January 25, 2021

Mr. Shawn Rahimzadeh
Excellent Choice Auto Sales
P. O. Box 13440
Mill Creek, Washington 98082

RE: Groundwater Monitoring Well Installation
Marysville Excellent Choice Auto Sales
9302, 9310, and 9314 State Avenue
Marysville, Washington 98270
RGI Project No. 2018-244-1

Dear Mr. Rahimzadeh:

The following corrections were made to the Final Report for the above listed subject property. We have issued a new report with the following changes.

Reference Page	Previously Read	Now Reads	Reason
Figure 2	TP6 Depth = 10	TP6 Depth = 29	Typographical error
Figure 3	TP5 Gas Concentration = 1,300	TP5 Gas Concentration = 1,900	Typographical error

Please let me know if you have any questions. We appreciate being of service.

Regards,
THE RILEY GROUP, INC.

Audrey R. Day, RG, LHG
Senior Environmental Manager

Corporate Office
17522 Bothell Way Northeast
Bothell, Washington 98011
Phone 425.415.0551 ♦ Fax 425.415.0311

www.riley-group.com

January 18, 2021

Mr. Shawn Rahimzadeh
Excellent Choice Auto Sales
P. O. Box 13440
Mill Creek, Washington 98082

RE: Groundwater Monitoring Well Installation
Marysville Excellent Choice Auto Sales
9302, 9310, and 9314 State Avenue
Marysville, Washington 98270
RGI Project No. 2018-244-1

Dear Mr. Rahimzadeh:

The Riley Group, Inc. (RGI) has conducted a Groundwater Monitoring Well Installation (GW Installation) for the Excellent Choice Auto Sales Property located at 9302, 9310, and 9314 State Avenue in Marysville, Washington (hereafter referred to as the Property, Figure 1).

This GW Installation was performed at the request of Mr. Shawn Rahimzadeh with Excellent Choice Auto Sales (hereafter referred to as the Client). The scope of work for this project was performed in general accordance with our *Groundwater Monitoring Well Installation Proposal* (2018-244-PRP2) dated December 9, 2019 and approved by the Client on December 10, 2020.

In addition, this GW Installation report has incorporated the results of RGI's February 2019 Preliminary Phase II subsurface investigation and August 2019 Supplemental Phase II subsurface investigation. All test probe and monitoring well logs prepared by RGI, and analytical laboratory reports, during this project to-date are included in the attached Appendices.

POTENTIAL CONTAMINANTS OF CONCERN

Based on available information for the Property, the following potential contaminants of concern (PCOCs) in soil and/or groundwater were identified as follows:

- Diesel- range Total Petroleum Hydrocarbons (TPHd). Note: the diesel-range TPH concentration was flagged "x" by the analytical chemist- meaning the sample chromatographic pattern does not resemble the fuel standard used for quantification.
- Gasoline-range Total Petroleum Hydrocarbons (TPHg)
- Ethylbenzene and xylenes
- Naphthalene

The soil and groundwater screening levels for the PCOCs are obtained from Washington State Department of Ecology's (Ecology's) Model Toxics Control Act (MTCA) Method A Soil and Groundwater Cleanup Levels (as shown on Ecology's Cleanup Levels and Risk Calculation [CLARC] on-line database). The CLARC database is developed and maintained by Ecology and helps establish cleanup levels for hazardous waste sites to comply with the MTCA Cleanup Regulation, Chapter 173-340 Washington Administrative Code (WAC).

SCOPE OF SERVICES

The scope of work for this project included the following:

- Performed public and private utility locating in an attempt to identify the location(s) of buried utility lines servicing the existing buildings on the Property.
- Advanced three (3) direct-push test probes to better define the nature and extent of soil and/or groundwater quality at the Property. Soil samples were collected during the test probe investigation and were advanced to a maximum depth of 37 feet below ground surface (bgs). Following the test probe investigation, these three test probe locations were completed as permanent groundwater monitoring wells (MW1 through MW3).
- Collected groundwater samples from MW1 through MW3 after developing the monitoring wells by purging approximately five well volumes.
- Surveyed monitoring well elevations, based on NADV88, to determine a groundwater flow direction.
- Submitted select soil and groundwater samples for laboratory analysis of the PCOCs.
- Compared analytical results to the routine Ecology MTCA Method A Soil Cleanup Levels for Unrestricted Land Uses and MTCA Method A Cleanup Levels for Ground Water (WAC 173-340).
- Prepared this report presenting our findings, observations, conclusions, and recommendations.

REGULATORY ANALYSIS OF SITE CONDITIONS UNDER MTCA

Washington's hazardous waste cleanup law, the Model Toxics Control Act (70.105D RCW), mandates the necessity for site cleanups to protect human health and the environment. The MTCA Cleanup Regulation (173-340 WAC) defines the approach for establishing cleanup requirements for individual sites, including the establishment of cleanup standards and selection of cleanup actions.

The MTCA Cleanup Regulation provides three options for establishing generic and site-specific cleanup levels for soil and groundwater. Method A cleanup levels have been adopted for specific purposes and are intended to provide conservative cleanup levels for sites undergoing routine site characterization or cleanup actions or those sites with relatively few hazardous substances. Method B and C cleanup levels are set using a site risk assessment, which focus on the use of "reasonable maximum exposure" assumptions based on site-specific characteristics and toxicity of the contaminants of concern.

For purposes of comparison, analytical laboratory data for this project are compared to the *MTCA Method A Soil Cleanup Levels for Unrestricted Land Uses* and the *MTCA Method A Cleanup Levels for Groundwater*, summarized in the attached Tables 1 and 2, respectively.

PRIVATE AND PUBLIC UTILITY LOCATE

At least 48 hours prior to commencing our subsurface investigation, RGI contacted One-Call to locate known public underground utilities near, or on, the Property. Public underground utilities located included electric, natural gas, telecommunications, water, sewer, and cable.

RGI also retained a private utility locator to locate private water, natural gas, electric, and other metallic underground utility conduits potentially located in the vicinity of the proposed boring locations.

SOIL SAMPLING ACTIVITIES

During the test probe investigation, a continuous soil core was collected (sample recovery was generally 80 to 100%). Discrete vadose zone soil samples were collected from each test probe at five-foot sampling depth intervals (from depths of five to 27 feet bgs). In total, 18 discrete soil samples were collected and field screened for the presence of volatile organic compounds (VOCs) using a portable gas photoionization detector (PID) and/or water sheen test. All PID readings were 0.0 (no detections). Test probe and monitoring well logs are included in Appendix A.

GROUNDWATER MONITORING WELL INSTALLATION ACTIVITIES

On December 18, 2020, RGI advanced three test probes, which were completed as permanent groundwater monitoring wells MW1 through MW3, with a maximum depth of approximately 37 feet bgs. All test probes were advanced using a Geoprobe 7730DT direct push drill rig. Tooling utilized during test probe drilling and monitoring well installation consisted of either 3.25-inch or 2.25-inch diameter sample rods or drive rods. During soil sample collection and well installation, the borehole across the entire soil vadose zone remained open (that is, the vadose zone soils did not slough, or cave-in during drilling).

The groundwater monitoring wells were constructed of 1-inch diameter, pre-sand packed well screens manufactured by Geoprobe Systems. The well screens were installed at depths of either 30-ft. to 20-ft. bgs (MW3) or between 37-ft to 27-ft. bgs (MW1 and MW2). Well casing (1-inch diameter) extended from the top of well screen to near surface.

An expendable drive point was used to set the well at the preferred depth. Sand pack was placed around the pre-pack well screened interval to up to 6-inch inches above the top of screen. Hydrated bentonite was placed above the sand pack to approximately one-ft. below grade and completed with concrete and a traffic-rated, flush mount well monument.

On December 23, 2020, RGI collected a total of three groundwater samples, one from each monitoring well location.

SUBSURFACE CONDITIONS

Soil conditions encountered were described using the Unified Soil Classification System (USCS). Subsurface soil encountered during drilling consisted of fine to medium sand. Groundwater was encountered during drilling from approximately 26.7 to 28.2 feet bgs, and at approximately 26.1 to 27.8 feet bgs during monitoring well sampling. RGI's boring logs and well construction details are included in Appendix A for reference.

SAMPLING PROTOCOLS

All samples were collected in accordance with our standard operating and decontamination procedures. Prior to advancing each test probe and between each sampling attempt, the sampling equipment and sampling tools were decontaminated by washing in an aqueous detergent solution consisting of a non-phosphate detergent and potable water, and then rinsing with potable water.

Samples were placed in preconditioned, sterilized containers provided by an Ecology-accredited analytical laboratory. If soil samples were collected for analysis of VOCs, they were collected using the Environmental Protection Agency's Method 5035 sampling method. The samples were placed in a cooler with ice throughout the field program, with all subsequent transportation and transfer accomplished in strict accordance with RGI's chain-of-custody procedures.

Analytical test certificates, including quality control, data, and chain-of-custody documentation for all samples submitted to the analytical testing laboratory by RGI as part of the Phase II investigations are included in Appendix B. All test probes were abandoned using hydrated bentonite chips and ready-mix asphalt to match existing pavement.

GROUNDWATER MONITORING WELL SAMPLING

Three groundwater monitoring well (MW1 through MW3) samples were collected during this project for laboratory analysis. Prior to collecting groundwater samples, field personnel developed and purged groundwater from each monitoring well in an effort to remove turbid water. RGI developed and purged each well until a maximum of 3 gallons of water had been removed or until the purge water was visually clear, whichever came first. Purge water and groundwater samples were collected using a peristaltic pump and polyethylene tubing. New tubing was used for each groundwater monitoring well sample.

WELL TOP OF CASING ELEVATIONS AND DEPTH TO GROUNDWATER ELEVATIONS

RGI recorded the top of casing (TOC) elevation for each of the three groundwater monitoring wells using a laser level and transit. TOC elevations obtained and reported by RGI were based on the NAVD88 horizontal reference datum. The depth to groundwater measurements, TOC elevations, and corresponding groundwater elevations are summarized in Table 2, and are summarized below.

TOC elevations for monitoring wells MW1, MW2, and MW3 were 39.59, 40.28, and 39.93 feet, respectively. Depth to groundwater measurements ranged from 26.1 feet (MW3) to 27.8 feet (MW2) below TOC. The corresponding groundwater elevations, as recorded on December 23, 2020, for wells MW1, MW2, and MW3 were 12.39 feet, 12.08 feet, and 13.23 feet, respectively. Based on the groundwater elevation data collected on December 23, 2020, the groundwater flow direction underlying the Property is to the west at a gradient of approximately 0.01 feet per foot (Figure 3).

ANALYTICAL LABORATORY ANALYSIS

Two out of eighteen (18) discrete soil samples, and all three groundwater samples, collected during this project were selected for laboratory analyses. Soil and groundwater grab samples collected during this investigation were submitted to Friedman & Bruya, Inc. of Seattle, Washington, for one or more of the following laboratory analyses:

- Gasoline-range TPH using Northwest Test Method NWTPH-Gx
- Diesel- and oil-range TPH using Northwest Method NWTPH-Dx
- BTEX using EPA Test Method 8021B

LABORATORY ANALYTICAL RESULTS

Soil and groundwater analytical results and related field screening data are summarized in the attached tables and figures, and are discussed below.

Copies of the analytical laboratory report and associated sample chain-of-custody forms are included in Appendix B.

<u>Soil Analytical Results</u>

Two (2) soil samples were submitted for TPHg, BTEX, TPHd and TPHo analysis. TPHg, BTEX, TPHd and TPHo were not detected above the laboratory detection limit in any of the samples.

Groundwater Analytical Results

Three (3) groundwater grab samples were submitted for TPHg, BTEX, TPHd and TPHo analysis. TPHg, BTEX, TPHd and TPHo were not detected above the laboratory detection limit in any of the samples.

CONCLUSIONS

Based on the findings, the installation of groundwater monitoring wells better defined the nature and extent of soil and groundwater contamination underlying the subject Property.

LIMITATIONS

This report is the property of RGI, Mr. Shawn Rahimzadeh of Excellent Choice Auto Sales, and their authorized representatives or affiliates and was prepared in a manner consistent with the level of skill and care ordinarily exercised by members of the profession currently practicing in the same locality and under similar conditions. This report is intended for specific application to the Marysville Excellent Choice Auto Sales Property located at 9302, 9310, and 9314 State Avenue in Marysville, Washington. No other warranty, expressed or implied, is made.

The analyses and recommendations presented in this report are based upon data obtained from our review of available information at the time of preparing this report, our test pits excavated or test borings drilled on the Property, or other noted data sources. Conditional changes may occur through time by natural or human-made process on this or adjacent properties. Additional changes may occur in legislative standards, which may or may not be applicable to this report. These changes, beyond RGI's control, may render this report invalid, partially or wholly. If variations appear evident, RGI should be requested to reevaluate the recommendations in this report.

Please contact us at (425) 415-0551 if you have any questions or need additional information.

Sincerely,

THE RILEY GROUP, INC.

Stafford Larsen
Project Geologist

Paul D. Riley, LG, LHG
Principal

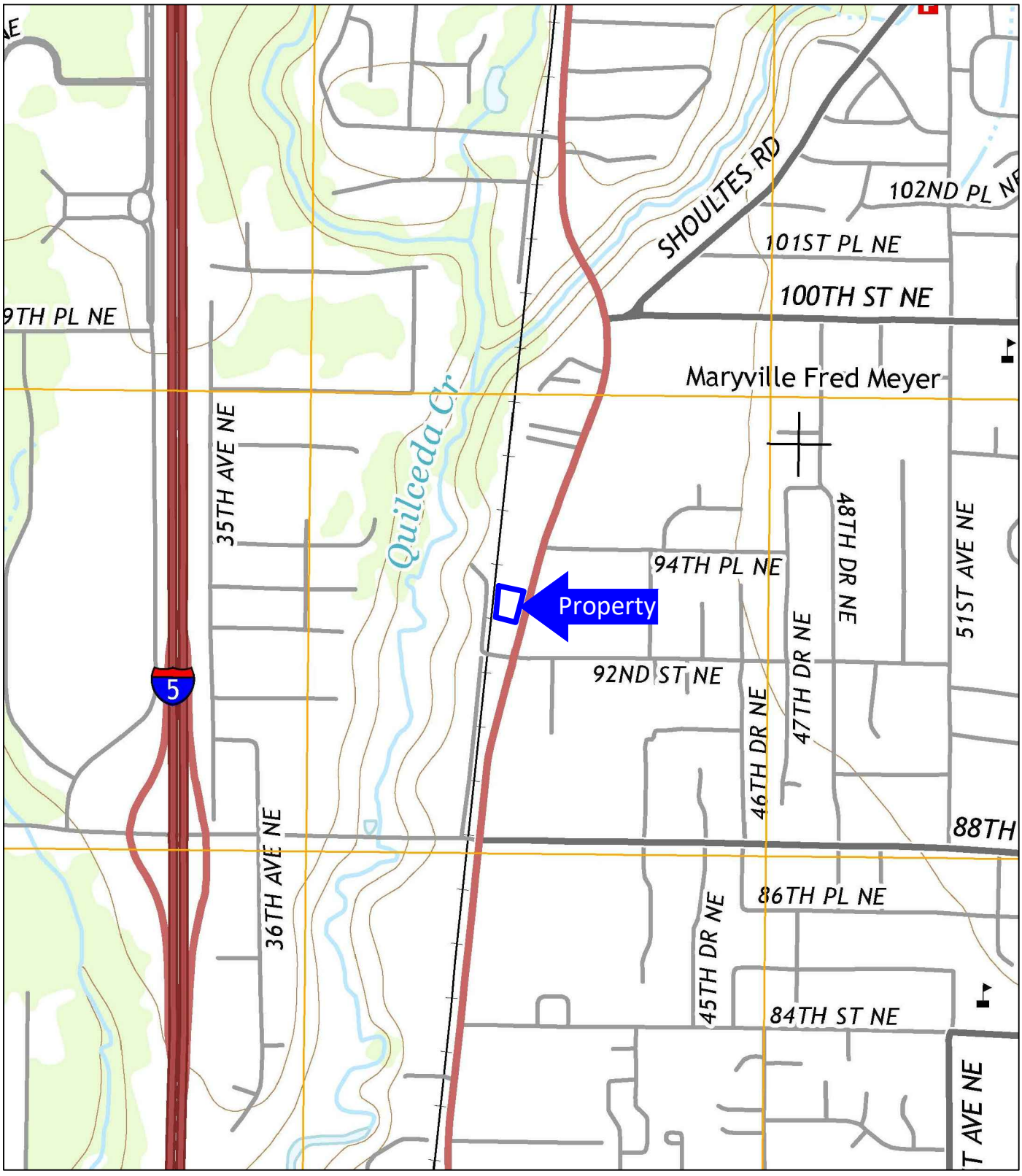
Attachments

Figure 1, Property Vicinity Map
Figure 2, Property Representation with Soil Analytical Results
Figure 3, Property Representation with Groundwater Analytical Results

Table 1, Summary of Soil Sample Analytical Laboratory Results
Table 2, Summary of Groundwater Monitoring Well Sample Laboratory Results
Table 3, Summary of Groundwater Grab Sample Analytical Laboratory Results

Appendix A, Boring Logs
Appendix B, Analytical Laboratory Reports and Chains of Custody

Report Distribution *Mr. Shawn Rahimzadeh (one electronic PDF)*



USGS, 2014, Marysville, Washington
7.5-Minute Quadrangle

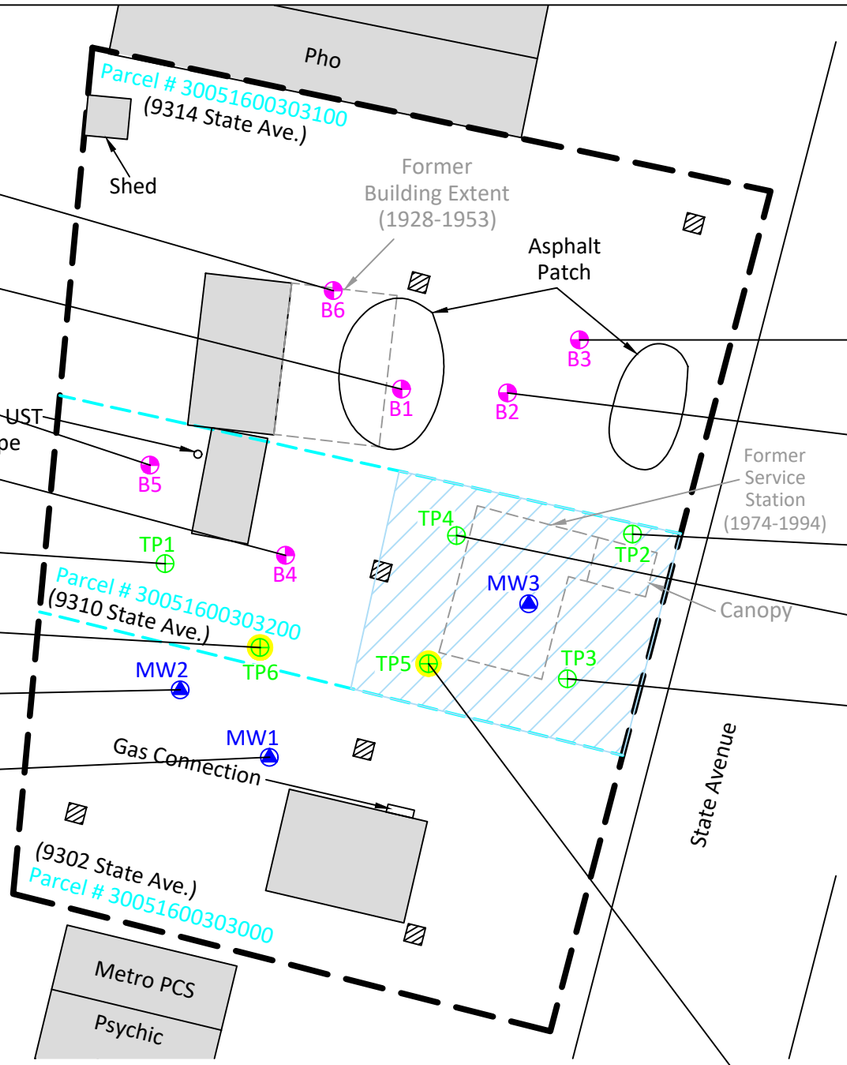
Approximate Scale: 1"=1000'

0 500 1000 2000

N

RILEYGROUP
Corporate Office
17522 Bothell Way Northeast
Bothell, Washington 98011
Phone: 425.415.0551
Fax: 425.415.0311

Marysville Excellent Choice Auto Sales		Figure 1
RGI Project Number 2018-244-1	Property Vicinity Map	Date Drawn: 01/2021
Address: 9302, 9310 & 9314 State Avenue, Marysville Washington 98270		



B6					
Date	Depth	BTEX	HCID		
			Gas	DSL	Oil
02/21/19	15	ND	ND	ND	ND

B1					
Date	Depth	BTEX	HCID		
			Gas	DSL	Oil
02/21/19	15	**T=0.026**	ND	ND	ND

B5			
Date	Depth	DSL	Oil
02/21/19	15	ND	ND

B4					
Date	Depth	BTEX	HCID		
			Gas	DSL	Oil
02/21/19	15	ND	ND	ND	ND
	25	ND	ND	ND	ND

TP1					
Date	Depth	Gas	BTEX	DSL	Oil
08/08/19	30	ND	ND	ND	ND

TP6								
Date	Depth	Gas	B	T	E	X	DSL	Oil
08/08/19	29	**64**	ND	**0.08**	**0.18**	**0.51**	ND	ND

MW2					
Date	Depth	Gas	BTEX	DSL	Oil
12/18/20	27	ND	ND	ND	ND

MW1					
Date	Depth	Gas	BTEX	DSL	Oil
12/18/20	25	ND	ND	ND	ND

B3					
Date	Depth	BTEX	HCID		
			Gas	DSL	Oil
02/21/19	15	ND	ND	ND	ND

B2					
Date	Depth	BTEX	HCID		
			Gas	DSL	Oil
02/21/19	15	ND	ND	ND	ND

TP2					
Date	Depth	Gas	BTEX	DSL	Oil
08/08/19	15	ND	ND	ND	ND

TP4					
Date	Depth	Gas	BTEX	DSL	Oil
08/08/19	10	ND	ND	ND	ND

TP3					
Date	Depth	Gas	BTEX	DSL	Oil
08/08/19	15	ND	ND	ND	ND

TP5															
Date	Depth	Gas	B	T	E	X	DSL	Oil	Naph.	MTBE	Total Metals				
											As	Cd	Cr	Pb	Hg
08/08/19	28	**2,800**	ND	**3.4**	**6.3**	**21**	**63x**	ND	**11.2**	ND	**2.33**	ND	**16.7**	**3.21**	ND

= Soil Analytical Results in mg/kg;

Depth = Feet below ground surface
Gas = Gasoline total petroleum hydrocarbons
BTEX = Benzene, toluene, ethylbenzene, xylenes
DSL/Oil = Diesel/oil total petroleum hydrocarbons
HCID = Hydrocarbon identification
Naph. = Naphthalene
MTBE = Methyl t-butyl ether
As, Cd, Cr, Pb, Hg = Arsenic, cadmium, chromium, lead, mercury
x = The sample chromatographic pattern does not resemble the fuel standard used for quantitation.
ND = Not detected above laboratory detection limits
Bold results (if any) indicate concentrations above laboratory detection limits
Bold and highlighted results (if any) indicate concentrations above MTCA Method A Soil Cleanup Levels

= Groundwater monitoring well by RGI, 12/18/20
= A geophysical survey was completed on 08/08/19. See full report text for discussion of results.
= Stormwater catch basin
= Test probe by RGI, 08/08/19
= Boring by RGI, 02/21/19
= Property boundary

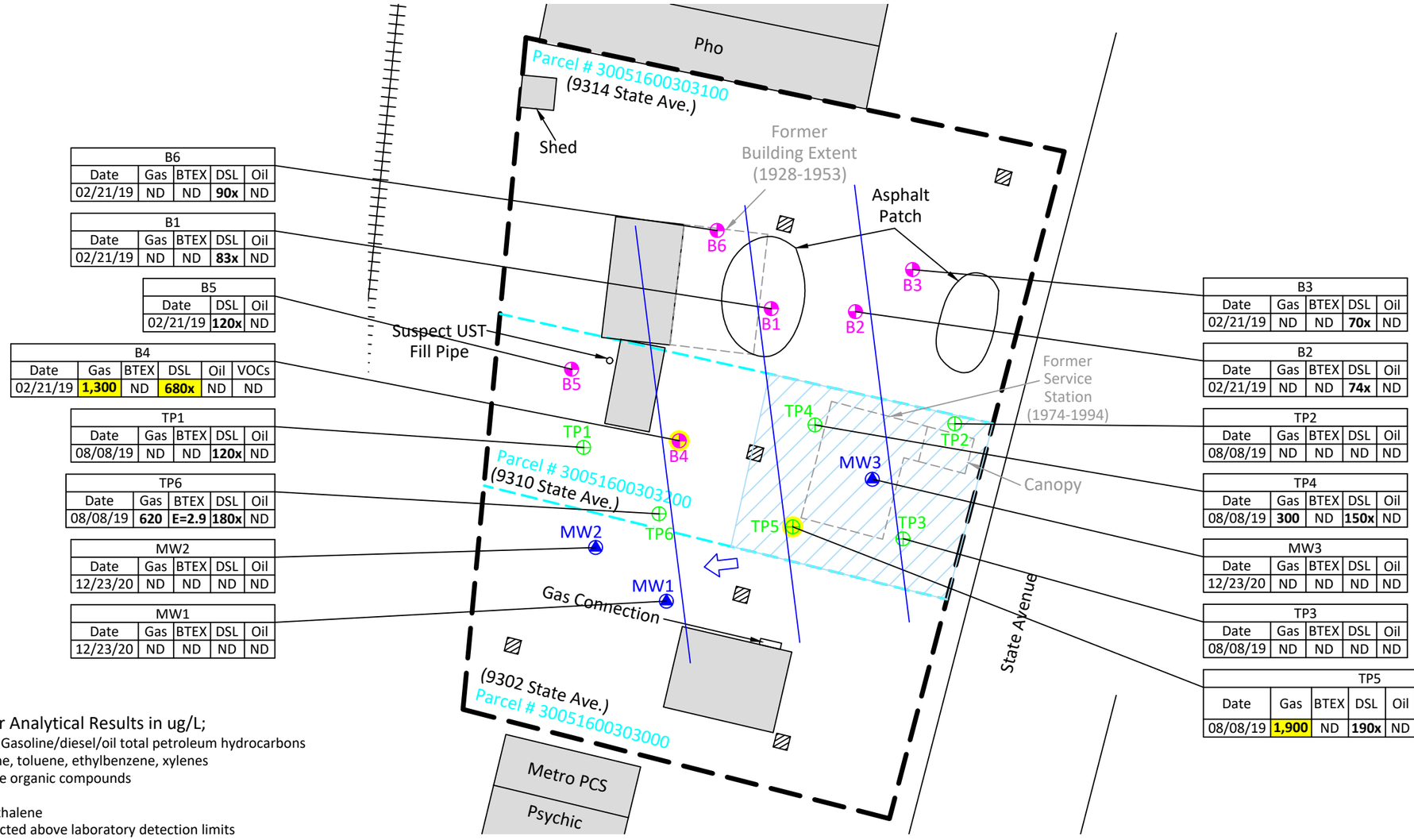
Approximate Scale: 1"=40'
0 20 40 80
N

RILEYGROUP
Corporate Office
17522 Bothell Way Northeast
Bothell, Washington 98011
Phone: 425.415.0551
Fax: 425.415.0311

Marysville Excellent Choice Auto Sales | Figure 2

RGI Project Number 2018-244-1 | Property Representation with Soil Analytical Results | Date Drawn: 01/2021

Address: 9302, 9310 & 9314 State Avenue, Marysville Washington 98270



B6				
Date	Gas	BTEX	DSL	Oil
02/21/19	ND	ND	**90x**	ND

B1				
Date	Gas	BTEX	DSL	Oil
02/21/19	ND	ND	**83x**	ND

B5		
Date	DSL	Oil
02/21/19	**120x**	ND

B4					
Date	Gas	BTEX	DSL	Oil	VOCs
02/21/19	**1,300**	ND	**680x**	ND	ND

TP1				
Date	Gas	BTEX	DSL	Oil
08/08/19	ND	ND	**120x**	ND

TP6				
Date	Gas	BTEX	DSL	Oil
08/08/19	**620**	**E=2.9**	**180x**	ND

MW2				
Date	Gas	BTEX	DSL	Oil
12/23/20	ND	ND	ND	ND

MW1				
Date	Gas	BTEX	DSL	Oil
12/23/20	ND	ND	ND	ND

B3				
Date	Gas	BTEX	DSL	Oil
02/21/19	ND	ND	**70x**	ND

B2				
Date	Gas	BTEX	DSL	Oil
02/21/19	ND	ND	**74x**	ND

TP2				
Date	Gas	BTEX	DSL	Oil
08/08/19	ND	ND	ND	ND

TP4				
Date	Gas	BTEX	DSL	Oil
08/08/19	**300**	ND	**150x**	ND

MW3				
Date	Gas	BTEX	DSL	Oil
12/23/20	ND	ND	ND	ND

TP3				
Date	Gas	BTEX	DSL	Oil
08/08/19	ND	ND	ND	ND

TP5							
Date	Gas	BTEX	DSL	Oil	VOCs	Naph.	Total Lead
08/08/19	**1,900**	ND	**190x**	ND	**H=14**	**1.4**	**2.02**

= Groundwater Analytical Results in ug/L;

Gas/DSL/Oil = Gasoline/diesel/oil total petroleum hydrocarbons
BTEX = Benzene, toluene, ethylbenzene, xylenes
VOCs = Volatile organic compounds
H = Hexane
Naph. = Naphthalene
ND = Not detected above laboratory detection limits
Bold results (if any) indicate concentrations above laboratory detection limits
Bold and highlighted results (if any) indicate concentrations above MTCA Method A Groundwater Cleanup Levels

= Groundwater flow direction
= Groundwater monitoring well by RGI, 12/18/20
= A geophysical survey was completed on 08/08/19. See full report text for discussion of results.
= Stormwater catch basin
= Test probe by RGI, 08/08/19
= Boring by RGI, 02/21/19
= Property boundary

Approximate Scale: 1"=40'
0 20 40 80
N

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Corporate Office
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Marysville Excellent Choice Auto Sales | Figure 3

RGI Project Number 2018-244-1 | Isoconcentration Map with Groundwater Analytical Results | Date Drawn: 01/2021

Address: 9302, 9310 & 9314 State Avenue, Marysville Washington 98270

Table 1. Summary of Soil Sample Analytical Laboratory Results
Marysville Excellent Choice Auto Sales
9302, 9310 & 9314 State Avenue, Marysville Washington 98270
The Riley Group, Inc. Project No. 2018-244-1

Sample Number	Sample Depth	Sample Date	PID	Gasoline	Diesel TPH	Oil TPH	BTEX				HCID			Naph.	MTBE	Total Metals				
							B	T	E	X	Gasoline	Diesel	Heavy Oil			As	Cd	Cr	Pb	Hg
December 2020 Monitoring Well Installation																				
MW1-5	5	12/18/20	0.0	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----
MW1-10	10	12/18/20	0.0	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----
MW1-15	15	12/18/20	0.0	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----
MW1-20	20	12/18/20	0.0	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----
MW1-25	25	12/18/20	0.0	ND<5	ND<50	ND<250	ND<0.02	ND<0.02	ND<0.02	ND<0.06	----	----	----	----	----	----	----	----	----	----
MW1-29	29	12/18/20	0.0	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----
MW2-5	5	12/18/20	0.0	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----
MW2-10	10	12/18/20	0.0	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----
MW2-15	15	12/18/20	0.0	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----
MW2-20	20	12/18/20	0.0	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----
MW2-25	25	12/18/20	0.0	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----
MW2-27	27	12/18/20	0.0	ND<5	ND<50	ND<250	ND<0.02	ND<0.02	ND<0.02	ND<0.06	----	----	----	----	----	----	----	----	----	----
MW3-5	5	12/18/20	0.0	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----
MW3-10	10	12/18/20	0.0	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----
MW3-15	15	12/18/20	0.0	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----
MW3-20	20	12/18/20	0.0	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----
MW3-25	25	12/18/20	0.0	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----
MW3-27	27	12/18/20	0.0	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----
August 2019 Subsurface Investigation																				
TP1-7	7	08/08/19	0.0	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----
TP1-12	12	08/08/19	0.0	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----
TP1-19	19	08/08/19	0.0	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----
TP1-25	25	08/08/19	0.0	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----
TP1-30	30	08/08/19	0.3	ND<5	ND<50	ND<250	ND<0.02	ND<0.02	ND<0.02	ND<0.06	----	----	----	----	----	----	----	----	----	----
TP1-32	32	08/08/19	0.2	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----
TP2-7	7	08/08/19	0.0	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----
TP2-10	10	08/08/19	0.0	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----
TP2-15	15	08/08/19	0.1	ND<5	ND<50	ND<250	ND<0.02	ND<0.02	ND<0.02	ND<0.06	----	----	----	----	----	----	----	----	----	----
TP2-20	20	08/08/19	0.0	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----
TP2-25	25	08/08/19	0.0	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----
TP2-30	30	08/08/19	0.0	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----
TP3-5	5	08/08/19	0.0	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----
TP3-10	10	08/08/19	0.0	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----
MTCA Method A Soil Cleanup Levels for Unrestricted Land Uses				**100/30[1]**	**2,000**		**0.03**	**7**	**6**	**9**	**100/30[1]**	**2,000**		**5**	**0.1**	**20**	**2**	**19/2,000[2]**	**250**	**2**
MTCA Method B TPH Soil Cleanup Level for Direct Contact[3]				**2,588**			----	----	----	----	----	----	----	----	----	----	----	----	----	----

Table 1. Summary of Soil Sample Analytical Laboratory Results
Marysville Excellent Choice Auto Sales
9302, 9310 & 9314 State Avenue, Marysville Washington 98270
The Riley Group, Inc. Project No. 2018-244-1

Sample Number	Sample Depth	Sample Date	PID	Gasoline	Diesel TPH	Oil TPH	BTEX				HCID			Naph.	MTBE	Total Metals				
							B	T	E	X	Gasoline	Diesel	Heavy Oil			As	Cd	Cr	Pb	Hg
TP3-15	15	08/08/19	0.1	ND<5	ND<50	ND<250	ND<0.02	ND<0.02	ND<0.02	ND<0.06	----	----	----	----	----	----	----	----	----	----
TP3-20	20	08/08/19	0.0	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----
TP3-27	27	08/08/19	0.0	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----
TP4-5	5	08/08/19	0.0	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----
TP4-10	10	08/08/19	0.0	ND<5	ND<50	ND<250	ND<0.02	ND<0.02	ND<0.02	ND<0.06	----	----	----	----	----	----	----	----	----	----
TP4-15	15	08/08/19	0.0	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----
TP4-19	19	08/08/19	0.0	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----
TP4-24	24	08/08/19	0.0	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----
TP4-29	29	08/08/19	0.0	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----
TP5-5	5	08/08/19	0.0	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----
TP5-10	10	08/08/19	0.0	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----
TP5-14	14	08/08/19	0.0	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----
TP5-19	19	08/08/19	0.1	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----
TP5-24	24	08/08/19	0.0	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----
TP5-26	26	08/08/19	0.0	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----
TP5-28	28	08/08/19	22.5	**2,800**	**63 x**	ND<250	ND<0.02	**3.4**	**6.3**	**21**	----	----	----	**11.2**	ND<0.386	**2.33**	ND<1	**16.7**	**3.21**	ND<1
TP6-5	5	08/08/19	0.0	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----
TP6-9	9	08/08/19	0.0	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----
TP6-14	14	08/08/19	0.0	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----
TP6-19	19	08/08/19	0.2	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----
TP6-24	24	08/08/19	0.1	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----
TP6-27	27	08/08/19	0.1	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----
TP6-29	29	08/08/19	17.6	**64**	ND<50	ND<250	ND<0.02	**0.08**	**0.18**	**0.51**	----	----	----	----	----	----	----	----	----	----
February 2019 Phase II																				
B1-5	5	02/21/19	0.0	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----
B1-10	10	02/21/19	0.0	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----
B1-15	15	02/21/19	0.0	----	----	----	ND<0.02	**0.026**	ND<0.02	ND<0.06	ND<20	ND<50	ND<250	----	----	----	----	----	----	----
B1-20	20	02/21/19	0.0	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----
B1-27	27	02/21/19	0.0	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----
B2-5	5	02/21/19	0.0	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----
B2-10	10	02/21/19	0.0	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----
B2-15	15	02/21/19	0.0	----	----	----	ND<0.02	ND<0.02	ND<0.02	ND<0.06	ND<20	ND<50	ND<250	----	----	----	----	----	----	----
B2-20	20	02/21/19	0.0	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----
B2-25	25	02/21/19	0.0	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----
MTCA Method A Soil Cleanup Levels for Unrestricted Land Uses				**100/30[1]**	**2,000**		**0.03**	**7**	**6**	**9**	**100/30[1]**	**2,000**		**5**	**0.1**	**20**	**2**	**19/2,000[2]**	**250**	**2**
MTCA Method B TPH Soil Cleanup Level for Direct Contact[3]				**2,588**			----	----	----	----	----	----	----	----	----	----	----	----	----	----

Table 1. Summary of Soil Sample Analytical Laboratory Results
Marysville Excellent Choice Auto Sales
9302, 9310 & 9314 State Avenue, Marysville Washington 98270
The Riley Group, Inc. Project No. 2018-244-1

Sample Number	Sample Depth	Sample Date	PID	Gasoline	Diesel TPH	Oil TPH	BTEX				HCID			Naph.	MTBE	Total Metals				
							B	T	E	X	Gasoline	Diesel	Heavy Oil			As	Cd	Cr	Pb	Hg
B2-27	27	02/21/19	0.0	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----
B2-30	30	02/21/19	0.0	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----
B3-5	5	02/21/19	0.0	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----
B3-10	10	02/21/19	0.0	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----
B3-15	15	02/21/19	0.0	----	----	----	ND<0.02	ND<0.02	ND<0.02	ND<0.06	ND<20	ND<50	ND<250	----	----	----	----	----	----	----
B3-20	20	02/21/19	0.0	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----
B3-25	25	02/21/19	0.0	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----
B3-30	30	02/21/19	0.0	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----
B4-5	5	02/21/19	0.0	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----
B4-10	10	02/21/19	0.0	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----
B4-15	15	02/21/19	0.0	----	----	----	ND<0.02	ND<0.02	ND<0.02	ND<0.06	ND<20	ND<50	ND<250	----	----	----	----	----	----	----
B4-20	20	02/21/19	0.0	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----
B4-25	25	02/21/19	0.0	----	----	----	ND<0.02	ND<0.02	ND<0.02	ND<0.06	ND<20	ND<50	ND<250	----	----	----	----	----	----	----
B4-28	28	02/21/19	3.1	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----
B4-30	30	02/21/19	1.9	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----
B5-5	5	02/21/19	0.0	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----
B5-10	10	02/21/19	0.0	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----
B5-15	15	02/21/19	0.0	----	ND<50	ND<250	----	----	----	----	----	----	----	----	----	----	----	----	----	----
B5-20	20	02/21/19	0.0	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----
B5-25	25	02/21/19	0.0	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----
B5-28	28	02/21/19	0.0	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----
B6-5	5	02/21/19	0.0	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----
B6-10	10	02/21/19	0.0	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----
B6-15	15	02/21/19	0.0	----	----	----	ND<0.02	ND<0.02	ND<0.02	ND<0.06	ND<20	ND<50	ND<250	----	----	----	----	----	----	----
B6-20	20	02/21/19	0.0	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----
B6-25	25	02/21/19	0.0	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----
B6-28	28	02/21/19	0.0	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----
B6-30	30	02/21/19	0.0	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----
MTCA Method A Soil Cleanup Levels for Unrestricted Land Uses				**100/30[1]**	**2,000**		**0.03**	**7**	**6**	**9**	**100/30[1]**	**2,000**		**5**	**0.1**	**20**	**2**	**19/2,000[2]**	**250**	**2**
MTCA Method B TPH Soil Cleanup Level for Direct Contact[3]				**2,588**			----	----	----	----	----	----	----	----	----	----	----	----	----	----

Notes:
All results and detection limits are given in milligrams per kilogram (mg/kg); equivalent to parts per million (ppm).
Sample Depth = Soil sample depth interval in feet below ground surface (bgs).
PID = Photoionization detector.
Gasoline TPH (total petroleum hydrocarbons) determined using Northwest Test Method NWTPH-Gx.
BTEX (benzene, toluene, ethylbenzene, and xylenes) determined using EPA Test Method 8021B.

Table 1. Summary of Soil Sample Analytical Laboratory Results
Marysville Excellent Choice Auto Sales
9302, 9310 & 9314 State Avenue, Marysville Washington 98270
The Riley Group, Inc. Project No. 2018-244-1

Notes continued:

Diesel and Oil TPH (total petroleum hydrocarbons) determined using Northwest Test Method NWTPH-Dx.

Gasoline, Diesel, and Oil HCID (hydrocarbon identification) determined using Northwest Test Method NWTPH-HCID.

Naph. (naphthalene) determined using EPA Test Method NWVPH.

MTBE (methyl tert-butyl ether) determined using EPA Test Method NWVPH.

Total Metals (As = Arsenic, Cd = Cadmium, Cr = Chromium, Pb = Lead, Hg = Mercury) determined using EPA Test Method 6020B.

x = The sample chromatographic pattern does not resemble the fuel standard used for quantitation.

ND = Not detected at noted analytical detection limit.

---- = Not analyzed or not applicable.

Washington State Department of Ecology (Ecology) Model Toxics Control Act (MTCA) Method A Soil Cleanup Levels for Unrestricted Land Uses (WAC 173-340-900, Table 740-1).

Ecology MTCA Method B TPH Soil Cleanup Level for Direct Contact calculated using site-specific petroleum effective carbon range analytical results and Ecology's "Soil Cleanup Level for TPH Sites Workbook" downloaded September 12, 2019 from Ecology's Cleanup Tools Website. See Appendices for workbook sheets and analytical reports.

[1] The higher cleanup level is allowed if no benzene is present in the gasoline mixture and the total concentration of toluene, ethylbenzene and xylenes is less than 1% of the gasoline mixture.

[2] The higher cleanup level is allowed if no hexavalent chromium (CrVI) is present in the sample.

Bold results indicate concentrations (if any) above laboratory detection limits.

Bold and yellow highlighted results indicate concentrations (if any) that exceed MTCA Method A Soil Cleanup Levels.

Table 2. Summary of Groundwater Monitoring Well Sample Analytical Laboratory Results
Marysville Excellent Choice Auto Sales
9302, 9310 & 9314 State Avenue, Marysville, Washington 98270
The Riley Group, Inc. Project No. 2018-244-1

Sample Number	Sample Date	TOC Elevation	Depth to Water (bgs)	Groundwater Elevation	Gasoline TPH	BTEX				Diesel TPH	Oil TPH
						B	T	E	X		
MW-1	Screened Interval 27-37 ft bgs, Total boring depth 37 ft bgs										
MW1	12/23/20	39.59	27.20	12.39	ND<100	ND<1	ND<1	ND<1	ND<3	ND<50	ND<250
MW-2	Screened Interval 27-37 ft bgs, Total boring depth 37 ft bgs										
MW2	12/23/20	40.28	28.20	12.08	ND<100	ND<1	ND<1	ND<1	ND<3	ND<50	ND<250
MW-3	Screened Interval 20-30 ft bgs, Total boring depth 30 ft bgs										
MW3	12/23/20	39.93	26.70	13.23	ND<100	ND<1	ND<1	ND<1	ND<3	ND<50	ND<250
MTCA Method A Cleanup Levels for Ground Water					**800/1,000[1]**	**5**	**1,000**	**700**	**1,000**	**500**	**500**

Notes:

Samples collected by RGI field staff using a peristaltic pump under low-flow conditions.

Unless otherwise noted, all analytical results are given in micrograms per liter (ug/L), equivalent to parts per billion (ppb).

TOC = Top of casing elevation in feet. Elevation based on NAVD88 datum.

Gasoline TPH (total petroleum hydrocarbons) determined using Northwest Test Method NWTPH-Gx.

BTEX (benzene, toluene, ethylbenzene, and xylenes) determined using EPA Test Method 8021B.

Diesel and Oil TPH (total petroleum hydrocarbons) determined using Northwest Test Method NWTPH-Dx.

ND = Not detected at a concentration above the analytical detection limit.

---- = Not analyzed or not applicable.

Washington State Department of Ecology (Ecology) Model Toxics Control Act (MTCA) Method A Cleanup Levels for Ground Water (WAC 173-340-900, Table 720-1).

[1] The higher cleanup level is applicable if no benzene is detected in groundwater.

Bold results indicate concentrations (if any) above laboratory detection limits.

Bold and yellow highlighted results indicate concentrations (if any) that exceed MTCA Method A or Cleanup Levels for Ground Water.

Table 3. Summary of Groundwater Grab Sample Analytical Laboratory Results
Marysville Excellent Choice Auto Sales
9302, 9310 & 9314 State Avenue, Marysville Washington 98270
The Riley Group, Inc. Project No. 2018-244-1

Sample Number	Sample Date	Depth to Water (bgs)	Gasoline TPH	BTEX				Diesel TPH	Oil TPH	MTBE	EDC	EDB	Other VOCs	Naph.	Total Lead
				B	T	E	X								
August 2019 Subsurface Investigation															
TP1-W	08/08/19	31.5	ND<100	ND<1	ND<1	ND<1	ND<3	**120 x**	ND<330	----	----	----	----	----	----
TP2-W	08/08/19	26	ND<100	ND<1	ND<1	ND<1	ND<3	ND<50	ND<250	----	----	----	----	----	----
TP3-W	08/08/19	26	ND<100	ND<1	ND<1	ND<1	ND<3	ND<60	ND<300	----	----	----	----	----	----
TP4-W	08/08/19	27.5	**300**	ND<1	ND<1	ND<1	ND<3	**150 x**	ND<250	----	----	----	----	----	----
TP5-W	08/08/19	27	**1,900**	ND<0.35	ND<1	ND<1	ND<3	**190 x**	ND<330	ND<1	ND<1	ND<1	**Hex = 14**	**1.4**	**2.02**
TP6-W	08/08/19	28	**620**	ND<1	ND<1	**2.9**	ND<3	**180 x**	ND<300	----	----	----	----	----	----
February 2019 Phase II															
B1-W	02/21/19	27	ND<100	ND<1	ND<1	ND<1	ND<3	**83 x**	ND<330	----	----	----	----	----	----
B2-W	02/21/19	27	ND<100	ND<1	ND<1	ND<1	ND<3	**74 x**	ND<330	----	----	----	----	----	----
B3-W	02/21/19	24	ND<100	ND<1	ND<1	ND<1	ND<3	**70 x**	ND<320	----	----	----	----	----	----
B4-W	02/21/19	28	**1,300**	ND<0.35	ND<1	ND<1	ND<3	**680 x**	ND<320	ND<1	ND<1	ND<1	ND	ND<1	----
B5-W	02/21/19	28	----	----	----	----	----	**120 x**	ND<320	----	----	----	----	----	----
B6-W	02/21/19	28	ND<100	ND<1	ND<1	ND<1	ND<3	**90 x**	ND<350	----	----	----	----	----	----
MTCA Method A Cleanup Levels for Ground Water			**800/1,000**[1]	**5**	**1,000**	**700**	**1,000**	**500**	**500**	**20**	**5**	**0.1**	**Hex = 480**	**5**	**15**

Notes:

Samples collected by RGI field staff using a peristaltic pump under low-flow conditions.

Unless otherwise noted, all analytical results are given in micrograms per liter (ug/L), equivalent to parts per billion (ppb).

Gasoline TPH (total petroleum hydrocarbons) determined using Northwest Test Method NWTPH-Gx.

BTEX (benzene, toluene, ethylbenzene, and xylenes) determined using EPA Test Method 8021B or 8260C.

Diesel and Oil TPH (total petroleum hydrocarbons) determined using Northwest Test Method NWTPH-Dx.

MTBE (methyl t-butyl ether), EDC (1,2-dichloroethane), EDB (1,2-dibromoethane), Hex (hexane) and other VOCs (volatile organic compounds) determined using EPA Test Method 8260C. Other VOCs not reported in Table 2 were not detected above the laboratory detection limit, see Appendix A for laboratory analytical results.

Note: Petroleum-related VOCs (for example, n-Propylbenzene) are factored into the MTCA Method A TPH Cleanup Levels calculations and were not evaluated separately. MTCA TPH cleanup levels are sufficient for assessing these compounds.

Total lead determined using EPA Test Method 6020B.

ND = Not detected above the noted analytical detection limit.

---- = Not analyzed or not applicable.

x = The sample chromatographic pattern does not resemble the fuel standard used for quantitation.

Washington State Department of Ecology (Ecology) Model Toxics Control Act (MTCA) Method A Cleanup Levels for Ground Water (WAC 173-340-900, Table 720-1).

[1] The higher cleanup level is applicable if no benzene is detected in groundwater.

Bold results indicate concentrations (if any) above laboratory detection limits.

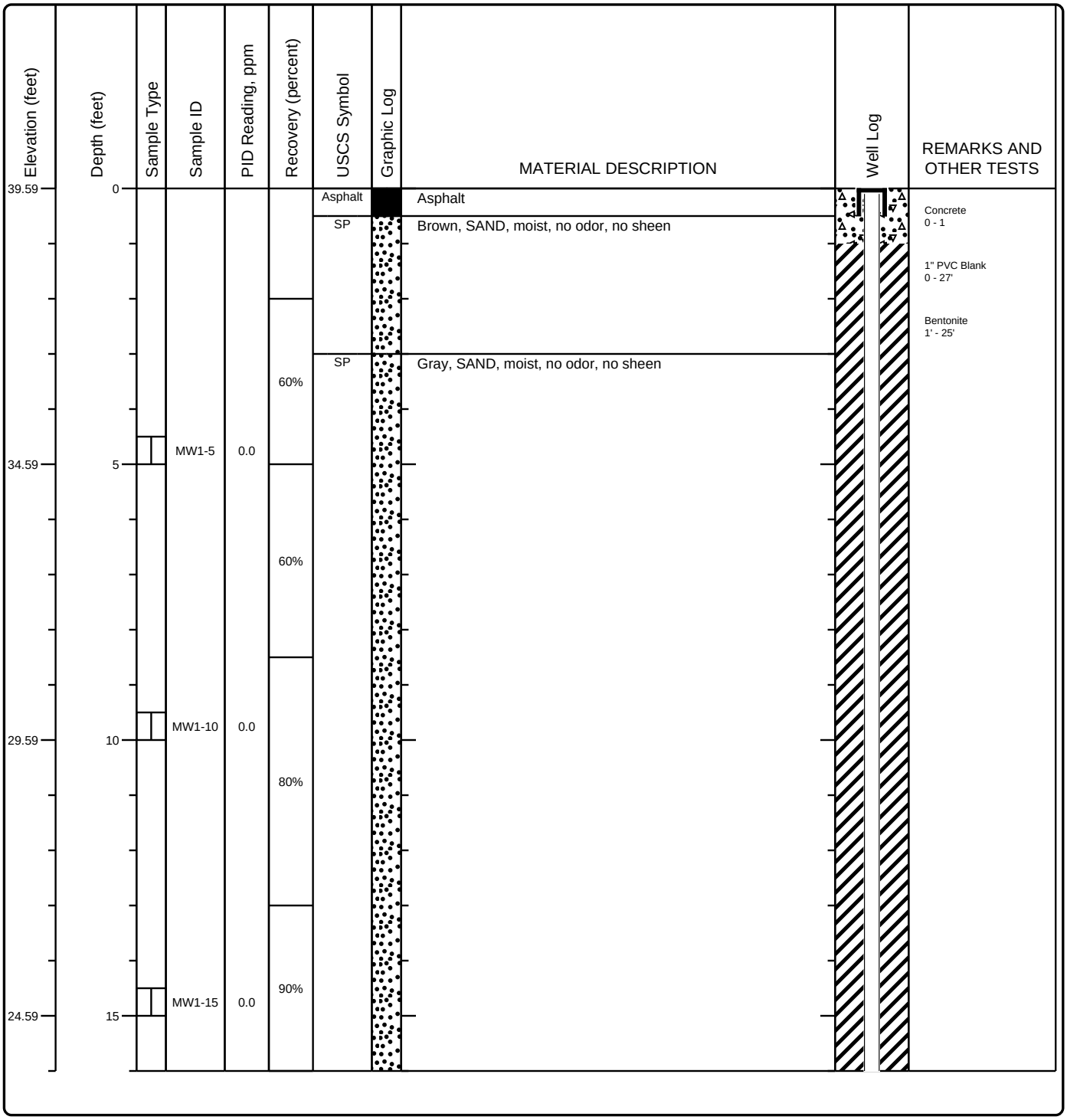
Bold and yellow highlighted results indicate concentrations (if any) that exceed MTCA Method A or Cleanup Levels for Ground Water.

Project Name: **Marysville Excellent Choice Auto Sales**
Project Number: **2018-244-1**
Client: **Excellent Choice Auto Sales**

RILEYGROUP

Well No.: **MW1 (BKZ 237)**
Sheet 1 of 2

Date(s) Drilled: **12/18/20**	Logged By: **ED**	Surface Conditions: **Asphalt**
Drilling Method(s): **Direct Push**	Drill Bit Size/Type: **3.25" & 2.25"**	Total Depth of Borehole: **37 feet bgs**
Drill Rig Type: **Geoprobe 7730 DT**	Drilling Contractor: **RGI**	Approximate Surface Elevation (feet amsl): **39.59**
Groundwater Level: **27.2'**	Sampling Method(s): **Continuous**	Hammer Data : **n/a**
Borehole Backfill: **Bentonite**	Location: **9302, 9310 & 9314 State Avenue, Marysville, Washington 98270**	



The Riley Group, Inc.
17522 Bothell Way NE, Bothell, WA 98011

Project Name: **Marysville Excellent Choice Auto Sales**

Project Number: **2018-244-1**

Client: **Excellent Choice Auto Sales**

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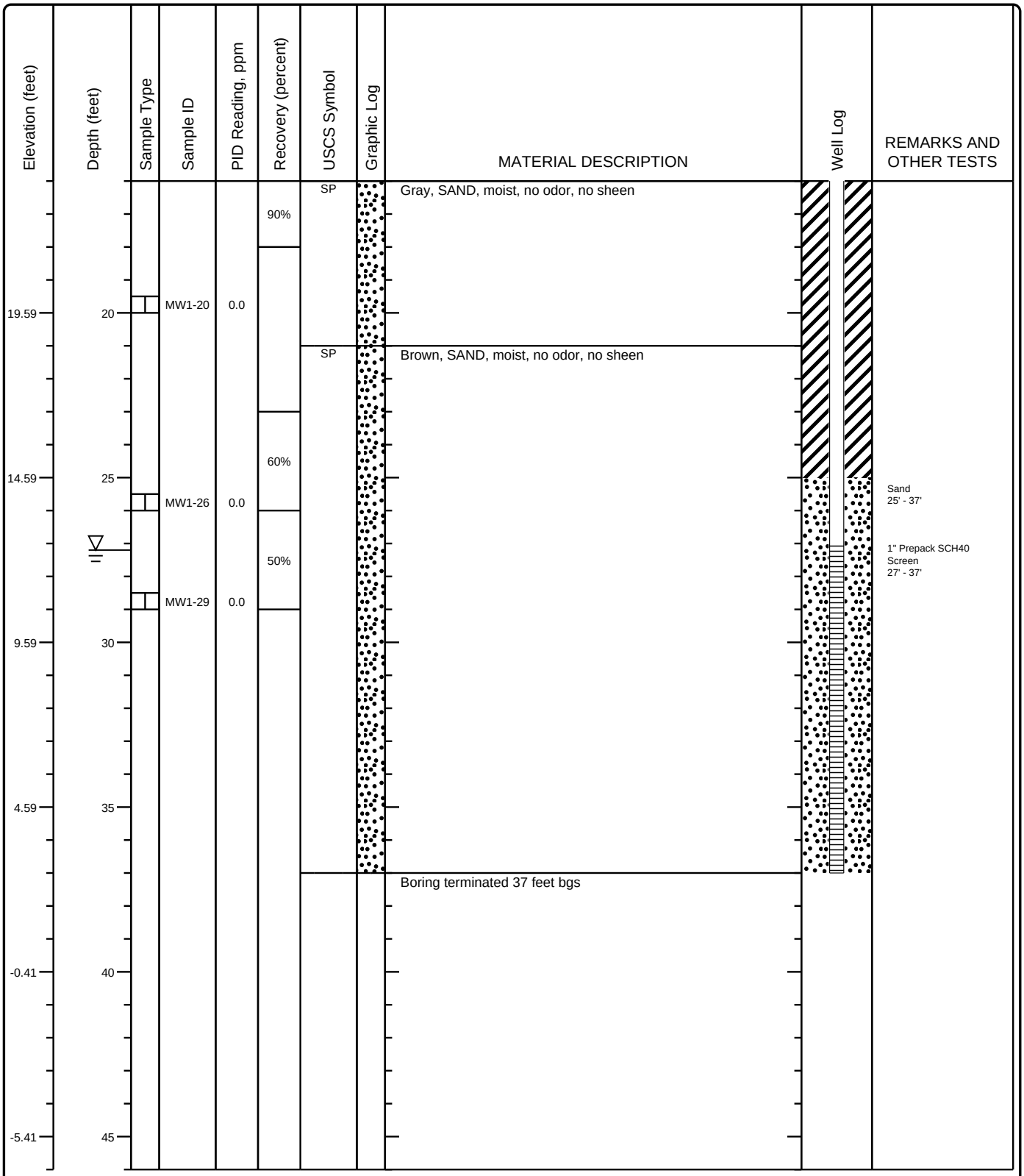
Well No.: **MW1 (BKZ 237)**

Sheet 2 of 2



The Riley Group, Inc.
17522 Bothell Way NE, Bothell, WA 98011

Project Name: **Marysville Excellent Choice Auto Sales**
Project Number: **2018-244-1**
Client: **Excellent Choice Auto Sales**

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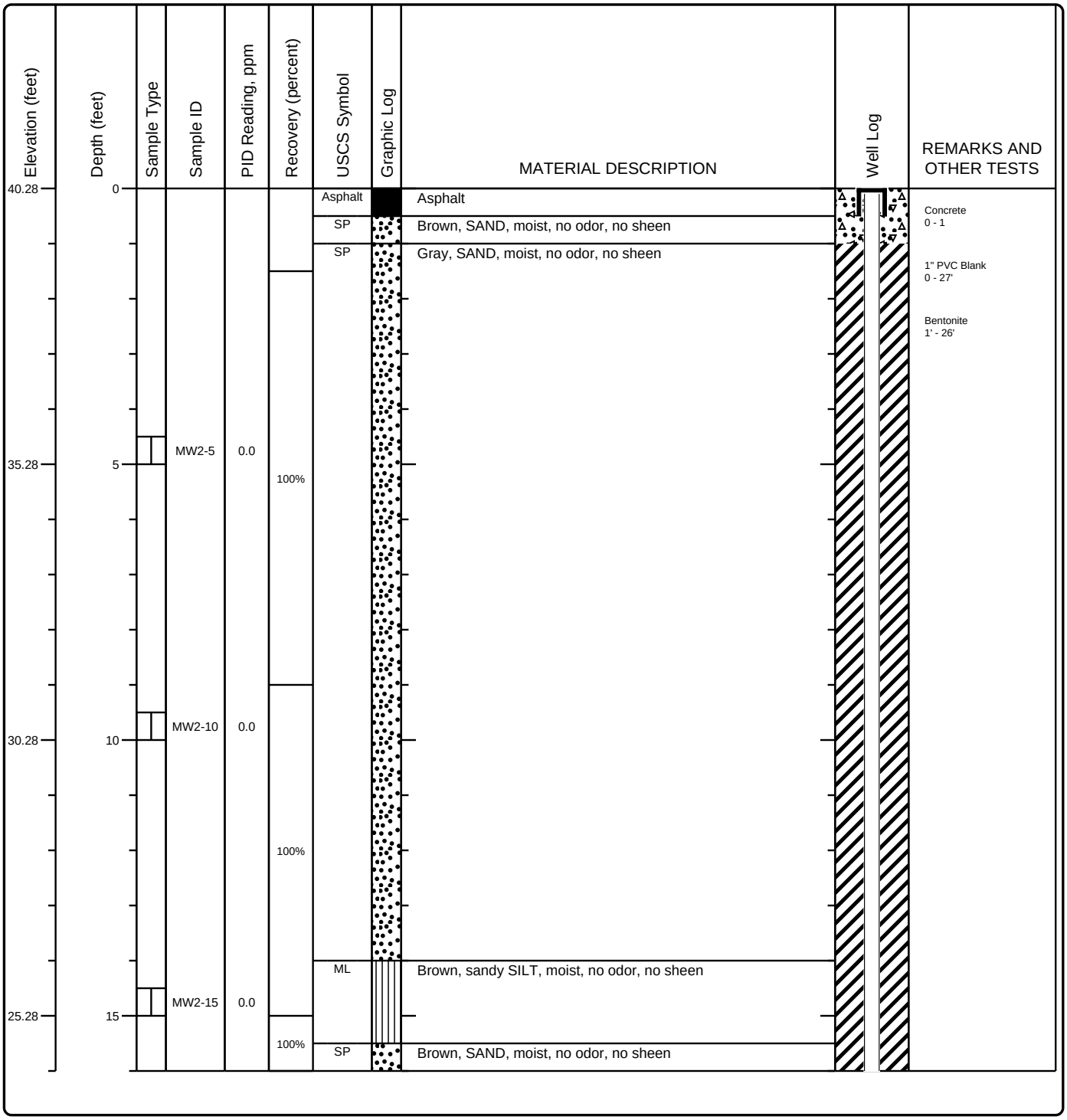
Well No.: **MW2 (BKZ 238)**
Sheet 1 of 2

Date(s) Drilled: **12/18/20**	Logged By: **ED**	Surface Conditions: **Asphalt**
Drilling Method(s): **Direct Push**	Drill Bit Size/Type: **2.25"**	Total Depth of Borehole: **37 feet bgs**
Drill Rig Type: **Geoprobe 7730 DT**	Drilling Contractor: **RGI**	Approximate Surface Elevation (feet amsl): **40.28**
Groundwater Level: **28.2'**	Sampling Method(s): **Continuous**	Hammer Data : **n/a**
Borehole Backfill: **Bentonite**	Location: **9302, 9310 & 9314 State Avenue, Marysville, Washington 98270**	



The Riley Group, Inc.
17522 Bothell Way NE, Bothell, WA 98011

Project Name: **Marysville Excellent Choice Auto Sales**

Project Number: **2018-244-1**

Client: **Excellent Choice Auto Sales**

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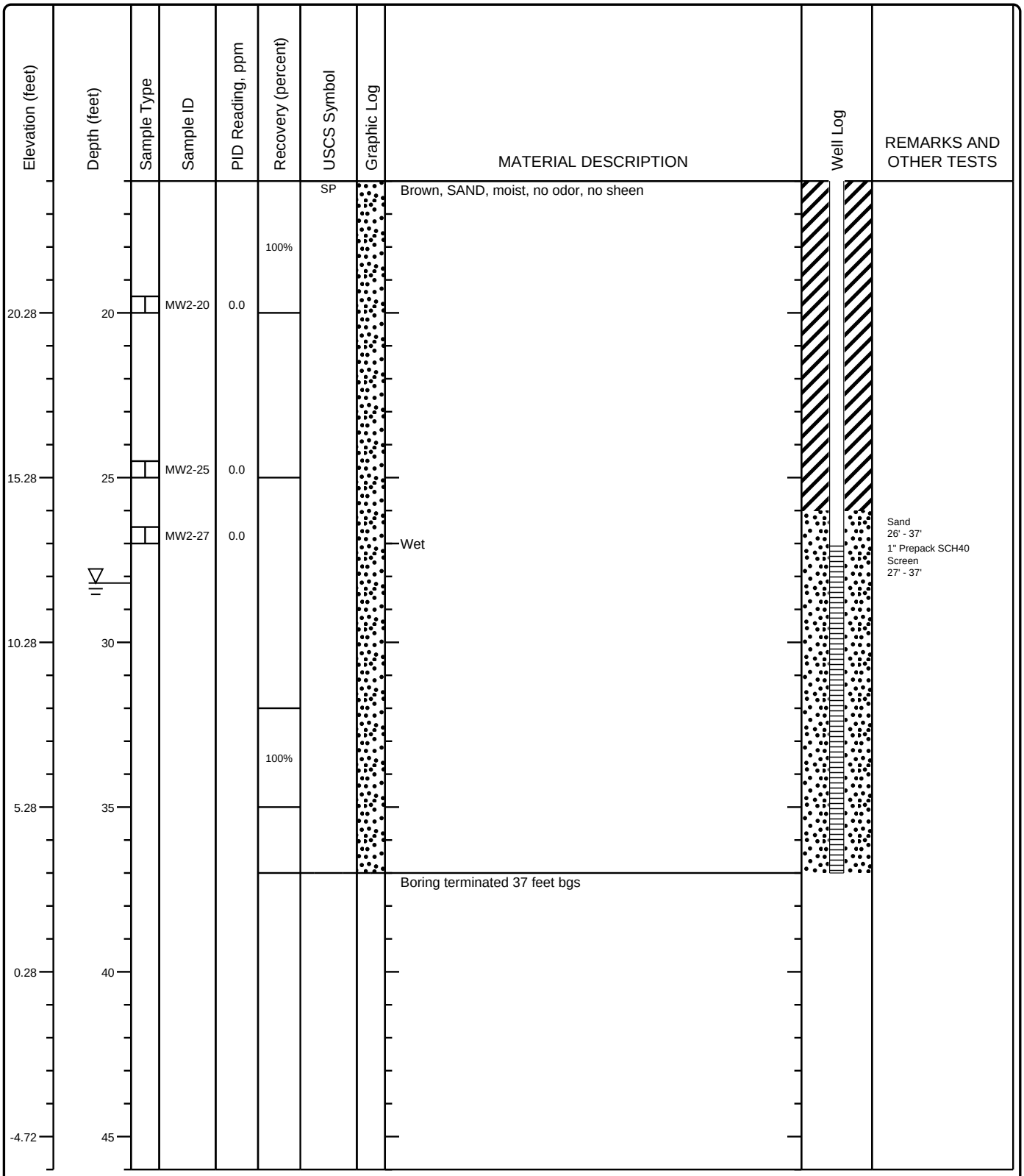
Well No.: **MW2 (BKZ 238)**

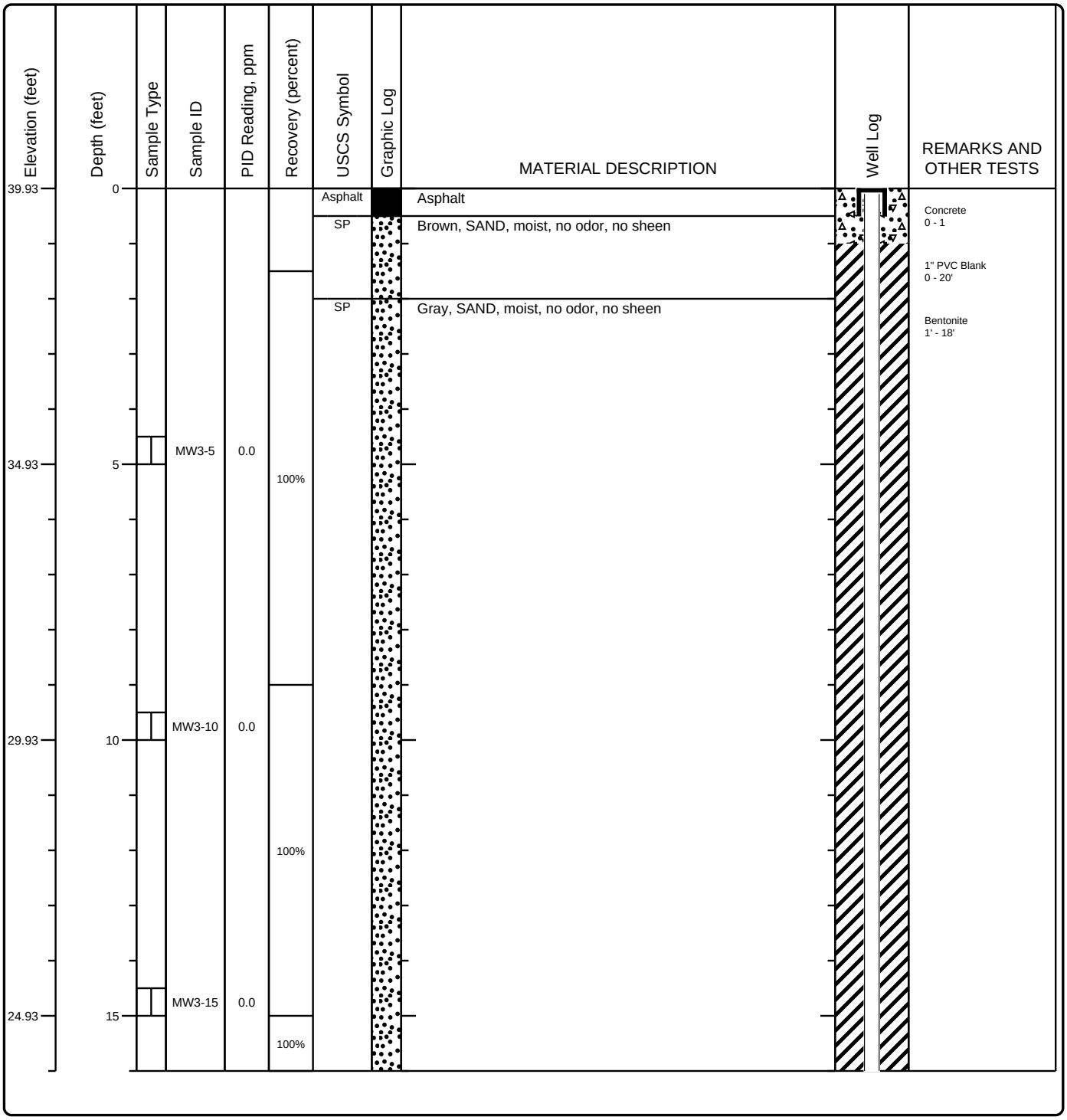
Sheet 2 of 2



The Riley Group, Inc.
17522 Bothell Way NE, Bothell, WA 98011

Project Name: **Marysville Excellent Choice Auto Sales** Project Number: **2018-244-1** Client: **Excellent Choice Auto Sales**	Well No.: **MW3 (BKZ 239)** **Sheet 1 of 2**

Date(s) Drilled: **12/18/20**	Logged By: **ED**	Surface Conditions: **Asphalt**
Drilling Method(s): **Direct Push**	Drill Bit Size/Type: **2.25"**	Total Depth of Borehole: **30 feet bgs**
Drill Rig Type: **Geoprobe 7730 DT**	Drilling Contractor: **RGI**	Approximate Surface Elevation (feet amsl): **39.93**
Groundwater Level: **26.7'**	Sampling Method(s): **Continuous**	Hammer Data : **n/a**
Borehole Backfill: **Bentonite**	Location: **9302, 9310 & 9314 State Avenue, Marysville, Washington 98270**	



The Riley Group, Inc.
17522 Bothell Way NE, Bothell, WA 98011

Project Name: **Marysville Excellent Choice Auto Sales**

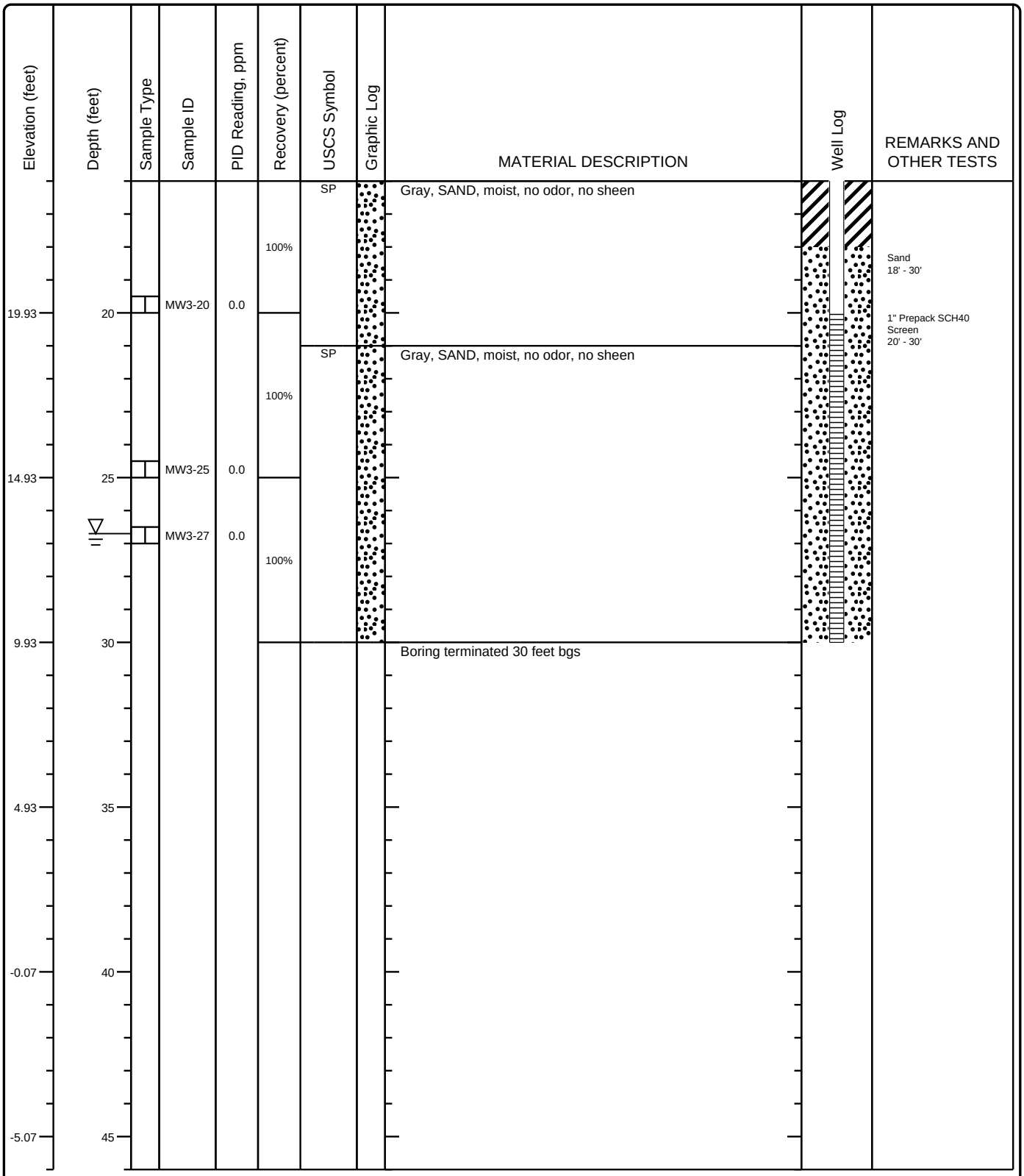
Project Number: **2018-244-1**

Client: **Excellent Choice Auto Sales**

RILEYGROUP

Well No.: **MW3 (BKZ 239)**

Sheet 2 of 2



The Riley Group, Inc.
17522 Bothell Way NE, Bothell, WA 98011

Project Name: **Marysville Excellent Choice Auto Sales**

Project Number: **2018-244-1**

Client: **Excellent Choice Auto Sales**

RILEYGROUP

Boring Log Key

Sheet 1 of 1

Elevation (feet)	Depth (feet)	Sample Type	Sample ID	PID Reading, ppm	Recovery (percent)	USCS Symbol	Graphic Log	MATERIAL DESCRIPTION	Well Log	REMARKS AND OTHER TESTS
1	2	3	4	5	6	7	8	9	10	11

COLUMN DESCRIPTIONS

1. Elevation (feet): Elevation (MSL, feet).
2. Depth (feet): Depth in feet below the ground surface.
3. Sample Type: Type of soil sample collected at the depth interval shown.
4. Sample ID: Sample identification number.
5. PID Reading, ppm: The reading from a photo-ionization detector, in parts per million.
6. Recovery (percent): Percent Recovery
7. USCS Symbol: USCS symbol of the subsurface material.
8. Graphic Log: Graphic depiction of the subsurface material encountered.
9. MATERIAL DESCRIPTION: Description of material encountered. May include consistency, moisture, color, and other descriptive text.
10. Well Log: Graphical representation of well installed upon completion of drilling and sampling.
11. REMARKS AND OTHER TESTS: Comments and observations regarding drilling or sampling made by driller or field personnel.

FIELD AND LABORATORY TEST ABBREVIATIONS

CHEM: Chemical tests to assess corrosivity
COMP: Compaction test
CONS: One-dimensional consolidation test
LL: Liquid Limit, percent
PI: Plasticity Index, percent
SA: Sieve analysis (percent passing No. 200 Sieve)
UC: Unconfined compressive strength test, Qu, in ksf
WA: Wash sieve (percent passing No. 200 Sieve)

MATERIAL GRAPHIC SYMBOLS


Asphaltic Concrete (AC)


Bentonite


Portland Cement Concrete


SILT, SILT w/SAND, SANDY SILT (ML)


Poorly graded SAND (SP)

TYPICAL SAMPLER GRAPHIC SYMBOLS


Auger sampler


Bulk Sample


3-inch-OD California w/ brass rings


CME Sampler


Grab Sample


2.5-inch-OD Modified California w/ brass liners


Pitcher Sample


2-inch-OD unlined split spoon (SPT)


Shelby Tube (Thin-walled, fixed head)

OTHER GRAPHIC SYMBOLS

Water level (at time of drilling, ATD)

Water level (after waiting)

Minor change in material properties within a stratum

Inferred/gradational contact between strata

Queried contact between strata

GENERAL NOTES

1: Soil classifications are based on the Unified Soil Classification System. Descriptions and stratum lines are interpretive, and actual lithologic changes may be gradual. Field descriptions may have been modified to reflect results of lab tests.
2: Descriptions on these logs apply only at the specific boring locations and at the time the borings were advanced. They are not warranted to be representative of subsurface conditions at other locations or times.

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

James E. Bruya, Ph.D.
Yelena Aravkina, M.S.
Michael Erdahl, B.S.
Arina Podnozova, B.S.
Eric Young, B.S.

3012 16th Avenue West
Seattle, WA 98119-2029
(206) 285-8282
fbi@isomedia.com
www.friedmanandbruya.com

January 4, 2021

Stafford Larsen, Project Manager
The Riley Group, Inc.
17522 Bothell Way NE
Bothell, WA 98011

Dear Mr Larsen:

Included are the results from the testing of material submitted on December 23, 2020 from the 2018-244-1, F&BI 012408 project. There are 6 pages included in this report. Any samples that may remain are currently scheduled for disposal in 30 days, or as directed by the Chain of Custody document. If you would like us to return your samples or arrange for long term storage at our offices, please contact us as soon as possible.

We appreciate this opportunity to be of service to you and hope you will call if you have any questions.

Sincerely,

FRIEDMAN & BRUYA, INC.

Michael Erdahl
Project Manager

Enclosures
TRG0104R.DOC

CASE NARRATIVE

This case narrative encompasses samples received on December 23, 2020 by Friedman & Bruya, Inc. from the The Riley Group 2018-244-1, F&BI 012408 project. Samples were logged in under the laboratory ID's listed below.

Laboratory ID	The Riley Group
012408 -01	MW1
012408 -02	MW2
012408 -03	MW3

All quality control requirements were acceptable.

Date of Report: 01/04/21
Date Received: 12/23/20
Project: 2018-244-1, F&BI 012408
Date Extracted: 12/29/20
Date Analyzed: 12/30/20

RESULTS FROM THE ANALYSIS OF WATER SAMPLES FOR BENZENE, TOLUENE, ETHYLBENZENE, XYLENES AND TPH AS GASOLINE USING METHODS 8021B AND NWTPH-Gx

Results Reported as ug/L (ppb)

Sample ID Laboratory ID	Benzene	Toluene	Ethyl Benzene	Total Xylenes	Gasoline Range	Surrogate (% Recovery) (Limit 52-124)
MW1 012408-01	<1	<1	<1	<3	<100	80
MW2 012408-02	<1	<1	<1	<3	<100	83
MW3 012408-03	<1	<1	<1	<3	<100	82
Method Blank 00-2895 MB	<1	<1	<1	<3	<100	85

Date of Report: 01/04/21
Date Received: 12/23/20
Project: 2018-244-1, F&BI 012408
Date Extracted: 12/24/20
Date Analyzed: 12/24/20

RESULTS FROM THE ANALYSIS OF WATER SAMPLES FOR TOTAL PETROLEUM HYDROCARBONS AS DIESEL AND MOTOR OIL USING METHOD NWTPH-Dx

Results Reported as ug/L (ppb)

Sample ID Laboratory ID	Diesel Range (C_{10}-C_{25})	Motor Oil Range (C_{25}-C_{36})	Surrogate (% Recovery) (Limit 41-152)
MW1 012408-01	<50	<250	111
MW2 012408-02	<50	<250	107
MW3 012408-03	<50	<250	114
Method Blank 00-2902 MB2	<50	<250	117

Date of Report: 01/04/21
Date Received: 12/23/20
Project: 2018-244-1, F&BI 012408

QUALITY ASSURANCE RESULTS FOR THE ANALYSIS OF WATER SAMPLES FOR BENZENE, TOLUENE, ETHYLBENZENE, XYLENES, AND TPH AS GASOLINE USING EPA METHOD 8021B AND NWTPH-Gx

Laboratory Code: 012411-01 (Duplicate)

Analyte	Reporting Units	Sample Result	Duplicate Result	RPD (Limit 20)
Benzene	ug/L (ppb)	<1	<1	nm
Toluene	ug/L (ppb)	<1	<1	nm
Ethylbenzene	ug/L (ppb)	<1	<1	nm
Xylenes	ug/L (ppb)	<3	<3	nm
Gasoline	ug/L (ppb)	<100	<100	nm

Laboratory Code: Laboratory Control Sample

Analyte	Reporting Units	Spike Level	Percent Recovery LCS	Acceptance Criteria
Benzene	ug/L (ppb)	50	112	65-118
Toluene	ug/L (ppb)	50	103	72-122
Ethylbenzene	ug/L (ppb)	50	103	73-126
Xylenes	ug/L (ppb)	150	100	74-118
Gasoline	ug/L (ppb)	1,000	99	69-134

Date of Report: 01/04/21
Date Received: 12/23/20
Project: 2018-244-1, F&BI 012408

QUALITY ASSURANCE RESULTS FOR THE ANALYSIS OF WATER SAMPLES FOR TOTAL PETROLEUM HYDROCARBONS AS DIESEL EXTENDED USING METHOD NWTPH-Dx

Laboratory Code: Laboratory Control Sample

Analyte	Reporting Units	Spike Level	Percent Recovery LCS	Percent Recovery LCSD	Acceptance Criteria	RPD (Limit 20)
Diesel Extended	ug/L (ppb)	2,500	100	96	63-142	4

Data Qualifiers & Definitions

a - The analyte was detected at a level less than five times the reporting limit. The RPD results may not provide reliable information on the variability of the analysis.

b - The analyte was spiked at a level that was less than five times that present in the sample. Matrix spike recoveries may not be meaningful.

ca - The calibration results for the analyte were outside of acceptance criteria. The value reported is an estimate.

c - The presence of the analyte may be due to carryover from previous sample injections.

cf - The sample was centrifuged prior to analysis.

d - The sample was diluted. Detection limits were raised and surrogate recoveries may not be meaningful.

dv - Insufficient sample volume was available to achieve normal reporting limits.

f - The sample was laboratory filtered prior to analysis.

fb - The analyte was detected in the method blank.

fc - The analyte is a common laboratory and field contaminant.

hr - The sample and duplicate were reextracted and reanalyzed. RPD results were still outside of control limits. Variability is attributed to sample inhomogeneity.

hs - Headspace was present in the container used for analysis.

ht – The analysis was performed outside the method or client-specified holding time requirement.

ip - Recovery fell outside of control limits due to sample matrix effects.

j - The analyte concentration is reported below the lowest calibration standard. The value reported is an estimate.

J - The internal standard associated with the analyte is out of control limits. The reported concentration is an estimate.

jl - The laboratory control sample(s) percent recovery and/or RPD were out of control limits. The reported concentration should be considered an estimate.

js - The surrogate associated with the analyte is out of control limits. The reported concentration should be considered an estimate.

lc - The presence of the analyte is likely due to laboratory contamination.

L - The reported concentration was generated from a library search.

nm - The analyte was not detected in one or more of the duplicate analyses. Therefore, calculation of the RPD is not applicable.

pc - The sample was received with incorrect preservation or in a container not approved by the method. The value reported should be considered an estimate.

ve - The analyte response exceeded the valid instrument calibration range. The value reported is an estimate.

vo - The value reported fell outside the control limits established for this analyte.

x - The sample chromatographic pattern does not resemble the fuel standard used for quantitation.

012408

SAMPLE CHAIN OF CUSTODY

ME 12/23/20 VW3/D04

[redacted]

Report To: Stafford Larsen

Company: The Riley Group

Address: 17522 Bothell Way NE

City, State, ZIP: Bothell WA 98011

Phone: ______ Email: ______

SAMPLERS (*signature*): [signature] [redacted]

PROJECT NAME	PO #
2018-244-1	
REMARKS	**INVOICE TO**
Project specific RLs? - Yes / No	

Page # 1 of ___

TURNAROUND TIME

☑ Standard turnaround

☐ RUSH ______

Rush charges authorized by: ______

SAMPLE DISPOSAL

☐ Archive samples

☐ Other ______

Default: Dispose after 30 days

Sample ID	Lab ID	Date Sampled	Time Sampled	Sample Type	# of Jars	NWTPH-Dx	NWTPH-Gx	BTEX EPA 8021	NWTPH-HCID	VOCs EPA 8260	PAHs EPA 8270	PCBs EPA 8082					Notes
MW1	01 A-G	12/23/20	10:00	H2O	7	X	X	X									
MW2	02 ↓	↓	10:30	↓	↓	X	X	X									
MW3	03 ↓	↓	11:00	↓	↓	X	X	X									

Friedman & Bruya, Inc.

3012 16th Avenue West

Seattle, WA 98119-2029

Ph. (206) 285-8282

	SIGNATURE	PRINT NAME	COMPANY	DATE	TIME
Relinquished by:	[signature]	Stafford L	RGP	12/23/20	12:20
Received by:	[signature]	Eric [illegible]	FEB	12/23/20	12:20
Relinquished by:					
Received by:					

Samples received at 4 °C

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

James E. Bruya, Ph.D.
Yelena Aravkina, M.S.
Michael Erdahl, B.S.
Arina Podnozova, B.S.
Eric Young, B.S.

3012 16th Avenue West
Seattle, WA 98119-2029
(206) 285-8282
fbi@isomedia.com
www.friedmanandbruya.com

December 24, 2020

Stafford Larsen, Project Manager
The Riley Group, Inc.
17522 Bothell Way NE
Bothell, WA 98011

Dear Mr Larsen:

Included are the results from the testing of material submitted on December 18, 2020 from the Excellent Choice Auto Sales, F&BI 012322 project. There are 6 pages included in this report. Any samples that may remain are currently scheduled for disposal in 30 days, or as directed by the Chain of Custody document. If you would like us to return your samples or arrange for long term storage at our offices, please contact us as soon as possible.

We appreciate this opportunity to be of service to you and hope you will call if you have any questions.

Sincerely,

FRIEDMAN & BRUYA, INC.

Michael Erdahl
Project Manager

Enclosures
c: Eric Dunham
TRG1224R.DOC

CASE NARRATIVE

This case narrative encompasses samples received on December 18, 2020 by Friedman & Bruya, Inc. from the The Riley Group Excellent Choice Auto Sales, F&BI 012322 project. Samples were logged in under the laboratory ID's listed below.

Laboratory ID	The Riley Group
012322 -01	MW1-5
012322 -02	MW1-10
012322 -03	MW1-15
012322 -04	MW1-20
012322 -05	MW1-25
012322 -06	MW1-29
012322 -07	MW2-5
012322 -08	MW2-10
012322 -09	MW2-15
012322 -10	MW2-20
012322 -11	MW2-25
012322 -12	MW2-27
012322 -13	MW3-5
012322 -14	MW3-10
012322 -15	MW3-15
012322 -16	MW3-20
012322 -17	MW3-25
012322 -18	MW3-27

All quality control requirements were acceptable.

Date of Report: 12/24/20
Date Received: 12/18/20
Project: Excellent Choice Auto Sales, F&BI 012322
Date Extracted: 12/22/20
Date Analyzed: 12/22/20

RESULTS FROM THE ANALYSIS OF SOIL SAMPLES FOR BENZENE, TOLUENE, ETHYLBENZENE, XYLENES AND TPH AS GASOLINE USING METHODS 8021B AND NWTPH-Gx

Results Reported on a Dry Weight Basis
Results Reported as mg/kg (ppm)

Sample ID Laboratory ID	Benzene	Toluene	Ethyl Benzene	Total Xylenes	Gasoline Range	Surrogate (% Recovery) (Limit 50-150)
MW1-25 012322-05	<0.02	<0.02	<0.02	<0.06	<5	92
MW2-27 012322-12	<0.02	<0.02	<0.02	<0.06	<5	86
Method Blank 00-2723 MB2	<0.02	<0.02	<0.02	<0.06	<5	92

Date of Report: 12/24/20
Date Received: 12/18/20
Project: Excellent Choice Auto Sales, F&BI 012322
Date Extracted: 12/21/20
Date Analyzed: 12/21/20

RESULTS FROM THE ANALYSIS OF SOIL SAMPLES FOR TOTAL PETROLEUM HYDROCARBONS AS DIESEL AND MOTOR OIL USING METHOD NWTPH-Dx

Results Reported on a Dry Weight Basis
Results Reported as mg/kg (ppm)

Sample ID Laboratory ID	Diesel Range (C_{10}-C_{25})	Motor Oil Range (C_{25}-C_{36})	Surrogate (% Recovery) (Limit 48-168)
MW1-25 012322-05	<50	<250	93
MW2-27 012322-12	<50	<250	95
Method Blank 00-2874 MB	<50	<250	93

Date of Report: 12/24/20
Date Received: 12/18/20
Project: Excellent Choice Auto Sales, F&BI 012322

QUALITY ASSURANCE RESULTS FOR THE ANALYSIS OF SOIL SAMPLES FOR BENZENE, TOLUENE, ETHYLBENZENE, XYLENES, AND TPH AS GASOLINE USING EPA METHOD 8021B AND NWTPH-Gx

Laboratory Code: 012276-01 (Duplicate)

Analyte	Reporting Units	Sample Result (Wet Wt)	Duplicate Result (Wet Wt)	RPD (Limit 20)
Benzene	mg/kg (ppm)	<0.02	<0.02	nm
Toluene	mg/kg (ppm)	<0.02	<0.02	nm
Ethylbenzene	mg/kg (ppm)	<0.02	<0.02	nm
Xylenes	mg/kg (ppm)	<0.06	<0.06	nm
Gasoline	mg/kg (ppm)	<5	<5	nm

Laboratory Code: Laboratory Control Sample

Analyte	Reporting Units	Spike Level	Percent Recovery LCS	Acceptance Criteria
Benzene	mg/kg (ppm)	0.5	110	69-120
Toluene	mg/kg (ppm)	0.5	104	70-117
Ethylbenzene	mg/kg (ppm)	0.5	104	65-123
Xylenes	mg/kg (ppm)	1.5	107	66-120
Gasoline	mg/kg (ppm)	20	100	71-131

Date of Report: 12/24/20
Date Received: 12/18/20
Project: Excellent Choice Auto Sales, F&BI 012322

QUALITY ASSURANCE RESULTS FROM THE ANALYSIS OF SOIL SAMPLES FOR TOTAL PETROLEUM HYDROCARBONS AS DIESEL EXTENDED USING METHOD NWTPH-Dx

Laboratory Code: 012306-01 (Matrix Spike)

Analyte	Reporting Units	Spike Level	Sample Result (Wet Wt)	Percent Recovery MS	Percent Recovery MSD	Acceptance Criteria	RPD (Limit 20)
Diesel Extended	mg/kg (ppm)	5,000	<50	80	92	73-135	14

Laboratory Code: Laboratory Control Sample

Analyte	Reporting Units	Spike Level	Percent Recovery LCS	Acceptance Criteria
Diesel Extended	mg/kg (ppm)	5,000	98	74-139

Data Qualifiers & Definitions

a - The analyte was detected at a level less than five times the reporting limit. The RPD results may not provide reliable information on the variability of the analysis.

b - The analyte was spiked at a level that was less than five times that present in the sample. Matrix spike recoveries may not be meaningful.

ca - The calibration results for the analyte were outside of acceptance criteria. The value reported is an estimate.

c - The presence of the analyte may be due to carryover from previous sample injections.

cf - The sample was centrifuged prior to analysis.

d - The sample was diluted. Detection limits were raised and surrogate recoveries may not be meaningful.

dv - Insufficient sample volume was available to achieve normal reporting limits.

f - The sample was laboratory filtered prior to analysis.

fb - The analyte was detected in the method blank.

fc - The analyte is a common laboratory and field contaminant.

hr - The sample and duplicate were reextracted and reanalyzed. RPD results were still outside of control limits. Variability is attributed to sample inhomogeneity.

hs - Headspace was present in the container used for analysis.

ht – The analysis was performed outside the method or client-specified holding time requirement.

ip - Recovery fell outside of control limits due to sample matrix effects.

j - The analyte concentration is reported below the lowest calibration standard. The value reported is an estimate.

J - The internal standard associated with the analyte is out of control limits. The reported concentration is an estimate.

jl - The laboratory control sample(s) percent recovery and/or RPD were out of control limits. The reported concentration should be considered an estimate.

js - The surrogate associated with the analyte is out of control limits. The reported concentration should be considered an estimate.

lc - The presence of the analyte is likely due to laboratory contamination.

L - The reported concentration was generated from a library search.

nm - The analyte was not detected in one or more of the duplicate analyses. Therefore, calculation of the RPD is not applicable.

pc - The sample was received with incorrect preservation or in a container not approved by the method. The value reported should be considered an estimate.

ve - The analyte response exceeded the valid instrument calibration range. The value reported is an estimate.

vo - The value reported fell outside the control limits established for this analyte.

x - The sample chromatographic pattern does not resemble the fuel standard used for quantitation.

012322

SAMPLE CHAIN OF CUSTODY ME 12-18-20 VS4/ D03

Page # 1 of 2

Report To: Stafford Larson

Company: Riley Group

Address

City, State, ZIP

Phone Email

SAMPLERS (signature)

PROJECT NAME: Excellent Choice Auto Sales

PO #

REMARKS: CC: ErL EMAIL STAFFORD FOR ANALYSIS

Project specific RLs? - Yes / No

INVOICE TO

TURNAROUND TIME
- ☒ Standard turnaround
- ☐ RUSH
- Rush charges authorized by:

SAMPLE DISPOSAL
- ☐ Archive samples
- ☐ Other
- Default: Dispose after 30 days

Sample ID	Lab ID	Date Sampled	Time Sampled	Sample Type	# of Jars	NWTPH-Dx	NWTPH-Gx	BTEX EPA 8021	NWTPH-HCID	VOCs EPA 8260	PAHs EPA 8270	PCBs EPA 8082					Notes
				ME 12/18 →													
MW1-5	01 A-E		0900	Soil	5												X - per SL
MW1-10	02		0905														12/18/20 ME
MW1-15	03		0910														
MW1-20	04		0920														
MW1-25	05		0945			X	X	X									
MW1-29	06		1000														
MW2-5	07		1200														
MW2-10	08		1205														
MW2-15	09		1210														
MW2-20	10		1215														

Friedman & Bruya, Inc.
3012 16th Avenue West
Seattle, WA 98119-2029
Ph. (206) 285-8282

SIGNATURE	PRINT NAME	COMPANY	DATE	TIME
Relinquished by: [signature]	Eric Dunlavey	RGI	12/18	0730
Received by: [signature]	Ann W Bruya	FBI	12/18	0730
Relinquished by:				
Received by:		Samples received at 5 °C		

012322

SAMPLE CHAIN OF CUSTODY ME 12-18-20 VS4/2 D03/2

Page # 2 of 2

Report To Stafford Lawson

Company Riley Group

Address

City, State, ZIP

Phone ______ Email ______

SAMPLERS (signature) ERL	
PROJECT NAME Excellent Choice Auto Sales	PO #
REMARKS cc: Eric EMAIL STAFFORD FOR ANALYSIS Project specific RLs? - Yes / No	INVOICE TO

TURNAROUND TIME
☒ Standard turnaround ☐ RUSH ______ Rush charges authorized by:
SAMPLE DISPOSAL ☐ Archive samples ☐ Other ______ Default: Dispose after 30 days

						ANALYSES REQUESTED											
Sample ID	Lab ID	Date Sampled	Time Sampled	Sample Type	# of Jars	NWTPH-Dx	NWTPH-Gx	BTEX EPA 8021	NWTPH-HCID	VOCs EPA 8260	PAHs EPA 8270	PCBs EPA 8082					Notes
				(NP) 12/18	→												
MW2-25	11 A-E		1220	Soil	5												
MW2-27	12		1230			X	X	X									
MW3-5	13		1430														
MW3-10	14		1445														
MW3-15	15		1450														
MW3-20	16		1455														
MW3-25	17		1500														
MW3-27	18 ↓		1530														

Friedman & Bruya, Inc.
3012 16th Avenue West
Seattle, WA 98119-2029
Ph. (206) 285-8282

	SIGNATURE	PRINT NAME	COMPANY	DATE	TIME
Relinquished by:	ERL	Eric Dunham	RGI	12/18	0730
Received by:	[illegible]	Anna W. Bruya	F&B	12/18	730
Relinquished by:					
Received by:			Samples received at 5 °C		