UNDERGROUND STORAGE TANK
SITE ASSESSMENT REPORT

PREPARED BY:

THE RILEY GROUP, INC.
17522 BOTHELL WAY NORTHEAST
BOTHELL, WASHINGTON 98011

PREPARED FOR:

RUNE HARKESTAD
INDO NORDIC RE HOLDINGS, LLC
1500 EAST KATELLA AVENUE, SUITE 5
ORANGE, CALIFORNIA 92867

RGI PROJECT NO. 2022-669-3

UST SITE ASSESSMENT REPORT

ROSE HILL CAR WASH
12633 NORTHEAST 85TH STREET
KIRKLAND, WASHINGTON 98033
TAX PARCEL NO. 1233100555

JANUARY 11, 2024

TABLE OF CONTENTS

LIST OF APPENDICES

1 INTRODUCTION

The Riley Group, Inc. (RGI) is pleased to present this *Underground Storage Tank (UST) Site Assessment Report* documenting the Site Assessment for the Rose Hill Car Wash property located at 12633 Northeast 85th Street in Kirkland, King County, Washington (hereafter referred to as the Site, Figure 1).

The Site consists of an approximately 0.65-acre tax parcel of land (parcel number 1233100555) and is occupied by Rose Hill Car Wash and an out-of-service fuel station. The current owner of the Site is listed as Glint Carwash Kirkland, LLC.

The UST Site Assessment was performed on behalf of Indo Nordic RE Holdings LLC (hereafter referred to as the Client), who authorized the Site Assessment on December 5, 2023. RGI understands that the Client currently owns the building(s). However, the Client does not own the land (the current owner owns the land as a ground lease). The Client intends to operate the building(s) as a car wash and decommission the fuel station and out-of-service fuel tanks in-place.

2 PROJECT BACKGROUND

RGI was requested by the Client to assist with a UST Site Assessment in association with decommissioning of the fuel station, which included four USTs and six fuel dispensers. According to Ecology's UST records, four fiberglass-reinforced plastic USTs were installed on the Site in 1991. Details of the USTs are below and in Section 5.1. Reportedly, the fuel station was last used in the first half of 2023. The Client intends to decommission the four fuel USTs in-place.

2.1 LOCATION

The Site is located on the United States Geologic Survey (USGS) Kirkland, Washington, 7.5-Minute Topographic Map (Figure 1) at an elevation of approximately 379 to 381 feet above mean sea level.

The Site is located in the southeast quarter of Section 4 of Township 25 North, Range 5 East of the Willamette Meridian. The King County tax parcel number for the Site is 1233100555.

2.2 CHARACTERISTICS

The Site and surrounding area slope slightly towards the northwest.

Typical property use in the surrounding area is a mixture of residential, commercial, and vacant properties.

2.3 GEOLOGY AND HYDROGEOLOGY

Distribution and description of the geologic units of the Everett Quadrangle maps the Site as Younger Glacial Drift (unit Qg1t). The unit is described as a till, consisting of a blue-gray to gray concrete-like mixture of clay, silt, sand, and gravel deposits.

RGI was provided with a Baseline Environmental Assessment Report conducted by TRC Companies in January 2022. A copy of the report is provided in Appendix F. The report indicates that seven borings were advanced to between 10 and 20 feet below ground surface (bgs) in the

central portion of the Site (in the vicinity of the fuel station). The soils encountered during field exploration included silty sands over poorly graded sands between 0 and 10 feet bgs, and silts between 10 and 20 feet bgs. Groundwater was encountered at variable depths between 5 and 12 feet bgs. See Section 2.5 below for information regarding the soil/groundwater sampling and analyses.

Groundwater flow direction beneath the Site is unknown. However, based on a review of regional topography and a groundwater monitoring report for the west-adjoining gasoline station (dated February 10, 2013), the groundwater flow direction is towards the west-northwest.

2.4 CURRENT USE OF THE SITE

The Site is occupied by Rose Hill Car Wash and an out-of-service fuel station (previously branded as Texaco).

2.5 SITE HISTORY

The first known development to the Site was a former single-family residence and detached garage constructed in 1946 on the southern portion of the Site. Historical assessor records indicate the residence was formerly heated by an oil-burning furnace. Based on records online, the former heating oil UST associated with this former oil burner was removed in 1990/1991.

The next known development of the Site was a former gasoline service station constructed in 1961 on the northern portion of the Site. The Site was formerly addressed as 12611 Northeast 85th Street at that time and was listed under Site ID 8425 (Unocal 4834). Four former USTs (gasoline, waste oil, and heating oil) were servicing the Site at the time. The size and capacity of the USTs are unknown. These USTs were located in the northeastern portion of the Site (see Figure 2).

According to online records, the gasoline service station operated until approximately 1990/1991, when the former building was demolished and the former fuel USTs were removed. The heating oil UST associated with the single-family residence was also removed at that time. During tank removal, contaminated soil was over excavated. Confirmation soil and groundwater samples collected in the vicinity of the USTs indicated no remaining contamination above MTCA Method A Cleanup Levels. The Site received a No Further Action determination (associated with the former USTs) in 2012. See Appendix F for additional details.

The only other known development of the Site was the existing Rose Hill Car Wash and fuel station, constructed in 1991. See Section 5.1 for details regarding the current fuel station USTs and fuel dispensers.

On January 18 and 19, 2022, TRC Companies completed a Baseline Environmental Assessment for the Site. TRC Companies advanced seven probes on the Site (SB-1 to SB-7) to depths between 10 to 20 feet bgs. The probe locations were as follows: SB-1 was located near the western sets of fuel dispensers, SB-2 was located west of the existing USTs, SB-3 was located north of the existing USTs, SB-4 was located near fuel dispenser piping, SB-5 was located south of the fuel dispensers, SB-6 was located east of the existing USTs, and SB-7 was located near the eastern sets of fuel

dispensers. TRC submitted soils and groundwater samples to be analyzed for diesel-range organics, oil-range organics, gasoline-range organics, benzene, toluene, ethylbenzene, total xylenes, lead, and/or other volatile organic compounds. All samples either had non-detectable concentrations of contaminants of concern or had concentrations below their applicable Method A CULs. See Appendix F for a copy of the report.

2.6 CURRENT USES OF ADJOINING PROPERTIES

Current uses of adjoining properties are summarized below:

North of the Site: Northeast 85th Street with commercial properties beyond.

East of the Site: Vacant strip mall, a vacant espresso stand, and asphalt parking lot.

South of the Site: Villa Sonoma condominiums.

West of the Site: 76 gasoline station and a convenience store.

3 SCOPE OF SERVICES

The scope of services performed by RGI in connection with the UST closure activities consisted of, but was not necessarily limited to, the following tasks:

- RGI's ICC certified Site Assessor screened and collected soil and groundwater samples for analysis from the test probes advanced in the vicinity of the Site USTs and fuel dispensers to determine if a release from the UST system occurred. RGI's Tait Russell, ICC Registered UST Site Assessor #8881249, performed the UST Site Assessment.
- RGI submitted select soil samples and groundwater samples to an Ecology-accredited, third-party analytical laboratory (Friedman and Bruya, Inc. located at 5500 4th Avenue South, Seattle, Washington 98108) to analyze for contaminants of concern.
- RGI's ICC certified Site Assessor prepared this UST Site Assessment Report presenting our observations, findings, and conclusions.

4 REGULATORY FRAMEWORK AND CLEANUP STANDARDS

All activities associated with UST Site Assessment were performed in accordance with applicable UST regulations (WAC 173-360) and the Ecology's 2021 *Guidance for Site Checks and Site Assessments for Underground Storage Tanks* (publication 21-09-050, published January 2021, revised October 2022).

The investigation was performed in accordance with Washington's hazardous waste cleanup law, the Model Toxics Control Act (MTCA) (70.105D RCW). MTCA 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 applicable standards for this Site are the MTCA Method A Soil Cleanup Levels (Table 740-1) and MTCA Method A Ground Water Cleanup Levels (Table 720-1), the adopted cleanup criteria. If MTCA Method A Cleanup Levels (Method A CULs) have not been established for a contaminant of concern, its applicable MTCA Method B Cleanup Levels (Method B CULs) were used instead.

When establishing compliance with MTCA, the mixture of carcinogenic polynuclear aromatic hydrocarbon (cPAH) compounds is considered a single hazardous substance. The toxicity

equivalency factor (TEF) methodology was developed by the EPA to evaluate the toxicity and assess the risks of a mixture of structurally related chemicals with a common mechanism of action. A TEF is an estimate of the relative toxicity of a chemical mixture compared to a reference chemical. For mixtures of cPAHs, the reference chemical is benzo(a)pyrene. Therefore, for screening purposes, the calculated total cPAHs (TEF modified) is compared to the MTCA Method A soil table value for benzo(a)pyrene of 0.1 milligrams per kilogram (mg/kg) for soil and 0.1 micrograms per liter (ug/L) for groundwater. A copy of the cPAH TEF calculations is included in Appendix E.

5 UST DECOMMISSIONING (BY OTHERS)

This section describes work performed directly related to the decommissioning of the USTs and fuel dispensers on the Site. The general methodology for UST decommissioning and assessment is provided below in Section 5.2. Copies of provided UST decommissioning documentation are provided in Appendix A. Details pertaining to the USTs are discussed below.

The location of USTs and fuel dispensers, UST Site Assessment soil and groundwater samples, and select analytical data are displayed on Figures 2 and 3. All soil analytical data obtained during the UST Site Assessment are summarized in Table 1. All groundwater analytical data obtained during the UST Site Assessment are summarized in Table 2. Analytical results are discussed further in Section 8.

5.1 UST AND FUEL DISPENSER INFORMATION

Below is a summary of the four USTs on the Site. See Appendix F for the Site UST System Summary.

UST ID: 101001; Facility/Site ID: 3816				
UST Name	Install Date	Size (gallons)	Historical Contents	Most-Recent Contents
37205	7/15/1991	10,000	Leaded Gasoline	Unleaded Gasoline
37200	7/15/1991	8,000	Diesel	Diesel
37282	7/15/1991	8,000	Unleaded Gasoline	Unleaded Gasoline
37209A	7/15/1991	8,000	Unleaded Gasoline	Unleaded Gasoline

USTs 37200, 37282, and 37209A are each approximately 21 feet long and 8 feet wide. UST 37205 is approximately 28 feet long and 8 feet wide. The tops of all four USTs are approximately 4 feet bgs. The bottoms of the USTs are approximately 12 feet bgs. The backfill around the USTs was gravel from the concrete surface to between 8 feet bgs (test probe location TP1) and 14.75 feet bgs (test probe locations TP2 and TP3). Underlying the gravel backfill was native soils described as sandy silt. Groundwater, when encountered, was at depths between 3.9 feet bgs (TP12) and 5 feet bgs (TP3).

The Site had six fuel dispensers south of the USTs. The southernmost two fuel dispensers only dispensed diesel, while the remaining four only dispensed gasoline. The southern two also appeared to have been added sometime after the construction of the other four (gasoline) pumps in 1991. The backfill under the fuel dispensers was gravel from the concrete surface to between 2 feet bgs (TP7) and 5 feet bgs (TP4). Underlying the gravel was native soils described as sandy silt. Groundwater was not encountered in any of the probes in the vicinity of the fuel dispensers to the maximum depth explored (10 feet bgs).

See Appendix C for the test probe logs with depths of fill and native soils for each probe location.

5.2 UST Decommissioning Conducted on Site

As of the completion date of this report, the following UST Decommissioning work has been conducted on the Site.

On December 13, 2023, Clearcreek Contractors (a Division of Holt Services, Inc.) began the process of decommissioning in-place the four Site USTs and removal of the six fuel dispensers. Clearcreek Contractors' work was completed under the direction of UST Decommissioner Marshall Brown (certification #10198734).

Clearcreek subcontracted Marine Vacuum Services, LLC (MarVac) to pump and clean USTs. MarVac pumped product from the UST into a vacuum truck via vacuum hose. UST cleaning consisted of using a pressure washer to remove any accumulated sludge/sediment from the internal walls of the UST. Wastewater generated from the rinsing was also pumped into the vacuum truck and ultimately disposed of at the MarVac facility under their general permit in Seattle, Washington. Approximately 1,200 gallons of product and spent rinse water were removed. Clearcreek also had the six fuel dispensers disconnected from their product piping and hauled away for off-Site disposal.

See Appendix A for further details and documentation. Details will be provided by Clearcreek under their Permanent Closure Checklist.

6 Site Assessment

This section describes work performed associated with the Site Assessment of the USTs and fuel dispensers. The location of the USTs and fuel dispensers are depicted in Figures 2 and 3. RGI's Tait Russell, ICC Registered UST Site Assessor #8881249, performed the UST Site Assessment (see Appendix B for Site Assessment certification).

6.1 Pre-UST Decommissioning Services

It was necessary for RGI to perform several tasks prior to the decommissioning and Site Assessment of the USTs. These activities are summarized in the following sections.

6.1.1 Permitting and Notifications

Clearcreek and its subcontractors were responsible for filing the required notifications and permits. Copies of provided UST decommissioning documentation are provided in Appendix A.

6.1.2 Utility Locating

RGI contacted One-Call public locating service at least 72 hours prior to commencing with any of the intrusive subsurface investigations, to locate known public and private underground utilities on the Site.

RGI subcontracted a private utility locator, Mt. View Locating Services, LLC (Mt. View). On December 13 and 14, 2023, Mt. View attempted to locate Site utilities, delineate the four USTs, and locate the associated piping. They utilized electromagnetic and ground-penetrating radar (GPR) surveying techniques. They were able to locate the Site utilities and define the outlines of the USTs but were unable to locate/delineate the product/vent piping associated with the USTs.

6.1.3 Concrete Coring

RGI subcontracted Seattle Concrete Core Drilling, Inc. to core holes in the concrete areas of the Site where UST Site Assessment drilling was to be conducted. The cores surrounding the USTs were 3-inches in diameter and the cores in the vicinity of the fuel dispensers were 6-inches in diameter. All holes from the cores were patched immediately after sampling was completed.

6.2 Standard Sampling Protocols and Field Screening

During the UST Site Assessment, soil conditions were described using the Unified Soil Classification System (USCS). All soil samples collected were field screened using visual and olfactory observations, sheen testing, and screened for the presence of volatile organic compounds (VOCs) and/or petroleum hydrocarbons using a portable gas analyzer equipped with a photoionization detector (PID). All soil samples collected for potential analyses of VOCs were collected using standard EPA Method 5035A sampling methodology.

All soil samples were collected in accordance with RGI's standard operating and decontamination procedures. All sampling equipment was decontaminated using Alconox® soap and tap water between locations. Samples were placed in preconditioned, sterilized containers provided by an Ecology-accredited analytical laboratory and placed in an iced cooler prior to being transported to the analytical laboratory in accordance with standard chain of custody protocols.

6.3 Soil Site Assessment Sampling

On December 14 and 15, 2023, RGI advanced 14 test probes on the Site – 10 surrounding the USTs (TP1 to TP3 and TP8 to TP14) and four in the vicinity of the fuel dispensers (TP4 to TP7). Test probes were advanced using a full-size Geoprobe direct push drill rig.

Soils were field screened using visual and olfactory observations, sheen testing, and screened for the presence of VOCs and/or petroleum hydrocarbons using a portable gas analyzer equipped with a PID. Significant VOCs were detected in soils using a PID (including petroleum odors) at TP6. However, no sheens or discoloration were observed in TP6.

RGI collected a total of 14 soil samples that were submitted for analytical analyses – one from each test probe location. Samples of native soils with field indications of contamination (elevated PID readings, odors, etc.) were preferentially sampled and submitted for analyses. If there were no field indications of contamination, samples of native soils at the backfill-native interface were collected and submitted. However, in locations around the USTs where the backfill-native

interface was above the approximate depth of the bottom of the USTs (test probe locations TP1, TP13, and TP14), samples were collected below the approximate depth of the bottom of the USTs. While some groundwater was found at depths of approximately 3.9 to 5 feet bgs around the USTs, sampling at those depths was not practical due to the gravel backfill material, which laboratories are not able to accurately analyze for contaminants of concern. *Note: Soil sample names are based on the test probe location and depth of the bottom of the 6-inch sampling interval. For example, soil sampled from test probe location TP11 at the backfill-native interface at 13 feet bgs is sampled from 13 to 13.5 feet bgs (preferentially sampling the native soils as close to the interface as possible) and is named TP11-13.5. See the test probe logs in Appendix C for a visual representation of the sample locations relative to the backfill-native interfaces.*

6.4 GROUNDWATER SITE ASSESSMENT SAMPLING

RGI collected a total of four groundwater samples from around the USTs. Groundwater was sampled east (TP1), south (TP3), west (TP10), and north (TP12). Depth to groundwater was approximately 3.9 feet bgs (TP12) to 5 feet bgs (TP3). Groundwater was not encountered in any of the test probes in the vicinity of the fuel dispensers to the maximum depth explored (10 feet bgs). The lack of groundwater encountered in test probes in the vicinity of the fuel dispensers may indicate that there is some groundwater mounding in the backfill of the UST area. To obtain representative groundwater, all four groundwater test probes sampled (TP1, TP3, TP10, and TP12) were screened only at the lowest four feet of the ¾-inch diameter temporary wells (in the native soils). Furthermore, approximately 2 gallons (approximately 7 to 10 well volumes) were purged from each temporary well to remove the mounded water from the test probe encountered in the overlying backfill material.

All collected soil and groundwater samples were submitted for analyses of contaminants of concern at FBI of Seattle, Washington, an Ecology-accredited analytical laboratory.

6.5 JUSTIFICATION FOR DEVIATIONS FROM GUIDANCE

As discussed above in Section 6.1.2 of this report, the UST product and vent lines could not be located. It appears that the product and vent lines were constructed of fiberglass and did not have any tracers installed to assist with locating. Therefore, it was not possible to directly sample next to product/vent lines. Soil samples from test probes TP4 to TP7 are considered sufficient in identifying any leaking product lines that would be running from the USTs to the various fuel dispensers given the Ecology's 2021 Guidance for Site Checks and Site Assessments for Underground Storage Tanks Appendix B footnote "the specified samples must be collected from native soil as close as practicable to, but no more than ten feet from the applicable tank, pipe, or dispenser." Any product piping running from the USTs to the fuel dispensers would be within 10 feet of test probes TP4 to TP7.

Due to the unknown location of product lines, and potential concrete footings at 3 feet bgs near the fuel dispensers (indicated by one of the Rose Hill Car Wash owners/operators), test probes to assess the fuel dispensers (TP4 to TP7) had to be placed approximately 3 to 4 feet away from the fuel dispensers. This caused the test probes TP5 and TP7 to become equal distance from the adjoining fuel dispensers for each of the test probes. Therefore, test probes TP5 and TP7 were each used to assess a pair of fuel dispensers on the southern portion of the Site canopy (see Figure 2).

While groundwater was found at depths of approximately 3.9 to 5 feet bgs around the USTs, sampling at those depths was not practical due to the gravel backfill material, which laboratories are not able to accurately analyze for contaminants of concern. Furthermore, the lack of groundwater encountered in test probes in the vicinity of the fuel dispensers indicates that there is some groundwater mounding in the backfill of the UST area. Therefore, samples at the backfill-native soil interface or below the depth of the bottom of the USTs were submitted for analyses.

Finally, given that a release was confirmed with the scope of work conducted for this UST Site Assessment, any data gaps can be filled during the Site Characterization.

7 ANALYTICAL LABORATORY ANALYSES

A total of 14 soil samples were collected during this UST Site Assessment and submitted to Friedman and Bruya, Inc. (FBI) of Seattle, Washington for the following analyses:

- Gasoline-range total petroleum hydrocarbons (TPHg) using Northwest Test Method NWTPH-Gx.
- Diesel- and heavy oil-range TPH (TPHd and TPHo, respectively) using Northwest Test Method NWTPH-Dx.
- Benzene, toluene, ethylbenzene, and xylenes (BTEX) using EPA Test Method 8021B.
- Carcinogenic polynuclear aromatic hydrocarbon (cPAH) using EPA Method 8270E.

Additionally, one soil sample (TP6-7.5) was additionally submitted for the following analysis:

- Total lead by EPA Test Method 6020B.

A total of four groundwater samples were collected during this UST Site Assessment and submitted to FBI of Seattle, Washington for the following analyses:

- TPHg using Northwest Test Method NWTPH-Gx.
- TPHd and TPHo using Northwest Test Method NWTPH-Dx.
- BTEX using EPA Test Method 8021B.
- cPAHs using EPA Method 8270E.

Soil analytical results are summarized in Table 1 and displayed on Figure 2. Groundwater analytical results are summarized in Table 2 and displayed on Figure 3. Analytical results are discussed further below in Section 8 and copies of final analytical laboratory reports are provided in Appendix D. A copy of the cPAH TEF calculations is included in Appendix E.

8 ANALYTICAL RESULTS

8.1 SOIL ANALYTICAL RESULTS

Of the 14 soil samples submitted for laboratory analyses, two had concentrations of contaminants of concern above their applicable Method A CULs:

- Soil sample TP5-3.5 (soil sampled from test probe TP5 at depths of 3 to 3.5 feet bgs) had a cPAH TEF concentration of 94 mg/kg, which is above the Method A CUL TEF of 0.1 mg/kg. The remaining contaminants of concern were not detected above the laboratory's lower

detection limit in TP5-3.5. Test probe TP5 was located near the southeastern fuel dispensers.

- Soil sample TP6-7.5 (soil sampled from test probe TP6 at depths of 7 to 7.5 feet bgs) had a gasoline concentration of 730 mg/kg, which exceeds the Method A CUL of 30 mg/kg (the applicable CUL when benzene is detected). Soil sample TP6-7.5 had benzene detected at a concentration of 0.25j mg/kg, which exceeds the Method A CUL of 0.03 mg/kg. The benzene result was flagged with a "j" by the laboratory, indicating the analyte concentration is reported below the standard reporting limit and the value reported is an estimate. Soil sample TP6-7.5 also had ethylbenzene detected at a concentration of 6.4 mg/kg, which exceeds the Method A CUL of 6 mg/kg. The remaining contaminants of concern were not detected above the laboratory's lower detection limit in TP6-7.5 or were below their applicable Method A CULs. Test probe TP6 was located near the northwestern fuel dispenser.

The remaining soil samples either had contaminants of concern not detected above the laboratory's lower detection limits or were below their applicable Method A CULs.

8.2 GROUNDWATER ANALYTICAL RESULTS

Of the four groundwater samples submitted for laboratory analyses, three had concentrations of contaminants of concern above their applicable Method A CULs:

- Groundwater sample TP3 had a TPHd concentration of 700x ug/L, which is above the Method A CUL of 500 ug/L. The TPHd result was flagged by the laboratory with an "x", indicating that the sample chromatographic pattern does not resemble the fuel standard used for quantitation. Groundwater sample TP3 also had a cPAH TEF concentration of 0.11 ug/L, which is above the Method A CUL of 0.1 ug/L. The remaining contaminants of concern were not detected above the laboratory's lower detection limit in TP3. Test probe TP3 was located south of the USTs.
- Groundwater sample TP10 had a cPAH TEF concentration of 10 ug/L, which is above the Method A CUL of 0.1 ug/L. The remaining contaminants of concern were not detected above the laboratory's lower detection limit or below their applicable Method A CULs in TP10. Test probe TP10 was located east of the USTs.
- Groundwater sample TP12 had a TPHd concentration of 320x ug/L and a TPHo concentration of 710 ug/L (total of 1,030 ug/L), which is above the Method A CUL of 500 ug/L. The TPHd result was flagged by the laboratory with an "x", indicating that the sample chromatographic pattern does not resemble the fuel standard used for quantitation. Groundwater sample TP12 also had a cPAH TEF concentration of 16 ug/L, which is above the Method A CUL of 0.1 ug/L. The remaining contaminants of concern were not detected above the laboratory's lower detection limit in TP12. Test probe TP12 was located north of the USTs.

Groundwater sample TP1 either had contaminants of concern at concentrations below the laboratory's lower detection limit or below their applicable Method A CULs.

9 CONCLUSIONS

Based on the data obtained during this project, RGI concludes the following regarding the Site Assessment:

- As requested, RGI completed a UST Site Assessment on behalf of Indo Nordic RE Holdings LLC.
- Analytical results indicate a release to soils in the vicinity of test probe locations TP5 and TP6 (the southeast and northwest fuel dispensers, respectively). Contaminants detected above their applicable Method A CULs include gasoline, benzene, ethylbenzene, and cPAHs.
- Analytical results indicate a release to groundwater in the vicinity of test probe locations TP3, TP10, and TP12 (south, east, and north of the USTs, respectively). Contaminants detected above their applicable Method A CULs include TPHd, TPHo, and cPAHs.
- RGI notified the operators of the USTs of the release and reported the release to Ecology on their behalf per WAC 173-340-450 (1)(a) and WAC 173-360A-0230 (4). The release is reported under ERTS #727710.
- Because the current property owner owns the ground lease, no current remedial activities are planned for the Site. The current property owner owns the land and is ultimately responsible for characterizing the nature and extent of the contamination and remediating the Site per the Model Toxics Control Act Statute and Regulation (Chapter 70.105D RCW and WAC 173-340).
- RGI recommends a copy of this report should be promptly submitted to the Department of Ecology UST Section (PO Box 47655, Olympia, WA 98504-7655) as part of owner/operators UST Site Assessment and release reporting obligations. If requested by the Client, RGI will submit a copy of this report to Ecology on their behalf.

10 LIMITATIONS

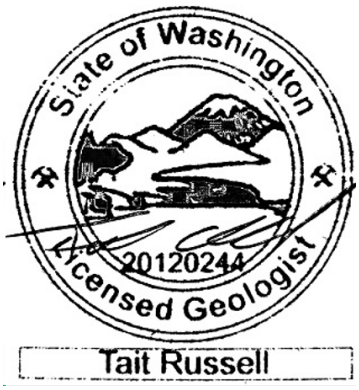
This report is the property of Indo Nordic RE Holdings LLC, and their authorized representatives, and was prepared in a manner consistent with the level of skill and care ordinarily exercised by members of the profession currently practicing in the same locality and under similar conditions. This report is intended for specific application to the Site located at 12633 Northeast 85th Street in Kirkland, King County, 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 soil excavation on the Site, 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.

If you have any questions, or need additional information, please contact us at (425) 415-0551.

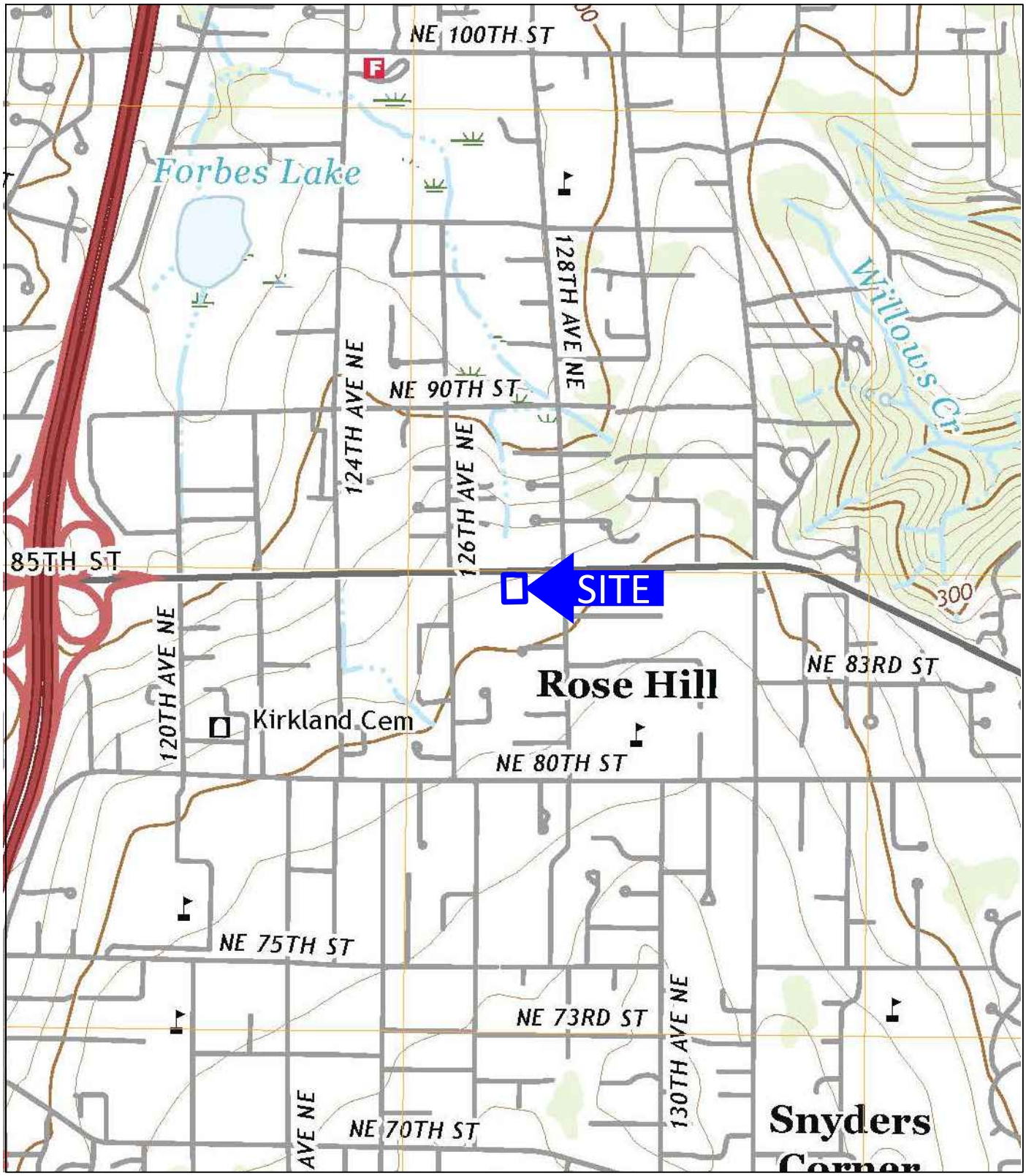
Sincerely,

THE RILEY GROUP, INC.



Tait Russell, LG
Site Assessor #8881249
Project Geologist

Megan Poysnick, LG
Senior Environmental Manager



USGS, 2020, Kirkland, Washington
7.5-Minute Quadrangle

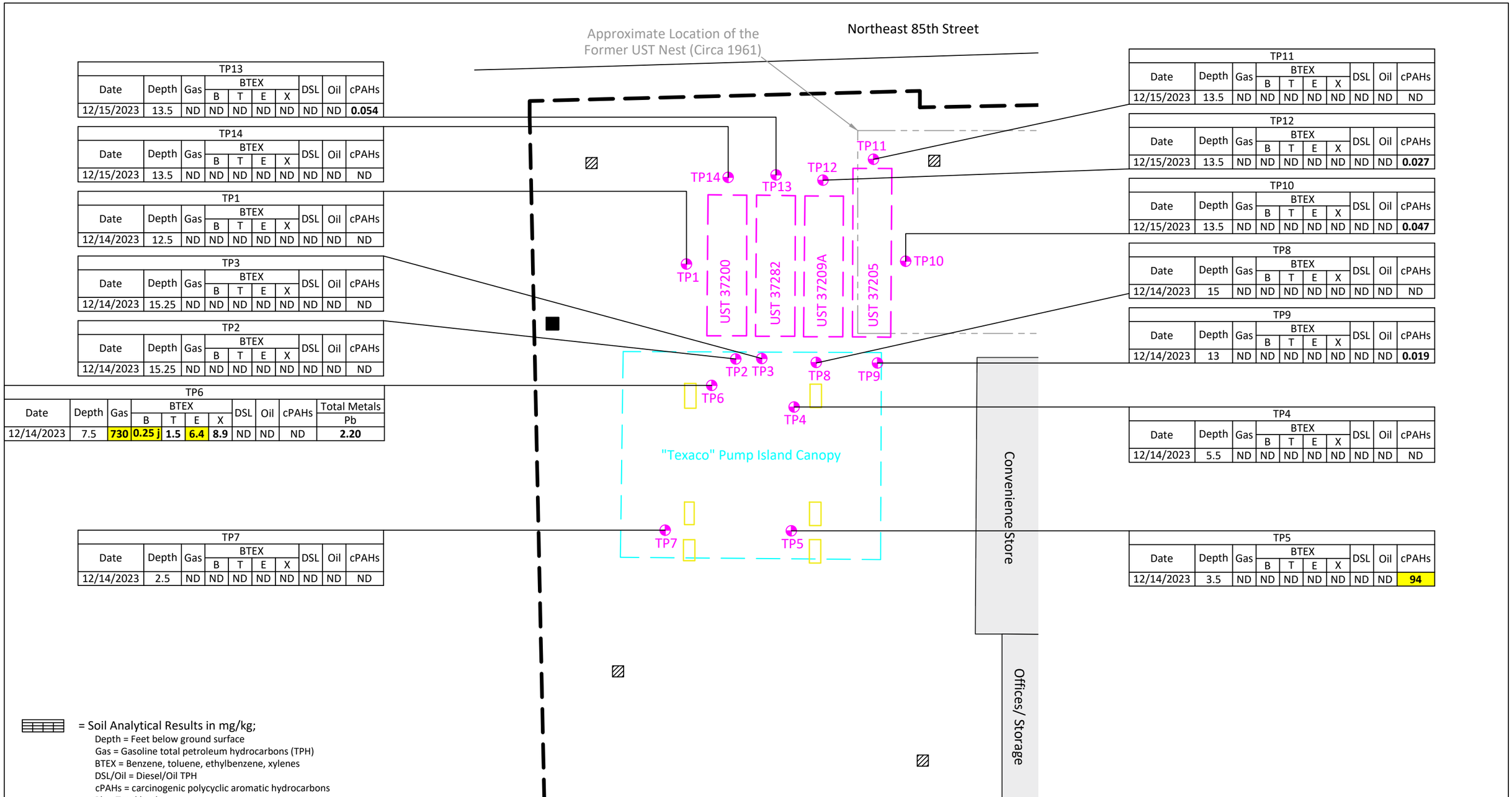
Approximate Scale: 1"=1000'

0 500 1000 2000

N

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

Rose Hill Car Wash		Figure 1
RGI Project Number: 2022-669-3	Site Vicinity Map	Date Drawn: 01/2024
Address: 12633 Northeast 85th Street, Kirkland, Washington 98033		



TP13									
Date	Depth	Gas	BTEX				DSL	Oil	cPAHs
			B	T	E	X			
12/15/2023	13.5	ND	ND	ND	ND	ND	ND	ND	**0.054**

TP14									
Date	Depth	Gas	BTEX				DSL	Oil	cPAHs
			B	T	E	X			
12/15/2023	13.5	ND	ND	ND	ND	ND	ND	ND	ND

TP1									
Date	Depth	Gas	BTEX				DSL	Oil	cPAHs
			B	T	E	X			
12/14/2023	12.5	ND	ND	ND	ND	ND	ND	ND	ND

TP3									
Date	Depth	Gas	BTEX				DSL	Oil	cPAHs
			B	T	E	X			
12/14/2023	15.25	ND	ND	ND	ND	ND	ND	ND	ND

TP2									
Date	Depth	Gas	BTEX				DSL	Oil	cPAHs
			B	T	E	X			
12/14/2023	15.25	ND	ND	ND	ND	ND	ND	ND	ND

TP6										
Date	Depth	Gas	BTEX				DSL	Oil	cPAHs	Total Metals
			B	T	E	X				Pb
12/14/2023	7.5	**730**	**0.25 j**	**1.5**	**6.4**	**8.9**	ND	ND	ND	**2.20**

TP7									
Date	Depth	Gas	BTEX				DSL	Oil	cPAHs
			B	T	E	X			
12/14/2023	2.5	ND	ND	ND	ND	ND	ND	ND	ND

TP11									
Date	Depth	Gas	BTEX				DSL	Oil	cPAHs
			B	T	E	X			
12/15/2023	13.5	ND	ND	ND	ND	ND	ND	ND	ND

TP12									
Date	Depth	Gas	BTEX				DSL	Oil	cPAHs
			B	T	E	X			
12/15/2023	13.5	ND	ND	ND	ND	ND	ND	ND	**0.027**

TP10									
Date	Depth	Gas	BTEX				DSL	Oil	cPAHs
			B	T	E	X			
12/15/2023	13.5	ND	ND	ND	ND	ND	ND	ND	**0.047**

TP8									
Date	Depth	Gas	BTEX				DSL	Oil	cPAHs
			B	T	E	X			
12/14/2023	15	ND	ND	ND	ND	ND	ND	ND	ND

TP9									
Date	Depth	Gas	BTEX				DSL	Oil	cPAHs
			B	T	E	X			
12/14/2023	13	ND	ND	ND	ND	ND	ND	ND	**0.019**

TP4									
Date	Depth	Gas	BTEX				DSL	Oil	cPAHs
			B	T	E	X			
12/14/2023	5.5	ND	ND	ND	ND	ND	ND	ND	ND

TP5									
Date	Depth	Gas	BTEX				DSL	Oil	cPAHs
			B	T	E	X			
12/14/2023	3.5	ND	ND	ND	ND	ND	ND	ND	**94**

= Soil Analytical Results in mg/kg;

Depth = Feet below ground surface
Gas = Gasoline total petroleum hydrocarbons (TPH)
BTEX = Benzene, toluene, ethylbenzene, xylenes
DSL/Oil = Diesel/Oil TPH
cPAHs = carcinogenic polycyclic aromatic hydrocarbons
Pb = Total lead
j = The analyte concentration is reported below the lowest calibration standard. The value reported is an estimate.
ND = Not detected above laboratory detection limits
Bold results indicate concentrations above laboratory detection limits
Bold and highlighted results (if any) indicate concentrations above MTCA Soil Cleanup Levels

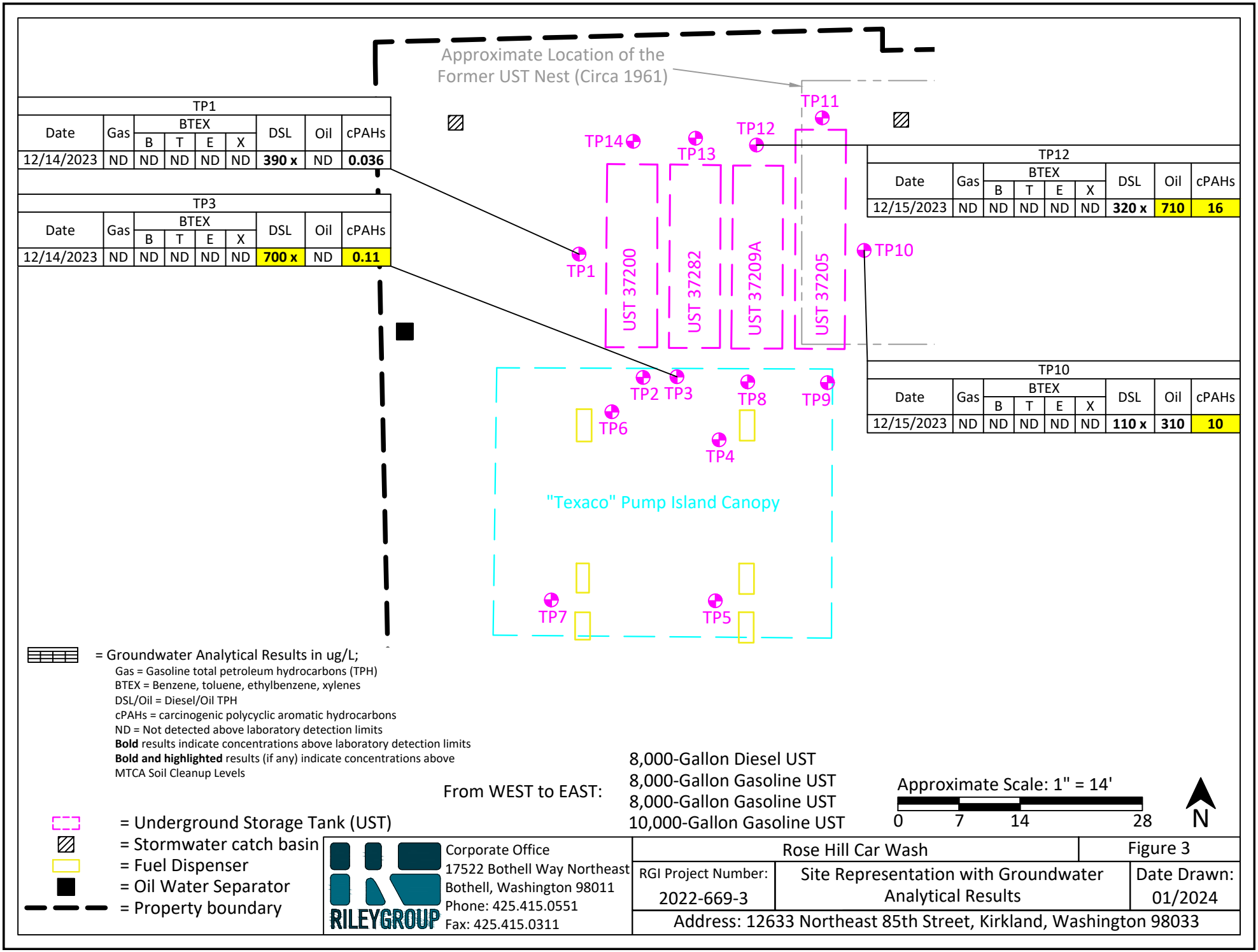
= Underground Storage Tank (UST)
= Stormwater catch basin
= Fuel Dispenser
= Oil Water Separator
= Property boundary

From WEST to EAST:
8,000-Gallon Diesel UST
8,000-Gallon Gasoline UST
8,000-Gallon Gasoline UST
10,000-Gallon Gasoline UST

Approximate Scale: 1" = 14'
0 7 14 28
N

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

Rose Hill Car Wash | Figure 2
RGI Project Number: 2022-669-3 | Site Representation with Soil Analytical Results | Date Drawn: 01/2024
Address: 12633 Northeast 85th Street, Kirkland, Washington 98033



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

Rose Hill Car Wash		Figure 3
RGI Project Number: 2022-669-3	Site Representation with Groundwater Analytical Results	Date Drawn: 01/2024
Address: 12633 Northeast 85th Street, Kirkland, Washington 98033		

APPENDIX A

RILEYGROUP

Clearcreek Contractors Daily Field Report

Clearcreek CONTRACTORS
A division of HOLT SERVICES INC

Job # : 0684 .70.23 Job Name: Blind Car Wash

Site Address: Kirkland WA Customer Name: Riley Group

Supervisor: Marsha H Todays date: 12/13/23

Crew on site/Hours/Equipment

Employee Name	Office Use Only	Employee Hours / Equip Hours	Truck #
M. Brown		11 ✓	148
E. Curnett		11 ✓	790
S. Chandler			828
J. Gentzler			
J. Gunn		11 ✓	
B. Miller			936
D. Miller			
N. Peters		11 ✓	
J. Shalan		11 ✓	469
D. Ness			242
P. Curnett			465

Production

# Loads - Volume	Truck #	Facility / Ticket #	Import/Export
1200 Gallons		Marvac - BOL #25293	X

Equipment # / Description	Used/ SB	Equipment # / Description	Used / SB	Equipment # / Description	Used / SB
200 - Canycom		828 - KW T800 Dump Trk		148 - 5500 Truck	X
400 - JD 245 Excav		828P - Studyweld Pup		193 - F-250 Truck	
405 - Kamatsu 138 US LC Excav		00 - Chev Small Dump Truck		242 -1500 Chev Sil	
406 - Hitachi Zaxis 75 US Excav				359 - F-550 Trk L/G	
410 - Cat 303 Excavator				465 - F-250 Truck	
411 - Takeuchi TB 15 Excavator		122 - 2 Axel Tilt Trailer	X	469 - F350 Truck	X
412 - Kubota U 35 Excavator		7073 -3 Axle Trailer		790 - F-350 Truck	X
413 - Kubota U 17 Excavator		122 - Spectre 12' Trailer		936 - F-450 Svr.Trk	
501 - 2005 Cat 236B Skidsteer		555 - Dump Trailer	X		
503 - 2007 Cat 236B Skidsteer				Misc Water tote x2 X	
506 - JD 310 SJ Backhoe		186 - Vacmaster		Misc pressure washer X	
702 - Hyster 6000 lb Forklift		139 - GW Dri-Prime Pump		Misc Lowes PO 34342.	
819 - JD 135		765 - Water Truck		Misc	
821 - JD 50		472 - 1000 Watt Gen Set		Sub: Truck #	
		221 - 185 Tow Compressor		Sub: Trailer #	
				R1	
				R2	
				R3	

Supervisor Signature: Date:

Job # 0684.70.23 Date: 12/13/23 Weather Cond.

Any Re-Work / Warranty Work today? Y (N) If yes, list all hours & description below

Any Unexpected delays in your scheduled work today? (Y) N If yes explain below

Did Equipment function safely & properly? (Y) N If No, please explain below.

List All Visitors onsite:

DAILY REPORT

600 @ shop, load up signs, Extinguishers head to site

700 on site, set up exclusion zone

* pump Truck drove late 1.5 hour

Disassemble dispensers, remove product lines, filters & internal lines, suck out

Remove dispensers

Clean lines from dispensers to tanks, Remove stub ups @ dispenser sumps & Cap lines.

Remove Drop tubes, floats

Suck out product & Triple rinse all 4 tanks

Clean up, Cover sump holes w/ plywood

Break down Exclusion zone

Off site 3:15, back to shop, drop trailers.

Marcel hauls off waste

Customer Representative Signature

DEPARTMENT OF ECOLOGY
State of Washington

30-DAY NOTICE

FOR UNDERGROUND STORAGE TANK SYSTEMS

This form provides Ecology 30-days' advanced notice for projects, as required by Chapter 173-360A WAC. Instructions are on the back page.

UST ID #: _____

County: _____

Please ✓ the appropriate box: ☐ Intent to Install ☒ Intent to Close ☐ Change-in-Service

I. SITE INFORMATION		II. OWNER/OPERATOR INFORMATION	
Tag or UBI # (if applicable):		Owner/Operator Name:	NDO NORDIC RE HOLDINGS LLC
UST ID # (if applicable):		Business Name:	ROSE HILL AUTO SPA/TEXACO
Site Name:	ROSE HILL AUTO SPA	Mailing Address:	1500 E. KATELLA AVE #5
Site Address:	12633 85th ST. NE	City:	ORANGE State: CA Zip: 92867
City:	KIRKLAND, WA 98033	Phone:	425 577 8556
Phone:	425 577 8556	Email:	RUNE@SERJGROUP.COM

III. CERTIFIED SERVICE PROVIDER(S)

Check the appropriate boxes. If more than one service provider is required for this project, fill out both sections.

Note: Individuals performing UST services MUST be ICC-certified or have passed another qualifying exam approved by the Department of Ecology.

1) ☐ Installer ☒ Decommissioner ☐ Site Assessor

Company Name:	HOIT SERVICES INC	Certification Type:	UST DECOMMISSIONER
Service Provider Name:	MARSHALL BROWN	Cert. No.: 10198734	Exp. Date: 4/23/24
Provider Phone:	360-631-9667	Provider Email:	MDB8055@GMAIL.COM

2) ☐ Installer ☐ Decommissioner ☒ Site Assessor

Company Name:	The Riley Group, Inc.	Certification Type:	Washington State Site Assessor
Service Provider Name:	David Stariha	Cert. No.: 10266899	Exp. Date: July 27, 2025
Provider Phone:	425-518-9334	Provider Email:	dstariha@riley-group.com

IV. TANK AND/OR PIPING INFORMATION

TANK ID	TANK CAPACITY	SUBSTANCE STORED	PIPING INSTALLATION OR REPLACEMENT ONLY (Y/N)	DATE PROJECT IS EXPECTED TO BEGIN	COMMENTS
37205	10,000	GAS	N	ASAP	UST'S will Be decommission by CLOSING IN PLACE with COF
37200	8,000	Diesel	N	ASAP	
37202	8,000	GAS	N	ASAP	
37209A	8,000	GAS	N	ASAP	

STRAIGHT BILL OF LADING
ORIGINAL — NOT NEGOTIABLE

Shipper No. 25293

Carrier No. 2121

Page 1 of 4

Marine Vacuum Service Inc.
(Name of carrier) (SCAC)

Date [illegible]

On Collect on Delivery shipments, the letters "COD" must appear before consignee's name or as otherwise provided in Item 430, Sec.1.

TO:
Consignee Marine Vacuum Service Inc.
Street 1516 South Graham Street
City Seattle State WA Zip Code 98108

FROM:
Shipper [illegible]
Street [illegible]
City [illegible] State [illegible] Zip Code
24 hr. Emergency Contact Tel. No. ChemTel 1-800-255-3924 Contract MIS3627926

Route

Vehicle Number 2121

No. of Units & Container Type	HM	BASIC DESCRIPTION UN or NA Number, Proper Shipping Name, Hazard Class, Packing Group	TOTAL QUANTITY (Weight, Volume, Gallons, etc.)	WEIGHT (Subject to Correction)	RATE	CHARGES (For Carrier Use Only)
1 TT	X	(DOT Spec Tank Required) UN1863 Fuel, Aviation, Turbin Engine, Class 3, PG I				
1 TT	X	(DOT Spec Tank Required) UN1203 Gasoline, Mixture Class 3, PG II	[illegible]	[illegible]		
1 TT	X	(DOT Spec Tank Required) UN1203 Gasoline, Class 3, PG II				
1 TT	X	NA1993 Diesel Mixture, Class 3, PG III				
1 TT	X	NA1993 Diesel, Class 3, PG III				
1 TT	X	NA1270 Petroleum Oil, Class 3, PG I				
1 TT	X	NA1270 Petroleum Oil, Mixture, Class 3, PG I				
1 TT		Oily Waste Water Non Reg by DOT				
1 TT		Waste Water Non Reg by DOT				
1 TT		Used Oil Non Reg by DOT				
1 TT		Used Coolant Non Reg by DOT				
		PO #3226				

PLACARDS TENDERED: YES ☐ NO ☐

Note — (1) Where the rate is dependent on value, shippers are required to state specifically in writing the agreed or declared value of the property, as follows: "The agreed or declared value of the property is hereby specifically stated by the shipper to be not exceeding ________ per ________"
(2) Where the applicable tariff provisions specify a limitation of the carrier's liability absent a release or a value declaration by the shipper and the shipper does not release the carrier's liability or declare a value, the carrier's liability shall be limited to the extent provided by such provisions. See NMFC item 172.
(3) Commodities requiring special or additional care or attention in handling or stowing must be so marked and packaged as to ensure safe transportation. See Section 2(e) of Item 360, Bills of Lading, Freight Bills and Statements of Charges and Section 1(a) of the Contract Terms and Conditions for a list of such articles.

I hereby declare that the contents of this consignment are fully and accurately described above by the proper shipping name and are classified, packaged, marked and labeled/placarded, and are in all respects in proper condition for transport according to applicable international and national governmental regulations.

________ Signature

REMIT C.O.D. TO: ADDRESS

COD Amt: $

C.O.D. FEE: PREPAID ☐ COLLECT ☐ $

Subject to Section 7 of the conditions, if this shipment is to be delivered to the consignee without recourse on the consignor, the consignor shall sign the following statement:
The carrier shall not make delivery of this shipment without payment of freight and all other lawful charges.

(Signature of Consignor)

TOTAL CHARGES $

FREIGHT CHARGES
FREIGHT PREPAID except when box at right is checked
Check box if charges are to be collect ☐

RECEIVED, subject to the classifications and tariffs in effect on the date of the issue of this Bill of Lading, the property described above in apparent good order, except as noted (contents and condition of contents of packages unknown), marked, consigned, and destined as indicated above which said carrier (the word carrier being understood throughout this contract as meaning any person or corporation in possession of the property under the contract) agrees to carry to its usual place of delivery at said destination, if on its route, otherwise to deliver to another carrier on the route to said destination. It is mutually agreed as to each carrier of all or any of, said property over all or any portion of said route to destination and as to each party at any time interested in all or any said property, that every service to be performed hereunder shall be subject to all the bill of lading terms and conditions in the governing classification on the date of shipment.
Shipper hereby certifies that he is familiar with all the lading terms and conditions in the governing classification and the said terms and conditions are hereby agreed to by the shipper and accepted for himself and his assigns.

SHIPPER
PER [illegible]

CARRIER
PER [illegible]
DATE

Permanent post-office address of shipper.

Clearcreek CONTRACTORS Environmental/Civil

3919 88th Street
Marysville, WA 98270

Ph. (425) 252-5800
Fx. (425) 252-1093

3108

Clearcreek CONTRACTORS Environmental/Civil

JOB #	JOB NAME	SITE ADDRESS
06547023	Glint Car Wash	12611 NE 85th St Kirkland

GENERATOR NAME	GENERATOR MAILING ADDRESS	GENERATOR CONTACT INFORMATION
Glint Car Wash		

PUMP & RINSE / CLEANING CERTIFICATE

DATE	SIZE & DIMENSIONS OF TANK OR STRUCTURE	DESCRIBE CONTENTS	PUMP/RINSE	CLEANED	LIQUID QTY	SOLIDS QTY
12/13/23	10K	Gas	YES (NO)	YES (NO)	300 gal	0
DATE	SIZE & DIMENSIONS OF TANK OR STRUCTURE	DESCRIBE CONTENTS	PUMP/RINSE YES NO	CLEANED YES NO	LIQUID QTY	SOLIDS QTY
DATE	SIZE & DIMENSIONS OF TANK OR STRUCTURE	DESCRIBE CONTENTS	PUMP/RINSE YES NO	CLEANED YES NO	LIQUID QTY	SOLIDS QTY

NOTES	WORK PERFORMED BY
Triggle rinse tank and fuel lines	Marshall Brown
	WORKER SIGNATURE

LIQUID / SOLIDS BILL OF LADING

DATE	TRUCK #	DRIVER	LIQUID DESCRIPTION AND QUANTITY	SOLID DESCRIPTION AND QUANTITY
12/13/23	2121		Mix Class 3 1200gal	
	TRLR #	DISPOSAL/RECYCLING FACILITY	LIQUID PROFILE #	SOLIDS PROFILE #
		Marine Vacuum	PG 11	

NOTES	GENERATOR'S SIGNATURE CONFIRMS THIS MATERIAL IS NOT REGULATED UNDER WAC-173-303 OR 40CFR PART 261 & 40CFR PART 760 GENERATOR SIGNATURE
Disposal @ Marine Vacuum	DRIVER SIGNATURE
	FACILITY SIGNATURE

UST CORRECTIVE ACTION CERTIFICATION

I certify that the petroleum contaminated debris and media that fail the test for Toxicity Characteristic Waste codes D018-D043 is exempt under 40CFR 261.4 and is subject to the corrective action regulation under 40 CFR 280.

GENERATOR NAME _____ GENERATOR SIGNATURE _____ DATE _____

DISPOSAL CERTIFICATE

DATE	TRUCK #	DRIVER	ITEM(S) DESCRIPTION
	TRLR #	DISPOSAL/RECYCLING FACILITY	

NOTES	DRIVER SIGNATURE
	FACILITY SIGNATURE

Clearcreek CONTRACTORS Environmental/Civil

3919 88th Street
Marysville, WA 98270

Ph. (425) 252-5800
Fx. (425) 252-1093

3105

Clearcreek CONTRACTORS Environmental/Civil

JOB #	JOB NAME	SITE ADDRESS
0684 7023	Glint Car Wash	12611 NE 85 st Kirkland

GENERATOR NAME	GENERATOR MAILING ADDRESS	GENERATOR CONTACT INFORMATION
Glint Car Wash		

PUMP & RINSE / CLEANING CERTIFICATE

DATE	SIZE & DIMENSIONS OF TANK OR STRUCTURE	DESCRIBE CONTENTS	PUMP/RINSE	LIQUID QTY	SOLIDS QTY
12/13/23	8K	Diesel	YES (NO) CLEANED YES (NO)	410 gal	0
12/13/23	8K	Gas	YES (NO) CLEANED YES (NO)	300 gal	0
12/13/23	8K	Gas	YES (NO) CLEANED YES (NO)	200 gal	0

NOTES: Triple rinse Tanks + fuel lines

WORK PERFORMED BY: Marshall Brown

WORKER SIGNATURE:

LIQUID / SOLIDS BILL OF LADING

DATE	TRUCK #	DRIVER	LIQUID DESCRIPTION AND QUANTITY	SOLID DESCRIPTION AND QUANTITY
12/13/23	2121		Mix Class 3 1200 gal	
	TRLR #	DISPOSAL/RECYCLING FACILITY	LIQUID PROFILE #	SOLIDS PROFILE #
		Marine Vacuum	PG 11	

NOTES: Disposal @ Marine Vacuum

GENERATOR'S SIGNATURE CONFIRMS THIS MATERIAL IS NOT REGULATED UNDER WAC-173-303 OR 40CFR PART 261 & 40CFR PART 760
GENERATOR SIGNATURE

DRIVER SIGNATURE

FACILITY SIGNATURE

UST CORRECTIVE ACTION CERTIFICATION

I certify that the petroleum contaminated debris and media that fail the test for Toxicity Characteristic Waste codes D018-D043 is exempt under 40CFR 261.4 and is subject to the corrective action regulation under 40 CFR 280.

GENERATOR NAME _____ GENERATOR SIGNATURE _____ DATE _____

DISPOSAL CERTIFICATE

DATE	TRUCK #	DRIVER	ITEM(S) DESCRIPTION
	TRLR #	DISPOSAL/RECYCLING FACILITY	

NOTES

DRIVER SIGNATURE

FACILITY SIGNATURE

Clearcreek Contractors Daily Field Report

Clearcreek CONTRACTORS
A division of HOLT SERVICES INC

Job # : 0684 .70.23 Job Name: Glind Car wash

Site Address: _____ Customer Name: Riley Group

Supervisor: Marsha M Todays date: 12/14/2023

Crew on site/Hours/Equipment

Employee Name	Office Use Only	Employee Hours / Equip Hours	Truck #
M. Brown		2 ✓	148
E. Curnett			790
S. Chandler		2 ✓	828
J. Gentzler		2 ✓	
J. Gunn			
B. Miller			936
D. Miller			
N. Peters			
J. Shalan			469
D. Ness			242
P. Curnett			465

Production

# Loads - Volume	Truck #	Facility / Ticket #	Import/Export
6 dispencers		Shellco Dump Ticket # 917	

Equipment # / Description	Used/ SB	Equipment # / Description	Used / SB	Equipment # / Description	Used / SB
200 - Canycom		828 - KW T800 Dump Trk	X	148 - 5500 Truck	X
400 - JD 245 Excav		828P - Studyweld Pup		193 - F-250 Truck	X
405 - Kamatsu 138 US LC Excav		00 - Chev Small Dump Truck		242 -1500 Chev Sil	
406 - Hitachi Zaxis 75 US Excav				359 - F-550 Trk L/G	
410 - Cat 303 Excavator				465 - F-250 Truck	
411 - Takeuchi TB 15 Excavator		122 - 2 Axel Tilt Trailer		469 - F350 Truck	
412 - Kubota U 35 Excavator		7073 -3 Axle Trailer		790 - F-350 Truck	
413 - Kubota U 17 Excavator		122 - Spectre 12' Trailer		936 - F-450 Svr.Trk	
501 - 2005 Cat 236B Skidsteer		555 - Dump Trailer	X		
503 - 2007 Cat 236B Skidsteer				Misc	
506 - JD 310 SJ Backhoe		186 - Vacmaster		Misc	
702 - Hyster 6000 lb Forklift		139 - GW Dri-Prime Pump		Misc	
819 - JD 135		765 - Water Truck		Misc	
821 - JD 50		472 - 1000 Watt Gen Set		Sub: Truck #	
		221 - 185 Tow Compressor		Sub: Trailer #	
				R1	
				R2	
				R3	

Supervisor Signature: Date:

Job # 70.23 Date: ______ Weather Cond. ______

[illegible]

Any Re-Work / Warranty Work today? Y (N) If yes, list all hours & description below

Any Unexpected delays in your scheduled work today? Y (N) If yes explain below

Did Equipment function safely & properly? (Y) N If No, please explain below.

List All Visitors onsite:

DAILY REPORT

Steve + Jacob haul dispencers to ShellCo dump + dispose

Customer Representative Signature

Please log all packing slips, receipts & miscellaneous paperwork turned in today. Job # and Cost Code must be indicated on every packing slip/receipt.

PO 34694

SHILCO INC
8600 19TH AVE NE
TULALIP, WA 98271
4253280812

Cashier: Jackson

Transaction **300953**

Total	**$264.00**
CREDIT CARD SALE	$264.00
VISA 5525	

Retain this copy for statement validation

14-Dec-2023 9:19:43A
$264.00 | Method: EMV
VISA CREDIT
XXXXXXXXXXXX5525
STEVEN CHANDLER
Reference ID: 334800553007
Auth ID: 08115G
MID: ********6887
AID: A0000000031010
AthNtwkNm: VISA

Payment CCA2KFPX6RXYJ

Clover Privacy Policy
https://clover.com/privacy

PO 34694

Ticket 917

Vehicle ID WF150T
Weigh-in GROSS 17720 lb
9:00 AM 14 DEC 2023

Weigh-out
Vehicle ID WF150T

Weigh-in	Gross	17720 lb
Weigh-out	Tare	~~17720 lb~~
	NET	~~0 lb~~
	NET	~~0.00~~ TN

9:04 AM 14 DEC 2023

12900

4,820

264.6

2.41

APPENDIX B

RILEYGROUP

INTERNATIONAL CODE COUNCIL

TAIT RUSSELL

The International Code Council attests that the individual named on this certificate has satisfactorily demonstrated knowledge as required by the International Code Council by successfully completing the prescribed written examination based on codes and standards then in effect, and is hereby issued this certification as:

Washington State Site Assessment

Given this day February 8, 2022

Certificate No. 8881249

Cindy Davis, CBO
President, Board of Directors

Dominic Sims, CBO
Chief Executive Officer

APPENDIX C

RILEYGROUP

Project Name: **Rose Hill Car Wash**

Project Number: **2022-669-3**

Client: **Indo Nordic Real Estate Holdings, LLC**

RILEYGROUP

Test Probe No.: **TP1**

Sheet 1 of 1

Date(s) Drilled: **12/14/2023**	Logged By: **TR**	Surface Conditions: **Asphalt**
Drilling Method(s): **Direct Push**	Drill Bit Size/Type: **2.25"**	Total Depth of Borehole: **15 ft**
Drill Rig Type: **Track-mounted Geoprobe**	Drilling Contractor: **Holocene**	Approximate Surface Elevation:
Groundwater Level: **4.3 ft**	Sampling Method(s): **Continous**	Hammer Data : **N/A**
Borehole Backfill: **Bentonite**	Location: **12633 Northeast 85th Street, Kirkland, Washington 98033**	

Depth (feet)	PID Reading, ppm	Sample ID	Sample Type	Recovery (percent)	Graphic Log	MATERIAL DESCRIPTION	REMARKS AND OTHER TESTS
0						Asphalt	
				20%		Grey to brown GRAVEL, medium dense, dry to moist, no odor, no sheen (fill)	
	0.0	TP1-5					
5				40%		Grey to brown gravel, medium dense, moist to saturated, no odor, no sheen (fill)	
	0.0	TP1-8					
				40%		Grey sandy SILT, medium dense to dense, saturated, no odor, no sheen (native)	
10						Grey sandy SILT, dense, saturated, no odor, no sheen (native)	
	0.0	TP1-12.5		100%			
15						Boring terminated at 15 ft bgs	

Project Name: **Rose Hill Car Wash**

Project Number: **2022-669-3**

Client: **Indo Nordic Real Estate Holdings, LLC**

RILEYGROUP

Test Probe No.: **TP2**

Sheet 1 of 2

Date(s) Drilled: **12/14/2023**	Logged By: **TR**	Surface Conditions: **Concrete**
Drilling Method(s): **Direct Push**	Drill Bit Size/Type: **2.25"**	Total Depth of Borehole: **17 ft**
Drill Rig Type: **Track-mounted Geoprobe**	Drilling Contractor: **Holocene**	Approximate Surface Elevation:
Groundwater Level: **Unknown**	Sampling Method(s): **Continous**	Hammer Data : **N/A**
Borehole Backfill: **Bentonite**	Location: **12633 Northeast 85th Street, Kirkland, Washington 98033**	

Depth (feet)	PID Reading, ppm	Sample ID	Sample Type	Recovery (percent)	Graphic Log	MATERIAL DESCRIPTION	REMARKS AND OTHER TESTS
0						Concrete	
				20%		Grey to brown GRAVEL, medium dense, moist, no odor, no sheen (fill)	
5	0.0	TP2-5					
				0%		NO RECOVERY	
10				40%		Grey to brown GRAVEL, medium dense, saturated, no odor, no sheen (fill)	
15	0.0	TP2-15.25		100%		Grey sandy SILT, dense, saturated, no odor, no sheen (native)	

Project Name: **Rose Hill Car Wash**

Project Number: **2022-669-3**

Client: **Indo Nordic Real Estate Holdings, LLC**

RILEYGROUP

Test Probe No.: **TP2**

Sheet 2 of 2

Depth (feet)	PID Reading, ppm	Sample ID	Sample Type	Recovery (percent)	Graphic Log	MATERIAL DESCRIPTION	REMARKS AND OTHER TESTS
				100%		Grey sandy SILT, dense, saturated, no odor, no sheen (native)	
						Boring terminated at 17 ft bgs	

Project Name: **Rose Hill Car Wash**

Project Number: **2022-669-3**

Client: **Indo Nordic Real Estate Holdings, LLC**

RILEYGROUP

Test Probe No.: **TP3**

Sheet 1 of 2

Date(s) Drilled: **12/14/2023**	Logged By: **TR**	Surface Conditions: **Concrete**
Drilling Method(s): **Direct Push**	Drill Bit Size/Type: **2.25"**	Total Depth of Borehole: **17 ft**
Drill Rig Type: **Track-mounted Geoprobe**	Drilling Contractor: **Holocene**	Approximate Surface Elevation:
Groundwater Level: **5 ft**	Sampling Method(s): **Continous**	Hammer Data : **N/A**
Borehole Backfill: **Bentonite**	Location: **12633 Northeast 85th Street, Kirkland, Washington 98033**	

Depth (feet)	PID Reading, ppm	Sample ID	Sample Type	Recovery (percent)	Graphic Log	MATERIAL DESCRIPTION	REMARKS AND OTHER TESTS
0						Concrete	
				20%		Brown to grey GRAVEL, medium dense, moist, no odor, no sheen (fill)	
5 ▼	0.2	TP3-5					
				0%		NO RECOVERY	
10				50%		Brown to grey GRAVEL, medium dense, saturated, no odor, no sheen (fill)	
15	0.0	TP3-15.25		100%		Grey sandy SILT, dense, saturated, no odor, no sheen (native)	

Project Name: **Rose Hill Car Wash**

Project Number: **2022-669-3**

Client: **Indo Nordic Real Estate Holdings, LLC**

RILEYGROUP

Test Probe No.: **TP3**

Sheet 2 of 2

Depth (feet)	PID Reading, ppm	Sample ID	Sample Type	Recovery (percent)	Graphic Log	MATERIAL DESCRIPTION	REMARKS AND OTHER TESTS
				100%		Grey sandy SILT, dense, saturated, no odor, no sheen (native)	
						Boring terminated at 17 ft bgs	

Project Name: **Rose Hill Car Wash**

Project Number: **2022-669-3**

Client: **Indo Nordic Real Estate Holdings, LLC**

RILEYGROUP

Test Probe No.: **TP4**

Sheet 1 of 1

Date(s) Drilled: **12/14/2023**	Logged By: **TR**	Surface Conditions: **Concrete**
Drilling Method(s): **Direct Push**	Drill Bit Size/Type: **2.25"**	Total Depth of Borehole: **10 ft**
Drill Rig Type: **Track-mounted Geoprobe**	Drilling Contractor: **Holocene**	Approximate Surface Elevation:
Groundwater Level: **N/A**	Sampling Method(s): **Continous**	Hammer Data : **N/A**
Borehole Backfill: **Bentonite**	Location: **12633 Northeast 85th Street, Kirkland, Washington 98033**	

Depth (feet)	PID Reading, ppm	Sample ID	Sample Type	Recovery (percent)	Graphic Log	MATERIAL DESCRIPTION	REMARKS AND OTHER TESTS
0						Concrete	
				0%		Grey to brown GRAVEL, loose to medium dense, moist, no odor, no sheen (fill)	
				80%			
5	0.0	TP4-5					
	0.0	TP4-5.5				Brown to grey sandy SILT, medium dense, moist, no odor, no sheen (native)	
				90%			
10						Boring terminated at 10 ft bgs	
15							

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

Project Name: **Rose Hill Car Wash** Project Number: **2022-669-3** Client: **Indo Nordic Real Estate Holdings, LLC**	Test Probe No.: **TP5** **Sheet 1 of 1**

Date(s) Drilled: **12/14/2023**	Logged By: **TR**	Surface Conditions: **Concrete**
Drilling Method(s): **Direct Push**	Drill Bit Size/Type: **2.25"**	Total Depth of Borehole: **8 ft**
Drill Rig Type: **Track-mounted Geoprobe**	Drilling Contractor: **Holocene**	Approximate Surface Elevation:
Groundwater Level: **N/A**	Sampling Method(s): **Continous**	Hammer Data : **N/A**
Borehole Backfill: **Bentonite**	Location: **12633 Northeast 85th Street, Kirkland, Washington 98033**	

Depth (feet)	PID Reading, ppm	Sample ID	Sample Type	Recovery (percent)	Graphic Log	MATERIAL DESCRIPTION	REMARKS AND OTHER TESTS
0						Concrete	
				0%		Brown to grey GRAVEL, loose to medium dense, moist (fill) / NO RECOVERY	
	0.3	TP5-3.5				Brown to grey sandy SILT, medium dense, moist, no odor, no sheen (native)	
5				80%			
						Boring terminated at 8 ft bgs	
10							
15							

Project Name: **Rose Hill Car Wash**

Project Number: **2022-669-3**

Client: **Indo Nordic Real Estate Holdings, LLC**

RILEYGROUP

Test Probe No.: **TP6**

Sheet 1 of 1

Date(s) Drilled: **12/14/2023**	Logged By: **TR**	Surface Conditions: **Concrete**
Drilling Method(s): **Direct Push**	Drill Bit Size/Type: **2.25"**	Total Depth of Borehole: **8 ft**
Drill Rig Type: **Track-mounted Geoprobe**	Drilling Contractor: **Holocene**	Approximate Surface Elevation:
Groundwater Level: **N/A**	Sampling Method(s): **Continous**	Hammer Data : **N/A**
Borehole Backfill: **Bentonite**	Location: **12633 Northeast 85th Street, Kirkland, Washington 98033**	

Depth (feet)	PID Reading, ppm	Sample ID	Sample Type	Recovery (percent)	Graphic Log	MATERIAL DESCRIPTION	REMARKS AND OTHER TESTS
0						Concrete	
				0%		Brown to grey GRAVEL, loose, moist (fill) / NO RECOVERY	
	11.5	TP6-3.5		40%		Brown sandy SILT, medium dense, moist, petroleum odor, no sheen (native)	
5				40%		Grey silty SAND, medium dense, moist, petroleum odor, no sheen (native)	
	242	TP6-7.5				Strong odor at 7 to 7.5 ft	
				40%		Grey sandy SILT, medium dense, moist, petroleum odor, no sheen (native)	
						Boring terminated at 8 ft bgs	
10							
15							

Project Name: **Rose Hill Car Wash**

Project Number: **2022-669-3**

Client: **Indo Nordic Real Estate Holdings, LLC**

RILEYGROUP

Test Probe No.: **TP7**

Sheet 1 of 1

Date(s) Drilled: **12/14/2023**	Logged By: **TR**	Surface Conditions: **Concrete**
Drilling Method(s): **Direct Push**	Drill Bit Size/Type: **2.25"**	Total Depth of Borehole: **7 ft**
Drill Rig Type: **Track-mounted Geoprobe**	Drilling Contractor: **Holocene**	Approximate Surface Elevation:
Groundwater Level: **N/A**	Sampling Method(s): **Continous**	Hammer Data : **N/A**
Borehole Backfill: **Bentonite**	Location: **12633 Northeast 85th Street, Kirkland, Washington 98033**	

Depth (feet)	PID Reading, ppm	Sample ID	Sample Type	Recovery (percent)	Graphic Log	MATERIAL DESCRIPTION	REMARKS AND OTHER TESTS
0						Concrete	
				0%		Brown to grey GRAVEL, loose, moist (fill) / NO RECOVERY	
	0.6	TP7-2.5				Brown to grey sandy SILT, medium dense, moist, no odor, no sheen (native)	
5				70%			
						Boring terminated at 7 ft bgs	
10							
15							

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

Project Name: **Rose Hill Car Wash**

Project Number: **2022-669-3**

Client: **Indo Nordic Real Estate Holdings, LLC**

RILEYGROUP

Test Probe No.: **TP8**

Sheet 1 of 1

Date(s) Drilled: **12/14/2023**	Logged By: **TR**	Surface Conditions: **Concrete**
Drilling Method(s): **Direct Push**	Drill Bit Size/Type: **2.25"**	Total Depth of Borehole: **15 ft**
Drill Rig Type: **Track-mounted Geoprobe**	Drilling Contractor: **Holocene**	Approximate Surface Elevation:
Groundwater Level: **Unknown**	Sampling Method(s): **Continous**	Hammer Data : **N/A**
Borehole Backfill: **Bentonite**	Location: **12633 Northeast 85th Street, Kirkland, Washington 98033**	

Depth (feet)	PID Reading, ppm	Sample ID	Sample Type	Recovery (percent)	Graphic Log	MATERIAL DESCRIPTION	REMARKS AND OTHER TESTS
0						Concrete	
				20%		Brown to grey GRAVEL, loose to medium dense, moist, no odor, no sheen (fill)	
5	0.0	TP8-5					
				20%		Brown to grey GRAVEL, loose to medium dense, saturated, no odor, no sheen (fill)	
10	0.0	TP8-10					
				40%		Brown to grey GRAVEL, loose to medium dense, saturated, no odor, no sheen (fill)	
15	0.0	TP8-15		40%		Grey sandy SILT, medium dense, no odor, no sheen (native)	
						Boring terminated at 15 ft bgs	

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

Project Name: **Rose Hill Car Wash**

Project Number: **2022-669-3**

Client: **Indo Nordic Real Estate Holdings, LLC**

RILEYGROUP

Test Probe No.: **TP9**

Sheet 1 of 1

Date(s) Drilled: **12/14/2023**	Logged By: **TR**	Surface Conditions: **Concrete**
Drilling Method(s): **Direct Push**	Drill Bit Size/Type: **2.25"**	Total Depth of Borehole: **15 ft**
Drill Rig Type: **Track-mounted Geoprobe**	Drilling Contractor: **Holocene**	Approximate Surface Elevation:
Groundwater Level: **Unknown**	Sampling Method(s): **Continous**	Hammer Data : **N/A**
Borehole Backfill: **Bentonite**	Location: **12633 Northeast 85th Street, Kirkland, Washington 98033**	

Depth (feet)	PID Reading, ppm	Sample ID	Sample Type	Recovery (percent)	Graphic Log	MATERIAL DESCRIPTION	REMARKS AND OTHER TESTS
0						Concrete	
				20%		Brown to grey GRAVEL, loose to medium dense, moist, no odor, no sheen (fill)	
5	0.0	TP9-5					
				20%		Brown to grey GRAVEL, loose to medium dense, saturated, no odor, no sheen (fill)	
10	0.0	TP9-10					
				80%		Brown to grey GRAVEL, loose to medium dense, saturated, no odor, no sheen (fill)	
	0.0	TP9-13					
				80%		Grey sandy SILT, medium dense, saturated, no odor, no sheen (native)	
15						Boring terminated at 15 ft bgs	

Project Name: **Rose Hill Car Wash**

Project Number: **2022-669-3**

Client: **Indo Nordic Real Estate Holdings, LLC**

RILEYGROUP

Test Probe No.: **TP10**

Sheet 1 of 1

Date(s) Drilled: **12/15/2023**	Logged By: **TR**	Surface Conditions: **Concrete**
Drilling Method(s): **Direct Push**	Drill Bit Size/Type: **2.25"**	Total Depth of Borehole: **15 ft**
Drill Rig Type: **Truck-mounted Geoprobe**	Drilling Contractor: **Holocene**	Approximate Surface Elevation:
Groundwater Level: **4.6 ft**	Sampling Method(s): **Continous**	Hammer Data : **N/A**
Borehole Backfill: **Bentonite**	Location: **12633 Northeast 85th Street, Kirkland, Washington 98033**	

Depth (feet)	PID Reading, ppm	Sample ID	Sample Type	Recovery (percent)	Graphic Log	MATERIAL DESCRIPTION	REMARKS AND OTHER TESTS
0						Concrete	
				30%		Brown to grey GRAVEL, medium dense, moist, no odor, no sheen (fill)	
	0.0	TP10-5					
5				10%		Brown to grey GRAVEL, medium dense, moist, no odor, no sheen (fill)	
	0.0	TP10-10					
10				70%		Brown to grey GRAVEL, medium dense, saturated, no odor, no sheen (fill)	
	0.0	TP10-13.5					
				70%		Grey sandy SILT, medium dense, saturated, no odor, no sheen (native)	
15						Boring terminated at 15 ft bgs	

Project Name: **Rose Hill Car Wash**

Project Number: **2022-669-3**

Client: **Indo Nordic Real Estate Holdings, LLC**

RILEYGROUP

Test Probe No.: **TP11**

Sheet 1 of 1

Date(s) Drilled: **12/15/2023**	Logged By: **TR**	Surface Conditions: **Concrete**
Drilling Method(s): **Direct Push**	Drill Bit Size/Type: **2.25"**	Total Depth of Borehole: **15 ft**
Drill Rig Type: **Truck-mounted Geoprobe**	Drilling Contractor: **Holocene**	Approximate Surface Elevation:
Groundwater Level: **Unknown**	Sampling Method(s): **Continous**	Hammer Data : **N/A**
Borehole Backfill: **Bentonite**	Location: **12633 Northeast 85th Street, Kirkland, Washington 98033**	

Depth (feet)	PID Reading, ppm	Sample ID	Sample Type	Recovery (percent)	Graphic Log	MATERIAL DESCRIPTION	REMARKS AND OTHER TESTS
0						Concrete	
				20%		Brown to grey GRAVEL, loose to medium dense, moist, no odor, no sheen (fill)	
	0.0	TP11-5					
5				20%		Brown to grey GRAVEL, loose to medium dense, saturated, no odor, no sheen (fill)	
	0.0	TP11-10					
10				70%		Brown to grey GRAVEL, loose to medium dense, saturated, no odor, no sheen (fill)	
	0.0	TP11-13.5					
				70%		Grey sandy SILT, medium dense, saturated, no odor, no sheen (native)	
15						Boring terminated at 15 ft bgs	

Project Name: **Rose Hill Car Wash**

Project Number: **2022-669-3**

Client: **Indo Nordic Real Estate Holdings, LLC**

RILEYGROUP

Test Probe No.: **TP12**

Sheet 1 of 1

Date(s) Drilled: **12/15/2023**	Logged By: **TR**	Surface Conditions: **Concrete**
Drilling Method(s): **Direct Push**	Drill Bit Size/Type: **2.25"**	Total Depth of Borehole: **15 ft**
Drill Rig Type: **Truck-mounted Geoprobe**	Drilling Contractor: **Holocene**	Approximate Surface Elevation:
Groundwater Level: **3.9 ft**	Sampling Method(s): **Continous**	Hammer Data : **N/A**
Borehole Backfill: **Bentonite**	Location: **12633 Northeast 85th Street, Kirkland, Washington 98033**	

Depth (feet)	PID Reading, ppm	Sample ID	Sample Type	Recovery (percent)	Graphic Log	MATERIAL DESCRIPTION	REMARKS AND OTHER TESTS
0						Concrete	
				30%		Brown to grey GRAVEL, loose to medium dense, moist, no odor, no sheen (fill)	
	0.0	TP12-5					
5				20%		Brown to grey GRAVEL, loose to medium dense, saturated, no odor, no sheen (fill)	
	0.0	TP12-10					
10				60%		Brown to grey GRAVEL, loose to medium dense, saturated, no odor, no sheen (fill)	
	0.0	TP12-13.5					
				60%		Grey sandy SILT, medium dense, saturated, no odor, no sheen (native)	
15						Boring terminated at 15 ft bgs	

Project Name: **Rose Hill Car Wash**

Project Number: **2022-669-3**

Client: **Indo Nordic Real Estate Holdings, LLC**

RILEYGROUP

Test Probe No.: **TP13**

Sheet 1 of 1

Date(s) Drilled: **12/15/2023**	Logged By: **TR**	Surface Conditions: **Concrete**
Drilling Method(s): **Direct Push**	Drill Bit Size/Type: **2.25"**	Total Depth of Borehole: **15 ft**
Drill Rig Type: **Truck-mounted Geoprobe**	Drilling Contractor: **Holocene**	Approximate Surface Elevation:
Groundwater Level: **Unknown**	Sampling Method(s): **Continous**	Hammer Data : **N/A**
Borehole Backfill: **Bentonite**	Location: **12633 Northeast 85th Street, Kirkland, Washington 98033**	

Depth (feet)	PID Reading, ppm	Sample ID	Sample Type	Recovery (percent)	Graphic Log	MATERIAL DESCRIPTION	REMARKS AND OTHER TESTS
0						Concrete	
				20%		Brown to grey GRAVEL, loose to medium dense, moist, no odor, no sheen (fill)	
	0.3	TP13-5					
5				50%		Brown to grey GRAVEL, loose to medium dense, saturated, no odor, no sheen (fill)	
	0.0	TP13-9		50%		Grey silty SAND, medium dense, saturated, no odor, no sheen (native)	
10				100%		Grey sandy SILT, medium dense to dense, saturated, no odor, no sheen (native)	
	0.0	TP13-13.5					
15						Boring terminated at 15 ft bgs	

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

Project Name: **Rose Hill Car Wash**

Project Number: **2022-669-3**

Client: **Indo Nordic Real Estate Holdings, LLC**

RILEYGROUP

Test Probe No.: **TP14**

Sheet 1 of 1

Date(s) Drilled: **12/15/2023**	Logged By: **TR**	Surface Conditions: **Concrete**
Drilling Method(s): **Direct Push**	Drill Bit Size/Type: **2.25"**	Total Depth of Borehole: **15 ft**
Drill Rig Type: **Truck-mounted Geoprobe**	Drilling Contractor: **Holocene**	Approximate Surface Elevation:
Groundwater Level: **Unknown**	Sampling Method(s): **Continous**	Hammer Data : **N/A**
Borehole Backfill: **Bentonite**	Location: **12633 Northeast 85th Street, Kirkland, Washington 98033**	

Depth (feet)	PID Reading, ppm	Sample ID	Sample Type	Recovery (percent)	Graphic Log	MATERIAL DESCRIPTION	REMARKS AND OTHER TESTS
0						Concrete	
				10%		Brown to grey GRAVEL, loose to medium dense, moist, no odor, no sheen (fill)	
5	0.0	TP14-5					
				70%		Brown to grey GRAVEL, loose to medium dense, saturated, no odor, no sheen (fill)	
	0.0	TP14-8				Grey silty SAND, medium dense, saturated, no odor, no sheen (native)	
				70%			
10						Grey sandy SILT, medium dense to dense, saturated, no odor, no sheen (native)	
				80%			
	0.0	TP14-13.5					
15						Boring terminated at 15 ft bgs	

Project Name: **Rose Hill Car Wash**

Project Number: **2022-669-3**

Client: **Indo Nordic Real Estate Holdings, LLC**

RILEYGROUP

Boring Log Key

Sheet 1 of 1

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

COLUMN DESCRIPTIONS

1 Depth (feet): Depth in feet below the ground surface.
2 PID Reading, ppm: The reading from a photo-ionization detector, in parts per million.
3 Sample ID: Sample identification number.
4 Sample Type: Type of soil sample collected at the depth interval shown.
5 Recovery (percent): Percent Recovery
6 Graphic Log: Graphic depiction of the subsurface material encountered.
7 MATERIAL DESCRIPTION: Description of material encountered. May include consistency, moisture, color, and other descriptive text.
8 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)
Portland Cement Concrete
Clayey GRAVEL (GC)
Silty SAND (SM)

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, AW)
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.

APPENDIX D

RILEYGROUP

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.

5500 4th Avenue South
Seattle, WA 98108
(206) 285-8282
fbi@isomedia.com
www.friedmanandbruya.com

January 3, 2024

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

Dear Mr Russell:

Included is the amended report from the testing of material submitted on December 15, 2023 from the Rose Hill Car Wash 2022-669-3, F&BI 312307 project. Benzene was reported between the method detection limit and the reporting limit for sample TP6-7.5.

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
TRG1227R.DOC

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.

5500 4th Avenue South
Seattle, WA 98108
(206) 285-8282
fbi@isomedia.com
www.friedmanandbruya.com

December 27, 2023

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 December 15, 2023 from the Rose Hill Car Wash 2022-669-3, F&BI 312307 project. There are 35 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
TRG1227R.DOC

CASE NARRATIVE

This case narrative encompasses samples received on December 15, 2023 by Friedman & Bruya, Inc. from the The Riley Group Rose Hill Car Wash 2022-669-3, F&BI 312307 project. Samples were logged in under the laboratory ID's listed below.

Laboratory ID	The Riley Group
312307 -01	TP1-5
312307 -02	TP1-8
312307 -03	TP1-12.5
312307 -04	TP2-5
312307 -05	TP2-15.25
312307 -06	TP3-5
312307 -07	TP3-15.25
312307 -08	TP4-5
312307 -09	TP4-5.5
312307 -10	TP5-3.5
312307 -11	TP6-3.5
312307 -12	TP6-7.5
312307 -13	TP7-2.5
312307 -14	TP8-5
312307 -15	TP8-10
312307 -16	TP8-15
312307 -17	TP9-5
312307 -18	TP9-10
312307 -19	TP9-13
312307 -20	TP10-5
312307 -21	TP10-10
312307 -22	TP10-13.5
312307 -23	TP11-5
312307 -24	TP11-10
312307 -25	TP11-13.5
312307 -26	TP12-5
312307 -27	TP12-10
312307 -28	TP12-13.5
312307 -29	TP13-5
312307 -30	TP13-9
312307 -31	TP13-13.5
312307 -32	TP14-5
312307 -33	TP14-8
312307 -34	TP14-13.5
312307 -35	TP1
312307 -36	TP3

CASE NARRATIVE (continued)

Laboratory ID	The Riley Group
312307 -37	TP10
312307 -38	TP12

All quality control requirements were acceptable.

Date of Report: 12/27/23
Date Received: 12/15/23
Project: Rose Hill Car Wash 2022-669-3, F&BI 312307
Date Extracted: 12/19/23
Date Analyzed: 12/19/23

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)
TP1-12.5 312307-03	<0.02	<0.02	<0.02	<0.06	<5	103
TP2-15.25 312307-05	<0.02	<0.02	<0.02	<0.06	<5	107
TP3-15.25 312307-07	<0.02	<0.02	<0.02	<0.06	<5	102
TP4-5.5 312307-09	<0.02	<0.02	<0.02	<0.06	<5	108
TP5-3.5 312307-10	<0.02	<0.02	<0.02	<0.06	<5	108
TP6-7.5 312307-12 1/20	0.25 j	1.5	6.4	8.9	730	111
TP7-2.5 312307-13	<0.02	<0.02	<0.02	<0.06	<5	109
TP8-15 312307-16	<0.02	<0.02	<0.02	<0.06	<5	106
TP9-13 312307-19	<0.02	<0.02	<0.02	<0.06	<5	107
TP10-13.5 312307-22	<0.02	<0.02	<0.02	<0.06	<5	113

Date of Report: 12/27/23
Date Received: 12/15/23
Project: Rose Hill Car Wash 2022-669-3, F&BI 312307
Date Extracted: 12/19/23
Date Analyzed: 12/19/23

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)
TP11-13.5 312307-25	<0.02	<0.02	<0.02	<0.06	<5	108
TP12-13.5 312307-28	<0.02	<0.02	<0.02	<0.06	<5	108
TP13-13.5 312307-31	<0.02	<0.02	<0.02	<0.06	<5	106
TP14-13.5 312307-34	<0.02	<0.02	<0.02	<0.06	<5	107
Method Blank 03-2845 MB	<0.02	<0.02	<0.02	<0.06	<5	106

Date of Report: 12/27/23
Date Received: 12/15/23
Project: Rose Hill Car Wash 2022-669-3, F&BI 312307
Date Extracted: 12/18/23
Date Analyzed: 12/19/23

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 50-150)
TP1 312307-35	<1	<1	<1	<3	<100	73
TP3 312307-36	<1	<1	<1	<3	<100	73
TP10 312307-37	<1	<1	<1	<3	<100	75
TP12 312307-38	<1	<1	<1	<3	<100	73
Method Blank 03-2842 MB	<1	<1	<1	<3	<100	72

Date of Report: 12/27/23
Date Received: 12/15/23
Project: Rose Hill Car Wash 2022-669-3, F&BI 312307
Date Extracted: 12/19/23
Date Analyzed: 12/19/23

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 50-150)
TP1-12.5 312307-03	<50	<250	91
TP2-15.25 312307-05	<50	<250	87
TP3-15.25 312307-07	<50	<250	87
TP4-5.5 312307-09	<50	<250	87
TP5-3.5 312307-10	<50	<250	85
TP6-7.5 312307-12	<50	<250	85
TP7-2.5 312307-13	<50	<250	90
TP8-15 312307-16	<50	<250	87
TP9-13 312307-19	<50	<250	85
TP10-13.5 312307-22	<50	<250	82
TP11-13.5 312307-25	<50	<250	86

Date of Report: 12/27/23
Date Received: 12/15/23
Project: Rose Hill Car Wash 2022-669-3, F&BI 312307
Date Extracted: 12/19/23
Date Analyzed: 12/19/23

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 50-150)
TP12-13.5 312307-28	<50	<250	84
TP13-13.5 312307-31	<50	<250	88
TP14-13.5 312307-34	<50	<250	91
Method Blank 03-2933 MB	<50	<250	87

Date of Report: 12/27/23
Date Received: 12/15/23
Project: Rose Hill Car Wash 2022-669-3, F&BI 312307
Date Extracted: 12/19/23
Date Analyzed: 12/19/23 and 12/20/23

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 50-150)
TP1 312307-35 1/1.2	390 x	<300	83
TP3 312307-36	700 x	<250	98
TP10 312307-37	110 x	310	94
TP12 312307-38	320 x	710	82
Method Blank 03-2930 MB2	<50	<250	102

Analysis For Semivolatile Compounds By EPA Method 8270E

Client Sample ID:	TP1-12.5	Client:	The Riley Group
Date Received:	12/15/23	Project:	Rose Hill Car Wash 2022-669-3
Date Extracted:	12/19/23	Lab ID:	312307-03 1/5
Date Analyzed:	12/19/23	Data File:	121915.D
Matrix:	Soil	Instrument:	GCMS9
Units:	mg/kg (ppm) Dry Weight	Operator:	VM

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
Terphenyl-d14	94	50	124

Compounds:	Concentration mg/kg (ppm)
Benz(a)anthracene	<0.01
Chrysene	<0.01
Benzo(a)pyrene	<0.01
Benzo(b)fluoranthene	<0.01
Benzo(k)fluoranthene	<0.01
Indeno(1,2,3-cd)pyrene	<0.01
Dibenz(a,h)anthracene	<0.01

Analysis For Semivolatile Compounds By EPA Method 8270E

Client Sample ID:	TP2-15.25	Client:	The Riley Group
Date Received:	12/15/23	Project:	Rose Hill Car Wash 2022-669-3
Date Extracted:	12/19/23	Lab ID:	312307-05 1/5
Date Analyzed:	12/19/23	Data File:	121916.D
Matrix:	Soil	Instrument:	GCMS9
Units:	mg/kg (ppm) Dry Weight	Operator:	VM

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
Terphenyl-d14	88	50	124

Compounds:	Concentration mg/kg (ppm)
Benz(a)anthracene	<0.01
Chrysene	<0.01
Benzo(a)pyrene	<0.01
Benzo(b)fluoranthene	<0.01
Benzo(k)fluoranthene	<0.01
Indeno(1,2,3-cd)pyrene	<0.01
Dibenz(a,h)anthracene	<0.01

Analysis For Semivolatile Compounds By EPA Method 8270E

Client Sample ID:	TP3-15.25	Client:	The Riley Group
Date Received:	12/15/23	Project:	Rose Hill Car Wash 2022-669-3
Date Extracted:	12/19/23	Lab ID:	312307-07 1/5
Date Analyzed:	12/19/23	Data File:	121917.D
Matrix:	Soil	Instrument:	GCMS9
Units:	mg/kg (ppm) Dry Weight	Operator:	VM

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
Terphenyl-d14	87	50	124

Compounds:	Concentration mg/kg (ppm)
Benz(a)anthracene	<0.01
Chrysene	<0.01
Benzo(a)pyrene	<0.01
Benzo(b)fluoranthene	<0.01
Benzo(k)fluoranthene	<0.01
Indeno(1,2,3-cd)pyrene	<0.01
Dibenz(a,h)anthracene	<0.01

Analysis For Semivolatile Compounds By EPA Method 8270E

Client Sample ID:	TP4-5.5	Client:	The Riley Group
Date Received:	12/15/23	Project:	Rose Hill Car Wash 2022-669-3
Date Extracted:	12/19/23	Lab ID:	312307-09 1/5
Date Analyzed:	12/19/23	Data File:	121918.D
Matrix:	Soil	Instrument:	GCMS9
Units:	mg/kg (ppm) Dry Weight	Operator:	VM

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
Terphenyl-d14	87	50	124

Compounds:	Concentration mg/kg (ppm)
Benz(a)anthracene	<0.01
Chrysene	<0.01
Benzo(a)pyrene	<0.01
Benzo(b)fluoranthene	<0.01
Benzo(k)fluoranthene	<0.01
Indeno(1,2,3-cd)pyrene	<0.01
Dibenz(a,h)anthracene	<0.01

Analysis For Semivolatile Compounds By EPA Method 8270E

Client Sample ID:	TP5-3.5	Client:	The Riley Group
Date Received:	12/15/23	Project:	Rose Hill Car Wash 2022-669-3
Date Extracted:	12/19/23	Lab ID:	312307-10 1/100
Date Analyzed:	12/20/23	Data File:	122008.D
Matrix:	Soil	Instrument:	GCMS9
Units:	mg/kg (ppm) Dry Weight	Operator:	VM

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
Terphenyl-d14	78 d	50	124

Compounds:	Concentration mg/kg (ppm)
Benz(a)anthracene	44
Chrysene	49
Benzo(a)pyrene	74
Benzo(b)fluoranthene	84
Benzo(k)fluoranthene	27
Indeno(1,2,3-cd)pyrene	32
Dibenz(a,h)anthracene	6.8

Analysis For Semivolatile Compounds By EPA Method 8270E

Client Sample ID:	TP6-7.5	Client:	The Riley Group
Date Received:	12/15/23	Project:	Rose Hill Car Wash 2022-669-3
Date Extracted:	12/19/23	Lab ID:	312307-12 1/5
Date Analyzed:	12/19/23	Data File:	121919.D
Matrix:	Soil	Instrument:	GCMS9
Units:	mg/kg (ppm) Dry Weight	Operator:	VM

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
Terphenyl-d14	94	50	124

Compounds:	Concentration mg/kg (ppm)
Benz(a)anthracene	<0.01
Chrysene	<0.01
Benzo(a)pyrene	<0.01
Benzo(b)fluoranthene	<0.01
Benzo(k)fluoranthene	<0.01
Indeno(1,2,3-cd)pyrene	<0.01
Dibenz(a,h)anthracene	<0.01

Analysis For Semivolatile Compounds By EPA Method 8270E

Client Sample ID:	TP7-2.5	Client:	The Riley Group
Date Received:	12/15/23	Project:	Rose Hill Car Wash 2022-669-3
Date Extracted:	12/19/23	Lab ID:	312307-13 1/5
Date Analyzed:	12/19/23	Data File:	121920.D
Matrix:	Soil	Instrument:	GCMS9
Units:	mg/kg (ppm) Dry Weight	Operator:	VM

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
Terphenyl-d14	87	50	124

Compounds:	Concentration mg/kg (ppm)
Benz(a)anthracene	<0.01
Chrysene	<0.01
Benzo(a)pyrene	<0.01
Benzo(b)fluoranthene	<0.01
Benzo(k)fluoranthene	<0.01
Indeno(1,2,3-cd)pyrene	<0.01
Dibenz(a,h)anthracene	<0.01

Analysis For Semivolatile Compounds By EPA Method 8270E

Client Sample ID:	TP8-15	Client:	The Riley Group
Date Received:	12/15/23	Project:	Rose Hill Car Wash 2022-669-3
Date Extracted:	12/19/23	Lab ID:	312307-16 1/5
Date Analyzed:	12/19/23	Data File:	121921.D
Matrix:	Soil	Instrument:	GCMS9
Units:	mg/kg (ppm) Dry Weight	Operator:	VM

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
Terphenyl-d14	91	50	124

Compounds:	Concentration mg/kg (ppm)
Benz(a)anthracene	<0.01
Chrysene	<0.01
Benzo(a)pyrene	<0.01
Benzo(b)fluoranthene	<0.01
Benzo(k)fluoranthene	<0.01
Indeno(1,2,3-cd)pyrene	<0.01
Dibenz(a,h)anthracene	<0.01

Analysis For Semivolatile Compounds By EPA Method 8270E

Client Sample ID:	TP9-13	Client:	The Riley Group
Date Received:	12/15/23	Project:	Rose Hill Car Wash 2022-669-3
Date Extracted:	12/19/23	Lab ID:	312307-19 1/5
Date Analyzed:	12/19/23	Data File:	121922.D
Matrix:	Soil	Instrument:	GCMS9
Units:	mg/kg (ppm) Dry Weight	Operator:	VM

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
Terphenyl-d14	92	50	124

Compounds:	Concentration mg/kg (ppm)
Benz(a)anthracene	0.011
Chrysene	0.012
Benzo(a)pyrene	0.015
Benzo(b)fluoranthene	0.015
Benzo(k)fluoranthene	<0.01
Indeno(1,2,3-cd)pyrene	<0.01
Dibenz(a,h)anthracene	<0.01

Analysis For Semivolatile Compounds By EPA Method 8270E

Client Sample ID:	TP10-13.5	Client:	The Riley Group
Date Received:	12/15/23	Project:	Rose Hill Car Wash 2022-669-3
Date Extracted:	12/19/23	Lab ID:	312307-22 1/5
Date Analyzed:	12/19/23	Data File:	121923.D
Matrix:	Soil	Instrument:	GCMS9
Units:	mg/kg (ppm) Dry Weight	Operator:	VM

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
Terphenyl-d14	89	50	124

Compounds:	Concentration mg/kg (ppm)
Benz(a)anthracene	0.023
Chrysene	0.028
Benzo(a)pyrene	0.036
Benzo(b)fluoranthene	0.038
Benzo(k)fluoranthene	0.015
Indeno(1,2,3-cd)pyrene	0.022
Dibenz(a,h)anthracene	<0.01

Analysis For Semivolatile Compounds By EPA Method 8270E

Client Sample ID:	TP11-13.5	Client:	The Riley Group
Date Received:	12/15/23	Project:	Rose Hill Car Wash 2022-669-3
Date Extracted:	12/19/23	Lab ID:	312307-25 1/5
Date Analyzed:	12/19/23	Data File:	121924.D
Matrix:	Soil	Instrument:	GCMS9
Units:	mg/kg (ppm) Dry Weight	Operator:	VM

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
Terphenyl-d14	88	50	124

Compounds:	Concentration mg/kg (ppm)
Benz(a)anthracene	<0.01
Chrysene	<0.01
Benzo(a)pyrene	<0.01
Benzo(b)fluoranthene	<0.01
Benzo(k)fluoranthene	<0.01
Indeno(1,2,3-cd)pyrene	<0.01
Dibenz(a,h)anthracene	<0.01

Analysis For Semivolatile Compounds By EPA Method 8270E

Client Sample ID:	TP12-13.5	Client:	The Riley Group
Date Received:	12/15/23	Project:	Rose Hill Car Wash 2022-669-3
Date Extracted:	12/19/23	Lab ID:	312307-28 1/5
Date Analyzed:	12/19/23	Data File:	121925.D
Matrix:	Soil	Instrument:	GCMS9
Units:	mg/kg (ppm) Dry Weight	Operator:	VM

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
Terphenyl-d14	81	50	124

Compounds:	Concentration mg/kg (ppm)
Benz(a)anthracene	0.014
Chrysene	0.016
Benzo(a)pyrene	0.021
Benzo(b)fluoranthene	0.023
Benzo(k)fluoranthene	<0.01
Indeno(1,2,3-cd)pyrene	0.013
Dibenz(a,h)anthracene	<0.01

Analysis For Semivolatile Compounds By EPA Method 8270E

Client Sample ID:	TP13-13.5	Client:	The Riley Group
Date Received:	12/15/23	Project:	Rose Hill Car Wash 2022-669-3
Date Extracted:	12/19/23	Lab ID:	312307-31 1/5
Date Analyzed:	12/19/23	Data File:	121926.D
Matrix:	Soil	Instrument:	GCMS9
Units:	mg/kg (ppm) Dry Weight	Operator:	VM

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
Terphenyl-d14	80	50	124

Compounds:	Concentration mg/kg (ppm)
Benz(a)anthracene	0.035
Chrysene	0.047
Benzo(a)pyrene	0.043
Benzo(b)fluoranthene	0.035
Benzo(k)fluoranthene	0.011
Indeno(1,2,3-cd)pyrene	0.016
Dibenz(a,h)anthracene	<0.01

Analysis For Semivolatile Compounds By EPA Method 8270E

Client Sample ID:	TP14-13.5	Client:	The Riley Group
Date Received:	12/15/23	Project:	Rose Hill Car Wash 2022-669-3
Date Extracted:	12/19/23	Lab ID:	312307-34 1/5
Date Analyzed:	12/19/23	Data File:	121927.D
Matrix:	Soil	Instrument:	GCMS9
Units:	mg/kg (ppm) Dry Weight	Operator:	VM

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
Terphenyl-d14	90	50	124

Compounds:	Concentration mg/kg (ppm)
Benz(a)anthracene	<0.01
Chrysene	<0.01
Benzo(a)pyrene	<0.01
Benzo(b)fluoranthene	<0.01
Benzo(k)fluoranthene	<0.01
Indeno(1,2,3-cd)pyrene	<0.01
Dibenz(a,h)anthracene	<0.01

Analysis For Semivolatile Compounds By EPA Method 8270E

Client Sample ID:	Method Blank	Client:	The Riley Group
Date Received:	Not Applicable	Project:	Rose Hill Car Wash 2022-669-3
Date Extracted:	12/19/23	Lab ID:	03-2929 mb 1/5
Date Analyzed:	12/19/23	Data File:	121912.D
Matrix:	Soil	Instrument:	GCMS9
Units:	mg/kg (ppm) Dry Weight	Operator:	VM

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
Terphenyl-d14	100	50	124

Compounds:	Concentration mg/kg (ppm)
Benz(a)anthracene	<0.01
Chrysene	<0.01
Benzo(a)pyrene	<0.01
Benzo(b)fluoranthene	<0.01
Benzo(k)fluoranthene	<0.01
Indeno(1,2,3-cd)pyrene	<0.01
Dibenz(a,h)anthracene	<0.01

Analysis For Semivolatile Compounds By EPA Method 8270E

Client Sample ID:	TP1	Client:	The Riley Group
Date Received:	12/15/23	Project:	Rose Hill Car Wash 2022-669-3
Date Extracted:	12/18/23	Lab ID:	312307-35
Date Analyzed:	12/19/23	Data File:	121908.D
Matrix:	Water	Instrument:	GCMS12
Units:	ug/L (ppb)	Operator:	VM

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
Terphenyl-d14	76	50	150

Compounds:	Concentration ug/L (ppb)
Benz(a)anthracene	0.022
Chrysene	0.026
Benzo(a)pyrene	0.028
Benzo(b)fluoranthene	0.029
Benzo(k)fluoranthene	<0.02
Indeno(1,2,3-cd)pyrene	<0.02
Dibenz(a,h)anthracene	<0.02

Analysis For Semivolatile Compounds By EPA Method 8270E

Client Sample ID:	TP3	Client:	The Riley Group
Date Received:	12/15/23	Project:	Rose Hill Car Wash 2022-669-3
Date Extracted:	12/18/23	Lab ID:	312307-36
Date Analyzed:	12/19/23	Data File:	121909.D
Matrix:	Water	Instrument:	GCMS12
Units:	ug/L (ppb)	Operator:	VM

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
Terphenyl-d14	84	50	150

Compounds:	Concentration ug/L (ppb)
Benz(a)anthracene	0.035
Chrysene	0.041
Benzo(a)pyrene	0.085
Benzo(b)fluoranthene	0.082
Benzo(k)fluoranthene	0.030
Indeno(1,2,3-cd)pyrene	0.064
Dibenz(a,h)anthracene	<0.02

Analysis For Semivolatile Compounds By EPA Method 8270E

Client Sample ID:	TP10	Client:	The Riley Group
Date Received:	12/15/23	Project:	Rose Hill Car Wash 2022-669-3
Date Extracted:	12/18/23	Lab ID:	312307-37
Date Analyzed:	12/19/23	Data File:	121910.D
Matrix:	Water	Instrument:	GCMS12
Units:	ug/L (ppb)	Operator:	VM

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
Terphenyl-d14	86	50	150

Compounds:	Concentration ug/L (ppb)
Benz(a)anthracene	4.9
Chrysene	6.2
Benzo(a)pyrene	8.4
Benzo(b)fluoranthene	8.5
Benzo(k)fluoranthene	3.2
Indeno(1,2,3-cd)pyrene	2.8
Dibenz(a,h)anthracene	0.75

Analysis For Semivolatile Compounds By EPA Method 8270E

Client Sample ID:	TP12	Client:	The Riley Group
Date Received:	12/15/23	Project:	Rose Hill Car Wash 2022-669-3
Date Extracted:	12/18/23	Lab ID:	312307-38
Date Analyzed:	12/19/23	Data File:	121911.D
Matrix:	Water	Instrument:	GCMS12
Units:	ug/L (ppb)	Operator:	VM

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
Terphenyl-d14	87	50	150

Compounds:	Concentration ug/L (ppb)
Benz(a)anthracene	7.8
Chrysene	8.7
Benzo(a)pyrene	13
Benzo(b)fluoranthene	15
Benzo(k)fluoranthene	6.0
Indeno(1,2,3-cd)pyrene	4.1
Dibenz(a,h)anthracene	1.1

Analysis For Semivolatile Compounds By EPA Method 8270E

Client Sample ID:	Method Blank	Client:	The Riley Group
Date Received:	Not Applicable	Project:	Rose Hill Car Wash 2022-669-3
Date Extracted:	12/18/23	Lab ID:	03-2931 mb
Date Analyzed:	12/18/23	Data File:	121814.D
Matrix:	Water	Instrument:	GCMS9
Units:	ug/L (ppb)	Operator:	VM

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
Terphenyl-d14	93	41	138

Compounds:	Concentration ug/L (ppb)
Benz(a)anthracene	<0.02
Chrysene	<0.02
Benzo(a)pyrene	<0.02
Benzo(b)fluoranthene	<0.02
Benzo(k)fluoranthene	<0.02
Indeno(1,2,3-cd)pyrene	<0.02
Dibenz(a,h)anthracene	<0.02

Date of Report: 12/27/23
Date Received: 12/15/23
Project: Rose Hill Car Wash 2022-669-3, F&BI 312307

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: 312314-01 (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)	1.0	77	70-130
Toluene	mg/kg (ppm)	1.0	83	70-130
Ethylbenzene	mg/kg (ppm)	1.0	85	70-130
Xylenes	mg/kg (ppm)	3.0	90	70-130
Gasoline	mg/kg (ppm)	40	82	70-130

Date of Report: 12/27/23
Date Received: 12/15/23
Project: Rose Hill Car Wash 2022-669-3, F&BI 312307

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: 312214-01 (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	94	70-130
Toluene	ug/L (ppb)	50	92	70-130
Ethylbenzene	ug/L (ppb)	50	92	70-130
Xylenes	ug/L (ppb)	150	93	70-130
Gasoline	ug/L (ppb)	1,000	110	70-130

Date of Report: 12/27/23
Date Received: 12/15/23
Project: Rose Hill Car Wash 2022-669-3, F&BI 312307

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

Laboratory Code: 312307-03 (Matrix Spike)

Analyte	Reporting Units	Spike Level	(Wet wt) Sample Result	Percent Recovery MS	Percent Recovery MSD	Acceptance Criteria	RPD (Limit 20)
Diesel Extended	mg/kg (ppm)	5,000	<50	90	88	64-136	2

Laboratory Code: Laboratory Control Sample

Analyte	Reporting Units	Spike Level	Percent Recovery LCS	Acceptance Criteria
Diesel Extended	mg/kg (ppm)	5,000	82	78-121

Date of Report: 12/27/23
Date Received: 12/15/23
Project: Rose Hill Car Wash 2022-669-3, F&BI 312307

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	84	84	72-139	0

Date of Report: 12/27/23
Date Received: 12/15/23
Project: Rose Hill Car Wash 2022-669-3, F&BI 312307

QUALITY ASSURANCE RESULTS FOR THE ANALYSIS OF SOIL SAMPLES FOR SEMIVOLATILES BY EPA METHOD 8270E

Laboratory Code: 312309-01 1/5 (Matrix Spike)

Analyte	Reporting Units	Spike Level	Sample Result (Wet wt)	Percent Recovery MS	Percent Recovery MSD	Acceptance Criteria	RPD (Limit 20)
Benz(a)anthracene	mg/kg (ppm)	0.83	<0.01	97	96	50-150	1
Chrysene	mg/kg (ppm)	0.83	<0.01	96	94	50-150	2
Benzo(a)pyrene	mg/kg (ppm)	0.83	<0.01	99	100	50-150	1
Benzo(b)fluoranthene	mg/kg (ppm)	0.83	<0.01	97	95	50-150	2
Benzo(k)fluoranthene	mg/kg (ppm)	0.83	<0.01	95	99	50-150	4
Indeno(1,2,3-cd)pyrene	mg/kg (ppm)	0.83	<0.01	108	104	40-140	4
Dibenz(a,h)anthracene	mg/kg (ppm)	0.83	<0.01	108	103	41-136	5

Laboratory Code: Laboratory Control Sample 1/5

Analyte	Reporting Units	Spike Level	Percent Recovery LCS	Acceptance Criteria
Benz(a)anthracene	mg/kg (ppm)	0.83	98	70-130
Chrysene	mg/kg (ppm)	0.83	100	70-130
Benzo(a)pyrene	mg/kg (ppm)	0.83	103	68-120
Benzo(b)fluoranthene	mg/kg (ppm)	0.83	103	67-128
Benzo(k)fluoranthene	mg/kg (ppm)	0.83	103	70-130
Indeno(1,2,3-cd)pyrene	mg/kg (ppm)	0.83	98	67-129
Dibenz(a,h)anthracene	mg/kg (ppm)	0.83	100	67-128

Date of Report: 12/27/23
Date Received: 12/15/23
Project: Rose Hill Car Wash 2022-669-3, F&BI 312307

QUALITY ASSURANCE RESULTS FOR THE ANALYSIS OF WATER SAMPLES FOR SEMIVOLATILES BY EPA METHOD 8270E

Laboratory Code: Laboratory Control Sample

Analyte	Reporting Units	Spike Level	Percent Recovery LCS	Percent Recovery LCSD	Acceptance Criteria	RPD (Limit 20)
Benz(a)anthracene	ug/L (ppb)	5	96	99	66-131	3
Chrysene	ug/L (ppb)	5	96	99	66-129	3
Benzo(a)pyrene	ug/L (ppb)	5	101	102	66-129	1
Benzo(b)fluoranthene	ug/L (ppb)	5	100	100	55-144	0
Benzo(k)fluoranthene	ug/L (ppb)	5	97	101	58-139	4
Indeno(1,2,3-cd)pyrene	ug/L (ppb)	5	107	110	62-136	3
Dibenz(a,h)anthracene	ug/L (ppb)	5	110	109	55-146	1

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, biased low; or, the calibration results for the analyte were outside of acceptance criteria, biased high, with a detection for the analyte in the sample. 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 standard reporting limit. 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.

k – The calibration results for the analyte were outside of acceptance criteria, biased high, and the analyte was not detected in the sample.

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.

312307

SAMPLE CHAIN OF CUSTODY 12/15/23 I3/L4/VW3/VS03/G4

Report To Tait Russell

Company RGI

Address 17522 Bothell Way NE

City, State, ZIP Bothell, WA 98011

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

SAMPLERS (*signature*)

PROJECT NAME: Rosehill Car Wash

PO #: 2022-669-3

REMARKS: 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	cPAHs w/ SIM				Notes
TP1-5	01 A-E	12/14	830	Soil	5												
TP1-8	02		840														
TP1-12.5	03		850			X	X	X					X				
TP2-5	04		1010														
TP2-15.25	05		1015			X	X	X					X				
TP3-5	06		1045														
TP3-15.25	07		1055			X	X	X					X				
TP4-5	08		1140														
TP4-5.5	09		1200			X	X	X					X				
TP5-3.5	10		1305			X	X	X					X				

SIGNATURE	PRINT NAME	COMPANY	DATE	TIME
Relinquished by:	Tait R	RGI	12/15	1445
Received by:	ANH PHAN	FSB	12/15/23	14:45
Relinquished by:		Samples received at 3 °C		
Received by:				

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

SAMPLE CHAIN OF CUSTODY 12/15/23 I3/L4/VW3/VSD3/G4

312307

Report To _____

Company RGI

Address _____

City, State, ZIP _____

Phone _____ Email _____

SAMPLERS (*signature*) [redacted]

PROJECT NAME | PO # 2022-669-3

REMARKS | INVOICE TO

Project specific RLs? - Yes / No

Page # 2 of 4

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	cPAHs w/ SIM	total lead			Notes
TP6-3.5	11 A-E	12/14	1325	Soil	5												A-per TR
TP6-7.5	12		1330			X	X	X					X	A			12/28/23 ME
TP7-2.5	13		1350			X	X	X					X				
TP8-5	14		1410														
TP8-10	15		1420														
TP8-15	16		1430			X	X	X					X				
TP9-5	17		1440														
TP9-10	18		1445														
TP9-13	19	↓	1450			X	X	X					X				
TP10-5	20	12/15	825														

SIGNATURE	PRINT NAME	COMPANY	DATE	TIME
Relinquished by: [redacted]	Tait R	RGI	12/15	1445
Received by: [redacted]	ANH PHAN	FSO	12/15/23	14:45
Relinquished by:		Samples received at 3 °C		
Received by:				

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

312307

SAMPLE CHAIN OF CUSTODY

12/15/23

I3/L4/VW3/VSD3/G4

Page # 3 of 4

Report To _____

Company RGI

Address _____

City, State, ZIP _____

Phone _____ Email _____

SAMPLERS (*signature*) Tait	
PROJECT NAME	PO # 2022-669-3
REMARKS 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	ANALYSES REQUESTED: NWTPH-Dx	NWTPH-Gx	BTEX EPA 8021	NWTPH-HCID	VOCs EPA 8260	PAHs EPA 8270	PCBs EPA 8082	cPAHs + SIM				Notes
TP10-10	21 A-E	12/15	830	Soil	5												
TP10-13.5	22		840			X	X	X					X				
TP11-5	23		950														
TP11-10	24		1000														
TP11-13.5	25		1020			X	X	X					X				
TP12-5	26		1040														
TP12-10	27		1050														
TP12-13.5	28		1055			X	X	X					X				
TP13-5	29		1150														
TP13-9	30		1200														

SIGNATURE	PRINT NAME	COMPANY	DATE	TIME
Relinquished by: Tait	Tait	RGI	12/15	1445
Received by:	ANH PHAN	FSO	12/15/23	14:45
Relinquished by:		Samples received at 3 °C		
Received by:				

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

SAMPLE CHAIN OF CUSTODY

12/15/23 I3/L4/VSD3/VW3/G4

312307

Page # 4 of 4

Report To

Company RGI

Address

City, State, ZIP

Phone Email

SAMPLERS (*signature*)

PROJECT NAME

PO # 202-669-3

REMARKS

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	ANALYSES REQUESTED: NWTPH-Dx	NWTPH-Gx	BTEX EPA 8021	NWTPH-HCID	VOCs EPA 8260	PAHs EPA 8270	PCBs EPA 8082	cPAHs w/ SIM				Notes
TP13-13.5	31 A-E	12/15	1210	Soil	5	X	X	X					X				
TP14-5	32		1220														
TP14-8	33		1230														
TP14-13.5	34		1235			X	X	X					X				
TP1	35 A-H	12/14	915	Water	8	X	X	X					X				
TP3	36	12/14	1120			X	X	X					X				
TP10	37	12/15	915			X	X	X					X				
TP12	38	12/15	1115		X	X	X	X					X				

SIGNATURE	PRINT NAME	COMPANY	DATE	TIME
Relinquished by:	Tait R	RGI	12/15	1445
Received by:	ANH PHAN	FSB	12/15/23	14:45
Relinquished by:		Samples received at 3 °C		
Received by:				

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

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.

5500 4th Avenue South
Seattle, WA 98108
(206) 285-8282
fbi@isomedia.com
www.friedmanandbruya.com

January 4, 2024

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

Dear Mr Russell:

Included are the additional results from the testing of material submitted on December 15, 2023 from the 2022-669-3, F&BI 312307 project. There are 6 pages included in this report.

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 15, 2023 by Friedman & Bruya, Inc. from the The Riley Group 2022-669-3, F&BI 312307 project. Samples were logged in under the laboratory ID's listed below.

Laboratory ID	The Riley Group
312307 -01	TP1-5
312307 -02	TP1-8
312307 -03	TP1-12.5
312307 -04	TP2-5
312307 -05	TP2-15.25
312307 -06	TP3-5
312307 -07	TP3-15.25
312307 -08	TP4-5
312307 -09	TP4-5.5
312307 -10	TP5-3.5
312307 -11	TP6-3.5
312307 -12	TP6-7.5
312307 -13	TP7-2.5
312307 -14	TP8-5
312307 -15	TP8-10
312307 -16	TP8-15
312307 -17	TP9-5
312307 -18	TP9-10
312307 -19	TP9-13
312307 -20	TP10-5
312307 -21	TP10-10
312307 -22	TP10-13.5
312307 -23	TP11-5
312307 -24	TP11-10
312307 -25	TP11-13.5
312307 -26	TP12-5
312307 -27	TP12-10
312307 -28	TP12-13.5
312307 -29	TP13-5
312307 -30	TP13-9
312307 -31	TP13-13.5
312307 -32	TP14-5
312307 -33	TP14-8
312307 -34	TP14-13.5
312307 -35	TP1
312307 -36	TP3

CASE NARRATIVE (continued)

Laboratory ID	The Riley Group
312307 -37	TP10
312307 -38	TP12

All quality control requirements were acceptable.

Analysis For Total Metals By EPA Method 6020B

Client ID:	TP6-7.5	Client:	The Riley Group
Date Received:	12/15/23	Project:	2022-669-3, F&BI 312307
Date Extracted:	12/28/23	Lab ID:	312307-12
Date Analyzed:	12/29/23	Data File:	312307-12.036
Matrix:	Soil	Instrument:	ICPMS2
Units:	mg/kg (ppm) Dry Weight	Operator:	SP

Analyte:	Concentration mg/kg (ppm)
Lead	2.20

Analysis For Total Metals By EPA Method 6020B

Client ID:	Method Blank	Client:	The Riley Group
Date Received:	Not Applicable	Project:	2022-669-3, F&BI 312307
Date Extracted:	12/28/23	Lab ID:	I3-1025 mb2
Date Analyzed:	12/28/23	Data File:	I3-1025 mb2.106
Matrix:	Soil	Instrument:	ICPMS2
Units:	mg/kg (ppm) Dry Weight	Operator:	SP

Analyte:	Concentration mg/kg (ppm)
Lead	<1

Date of Report: 01/04/24
Date Received: 12/15/23
Project: 2022-669-3, F&BI 312307

QUALITY ASSURANCE RESULTS FOR THE ANALYSIS OF SOIL SAMPLES FOR TOTAL METALS USING EPA METHOD 6020B

Laboratory Code: 312439-05 x5 (Matrix Spike)

Analyte	Reporting Units	Spike Level	Sample Result (Wet wt)	Percent Recovery MS	Percent Recovery MSD	Acceptance Criteria	RPD (Limit 20)
Lead	mg/kg (ppm)	50	330	0 b	26 b	75-125	200 b

Laboratory Code: Laboratory Control Sample

Analyte	Reporting Units	Spike Level	Percent Recovery LCS	Acceptance Criteria
Lead	mg/kg (ppm)	50	94	80-120

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, biased low; or, the calibration results for the analyte were outside of acceptance criteria, biased high, with a detection for the analyte in the sample. 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 standard reporting limit. 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.

k – The calibration results for the analyte were outside of acceptance criteria, biased high, and the analyte was not detected in the sample.

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.

312307

SAMPLE CHAIN OF CUSTODY 12/15/23 I3/L4/VW3/VS03/G4

Report To Tait Russell

Company RGI

Address 17522 Bothell Way NE

City, State, ZIP Bothell, WA 98011

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

SAMPLERS (*signature*)

PROJECT NAME: Rosehill Car Wash

PO #: 2022-669-3

REMARKS: 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	cPAHs w/ SIM				Notes
TP1-5	01 A-E	12/14	830	Soil	5												
TP1-8	02		840														
TP1-12.5	03		850			X	X	X					X				
TP2-5	04		1010														
TP2-15.25	05		1015			X	X	X					X				
TP3-5	06		1045														
TP3-15.25	07		1055			X	X	X					X				
TP4-5	08		1140														
TP4-5.5	09		1200			X	X	X					X				
TP5-3.5	10		1305			X	X	X					X				

SIGNATURE	PRINT NAME	COMPANY	DATE	TIME
Relinquished by:	Tait R	RGI	12/15	1445
Received by:	ANH PHAN	FSB	12/15/23	14:45
Relinquished by:		Samples received at 3 °C		
Received by:				

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

SAMPLE CHAIN OF CUSTODY 12/15/23 I3/L4/VW3/VSD3/G4

312307

Report To _____

Company RGI

Address _____

City, State, ZIP _____

Phone _____ Email _____

SAMPLERS (*signature*) [redacted]

PROJECT NAME | PO # 2022-669-3

REMARKS | INVOICE TO

Project specific RLs? - Yes / No

Page # 2 of 4

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	cPAHs w/ SIM	total lead			Notes
TP6-3.5	11 A-E	12/14	1325	Soil	5												A-per TR
TP6-7.5	12		1330			X	X	X					X	A			12/28/23 ME
TP7-2.5	13		1350			X	X	X					X				
TP8-5	14		1410														
TP8-10	15		1420														
TP8-15	16		1430			X	X	X					X				
TP9-5	17		1440														
TP9-10	18		1445														
TP9-13	19	↓	1450			X	X	X					X				
TP10-5	20	12/15	825														

SIGNATURE	PRINT NAME	COMPANY	DATE	TIME
Relinquished by: [redacted]	Tait R	RGI	12/15	1445
Received by: [redacted]	ANH PHAN	FSO	12/15/23	14:45
Relinquished by:		Samples received at 3 °C		
Received by:				

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

312307

SAMPLE CHAIN OF CUSTODY

12/15/23

I3/L4/VW3/VSD3/G4

Page # 3 of 4

Report To _____

Company RGI

Address _____

City, State, ZIP _____

Phone _____ Email _____

SAMPLERS (*signature*) Tait	
PROJECT NAME	PO # 2022-669-3
REMARKS 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	ANALYSES REQUESTED: NWTPH-Dx	NWTPH-Gx	BTEX EPA 8021	NWTPH-HCID	VOCs EPA 8260	PAHs EPA 8270	PCBs EPA 8082	cPAHs + SIM				Notes
TP10-10	21 A-E	12/15	830	Soil	5												
TP10-13.5	22		840			X	X	X					X				
TP11-5	23		950														
TP11-10	24		1000														
TP11-13.5	25		1020			X	X	X					X				
TP12-5	26		1040														
TP12-10	27		1050														
TP12-13.5	28		1055			X	X	X					X				
TP13-5	29		1150														
TP13-9	30		1200														

SIGNATURE	PRINT NAME	COMPANY	DATE	TIME
Relinquished by: Tait	Tait	RGI	12/15	1445
Received by:	ANH PHAN	FSO	12/15/23	14:45
Relinquished by:		Samples received at 3 °C		
Received by:				

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

SAMPLE CHAIN OF CUSTODY

12/15/23 I3/L4/VSD3/VW3/G4

312307

Page # 4 of 4

Report To

Company RGI

Address

City, State, ZIP

Phone Email

SAMPLERS (*signature*)

PROJECT NAME

PO # 202-669-3

REMARKS

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	ANALYSES REQUESTED: NWTPH-Dx	NWTPH-Gx	BTEX EPA 8021	NWTPH-HCID	VOCs EPA 8260	PAHs EPA 8270	PCBs EPA 8082	cPAHs w/ SIM				Notes
TP13-13.5	31 A-E	12/15	1210	Soil	5	X	X	X					X				
TP14-5	32		1220														
TP14-8	33		1230														
TP14-13.5	34		1235			X	X	X					X				
TP1	35 A-H	12/14	915	Water	8	X	X	X					X				
TP3	36	12/14	1120			X	X	X					X				
TP10	37	12/15	915			X	X	X					X				
TP12	38	12/15	1115		X	X	X	X					X				

SIGNATURE	PRINT NAME	COMPANY	DATE	TIME
Relinquished by:	Tait R	RGI	12/15	1445
Received by:	ANH PHAN	FSB	12/15/23	14:45
Relinquished by:		Samples received at 3 °C		
Received by:				

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

APPENDIX E

RILEYGROUP

Appendix E - Toxicity Equivalency for cPAH (groundwater)
Rose Hill Car Wash
12633 Northeast 85th Street, Kirkland, Washington
The Riley Group, Inc. Project No. 2022-669-3

SAMPLE NAME	TOX EQ factor	Analytical Result	Toxicity Equivalent
TP1			
Benzo(a)anthracene	0.1	0.022	0.0022
Chrysene	0.01	0.026	0.00026
Benzo(a)pyrene	1	0.028	0.028
benzo(b)fluoranthene	0.1	0.029	0.0029
benzo(k)fluroanthene	0.1	0.01	0.001
Indeno(1,2,3-cd) pyrene	0.1	0.01	0.001
Dibenz(a,h) anthracene	0.1	0.01	0.001
SUM			**0.036**

SAMPLE NAME	TOX EQ factor	Analytical Result	Toxicity Equivalent
TP3			
Benzo(a)anthracene	0.1	0.035	0.0035
Chrysene	0.01	0.041	0.00041
Benzo(a)pyrene	1	0.085	0.085
benzo(b)fluoranthene	0.1	0.082	0.0082
benzo(k)fluroanthene	0.1	0.03	0.003
Indeno(1,2,3-cd) pyrene	0.1	0.064	0.0064
Dibenz(a,h) anthracene	0.1	0.01	0.001
SUM			**0.11**

SAMPLE NAME	TOX EQ factor	Analytical Result	Toxicity Equivalent
TP10			
Benzo(a)anthracene	0.1	4.9	0.49
Chrysene	0.01	6.2	0.062
Benzo(a)pyrene	1	8.4	8.4
benzo(b)fluoranthene	0.1	8.5	0.85
benzo(k)fluroanthene	0.1	3.2	0.32
Indeno(1,2,3-cd) pyrene	0.1	2.8	0.28
Dibenz(a,h) anthracene	0.1	0.75	0.075
SUM			**10**

SAMPLE NAME	TOX EQ factor	Analytical Result	Toxicity Equivalent
TP12			
Benzo(a)anthracene	0.1	7.8	0.78
Chrysene	0.01	8.7	0.087
Benzo(a)pyrene	1	13	13
benzo(b)fluoranthene	0.1	15	1.5
benzo(k)fluroanthene	0.1	6	0.6
Indeno(1,2,3-cd) pyrene	0.1	4.1	0.41
Dibenz(a,h) anthracene	0.1	1.1	0.11
SUM			**16**

Method A Cleanup Level	**0.1**

Appendix E - Toxicity Equivalency for cPAH (soils)
Rose Hill Car Wash
12633 Northeast 85th Street, Kirkland, Washington
The Riley Group, Inc. Project No. 2022-669-3

SAMPLE NAME	TOX EQ factor	Analytical Result	Toxicity Equivalent
TP5-3.5			
Benzo(a)anthracene	0.1	44	4.4
Chrysene	0.01	49	0.49
Benzo(a)pyrene	1	74	74
benzo(b)fluoranthene	0.1	84	8.4
benzo(k)fluroanthene	0.1	27	2.7
Indeno(1,2,3-cd) pyrene	0.1	32	3.2
Dibenz(a,h) anthracene	0.1	6.8	0.68
SUM			**94**

SAMPLE NAME	TOX EQ factor	Analytical Result	Toxicity Equivalent
TP9-13			
Benzo(a)anthracene	0.1	0.011	0.0011
Chrysene	0.01	0.012	0.00012
Benzo(a)pyrene	1	0.015	0.015
benzo(b)fluoranthene	0.1	0.015	0.0015
benzo(k)fluroanthene	0.1	0.005	0.0005
Indeno(1,2,3-cd) pyrene	0.1	0.005	0.0005
Dibenz(a,h) anthracene	0.1	0.005	0.0005
SUM			**0.019**

SAMPLE NAME	TOX EQ factor	Analytical Result	Toxicity Equivalent
TP10-13.5			
Benzo(a)anthracene	0.1	0.023	0.0023
Chrysene	0.01	0.028	0.00028
Benzo(a)pyrene	1	0.036	0.036
benzo(b)fluoranthene	0.1	0.038	0.0038
benzo(k)fluroanthene	0.1	0.015	0.0015
Indeno(1,2,3-cd) pyrene	0.1	0.022	0.0022
Dibenz(a,h) anthracene	0.1	0.005	0.0005
SUM			**0.047**

SAMPLE NAME	TOX EQ factor	Analytical Result	Toxicity Equivalent
TP12-13.5			
Benzo(a)anthracene	0.1	0.014	0.0014
Chrysene	0.01	0.016	0.00016
Benzo(a)pyrene	1	0.021	0.021
benzo(b)fluoranthene	0.1	0.023	0.0023
benzo(k)fluroanthene	0.1	0.005	0.0005
Indeno(1,2,3-cd) pyrene	0.1	0.013	0.0013
Dibenz(a,h) anthracene	0.1	0.005	0.0005
SUM			**0.027**

Method A Cleanup Level	**0.1**

Appendix E - Toxicity Equivalency for cPAH
Rose Hill Car Wash
12633 Northeast 85th Street, Kirkland, Washington
The Riley Group, Inc. Project No. 2022-669-3

SAMPLE NAME	TOX EQ factor	Analytical Result	Toxicity Equivalent
TP13-13.5			
Benzo(a)anthracene	0.1	0.035	0.0035
Chrysene	0.01	0.047	0.00047
Benzo(a)pyrene	1	0.043	0.043
benzo(b)fluoranthene	0.1	0.035	0.0035
benzo(k)fluroanthene	0.1	0.011	0.0011
Indeno(1,2,3-cd) pyrene	0.1	0.016	0.0016
Dibenz(a,h) anthracene	0.1	0.005	0.0005
SUM			**0.054**
Method A Cleanup Level			**0.1**

APPENDIX F

RILEYGROUP

DEPARTMENT OF ECOLOGY State of Washington

Cleanup Site Details

Cleanup Site ID: 7529

Cleanup Site ID: 7529 **Facility/Site ID:** 3277334 **UST ID:** 8425 Site Page | Site Documents | View Map

Cleanup Site Name: UNOCAL 4834 Glossary

Alternate Names: UNOCAL 4834

LOCATION

Address: 12611 NE 85TH **City:** KIRKLAND **Zip Code:** 98033 **County:** King

Latitude: 47.67914 **Longitude:** -122.17361 **WRIA:** 8 **Legislative District:** 48 **Congressional District:** 1 **TRS:** 25N 5E 4

DETAIL

Status: No Further Action **NFA Received?** Yes **Is PSI site?** No

Statute: MTCA **NFA Date:** 10/3/2011 **Current VCP?** No **Past VCP?** No

Site Rank: N/A **NFA Reason:** Initial Investigation **Brownfield?** No

Site Manager: Northwest Region **Responsible Unit:** Northwest **Active Institutional Control?** No

CLEANUP UNITS

Cleanup Unit Name	Unit Type	Unit Status	Resp Unit	Unit Manager	Current Process
UNOCAL 4834	Upland	No Further Action Required	NW	Northwest Region	Independent Action

ACTIVE INSTITUTIONAL CONTROLS

Instrument Type	Restriction Media	Restrictions/Requirements	Date	Recording Number	Recording County	Tax Parcel
There are no current Institutional Controls in effect for this site.						

AFFECTED MEDIA & CONTAMINANTS

	MEDIA					
Contaminant	**Soil**	**Groundwater**	**Surface Water**	**Sediment**	**Air**	**Bedrock**
Benzene	RB	B				
Petroleum-Gasoline	RB	B				
Petroleum-Other	RB	B				

Key:
B - Below Cleanup Level
C - Confirmed Above Cleanup Level
RA - Remediated-Above
S - Suspected
R - Remediated
RB - Remediated-Below

SITE ACTIVITIES

Activity	Status	Start Date	End Date/ Completion Date
LUST - Report Received	Completed		10/12/1990
LUST - Notification	Completed		1/15/1991
Site Discovery/Release Report Received	Completed		1/15/1991
LUST - Report Received	Completed		2/22/1991
Initial Investigation / Federal Preliminary Assessment	Completed		8/8/2011
Site Status Changed to NFA	Completed		10/3/2011

TRC

1180 NW Maple St., Suite 310
Issaquah, WA 98027

T 425.395.0010
TRCcompanies.com

January 31, 2022

Mr. Joe Giuseffi
Car Wash Enterprises, Inc
3977 Leary Way Northwest
Seattle, Washington 98107

Re: Baseline Environmental Assessment Report
Rose Hill Texaco Station
12633 Northeast 85th Street
Kirkland, Washington 98033

TRC Project Number: 475914

Dear Mr. Giuseffi:

TRC Environmental Corporation (TRC) is pleased to submit this *Baseline Environmental Assessment Report* (BEA Report) for the Rose Hill Texaco Station located at 12633 Northeast 85th Street, in Kirkland Washington (subject property; Figure 1). It is TRC's understanding that Car Wash Enterprises, Inc. (CWE) is interested in leasing the station with the possibility to purchase. This BEA has been requested by CWE to determine the subsurface baseline environmental conditions prior to lease.

The subject property consists of four underground storage tanks (USTs), four dispenser islands, and ancillary product piping. The subject property also contains a convenience store and a tunnel-type car wash. The Washington State Department of Ecology (Ecology) has assigned Facility ID No. 3816 and UST ID 101001 to this site.

BACKGROUND

According to Ecology's database, the four USTs were reportedly installed in 1991 and upgraded in 1998. One UST has the capacity of 10,000 gallons and contains unleaded gasoline. The other three USTs are listed as 8,000-gallon USTs that contain unleaded gasoline, leaded gasoline, and diesel fuel. There are currently no known or reported petroleum releases associated with the USTs.

Figure 2 depicts the subject property and adjacent property features and boundaries.

OBJECTIVE

The objective of the BEA is to assess for the presence or absence of petroleum impacts that may be emanating from the USTs to soil and groundwater at the subject property. If impacts are identified, it is

unlikely this single investigation would characterize and delineate the lateral and vertical extent of those impacts to a level of certainty that would be considered to be sufficient under the Model Toxics Control Act (RCW 70.105D) and its implementing regulations (WAC 173-340; collectively referred to as "MTCA").

The Scope of Work for this BEA included the following tasks:

- Task 1 – Drilling and Sampling
- Task 2 – Preparation of this BEA Report

A description of the activities that were completed under each task is provided below.

Task 1 – Drilling and Sampling

On January 18 and 19, 2022, TRC conducted the drilling and sampling activities to address possible contaminant releases from the gasoline station area. A limited access direct-push technology (DPT) drilling rig was used to drill and sample soil borings SB-1 through SB-7 to assess soil and groundwater conditions beneath the gasoline station (Figure 2). Each drill location was cleared by UDS for underground utilities prior to drilling. The placement of the drill locations was dictated by the locations of buried utilities and UST piping, of which there were many. Thick pea gravel was encountered on the east side of the UST pit and boring SB-6 had to be moved farther to the east than originally planned. Due to the buried utilities, UST piping, and thick pea gravel, TRC was unable to drill through the UST pit to obtain assessment soil samples directly underneath the tank pit.

The soil borings were located to assess the following:

- SB-1 - West dispenser island
- SB-2 – West side of the UST pit
- SB-3 – North end of the UST pit
- SB-4 – Dispenser piping
- SB-5 – South end of dispensers
- SB-6 – East side of UST pit (located farther east due to buried utilities)
- SB-7 – East dispenser island

Borings were advanced to depths ranging from 10 to 20 feet below ground surface (bgs), depending on where refusal was encountered. Soil samples were collected at 5-foot intervals and field screened for volatile organic compounds (VOCs) using a photoionization detector (PID). TRC retained at least two soil samples for analysis from each of the borings. When groundwater was encountered, a temporary well screen was placed into the boring and a reconnaissance groundwater sample was collected for laboratory analysis.

TRC collected soil samples intended for VOC analysis using U.S. Environmental Protection Agency (EPA) Method 5035 with kits supplied by the laboratory. Lithologic types and PID measurements for soil cores are documented on the boring logs provided in Attachment A.

All samples were placed into new containers provided by the laboratory, labeled, and placed into a cooler with sufficient ice to maintain an internal temperature of 4 degrees Celsius or lower. Samples were

transported to Friedman & Bruya, Inc. (FBI) of Seattle, Washington, under standard chain-of-custody protocols. Samples were analyzed by the analytical methods described below:

- All soil samples were analyzed for diesel-range organics (DRO) and oil-range organics (ORO) using the Northwest Total Petroleum Hydrocarbons for Diesel Extended (NWTPH-Dx), gasoline-range organics (GRO) using the NWTPH for Gasoline Extended (NWTPH-Gx) method, and benzene, toluene, ethylbenzene, and total xylenes (BTEX) using EPA Methods 8021B or 8260D.

- One soil sample was also analyzed for VOCs by EPA Method 8260D, and total lead using EPA Method 6020B.

Reconnaissance groundwater samples were collected by installing a temporary decontaminated well screen through the center of the drill casing into the groundwater interval below. TRC purged the groundwater using a peristaltic pump equipped with new single-use tubing until purge water was clear to the satisfaction of the on-site geologist. Samples were then collected with the peristaltic pump using low-flow sampling techniques. Samples were placed into new, pre-preserved containers supplied by the laboratory, labeled, and placed into a cooler with ice and transported to FBI under standard chain-of-custody procedures. Groundwater samples were analyzed for the following analyses:

- DRO and ORO using the NWTPH-Dx method
- GRO using NWTPH-Gx method
- BTEX using EPA Methods 8021B or 8260D
- Two samples for VOCs using EPA Method 8260D and total lead using method 6020B

Investigation-derived waste (IDW) including soil cuttings and purge/decontamination water were placed into 55-gallon drums and left on-property pending analytical results and profiling.

FINDINGS

The sections below describe the BEA findings based on field observations and screening and laboratory analyses performed on the soil and groundwater samples obtained at the subject property.

Natural Conditions

Subsurface soils consisted of layered Silty-Sand (SM) or Silt (ML) from surface to approximately 10 feet bgs and Poorly-Graded-Sand (SP) from 10 to 12 feet, then Silt (ML) from 10 to 20 feet. The groundwater appears to be present under perched conditions in discontinuous lenses. Groundwater was encountered at approximately 5 feet in some borings and then again at 12 feet in others, and no groundwater was encountered in boring SB-4.

Analytical Results

Soil Samples

The soil analytical results are provided in Table 1 and on Figure 3. Laboratory analytical reports are provided in Attachment B.

No detectable GRO, DRO, or ORO concentrations were found in any of the soil samples. No detectable benzene concentrations were found in any of the soil samples. A detectable concentration of toluene at 0.25 milligrams per kilogram (mg/kg) was found in soil sample SB-7:5. The MTCA Method A Soil Cleanup Level for Unrestricted Land Uses (MTCA Method A Soil CUL) for toluene is 7 mg/kg. The concentrations for ethylbenzene and total xylenes were 0.037 mg/kg and 0.098 mg/kg, respectively, in soil sample SB-4:5.5. The MTCA Method A Soil CULs for ethylbenzene and total xylenes are 6 mg/kg and 9 mg/kg, respectively.

The VOC concentrations for all samples are less than the laboratory reporting limit (non-detect) for all compounds. The concentration for total lead was at 2.61 mg/kg, which is considered a normal background concentration for naturally-occurring lead in soil and is less than the MTCA Method A Soil CUL for lead of 250 mg/kg.

Groundwater Samples

The groundwater analytical results are provided in Table 2 and on Figure 4. Laboratory analytical reports are provided in Attachment B.

No detectable GRO concentrations were found in any of the groundwater samples. Detectable concentrations of DRO ranging from 64 micrograms per liter (µg/L) to 97 µg/L were found in all the groundwater samples. The MTCA Method A Cleanup Level for Groundwater (MTCA Method A Groundwater CUL) is 500 µg/L. The laboratory qualified these results with an "x," noting that the sample chromatographic pattern does not resemble the fuel standard for quantification. This commonly indicates that the detected DRO concentrations are most likely naturally organic in origin rather than from a fuel source. No detectable ORO concentrations were found in any of the groundwater samples.

No detectable concentrations of BTEX were found in any of the groundwater samples. No concentrations of VOCs were found in any of the groundwater samples except for methylene chloride in SB-3:GW at 10 µg/L, which is greater than the MTCA Method A Groundwater CUL of 5 µg/L. However, methylene chloride is a common laboratory solvent and the laboratory qualified this result as laboratory contamination.

Detectable concentrations of lead at 4.7 µg/L and 26.6 µg/L were found in SB-3:GW and SB-5:GW, respectively. The MTCA Method A Groundwater CUL for lead is 15 µg/L. This concentration is most likely due to excessive turbidity.

CONCLUSIONS AND RECOMMENDATIONS

Based on evaluations of the analytical results of the BEA, TRC has the following conclusions and recommendations:

- TRC advanced and sampled seven soil borings around the gasoline station. The analytical results for all soil samples were either less than the laboratory reporting limit or less than the MTCA Method A Soil CUL in soil samples from all locations. Trace BTEX concentrations excluding benzene were found in the soil samples at 5 feet bgs and are most likely from incidental surface spillage that has migrated vertically through cracks in the concrete over the many years of operation.

- TRC collected six reconnaissance groundwater samples from the soil borings around the gasoline station. The analytical results for all six groundwater samples indicated concentrations of DRO less than the MTCA Method A Groundwater CUL. Based on the laboratory qualifiers, these low concentrations of DRO are most likely naturally organic in origin and not from petroleum fuel.

- The analytical results for one of the two groundwater samples analyzed for total lead indicated a concentration greater than the MTCA Method A CUL for groundwater. This concentration is most likely due to the turbid nature of the reconnaissance sample and not from a release of leaded gasoline.

- Based on the information provided in this report, there does not appear to be a release of petroleum products from the UST system in the areas drilled and sampled. However, it is still possible that a release(s) could have occurred in other areas. In TRC's opinion, if there is a release, it is not a significant release requiring a large financial investment to remediate.

Please contact us at (425) 395-0010 or ecaddey@trccompanies.com or dkunkel@trccompanies.com if you have any questions about this report.

Sincerely,

State of Washington
2516
Licensed Geologist
ERIC L. CADDEY

Prepared by:
Eric Caddey, L.G.
Senior Geologist

State of Washington
Hydrogeologist
260
Licensed Geologist
DOUGLAS C. KUNKEL

Reviewed and approved by:
Doug Kunkel, L.H.G.
Principal Geologist

WASHINGTON STATE DEPARTMENT OF ECOLOGY

INITIAL INVESTIGATION FIELD REPORT

LUST ID: 1919 FS ID: 3277334 Site ID: 8425

SITE NAME Unocal 4834

SITE LOCATION INFORMATION

Contact Person Name	*Title*	*Phone Number*

Mailing Address	*City*	*Zip + 4*
12611 NE 85th	Kirkland	98033

Site Location	*Closest City*	*County*
12611 NE 85th	Kirkland	

Quarter-Quarter	*Section*	*Township*	*Range*
Latitude:	*Degree*	*Minute*	*Second*
Longitude:	*Degree*	*Minute*	*Second*

INSPECTION INFORMATION

Inspection Date			*Inspection Time*	*Type of Entry Notice*	
Photographs	*Yes*	*No*	*Weather:* *Clear*	*Partly Cloudy*	*Overcast*
Videotape	*Yes*	*No*	*Precipitation*	*Temperature*	
Samples	*Yes*	*No*	*Wind Direction*	*Wind Speed*	

RECOMMENDATION

No Further Action:

Yes

Release or threatened release does not pose a threat	*Site Hazard Assessment*
No release or threatened release	*Interim Action*
Educational Mailing	*Emergency Action Plan*
Refer to another program/agency	*Independent Cleanup Action*

	In Progress	*Completed*

CONTAMINANT(S) (See Page 3 for details)

Soil	Yes	Gas, BTEX, WO, heating oil
Groundwater	Yes	

DEPARTMENT REVIEW

Investigator *Date*

Approved by

Unit Supervisor REC *Date* 4/14/11

Section Manager *Date*

COMMENTS

Site structures were demolished & four USTs were removed, along with hydraulic hoists & floor drain pump in 1990. Approx 218 cy of overexcavated PCS was disposed off-site. An additional 120 cy of landfarm-remediated soil was disposed off-site. PCS was found in the vicinity of the gas & WO/heating oil USTs. Confirmation samples taken after overexcavation found low and undetectable concentrations of TPH & BTEX. In 1991, four borings were advanced to 13.5 bgs and were completed at MWs. Soil samples taken from the borings were all below MTCA Method A. GW samples taken from the four MW

WASHINGTON STATE DEPARTMENT OF ECOLOGY

INITIAL INVESTIGATION FIELD REPORT

LUST ID: 1919 **FS ID:** 3277334 **Site ID:** 8425

SITE NAME Unocal 4834

had non-detectable TPH, BTEX, & halogenated volatiles concentrations. This site appears to be cleaned up.

STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY
Northwest Regional Office • 3190 160th Ave SE • Bellevue, WA 98008-5452 • 425-649-7000
711 for Washington Relay Service • Persons with a speech disability can call 877-833-6341

April 23, 2012

PROPERTY OWNER
Unocal 4834
12611 NE 85th
Kirkland, WA 98033

Re: No Further Action (NFA) Determination associated with Leaking Underground Storage Tank (LUST) Site:

- Site Name: Unocal 4834
- Property Address: 12611 NE 85th, Kirkland, WA 98033
- Facility/Site No.: 3277334
- LUST ID: 1919

Dear Property Owner:

Based on the historical information in our files and the last documents submitted to us on 10/9/1992, the Washington State Department of Ecology (Ecology) has determined that the Unocal 4834 site has met the substantive requirements for cleanup under the Model Toxics Control Act (MTCA) regulation Chapter 70.105D RCW, and its implementing regulations, Chapter 173-340 WAC (collectively "substantive requirements of MTCA").

The MTCA regulation sets strict cleanup standards for sites in Washington State to ensure that the quality of the cleanup is appropriate and is protective of human health and the environment. Depending on the site circumstances and location, one of the three cleanup criteria established under MTCA is used to assess the quality of the cleanup remedy. These are:

- **Method A Cleanup levels**: Used in simple sites with few contaminants of concern (COCs). The Method A cleanup levels consist of a list of the most common hazardous substances for soil and groundwater. The Method A Cleanup levels are very strict, and if met, they allow the property to be used for unrestricted land use.
- **Method B Cleanup levels**: These cleanup levels are established using applicable state and federal laws and the risk assessment equations and other requirements defined in MTCA. Method B is used in more complex sites where the COCs are not included within the set criteria listed on the Method A tables.

- **Method C Cleanup levels**: Method C uses the same risk assessment equations and other requirements defined in MTCA but also require a full site-specific risk assessment and an Terrestrial Ecological Evaluation (TEE). Method C is used in industrial sites, when Methods A and C are technically unattainable or lower that background concentrations, and when a significant threat to human health or the environment has been identified.

After a site meets the criteria for soil and groundwater (if applicable), the cleanup is considered to be complete and an NFA letter can be issued.

According to our records, you have conducted cleanup independently and your site meets the Method A Cleanup levels.

- LUST ID No.: 1919,
- Release Notification Date: 1/15/1991,
- Contaminants of Concern: Gas, BTEX, WO, heating oil,
- Soil is affected: Yes,
- Groundwater is affected: Yes.

Based on this information, **Ecology has determined that no further remedial action is necessary at the Property to clean up contamination associated with the LUST. This determination is made only for impacts associated to releases from LUST No. 1919.** Based on this opinion, Ecology will update the status of remedial action at the Site on our database of hazardous waste sites and will initiate the process of removing the Site from our lists of hazardous waste sites, including (if applicable):

- Hazardous Sites List.
- Confirmed and Suspected Contaminated Sites List.
- Leaking Underground Storage Tank List.

Removing your site from these lists may include a public notice and/or a public comment period. Based on the comments received, Ecology will either remove the Site from the applicable lists or withdraw this opinion.

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

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

To settle liability with the state and obtain protection from contribution claims, a person must enter into a consent decree with Ecology under RCW 70.105D.040(4).

In addition, this opinion does not constitute a determination of substantial equivalence. To recover remedial action costs from other liable persons under MTCA, one must demonstrate that the action is the substantial equivalent of an Ecology-conducted or Ecology-supervised action. This opinion does not determine whether the action you proposed will be substantially equivalent. Courts make that determination. See RCW 70.105D.080 and WAC 173-340-545.

Lastly, the state, Ecology, and its officers and employees are immune from all liability, and no cause of action of any nature may arise from any act or omission in providing this opinion. See RCW 70.105D.030(1)(i).

If you have any questions about this opinion, please contact me by e-mail at russ.olsen@ecy.wa.gov or by phone at (425) 649-7038.

Sincerely,

Russell E. Olsen, MPA
Voluntary Cleanup Unit Supervisor
Northwest Regional Office
Toxics Cleanup Program

SF: sf

DEPARTMENT OF ECOLOGY State of Washington

Underground Storage Tank System Summary

UST ID: 101001

Site Name: ROSE HILL CAR WASH

Glossary

UST ID:	101001	**Facility/Site ID:**	3816	**Latitude:**	47.67904	**Active Tag(s):**	A3778
Address:	12633 NE 85TH KIRKLAND, WA 98033			**Longitude:**	-122.17144	**Responsible Unit:**	Northwest
				County:	King		

Tank Summary

Tank Name	Tank Status	Tank Install Date
37205	Operational	7/15/1991
37200	Operational	7/15/1991
37282	Operational	7/15/1991
37209A	Operational	7/15/1991

Tank Name: 37205 — Tank Status: Operational

Tank Installation:	7/15/1991	**Tank Upgrade:**	3/23/1998	**Business License Endorsement Expiration:**	4/30/2023
Tank Status Date:	8/6/1996	**Piping Installation:**		**Tank Permanently Closed Date:**	

Tank Information		Piping Information	
Material:	Fiberglass Reinforced Plastic	**Material:**	Fiberglass
Construction:	Double Wall Tank	**Construction:**	Double Wall Pipe
Corrosion Protection:	Corrosion Resistant	**Corrosion Protection:**	Corrosion Resistant
Manifolded Tank:		**SFC* at Tank:**	
Release Detection:	Automatic Tank Gauging	**SFC* at Dispenser/Pump:**	
Tank Manufacturer:		**Primary Release Detection:**	Automatic Line Leak Detector (ALLD)
Spill Prevention:	Single Wall Spill Bucket	**Secondary Release Detection:**	Annual Line Tightness Test (LTT)
Overfill Prevention:	Automatic Shutoff (fill pipe)	**Pumping System:**	Pressurized System
Actual Capacity:	10,000 Gallons	**Piping Manufacturer:**	
Capacity Range:	10,000 to 19,999 Gallons	*SFC = Steel Flex Connector	

Compartment	Substance Stored	Substance Used	Capacity
1	Leaded Gasoline	Motor Fuel for Vehicles	10,000 Gallons

Tank Name:	37200			**Tank Status:**	Operational
Tank Installation:	7/15/1991	**Tank Upgrade:**	3/23/1998	**Business License Endorsement Expiration:**	4/30/2023
Tank Status Date:	8/6/1996	**Piping Installation:**		**Tank Permanently Closed Date:**	

Tank Information		**Piping Information**	
Material:	Fiberglass Reinforced Plastic	**Material:**	Fiberglass
Construction:	Double Wall Tank	**Construction:**	Double Wall Pipe
Corrosion Protection:	Corrosion Resistant	**Corrosion Protection:**	Corrosion Resistant
Manifolded Tank:		**SFC* at Tank:**	
Release Detection:	Automatic Tank Gauging	**SFC* at Dispenser/Pump:**	
Tank Manufacturer:		**Primary Release Detection:**	Automatic Line Leak Detector (ALLD)
Spill Prevention:	Single Wall Spill Bucket	**Secondary Release Detection:**	Annual Line Tightness Test (LTT)
Overfill Prevention:	Automatic Shutoff (fill pipe)	**Pumping System:**	Pressurized System
Actual Capacity:	8,000 Gallons	**Piping Manufacturer:**	
Capacity Range:	5,000 to 9,999 Gallons	*SFC = Steel Flex Connector	

Compartment	**Substance Stored**	**Substance Used**	**Capacity**
1	Diesel	Motor Fuel for Vehicles	8,000 Gallons

Tank Name:	37282			**Tank Status:**	Operational
Tank Installation:	7/15/1991	**Tank Upgrade:**	3/23/1998	**Business License Endorsement Expiration:**	4/30/2023
Tank Status Date:	8/6/1996	**Piping Installation:**		**Tank Permanently Closed Date:**	

Tank Information		**Piping Information**	
Material:	Fiberglass Reinforced Plastic	**Material:**	Fiberglass
Construction:	Double Wall Tank	**Construction:**	Double Wall Pipe
Corrosion Protection:	Corrosion Resistant	**Corrosion Protection:**	Corrosion Resistant
Manifolded Tank:		**SFC* at Tank:**	
Release Detection:	Automatic Tank Gauging	**SFC* at Dispenser/Pump:**	
Tank Manufacturer:		**Primary Release Detection:**	Automatic Line Leak Detector (ALLD)
Spill Prevention:	Single Wall Spill Bucket	**Secondary Release Detection:**	Annual Line Tightness Test (LTT)
Overfill Prevention:	Automatic Shutoff (fill pipe)	**Pumping System:**	Pressurized System
Actual Capacity:	8,000 Gallons	**Piping Manufacturer:**	
Capacity Range:	10,000 to 19,999 Gallons	*SFC = Steel Flex Connector	

Compartment	**Substance Stored**	**Substance Used**	**Capacity**
1	Unleaded Gasoline	Motor Fuel for Vehicles	8,000 Gallons

Underground Storage Tank System Summary

UST ID: 101001

Tank Name:	37209A			**Tank Status:**	Operational
Tank Installation:	7/15/1991	**Tank Upgrade:**	3/23/1998	**Business License Endorsement Expiration:**	4/30/2023
Tank Status Date:	8/6/1996	**Piping Installation:**		**Tank Permanently Closed Date:**	

Tank Information		Piping Information	
Material:	Fiberglass Reinforced Plastic	**Material:**	Fiberglass
Construction:	Double Wall Tank	**Construction:**	Double Wall Pipe
Corrosion Protection:	Corrosion Resistant	**Corrosion Protection:**	Corrosion Resistant
Manifolded Tank:		**SFC* at Tank:**	
Release Detection:	Automatic Tank Gauging	**SFC* at Dispenser/Pump:**	
Tank Manufacturer:		**Primary Release Detection:**	Automatic Line Leak Detector (ALLD)
Spill Prevention:	Single Wall Spill Bucket	**Secondary Release Detection:**	Annual Line Tightness Test (LTT)
Overfill Prevention:	Automatic Shutoff (fill pipe)	**Pumping System:**	Pressurized System
Actual Capacity:	8,000 Gallons	**Piping Manufacturer:**	
Capacity Range:	5,000 to 9,999 Gallons	*SFC = Steel Flex Connector	

Compartment	Substance Stored	Substance Used	Capacity
1	Unleaded Gasoline	Motor Fuel for Vehicles	8,000 Gallons

APPENDIX G

RILEYGROUP

DEPARTMENT OF ECOLOGY
State of Washington

SITE CHECK/SITE ASSESSMENT CHECKLIST
FOR UNDERGROUND STORAGE TANKS

UST ID #: 101001
County: King

This checklist certifies that site check or site assessment activities were performed in accordance with Chapter 173-360A WAC. Instructions are found on the last page.

I. UST FACILITY		II. OWNER/OPERATOR INFORMATION	
Facility Compliance Tag #: 3816		Owner/Operator Name: Indo Nordic RE Holdings LLC	
UST ID #: 101001		Business Name: Rose Hill Car Wash	
Site Name: Rose Hill Car Wash		Address: 1500 East Katella Avenue, Suite 5	
Site Address: 12633 Northeast 85th Street		City: Orange	State: CA Zip: 92867
City: Kirkland		Phone: 425-577-8556	
Phone: 425-577-8556		Email: rune.harkestad@kidder.com	

III. CERTIFIED SITE ASSESSOR			
Service Provider Name: Tait Russell		Company Name: The Riley Group, Inc.	
Cell Phone: 425-415-0551 Email: trussell@riley-group.com		Address: 17522 Bothell Way NE	
Certification #: 8881249	Exp. Date: 2/8/2024	City: Bothell	State: WA Zip: 98011

IV. TANK INFORMATION

TANK ID	TANK CAPACITY	LAST SUBSTANCE STORED	DATE SITE CHECK OR ASSESSMENT CONDUCTED
37205	10,000 gal	Unleaded Gasoline	12/15/2023
37200	8,000 gal	Diesel	12/15/2023
37282	8,000 gal	Unleaded Gasoline	12/15/2023
37209A	8,000 gal	Unleaded Gasoline	12/15/2023

V. REASON FOR CONDUCTING SITE CHECK/SITE ASSESSMENT (check one)

- [x] Release investigation following permanent UST system closure (i.e. tank removal or closure-in-place).
- [ ] Release investigation following a failed tank and/or line tightness test.
- [ ] Release investigation following discovery of contaminated soil and/or groundwater.
- [ ] Release investigation directed by Ecology to determine if the UST system is the source of offsite impacts.
- [ ] UST system is undergoing a "change-in-service", which is changing from storing a regulated substance (e.g. gasoline) to storing a non-regulated substance (e.g. water).
- [ ] Directed by Ecology for UST system permanently closed or abandoned before 12/22/1988.
- [ ] Other (describe):

VI. Checklist

The site assessor must check each of the following items and include it in the report. Sections referenced below can be found in the Ecology publication *Guidance for Site Checks and Site Assessments for Underground Storage Tanks.*	YES	NO
1. The location of the UST site is shown on a vicinity map.	☒	☐
2. A brief summary of information obtained during the site inspection is provided (Section 3.2)	☒	☐
3. A summary of UST system data is provided (Section 3.1)	☒	☐
4. The soils characteristics at the UST site are described. (Section 5.2)	☒	☐
5. Is there any apparent groundwater in the tank excavation?	☒	☐
6. A brief description of the surrounding land use is provided. (Section 3.1)	☒	☐
7. The name and address of the laboratory used to perform analyses is provided. The methods used to collect and analyze the samples, including the number and types of samples collected, are also documented in the report. The data from the laboratory is appended to the report.	☒	☐
8. The following items are provided in one or more sketches:		
• Location and ID number for all field samples collected	☒	☐
• If applicable, groundwater samples are distinguished from soil samples	☒	☐
• Location of samples collected from stockpiled excavated soil	☐	☒
• Tank and piping locations and limits of excavation pit	☒	☐
• Adjacent structures and streets	☒	☐
• Approximate locations of any on-site and nearby utilities	☐	☒
9. If sampling procedures are different from those specified in the guidance, has justification for using these alternative sampling procedures been provided? (Section 3.4)	☒	☐
10. A table is provided showing laboratory results for each sample collected including; sample ID number, constituents analyzed for and corresponding concentration, analytical method, and detection limit for that method. Any sample exceeding MTCA Method A cleanup standards are highlighted or bolded.	☒	☐
11. Any factors that may have compromised the quality of the data or validity of the results are described.	☒	☐
12. The results of this site check/site assessment indicate that a confirmed release of a regulated substance has occurred. The requirements for reporting confirmed releases can be found in WAC 173-360-372.	☒	☐

VII. Required Signatures

Signature acknowledges the Site Check or Site Assessment complies with UST regulations WAC 173-360A-0730 through 0750.

Taft Russell		1/4/24
Print or Type Name	Signature of Certified Site Assessor	Date

SITE CHECK/SITE ASSESSMENT CHECKLIST
FOR UNDERGROUND STORAGE TANKS

INSTRUCTIONS

This checklist must accompany the results of a Site Check Report, which is performed if a release of petroleum or other regulated substance is suspected. It is also required to accompany a Site Assessment Report, which is required following the permanent closure or "change-in-service" of an underground storage tank system. This form is required to be filled out whether or not contamination is found. This checklist is to be completed by the Site Assessor and submitted **within thirty days of completing** these activities to the following address:

Dept. of Ecology
UST Section
PO Box 47655
Olympia, WA 98504-7655

I./II. UST Facility and Owner/Operator Information: Fill out these sections completely. If you do not know your UST ID number, include the facility compliance tag number.

III. Service Provider Information: It is the responsibility of the ICC-certified Site Assessor to ensure that sampling and documentation procedures are completed in accordance with Ecology's *Guidance for Site Checks and Site Assessment for Underground Storage Tanks*.

IV. Tank Information: Use the same Tank identification numbers listed on the facility's Business License which is based on the most recent UST Addendum on file with Ecology. List the last substance stored in each tank, the tank sizes and the date the site check or site assessment was completed.

V. Required Signature: The Site Assessor signature certifies these procedures were followed.

All confirmed releases must be reported to Ecology by the owner within 24 hours and by service providers within 72 hours of discovery. A Site Characterization Report must be submitted to Ecology within 90 days after confirming a release.

Further questions? *Please contact your regional office below and ask for a tank inspector to assist you.*

Regional Office	Counties Served
Central (509) 575-2490	Benton, Chelan, Douglas, Kittitas, Klickitat, Okanogan, Yakima
Eastern (509) 329-3400	Adams, Asotin, Columbia, Ferry, Franklin, Garfield, Grant, Lincoln, Pend Oreille, Spokane, Stevens, Walla Walla, Whitman
HQ (360) 407-7170	Federal facilities in Western Washington
Northwest (425) 649-7000	Island, King, Kitsap, San Juan, Skagit, Snohomish, Whatcom
Southwest (360) 407-6300	Clallam, Clark, Cowlitz, Grays Harbor, Jefferson, Lewis, Mason, Pacific, Pierce, Skamania, Thurston, Wahkiakum

or find a complete list of UST inspectors at:
www.ecy.wa.gov/programs/tcp/ust-lust/people.html