

June 14, 2022

Mr. Robert R. Graham
18811 – 16th Avenue South
Seattle, Washington 98188-5102
rob@grahamrealventures.com

RE: **May 2022 - Compliance Groundwater Monitoring Report**
H & H Property
407 Porter Way
Milton, Washington 98354-9686
PTAP No. PSW031

Dear Mr. Graham:

Associated Environmental Group, LLC (AEG) has prepared the enclosed ***May 2022 Compliance Groundwater Monitoring Report*** presenting results of soil and groundwater sampling and analysis of gasoline-range petroleum hydrocarbons (TPH) and related constituents, conducted at the above-referenced Site in Milton, Washington (Figure 1, *Vicinity Map*). Long-term groundwater monitoring is currently being conducted on a quarterly frequency in 2022 as required by the Washington State Pollution Liability Insurance Agency (PLIA) No Further Action Letter, dated January 8, 2019. Locations of Site features, monitoring wells, and groundwater gradients determined at the time of this sampling event are detailed in Figure 2, *Groundwater Elevation Contour Map 05/24/2022*.

WORK PERFORMED [May 2022]:

- Obtained depth to groundwater data from three groundwater wells (MW-4, MW-5, and MW-6).
- Purged and sampled three groundwater monitoring wells (MW-4, MW-5, and MW-6).

WORK PROPOSED FOR NEXT QUARTER [August 2022]:

- Obtain depth to groundwater data from three groundwater wells (MW-4, MW-5, and MW-6)
- Purge and sample three groundwater monitoring wells (MW-4, MW-5, and MW-6).

May 2022 Compliance Groundwater Monitoring Report

H & H Property, Milton, Washington

AEG Project No. 15-112

June 14, 2022

GROUNDWATER SUMMARY:

| Sampling Event: | May 2022 | Values |
|---|-----------------------|--|
| Range of Depths to Groundwater: | 2.84 to 3.52 | Feet below top of well casing (Table 1, <i>Summary of Groundwater Elevations</i>) |
| Range of Groundwater Elevations: | 11.42 to 11.94 | Feet above Mean Sea Level (Table 1, <i>Summary of Groundwater Elevations</i>) |
| Groundwater Gradient: (Direction / Magnitude) | South/0.01 | Feet per foot (ft/ft), determined using data from MW-4, MW-5, and MW-6 |
| Measurable NAPL Detected: | No | |
| Measurable NAPL Thickness: | N/A | |
| Current Remedial Action: | Compliance Monitoring | |

GROUNDWATER DISCUSSION:

Analytical results were non-detect for all constituents analyzed, and are summarized in Table 2, *Summary of Groundwater Analytical Results*.

The groundwater flow direction for the May 2022 sampling event is primarily towards the south with an approximate gradient of 0.01 ft/ft (Figure 3, *Groundwater Elevation Contour Map 05/24/2022*).

CLOSING:

AEG has completed this monitoring event at the Site. Thank you for the opportunity to provide you with environmental consulting services. Should you have questions or require additional information, please contact our office at 360-352-9835.

Sincerely,

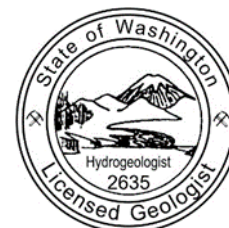
Associated Environmental Group, LLC



John Schenk
Staff Scientist



Scott Rose, L.H.G.
Senior Hydrogeologist



SCOTT I ROSE

Attachments: Figure 1 – *Vicinity Map*

Figure 2 – *Groundwater Elevation Contour Map 05/24/2022*

Table 1 – *Summary of Groundwater Elevations*

Table 2 – *Summary of Groundwater Analytical Results – TPH & Metals*

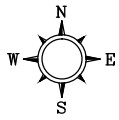
Appendix A – Supporting Documents

Laboratory Datasheets

Site Inspection Checklist – PLIA

FIGURES

| FILENAME | DRAWN BY | CHECKED BY | APPROVED BY | PROJECT NUMBER |
|-----------------|----------|------------|-------------|----------------|
| 15-112_1602.DWG | ICD | 4/11/2016 | DB | 4/11/2016 |



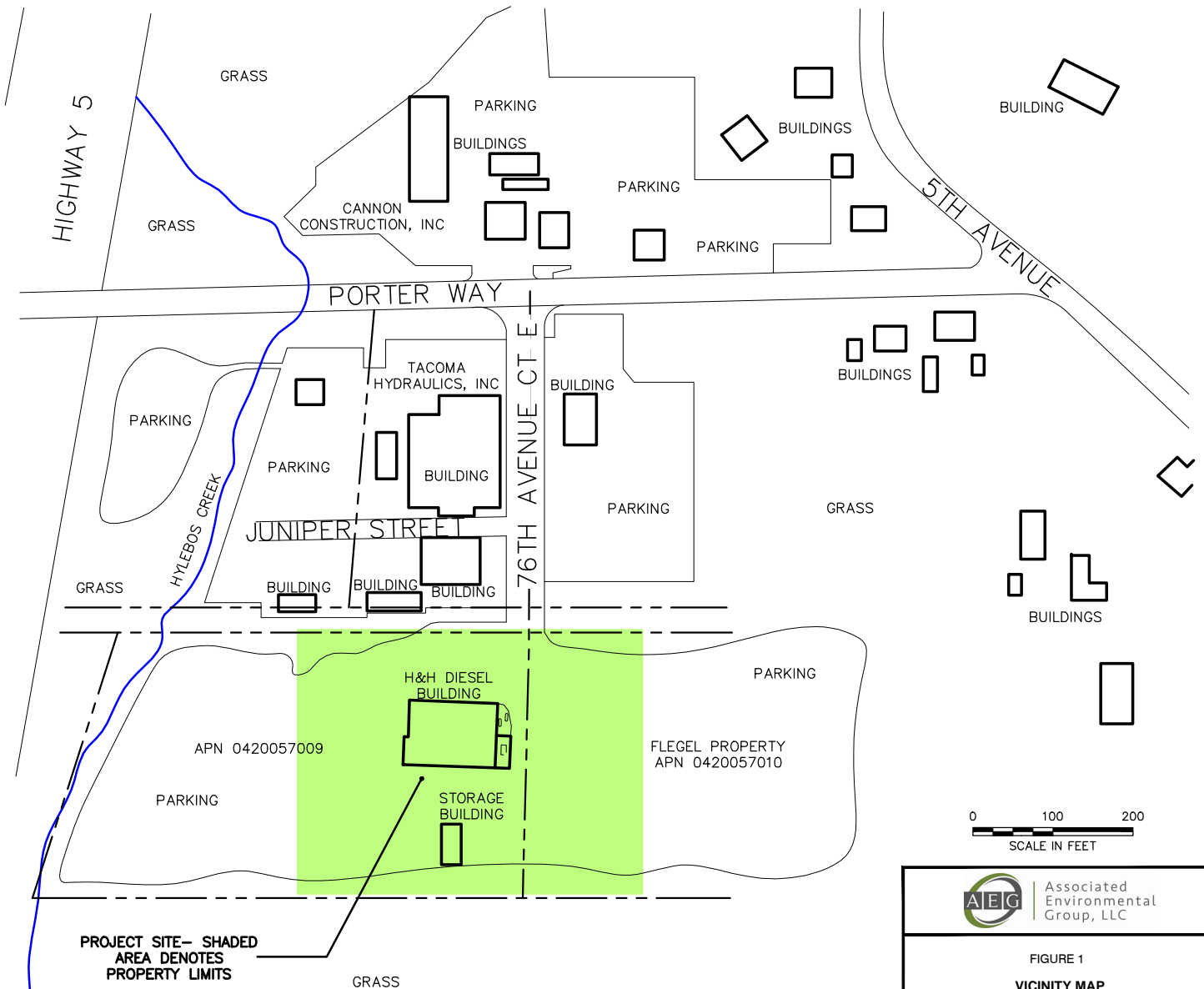
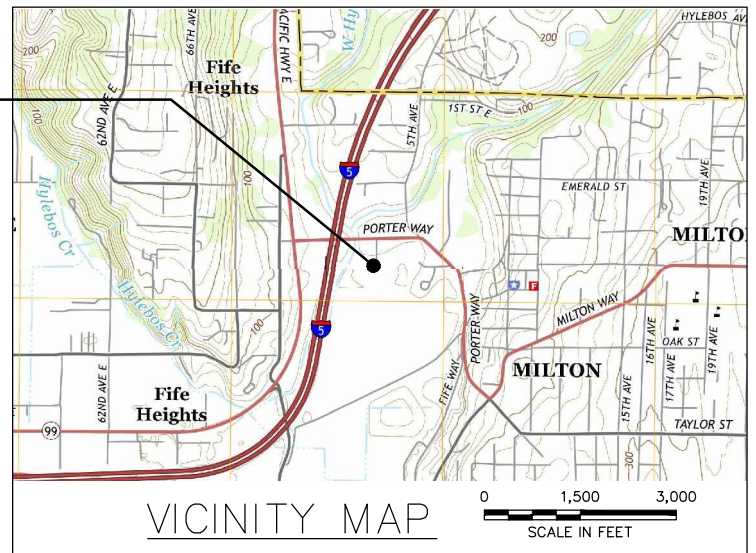
NOTES

1. THE LOCATIONS OF ALL FEATURES SHOWN ARE APPROXIMATE
2. THIS DRAWING IS FOR INFORMATION PURPOSES. IT IS INTENDED TO ASSIST IN SHOWING FEATURES DISCUSSED IN AN ATTACHED DOCUMENT.

REFERENCE

DRAWING CREATED FROM AERIAL PHOTOGRAPH AND NOTES PROVIDED BY AEG, LLC.
VICINITY IMAGE SOURCE: U.S. GEOLOGICAL SURVEY-2014, 7.5 MINUTE QUADRANGLE MAP
POVERTY BAY, WASHINGTON

PROJECT LOCATION

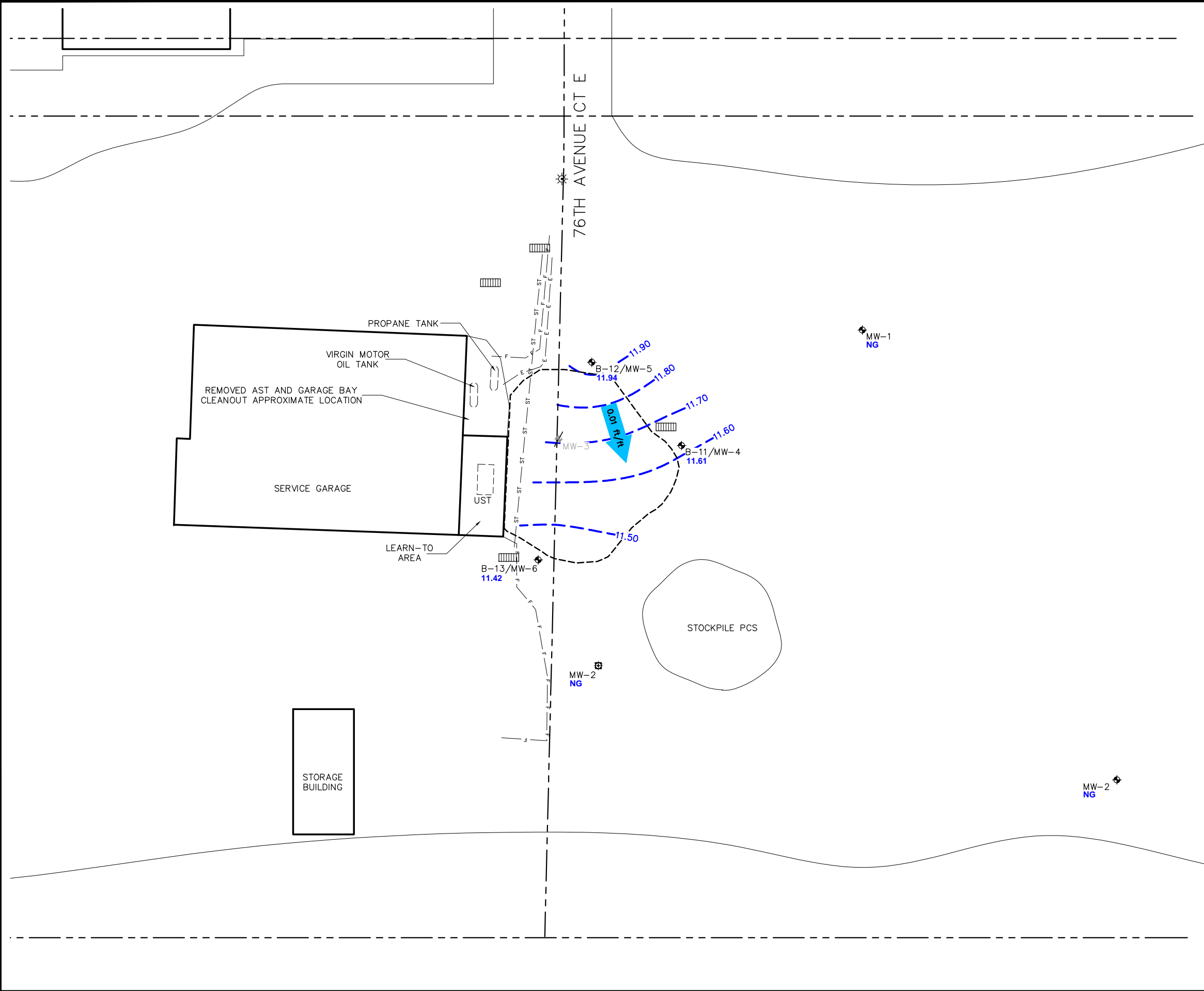


Associated
Environmental
Group, LLC

FIGURE 1

VICINITY MAP

H & H PROPERTY
407 PORTER WAY
MILTON, WASHINGTON



LEGEND

MW-1

GROUNDWATER MONITORING WELL LOCATION (AEG)

MW-2

GROUNDWATER MONITORING WELL LOCATION (ADAPT)

MW-3

REMOVED GROUNDWATER MONITORING WELL LOCATION (AEG)

STORM DRAIN/CATCH BASIN

LIGHT POLE

F

FIBER OPTIC LINE

E

ELECTRIC LINE

ST

STORM WATER LINE

APPROXIMATE LIMIT OF EXCAVATION

TEST PIT SAMPLE LOCATION

11.61

GROUNDWATER ELEVATION (FEET)

11.50

INFERRED GROUNDWATER ELEVATION CONTOUR LINE (FEET)

CONTOUR INTERVAL=0.10 FEET

0.01 ft/ft

APPROXIMATE GROUNDWATER GRADIENT DIRECTION (ft/ft)

NG

NOT GAUGED

- NOTES
1. THE LOCATIONS OF ALL FEATURES SHOWN ARE APPROXIMATE

2. THIS DRAWING IS FOR INFORMATION PURPOSES. IT IS INTENDED TO ASSIST IN SHOWING FEATURES DISCUSSED IN AN ATTACHED DOCUMENT.

REFERENCE

DRAWING CREATED FROM AERIAL PHOTOGRAPH AND NOTES PROVIDED BY AEG, LLC.

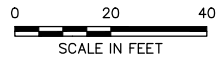


FIGURE 2

GROUNDWATER ELEVATION CONTOUR MAP
05/24/2022

H & H PROPERTY
407 PORTER WAY
MILTON, WASHINGTON

TABLES

Table 1 - Summary of Groundwater Elevations

H&H Property
Milton, WA

| Well Number/ TOC Elevation | Date of Measurement | Depth to Water | Depth to Free Product | Free Product Thickness | Groundwater Elevation | Change in Elevation |
|-------------------------------|------------------------|-------------------|--------------------------|---------------------------|--------------------------|------------------------|
| AEG MW-1 ¹ | 05/28/09 | 1.55 | -- | -- | 15.07 | -- |
| 16.62 | 09/11/09 | 2.44 | -- | -- | 14.18 | -0.89 |
| | 12/18/09 | 2.04 | -- | -- | 14.58 | 0.40 |
| | 04/05/10 | 1.31 | -- | -- | 15.31 | 0.73 |
| | 03/18/15 | 1.23 | -- | -- | 15.39 | 0.08 |
| AEG MW-2 ¹ | 05/28/09 | 5.65 | -- | -- | 14.06 | -- |
| 19.71 | 09/11/09 | 6.54 | -- | -- | 13.17 | -0.89 |
| | 12/18/09 | 5.68 | -- | -- | 14.03 | 0.86 |
| | 04/05/10 | 4.80 | -- | -- | 14.91 | 0.88 |
| | 03/18/15 | 4.68 | -- | -- | 15.03 | 0.12 |
| AEG MW-3 ¹ | 05/28/09 | 2.49 | -- | -- | 13.54 | -- |
| 16.03 | 09/11/09 | 3.44 | 2.76 | 0.68 | 13.13 | -0.41 |
| | 12/18/09 | 2.20 | -- | -- | 13.83 | 0.70 |
| | 04/05/10 | 2.10 | -- | -- | 13.93 | 0.10 |
| ADAPT MW-2 ¹ | 05/28/09 | 1.60 | -- | -- | 14.40 | -- |
| 16.00 | 09/11/09 | 2.86 | -- | -- | 13.14 | -1.26 |
| | 12/18/09 | 2.69 | -- | -- | 13.31 | 0.17 |
| | 04/05/10 | 1.99 | -- | -- | 14.01 | 0.70 |
| MW-4 | 10/08/15 | 2.27 | -- | -- | 12.86 | -- |
| | 03/24/16 | 2.08 | -- | -- | 13.05 | 0.19 |
| 15.13 | 08/05/16 | 2.33 | -- | -- | 12.80 | -0.25 |
| | 02/12/20 | 3.07 | -- | -- | 12.06 | -0.74 |
| | 05/01/20 | 4.17 | -- | -- | 10.96 | -1.10 |
| | 08/25/20 | 3.64 | -- | -- | 11.49 | 0.53 |
| | 11/12/20 | 3.62 | -- | -- | 11.51 | 0.02 |
| | 02/01/22 | 2.47 | -- | -- | 12.66 | 1.15 |
| | 05/24/22 | 3.52 | -- | -- | 11.61 | -1.05 |
| | | | | | | |
| MW-5 | 10/08/15 | 2.62 | -- | -- | 12.16 | -- |
| | 03/24/16 | 2.25 | -- | -- | 12.53 | 0.37 |
| 14.78 | 08/05/16 | 2.77 | -- | -- | 12.01 | -0.52 |
| | 02/12/20 | 3.45 | -- | -- | 11.33 | -0.68 |
| | 05/01/20 | 4.40 | -- | -- | 10.38 | -0.95 |
| | 08/25/20 | 4.08 | -- | -- | 10.70 | 0.32 |
| | 11/12/20 | 3.14 | -- | -- | 11.64 | 0.94 |
| | 02/01/22 | 3.40 | -- | -- | 11.38 | -0.26 |
| | 05/24/22 | 2.84 | -- | -- | 11.94 | 0.56 |
| MW-6 | 10/08/15 | 1.99 | -- | -- | 12.74 | -- |
| | 03/24/16 | 1.48 | -- | -- | 13.25 | 0.51 |
| 14.73 | 08/05/16 | 3.46 | -- | -- | 11.27 | -1.98 |
| | 02/12/20 | 1.15 | -- | -- | 13.58 | 2.31 |
| | 05/01/20 | 2.65 | -- | -- | 12.08 | -1.50 |
| | 08/25/20 | 2.49 | -- | -- | 12.24 | 0.16 |
| | 11/12/20 | 3.21 | -- | -- | 11.52 | -0.72 |
| | 02/01/22 | 2.05 | -- | -- | 12.68 | 1.16 |
| | 05/24/22 | 3.31 | -- | -- | 11.42 | -1.26 |

Notes:

All values in feet

TOC = Top of casing elevation relative to assigned benchmark.

-- = Not measured, not available, or not applicable

¹Monitoring of this well has been discontinued.

Table 2 - Summary of Groundwater Analytical Results - TPH & Metals

H&H Property

Milton, WA

| Sample ID / Monitoring Well | Date Sampled | Gasoline | Diesel Extended TPH | | | MTCA 5 Metals - Total Metals | | | | | Dissolved Metals | | Ethylene Glycol | Select Volatile Organic Compounds | | | |
|-------------------------------------|-----------------|----------|---------------------|--------------|----------------|------------------------------|------|---------|----------|---------|------------------|---------|--------------------|-----------------------------------|---------|-------------------|------------------|
| | | | Diesel | Heavy Oil | Mineral Oil | Mercury | Lead | Cadmium | Chromium | Arsenic | Lead | Arsenic | | Benzene | Toluene | Ethyl- benzene | Total Xylenes |
| Boring Groundwater Results | | | | | | | | | | | | | | | | | |
| B-1 | 3/24/2015 | 39,000 | 26,000 | 49,000 | -- | <1.0 | 16 | <2.0 | 15 | 21 | 6.3 | 17 | -- | -- | -- | -- | -- |
| B-2 | 3/24/2015 | <100 | <250 | <500 | -- | <1.0 | <2.0 | <2.0 | <10 | 57 | <2.0 | 50 | -- | -- | -- | -- | -- |
| B-3 | 3/24/2015 | <100 | <250 | <500 | -- | <1.0 | <2.0 | <2.0 | 10 | 54 | <2.0 | 37 | -- | -- | -- | -- | -- |
| B-4 | 3/24/2015 | <100 | <250 | <500 | -- | <1.0 | 5.4 | <2.0 | <10 | 52 | 2.8 | 48 | -- | -- | -- | -- | -- |
| B-5 | 3/24/2015 | <100 | <250 | <500 | -- | <1.0 | <2.0 | <2.0 | <10 | 56 | <2.0 | 52 | -- | -- | -- | -- | -- |
| B-6 | 3/24/2015 | <100 | <250 | <500 | -- | <1.0 | 7.8 | <2.0 | <10 | 4.9 | 2.1 | 3.7 | -- | -- | -- | -- | -- |
| B-7 | 3/24/2015 | <100 | <250 | 980 | -- | <1.0 | 30 | <2.0 | <10 | 22 | 15 | 15 | -- | -- | -- | -- | -- |
| B-8 | 3/24/2015 | <100 | <250 | <500 | -- | <1.0 | <2.0 | <2.0 | <10 | 53 | <2.0 | 48 | -- | -- | -- | -- | -- |
| B-9 | 3/24/2015 | <100 | <250 | <500 | -- | <1.0 | <2.0 | <2.0 | <10 | 35 | <2.0 | 33 | -- | -- | -- | -- | -- |
| B-10 | 3/24/2015 | <100 | <250 | 1,800 | -- | <1.0 | 38 | <2.0 | <10 | 17 | 11 | 11 | -- | -- | -- | -- | -- |
| B14W | 4/18/2018 | -- | <250 | <500 | -- | <1.0 | 5 | <2.0 | 27 | 21 | -- | -- | <10 | | | | |
| Monitoring Well Groundwater Results | | | | | | | | | | | | | | | | | |
| AEG MW-1 ¹ | 5/28/2009 | <100 | <200 | <400 | <400 | <0.5 | 6.6 | <1.0 | <10 | 50.9 | -- | -- | -- | -- | -- | -- | -- |
| | 9/11/2009 | 156 | <200 | <400 | <400 | <0.5 | <5.0 | <1.0 | <10 | 70 | <5.0 | 60 | -- | -- | -- | -- | -- |
| | 12/18/2009 | <100 | <200 | <400 | <400 | <0.5 | <5.0 | <1.0 | <10 | 50.3 | <5.0 | 44.4 | -- | -- | -- | -- | -- |
| | 4/5/2010 | <100 | <200 | <400 | <400 | <0.5 | <5.0 | <1.0 | <10 | 44.2 | <5.0 | 31.7 | -- | -- | -- | -- | -- |
| | 3/18/2015 | -- | <200 | <400 | -- | <0.5 | <5.0 | <0.5 | <5.0 | 47.8 | -- | 23.9 | -- | -- | -- | -- | -- |
| AEG MW-2 ¹ | 5/28/2009 | <100 | <200 | <400 | <400 | <0.5 | 40.7 | <1.0 | 27.7 | 102 | -- | -- | -- | -- | -- | -- | -- |
| | 9/11/2009 | <100 | <200 | <400 | <400 | <0.5 | <5.0 | <1.0 | <10 | 203 | <5.0 | 183 | -- | -- | -- | -- | -- |
| | 12/18/2009 | <100 | <200 | <400 | <400 | <0.5 | <5.0 | <1.0 | <10 | 202 | <5.0 | 169 | -- | -- | -- | -- | -- |
| | 4/5/2010 | <100 | <200 | <400 | <400 | <0.5 | <5.0 | <1.0 | <10 | 91.9 | <5.0 | 32.4 | -- | -- | -- | -- | -- |
| | 3/18/2015 | -- | <200 | <400 | -- | <0.5 | <5.0 | <0.5 | <5.0 | 164 | -- | 108 | -- | -- | -- | -- | -- |
| AEG MW-3 ¹ | 5/28/2009 | <100 | 700 | <400 | <400 | <0.5 | <5.0 | <1.0 | 7.8 | 20.4 | -- | -- | -- | -- | -- | -- | -- |
| | 9/22/2009 | 370 | <200 | 1,470 | <400 | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| | 12/18/2009 | 760 | <200 | <400 | <400 | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| | 4/5/2010 | <100 | 995 | <400 | <400 | <0.5 | <5.0 | <1.0 | <10 | 29.9 | <5.0 | 10.4 | -- | -- | -- | -- | -- |

Table 2 - Summary of Groundwater Analytical Results - TPH & Metals

H&H Property

Milton, WA

| Sample ID / Monitoring Well | Date Sampled | Gasoline | Diesel Extended TPH | | | MTCA 5 Metals - Total Metals | | | | | Dissolved Metals | | Ethylene Glycol | Select Volatile Organic Compounds | | | |
|--------------------------------|-----------------|------------|---------------------|--------------|----------------|------------------------------|------|---------|----------|-------------|------------------|-------------|--------------------|-----------------------------------|------------|-------------------|------------------|
| | | | Diesel | Heavy Oil | Mineral Oil | Mercury | Lead | Cadmium | Chromium | Arsenic | Lead | Arsenic | | Benzene | Toluene | Ethyl- benzene | Total Xylenes |
| ADAPT MW-2 ¹ | 5/28/2009 | <100 | <200 | <400 | <400 | <0.5 | <5.0 | <1.0 | <10 | <5.0 | -- | -- | -- | -- | -- | -- | -- |
| | 9/11/2009 | 205 | <200 | <400 | <400 | <0.5 | <5.0 | <1.0 | <10 | 13 | <5.0 | 12.3 | -- | -- | -- | -- | -- |
| | 12/18/2009 | <100 | <200 | <400 | <400 | <0.5 | <5.0 | <1.0 | <10 | <5.0 | <5.0 | 11 | -- | -- | -- | -- | -- |
| | 4/5/2010 | <100 | <200 | <400 | <400 | <0.5 | <5.0 | <1.0 | <10 | 12.4 | <5.0 | 7.4 | -- | -- | -- | -- | -- |
| MW-4 | 10/8/2015 | 130 | <250** / | <500** / | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| | 1/27/2016* | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| | 4/1/2016 | <100 | <250 | <500 | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| | 8/5/2016 | <100 | <250 | <500 | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| | 2/12/2020 | 111 | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | <1.0 | <2.0 | 2.5 | <2.0 |
| | 5/1/2020 | <100 | <250 | <500 | -- | -- | -- | -- | -- | -- | -- | -- | -- | <1.0 | <2.0 | 2.9 | <2.0 |
| | 8/25/2020 | <100 | <250 | <400 | -- | -- | -- | -- | -- | -- | -- | -- | -- | <1.0 | <2.0 | 2.0 | <2.0 |
| | 11/12/2020 | <100 | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | <1.0 | <2.0 | <1.0 | <2.0 |
| | 2/1/2022 | <100 | <250 | <400 | -- | -- | -- | -- | -- | -- | -- | -- | -- | <1.0 | <2.0 | <1.0 | <2.0 |
| | 5/24/2022 | <100 | <250 | <400 | -- | -- | -- | -- | -- | -- | -- | -- | -- | <1.0 | <2.0 | <1.0 | <2.0 |
| MW-5 | 10/8/2015 | <100 | <250** / | <500** / | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| | 1/27/2016 | 220 | <250 | <500 | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| | 4/1/2016 | 270 | <250 | <500 | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| | 8/5/2016 | <100 | <250 | <500 | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| | 2/12/2020 | <100 | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | <1.0 | <2.0 | <1.0 | <2.0 |
| | 5/1/2020 | <100 | <250 | <500 | -- | -- | -- | -- | -- | -- | -- | -- | -- | <1.0 | <2.0 | <1.0 | <2.0 |
| | 8/25/2020 | <100 | <250 | <400 | -- | -- | -- | -- | -- | -- | -- | -- | -- | <1.0 | 7.1 | <1.0 | 2.2 |
| | 11/12/2020 | <100 | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | <1.0 | <2.0 | <1.0 | 2.7 |
| | 2/1/2022 | <100 | <250 | <400 | -- | -- | -- | -- | -- | -- | -- | -- | -- | <1.0 | <2.0 | <1.0 | <2.0 |
| | 5/24/2022 | <100 | <250 | <400 | -- | -- | -- | -- | -- | -- | -- | -- | -- | <1.0 | <2.0 | <1.0 | <2.0 |

Table 2 - Summary of Groundwater Analytical Results - TPH & Metals

H&H Property
Milton, WA

| Sample ID / Monitoring Well | Date Sampled | Gasoline | Diesel Extended TPH | | | MTCA 5 Metals - Total Metals | | | | | Dissolved Metals | | Ethylene Glycol | Select Volatile Organic Compounds | | | |
|---------------------------------|-----------------|----------|---------------------|--------------|----------------|------------------------------|---------|-------------|----------|---------|------------------|---------|--------------------|-----------------------------------|---------|-------------------|------------------|
| | | | Diesel | Heavy Oil | Mineral Oil | Mercury | Lead | Cadmium | Chromium | Arsenic | Lead | Arsenic | | Benzene | Toluene | Ethyl- benzene | Total Xylenes |
| MW-6 | 10/8/2015 | <100 | <250** / | <500** / | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| | 1/27/2016 | <100 | <250 | <500 | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| | 4/1/2016 | <100 | <250 | <500 | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| | 8/5/2016 | <100 | <250 | <500 | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| | 2/12/2020 | <100 | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | <1.0 | <2.0 | <1.0 | <2.0 |
| | 5/1/2020 | <100 | <250 | <500 | -- | -- | -- | -- | -- | -- | -- | -- | -- | <1.0 | <2.0 | <1.0 | <2.0 |
| | 8/25/2020 | <100 | <250 | <400 | -- | -- | -- | -- | -- | -- | -- | -- | -- | <1.0 | <2.0 | <1.0 | <2.0 |
| | 11/12/2020 | <100 | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | <1.0 | <2.0 | <1.0 | <2.0 |
| | 2/1/2022 | <100 | <250 | <400 | -- | -- | -- | -- | -- | -- | -- | -- | -- | <1.0 | <2.0 | <1.0 | <2.0 |
| | 5/24/2022 | <100 | <250 | <400 | -- | -- | -- | -- | -- | -- | -- | -- | -- | <1.0 | <2.0 | <1.0 | <2.0 |
| PQL | | 100 | 200 | 400 | 400 | 0.5/1.0 | 2.0/5.0 | 0.5/1.0/2.0 | 10 | 5.0 | 2.0/5.0 | 5.0 | <10 | 1.0 | 2.0 | 1.0 | 2.0 |
| MTCA Method A Cleanup Levels | | 800*** | 500 | 500 | 500 | 2 | 15 | 5 | 50 | 5 | 15 | 5 | 16,400^ | 5 | 1,000 | 700 | 1,000 |

Notes:

All values in micrograms per liter (µg/L)

-- = Not analyzed for constituent

< = Not detected at the listed laboratory detection limits

PQL = Practical Quantification Limit (laboratory detection limit)

Red Bold indicates the detected concentration exceeds Ecology MTCA Method A cleanup level

Bold indicates the detected concentration is below Ecology MTCA Method A cleanup levels

* Not sampled; well was covered with soil and could not be located. Metal detector used to locate for next event.

** Analyzed with Silica Gel Clean Up

*** TPH-Gasoline Cleanup Level with the presence of Benzene anywhere at the Site

^ MTCA Method B cleanup level

¹ Ceased monitoring at this location.

APPENDIX A

Supporting Documents:

Laboratory Datasheets

Site Inspection Checklist - PLIA



Libby Environmental, Inc.

3322 South Bay Road NE • Olympia, WA 98506-2957

June 1, 2022

Scott Rose
Associated Environmental Group, LLC
2633 Parkmont Lane SW, Suite A
Olympia, WA 98502

Dear Mr. Rose:

Please find enclosed the analytical data report for the H&H Diesel Property project located in Milton, Washington.

The results of the analyses are summarized in the attached tables. Applicable detection limits and QA/QC data are included. The sample(s) will be disposed of within 30 days unless we are contacted to arrange long term storage.

Libby Environmental, Inc. appreciates the opportunity to have provided analytical services for this project. If you have any further questions about the data report, please give me a call. It was a pleasure working with you on this project, and we are looking forward to the next opportunity to work together.

Sincerely,

A handwritten signature in black ink, appearing to read "Sherry L. Chilcutt".

Sherry L. Chilcutt
Senior Chemist
Libby Environmental, Inc.

Libby Environmental, Inc.

H&H DIESEL PROJECT
AEG, LLC
Milton, Washington
Libby Project # L22E113
Client Project # 15-112

3322 South Bay Road NE
Olympia, WA 98506
Phone: (360) 352-2110
FAX: (360) 352-4154
Email: libbyenv@gmail.com

Analyses of Gasoline (NWTPH-Gx) & BTEX (EPA Method 8260D) in Water

| Sample Description | | Method Blank | MW-4 | MW-4 Dup | MW-5 | MW-6 |
|--------------------|---------------|---------------------|---------------------|---------------------|---------------------|---------------------|
| Date Sampled | | N/A | 5/24/2022 | 5/24/2022 | 5/24/2022 | 5/24/2022 |
| Date Analyzed | PQL (µg/L) | 5/25/2022 (µg/L) | 5/25/2022 (µg/L) | 5/25/2022 (µg/L) | 5/25/2022 (µg/L) | 5/25/2022 (µg/L) |
| Benzene | 1.0 | nd | nd | nd | nd | nd |
| Toluene | 2.0 | nd | nd | nd | nd | nd |
| Ethylbenzene | 1.0 | nd | nd | nd | nd | nd |
| Total Xylenes | 2.0 | nd | nd | nd | nd | nd |
| Gasoline | 100 | nd | nd | nd | nd | nd |

| | | | | | | |
|-----------------------|--|-----|-------|-------|-------|-------|
| Surrogate Recovery | | | | | | |
| Dibromofluoromethane | | 124 | 140 S | 144 S | 139 S | 140 S |
| 1,2-Dichloroethane-d4 | | 133 | 140 S | 136 S | 143 S | 144 S |
| Toluene-d8 | | 92 | 93 | 93 | 100 | 98 |
| 4-Bromofluorobenzene | | 83 | 83 | 81 | 82 | 78 |

"nd" Indicates not detected at listed detection limit.

"int" Indicates that interference prevents determination.

"S" Spike compound recovery is outside acceptance limits.

ACCEPTABLE RECOVERY LIMITS FOR SURROGATE : 65% TO 135%

ANALYSES PERFORMED BY: Alex Randolph

Libby Environmental, Inc.

H&H DIESEL PROJECT
AEG, LLC
Milton, Washington
Libby Project # L22E113
Client Project # 15-112

3322 South Bay Road NE
Olympia, WA 98506
Phone: (360) 352-2110
FAX: (360) 352-4154
Email: libbyenv@gmail.com

QA/QC for Gasoline (NWTPH-Gx) & BTEX (EPA Method 8260D) in Water

| Matrix Spike Sample Identification: MW-4 | | | | | | | | |
|--|---------------------------|--------------------------|---------------------------|-----------------------|------------------------|------------|---------------------------|--------------|
| Date Analyzed: 5/25/2022 | | | | | | | | |
| | Spiked Conc. (µg/L) | MS Response (µg/L) | MSD Response (µg/L) | MS Recovery (%) | MSD Recovery (%) | RPD (%) | Limits Recovery (%) | Data Flag |
| Benzene | 5.0 | 4.6 | 5.0 | 92 | 100 | 8.3 | 65-135 | |
| Toluene | 5.0 | 4.9 | 5.3 | 98 | 106 | 7.8 | 65-135 | |
| Ethylbenzene | 5.0 | 3.9 | 4.1 | 78 | 82 | 5.0 | 65-135 | |
| Total Xylenes | 15.0 | 10.6 | 10.7 | 71 | 71 | 0.9 | 65-135 | |
| Surrogate Recovery (%) | | | | | | | | |
| Dibromofluoromethane | | | | MS 142 S | MSD 146 S | | 65-135 | |
| 1,2-Dichloroethane-d4 | | | | 139 S | 149 S | | 65-135 | |
| Toluene-d8 | | | | 99 | 103 | | 65-135 | |
| 4-Bromofluorobenzene | | | | 106 | 102 | | 65-135 | |

ACCEPTABLE RPD IS 35%

"S" Spike compound recovery is outside acceptance limits.

ANALYSES PERFORMED BY: Alex Randolph

Laboratory Control Sample

| Date Analyzed: 5/25/2022 | | | | | |
|--------------------------|---------------------------|---------------------------|------------------------|-------------------------------|--------------|
| | Spiked Conc. (µg/L) | LCS Response (µg/L) | LCS Recovery (%) | LCS Recovery Limits (%) | Data Flag |
| Benzene | 5.0 | 4.9 | 98 | 80-120 | |
| Toluene | 5.0 | 5.3 | 106 | 80-120 | |
| Ethylbenzene | 5.0 | 4.5 | 90 | 80-120 | |
| Total Xylenes | 15.0 | 11.3 | 75 | 80-120 | |
| Surrogate Recovery | | | | | |
| Dibromofluoromethane | | | 121 | 65-135 | |
| 1,2-Dichloroethane-d4 | | | 127 | 65-135 | |
| Toluene-d8 | | | 95 | 65-135 | |
| 4-Bromofluorobenzene | | | 99 | 65-135 | |

ANALYSES PERFORMED BY: Alex Randolph

Libby Environmental, Inc.

H&H DIESEL PROJECT
AEG, LLC
Milton, Washington
Libby Project # L22E113
Client Project # 15-112

3322 South Bay Road NE
Olympia, WA 98506
Phone: (360) 352-2110
FAX: (360) 352-4154
Email: libbyenv@gmail.com

Analyses of Diesel & Oil (NWTPH-Dx/Dx Extended) in Water

| Sample Number | Date Analyzed | Surrogate Recovery (%) | Diesel (µg/L) | Oil (µg/L) |
|------------------------------|---------------|------------------------|---------------|------------|
| Method Blank | 5/27/2022 | 69 | nd | nd |
| MW-4 | 5/27/2022 | 65 | nd | nd |
| MW-5 | 5/27/2022 | 51 | nd | nd |
| MW-6 | 5/27/2022 | 62 | nd | nd |
| Practical Quantitation Limit | | | 200 | 400 |

"nd" Indicates not detected at the listed detection limits.

"int" Indicates that interference prevents determination.

ACCEPTABLE RECOVERY LIMITS FOR SURROGATE (2-F Biphenyl): 42% TO 150%

ANALYSES PERFORMED BY: Randolph Kraus

Libby Environmental, Inc.

3322 South Bay Road NE

Olympia, WA 98506

Phone: (360) 352-2110

FAX: (360) 352-4154

Email: libbyenv@gmail.com

H&H DIESEL PROJECT

AEG, LLC

Libby Project # L22E113

Date Received 5/24/22 10:33

Received By KD

Sample Receipt Checklist

Chain of Custody

- | | | | |
|--------------------------------------|--|------------------------------------|----------------------------------|
| 1. Is the Chain of Custody complete? | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No | |
| 2. How was the sample delivered? | <input checked="" type="checkbox"/> Hand Delivered | <input type="checkbox"/> Picked Up | <input type="checkbox"/> Shipped |

Log In

- | | | | |
|---|---|--|------------------------------|
| 3. Cooler or Shipping Container is present. | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> N/A |
| 4. Cooler or Shipping Container is in good condition. | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> N/A |
| 5. Cooler or Shipping Container has Custody Seals present. | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | <input type="checkbox"/> N/A |
| 6. Was an attempt made to cool the samples? | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> N/A |
| 7. Temperature of cooler (0°C to 8°C recommended) | <u>-1.0 °C</u> | | |
| 8. Temperature of sample(s) (0°C to 8°C recommended) | <u>4.5 °C</u> | | |
| 9. Did all containers arrive in good condition (unbroken)? | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No | |
| 10. Is it clear what analyses were requested? | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No | |
| 11. Did container labels match Chain of Custody? | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No | |
| 12. Are matrices correctly identified on Chain of Custody? | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No | |
| 13. Are correct containers used for the analysis indicated? | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No | |
| 14. Is there sufficient sample volume for indicated analysis? | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No | |
| 15. Were all containers properly preserved per each analysis? | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No | |
| 16. Were VOA vials collected correctly (no headspace)? | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> N/A |
| 17. Were all holding times able to be met? | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No | |

Discrepancies/ Notes

- | | | | |
|---|------------------------------|-----------------------------|---|
| 18. Was client notified of all discrepancies? | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input checked="" type="checkbox"/> N/A |
|---|------------------------------|-----------------------------|---|

Person Notified: _____

Date: _____

By Whom: _____

Via: _____

Regarding: _____

19. Comments. _____

Libby Environmental, Inc.

Chain of Custody Record

www.LibbyEnvironmental.com

4139 Libby Road NE
Olympia, WA 98506

Ph: 360-352-2110
Fax: 360-352-4154

Date: 5/24/22

Page: 1 of 1

Client: AEG

Project Manager: Scott Rose

Address: 2633 Parkmount Lane SW, Suite A

Project Name: H&H Diesel

City: Olympia State: WA Zip: 98502

Location: 407 Porter Way City, State: Milton, WA

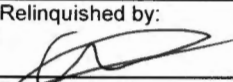
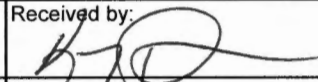
Phone: (360) 352-9835 Fax: (360) 352-8164

Collector: Christina Mroz Date of Collection: 5/24/22

Client Project # 15-112

Email: Srose@AEGWA.com

| Sample Number | Depth | Time | Sample Type | Container Type | | | | | | | | | | | | | Field Notes |
|---------------|-------|------|-------------|----------------|----------|-----------|-------------|--|--|--|--|--|--|--|--|--|-------------|
| | | | | | NWTPH-Gx | BTEX 8260 | NWTPH-Dx/Dx | | | | | | | | | | |
| 1 MW-4 | — | 0916 | Grab | mixed | X | X | X | | | | | | | | | | |
| 2 MW-5 | — | 0807 | ↓ | ↓ | X | X | X | | | | | | | | | | |
| 3 MW-6 | — | 0837 | ↓ | ↓ | X | X | X | | | | | | | | | | |
| 4 | | | | | | | | | | | | | | | | | |
| 5 | | | | | | | | | | | | | | | | | |
| 6 | | | | | | | | | | | | | | | | | |
| 7 | | | | | | | | | | | | | | | | | |
| 8 | | | | | | | | | | | | | | | | | |
| 9 | | | | | | | | | | | | | | | | | |
| 10 | | | | | | | | | | | | | | | | | |
| 11 | | | | | | | | | | | | | | | | | |
| 12 | | | | | | | | | | | | | | | | | |
| 13 | | | | | | | | | | | | | | | | | |
| 14 | | | | | | | | | | | | | | | | | |
| 15 | | | | | | | | | | | | | | | | | |
| 16 | | | | | | | | | | | | | | | | | |
| 17 | | | | | | | | | | | | | | | | | |

| | | | | | |
|---|---------------------------|---|---------------------------|--|--|
| Relinquished by:  | Date / Time: 5/24/22 1053 | Received by:  | Date / Time: 5/24/22 1053 | Sample Receipt Good Condition? Y N Temp. 11 °C Seals Intact? Y N N/A Total Number of Containers | Remarks: TAT: 24HR 48HR 5-DAY |
| Relinquished by: | Date / Time: | Received by: | Date / Time: | | |
| Relinquished by: | Date / Time: | Received by: | Date / Time: | | |
| Relinquished by: | Date / Time: | Received by: | Date / Time: | | |

Site Inspection Checklist - PLIA

| I. SITE INFORMATION | | | | | | | | | | | | | |
|---|--|---|--|---|--|--|---|---|--|---|--|--------------------------------------|--|
| Site name: H&H Diesel (Former) | Date of inspection: 5.24.2022 | | | | | | | | | | | | |
| Location and Region: 407 Porter Way Milton, WA | F/S ID: 89863773 PTAP ID: PSW031 | | | | | | | | | | | | |
| Agency, office, or company leading the five-year review: PLIA | Weather/temperature: 53* Overcast | | | | | | | | | | | | |
| Remedy Includes: (Check all that apply) <table border="0"> <tr> <td><input type="checkbox"/> Landfill cover/containment</td> <td><input type="checkbox"/> Containment (Monitored natural attenuation-Soil/GW)</td> </tr> <tr> <td><input checked="" type="checkbox"/> Access controls</td> <td><input type="checkbox"/> Groundwater containment</td> </tr> <tr> <td><input checked="" type="checkbox"/> Institutional controls</td> <td><input type="checkbox"/> Vertical barrier walls</td> </tr> <tr> <td><input type="checkbox"/> Groundwater pump and treatment</td> <td></td> </tr> <tr> <td><input type="checkbox"/> Surface water collection and treatment</td> <td></td> </tr> <tr> <td><input type="checkbox"/> Other _____</td> <td></td> </tr> </table> | | <input type="checkbox"/> Landfill cover/containment | <input type="checkbox"/> Containment (Monitored natural attenuation-Soil/GW) | <input checked="" type="checkbox"/> Access controls | <input type="checkbox"/> Groundwater containment | <input checked="" type="checkbox"/> Institutional controls | <input type="checkbox"/> Vertical barrier walls | <input type="checkbox"/> Groundwater pump and treatment | | <input type="checkbox"/> Surface water collection and treatment | | <input type="checkbox"/> Other _____ | |
| <input type="checkbox"/> Landfill cover/containment | <input type="checkbox"/> Containment (Monitored natural attenuation-Soil/GW) | | | | | | | | | | | | |
| <input checked="" type="checkbox"/> Access controls | <input type="checkbox"/> Groundwater containment | | | | | | | | | | | | |
| <input checked="" type="checkbox"/> Institutional controls | <input type="checkbox"/> Vertical barrier walls | | | | | | | | | | | | |
| <input type="checkbox"/> Groundwater pump and treatment | | | | | | | | | | | | | |
| <input type="checkbox"/> Surface water collection and treatment | | | | | | | | | | | | | |
| <input type="checkbox"/> Other _____ | | | | | | | | | | | | | |
| Attachments: <input type="checkbox"/> Inspection team roster attached <input checked="" type="checkbox"/> Site map attached | | | | | | | | | | | | | |
| II. INSTITUTIONAL CONTROLS <input checked="" type="checkbox"/> Applicable <input type="checkbox"/> N/A | | | | | | | | | | | | | |
| A. Fencing | | | | | | | | | | | | | |
| 1. Fencing damaged <input checked="" type="checkbox"/> Location shown on site map <input checked="" type="checkbox"/> Gates secured <input checked="" type="checkbox"/> N/A Remarks <u>No damage-</u> | | | | | | | | | | | | | |
| B. Other Access Restrictions | | | | | | | | | | | | | |
| 1. Signs and other security measures <input checked="" type="checkbox"/> Location shown on site map <input type="checkbox"/> N/A Remarks <u>Coded gate in fence for only entrance. Former excavation capped with asphalt. Entire Site capped.</u> | | | | | | | | | | | | | |
| III. STORM DRAINS/CATCH BASINS & SOIL COVERED BY THE COVENANT & WELLS | | | | | | | | | | | | | |
| A. Catch Basin Tested to Ensure Water-Tight Construction | | | | | | | | | | | | | |
| 1. Date Tested <u>5.24.2022</u> Passed: <input checked="" type="checkbox"/> Failed: <input type="checkbox"/> If Failed; Date of Reconstruction _____ Remarks <u>General Observation, no pressure testing was performed. Observed water in base of stormwater vault no current inclement weather, Additional stormwater vaults were in similar good condition.</u> | | | | | | | | | | | | | |
| B. Surface Areas: Around Catch Basins & Soil Covered by the Covenant | | | | | | | | | | | | | |
| 1. Settlement (Low spots) <input type="checkbox"/> Location shown on site map <input checked="" type="checkbox"/> Settlement not evident Areal extent _____ Depth _____ Remarks <u>Entire parking lot in excellent condition and maintaining structural integrity with constant semi-trailer combo, large scale truck traffic.</u> | | | | | | | | | | | | | |
| 2. Cracks <input type="checkbox"/> Location shown on site map <input checked="" type="checkbox"/> Cracking not evident Lengths _____ Widths _____ Depths _____ Remarks <u>Entire parking lot in excellent condition and maintaining structural integrity with constant semi-trailer combo, large scale truck traffic.</u> | | | | | | | | | | | | | |

| | | | |
|---|--|--|---|
| 3. | Erosion | <input type="checkbox"/> Location shown on site map | <input checked="" type="checkbox"/> Erosion not evident |
| Areal extent_____ | | Depth_____ | |
| Remarks Entire parking lot in excellent condition and maintaining structural integrity with constant semi-trailer combo, large scale truck traffic. | | | |
| 4. | Holes | <input type="checkbox"/> Location shown on site map | <input checked="" type="checkbox"/> Holes not evident |
| Areal extent_____ | | Depth_____ | |
| Remarks Entire parking lot in excellent condition and maintaining structural integrity with constant semi-trailer combo, large scale truck traffic. | | | |
| 5. | Monitoring Wells | | |
| <input checked="" type="checkbox"/> Properly secured/locked | | <input checked="" type="checkbox"/> Functioning | <input checked="" type="checkbox"/> Routinely sampled |
| <input checked="" type="checkbox"/> All required wells located | | <input type="checkbox"/> Needs Maintenance | <input type="checkbox"/> N/A |
| Remarks_____ | | | |
| C. Monitoring Data | | | |
| 1. Monitoring Data | | | |
| <input checked="" type="checkbox"/> Is routinely submitted on time | | <input checked="" type="checkbox"/> Is of acceptable quality | |
| 2. Monitoring data suggests: | | | |
| <input checked="" type="checkbox"/> Groundwater plume is effectively contained | | <input checked="" type="checkbox"/> Contaminant concentrations are declining | |
| D. Containment Remedy (Monitored Natural Attenuation) | | | |
| | | | |
| 1. | Monitoring Wells (natural attenuation remedy) | | |
| <input checked="" type="checkbox"/> Properly secured/locked | | <input checked="" type="checkbox"/> Functioning | <input checked="" type="checkbox"/> Routinely sampled |
| <input checked="" type="checkbox"/> All required wells located | | <input type="checkbox"/> Needs Maintenance | <input type="checkbox"/> N/A |
| Remarks All wells in good working order and will maintain adequate functionality to at least 5 years at a minimum | | | |
| IV. OTHER REMEDIES | | | |
| If there are remedies applied at the site which are not covered above, attach an inspection sheet describing the physical nature and condition of any facility associated with the remedy. An example would be soil vapor extraction. | | | |
| V. OVERALL OBSERVATIONS | | | |
| A. | Implementation of the Remedy | | |

Describe issues and observations relating to whether the remedy is effective and functioning as designed. Begin with a brief statement of what the remedy is to accomplish (i.e., to contain contaminant plume, minimize infiltration and gas emission, etc.).

AEG utilized a permeable reactive filter made of wood (not cedar) wrapped in Mirafi geotextile fabric for the purpose of contaminant degradation.

After the excavation RegenOx products were added to address the contaminants that could not be excavated under the building or to the north

that were inaccessible due to buried utilities. Groundwater has been under cleanup levels for an extended period of time.

B. Adequacy of O&M

Describe issues and observations related to the implementation and scope of O&M procedures. In particular, discuss their relationship to the current and long-term protectiveness of the remedy.

No current O&M exists for remedial systems other than general observation of asphalt cap, stormwater catch basins, and onsite groundwater monitoring wells.

C. Early Indicators of Potential Remedy Problems

Describe issues and observations such as unexpected changes in the cost or scope of O&M or a high frequency of unscheduled repairs, which suggest that the protectiveness of the remedy may be compromised in the future.

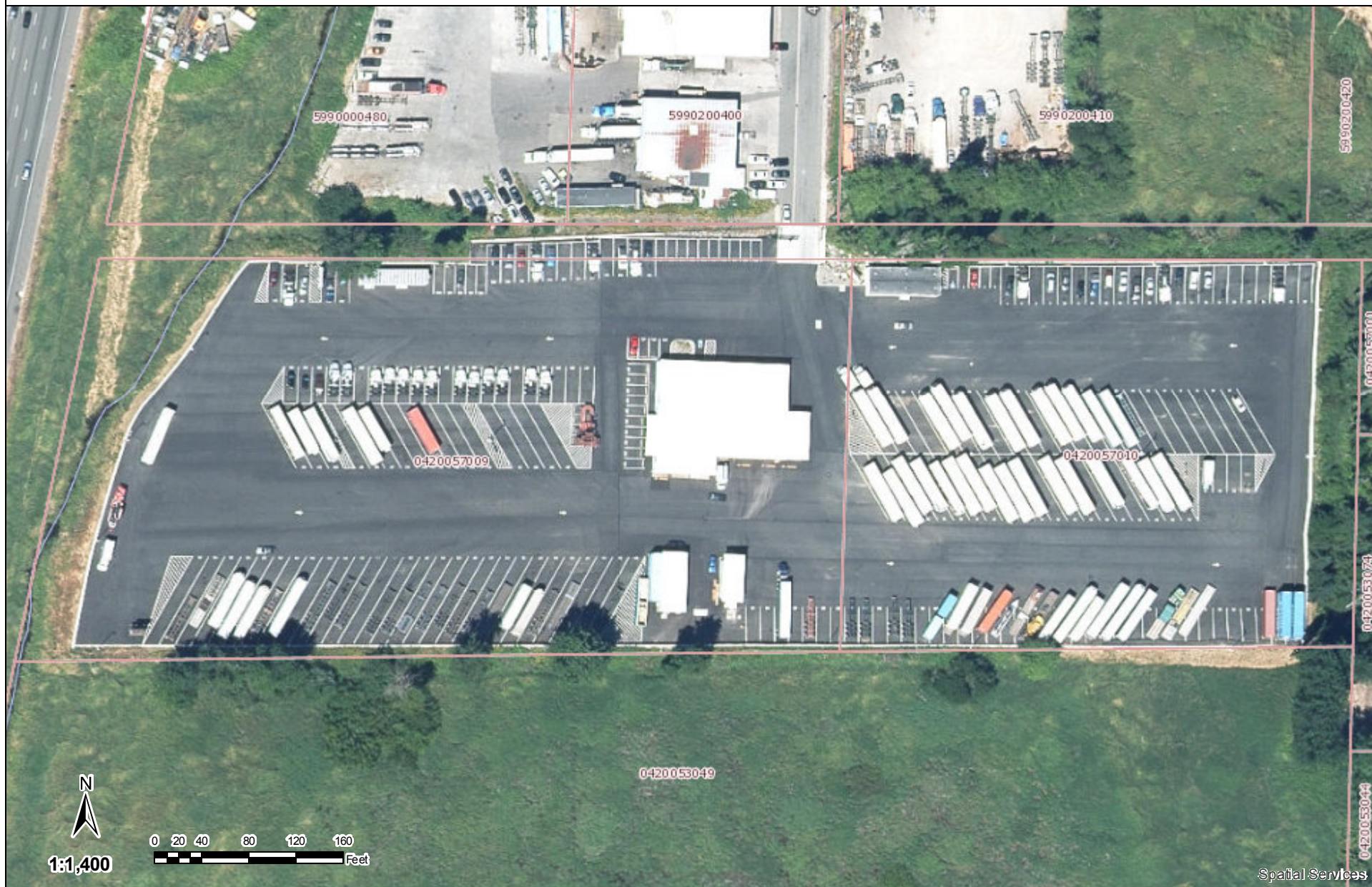
None.

D. Opportunities for Optimization

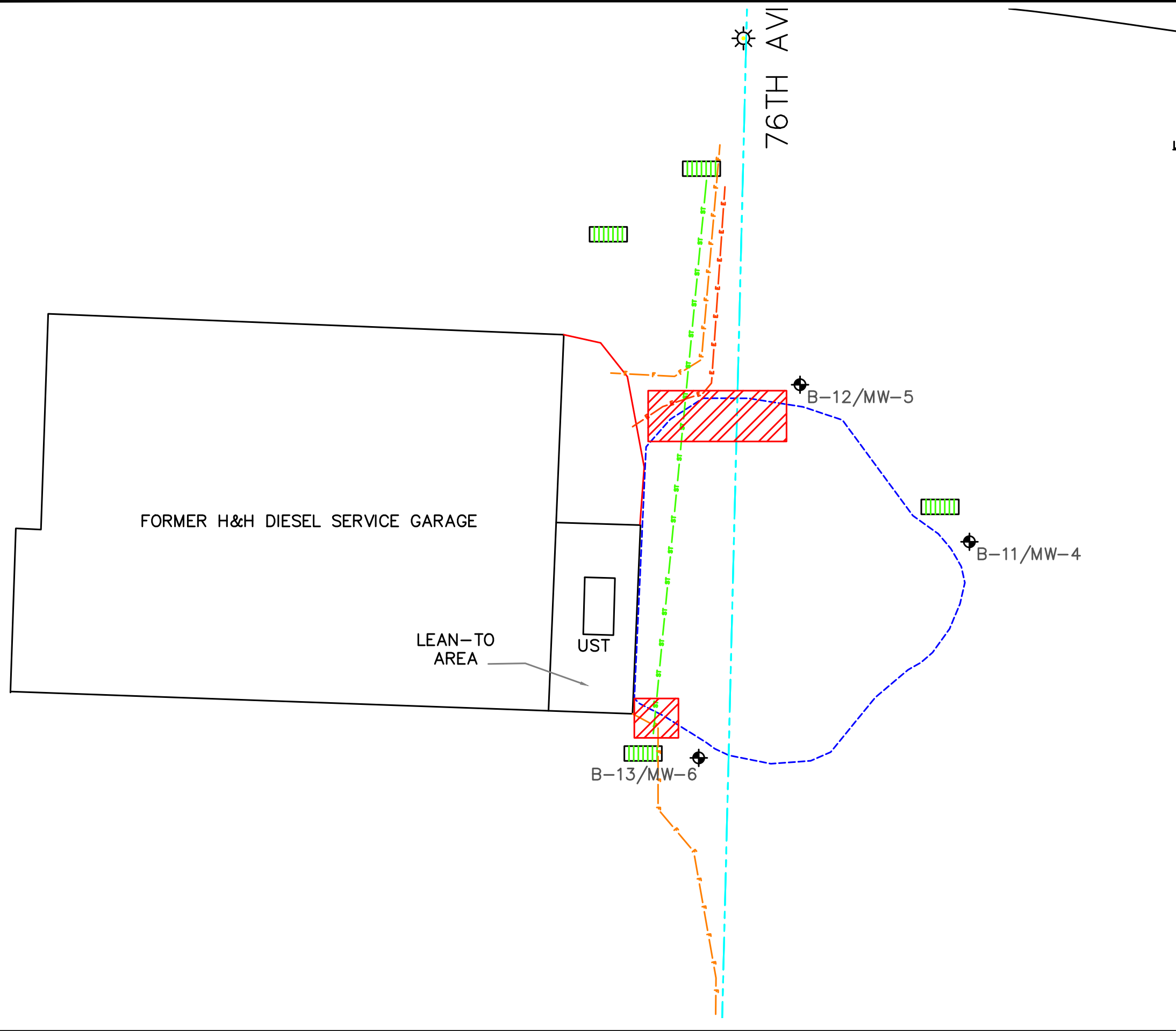
Describe possible opportunities for optimization in monitoring tasks or the operation of the remedy.

None.

Figure 1 - Current Site Layout - H&H Diesel



Disclaimer: Map features are approximate and have not been surveyed. Additional features not yet mapped may be present. Pierce County assumes no liability for variations ascertained by formal survey. 10/31/2018



LEGEND

| | |
|-------|--|
| — | PROPERTY LINE |
| ◆ | GROUNDWATER MONITORING WELL LOCATION (AEG) |
| ▨ | STORM DRAIN/CATCH BASIN |
| ☼ | LIGHT POLE |
| — | FIBER OPTIC LINE |
| — | ELECTRIC LINE |
| — | STORM WATER LINE |
| - - - | APPROXIMATE LIMIT OF EXCAVATION |
| ▨ | SOIL COVERED BY ENVIRONMENTAL COVENANT |

- NOTES**
1. THE LOCATIONS OF ALL FEATURES SHOWN ARE APPROXIMATE
 2. THIS DRAWING IS FOR INFORMATION PURPOSES. IT IS INTENDED TO ASSIST IN SHOWING FEATURES DISCUSSED IN AN ATTACHED DOCUMENT.

REFERENCE

DRAWING CREATED FROM AERIAL PHOTOGRAPH AND NOTES PROVIDED BY AEG, LLC.



FIGURE 2
SITE MAP
WITH SOIL COVERED BY ENVIRONMENTAL COVENANT

H & H PROPERTY
407 PORTER WAY
MILTON, WASHINGTON