October 14, 2022

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

Re: 2022 Third Quarter Groundwater Monitoring Report
Marysville Excellent Choice Auto Sales
9302 to 9314 State Avenue
Marysville, Washington 98270
RGI Project No. 2018-244-5

Dear Mr. Rahimzadeh:

The Riley Group, Inc. (RGI) is pleased to present this Third Quarter Groundwater Monitoring Report (2022-Q3 GWM Report) for the Marysville Excellent Choice Auto Sales property located at 9302 to 9314 State Avenue in Marysville, Washington (herein referred to as the Property). The location of the Property is depicted on Figure 1.

Excellent Choice Auto Sales (hereafter referred to as the Client) retained RGI to perform the groundwater monitoring well sampling activities documented herein.

PROJECT CHARACTERISTICS

The approximately 0.83-acre Property (Snohomish County parcel numbers 3005160030300, 30051600303100, and 30051600303200) is currently occupied by the Excellent Choice Auto Sales lot with associated office and storage buildings.

This groundwater monitoring event was conducted to evaluate current groundwater conditions following the completion of subsurface chemical injections events and some additional site characterization that took place in June and July of 2021.

SCOPE OF SERVICES

This scope of work included sampling the five existing groundwater monitoring wells (MW1 to MW5) on the Property, and included the following tasks:

- Opened all well covers and removed casing plug to inspect wellhead seals and allow pressure equilibration with outside air. Measured depth to static water from well top of casing (TOC) using an electronic water level meter.
- During well purging, RGI utilized a Hanna water parameter meter, which measured temperature, pH, and conductivity in groundwater.
- All existing groundwater monitoring wells (MW1 to MW5) were purged and sampled under low-flow conditions.

- Groundwater samples were collected in laboratory-supplied containers, placed in a cooler with ice, and transported to the analytical laboratory under proper chain-of-custody documentation.
- Prepared this 2022-Q3 GWM Report presenting our findings, observations, conclusions, and recommendations.

REGULATORY ANALYSIS OF SITE CONDITIONS UNDER MTCA

Washington State'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. MTCA Cleanup Regulations (173-340 WAC) define the approach for establishing cleanup requirements for individual sites, including the establishment of cleanup standards and selection of cleanup actions.

MTCA Cleanup Regulations provides three options for establishing generic and site-specific cleanup levels for soil and groundwater. Method A cleanup levels have been adopted for this particular release.

Contaminants of Potential Concern

Prior to RGI's initial subsurface investigation, the potential contaminants of concern (PCOCs) in soil and/or groundwater included gasoline-, diesel-, and oil-range total petroleum hydrocarbons (TPH), BTEX (benzene, toluene, ethylbenzene, xylene), lead, and volatile organic compounds (VOCs) including naphthalene. Figure 2 and 3 summarizes the historical groundwater and soil results, respectively.

Based on subsequent analytical results, the actual contaminants of concern (COCs) in soil and/or groundwater included only gasoline- and diesel-range TPH and trace concentrations of hexane, toluene, ethylbenzene, xylenes, lead, and naphthalene. Benzene has never been detected in soil and/or groundwater at the analytical laboratory's Practical Quantification Limit (PQL).

2022 THIRD QUARTER GROUNDWATER SAMPLING EVENT

On September 26, 2022, RGI performed a groundwater monitoring event which included sampling monitoring wells MW1, MW2, MW3, MW4, and MW5.

Figure 2 and Table 1 summarizes the groundwater monitoring well locations, groundwater monitoring analytical results (including previous groundwater monitoring well results), and calculated groundwater flow direction underlying the Property (based on groundwater elevations recorded on September 26, 2022).

Prior to groundwater sampling, the depth to groundwater was measured at all five monitoring wells from the northernmost point of TOC using an electronic water level meter. After collection of groundwater level data, wells were purged using a peristaltic pump and dedicated tubing. Measurements of water quality parameters (including temperature, pH, and conductivity) were recorded using a Hanna groundwater meter. A copy of RGI's Groundwater Sampling Information is included in Appendix A for reference.

Purging continued until water quality parameter readings stabilized. At that point, the groundwater meter was disconnected and groundwater samples were collected.

During sample collection, the flow rate of the peristaltic pump was reduced to less than 100 milliliters per minute in accordance with standard low flow sampling techniques. Groundwater was pumped directly through dedicated tubing into laboratory-supplied containers appropriate for the intended analyses. A total of five groundwater samples, one from each monitoring well, were submitted for analyses.

Depth to groundwater measurements for wells MW1 to MW5 ranged from 27.21 feet (MW4) to 25.86 feet (MW1) below TOC. Corresponding groundwater elevations (above mean sea level) ranged from Elevation 13.36 feet (MW2) to Elevation 15.07 feet (MW3). The groundwater gradient as measured during this September 26, 2022 sampling event is approximately 0.014 ft. The groundwater flow direction beneath the Property is toward the west-southwest, which is consistent with flow directions determined from water level measurements reported during previous sampling events.

Standard Sampling Protocols

All groundwater samples obtained during this project were collected in accordance with RGI's standard operating and decontamination procedures. Samples were placed in preconditioned, sterilized containers provided by an Ecology accredited analytical laboratory. All reusable equipment was decontaminated between sample locations. All samples were appropriately labeled and stored in an iced cooler and transported to the analytical laboratory using standard chain-of-custody protocols.

ANALYTICAL LABORATORY ANALYSES

A total of five groundwater samples were collected during this project and submitted to Friedman and Bruya, Inc. in Seattle, Washington, for the following analyses:

- Gasoline-range TPH/BTEX using Northwest Test Method NWTPH-Gx and EPA Test Method 8021 (MW1 to MW5).
- Diesel and oil-range TPH using Northwest Test Method NWTPH-Dx without silica gel cleanup (MW1 to MW5).

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

Groundwater Analytical Results

Gasoline-, diesel-, and oil-range TPH and BTEX analyzed from three monitoring wells MW1, MW2 and MW3 were not detected at, or above, the analytical laboratory's PQL.

Groundwater samples collected and analyzed from the remaining two wells MW4 and MW5 had trace concentrations below the applicable cleanup levels, as follows:

MW4 Summary

- Gasoline-range TPH was not detected at the analytical laboratory's PQL (less than 100 µg/L) - which is below the MTCA Method A Cleanup Level of 1,000 µg/L.
- Diesel-range TPH was detected at a concentration of 96x µg/L, which is below the MTCA Method A Cleanup Level of 500 µg/L. According to the analytical laboratory report, the laboratory flag "x" indicates that the chromatographic pattern does not represent the fuel standard used for quantitation of diesel and oil TPH.

- BTEX and oil-range TPH were not detected at, or above, their respective PQLs.

MW5 Summary

- Groundwater samples collected from well MW5 had a gasoline-range TPH concentration of 140 µg/L, which is below the MTCA Method A Cleanup Level of 1,000 µg/L. The concentration of 140 µg/L is the lowest it's been since September of 2021. Note: MW5 was installed in an area where groundwater concentrations were at their highest, as compared to the rest of the Property.
- Diesel-range TPH was detected at a concentration of 79x µg/L, which is below the MTCA Method A Cleanup Level of 500 µg/L. According to the analytical laboratory report, the laboratory flag "x" indicates that the chromatographic pattern does not represent the fuel standard used for quantitation of diesel and oil TPH.
- BTEX and oil-range TPH were not detected at, or above, their respective PQLs.

In summary, groundwater samples collected during this 2022-Q3 GWM Report were in compliance with the MTCA Method A cleanup levels for groundwater.

CONCLUSIONS

Based on the data obtained during this 2022-Q3 GWM Report, RGI concludes the following:

- No contaminants of concern were detected in groundwater above their respective MTCA Method A cleanup levels in any of the five groundwater monitoring wells located on the Property.
- The two PersulfOx chemical injection events performed in June and July of 2021 appear to have reduced the groundwater concentrations as observed in the five consecutive quarterly sampling events from Third Quarter 2021 to Third Quarter 2022.

RECOMMENDATIONS

RGI recommends the following:

- Complete and submit the available reports to Ecology's Northwest Regional Office under the Initial Investigation / Site Hazard Assessment group – with the objective of ultimately obtaining a No Further Action (NFA) determination.

LIMITATIONS

This report is the property of RGI, 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 to 9314 State Avenue in Marysville, Washington. No other warranty, expressed or implied. Please contact us at (425) 415-0551 if you have any questions or need additional information.

Sincerely,

THE RILEY GROUP, INC.

Tait Russell, LG
Project Manager

Paul D. Riley, LG, LHG
Principal

Attachments

Figure 1, Property Vicinity Map

Figure 2, Groundwater Monitoring Well Analytical Results & Groundwater Flow Direction

Figure 3, Historical Test Probe Groundwater Grab Sample Analytical Results

Figure 4, Historical Soil Analytical Results

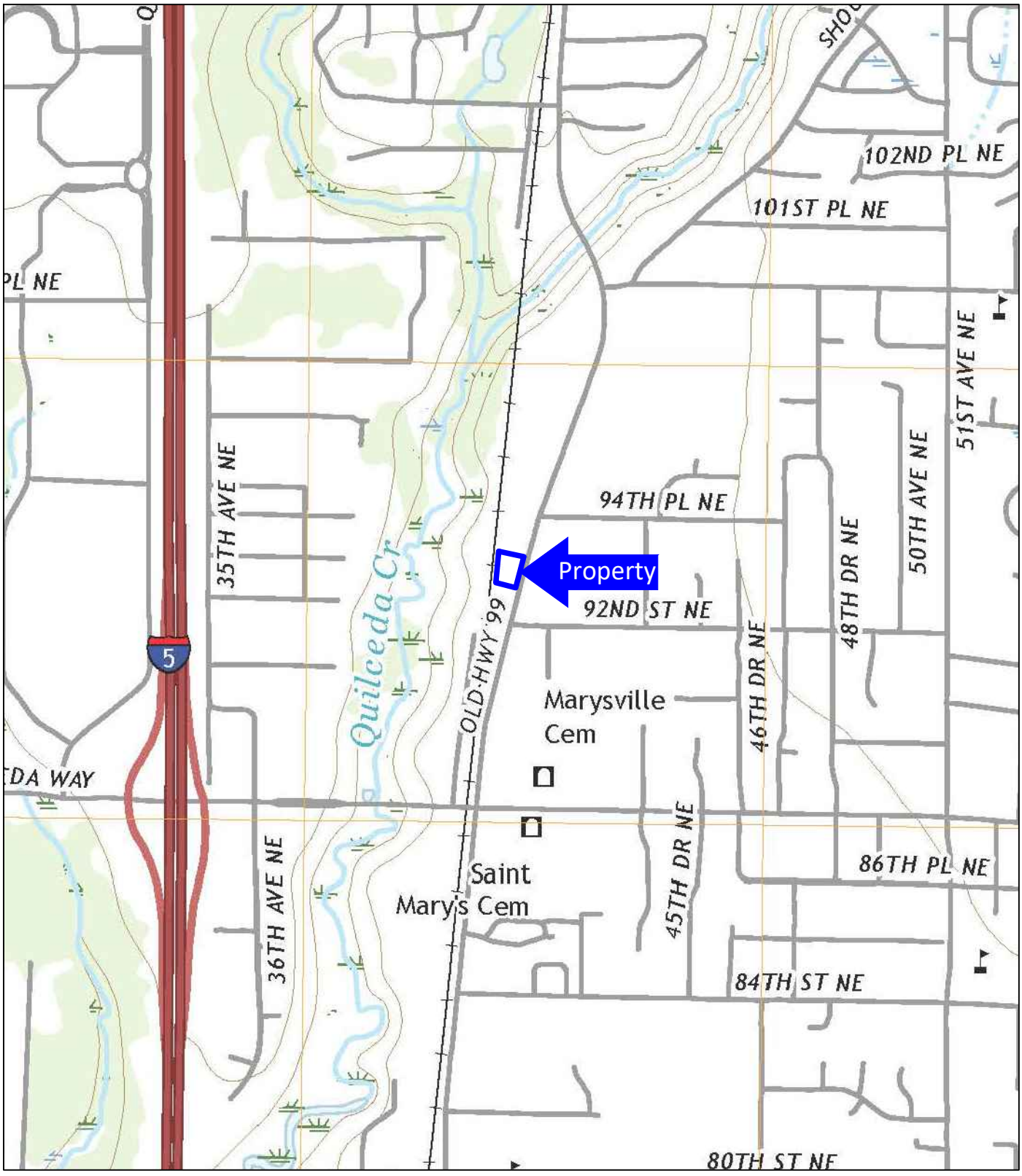
Table 1, Summary of Groundwater Monitoring Well Sample Analytical Laboratory Results

Appendix A, Groundwater Sampling Logs

Appendix B, Analytical Laboratory Reports and Chains of Custody

Distribution

Mr. Shawn Rahimzadeh, Excellent Choice Auto Sales (Electronic PDF)



USGS, 2020, Marysville, Washington
7.5-Minute Quadrangle

Approximate Scale: 1"=1000'

0 500 1000 2000

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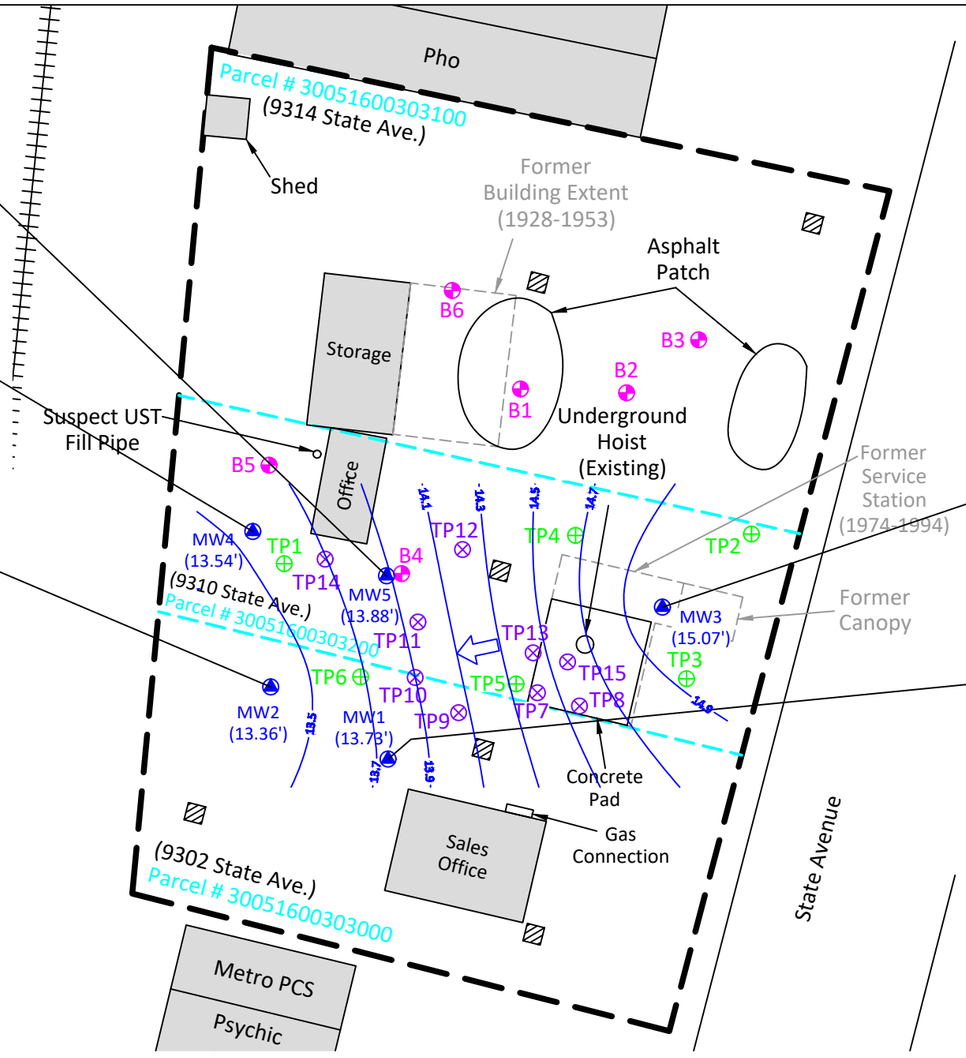
Phone: 425.415.0551
Fax: 425.415.0311

Marysville Excellent Choice Auto Sales		Figure 1
RGI Project Number 2018-244-5	Property Vicinity Map	Date Drawn: 10/2022
Address: 9302 to 9314 State Avenue, Marysville Washington 98270		

MW5											
Date	Gas	B	T	E	X	DSL	Oil	VOCs	Naph.	Total Pb	Dissolved Pb
09/26/22	**140**	ND	ND	ND	ND	**79x**	ND	---	---	---	---
06/21/22	**520**	ND	ND	ND	ND	**280x**	ND	----	----	----	----
03/21/22	**230**	ND	ND	ND	ND	**100x**	ND	----	----	----	----
12/22/21	**990**	ND	**3.7**	ND	ND	**340x**	ND	----	----	----	----
09/24/21	**680**	ND	ND	ND	ND	**200x**	ND	ND	ND	**6.70**	ND

MW4					
Date	Gas	BTEX	DSL	Oil	Sulfate
09/26/22	ND	ND	**96x**	ND	----
06/21/22	**120**	ND	**64x**	ND	----
03/21/22	ND	ND	**67x**	ND	----
12/22/21	**180**	ND	**130x**	ND	**14,200**
09/24/21	**200**	ND	ND	ND	----

MW2					
Date	Gas	BTEX	DSL	Oil	Sulfate
09/26/22	ND	ND	ND	ND	----
06/21/22	ND	ND	ND	ND	----
03/21/22	ND	ND	ND	ND	----
12/22/21	ND	ND	ND	ND	**5,650**
09/24/21	ND	ND	ND	ND	----
12/23/20	ND	ND	ND	ND	----



MW3				
Date	Gas	BTEX	DSL	Oil
09/26/22	ND	ND	ND	ND
06/21/22	ND	ND	ND	ND
03/21/22	ND	ND	ND	ND
12/22/21	ND	ND	ND	ND
09/24/21	ND	ND	ND	ND
12/23/20	ND	ND	ND	ND

MW1				
Date	Gas	BTEX	DSL	Oil
09/26/22	ND	ND	ND	ND
06/21/22	**230**	ND	ND	ND
03/21/22	ND	ND	ND	ND
12/22/21	ND	ND	ND	ND
09/24/21	ND	ND	ND	ND
12/23/20	ND	ND	ND	ND

= 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
Pb = Lead
x = The sample chromatographic pattern does not resemble the fuel standard used for quantitation. As noted in previous reports, the analytical chemist reported that the diesel concentrations were an overlap of gasoline.
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
= Test probe by RGI, 03/03/21
= Groundwater monitoring well by RGI,
= Stormwater catch basin
= Test probe by RGI, 08/08/19
= Test probe by RGI, 02/21/19
= Property boundary

Note: PersulfOx® chemical injections and additional subsurface investigation were performed in June of 2021 and July of 2021. This work and findings has been prepared under separate cover.

= Groundwater contours generated using Surfer Software (based on Kriging method). Contours based on 09/26/22 water level measurements.
(13.88') = Groundwater elevation measured on 09/26/22 by RGI

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

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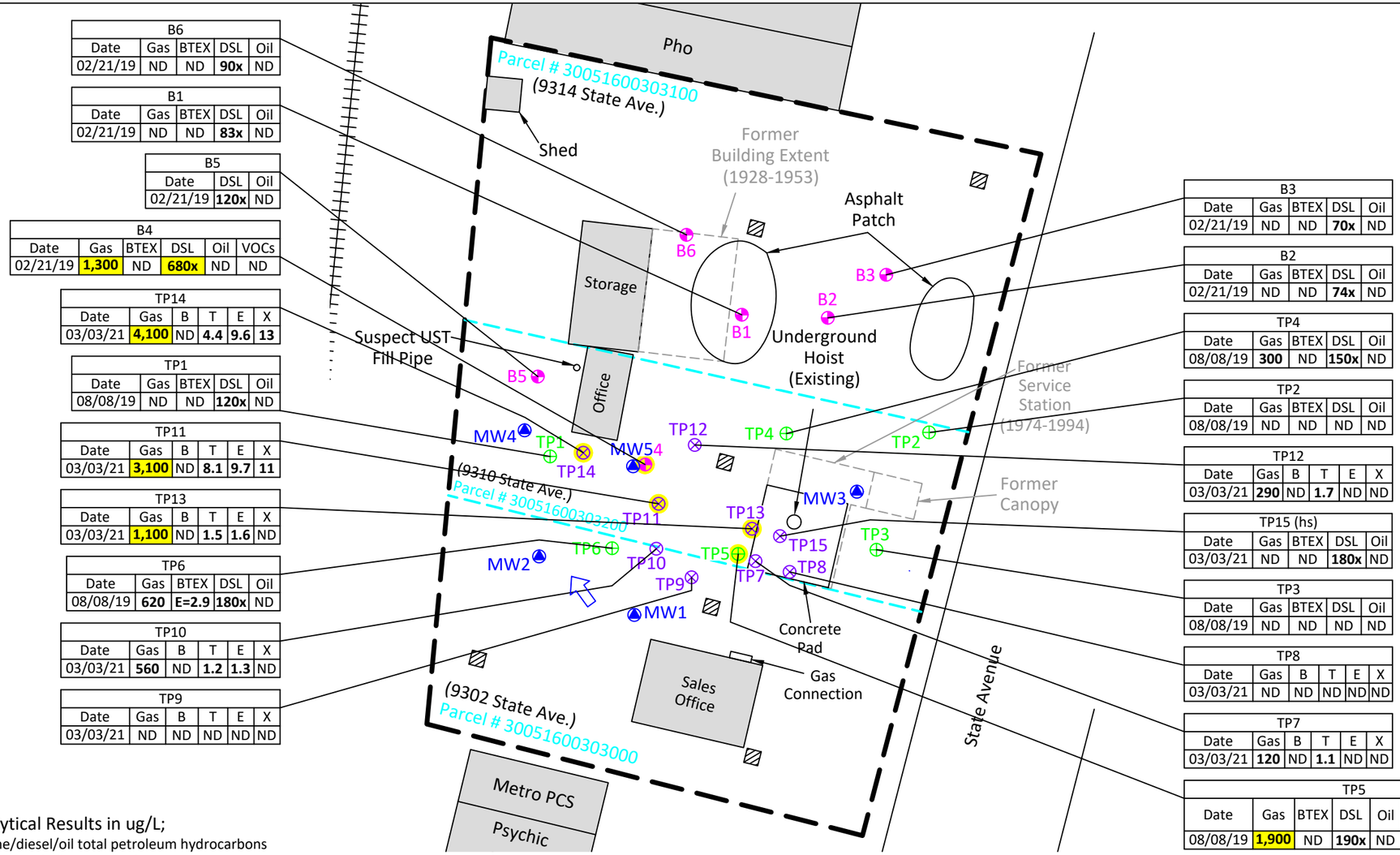
Marysville Excellent Choice Auto Sales		Figure 2
RGI Project Number 2018-244-5	Groundwater Monitoring Well Analytical Results & Groundwater Flow Direction	Date Drawn: 10/2022
Address: 9302 to 9314 State Avenue, Marysville Washington 98270		



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

TP14					
Date	Gas	B	T	E	X
03/03/21	**4,100**	ND	**4.4**	**9.6**	**13**

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

TP11					
Date	Gas	B	T	E	X
03/03/21	**3,100**	ND	**8.1**	**9.7**	**11**

TP13					
Date	Gas	B	T	E	X
03/03/21	**1,100**	ND	**1.5**	**1.6**	ND

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

TP10					
Date	Gas	B	T	E	X
03/03/21	**560**	ND	**1.2**	**1.3**	ND

TP9					
Date	Gas	B	T	E	X
03/03/21	ND	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

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

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

TP12					
Date	Gas	B	T	E	X
03/03/21	**290**	ND	**1.7**	ND	ND

TP15 (hs)				
Date	Gas	BTEX	DSL	Oil
03/03/21	ND	ND	**180x**	ND

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

TP8					
Date	Gas	B	T	E	X
03/03/21	ND	ND	ND	ND	ND

TP7					
Date	Gas	B	T	E	X
03/03/21	**120**	ND	**1.1**	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
Pb = Lead
hs = Headspace was present in the container used for analysis.
x = The sample chromatographic pattern does not resemble the fuel standard used for quantitation. As noted in previous reports, the analytical chemist reported that the diesel concentrations were an overlap of gasoline.
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
= Test probe by RGI, 03/03/21
= Groundwater monitoring well by RGI, 12/20 to 12/21
= Stormwater catch basin
= Test probe by RGI, 08/08/19
= Test probe by RGI, 02/21/19
= Property boundary

Note: PersulfOx® chemical injections and additional subsurface investigation were performed in June of 2021 and July of 2021. This work and findings are presented under separate cover.

Note: Groundwater results from groundwater monitoring wells take precedent over test probe grab sample results.

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

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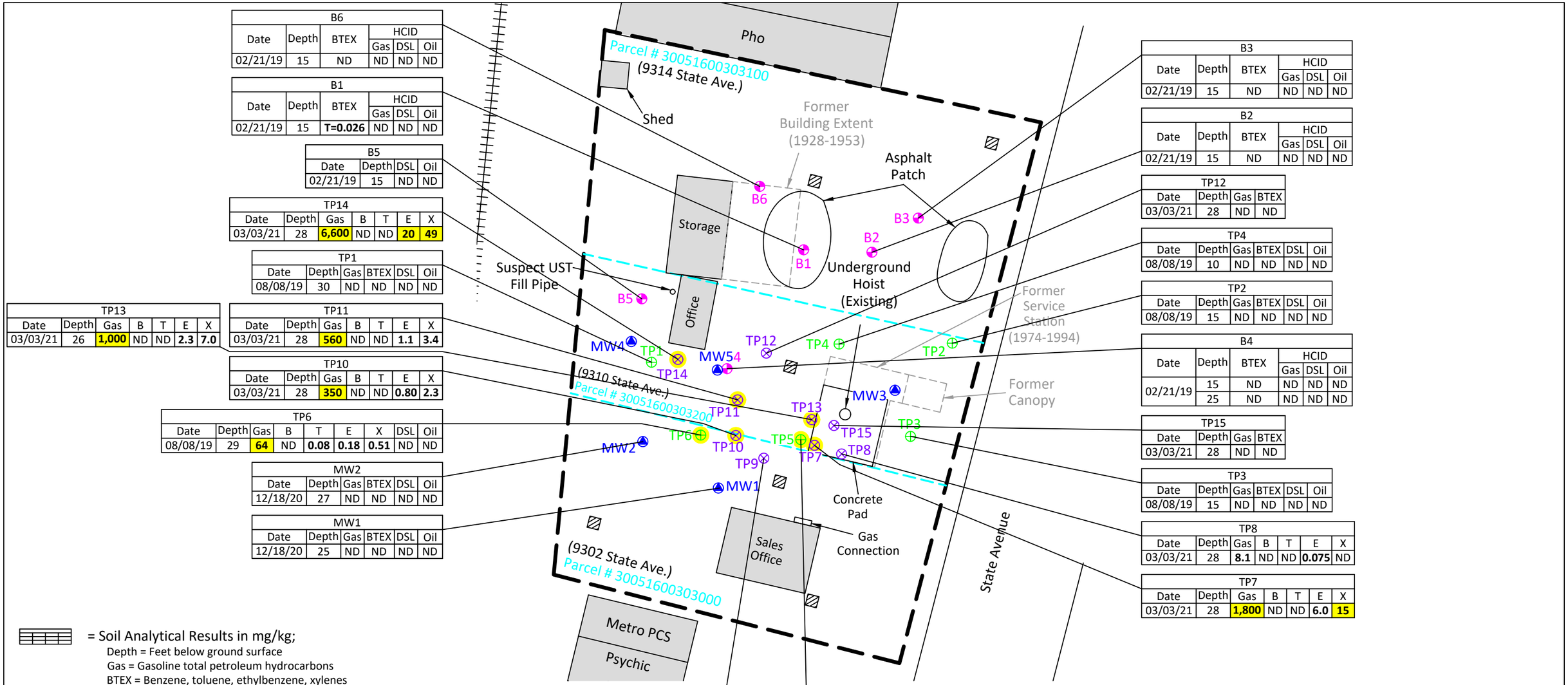
Marysville Excellent Choice Auto Sales | Figure 3

RGI Project Number 2018-244-5

Historical Test Probe Groundwater Grab Sample Analytical Results

Date Drawn: 10/2022

Address: 9302 to 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

TP14						
Date	Depth	Gas	B	T	E	X
03/03/21	28	**6,600**	ND	ND	**20**	**49**

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

TP13						
Date	Depth	Gas	B	T	E	X
03/03/21	26	**1,000**	ND	ND	**2.3**	**7.0**

TP11						
Date	Depth	Gas	B	T	E	X
03/03/21	28	**560**	ND	ND	**1.1**	**3.4**

TP10						
Date	Depth	Gas	B	T	E	X
03/03/21	28	**350**	ND	ND	**0.80**	**2.3**

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

TP12			
Date	Depth	Gas	BTEX
03/03/21	28	ND	ND

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

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

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

TP15			
Date	Depth	Gas	BTEX
03/03/21	28	ND	ND

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

TP8							
Date	Depth	Gas	B	T	E	X
03/03/21	28	**8.1**	ND	ND	**0.075**	ND

TP7						
Date	Depth	Gas	B	T	E	X
03/03/21	28	**1,800**	ND	ND	**6.0**	**15**

TP9			
Date	Depth	Gas	BTEX
03/03/21	26	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. As noted in previous reports, the analytical chemist reported that the diesel concentrations were an overlap of gasoline.
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

= Test probe by RGI, 03/03/21
= 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

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Marysville Excellent Choice Auto Sales		Figure 4
RGI Project Number 2018-244-5	Historical Soil Analytical Results	Date Drawn: 10/2022
Address: 9302 to 9314 State Avenue, Marysville Washington 98270		

Table 1. Summary of 3rd Quarter 2022 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. 2018-244-5

Sample Number	Sample Date	TOC Elevation	Depth to Water (bgs)	Groundwater Elevation	Gasoline TPH	VOCs						Diesel TPH	Oil TPH	Total Lead	Dissolved Lead	Sulfate
						B	T	E	X	Other VOCs	Naph.					
MW1	Screened Interval 27-37 ft. bgs, Total boring depth 37 ft. bgs															
MW1	09/26/22	39.59	25.86	13.73	ND<100	ND<1	ND<1	ND<1	ND<3	----	----	ND<50	ND<250	----	----	----
MW1	06/21/22	39.59	24.51	15.08	**230**	ND<1	ND<1	ND<1	ND<3	----	----	ND<50	ND<250	----	----	----
MW1	03/21/22	39.59	24.60	14.99	ND<100	ND<1	ND<1	ND<1	ND<3	----	----	ND<50	ND<250	----	----	----
MW1	12/22/21	39.59	25.19	14.40	ND<100	ND<1	ND<1	ND<1	ND<3	----	----	ND<65	ND<320	----	----	----
MW1	09/24/21	39.59	26.69	12.90	ND<100	ND<1	ND<1	ND<1	ND<3	----	----	ND<50	ND<250	----	----	----
MW1	12/23/20	39.59	27.20	12.39	ND<100	ND<1	ND<1	ND<1	ND<3	----	----	ND<50	ND<250	----	----	----
MW2	Screened Interval 27-37 ft. bgs, Total boring depth 37 ft. bgs															
MW2	09/26/22	40.28	26.92	13.36	ND<100	ND<1	ND<1	ND<1	ND<3	----	----	ND<50	ND<250	----	----	----
MW2	06/21/22	40.28	25.64	14.64	ND<100	ND<1	ND<1	ND<1	ND<3	----	----	ND<50	ND<250	----	----	----
MW2	03/21/22	40.28	25.70	14.58	ND<100	ND<1	ND<1	ND<1	ND<3	----	----	ND<50	ND<250	----	----	----
MW2	12/22/21	40.28	28.26	12.02	ND<100	ND<1	ND<1	ND<1	ND<3	----	----	ND<60	ND<300	----	----	**5,650**
MW2	09/24/21	40.28	27.75	12.53	ND<100	ND<1	ND<1	ND<1	ND<3	----	----	ND<60	ND<300	----	----	----
MW2	12/23/20	40.28	28.20	12.08	ND<100	ND<1	ND<1	ND<1	ND<3	----	----	ND<50	ND<250	----	----	----
MW3	Screened Interval 20-30 ft. bgs, Total boring depth 30 ft. bgs															
MW3	09/26/22	40.28	25.21	15.07	ND<100	ND<1	ND<1	ND<1	ND<3	----	----	ND<50	ND<250	----	----	----
MW3	06/21/22	39.93	23.79	16.14	ND<100	ND<1	ND<1	ND<1	ND<3	----	----	ND<50	ND<250	----	----	----
MW3	3/21/2022	39.93	23.80	16.13	ND<100	ND<1	ND<1	ND<1	ND<3	----	----	ND<50	ND<250	----	----	----
MW3	12/22/21	39.93	24.50	15.43	ND<100	ND<1	ND<1	ND<1	ND<3	----	----	ND<60	ND<300	----	----	----
MW3	09/24/21	39.93	26.08	13.85	ND<100	ND<1	ND<1	ND<1	ND<3	----	----	ND<50	ND<250	----	----	----
MW3	12/23/20	39.93	26.70	13.23	ND<100	ND<1	ND<1	ND<1	ND<3	----	----	ND<50	ND<250	----	----	----
MW4	Screened Interval 26-31 ft. bgs, Total boring depth 31 ft. bgs															
MW4	09/26/22	40.75	27.21	13.54	ND<100	ND<1	ND<1	ND<1	ND<3	----	----	**96 x**	ND<250	----	----	----
MW4	06/21/22	40.75	25.92	14.83	**120**	ND<1	ND<1	ND<1	ND<3	----	----	**64 x**	ND<250	----	----	----
MW4	3/21/2022	40.75	26.00	14.75	ND<100	ND<1	ND<1	ND<1	ND<3	----	----	**67 x**	ND<250	----	----	----
MW4	12/22/21	40.75	26.50	14.25	**180**	ND<1	ND<1	ND<1	ND<3	----	----	**130 x**	ND<300	----	----	**14,200**
MW4	09/24/21	40.75	28.04	12.71	**200**	ND<1	ND<1	ND<1	ND<3	----	----	ND<60	ND<300	----	----	----
MW5	Screened Interval 26-31 ft. bgs, Total boring depth 31 ft. bgs															
MW5	09/26/22	40.19	26.31	13.88	**140**	ND<1	ND<1	ND<1	ND<3	----	----	**79 x**	ND<250	----	----	----
MW5	06/21/22	40.19	24.99	15.20	**520**	ND<1	ND<1	ND<1	ND<3	----	----	**280 x**	ND<250	----	----	----
MW5	3/21/2022	40.19	25.10	15.09	**230**	ND<1	ND<1	ND<1	ND<3	----	----	**100 x**	ND<250	----	----	----
MTCA Method A Cleanup Levels for Ground Water					**800/1,000[1]**	**5**	**1,000**	**700**	**1,000**	**Analyte Specific**	**160**	**500**	**500**	**15**	**15**	**250,000**

Table 1. Summary of 3rd Quarter 2022 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. 2018-244-5

Sample Number	Sample Date	TOC Elevation	Depth to Water (bgs)	Groundwater Elevation	Gasoline TPH	VOCs						Diesel TPH	Oil TPH	Total Lead	Dissolved Lead	Sulfate
						B	T	E	X	Other VOCs	Naph.					
MW5	12/22/21	40.19	25.61	14.58	**990**	ND<1	**3.7**	ND<1	ND<3	----	----	**340 x**	ND<320	----	----	----
MW5	09/24/21	40.19	27.12	13.07	**680**	ND<0.35	ND<1	ND<1	ND<3	ND	ND<1	**200 x**	ND<250	**6.70**	ND<1	----
MTCA Method A Cleanup Levels for Ground Water					**800/1,000[1]**	**5**	**1,000**	**700**	**1,000**	**Analyte Specific**	**160**	**500**	**500**	**15**	**15**	**250,000**

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.

Sulfate results determined using the Ion Chromatography by EPA Method 300.0

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

Other VOCs (volatile organic compounds) and Naph. (naphthalene) determined using EPA Method 8260D Dual Acquisition. Other VOCs were either not detected at the Practical Quantitation Limit (PQL), or had trace concentrations well below the applicable cleanup levels.

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

Total Lead and Dissolved Lead determined using EPA Test Method 6020B.

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 Cleanup Levels for Ground Water.

The Riley Group, Inc.

Groundwater Sampling Information

Well No./Location: MW1	Project No: 2018-244-5	Sampling Date: 9/26/2022
Depth to Water: 25.86ft BTOC	Time: 12:50	Water Volume In Casing: 0.26 gal
Depth to Product:	13:02	
Total Depth: 36.98ft BTOC	Purged Time: 12 min	Volume Purged: 0.4 gal
Purging Method: Peri Pump	Purge Volume Measurement Method: Grad. Bucket	
Project Location: Marysville ECAS	Parameter Monitoring	Sampled By: SK

Time	Cumulative Volume	pH SU	COND mS/cm	TEMP Degree C	DO mg/L	TURB NTU	ORP mV	SAL %	TDS g/L	Appearance	Odor
12:53	0.1	6.22	0.18	17.8						clear	none
12:56	0.2	6.19	0.18	17.2						"	"
12:59	0.3	6.17	0.17	17.0						"	"
13:02	0.4	6.16	0.17	16.8						"	"

Sampling Methods:

Sample Data

Waste Container:

Field Sample No.	Sample Container	Time	Sample Depth	Matrix Type	Sample Type	Preserved By
MW1	2-0.5L amber	13:10				
MW1	4 VOAs	13:10				HCl

Chain of Custody (yes/no):

Duplicate Sample Numbers:

Analytical Lab	Lab Name:	Date Sent to Lab:
	Lab Address:	Shipment Method:
Analytical Lab/QC	Lab Name:	Date Sent to Lab:
	Lab Address:	Shipment Method:
Split	Name(s):	
	Organization(s):	

Matrix Types				Sample Types	
AA ambient air	GW groundwater	SD sediment	SW surface water	CS composite sample	FB field blank
BM building material	NS near-surface soil	SL soil	TI tissue	ER equipment rinsate	FD field duplicate
DR debris/rubble	SB subsurface soil	SU sludge	WR water	ES environmental sample	TB trip blank

Additional Comments: 3 consecutive readings within 10%
well >80% recharged

Recorder: Date:

Checker: Date:

The Riley Group, Inc.

Groundwater Sampling Information

Well No./Location: MW2	Project No: 2018-244-5	Sampling Date: 9/26/2022
Depth to Water: 26.92 ft BTOC	Time: 10:25	Water Volume In Casing: 0.22 gal
Depth to Product:	10:36	
Total Depth: 36.58 ft BTOC	Purged Time: 11 min	Volume Purged: 0.4 gal
Purging Method: Peri Pump	Purge Volume Measurement Method: Grad. Bucket	
Project Location: Marysville ECAS	Parameter Monitoring	Sampled By: SK

Time	Cumulative Volume	pH	COND	TEMP	DO	TURB	ORP	SAL	TDS	Appearance	Odor
		SU	mS/cm	Degree C	mg/L	NTU	mV	%	g/L		
10:27	0.1	6.44	0.25	18.7						clear	none
10:30	0.2	6.22	0.24	16.9						"	"
10:33	0.3	6.16	0.24	15.9						"	"
10:36	0.4	6.09	0.22	15.7							

Sampling Methods:

Sample Data

Waste Container:

Field Sample No.	Sample Container	Time	Sample Depth	Matrix Type	Sample Type	Preserved By
MW2	2-0.5L ambers	10:40				
MW2	4 VOAs	10:40				HCl

Chain of Custody (yes/no):

Duplicate Sample Numbers:

Analytical Lab	Lab Name:	Date Sent to Lab:
	Lab Address:	Shipment Method:
Analytical Lab/QC	Lab Name:	Date Sent to Lab:
	Lab Address:	Shipment Method:
Split	Name(s):	
	Organization(s):	

Matrix Types				Sample Types	
AA ambient air	GW groundwater	SD sediment	SW surface water	CS composite sample	FB field blank
BM building material	NS near-surface soil	SL soil	TI tissue	ER equipment rinsate	FD field duplicate
DR debris/rubble	SB subsurface soil	SU sludge	WR water	ES environmental sample	TB trip blank

Additional Comments: 3 consecutive readings within 10%
well >80% recharged

Recorder: Date:

Checker: Date:

The Riley Group, Inc.

Groundwater Sampling Information

Well No./Location: MW3	Project No: 7018-244-5	Sampling Date: 9/26/2022
Depth to Water: 25.21 ft BTOC	Time: 9:35	Water Volume In Casing: 0.10 gal
Depth to Product:	9:47	
Total Depth: 29.58 ft BTOC	Purged Time: 12 min	Volume Purged: 0.4 gal
Purging Method: Peri Pump	Purge Volume Measurement Method: Grad. Bucket	
Project Location: Marysville FCAS	Parameter Monitoring	Sampled By: SK

Time	Cumulative Volume	pH	COND	TEMP	DO	TURB	ORP	SAL	TDS	Appearance	Odor
		SU	mS/cm	Degree C	mg/L	NTU	mV	%	g/L		
9:38	0.1	6.81	0.14	15.1						clear	none
9:41	0.2	6.34	0.14	14.7						"	"
9:44	0.3	6.19	0.14	14.6						"	"
9:47	0.4	6.18	0.14	14.5						"	"

Sampling Methods:

Sample Data

Waste Container:

Field Sample No.	Sample Container	Time	Sample Depth	Matrix Type	Sample Type	Preserved By
MW3	2-0.5L ambers	9:51				
MW3	4 VOHs	9:51				HCl

Chain of Custody (yes/no):

Duplicate Sample Numbers:

Analytical Lab	Lab Name:	Date Sent to Lab:
	Lab Address:	Shipment Method:
Analytical Lab/QC	Lab Name:	Date Sent to Lab:
	Lab Address:	Shipment Method:
Split	Name(s):	
	Organization(s):	

Matrix Types				Sample Types	
AA ambient air	GW groundwater	SD sediment	SW surface water	CS composite sample	FB field blank
BM building material	NS near-surface soil	SL soil	TI tissue	ER equipment rinsate	FD field duplicate
DR debris/rubble	SB subsurface soil	SU sludge	WR water	ES environmental sample	TB trip blank

Additional Comments: 3 consecutive readings within 10%
well > 80% recharged

Recorder: Date:

Checker: Date:

The Riley Group, Inc.

Groundwater Sampling Information

Well No./Location: MW4	Project No: 2018-244-5	Sampling Date: 9/26/2022
Depth to Water: 27.21 ft BTOC	Time: 11:10	Water Volume In Casing: 0.08 gal
Depth to Product:	11:21	
Total Depth: 30.68 ft BTOC	Purged Time: 11 min	Volume Purged: 0.4 gal
Purging Method: Peri Pump	Purge Volume Measurement Method: Grad. Bucket	
Project Location: Marysville ECAS	Parameter Monitoring	Sampled By: SK

Time	Cumulative Volume	pH	COND	TEMP	DO	TURB	ORP	SAL	TDS	Appearance	Odor
		SU	mS/cm	Degree C	mg/L	NTU	mV	%	g/L		
11:12	0.1	6.02	0.19	16.6						clear	none
11:15	0.2	6.01	0.21	16.1						"	"
11:18	0.3	6.01	0.22	15.8						"	"
11:21	0.4	5.99	0.23	15.8						"	"

Sampling Methods:

Sample Data

Waste Container:

Field Sample No.	Sample Container	Time	Sample Depth	Matrix Type	Sample Type	Preserved By
MW4	2-0.5L ambers	11:25				
MW4	4 VOAs	11:25				HCl

Chain of Custody (yes/no):

Duplicate Sample Numbers:

Analytical Lab	Lab Name:	Date Sent to Lab:
	Lab Address:	Shipment Method:
Analytical Lab/QC	Lab Name:	Date Sent to Lab:
	Lab Address:	Shipment Method:
Split	Name(s):	
	Organization(s):	

Matrix Types				Sample Types	
AA ambient air	GW groundwater	SD sediment	SW surface water	CS composite sample	FB field blank
BM building material	NS near-surface soil	SL soil	TI tissue	ER equipment rinsate	FD field duplicate
DR debris/rubble	SB subsurface soil	SU sludge	WR water	ES environmental sample	TB trip blank

Additional Comments: 3 consecutive readings within 10%. well > 80% recharged

Recorder: Date:

Checker: Date:

The Riley Group, Inc.

Groundwater Sampling Information

Well No./Location: MW5	Project No: 2018-244-5	Sampling Date: 9/26/2022
Depth to Water: 26.31 ft BTOC	Time: 11:55	Water Volume In Casing: 0.1 gal
Depth to Product:	12:06	
Total Depth: 30.84 ft BTOC	Purged Time: 11 min	Volume Purged: 0.4 gal
Purging Method: Peri Pump	Purge Volume Measurement Method: Grad. Bucket	
Project Location: Marysville ECAS	Parameter Monitoring	Sampled By: SK

Time	Cumulative Volume	pH	COND	TEMP	DO	TURB	ORP	SAL	TDS	Appearance	Odor
		SU	mS/cm	Degree C	mg/L	NTU	mV	%	g/L		
11:57	0.1	6.18	0.24	16.3						clear	none
12:00	0.2	6.17	0.25	15.7						"	"
12:03	0.3	6.17	0.24	15.3						"	"
12:06	0.4	6.17	0.24	15.2						"	"

Sampling Methods:	Sample Data	Waste Container:

Field Sample No.	Sample Container	Time	Sample Depth	Matrix Type	Sample Type	Preserved By
MW5	2-0.5L ambers	12:10				
MW5	4 VOAs	12:10				HCl

Chain of Custody (yes/no):	Duplicate Sample Numbers:

Analytical Lab	Lab Name:	Date Sent to Lab:
	Lab Address:	Shipment Method:
Analytical Lab/QC	Lab Name:	Date Sent to Lab:
	Lab Address:	Shipment Method:
Split	Name(s):	
	Organization(s):	

Matrix Types				Sample Types	
AA ambient air	GW groundwater	SD sediment	SW surface water	CS composite sample	FB field blank
BM building material	NS near-surface soil	SL soil	TI tissue	ER equipment rinsate	FD field duplicate
DR debris/rubble	SB subsurface soil	SU sludge	WR water	ES environmental sample	TB trip blank

Additional Comments: 3 consecutive readings within 10%. well >80% recharged

Recorder:	Date:
Checker:	Date:

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

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

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

October 5, 2022

Tait Russell, Project Manager
The Riley Group, Inc.
17522 Bothell Way NE
Bothell, WA 98011

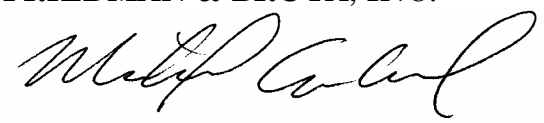
Dear Mr Russell:

Included are the results from the testing of material submitted on September 27, 2022 from the Marysville Excellent Auto Sales 2018-244-5, F&BI 209427 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: Paul Riley
TRG1005R.DOC

CASE NARRATIVE

This case narrative encompasses samples received on September 27, 2022 by Friedman & Bruya, Inc. from the The Riley Group Marysville Excellent Auto Sales 2018-244-5, F&BI 209427 project. Samples were logged in under the laboratory ID's listed below.

Laboratory ID	The Riley Group
209427 -01	MW1
209427 -02	MW2
209427 -03	MW3
209427 -04	MW4
209427 -05	MW5

All quality control requirements were acceptable.

Date of Report: 10/05/22
Date Received: 09/27/22
Project: Marysville Excellent Auto Sales 2018-244-5, F&BI 209427
Date Extracted: 10/04/22
Date Analyzed: 10/04/22

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 209427-01	<1	<1	<1	<3	<100	85
MW2 209427-02	<1	<1	<1	<3	<100	86
MW3 209427-03	<1	<1	<1	<3	<100	85
MW4 209427-04	<1	<1	<1	<3	<100	86
MW5 209427-05	<1	<1	<1	<3	140	83
Method Blank 02-2338 MB	<1	<1	<1	<3	<100	85

Date of Report: 10/05/22
Date Received: 09/27/22
Project: Marysville Excellent Auto Sales 2018-244-5, F&BI 209427
Date Extracted: 09/29/22
Date Analyzed: 09/29/22

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 209427-01	<50	<250	107
MW2 209427-02	<50	<250	103
MW3 209427-03	<50	<250	98
MW4 209427-04	96 x	<250	99
MW5 209427-05	79 x	<250	95
Method Blank 02-2380 MB	<50	<250	112

Date of Report: 10/05/22
Date Received: 09/27/22
Project: Marysville Excellent Auto Sales 2018-244-5, F&BI 209427

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

Laboratory Code: 209489-01 (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	104	65-118
Toluene	ug/L (ppb)	50	104	72-122
Ethylbenzene	ug/L (ppb)	50	104	73-126
Xylenes	ug/L (ppb)	150	101	74-118
Gasoline	ug/L (ppb)	1,000	95	69-134

Date of Report: 10/05/22
Date Received: 09/27/22
Project: Marysville Excellent Auto Sales 2018-244-5, F&BI 209427

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	68	68	63-142	0

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.

209427

SAMPLE CHAIN OF CUSTODY

09/27/22

EDA / 05AB VWA

Page # 1 of 1

Report To Tait Russell

Company The Riley Group, Inc.

Address 17522 Bothell Way NE

City, State, ZIP Bothell, WA 98011

Phone 425-415-0551 Email trussell@riley-group.com

SAMPLERS (*signature*) Sierra Kindley

PROJECT NAME Marysville Excellent Choice Auto Sales 2018-244-5 → PO#

REMARKS cc: riley@riley-group.com

Project specific RLs? - Yes / ~~No~~

INVOICE TO

TURNAROUND TIME

- ~~X~~ 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	ANALYSES REQUESTED: NWTPH-Dx	NWTPH-Gx	BTEX EPA 8021	NWTPH-HCID	VOCs EPA 8260	PAHs EPA 8270	PCBs EPA 8082					Notes
MW1	01 A-F	9/26/22	13:10	water	6	X	X	X									
MW2	02		10:40			X	X	X									
MW3	03		9:51			X	X	X									
MW4	04		11:25			X	X	X									
MW5	05		12:10			X	X	X									
																	Samples received at 4 °C

SIGNATURE	PRINT NAME	COMPANY	DATE	TIME
Relinquished by: Sierra Kindley	Sierra Kindley	RGI	9/26/22	15:00
Received by:	Juan Romero	Fed Ex	9/27/22	10:38
Relinquished by:				
Received by:	ANH. PHAN	FSB	09/27/22	11:34

Friedman & Bruya, Inc.
Ph. (206) 285-8282