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CANYON COUNTY RECORDER
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GIVENS PURSLEY LLP
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SPACE ABOVE THIS LINE FOR RECORDERS USE ONLY

THIS PROPERTY IS SUBJECT TO AN ENVIRONMENTAL COVENANT IMPOSING ACTIVITY AND USE LIMITATIONS PURSUANT TO THE UNIFORM ENVIRONMENTAL COVENANTS ACT, IDAHO CODE § 55-3001, *et seq.*

ENVIRONMENTAL COVENANT

Second Electric LLC, GRANTOR, grants this Environmental Covenant. As provided in Idaho Code §55-3008, Second Electric LLC is the GRANTEE.

This instrument is an Environmental Covenant ("Environmental Covenant") executed by Second Electric LLC, and the Idaho Department of Environmental Quality ("Department") pursuant to the Uniform Environmental Covenants Act, Idaho Code §§ 55-3001 through 3015. This Environmental Covenant sets forth protective provisions, covenants, restrictions and conditions (collectively referred to as "Activity and Use Limitations") on the Property described below. The Activity and Use Limitations are designed to protect natural resources, human health and the environment. Second Electric LLC is a "holder" as defined in Idaho Code § 55-3002(6). Second Electric LLC, as the current property owner grants this Environmental Covenant to all signatories to this instrument.

Property. This Environmental Covenant concerns real property 704 Blaine Street County of Canyon, State of Idaho, legally described as Lots 6 and 7, Block 19, Revised Map of Caldwell Original, according to the plat thereof, filed in Book 1 of Plats at page(s) 20, records of Canyon County, Idaho (hereafter referred to as the "Property"). The Property is legally described, and depicted for illustrative purposes, as Parcel 2 in the attached Exhibit A.

Restricted Area. The Restricted Area is the area within which contaminants have been identified in the Phase II Environmental Site Assessment (as defined below), the conclusions of which are attached as Exhibit C. The Restricted Area is an area of the Property that forms a rectangle of approximately twenty-five (25) feet by seventy-five (75) feet, from the Southeast corner of the property running northwest along Blaine Street towards S 7th Avenue for twenty-five (25) feet; then southwest running parallel to the southeast boundary of the Property for seventy-five (75) feet; then southeast towards the property boundary for twenty-five (25) feet, then running Northeast along the lot boundary back to the point of beginning, as depicted in the map attached as Exhibit B. Paragraph 2 of the Activity and Use Limitations, set forth below, apply to the Restricted Area.

Property Ownership. Second Electric LLC hereby represents and warrants to the other signatories to this Environmental Covenant that it is the sole owner of the property, holds fee simple title to the property and Second Electric LLC has the power and authority to enter into this Environmental Covenant.

Reason for Activity and Use Limitations. The Property described above is located downgradient from the former Nalls Service facility that operated a retail fueling business that had underground storage tanks, associated piping, dispensers, and other facilities. A May 4, 2023 Phase II Environmental Site Assessment Report at the Nall's Service Station, 306 Kimball Avenue, Caldwell, Idaho 83605 prepared by Alta Science & Engineering, Inc. ("Phase II Environmental Site Assessment") found that benzene, ethylbenzene and naphthalene contaminants from the former Nalls Service site have migrated underneath certain areas of the Property depicted in the figure in Schedule B. This Environmental Covenant is required because the Brownfields site investigation demonstrated that residual concentrations benzene, ethylbenzene, and naphthalene in soil and groundwater underlying the Property. The concentrations are above allowable risk-based concentrations as determined by the Department therefore future use of the Property shall be limited as set forth in this Environmental Covenant to protect human health and the environment.

Name and Location of Administrative Record. A copy of the Nalls Service files, including the Phase II Environmental Site Assessment, can be found at the Boise Regional Office located at 1445 N. Orchard in Boise, Idaho. The files are under two different programs, Leaking Underground Storage Tank file EDMS 2011BBK813 and Brownfields file EDMS 2022BBC2.

Activity and Use Limitations. By acceptance and recordation of this Environmental Covenant, Second Electric LLC, and any successors in interest, are hereby restricted from using the Property and Restricted Area, now or at any time in the future, as specifically set forth below:

1. Property. There shall be no extraction of ground water under the Property for any purpose, including, without limitation, drinking by animals or human beings, irrigation or an industrial or commercial use. Ground water may be extracted as part of an environmental investigation or remediation project.

2. Restricted Area. As to the Restricted Area, excavation or any other disturbances of soil in the Restricted Area of are prohibited, except that soil may be excavated in conjunction with a soil management plan or other activities that are approved by the Department prior to conducting excavation activities. Soils management plan shall be submitted to the Department at least thirty (30) days prior to excavation in the Restricted Area.

Breach and Cure of Activity and Use Limitations. Second Electric LLC, or its successors in interest, shall be responsible for demonstrating that use on the Property is in conformity with the Activity and Use Limitations. If any event or action occurs that constitutes or may constitute a breach of the Activity and Use Limitations, Second Electric LLC, or any successors in interest, shall notify the Department within thirty (30) days of becoming aware of the event or action, and shall remedy the breach of the Activity and Use Limitations within sixty (60) days of becoming aware of the event or action, or such other time frame as may be agreed to by Second Electric LLC, or any successors in interest, and Department.

Amendment by Consent. This Environmental Covenant may be amended by consent pursuant to Idaho Code § 55-3010. Except for an assignment undertaken pursuant to a governmental reorganization, assignment of this Environmental Covenant to a new holder is an amendment.

Duration and Termination. The Activity and Use Limitations shall apply to the Property, or any subdivided portion thereof, in perpetuity unless terminated by court action as provided in Idaho Code § 55-3009 or by consent pursuant to Idaho Code § 55-3010. Second Electric LLC, or its successors in interest, may seek consent to terminate the Activity and Use Limitations that apply to the Property, or any subdivided portion thereof, pursuant to Idaho Code § 55-3010, by demonstrating with the record before the Department that:

> Contaminated soils and ground water are at levels the Department deems in writing to be adequate for the Property to be developed for unrestricted use.

Provisions to Run With the Land. Each and all of the Activity and Use Limitations shall run with the land, and pass with each and every portion of the Property, and shall apply to and bind the respective successors in interest thereof. Each and all of the Activity and Use Limitations are imposed upon the entire Property unless expressly stated as applicable to a specific portion of the Property.

Concurrence of Subsequent Owners Presumed. All purchasers, lessees, or possessors of any portion of the Property shall be deemed by their purchase, leasing, or possession of such Property, to be in accord with the foregoing and to agree for and among themselves, and their successors, that the Activity and Use Limitations as herein established must be adhered to and that their interest in the Property shall be subject to the Activity and Use Limitations contained herein.

Recording/Filing of Environmental Covenant. This Environmental Covenant and any amendment or termination of this Environmental Covenant shall be recorded in the county recorder's office of every county in which any portion of the Property subject to the Environmental Covenant is located. This Environmental Covenant or any amendment or termination shall be recorded by Second Electric LLC, or its successors in interest, within ten (10) days of receipt of this Environmental Covenant signed by the Department. Within ten (10) days of the recording of this Environmental Covenant, or any amendment or termination, Second Electric LLC, or its successors in interest, shall provide to the Department a copy of this recorded Environmental Covenant, or any amendment or termination of this Environmental Covenant. Upon receipt of the copy of the recorded Environmental Covenant, and any amendment or termination therein, the Department shall post the copy of the fully executed instrument in the Registry as required by Idaho Code Section 55-3012(1). In addition, a copy of this recorded Environmental Covenant, or any amendment or termination, shall be provided by Second Electric LLC, or by its successors in interest, to the following persons: (a) each person that signed this Environmental Covenant; (b) each person holding a recorded interest in the Property; (c) each person in possession of the Property; (d) each municipality or other local government in which the Property is located; and (e) any other person the Department requires. The validity of this Environmental Covenant is not affected by failure to provide a copy of this Environmental Covenant as required under this section.

Compliance Reporting. Second Electric LLC, or and any successors in interest, shall submit to the Department on an annual basis written documentation verifying that the Activity and Use Limitations remain in place and their compliance with the activity and use limitations.

Enforcement. The Department and any party of this Environmental Covenant shall have authority to enforce the Activity and Use Limitations against Second Electric LLC, or its

successors in interest, including subsequent owners of the Property and any other person using the Property. Failure of Second Electric LLC, or its successors in interest, to comply with any of the Activity and Use Limitations set forth herein shall be grounds for the Department, or its successor, and/or any party to this Environmental Covenant to require that Second Electric LLC correct or remove any violations of this Environmental Covenant. Violation of this Environmental Covenant shall be grounds for the Department, or its successor, and/or any persons identified in Idaho Code § 55-3011 to file civil actions against Second Electric LLC, or its successors in interest, as provided by law or in equity, including without limitation, the Uniform Environmental Covenants Act, Idaho Code § 55-3011.

Non-Waiver. No failure on the part of the Department or any holder at any time to require performance of any term of this Environmental Covenant shall be taken or held to be a waiver of such term or in any way affect the Department's or any holder's rights to enforce such term.

Property Access. The Department shall have a right of access to the Property at reasonable times for the purposes of evaluating compliance with this Environmental Covenant.

Notice of Conveyance of Property. Within thirty (30) days of the closing of any conveyance of the Property, or part thereof, the Conveyor of the Property, shall provide written notice to the Department and each municipality or other local government in which the Property is located, the name and address of all the owners and/or occupants of the Property, or part thereof, conveyed. The Department shall not, by reason of this Environmental Covenant, have authority to approve, disapprove, or otherwise affect any conveyance of the Property except as otherwise provided by law.

Notices. All notices required hereunder shall be in writing and mailed in the United States Mail, postage prepaid, by certified or registered mail, return receipt requested, to the appropriate address indicated below, or at such address as a party, or its successors to this Environmental Covenant, may designate in a written notice given to the other parties to this Environmental Covenant. Notices which are deposited in the United States Mail in accordance with the terms of this provision shall be deemed received three (3) days after the date of mailing thereof.

OWNER: Second Electric LLC
704 Blaine Street #6
Caldwell, Idaho 83605-3731

THE DEPARTMENT:
Idaho Department of Environmental Quality
ATTN: Assessment and Compliance Bureau Chief
Waste Management and Remediation Division
1410 N. Hilton
Boise, ID 83706

Costs and Expenses. All costs of terminating this Environmental Covenant, including the cost of any remediation or abatement of any environmental condition related to Activity and Use Limitations pertaining to the Property, shall be borne by the party seeking such termination.

Partial Invalidity. If any portion of this Environmental Covenant or terms set forth herein is determined to be invalid for any reason, the remaining portion shall remain in full force and

effect as if such invalidated portion had not been included herein.

Headings. Headings at the beginning of each section of this Environmental Covenant are solely for the convenience of the parties and are not a part of this Environmental Covenant.

Idaho Code References. All references to the Idaho Code sections include successor provisions.

Reservation of Rights. Notwithstanding any provision of this Environmental Covenant, the Department retains all of its access and enforcement authorities under any applicable statute or rule. Nothing in this Environmental Covenant shall affect the Department's ability to enforce the terms of any Consent Order or other agreement relating to remediation of the Property entered into between the Department and Second Electric LLC, or any other responsible party. Nothing in this Environmental Covenant shall affect the obligations of Second Electric LLC, or any other responsible party under such consent order or other agreement. The Department's acceptance hereunder is based upon the information presently known or available to the Department with respect to the environmental condition of the Property, and the Department reserves the right to take appropriate action under applicable authorities in the event the Department determines new information warrants such action.

Effective Date. The effective date of this instrument shall be the date the fully executed Environmental Covenant is recorded at the county recorder's office.

Signature and Acknowledgments
Accepted:

Idaho Department of Environmental Quality

Signature: Jess Byrne
Printed Name: Jess Byrne
Title: Director, Idaho Department of Environmental Quality
Date: 5/31/2024

State of Idaho)
) ss.
County of Ada)

On this 31 day of May, in the year 2024, before me, a Notary Public in and for said County and State, personally appeared Jess Byrne, known or identified to me to be the Director of the Idaho Department of Environmental Quality that executed this Environmental Covenant, and acknowledged to me that the Idaho Department of Environmental Quality executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

DEANNE M. CHAFFIN NOTARY PUBLIC Comm. No. 13379 STATE OF IDAHO

Notary Public for Idaho: DeAnne Chaffin
Residing at: Boise, ID 83709
Commission Expires: 11-08-2024

Signature and Acknowledgments
Accepted:

Second Electric LLC

Signature: _____
Printed Name: Jason Waxberg
Title: Member
Date: APRIL 26, 2024

State of Idaho)
) ss.
County of Ada)

On this 26th day of April, in the year 2024, before me, a Notary Public in and for said County and State, personally appeared Jason Waxberg, known or identified to me to be a Member of Second Electric LLC that executed this Environmental Covenant, and acknowledged to me that Second Electric LLC executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Notary Public for Idaho: Linda Higgins
Residing at: Meridian, Idaho
Commission Expires: 7/8/2029

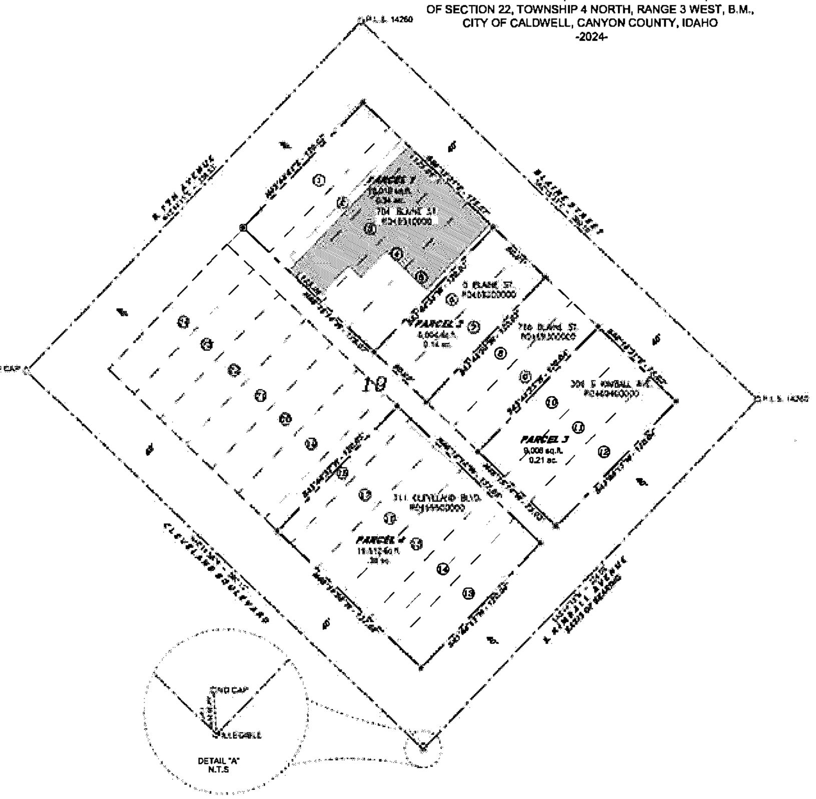
LINDA HIGGINS NOTARY PUBLIC STATE OF IDAHO Comm. 58152

EXHIBIT A

EXHIBIT A

RECORD OF SURVEY FOR
SECOND ELECTRIC LLC

LOTS 1-7, 10-17, AND THE EASTERLY 1/2 OF LOT 18, BLOCK 19 OF THE REVISED MAP OF ORIGINAL TOWNSITE OF CALDWELL, LOCATED WITH A PORTION OF THE SOUTHWEST 1/4, OF THE SOUTHWEST 1/4, OF SECTION 22, TOWNSHIP 4 NORTH, RANGE 3 WEST, B.M., CITY OF CALDWELL, CANYON COUNTY, IDAHO
-2024-



LEGEND

⊙	FOUND 5/8" REBAR AS NOTED
◉	SET 5/8" REBAR W/ CAP "KHC PLS 9895"
▲	CALC POINT
P O B	POINT OF BEGINNING
W C	WITNESS CORNER
R.M	REFERENCE MONUMENT
	BOUNDARY LINE
	CENTERLINE
	ORIGINAL BOUNDARY LINE
	RIGHT OF WAY LINE
	TIE LINE
①	LOT NUMBER PER THE REVISED MAP OF ORIGINAL TOWNSITE OF CALDWELL

CERTIFICATE:

I, KENNETH H. COOK, A PROFESSIONAL LAND SURVEYOR LICENSED BY THE STATE OF IDAHO, CERTIFY THAT:

1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF SECOND ELECTRIC LLC.

2. THE LANDS SURVEYED LIE WITHIN SECTION 22, TOWNSHIP 4 NORTH, RANGE 3 WEST, BOISE MERIDIAN, AND THE SURVEY WAS COMPLETED ON JANUARY 5, 2024

3. THE MONUMENTS DEPICTED ON THE PLAT ARE OF THE CHARACTER SHOWN, AND OCCUPY THE POSITIONS INDICATED AND ARE OF SUFFICIENT NUMBER AND DURABILITY, AND IS IN CONFORMITY WITH THE CORNER PERPETUATION AND FILING ACT, STATE OF IDAHO CODE 55-1601 THROUGH 55-1612.

KENNETH H. COOK P.L.S. 9895

RECORD DATA

ROS INST. No 2024-002875
ROS INST. No 2022-043252
ROS INST. No 2017028878
ROS INST. No 1998042529
REVISED MAP OF CALDWELL INSTRUMENT NO. [illegible]

NARRATIVE:

THIS SURVEY WAS MADE AT THE REQUEST OF SECOND ELECTRIC LLC TO ESTABLISH THE BOUNDARY AS SHOWN. BOUNDARY WAS DEFINED FROM FOUND MONUMENTS OF RECORD

BASIS OF BEARING:

THE CENTER LINE OF THE S. KIMBALL AVENUE, SECTION 22, TOWNSHIP 4 NORTH, RANGE 3 WEST, BOISE MERIDIAN, TAKEN AS SOUTH 43°44'13" WEST AND DISTANCE BETWEEN MONUMENTS FOUND TO BE 338.09 FEET.

TIMBERLINE SURVEYING

SHEET 1 OF 1

COUNTY CANYON

DISCLAIMER
[illegible]

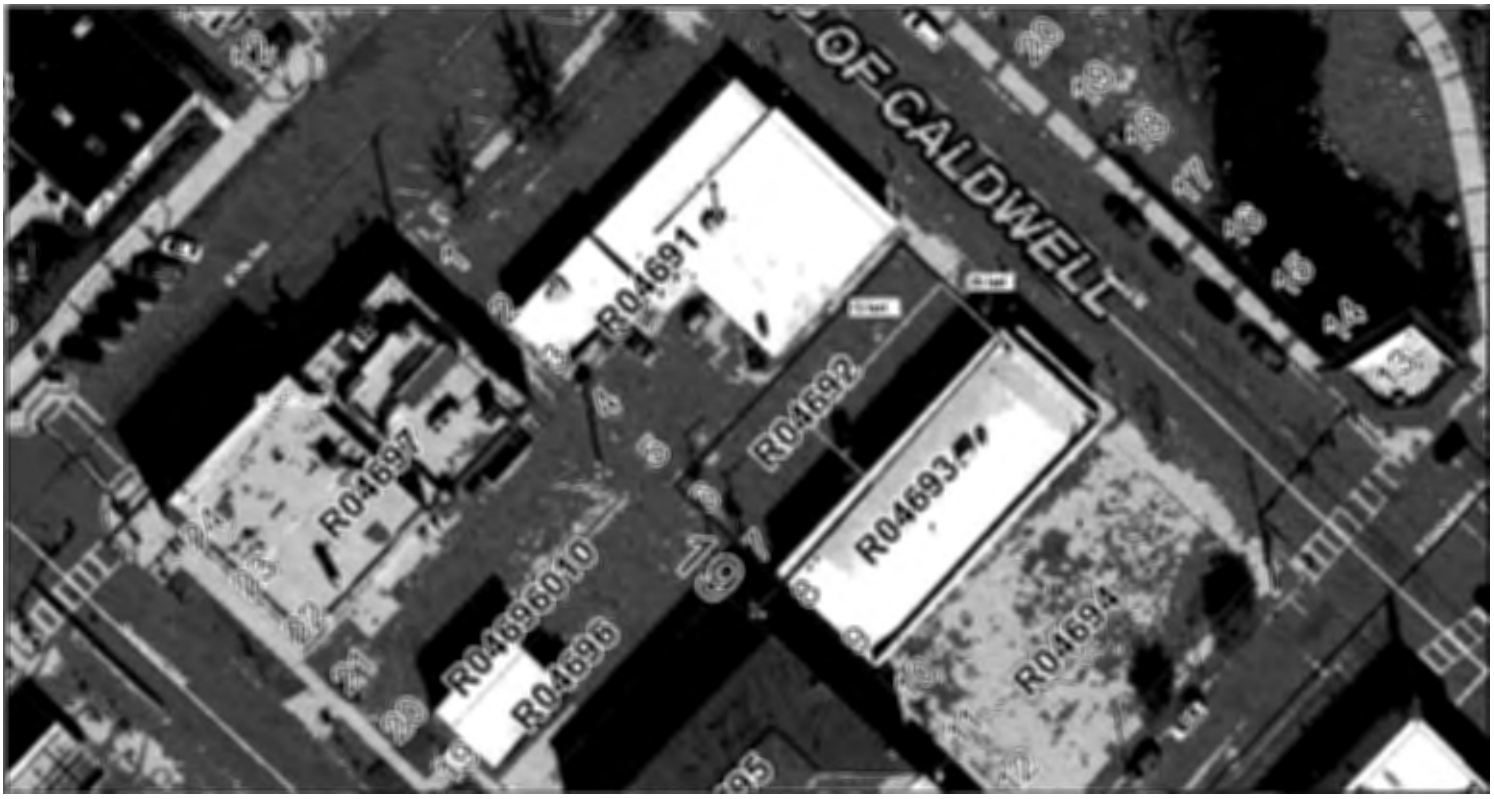
LEGAL DESCRIPTION OF PROPERTY
Tax Parcel No. 04692000 0 (0.14 Acre)

Lots 6 and 7, Block 19, Revised Map of Caldwell Original, according to the plat thereof, filed in Book 1 of Plats at page(s) 20, records of Canyon County, Idaho.

EXHIBIT A

EXHIBIT B

EXHIBIT B



12/1/2023, 1:50:47 PM

- Highway
- Taxparcels
- Canyon County Roads
- Canyon County Roads
- Sections
- Imagery_2022
- Red: Band_1
- Green: Band_2
- Blue: Band_3
- Purple: Property (approximate)
- Orange: Restricted Area

1:564

0 0.01 0.01 0.02 mi

0 0.01 0.01 0.03 km

Canyon County Assessor

EXHIBIT B

EXHIBIT C

EXHIBIT C

Phase II Environmental Site Assessment Report at the Nall's Service Station, 306 Kimball Avenue, Caldwell, Idaho 83605

IDEQ Contract No. K305 Task Order #34
FINAL

Prepared for: Idaho Department of Environmental Quality

May 4, 2023

Alta Science & Engineering, Inc.
988 S. Longmont Avenue, Suite 200
Boise, Idaho 83706
208-336-7080
alta-se.com

Alta
Science & Engineering, Inc.

Contents

Figures

Tables

Appendices

Acronyms and Abbreviations

Alta	Alta Science & Engineering, Inc.
bgs	below ground surface
BTEXNM	benzene, toluene, ethylbenzene, total xylenes, naphthalene, and methyl tert-butyl ether
CAP	Corrective Action Plan
COC	constituent of concern
DQO	data quality objective
EDB	ethylene dibromide or 1,2-dibromoethane
EDC	1,2-dichloroethane
Eurofins	Eurofins Air Toxics Laboratory, LLC
HCl	hydrochloric acid
IDEQ	Idaho Department of Environmental Quality
IDW	investigation-derived waste
MDL	method detection limit
MeOH	methanol
Pace	Pace Analytical
PAH	polycyclic aromatic hydrocarbon
PID	photo-ionization detector
RL	reporting limit
QAPP	Quality Assurance Project Plan
QAO	Quality Assurance Officer
QA/QC	quality assurance/quality control
SIM	select ion monitoring
SL	Screening Level
TPH	total petroleum hydrocarbon
USCS	Unified Soil Classification System
USEPA	U.S. Environmental Protection Agency
UST	underground storage tank
VISL	Vapor Intrusion Screening Level
VOA	volatile organic analysis
VOC	volatile organic compound

Units

µg/m^3	micrograms per cubic meter
ft/ft	feet per foot
in. Hg	inches mercury
L	liter
mg/kg	milligrams per kilogram
mg/L	milligrams per liter
mL	milliliter

oz	ounce
ppm	parts per million

Executive Summary

During the most recent assessment of the Nall's Service Station (Site) on February 22, 23, 27, 28, 2023, and March 1, 6, and 13, 2023, Alta Science & Engineering, Inc. (Alta) oversaw the installation of five onsite monitoring wells (MW-1R, MW-2R, MW-9, MW-10, and MW-11), one offsite well (MW-8R), and two offsite sub-slab soil vapor wells (SS-1 and SS-2). The goals of the groundwater and soil vapor well installations were to determine if subsurface soils, soil vapor, and groundwater remain impacted by a previous documented petroleum release at the Site and to assess if constituents of concern (COCs) have migrated offsite. The current use of the Site is currently vacant, unpaved, and used for parking. The current use of the northwest site are currently vacant buildings with paved parking. The future planned use of the Site is a paved parking lot and the northwest site is a restaurant.

On February 22, 23, 27, and 28, 2023, Alta collected soil samples from the six newly installed well locations based on the highest photo-ionization detector (PID) readings, and six additional soil samples from seven separate boring locations (BH-1 through BH-7). On March 1 and 6, 2023, Alta collected low-flow groundwater samples to evaluate COCs in Site groundwater. On March 6, 2023, Alta collected soil vapor samples from two newly installed sub-slab soil vapor wells. Alta completed a well survey on March 13, 2023.

Alta compared the COC concentrations for volatile organic compounds (VOCs) and polycyclic aromatic hydrocarbons (PAHs) from soil and groundwater samples to Idaho Department of Environmental Quality's (IDEQ's) Screening Levels (SLs) for unrestricted use (IDEQ 2018). Alta compared soil vapor VOC concentrations to USEPA Resident Vapor Intrusion Screening Levels (VISLs; USEPA 2021). The VISL calculations apply a carcinogenic target risk of $1x10^{-6}$ and a non-carcinogenic hazard index of 1.

This document summarizes field activities and analytical data collected and provides conclusions and recommendations at the Site.

Soil Sampling Results

Alta collected 12 soil samples (plus one duplicate sample) from newly installed well locations (MW-1R, MW-2R, MW-8R, MW-9, MW-10, and MW-11) and from boring locations BH-1, BH-2, BH-3, BH-5, BH-6, and BH-7. Samples were collected from boring depths exhibiting the highest PID readings and/or from the groundwater interface. No PAHs in soil were detected at concentrations above the SLs (IDEQ 2018) in any soil boring. VOCs in soil were detected at concentrations above the SLs (IDEQ 2018) in the following soil boring locations:

- BH-1 (10 feet below ground surface [bgs])
  - ethylbenzene and naphthalene
- BH-2 (15 feet bgs)
  - benzene, ethylbenzene, and naphthalene
- BH-3 (13 feet bgs)
  - benzene, ethylbenzene, and naphthalene
- BH-5 (12 feet bgs)
  - benzene, ethylbenzene, and naphthalene
- MW-10 (10 feet bgs)
  - benzene, ethylbenzene, and naphthalene

Table 1 and Table 2 summarize the soil analytical results (expressed in milligrams per kilogram [mg/kg]). Figure 2 shows soil sample locations.

Groundwater Sampling Results

Alta collected water quality field parameters data during the groundwater purging process immediately prior to sample collection. Field parameters include temperature, pH, specific conductance, dissolved oxygen, oxidation/reduction potential, and turbidity. These parameters provide information on the water chemistry and provide stabilization criteria to indicate that the well sufficiently purged and that the extracted groundwater is representative of the groundwater from the aquifer (see Appendix D).

Alta collected nine groundwater samples (plus one duplicate sample) from newly installed well locations (MW-1R, MW-2R, MW-8R, MW-9, MW-10, and MW-11) and existing well locations (MW-4, MW-5, and MW-7). No PAHs in groundwater were detected at concentrations above the SLs (IDEQ 2018) in any monitoring well. VOCs in groundwater were detected at concentrations above the SLs (IDEQ 2018) in the following monitoring well locations:

- MW-5 (offsite well)
    - benzene, ethylbenzene, and naphthalene
- MW-10 (onsite well)
    - benzene, ethylbenzene, and naphthalene

Table 3 and Table 4 summarize the groundwater analytical results (expressed in milligrams per liter [mg/L]). Figure 3 shows groundwater sampling locations.

Soil Vapor Sampling Results

Alta installed two sub-slab soil vapor wells and, following successful helium leak testing for the wells, Alta collected two sub-slab soil vapor samples (including one replicate sample).

No VOCs in soil vapor were detected at concentrations above the VISL (for both residential and commercial) in any vapor well (USEPA 2021).

Table 5 provides a summary of the soil vapor analytical results (expressed in micrograms per cubic meter [µg/m^3]).

Conclusions and Recommendations

Based on the available information and Site-specific data collected, Alta concludes the following:

- The former pump island appears to be a source area for COCs within soils starting at approximately 10 feet bgs. Sample locations MW-10 and BH-2 had concentrations of benzene, ethylbenzene, and naphthalene above the SL in soils. Ethylbenzene and naphthalene concentrations in soils collected from BH-1 at 10 feet bgs were also above their respective SLs for vapor intrusion.
- EDB was detected in soils at boring locations BH-1 and BH-7 at 10 feet bgs and 15 feet bgs, respectively. Due to dilution, the reporting limits (RLs) for some select samples were raised by several factors, which caused the EDB RL to be above the SL (IDEQ 2018). Therefore, EDB may be present in Site soils at concentrations above the SL. However, EDB was not detected above the method detection limit (MDL) in any groundwater sample or soil vapor sample.
- COCs have migrated from the northwest site and soils from BH-3 (13 feet bgs), and BH-5 (12 feet bgs) located in the parking lot downgradient were above their respective SLs

for protection of groundwater (benzene) and vapor intrusion (ethylbenzene and naphthalene) (IDEQ 2018).

- Further evidence of COC source area and migration is illustrated from groundwater samples collected from the newly installed onsite well (MW-10, former UST basin area) and the existing offsite well (MW-5, downgradient from source). These wells contain elevated concentrations of benzene, ethylbenzene, and naphthalene above the SL for ingestion (benzene) and vapor intrusion (ethylbenzene and naphthalene) (IDEQ 2018). No other wells detected concentrations of COCs above SLs.
- Although the plume is migrating northwest, COCs from soils/ground water do not appear to be posing a vapor risk to the adjacent building. Sub-slab soil vapor samples collected from within the adjacent downgradient building (offsite) had COC detections in SS-2 but were below SLs. SS-1 did not have any detected COCs.
- Laboratory results indicate that COCs in soil and groundwater are bounded to the north, east, south, and west.
- Due to obstructions during the well survey, the top of casing measurements for MW-8R may be inaccurate. Therefore, MW-8R was not included in the groundwater contour map. Figure 4 suggests ground water is moving slightly more southwest with a ponding effect between MW-10 and MW-11.

Based on the available information and Site-specific data collected, Alta recommends IDEQ consider the following:

- Collection of soil borings/samples southwest of MW-10 (between MW-10 and destroyed well MW-3) to further delineate extent of remaining COCs in this area.
- Collection of soil vapor samples in the vicinity of MW-10 and BH-3 to assess risks posed by vapor intrusion of COCs from soils and groundwater to indoor air for future building and/or risk evaluation.
- Use data from the additional Site assessment to perform a risk evaluation to evaluate vapor intrusion risks with the understanding of future restaurant (northwest adjacent location) and parking lot usage (Site).
- Resurvey MW-8R to confirm or reestablish top of casing measurement.

Section 1 Introduction

Nall's Service Station (Site) is located at 306 South Kimball Avenue, Caldwell, Idaho (Figure 1). The Site appears to have been first used for residential purposes as early as 1913. In the 1930s the Site was occupied and used by Continentals Oil Company. During the 1950s the Site operated as a service station until 1990 (Spectrum 2006). The current use of the Site is vacant, unpaved, and used for parking. The current use of the northwest site is vacant buildings with paved parking. The future planned use of the Site is a paved parking lot, and the northwest site is a restaurant.

In 1990, Rule Environmental removed a gasoline underground storage tank (UST) on the northeast side of the Station Building and a release was discovered.

In 1991, EnviroSearch International installed and sampled three groundwater monitoring wells (MW-1 through MW-3). Results from the hydrologic investigation indicated petroleum impacts to groundwater and soil (EnviroSearch 1992).

In January 1994, Envirotest, Inc. removed four USTs. The USTs consisted of one 500-gallon waste oil tank, two 1,000-gallon gasoline tanks, and one 6,000-gallon gasoline tank. The four USTs appear to have had previous releases (Envirotest 1994).

In June 1994, DC Consultants completed an environmental assessment at the Site (DC Consultants 1994). Five monitoring wells (MW-4 through MW-8) were installed during this assessment. Soil samples were collected during drilling and submitted for analysis of total petroleum hydrocarbons (TPH). TPH was not detected above reporting limits. Groundwater samples were collected from monitoring wells MW-1 through MW-8. Benzene, toluene, and ethylbenzene in some wells exceeded screening levels at the time. Following the 1994 environmental assessment, the Site owner submitted a Corrective Action Plan (CAP) to the Idaho Department of Environmental Quality (IDEQ), which recommended a pump and treat and air sparge system or treatment with hydrogen peroxide.

In 2000 and 2001, IDEQ collected and submitted Site groundwater samples for analysis for volatile organic compounds (VOCs).

In 2006, Spectrum Environmental Inc. completed a Risk Evaluation for the Site. The 2006 report summarized soil and groundwater sampling results from Site investigations from 1991 through 2005. The most recent (2005) soil and groundwater results indicated petroleum impacts remained at the Site.

In 2022, IDEQ engaged Alta Science & Engineering, Inc. (Alta) to evaluate Site soils, soil vapor, and groundwater to determine if elevated concentrations of constituents of concern (COCs) remain onsite and if they have migrated offsite to the northwest (downgradient). Alta performed assessment monitoring for soil, soil vapor, and groundwater and oversaw the installation of six new monitoring wells (MW-1R, MW-2R, MW-8R, MW-9, MW-10, and MW-11) and two sub-slab soil vapor wells (SS-1 and SS-2).

Section 2 Field Activities

2.1 Quality Assurance Project Plan Deviations

In general, sampling procedures followed the *Quality Assurance Project Plan [QAPP] for Site Assessment at Nall's Service Station, 306 Kimball Avenue, Caldwell, Idaho* (Alta 2023) with no deviations. Alta installed six groundwater monitoring wells and collected nine groundwater VOC

and polycyclic aromatic hydrocarbons (PAH) samples (including one duplicate for VOCs and PAHs) from the newly installed and existing wells. Alta advanced 13 soil borings with 6 borings co-located with the new wells. Alta collected 12 soil VOC and PAH samples (including two duplicates for both VOCs and PAHs). Alta installed and sampled two sub-slab vapor pins for VOCs (including one replicate for VOCs).

2.2 Geology and Hydrology

Fine to medium grained silty sands and poorly graded sands at depth dominate the Site lithology. In general, silty sands are present within shallow soils to about 10 feet below ground surface (bgs), with poorly graded sands increasing with depths to 15 feet bgs. Appendix A includes boring logs and well logs, which provide a detailed description of lithology for each borehole.

During drilling, Alta's field crew encountered groundwater at approximately 7-9 feet bgs. Alta's field crew measured depth to water in each groundwater monitoring well prior to groundwater sampling activities. Alta's field crew performed a top of casing well survey on March 13, 2023, using a using a Topcon rotating laser, level sensor, and staff gauge (Appendix B). Wellhead elevations were measured to the nearest 0.01 foot relative to the top of casing of wells with previously established wellhead elevations. Groundwater elevations were calculated by subtracting the depth to water measurement from the top of casing elevations. Groundwater elevations, listed below, ranged from 89.50 feet at MW-5 to 90.54 feet at MW-11. Based on the groundwater monitoring well network, the apparent groundwater flow direction is west southwest at an approximate gradient of 0.014 feet per foot (ft/ft) (Figure 4).

Well	Location	Top of Casing Elevation	Depth to Water	Groundwater Elevation (feet)
MW-1R	New Onsite Well; northwest of former pump island	98.13	8.10	90.03
MW-2R	New Onsite Well; near former pump island	98.59	8.17	90.42
MW-4	Existing Offsite Well; downgradient, north of former pump island	98.43	7.73	90.70
MW-5	Existing Offsite Well; downgradient, northwest of former pump island	98.99	9.49	89.50
MW-7	Existing Offsite Well; upgradient, south of former pump island	97.93	7.51	90.42
MW-8R*	New Offsite Well; downgradient, northwest of former pump island	100.40	9.29	91.11
MW-9	New Onsite Well; west of former pump island	98.84	9.15	89.69
MW-10	New Onsite Well; near former pump island	97.92	7.72	90.20
MW-11	New Onsite Well, located within former station building	98.98	8.44	90.54

Notes:

* Due to obstructions, top of casing measurements may be inaccurate. Not used when calculating groundwater flow.

2.3 Soil Sampling

Alta called Dig-line to identify potential underground utilities within the area as well as subcontracted with a private utility locator, Advanced Underground Imaging Services, to locate underground utilities using ground penetrating radar.

Alta conducted soil sampling on February 22, 23, 27, and 28, 2023, in coordination with onsite well installations at independent boring locations (6 of the 13 borings were co-located with monitoring wells MW-1R, MW-2R, MW-8R, MW-9, MW-10, and MW-11, and the other 7 boring locations are BH-1 through BH-7). All borings were advanced using a direct-push drilling method with an AMS PowerProbe ™ 9600 equipped with a Stanley MB-156 hammer, a single - tube Macro-Core® 2.25-inch diameter 5-foot length macro-core barrel driven in 3 or 5-foot increments (e.g., 0-5 feet, 5-10 feet, 10-15 feet, 15-18 feet). Field crews used a new MC5 ® 1.750-inch diameter PVC liner to collect each sample interval to the target depth of the borehole (~15 feet bgs).

Alta field crews logged borehole soils according to the Unified Soil Classification System (USCS) and the boring logs are included as Appendix A. Field crews screened all soil samples in the field using a portable MiniRae® photo-ionization detector (PID) to check for the presence of VOCs and recorded the measurements on the boring logs.

Alta collected a total of 12 soil samples (plus 1 duplicate sample) from 7 soil borings and 6 monitoring well locations at the Site (boring BH-4 was not sampled, Figure 2) to evaluate the presence of petroleum contamination in soils. Alta collected the samples in accordance with U.S. Environmental Protection Agency (USEPA) Sampling Method 5035 for VOCs (USEPA 1996b).

Alta's field crew recorded all PID measurements on the boring logs (Appendix A) and used the readings to determine sample depth. The highest PID was in boring BH-1 at 707.7 parts per million (ppm) at 10 feet bgs. Borings BH-2, BH-3, BH-5, and MW-10 also had elevated PID readings at depth.

Sampling personnel collected soil samples wearing clean nitrile gloves and placed the collected samples into the following sampling containers:

- one 40-milliliter (mL) methanol (MeOH)-preserved volatile organic analysis (VOA) vial (for use with VOC analysis),
- one 4-ounce (oz) clear unpreserved jar (for use with VOC screen analysis), and
- one 4-oz clear unpreserved jar (for use with PAH analysis).

Alta placed all soil samples in a refrigerated cooler containing double-bagged ice immediately after collection and held them under chain of custody for shipment. Alta sent the samples to Pace Analytical (Pace) for the following analyses:

- VOCs including benzene, toluene, ethylbenzene, total xylenes, naphthalene and methyl tert-butyl ether (BTEXNM), 1,2-dibromoethane (EDB), and 1,2-dichloroethane (EDC) by USEPA Method 8260B (USEPA 1996a), and
- PAHs including acenaphthene, anthracene, benzo(a)anthracene, benzo(a)pyrene, benzo(b)fluoranthene, benzo(k)fluoranthene, chrysene, fluoranthene, fluorene, and pyrene by USEPA Method 8270C-select ion monitoring (SIM) (USEPA 1996c).

Alta compared the VOC and PAH soil concentrations to their respective Screening Levels (SLs) for unrestricted use (IDEQ 2018).

Appendix C includes photographs taken during the sampling activities. Appendix D includes complete laboratory data sheets and chain-of-custody documentation.

2.4 Monitoring Well Installation and Development

Alta used an AMS PowerProbe ™ 9600 equipped with a Stanley MB-156 hammer to install five onsite wells (MW-1R, MW-2R, MW-9, MW-10, and MW-11) and one offsite well (MW-8R) on February 22, 23, 27, and 28, 2023 (see Figure 3 and boring logs included as Appendix A) using ASTM D6282/D6282M-14, *Standard Guide for Direct Push Soil Sampling for Environmental Site Characterizations* (ASTM 2014).

Each well was constructed to an approximate depth of 15 to 18 feet bgs. Alta constructed the wells using 2-inch schedule 40 PVC prepacks with 0.010-inch screened casing. Alta placed 10/20 Colorado silica sand in the annulus and retracted the tooling. 3/8-inch diameter bentonite chips were dry poured and placed to create the annular seal within the borehole. The field crew placed the screened interval to ensure that the maximum water table fluctuations are fully captured by the screen (generally 5-15 feet; see well logs included in Appendix A).

Alta used bentonite chips, hydrated during well construction, as the annular sealant material and placed the flush-mount monitoring well monument (Emco Wheaton) in cement from slightly above ground surface (approximately ¼-inch) to approximately 2 feet bgs. The crew placed cement in the void surrounding the monument skirt and ensured the cement sloped away from the monument in all directions so that any potential stormwater would drain away from the lid.

Alta developed the wells using over-purge and bailing methods in accordance with ASTM D5521/D5521M, *Standard Guide for Development of Groundwater Monitoring Wells in Granular Aquifers* (ASTM 2013) on February 23 and 27, 2023.

2.5 Groundwater Sampling

Alta sampled onsite wells (MW-1R, MW-2R, MW-9, MW-10, and MW-11) and offsite wells (MW-4, MW-5, MW-7, and MW-8R) on March 1 and 6, 2023.

The field crew purged the wells using a low-flow peristaltic pump until water quality parameters stabilized (see Appendix E) in accordance with USEPA 2017 *Low Stress Purging and Sampling Procedure for the Collection of Groundwater Samples* (USEPA 2017). All wells maintained a good water flow with no noticeable drawdown during the purging and sampling procedures.

The field crew inserted new disposable single-use ¼-inch Teflon lined tubing into each well and placed the intake near the midpoint of the wetted screen.

Field crews sampled each well using the following containers:

- three amber glass 40-mL containers preserved with hydrochloric acid (HCl) (for VOC analysis)
- two amber glass 40-mL containers with no preservative (for PAH analysis)

Alta placed all groundwater samples in a refrigerated cooler containing double-bagged ice immediately after collection and held them under chain of custody for shipment. Alta sent the samples to Pace for the following analyses:

- VOCs including BTEXNM, EDB, and EDC by USEPA Method 8260B (USEPA 1996a), and
- PAHs including acenaphthene, anthracene, benzo(a)anthracene, benzo(a)pyrene, benzo(b)fluoranthene, benzo(k)fluoranthene, chrysene, fluoranthene, fluorene, and

pyrene by Method 8270C-SIM (USEPA 1996c).

Alta compared the VOC and PAH groundwater concentrations to their respective SLs for unrestricted use (IDEQ 2018).

Appendix D provides complete laboratory data sheets and chain-of-custody documentation.

2.6 Sub-Slab Soil Vapor Sampling

Alta's field crew conducted sub-slab soil vapor sampling on March 6, 2023. The field crew collected two sub-slab soil vapor samples (plus one replicate sample) over an approximately 0.75 and 1.25-hour sample interval (Figure 2).

Prior to sampling, the Alta field crew performed leak testing using a helium shroud, helium gas, and a hand-held helium meter. Field crews purged the vapor pin and tubing with at least three volumes of air to remove stagnant air from the sample train. The shroud was placed over the soil vapor pin creating a contained air space directly above the soil vapor pin. The shroud was constructed such that helium externally replaced the air contained within the shroud, and the sampling tubing from the vapor pin exited the shroud through a sealed fitting. While the shroud was supplied with helium, the hand-held helium meter was connected to the soil vapor sampling tubing applying a vacuum to the vapor pin. No leaks were detected indicating the soil vapor wells were adequately sealed. Figure 2 shows sample locations. Table 5 summarizes analytical results (expressed in micrograms per cubic meter [$\mu g/m^3$]).

The field crew sampled each vapor well using a 1-liter (L) SIM-certified Summa Canisters according to the Eurofins Air Toxics Guide to Air Sampling (Eurofins 2014). After collection, Alta shipped the sub-slab soil vapor samples to Eurofins Air Toxics Laboratory, LLC (Eurofins) for VOCs (BTEXNM, EDB, and EDC) analysis by USEPA Method TO-15 Hi/Lo (USEPA 1999).

The samples collected by the 1-L SIM-certified Summa Canisters had the following pressures in inches mercury (in. Hg). All samples were in compliance and were not qualified based on insufficient volumes.

Appendix D provides complete laboratory data sheets and chain-of-custody documentation.

Sample ID	Start Time 3/6/2023	Stop Time 3/6/2023	Initial Pressure	Final Pressure (Laboratory measured)
SV-1	11:21	12:05	-29.32 in. Hg	-5.5 in. Hg
SV-2	11:07	12:22	-29.32 in. Hg	-5.5 in. Hg
SV-2-replicate	11:07	12:22	-29.40 in. Hg	-5.5 in. Hg

2.7 Investigation Derived Waste

Investigation derived waste (IDW) consisted of one 16-gallon drum of soil cuttings (combined with soil cuttings from Bennett Machine Shop into one 55-gallon drum) and two 55-gallon drums of purge water. The drums were transported and hauled by certified waste hauler, Master Environmental, and disposed of at a permitted facility. Appendix F includes the waste manifest documentation from Master Environmental.

Section 3 Data Quality Assurance Evaluation

Section 5 of the QAPP outlines the data quality objectives (DQOs) and criteria (Alta 2023). Alta's project Quality Assurance Officer (QAO) reviewed field documentation, results of field and laboratory quality assurance/quality control (QA/QC) samples, and data reported by the laboratory to ensure that the data had been recorded, transmitted, and processed correctly, and to determine that DQOs were met. Appendix G includes the Site-specific QA/QC Memorandum which provides a summary of the data validation and data quality assessment performed by Alta.

3.1 Data Accuracy and Precision

Based on this data quality review, Alta determines the laboratory and field data to be of acceptable quality.

3.1.1 Accuracy

Alta's QAO qualified the following data based on accuracy results (surrogate recoveries, laboratory control samples, or matrix spikes):

- For soil sample NSS-BH-3-SS-13', due to matrix interference, benzene, toluene ethylbenzene, total xylenes, and naphthalene will be qualified as estimated with a low bias (J-) due to the low surrogate percent recoveries.
- For sample NSS-BH-10-SS-10' (the duplicate sample from the field duplicate pair), due to matrix interference, ethylbenzene, naphthalene, and total xylenes will be qualified as estimated with a low bias (J-) due to low surrogate percent recoveries.

3.1.2 Precision

Alta's QAO qualified the following data based on precision results (matrix spike duplicate, laboratory control sample duplicate, and field duplicate):

- For the soil duplicate pair NSS-BH-1-SS-10' (original) and NSS-BH-10-SS-10' (duplicate), total xylenes and naphthalene relative percent differences exceeded the QAPP data quality indicator of 50% for soil and will be qualified as estimated (J).

3.2 Data Sensitivity

Toluene was detected in the trip blank for Sample Delivery Group L1591473. Sample results will be raised to the reporting limit (RL) and qualified as not detected (U) since the toluene result is less than 10 times the trip blank detection in the following samples: NSS-BH-7-SS-15', NSS-MW-1R-SS-15', NSS-MW-2R-SS-14.5', NSS-MW-8R-SS-15', and NSS-MW-9-SS-15'.

Pyrene was detected in the method blank for Sample Delivery Group L1592342. Pyrene sample results will be raised to the RL and qualified as not detected (U) since the pyrene result is less than 10 times the method blank detection in the following samples: NSS-MW-4 and NSS-MW-7.

EDB was detected in samples NSS-BH-1-SS-10' and NSS-BH-7-SS-15'. Due to dilution, the RLs for some select samples were raised by several factors, which caused the EDB RL to be above the SL. Therefore, EDB may be present in Site soil. However, EDB was not detected above the method detection limit (MDL) in any groundwater sample or soil vapor sample.

In SDGs L1591473 and L1592342, it should be noted that one or more sample and/or QC results were flagged "B", "E", "V", "J1", "J2", "J3", "J5", and J7" by the laboratory to indicate QC

parameters that did not meet the laboratory or method QC criteria. These flags are qualitative and do not necessarily indicate that data validation qualifier should be assigned. Except for "J" flags, laboratory-assigned qualifiers are for informational purposes only. Data validation qualifiers, if assigned, supersede the laboratory-assigned flags.

3.3 Data Usability

The Alta QAO did not reject any results; therefore, according to the QAPP (Alta 2023), the completeness for this sampling event is calculated at 100%, which meets the data quality objective of 90%.

Section 4 Results

This section summarizes the soil, soil vapor, and groundwater analytical results for Site assessment activities completed in February and March 2023.

4.1 Soil Sample Results

Alta collected 12 soil samples (plus 2 duplicate samples) from newly installed well locations (MW-1R, MW-2R, MW-8R, MW-9, MW-10, and MW-11) and from boring locations BH-1, BH-2, BH-3, BH-5, BH-6, and BH-7. Samples were collected from boring depths exhibiting the highest PID readings and/or from the groundwater interface. No PAHs in soil were detected at concentrations above the SLs (IDEQ 2018) in any soil boring. VOCs in soil were detected at concentrations above the SLs (IDEQ 2018) in the following soil boring locations:

- BH-1 (10 feet bgs)
  - ethylbenzene and naphthalene
- BH-2 (15 feet bgs)
  - benzene, ethylbenzene, and naphthalene
- BH-3 (13 feet bgs)
  - benzene, ethylbenzene, and naphthalene
- BH-5 (12 feet bgs)
  - benzene, ethylbenzene, and naphthalene
- MW-10 (10 feet bgs)
  - benzene, ethylbenzene, and naphthalene

Table 1 and Table 2 summarize the soil analytical results (expressed in milligrams per kilogram [mg/kg]). Figure 2 shows soil sample locations.

4.2 Groundwater Sample Results

Alta collected water quality field parameters data during the groundwater purging process immediately prior to sample collection. Field parameters include temperature, pH, specific conductance, dissolved oxygen, oxidation/reduction potential, and turbidity. These parameters provide information on the water chemistry and provide stabilization criteria to indicate that the well sufficiently purged and that the extracted groundwater is representative of the groundwater from the aquifer (see Appendix E).

Alta collected nine groundwater samples (plus one duplicate sample) from newly installed well locations (MW-1R, MW-2R, MW-8R, MW-9, MW-10, and MW-11) and existing well locations

(MW-4, MW-5, and MW-7). No PAHs in groundwater were detected at concentrations above the SLs (IDEQ 2018) in any monitoring well. VOCs in groundwater were detected at concentrations above the SLs (IDEQ 2018) in the following monitoring well locations:

- MW-5 (offsite well)
  - benzene, ethylbenzene, and naphthalene
- MW-10 (onsite well)
  - benzene, ethylbenzene, and naphthalene

Table 3 and Table 4 summarize the groundwater analytical results (expressed in milligrams per liter [mg/L]). Figure 3 shows groundwater sampling locations.

4.3 Sub-Slab Soil Vapor Results

Alta installed two sub-slab soil vapor wells and, following successful helium leak testing for the wells, Alta collected two sub-slab soil vapor samples (including one replicate sample).

No VOCs in soil vapor were detected at concentrations above the Vapor Intrusion Screening Levels (VISLs) (for both residential and commercial) in any vapor well (USEPA 2021).

Table 5 provides a summary of the soil vapor analytical results (expressed in $\mu g/m^3$).

4.4 Discussion

Overall, analytical results indicate that soils and groundwater in the immediate vicinity of the former USTs, former pump islands, and former waste oil UST continue to be affected by historical releases from the former UST system (Table 1 and Table 3; Figure 2 and Figure 3). Additionally, analytical results indicate that offsite soils and groundwater to the northwest contain COCs from the former fueling system (Table 1 and Table 3; Figure 2 and Figure 3).

Benzene, ethylbenzene, and naphthalene in soils collected from MW-10, BH-2, BH-3, and BH-5 at 10, 15, 13, and 12 feet bgs, respectively, were above their respective SLs for protection of groundwater and vapor intrusion. Ethylbenzene and naphthalene in soils collected from BH-1 at 10 feet bgs were above their respective SLs for vapor intrusion. EDB in soils collected from BH-1 at 10 feet bgs and in soils collected from BH-7 at 15 feet bgs were detected. Due to dilution, the RLs for some select samples were raised by several factors, which caused the EDB RL to be above the SL. Therefore, EDB may be present in Site soil. However, EDB was not detected above the MDL in any groundwater sample or soil vapor sample.

Based on analytical results, petroleum impacts to shallow groundwater appear to be limited to the northeast area of the Site and offsite to the northwest. Benzene, ethylbenzene, and naphthalene were detected above the SLs for ingestion and vapor intrusion in one onsite well (MW-10) and one offsite well (MW-5).

No other wells had detected concentrations of COCs above SLs.

Sub-slab soil vapor pins were installed in the adjacent building to the west of the Site. Soil vapor samples collected from SS-2 had detections for benzene, toluene, ethylbenzene, and total xylenes, but were below SLs. No other COCs from SS-2 and SS-1 were detected. BH-1, which is the closest upgradient boring to the adjacent downgradient building had exceedances for vapor intrusion. Based on analytical results, vapor intrusion risk appears low for the adjacent building.

Section 5 Conclusions and Recommendations

The following sections summarize Alta's conclusions and recommendations.

5.1 Conclusions

Based on the available information and Site-specific data collected, Alta concludes the following:

- The former pump island appears to be a source area for COCs within soils at approximately 10 feet bgs. MW-10 and BH-2 had concentrations of benzene, ethylbenzene, and naphthalene above the SL in soils. Ethylbenzene and naphthalene concentrations in soils collected from BH-1 at 10 feet bgs were also above their respective SLs for vapor intrusion.
- EDB was detected in soils at boring locations BH-1 and BH-7 at 10 feet bgs and 15 feet bgs, respectively. Due to dilution, the RLs for some select samples were raised by several factors, which caused the EDB RL to be above the SL. Therefore, EDB may be present in Site soil at concentrations above the SL. However, EDB was not detected above the MDL in any groundwater sample or soil vapor sample.
- COCs have migrated from the site northwest and soils from BH-3 (13 feet bgs), and BH-5 (12 feet bgs) located in the parking lot downgradient were above their respective SLs for protection of groundwater (benzene) and vapor intrusion (ethylbenzene and naphthalene).
- Further evidence of COC source area and migration is illustrated from groundwater samples collected from newly installed onsite well (MW-10, former UST basin area) and existing offsite well (MW-5, downgradient from source). These wells contain elevated concentrations of benzene, ethylbenzene, and naphthalene above the SL for ingestion (benzene) and vapor intrusion (ethylbenzene and naphthalene) (IDEQ 2018). No other wells detected concentrations of COCs above SLs.
- Although the plume is migrating northwest, COCs from soils/ground water do not appear to be posing a vapor risk to the adjacent building. Sub-slab soil vapor samples collected from within the adjacent downgradient building (offsite) had COC detections in SS-2 but were below SLs. SS-1 did not have any detected COCs.
- Laboratory results indicate that COCs in soil and groundwater are bounded to the north, east, south, and west.
- Due to obstructions during the well survey, the top of casing measurements for MW-8R may be inaccurate. Therefore, MW-8R was not included in the groundwater contour map. Figure 4 suggests ground water is moving slightly more southwest with a ponding effect between MW-10 and MW-11.

5.2 Recommendations

Based on the available information and site-specific data collected, Alta recommends IDEQ consider the following:

- Collection of soil borings/samples southwest of MW-10 (between MW-10 and destroyed well MW-3) to further delineate extent of remaining COCs in this area.

- Collection of soil vapor samples in the vicinity of MW-10 and BH-3 to assess risks posed by vapor intrusion of COCs from soils and groundwater to indoor air for future building and/or risk evaluation.
- Use data from the additional site assessment to perform a risk evaluation to evaluate vapor intrusion risks with the understanding of future restaurant (northwest adjacent location) and parking lot usage (Site).
- Resurvey MW-8R to confirm or reestablish top of casing measurement.

Section 6 Clean and Green Reporting

In accordance with the Green Remediation Objectives outlined in USEPA Region 10 Clean and Green Policy, Alta implemented several sustainable technologies and practices to minimize the overall environmental footprint on this project, including the following:

- Reduced use of paper products, project correspondence, plans, and reports were conveyed via electronic transmittal.
- Used low flow sampling methods for ground water collection, minimizing purge water and use of disposables.
- Used battery power for sample pumping instead of a gas-powered generator, thereby reducing fuel consumption and greenhouse gas emissions.
- Coordinated utility locates with another nearby site to reduce greenhouse gas emissions.

Section 7 References and Resources Used

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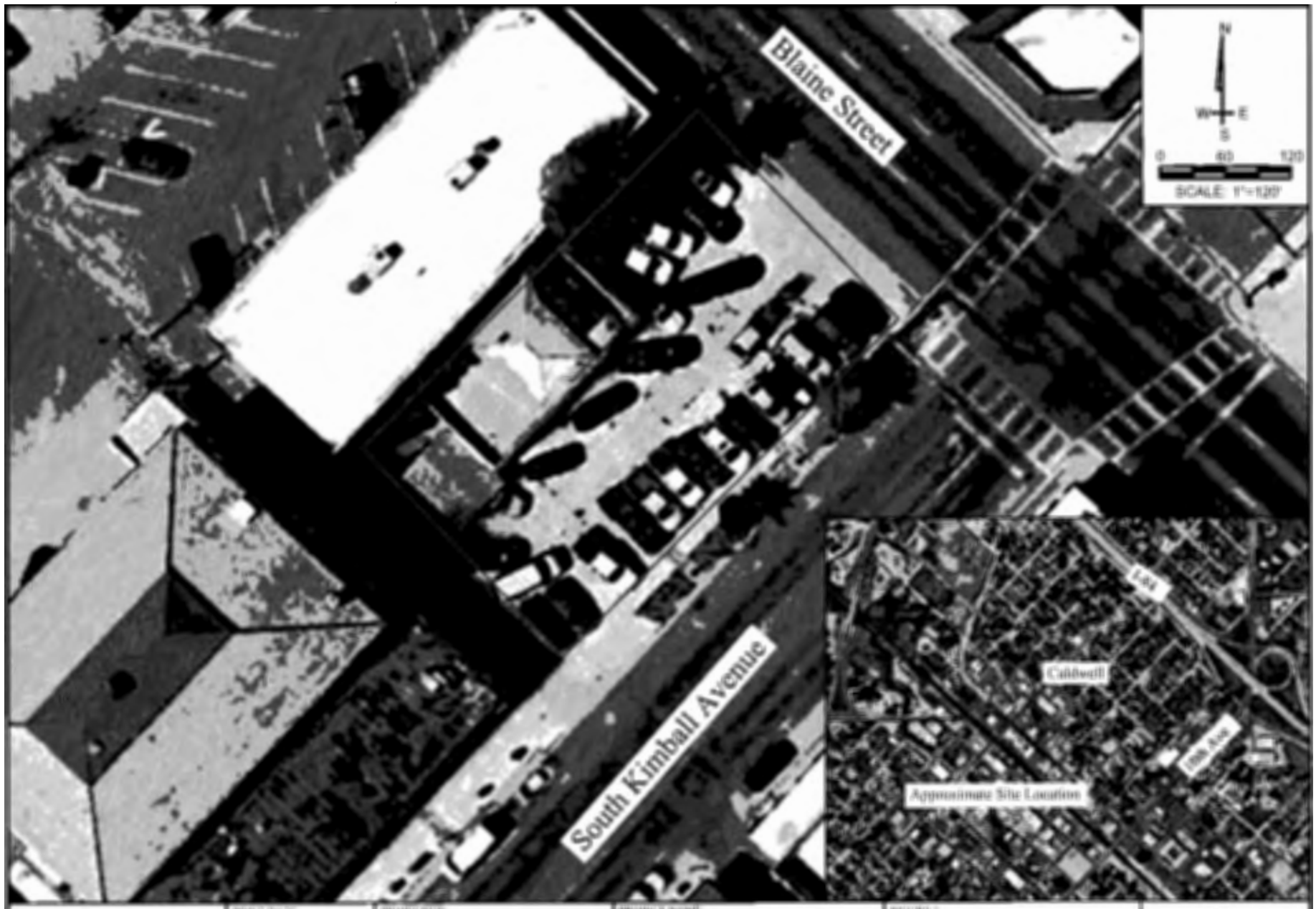
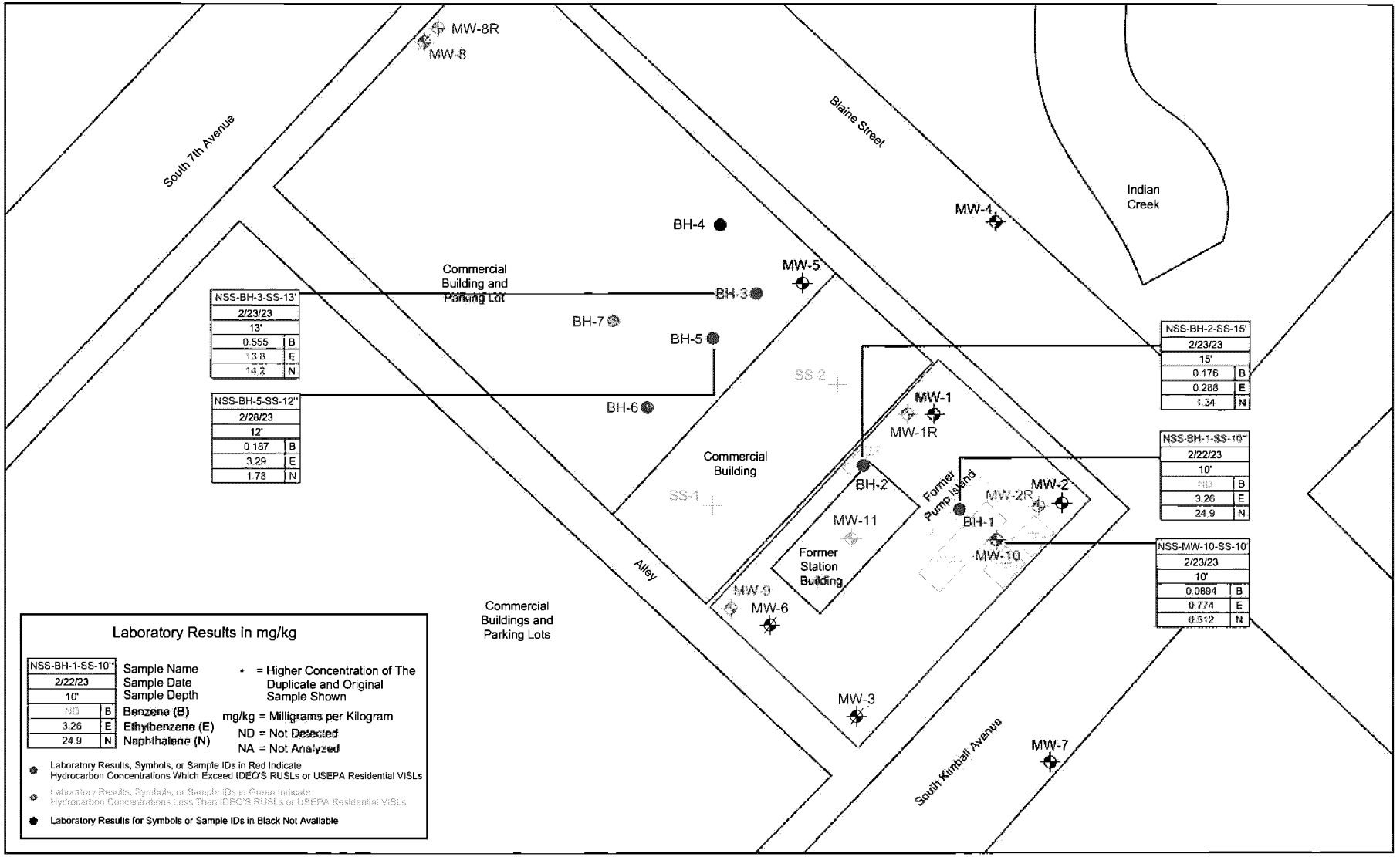


Science & Engineering, Inc.	PRINT DATE: April 6, 2023	PROJECT DATA: UTM NAD 83, Zone 11N	PROJECT NAME: Nall's Service Station 306 South Kimball Avenue Caldwell, ID 83605	FIGURE 1: Site Location with Regional Map	
	PROJECT NUMBER: 72130	PROJECT MANAGER: B. McLean			
		CARTOGRAPHER: B. McLean			



EXPLANATION:

MW-11 Groundwater Monitoring Well

MW-6 Destroyed Groundwater Monitoring Well

Soil Boring

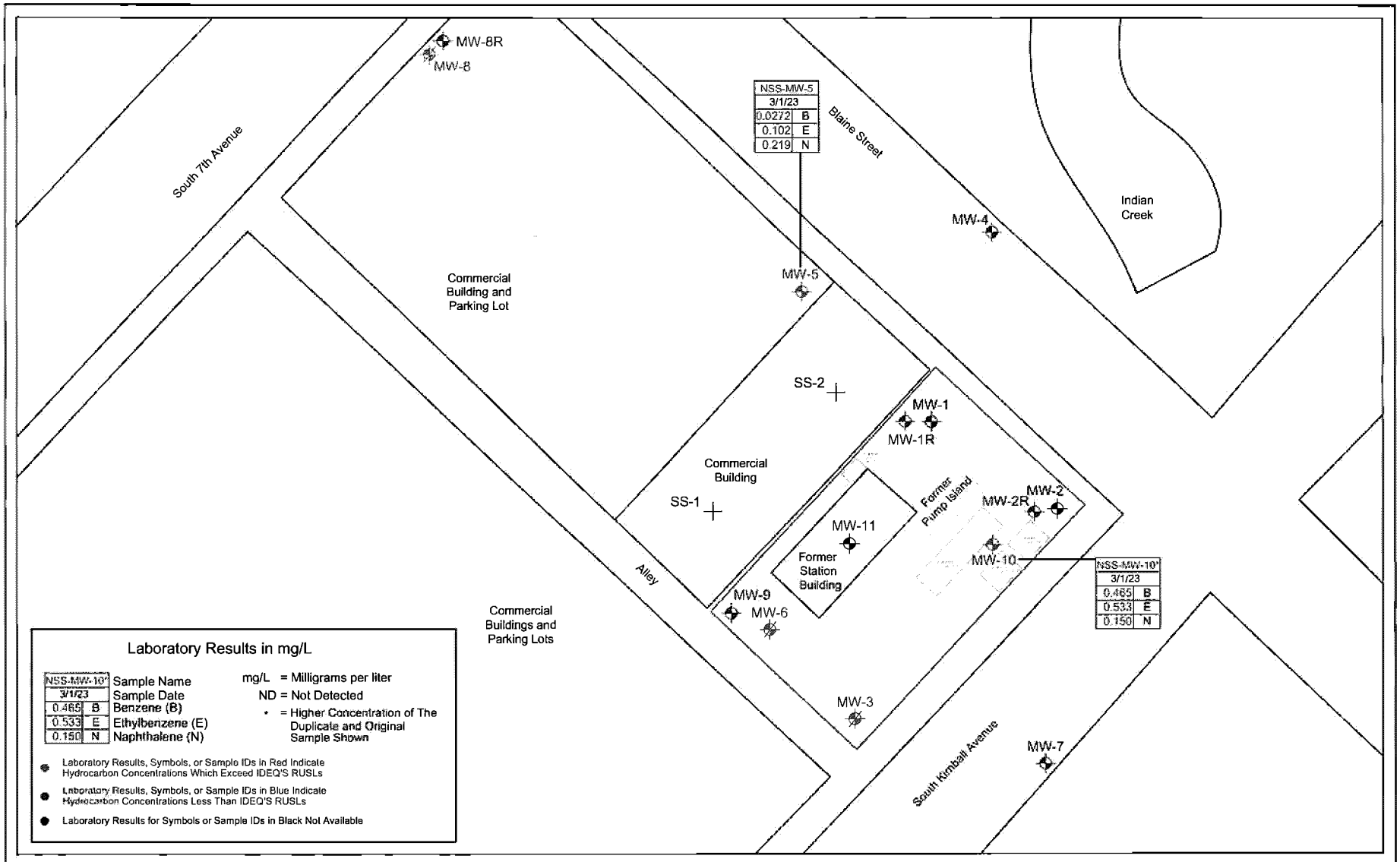
SS-1 Sub Slab Soil Vapor Pin

N

APPROXIMATE SCALE

0 57.5 115 Feet

Science & Engineering, Inc.	PRINT DATE: April 17, 2023 PROJECT NUMBER: 22130	PROJECTION: UTM NAD 83, Zone 11N PROJECT MANAGER: B. McLees CARTOGRAPHER: B. McLees	PROJECT NAME: Nall's Service Station 306 Kimball Avenue Caldwell, Idaho 83605	FIGURE 2: Soil Sample Analysis Map	This map was produced using information obtained from several different sources that have not been independently verified. These sources have also not provided information on the precision and accuracy of the data. Information on this map is not a substitute for survey data.



EXPLANATION:

MW-11 Groundwater Monitoring Well

MW-6 Destroyed Groundwater Monitoring Well

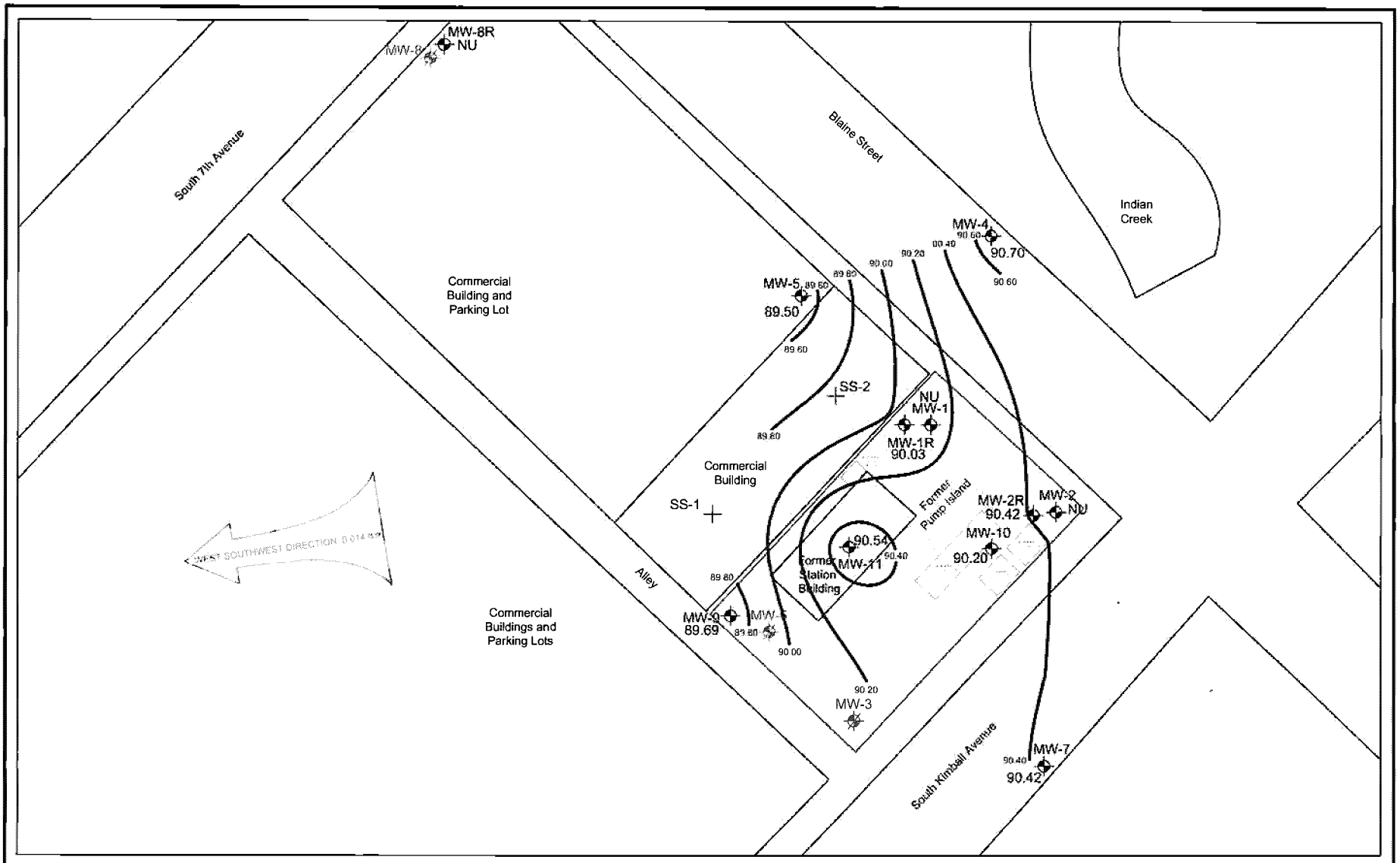
SS-1 Sub Slab Soil Vapor Pin

N

APPROXIMATE SCALE

0 57.5 115 Feet

Science & Engineering, Inc.	PRINT DATE: April 17, 2023 PROJECT NUMBER: 22130	PROJECTION: UTM NAD 83, Zone 11N PROJECT MANAGER: B. McLees CARTOGRAPHER: B. McLees	PROJECT NAME: Nall's Service Station 306 Kimball Avenue Caldwell, Idaho 83605	FIGURE 3: Groundwater Sample Analysis Map	This map was produced using information obtained from several different sources that have not been independently verified. These sources have also not provided information on the precision and accuracy of the data. Information on this map is not a substitute for survey data.



EXPLANATION:

MW-11 Groundwater Monitoring Well

MW-6 Destroyed Groundwater Monitoring Well

NU = Not Used

Groundwater Contour

SS-1 Sub Slab Soil Vapor Pin

N

APPROXIMATE SCALE

0 57.5 115 Feet

Science & Engineering, Inc.	PRINT DATE: April 17, 2023 PROJECT NUMBER: 22130	PROJECTION: UTM NAD 83, Zone 11N PROJECT MANAGER: B. McLees CARTOGRAPHER: B. McLees	PROJECT NAME: Nall's Service Station 306 Kimball Avenue Caldwell, Idaho 83605	FIGURE 4: Groundwater Elevation Contour Map - 3/1/23	This map was produced using information obtained from several different sources that have not been independently verified. These sources have also not provided information on the precision and accuracy of the data. Information on this map is not a substitute for survey data.