

November 16, 1994

MR GARY GUNDERSON
UNOCAL CORPORATION
PO BOX 76
SEATTLE WASHINGTON 98111

Re: File No. 26-89-188
Unocal Station L5958

Dear Mr. Gunderson:

The Department of Environmental Quality has completed its review of the information submitted to date concerning the gasoline cleanup and groundwater monitoring conducted at 8510 SW Terwilliger Boulevard in Portland, Oregon. The Department has determined the cleanup appears to have met the requirements of Oregon Administrative Rules (OAR) 340-122-205 through 340-122-360 and that no further action is required at this time.

This determination is a result of our evaluation and judgement based on the regulations and facts as we now understand them, including:

PHASE 1

1. Two 10,000 gallon gasoline tanks, one 550 gallon waste oil tank, one 550 gallon heating oil tank, and one 1000 gallon gasoline tank were decommissioned during August and September, 1989.
2. Gasoline and fuel oil contamination were discovered during the tank removal. Approximately 340 cubic yards of contaminated soil were removed from the excavations and taken to St. John's Landfill for disposal.
3. No contamination was detected remaining in the sidewalls of the gasoline tank excavation. Up to 700 parts per million (ppm) total petroleum hydrocarbons (TPH) were detected in the floor of the excavation.
4. Two of five samples from the heating oil tank excavation had detectible concentrations of TPH. The concentrations were 47 and 2800 ppm TPH.
5. Groundwater was encountered in the excavation. Due to high concentrations of gasoline and fuel oil remaining in the excavations, and due to the presence of groundwater, boring were drilled and monitoring wells installed at the site. Altogether, seven monitoring wells were installed.



6. The monitoring wells were monitored for benzene, ethylbenzene, toluene, and xylenes for five quarters. A maximum of 3 parts per billion (ppb) benzene, 140 ppb ethylbenzene, 240 ppb toluene, and 100 ppb xylenes were detected during the monitoring. These concentration are well below their drinking water standards of 5, 700, 1000 and 10,000 ppb, respectively.

PHASE 2

7. During January 1994, two 12,000 gallon gasoline and one 550 gallon waste oil tank were removed from this site and taken to Schnitzer Steel for recycling. This work was conducted as part of a complete station decommissioning.
8. No contamination was detected in the tank excavations including the locations where contamination was left in place during 1989.
9. Approximately two cubic yards of gasoline contaminated soil were removed from around the product lines and approximately two cubic yards of contaminated soil were removed from the service station island footing excavation. After removal was complete, no contamination was detected in confirmatory soil samples.
10. Gasoline, diesel, and oil range hydrocarbons were detected in a service bay sump. In addition, Tetrachloroethene (38 mg/kg) and Aroclor (1.4 mg/kg) were detected in the soil. Approximately one cubic yard of soil was removed from the sump excavation. No contamination was detected in the confirmatory soil sample.
11. The five cubic yards of contaminated soil were disposed of at Columbia Ridge Landfill in Arlington Oregon.

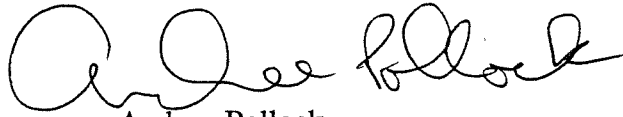
The Department's determination will not be applicable if new or undisclosed facts show that the cleanup does not comply with the referenced rules. The Department's determination also does not apply to any conditions at the site other than the releases of gasoline and fuel oil. This determination does not apply to the halogenated hydrocarbons detected in the groundwater.

Please note that pursuant to OAR 340-122-360(2), a copy of your report must be retained until ten (10) years after the first transfer of the property. However, we recommend that a copy of this information be kept with the permanent facility records.

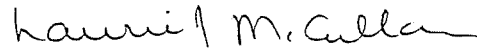
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Your efforts to comply with the regulations to ensure that your facility has been adequately cleaned up has been appreciated. If you have any questions, please feel free to contact Andree Pollock at (503) 229-6923.

Sincerely,

A handwritten signature in black ink, appearing to read "Andree Pollock". The signature is fluid and cursive, with the first name "Andree" written in a larger, more prominent script than the last name "Pollock".

Andree Pollock
UST Cleanup Specialist

A handwritten signature in black ink, appearing to read "Laurie J. McCulloch". The signature is written in a cursive style, with the first name "Laurie" and last name "McCulloch" clearly distinguishable.

Laurie J. McCulloch
UST Section Manager
Northwest Region

cc: Walter Burt
GeoEngineers
7504 SW Bridgeport Road
Portland, Oregon 97224