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STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

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October 31, 2025

Pat Albaugh
Port of Skamania County
212 SW Cascade Ave.
Stevenson, WA 98648
pat@portofskamania.org

Re: No Further Action at the following contaminated Site:

Site Name: US Army COE Hamilton I5 Parcel 2

Site Address: 1490 Coyote Ridge Road, Stevenson, Skamania County, WA 98648

Facility/Site ID: 241

Cleanup Site ID: 736

VCP Project ID: SW1740

Dear Pat Albaugh:

On June 20, 2025, the Washington State Department of Ecology (Ecology) received your request for an opinion on the Cascades Business Park Cleanup Action Completion Report submitted for the US Army COE Hamilton I5 Parcel 2 (Site). This letter provides our opinion.

We are providing this opinion under the authority of the [Model Toxics Control Act \(MTCA\)](#),¹ [chapter 70A.305 Revised Code of Washington \(RCW\)](#).²

Opinion

Ecology has determined that no further remedial action (NFA) is necessary to clean up contamination at the Site.

This opinion is based on an analysis of whether the remedial action meets the substantive requirements of MTCA, chapter 70A.305 RCW, and its implementing regulations, [Washington Administrative Code \(WAC\) chapter 173-340](#)³ (collectively “substantive requirements of MTCA”). The analysis is provided below.

¹ <https://apps.ecology.wa.gov/publications/SummaryPages/9406.html>

² <https://app.leg.wa.gov/rcw/default.aspx?cite=70A.305>

³ <https://apps.leg.wa.gov/WAC/default.aspx?cite=173-340>

Site Description

This opinion applies only to the Site described below. The Site is defined by the nature and extent of contamination associated with the following releases:

- Total Petroleum Hydrocarbons (TPH) as gasoline-range (GRO), diesel-range (DRO), and oil-range (HRO); volatile organic compounds (VOC); carcinogenic polycyclic aromatic compounds (cPAH); polychlorinated biphenyls (PCB); and metals in soil and groundwater.

A parcel of real property can be affected by multiple sites. At this time, we have no information that the parcel(s) associated with this Site are affected by other sites.

Basis for the Opinion

This opinion is based on the information contained in the documents listed in **Enclosure A**.

You can request these documents by filing a [records request](#).⁴ For help making a request, contact the Public Records Officer at publicrecordsofficer@ecy.wa.gov or call 360-407-6040. Before making a request, check whether the documents are available on [Ecology's Cleanup Site Search web page](#).⁵

This opinion is void if any of the information contained in those documents is materially false or misleading.

Analysis of the Cleanup

Ecology has concluded that NFA is necessary to clean up contamination at the Site. This is based on the successful execution of the most recently designated remedial action for Site 2 as described in the 2025 Maul Foster Alongi (MFA) report⁶ and termination of the existing environmental covenants (EC) for both Sites 1 and 2. A summary of the Site characterization and remediation activities that supported Ecology's NFA decision, including a Site Map, is summarized in **Enclosure B**.

Termination of the ECs correctly followed WAC 173-340-440(12), RCW 64.70.100(1)(a), and TCP Policy Procedure 440C. A copy of the Termination and Release of EC is included in **Enclosure C**.

⁴ <https://ecology.wa.gov/About-us/Accountability-transparency/Public-records-requests>

⁵ <https://apps.ecology.wa.gov/cleanupsearch/site/736>

⁶ Maul Foster & Alongi (MFA), Cleanup Action Completion Report – Cascades Business Park, 1490 Coyote Ridge Road, North Bonneville, WA 98639, May 20, 2025.

Accordingly, Ecology concludes the following:

Site 1. Ecology concurs that soil DRO/HRO, PAH, VOC, PCB, and total metals data are in compliance with the established cleanup levels (CULs) based on former soil confirmation sampling conducted during September 2023. No further action is required, does not require remediation, and supported removal of the EC.

Site 2. Ecology concurs that arsenic and thallium in soil from the former boring B-37 was removed to below the respective MTCA A (for arsenic) and B (for thallium) CULs based on confirmation soil sample data from the terminal excavation floor and sidewalls. Successful completion of this remedial action occurred between March 31 and April 3, 2025, which results were adequate to support removal of the EC.

Terrestrial Ecological Evaluation (TEE). Ecology concurs that a TEE was performed following the procedures outlined in WAC 173-340-7490 and WAC 173-340-7493 and presented information to assess the ecological protectiveness of the remedial alternatives being evaluated for the Site (see WAC 173-340-7490(1)(b)). Further Ecology concurs that further TEE evaluation was not necessary because the Property qualified for an exclusion based on the contamination being deeper than the 15-foot bgs standard point of compliance (WAC 173-340-7491[1][a]) post the cleanup action (soil removal) for Site 2.

Development Considerations. Ecology concurs with the proposed redevelopment activities on the Property proceeding without a Contaminated Media Management Plan (CMMMP) unless other contaminants are discovered during the course of development. However, we understand that the Port is in the process of developing said CMMMP based on Ecology's recommendation.

Establishing Cleanup Standards

Points of Compliance. Ecology concurs that the points of compliance (POC) that were established for the Site meet the substantive requirements of MTCA. The respective applicable POCs are included in the table below and represent the specific environmental receptors and exposure pathways at the Site where the CULs were attained.

Cleanup Levels. CULs are the concentrations of a hazardous substance in soil, water, air, or sediment that are determined to be protective of human health and the environment. At this Site, Ecology concurs that both MTCA A unrestricted and MTCA B CULs were correctly used to evaluate analyte fractions detected in soil and groundwater at the Site.

Applicable Laws and Regulations. In addition to establishing minimum requirements for cleanup standards, applicable local, state, and federal laws⁷ may also impose certain technical and procedural requirements for performing cleanup actions. These requirements are described in WAC 173-340-710. Ecology confirms that the necessary applicable state and federal laws have been considered and no additional revision to either the CULs and/or POCs are needed for the Site.

Media	Points of Compliance
Soil-Direct Contact	<p>Based on human exposure via direct contact, the standard point of compliance is met throughout the Site from ground surface to fifteen feet below the ground surface. WAC 173-340-740 (6)(d)</p> <p><i>Met – Soil analytical results from Sites 1 and 2 do not exhibit contaminants of concern that would expose human receptors via direct contact.</i></p>
Soil- Protection of Groundwater	<p>Based on the protection of groundwater, the standard point of compliance is met throughout the Site. WAC 173-340-747</p> <p><i>Met – Soil analytical results from Sites 1 and 2 do not exhibit contaminants of concern that would impact groundwater.</i></p>
Soil-Protection of Plants, Animals, and Soil Biota	<p>Based on ecological protection, the standard point of compliance is throughout the Site from ground surface to fifteen feet below the ground surface. WAC 173-340-7490(4)(b)</p> <p><i>Met – based on successful removal of contaminated soil from Site 2.</i></p>
Groundwater	<p>Based on the protection of groundwater quality, the standard point of compliance is throughout the site from the uppermost level of the saturated zone extending vertically to the lowest most depth which could potentially be affected by the Site. WAC 173-340-720(8)(b)</p> <p><i>Met - based on groundwater analytical results not exhibiting contaminants of concern that would degrade groundwater quality.</i></p>

⁷ WAC 173-340-710(2) Note – MTCA Method A includes ARARs and concentration-based tables (WAC 173-340-700(5)(a)) If MTCA Method A remains in use as proposed Site cleanup levels, identify non-concentration based technical and procedural requirements. If Method B or C cleanup levels are proposed, also include concentration-based requirements.

Implementation of Cleanup.

Ecology has concluded that no further action is necessary to clean up soil at the Site based upon prior confirmatory sampling at Sites 1 and 2 as well as execution of the remedial action conducted at Site 2. Said action successfully removed the remaining Site hazardous substances arsenic and thallium in subsurface soil at Site 2 and thereby facilitated the EC termination for both Sites 1 and 2. EC termination was accomplished via recording of the fully-executed Termination and Release of Environmental Covenants (TREC) between Ecology and the Port and recording of the TREC by the Port with Skamania County on October 9, 2025.

Further, Ecology concurs that the cleanup performed at the Site meets the threshold requirements under WAC 173-340-360, and:

- Is protective of human health and the environment;
- Is in compliance with the cleanup standards;
- Is in compliance with applicable state and federal laws;
- Used permanent solutions to the maximum extent practicable;
- Provided for a reasonable restoration timeframe;
- Protected human and environmental health;
- Sufficiently considered public concerns; and,
- Does not require institutional controls or compliance monitoring.

Listing of the Site

Based on this opinion, Ecology will delete the Site from the [Contaminated Sites List](#) and add the Site to the [No Further Action Sites](#) list.

Limitations of the Opinion

Opinion does not settle liability with the state.

Liable persons are strictly liable, jointly and severally, for all remedial action costs and for all natural resource damages resulting from the release or releases of hazardous substances at the Site. This opinion **does not**:

- Resolve or alter a person's liability to the state.
- Protect liable persons from contribution claims by third parties.

To settle liability with the state and obtain protection from contribution claims, a person must enter into a consent decree with Ecology under RCW 70A.305.040(4).

Opinion does not constitute a determination of substantial equivalence.

To recover remedial action costs from other liable persons under MTCA, one must demonstrate that the action is the substantial equivalent of an Ecology-conducted or Ecology-supervised action. This opinion does not determine whether the action you performed is substantially equivalent. Courts make that determination. See RCW 70A.305.080 and WAC 173-340-545.

State is immune from liability.

The state, Ecology, and its officers and employees are immune from all liability, and no cause of action of any nature may arise from any act or omission in providing this opinion. See RCW 70A.305.170(6).

Termination of Agreement

Thank you for choosing to clean up the Site under the VCP. This opinion terminates the VCP Agreement governing VCP Project SW1740.

Questions

If you have any questions about this opinion, please contact me at 360-489-5347 or joe.hunt@ecy.wa.gov.

Regards,



Joseph B. Hunt, LHG
Toxics Cleanup Program, Southwest Region Office

JBH/kw

Enclosure: A – Basis for the Opinion – Document List
B – Site Characterization/Remediation Summary/Map
C – Termination and Release of Environmental Covenant

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Ecology Site File

Enclosure A

Basis for the Opinion – Document List

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Document List

1. Maul Foster & Alongi, Inc. (MFA), *Cleanup Action Completion Report – Cascades Business Park, 1490 Coyote Ridge Road, North Bonneville, WA 98639*, May 20, 2025.
2. MFA, *Cleanup Action Plan - Cascades Business Park, 1490 Coyote Ridge Road, North Bonneville, WA 98639*, December 19, 2024.
3. MFA, *Supplemental Investigation Report – Cascades Business Park, 1490 Coyote Ridge Road, North Bonneville, WA*, February 23, 2024.
4. MFA, *Final Supplemental Workplan Addendum – Cascades Business Park, 1490 Coyote Ridge Road, North Bonneville, WA*, August 31, 2023.
5. MFA, *Supplemental Focused Site Assessment Workplan, Cascades Business Park, 1490 Coyote Ridge Road, North Bonneville, WA 98639*, March 2, 2023
6. MFA, *Focused Site Assessment Report – US Army COE Hamilton IS Parcel 2*, May 5, 2022.
7. MFA, *US Army COE Hamilton IS Parcel 2 – Focused Site Assessment Work Plan*, December 3, 2021.
8. Ecology, *Cascade Business Park CRR Final Determination, US Army COE Hamilton IS Parcel 2*, November 23, 2021.
9. Martin Environmental Solutions Inc. (MES), *Soil Sampling – Site Number WA0133, 1490 Coyote Ridge Road, North Bonneville, WA, Skamania County*, April 30, 2021.
10. Ecology, *Approval of Inconsistent Use of the Property - US Army COE Hamilton IS Parcel 2*, January 13, 2021.
11. MFA, *Cascades Business Park Cell Tower Environmental Conditions – Skamania County Parcel Number 02072000020500, North Bonneville, Washington 98639*, memorandum, November 24, 2020.
12. Ecology, *Hamilton Island Parcel Number 2 No Further Action Decision*, letter, June 16, 1997.
13. E.P. Johnson Construction & Environmental, Inc., *Site Characterization Report*, November 1994.

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Enclosure B

Site Characterization/Remediation Summary and Site Map

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Site Characterization and Remediation Activities

The Site was originally listed on the Confirmed and Suspected Contaminated Sites List (CSCSL) based on data collected between 1990 and 1994. In 1997, Ecology reviewed the United States Army Corps of Engineers' (USACE) remedial investigations and actions and determined that no further action (NFA) was necessary, except for two localized areas, AOC 1 – Former Wash Rack Area and AOC 2 – Former Maintenance Facility #1, that would require a deed restriction and monitoring because of remaining petroleum-contaminated soil (PCS) that was left in place.

A cap of clean soil overlayed AOC-1 at a depth of 4 feet below ground surface (bgs) and at AOC-2 to a depth of 9 feet bgs. On June 2, 1998, Ecology drafted a quitclaim deed and restrictive covenant for transfer of the property from the USACE to the City of North Bonneville. The document acknowledged that while PCS remained in place at AOCs 1 and 2, additional excavation was impractical and would not significantly reduce the risk to human health or the environment.

February 2022 Focused Site Assessment (FSA). Ecology reviewed an FSA Workplan, dated December 3, 2021,⁸ that was designed to further assess soil in the two areas (AOC-1 and AOC-2) to remove the associated restrictive covenants. AOC-1 was located just east of the existing floor slab in the eastern portion of that property and AOC-2 formerly consisted of a 10-foot radius circle located around the former Maintenance Facility #1.

In addition, AOC-3 was identified for evaluation due to historic property use as a disposal area for more than 1 million cubic yards of excavated materials consisting of Columbia River dredge spoils, concrete cofferdam rubble, and Second Powerhouse construction. AOC-3 was evaluated via shallow soil sampling within both a northern and southern decision unit (NDU and SDU, respectively) based on the likely depth of soil disturbance during mass grading activities as part of an upcoming construction phase of property development. These grading depths reached maximum depths of 7 feet bgs (NDU) and 10 feet bgs (SDU).

The resulting investigation was conducted on February 9-10, 2022, and the results were reported under the May 2022 FSA Report.⁹ Fieldwork activities consisted of the following:

- Four soil borings were conducted in AOC 1 (Former Wash Rack Area) and one soil boring was drilled in AOC 2 (Former Maintenance Building #1) based on PCS left in

⁸ MFA, Focused Site Assessment Workplan – Cascade Business Park, North Bonneville, WA, December 3, 2021.

⁹ MFA, Focused Site Assessment Report – Cascade Business Park, North Bonneville, WA, May 5, 2022

place following remedial activities completed in the 1990s. Soil samples were analyzed in accordance with MTCA Table 830-1 column for waste and unknown oils.¹⁰

- Two deep soil borings B-6 and B-7 were drilled to depths of 51.5 feet and 36.5 feet bgs in the deep fill material present in AOC-3. Soil and groundwater samples were collected from both borings.
- Soil samples were collected from ten locations each in the NDU and SDU along with six 10-foot soil borings and four test pits in each decision unit (DU) for sample compositing via incremental sampling methodology (ISM) and analytical evaluation.

The analytical results indicated the following:

- **AOC 1:** No petroleum hydrocarbons were present above applicable MTCA cleanup levels (CULs). Arsenic concentrations were deemed in compliance with the established cleanup criterion as no detected concentration was greater than 2 times the cleanup criterion and no more than 10% of the samples exceeded said criterion. Consultant concluded that the restrictive covenant could be removed.
- **AOC 2:** Petroleum hydrocarbons were not present at concentrations exceeding applicable MTCA CULs. Consultant concluded that the restrictive covenant could be removed.
- **AOC 3:** Deep fill soil samples from borings B-6 and B-7 did not exhibit detections of the contaminants of concern (COCs) exceeding the applicable MTCA CULs. Groundwater samples collected from both borings also did not exhibit detections of DRO, HRO, PAH, PCB, or benzene, toluene, ethylbenzene, and xylenes (BTEX) exceeding the associated MTCA CULs. However, both total and dissolved arsenic, chromium, and lead did exceed MTCA CULs but were anticipated to be the result of excessive sediment in the samples although it was also stated that the corresponding soil samples from the borings did not exhibit elevated metals concentrations.
- **AOC 4:** The shallow ISM composite soil samples from the NDU and SDU were analyzed for the deep fill soil sample analytical suite and all concentrations were reported at below either the method reporting limits or MTCA CULs.

¹⁰ WAC 173-340-900

Based on the FSA, the consultant concluded that no further action (NFA) was deemed necessary at the Site.

In response to MFA's FSA report,¹¹ Ecology issued a Further Action letter on January 5, 2023, stating that further remedial action was necessary to clean up contamination at the site.¹² Ecology indicated sample locations that should have targeted the former operational activity/source locations to best assess the potential for contaminant presence and release. In their letter and subsequent email communication,¹³ Ecology recommended additional soil and groundwater sampling locations for Site 1 and Site 2. Ecology prepared a revised further action letter for the Site that incorporated background information reviewed by Ecology subsequent to the January 5, 2023, letter.¹⁴

September 2023 Supplemental Focused Site Assessment (SFSA). As a result, MFA developed an SFSA Workplan¹⁵ reviewed by Ecology and subsequently conducted the fieldwork in September 2023. The SFSA fieldwork activities and sample results were included in MFA's February 2024 Supplemental Investigation Report (SIR).¹⁶

During the SFSA, nine reconnaissance borings were advanced in restricted area Site 1 (B27 through B35) and three borings were advanced in restricted area Site 2 (B36, B37, and B38). Per the restrictive covenant at the Property, four feet of clean cap soil is present at Site 1 and nine feet of clean cap soil is present at Site 2; the borings were advanced to a minimum depth of 10 feet bgs in Site 1 and to a minimum depth of 15 feet bgs in Site 2 to evaluate soils in and below the clean cap.

The soil samples submitted for analysis were analyzed for the following COCs:

- DRO and HRO by Northwest Total Petroleum Hydrocarbons-Dx Method

¹¹ MFA, Focused Site Assessment Report, Cascades Business Park, Cascade Drive, North Bonneville, Washington 98639. Prepared for Port of Skamania County, Vancouver, WA. May 5, 2022.

¹² Ecology. Further Action at the Following Site: US Army COE Hamilton IS Parcel 2, 1490 Coyote Ridge Road, Stevenson, Skamania County, WA 98648. Letter to Pat Albaugh, Port of Skamania County. January 5, 2023.

¹³ Ecology, Technical Assistance/Modification of Ecology January 5, 2023 Further Action Opinion: US Army COE Hamilton IS Parcel 2 - SW1740. Ecology PM Joseph Hunt Email to Emily Hess, Maul Foster & Alongi, Inc. February 10, 2923.

¹⁴ Ecology, Further Action at the Following Site: US Army COE Hamilton IS Parcel 2, 1490 Coyote Ridge Road, Stevenson, Skamania County, WA 98648. Letter to Pat Albaugh, Port of Skamania County. April 13, 2023

¹⁵ MFA, Final Supplemental Work Plan Addendum, Cascades Business Park, Cascade Drive, North Bonneville, Washington 98639. Prepared for Port of Skamania County, Vancouver, WA. August 31, 2023.

¹⁶ MFA, Supplemental Investigation Report, Cascades Business Park, Cascade Drive, North Bonneville, Washington 98639. Prepared for Port of Skamania County, February 23, 2024.

- Total metals (antimony, arsenic, beryllium, cadmium, chromium, copper, lead, mercury, nickel, selenium, silver, thallium, and zinc) by U.S. Environmental Protection Agency (EPA) Method 6020B
- PCBs by EPA Method 8082A
- BTEX and chlorinated volatile organic compounds by EPA Method 5035A/8260D, and
- PAHs by EPA Method 8270E selected ion monitoring

Soil analytical results were compared to the MTCA Method A CULs for unrestricted land use. Where MTCA Method A CULs were not available for specific analytes, the results were screened against the lower of MTCA Method B CULs for noncancer and cancer values.

Site 1 Soil. With the exception of the total arsenic concentration described below, all other COCs were either detected at concentrations below method reporting limits (i.e., non-detect) or below applicable MTCA CULs.

Total arsenic was detected at a concentration of 22.7 milligrams per kilogram (mg/kg) in sample B32-S-8.1 from boring B32, which is above the MTCA A CUL of 20 mg/kg. Total arsenic concentrations detected in the other soil samples analyzed from Site 1 ranged from 3.16 mg/kg to 15.7 mg/kg.

As a result, Ecology's MTCAStat 97 was used to calculate a 95 UCL for arsenic at Site 1. MTCA requires that, for comparison to cleanup criteria, the 95 UCL must be less than the specified criterion (WAC 173-340-740[7][d][i][A]). In addition, the WAC specifies that the calculation assumes a lognormal data distribution, and that MTCA additionally requires that no single sample concentration shall be greater than two times the CUL (WAC 173-340-740[7][e][i]) and less than 10 percent of the sample concentrations shall exceed the soil CUL (WAC 173-340-740[7][e][ii]).

Based on the September 2023 arsenic data for Site 1, the MTCAStat 97 UCL calculated for arsenic in soil was 13.6 mg/kg, which is below the MTCA A arsenic CUL of 20 mg/kg. Therefore, MFA concluded that there was no detected concentration greater than two times the cleanup criterion, that no more than 10 percent of the samples exceeded the cleanup criterion, and that arsenic in soil at Site 1 is in compliance with the established cleanup criterion.

Site 2 Soil. Regarding the Site 2 soil sample data, with the exception of the total arsenic and total thallium concentrations, all other COCs were either detected at concentrations below method reporting limits (i.e., non-detect) or below the applicable MTCA CULs.

Total arsenic was detected at a concentration of 41.4 mg/kg in sample B37-S-11.0 from boring B37, which was 2x above the MTCA A CUL of 20 mg/kg and the corresponding cleanup criterion. Based on the analytical data for soil samples from Site 2, arsenic contamination appeared limited in vertical (boring B37 below 8.0 feet and above 14.5 feet) and horizontal extent (adjacent borings B5, B36, and B38 did not have exceedances). Total thallium was detected at a concentration of 1.53 mg/kg in sample B37-S-11.0 from boring B37, which was above the MTCA B CUL of 0.8 mg/kg. This exceedance was co-located with the total arsenic exceedance at boring B37. Total thallium concentrations detected in the other soil samples analyzed at the Site ranged from 0.127 mg/kg to 0.573 mg/kg.

Groundwater. Groundwater samples were not collected during the SFSA because it was not encountered in the borings. MFA conferred with Ecology during drilling activities and determined that because groundwater was not present, terminal soil samples were collected from the borings instead and analyzed for the COCs to verify if contaminants were present at the terminal boring depths. The terminal soil samples served as a proxy of what a shallow water-bearing zone may interact with during other times of the year.¹⁷

During the February 2022 FSA, reconnaissance groundwater samples were collected from the two deep borings and neither sample exhibited detections of DRO, HRO, PAHs, PCBs, or BTEX exceeding applicable MTCA CULs. However, concentrations of total and dissolved arsenic, chromium, and lead exceeded the MTCA CULs. Sediment in the groundwater samples likely contributed to the exceedances as well as it being noted during purging that the turbidity meter indicated the turbidity was over range and sediment was visibly settling in the sample bottles. In addition, corresponding soil samples collected from these borings did not exhibit elevated metals concentrations. Therefore, MFA concluded that the elevated metal concentrations in the reconnaissance groundwater samples were not anticipated to be representative of groundwater conditions at the Site.¹⁸

TEE. MFA completed a terrestrial ecological evaluation (TEE) following the procedures outlined in WAC 173-340-7490 and WAC 173-340-7493. The TEE presented information to assess the ecological protectiveness of the remedial alternatives being evaluated for the Site (see WAC 173-340-7490(1)(b)). The TEE analysis indicated that further evaluation was not necessary because the Property qualified for an exclusion based on the contamination

¹⁷ Ecology, Cascades Business Park- Port of Skamania County drilling. PM Joseph Hunt email to Emily Hess, MFA, September 7, 2023.

¹⁸ MFA, Focused Site Assessment Report, Cascades Business Park, Cascade Drive, North Bonneville, Washington 98639. Prepared for Port of Skamania County. Maul Foster & Alongi, Inc.: Vancouver, WA. May 5, 2022.

being deeper than the 15-foot bgs standard point of compliance (WAC 173-340-7491[1][a]).

Said compliance was based upon then-existing soil contamination would not occur to a depth of at least 15 feet bgs based on the then-planned cleanup action (via soil removal) that would remove arsenic and thallium-contaminated soil from Site 2. As stipulated in WAC 173-340-7491(1)(a), an exclusion based on planned future land use included a completion date for such future development that is acceptable to Ecology. Accordingly, implementation of the planned cleanup action was dependent upon available funding to the Port to conduct the removal and which became available within 2024.

As such, MFA concluded that the Site qualified for an exclusion and that it may be removed from further ecological consideration during the remedial investigation and cleanup process. Therefore, development of the soil cleanup level (CUL) did not include TEE ecological indicator concentrations.

Recommended Remedial Alternative. MFA conducted an analysis of cleanup alternatives designed to both remove the existing Site 1 and 2 restrictive covenants and obtain an unrestricted NFA for the Site.

Site 1. The Former Wash Rack Area was identified in the restrictive covenant as Site 1, based on PCS left in place under 4 feet of clean cap soil following remedial activities conducted in the 1990s. Soil sampling conducted indicated PCS was not present at concentrations exceeding the applicable MTCA CULs. Therefore, MFA concluded that the soil was in compliance with the established cleanup criteria, did not require cleanup, and that the restrictive covenant could be removed.

One soil sample collected from Site 1 had a concentration of arsenic (22.7 milligrams per kilogram [mg/kg]) marginally above the MTCA A CUL of 20 mg/kg. However, as arsenic is a naturally-occurring metal and the 95 UCL estimate (13.6 mg/kg) was below the cleanup criterion, there was no detected concentration greater than two times the cleanup criterion, and no more than 10 percent of the samples exceed the cleanup criterion. Therefore, MFA concluded that arsenic in Site 1 soil was in compliance with the established cleanup criterion.

Site 2. A 10-foot radius circle near the Former Maintenance Building No. 1 was identified in the restrictive covenant as Site 2, based on PCS left in place under 9 feet of clean cap soil following remedial activities conducted in the 1990s. Soil sampling conducted at Site 2 indicated that PCS was not present at concentrations exceeding applicable MTCA CULs. However, one soil sample from Site 2 had a concentration of arsenic (41.4 mg/kg) greater

than two times the MTCA A CUL of 20 mg/kg and had a concentration of thallium (1.53 mg/kg) above the MTCA B CUL of 0.8 mg/kg. Based on the analytical data for soil samples from Site 2, arsenic and thallium contamination appeared limited in vertical (boring B37 below 8.0 feet and above 14.5 feet) and horizontal extent (adjacent borings B5, B36, and B38 did not have exceedances). Therefore, the restrictive covenant could not be removed, and cleanup was recommended to address the arsenic and thallium contamination at Site 2. The analysis identified feasible cleanup technologies to address exceedances of MTCA Method A and B CULs in soil for Site 2 only.

As a result of the evaluation and comparison of Site 2 cleanup alternatives and costs, MFA selected Alternative 2 as the preferred Site 2 remedy, including the following recommendations for remediation and redevelopment:

- Excavation and disposal of metals-impacted soil in Site 2 with confirmation sampling.
- Preparation of a construction completion report for Site 2 with a request to remove the restrictive covenant based on remedial action results.

Site Development Considerations. Sampling results from the assessment conducted at the Property have not identified contamination at the Property that will need to be managed as part of the redevelopment, except for at Site 2. Therefore, redevelopment activities on the Property not including Site 2 could proceed without preparation of a contaminated media management plan. However, given the potential existed for unexpected conditions to be encountered as a result of past operations at the Property, contamination if encountered during redevelopment activities, will be managed appropriately.

Ecology Conclusions and Recommendations

Site 1. Ecology concurred that soil arsenic was in compliance with the established CUL, did not require remediation, and that the restrictive covenant could be removed.

Site 2. Ecology concurred that soil arsenic and thallium exceeded their respective CULs in soil sampled from depths of between 8 and 14.5 feet bgs in boring B-37 and that successful completion of Alternative 2 (impacted soil removal) with soil confirmation sampling would be adequate to remove the restrictive covenant.

Development Considerations. Ecology concurred with the proposed redevelopment activities on the Property proceeding without a contaminated media management plan unless other contaminants are discovered during the course of development.

Termination of Environmental Covenant. Presuming successful re-development and removal of remaining contaminated soil as validated by confirmation soil sample analytical results, Ecology concurred with removing (terminating) the environmental covenant following WAC 173-340-440(12), RCW 64.70.100(1)(a), and TCP Policy Procedure 440C.

May 2025 Cleanup Action Completion/Report. The Site cleanup action was performed at Site 2 from March 31, 2025 to April 3, 2025 and consisted of removal of soil exceeding MTCA A and B CULs for unrestricted land use. The cleanup action was designed to address the following objectives:

- Prevention or minimization of direct contact with, and either inhalation or ingestion of contaminated soil by human receptors

The cleanup action was performed consistent with the procedures described in the 2024 CAP and fulfilled the requirements of Washington Administrative Code (WAC) 173-340-400(6).

Metals-impacted soil excavation was conducted from 8.5 feet bgs to the planned termination depth of 14 feet at the center of the excavation. Excavation activities centered on boring location (B37) where exceedances were identified and were completed outward toward the excavation boundaries upon reaching an excavation with the extent of ten feet long, ten feet wide, and 14 feet deep. Two base and four sidewall confirmation samples were collected and submitted to an analytical laboratory for analysis of arsenic and thallium by U.S. Environmental Protection Agency Method 6020B. The sample analytical results did not exhibit concentrations of arsenic or thallium above the respective MTCA A/B CULs.

A total of 46.67 tons of metals-impacted soil from the excavation was disposed of at the Wasco County Landfill in the Dalles, OR. On April 3, 2025, the excavation was backfilled to original grade using a combination of the stockpiled clean overburden and approximately 29 tons of gabion rock and 14 tons of crushed gravel from verified, preapproved Washington Department of Transportation sources. The backfill was compacted with the excavator bucket in lifts. The remaining clean overburden stockpile and footprint, as well as areas disturbed by equipment or truck traffic, were graded and restored using the excavator. Disturbed areas were covered with grass seed and straw to stabilize soil and restore to original conditions.

Termination and Release of Environmental Covenant (TREC). On October 2, 2025, Ecology developed and signed a TREC for Sites 1 and 2 for submittal to and execution by

the Port, and subsequent recording with Skamania County. The TREC was recorded with the County on October 9, 2025 and the original document was received back at Ecology on October 14, 2025. Ecology electronically submitted the NFA to the Port on October 24, 2025.

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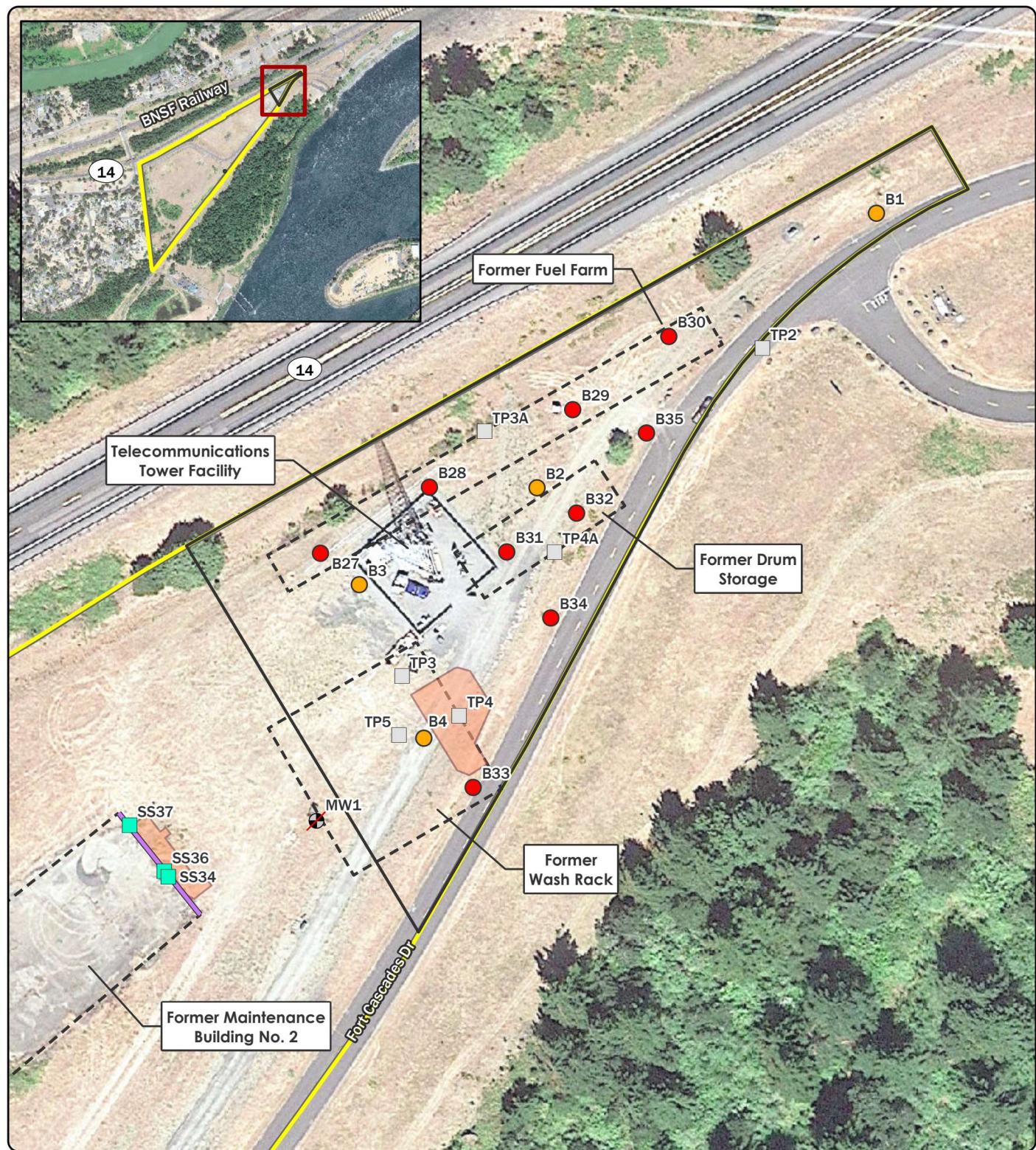


Figure 2-1
Site 1—Former Wash Rack Area

Cascades Business Park
1490 Coyote Ridge Road
North Bonneville, WA

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Data Source

Aerial imagery obtained from Google; restricted area based on survey conducted on 09/16/2020 by Klein and Associates, Inc., per legal description book 177, page 839; former feature boundaries, sampling locations, and excavation areas are approximate and obtained from E.P. Johnson Construction and Environmental, Inc. site characterization report (November 1994).

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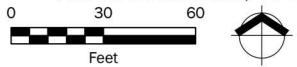
This product is for informational purposes and may not have been prepared for, or be suitable for, legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.

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Legend

- Soil Boring (2023)
- Restrictive Covenant Soil Boring (2022)
- Former Monitoring Well (1993)
- Soil Boring (1993)
- [- -] Former Feature (Approximate)
- Site 2 Restricted Area
- [-] Tax Lot

Figure 2-2
Site 2—Former
Maintenance
Building No. 1
Cascades Business Park
1490 Coyote Ridge Road
North Bonneville, WA



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Enclosure C

Termination and Release of Environmental Covenant

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After Recording Return
Original Signed Release to:
Marian Abbott, P.E.
Washington Department of Ecology
Southwest Region
300 Desmond Dr SE
Lacey, WA 98503

TERMINATION AND RELEASE OF ENVIRONMENTAL COVENANT

Grantor: State of Washington, Department of Ecology

Grantee: [Port of Skamania]

Brief Legal Description: A tract of land in a portion of the G.W. Johnson Donation Land Claim No. 38, and a portion of the B.B. Bishop Donation Land Claim, and a portion of Sections 20 and 21, Township 2 North, Range 7 East, Willamette Meridian, Skamania County, Washington.

Cleanup Site ID: 736

Facility/Site ID: 241

Tax Parcel Nos.: 202072000020500

Cross-Reference: 19562

Pursuant to the Model Toxics Control Act (MTCA), Chapter 70A.305 RCW; the Uniform Environmental Covenants Act, RCW 64.70.100; and WAC 173-340-440, the Washington State Department of Ecology (Ecology), after public notice and comment, has determined that the Environmental Covenant (hereafter "Covenant"), filed of record in Skamania County under Auditor File Number 131765 on June 3, 1998 between the Port of Skamania County as Grantor and Ecology as Grantee or Holder of the Covenant over the property legally described in Exhibit A, is no longer necessary under MTCA and its implementing regulations, Chapter 173-340 WAC, to protect human health and the environment and the integrity of the remedial action. Ecology hereby consents to termination and release of the Covenant and relinquishes and quitclaims to Port of Skamania, any and all rights it may have that were created by the Covenant.

This document is not a settlement under MTCA. Ecology's signature below does not constitute a covenant not to sue or a compromise of Ecology's authority or rights other than those rights created by the Covenant itself.

The legal description of the property subject to the Covenant is described in Exhibit A.

Dated this 2 day of October, 2025.

STATE OF WASHINGTON DEPARTMENT OF ECOLOGY

Marian L. Abbott

by: Marian Abbott, P.E.
Title: Section Manager, Ecology SWRO TCP

CONSENT TO TERMINATION AND RELEASE OF COVENANT

The undersigned, Pat Albaugh, as Executive Director of the Port of Skamania, or his designee, hereby consents to the release and termination of the above-described Environmental Covenant.



by: Pat Albaugh

Title: Executive Director

Dated: 10/9/25

STATE OF Washington
COUNTY OF Skamania

REPRESENTATIVE ACKNOWLEDGEMENT

On this 9th day of October, 2025 I certify that Pat Albaugh personally appeared before me, acknowledged that he signed this instrument, on oath stated that he was authorized to execute this instrument, and acknowledged it as the Executive Director, Port of Skamania, to be the free and voluntary act and deed of such party for the uses and purposes mentioned in the instrument.



Notary Public in and for the State of Washington
Residing at 422 Blackledge rd. Carson, WA 98610
My appointment expires 09/06/2028



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WHEN RECORDED RETURN TO:

Marian Abbott, P.E.
Washington Department of Ecology
Southwest Region
300 Desmond Dr SE
Lacey, WA 98503

Please print or type information **Washington State Recorder's Cover Sheet (RCW 65.04)**

DOCUMENT TITLE(S) (or transaction contained therein) (all areas applicable to your document must be filled in) Termination and Release of Environmental Covenant
131765

REFERENCE NUMBER(S) of Documents assigned or released:

131765

Additional numbers on page _____ of document.

GRANTOR(S):

1. State of Washington Dept. of Ecology

3. _____

4. _____

Additional names on page _____ of document.

GRANTEE(S):

1. Port of Skamania

2. _____

3. _____

4. _____

Additional names on page _____ of document.

LEGAL DESCRIPTION (Abbreviated: i.e. Lot, Block, Plat or Section, Township, Range, Quarter):

Complete legal on page _____ of document.

Assessor's Property Tax Parcel #

802072000020500

Additional parcel numbers on page _____ of document.

The Auditor/Recorder will rely on the information provided on this form. The staff will not read the document to verify the accuracy or completeness of the indexing information.

"I am signing below and paying an additional \$50.00 recording fee (as provided in RCW 36.18.010 and referred to as an emergency nonstandard document), because this document does not meet margin and formatting requirements. Furthermore, I hereby understand that the recording process may cover up or otherwise obscure some part of the text of the original document as a result of this request."

Annette Sabourin

Signature of Requesting Party

Note to Submitter: Do NOT sign above nor pay additional \$50 fee if the document meets margin/formatting requirements.

Skamania County Auditor
240 NW Vancouver Ave
Stevenson, WA 98648
(509) 427-3730

Receipt #: 19307 Receipt Date: 10/09/2025 12:54 PM
Station: 13 Cashier: KMOSER
Receipt Name: MARIAN ABBETT

Comments:

RECORDING

Document #	Recording Date	Doc Type	Base Fee	NonStd	Other	Total
2025-001585	10/09/2025 12:54:50 PM	AF-CCR	305.50	50.00	\$0.00	\$355.50
		Totals:	\$305.50	\$50.00	\$0.00	\$355.50

Thank You
Retain this receipt for your records

Receipt Total	\$355.50
CREDIT CARD	038031