



January 10, 2025

Mr. Ehab Wasef
Sunrise Grocery
8887 Sunrise Rd.

RE: Site Status Summary
Sunrise Grocery
8887 Sunrise Rd.
Custer, WA 98240

Dear Mr. Wasef:

AEG Atlas, LLC (AEG) has prepared this document for the purpose of presenting a brief summary of the environmental and regulatory status of the property located at the above-referenced address in Custer, Washington (Site).

SITE DESCRIPTION

The Site is identified as Whatcom County Parcel #4002184715310000, and is currently occupied by one 4,242-square-foot building built in 1946, which is currently operated as a convenience store, with an 880-square-foot extension added in 1976. The wood-framed structures are heated by natural gas. Additional improvements include an asphalt-paved parking area on the northwestern portion of the Site.

The Site formerly included a fuel island and canopy with two pumps, which were attached to the east side of the convenience store building, and an underground storage tank (UST) was located north of the building. These structures were excavated and removed in October 2024. The 2,000-gallon UST at the Site was a dual-compartment tank formerly containing 1,000 gallons of gasoline, and 1,000 gallons of diesel, and was installed in 1994. Two previous first-generation USTs were reportedly removed from the Site in 1996, including one unleaded gasoline UST and one leaded gasoline UST. Figure 1, *Vicinity Map*, presents the general vicinity of the Site. The Site's current layout and features are provided in Figure 2, *Site Map*.

RELEASE AND INSURANCE COVERAGE

A release to soil and groundwater was noted and documented with the Washington State Department of Ecology (Ecology) during an initial site investigation; however, impacts were localized to the area of the UST. Overfilling of the UST along with a damaged fill pipe was considered to be the source of contamination. Following release discovery, an insurance claim was

filed by Mr. Wasef with Colony Insurance, and a \$1,000,000 claim was opened to characterize and cleanup the release. Only about a quarter of that claim has been used up so far.

ENVIRONMENTAL AND REGULATORY STATUS OF CLEANUP

The cleanup was performed in October 2024, including decommissioning and removal of the UST and associated lines, dispensers, canopy, and accessible petroleum-contaminated soil (PCS). Prior to backfilling the UST excavation, an amendment was added to the water in the pit to enhance the degradation of any remaining petroleum impacts. AEG plans to perform an injection of additional amendments in the next month or so as a polishing step to enhance the degradation of any remaining residual impacts. Subsequent groundwater monitoring and confirmation soil sampling will be performed in the coming months to confirm impacts have decreased to below cleanup levels. As noted above, only about a quarter of the claim funds have been used to date, and the majority of the cleanup has already been completed. Sufficient funds remain to take the Site to regulatory closure.

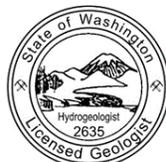
The regulatory authority in this case is the Washington State Pollution Liability Insurance Agency (PLIA). Once the last of the cleanup work noted above is completed winter/spring 2025, AEG will draft a Final Cleanup Report for submittal to PLIA for their review in consideration of issuing a No Further Action (NFA) letter for the Site.

If you have comments or questions, please contact our office at your convenience at 360.352.9835.

Sincerely,



Scott Rose, L.H.G.
Director of Technical Services



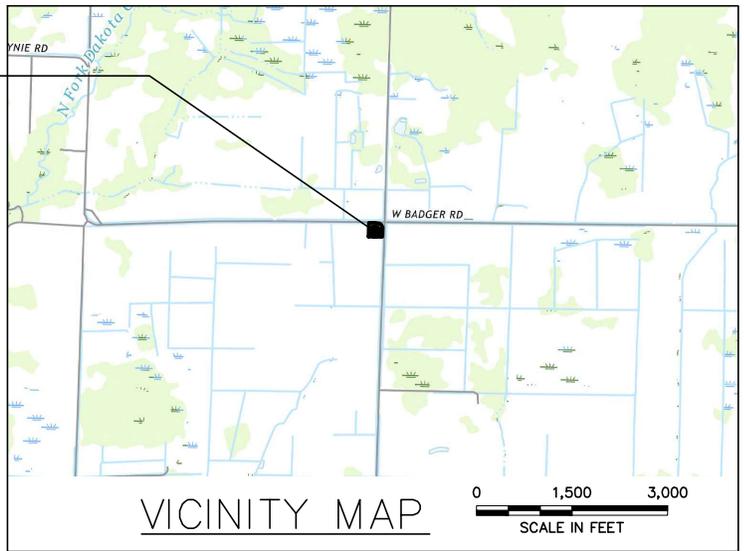
SCOTT | ROSE

Enclosures: Figure 1, *Vicinity Map*
Figure 2, *Site Map*

FILENAME	DRAWN BY	CHECKED BY	APPROVED BY	PROJECT NUMBER
23-123-WC_SITE.DWG	JGM	5/2/2023	PH	5/2/2023



PROJECT LOCATION

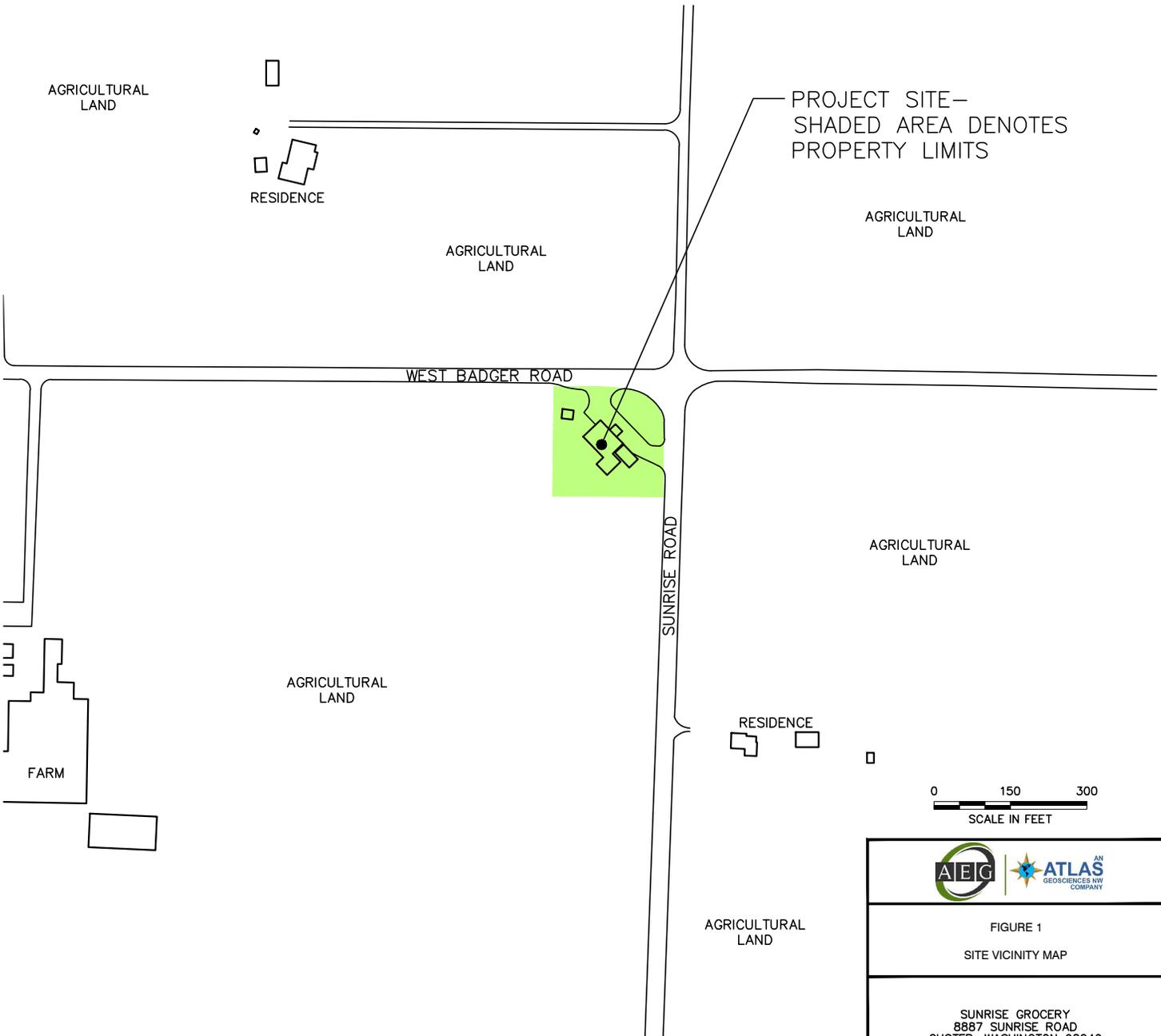


NOTES

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 AERIAL PHOTOGRAPH AND NOTES PROVIDED BY AEG ATLAS, LLC.
VICINITY IMAGE SOURCE: U.S. GEOLOGICAL SURVEY-2020, 7.5 MINUTE QUADRANGLE MAP BERTRAND CREEK, WASHINGTON

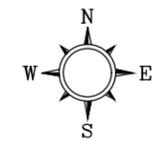


0 150 300
SCALE IN FEET

FIGURE 1
SITE VICINITY MAP

SUNRISE GROCERY
8887 SUNRISE ROAD
CUSTER, WASHINGTON 98240

FILENAME 23-123-VC_SITE-1024.DWG
 DRAWN BY JGM 10/29/2024
 CHECKED BY EM 10/29/2024
 APPROVED BY EM 10/29/2024
 PROJECT NUMBER 23-123



LEGEND

---	PROPERTY BOUNDARY
---	2024 EXCAVATION BOUNDARY
B-1 ●	BORING LOCATION
MW-1 ◆	MONITORING WELL LOCATION

- NOTES**
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FIGURE 2
SITE MAP

SUNRISE GROCERY
 8887 SUNRISE ROAD
 CUSTER, WASHINGTON

SOURCE: AERIAL PHOTOGRAPHY; © GOOGLE