been in responsible charge of performing the site check/site assessment described above. Persons submitting false information are subject to penalties under Chapter 173.360 WAC.

5-19-03
Date

Jon Einarsen
Signature of Person Registered with Ecology