July 26, 2024

Mr. Dean Kruse
Toula Properties
3801 92nd Avenue Northeast
Bellevue, Washington 98004

Re: Groundwater Monitoring Well Installation
and Second Quarter 2024 Groundwater Sampling Event
Former Firestone Complete Auto Care Property
351 Rainier Avenue South
Renton, Washington 98057
RGI Project No. 2021-465-1
VCP Project No. NW3354

Dear Dean Kruse:

The Riley Group, Inc. (RGI) is pleased to present this Groundwater Monitoring Well Installation and Second Quarter 2024 (Q2) Groundwater (GW) Sampling Event Report for the Former Firestone Complete Auto Care Property project located at 351 Rainier Avenue South in Renton, Washington (herein referred to as the Property). The general location of the Property is depicted on Figure 1.

Toula Properties (hereafter referred to as the Client) retained RGI to perform the monitoring well installation and groundwater sampling activities documented herein. The scope of work for this project was performed in general accordance with RGI's Proposal dated October 19, 2021 (authorized October 30, 2021).

PROJECT CHARACTERISTICS

The Property consist of a 0.36 acre tax parcel (King County parcel number 000720-0126) of land located approximately 3,100 feet southwest of the Cedar River. The former Firestone Complete Auto Care shop building was constructed at the Property in 1960 and was demolished in early 2022. The Property is bounded by Rainier Avenue South and commercial/retail businesses to the north (auto parts store), south (Chick-Fil-A), and west (multiple retail operations including Fred Meyers and a dry cleaner). Currently the Property is undergoing redevelopment into a commercial parking lot/drive through for the south-adjacent Chick-Fil-A restaurant. The Property will have asphalt surface cover as well as decorative landscaping.

In February 2021, Environmental Associates, Inc. (EAI) reported the presence of total petroleum hydrocarbons (TPH) in the boiling range of diesel as well as tetrachloroethene (PCE) in soils at concentrations exceeding their applicable MTCA Method A cleanup levels located around two former in-ground hoists (the casings of which had been filled with concrete prior to EAI's investigation). Additionally, diesel-range TPH impacts were identified in groundwater at the same two in-ground hoist locations. Further evaluation by EAI in April 2021 revealed gasoline-range TPH and arsenic in soils at concentrations exceeding applicable MTCA Method A cleanup levels, co-located with the previous PCE detections.

In November 2021, Toula Properties contracted with RGI to perform interim remedial work based on prior assessments of EAI. The interim remedial work included limited excavation and lawful removal/disposal of impacted soils, groundwater treatment, and groundwater monitoring. In April 2022, excavation of the previously identified non-compliant impacted soils occurred along with confirmatory sampling and testing. The Property is currently being redeveloped as a parking lot and drive-through for the neighboring Chick-Fil-A restaurant. Details regarding the soil excavation activities are detailed in RGI's report titled Interim Remedial Action & Cleanup Action Plan, dated August 4, 2022. The reader is referenced to that report for further details.

SCOPE OF SERVICES

This scope of work included installing and sampling six groundwater monitoring wells (MW1 through MW6) on the Property, and included the following tasks:

- Performed public and private utility locating in an attempt to identify the location(s) of buried utility lines within the Property.
- Advanced and installed six groundwater monitoring wells to depths ranging from 15 to 18
- feet below ground surface (bgs). Upon completion of well installation, the wells were developed by surging and purging procedures.
- After allowing time to equilibrate, RGI measured depth to static water from well top of casing (TOC) using an electronic water level meter.
- All four wells (MW1 through MW6) were purged using a peristaltic pump under low flow conditions (less than 100 ml/minute). Purge water was stored in a labeled drum and left on the Property. Groundwater recovery and purging duration was obtained and recorded on a field data sheet.
- During well purging prior to sample collection, RGI utilized a water parameter meter, which continuously measured temperature, pH, and conductivity in the groundwater.
- Groundwater samples were collected in laboratory-supplied containers, placed in a cooler with ice, and transported to the analytical laboratory under proper chain-of-custody documentation.
- Submitted groundwater samples for laboratory analysis of the potential contaminants of concern (COCs).
- Compared analytical results to the routine Ecology MTCA Method A Cleanup Levels for Ground Water (WAC 173-340).
- Prepared this report presenting our findings, observations, conclusions, and recommendations.

REGULATORY ANALYSIS OF SITE CONDITIONS UNDER MTCA

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

MTCA Cleanup Regulations provides three options for establishing generic and site-specific cleanup levels for soil and groundwater. Method A cleanup levels (CULs) have been adopted for the previous release at the Property.

Contaminants of Concern

RGI's evaluation of analytical data obtained during RGI's investigations indicate COCs in groundwater include gasoline, diesel- and oil-range TPH, naphthalene, and PCE. These listed COCs have been historically detected at the location of the release (the "Site", as noted on Figure 2).

MONITORING WELL INSTALLATION

In May and June 2024, RGI advanced a total of six test probes which were completed as groundwater monitoring wells (MW1 through MW6) to a maximum depth of 18 vertical feet bgs (see Figure 2). Several of the initial test probes were drilled slightly deeper to maximum depths of 20 feet bgs however well screen intervals were based upon previous contamination depths and groundwater depths. Well locations were selected based on the former excavation locations (MW3 and MW4) as well as surrounding those areas. Well locations were approved by the Washington Department of Ecology (Ecology) in their opinion letter dated June 13, 2023.

Test probes were advanced using track-mounted Geoprobe 7730DT direct push drill rig. All drilling and sampling equipment were cleaned prior to commencing probing and in between sampling and boring locations. All field sampling and decontamination procedures were performed in accordance with RGI's standard sampling and decontamination protocols.

The groundwater monitoring wells were constructed of 2-inch diameter, pre-sand packed well screens manufactured by Geoprobe Systems. The well screens were installed at depths of 5 to 15 feet bgs (MW4, MW6), 7 to 17 feet bgs (MW5), and 8 to 18 feet bgs (MW1, MW2, MW3). Well casing (2-inch diameter) extended from the top of well screen to near the surface.

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

Immediately after installation, all wells were developed and purged until they purged dry (approximately less than 1 gallon each).

All soil cuttings and purge and decontamination water were contained on the Property in one 55-gallon drums. **Disposal of the drums was not included in the scope of work.**

Subsurface Conditions

Subsurface soil conditions encountered during drilling generally consisted of brown silts or silty sand to grey sands and transitioning to gravels or sandy gravels below 17 feet bgs. Groundwater was generally encountered at approximately 9.5 to 11 feet bgs during drilling. At the time of well sampling, groundwater levels were found between 8.71 to 10.25 feet bgs.

Monitoring well logs are included in Appendix C.

Soil Sampling

During all drilling activities, soil samples were collected, inspected, and classified by RGI's field geologist. In general, samples were collected at 2.5 to 5-foot depth intervals. Soil samples were

screened in the field for the presence of volatile organic compounds (VOCs) using a portable photoionization detector (PID) and for petroleum using sheen tests. PID field screening results are given in Table 1. Soil samples collected from the Property had field screening results of 0.0 volumetric parts per million (Vppm).

As previous excavation soil sampling had indicated compliance at the limits of the remedial excavations, soil testing from the monitoring wells would only occur if evidence of contamination were observed. Based on our field observations, no indications of additional contamination were apparent at the time of sampling and therefore, no further soil testing was deemed warranted.

JUNE 2024 FIRST QUARTERLY GROUNDWATER SAMPLING

On June 27, 2024, RGI performed a groundwater monitoring event which included sampling all six monitoring wells at the Property. Figure 2 depicts the Property layout with groundwater monitoring well locations, analytical results, calculated groundwater flow direction, and the boundaries of the Property. Depth to groundwater measurements from TOC and corresponding groundwater elevations are summarized in the attached Table 1.

Prior to groundwater sampling, the depth to groundwater was measured at all wells from the northernmost point of TOC using an electronic water level meter. After collection of groundwater level data, wells were purged using a peristaltic pump and dedicated tubing. Measurements of water quality parameters (including temperature, pH, and conductivity) were recorded using a Hanna water quality meter. Purging continued until water quality parameter readings stabilized. At that point, the groundwater meter was disconnected, and groundwater samples were collected.

During sample collection, the flow rate of the peristaltic pump was reduced to less than 500 milliliters per minute in accordance with Environmental Protection Agency (EPA) standard low flow sampling techniques. Groundwater was pumped directly through dedicated tubing into laboratory-supplied containers appropriate for the intended analyses. A total of six groundwater samples, one from each monitoring well, were submitted for laboratory analysis.

Depth to groundwater measurements for wells located on the Property ranged from 8.71 feet to 10.25 feet below TOC; water level measurements reflect seasonal conditions. The groundwater flow direction under the Property was presently measured as toward the northwest.

Copies of Groundwater Sampling Information forms recorded during this sampling event are included in Appendix B.

Standard Sampling Protocols

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

ANALYTICAL LABORATORY ANALYSES

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

- Gasoline-range TPH using Northwest Test Method NWTPH-Gx.

- Diesel- and oil-range TPH using Northwest Test Method NWTPH-Dx. One sample utilized a silica gel cleanup procedure after the initial test.
- PCE and naphthalene by EPA Test Method 8260.

After discussions with the Ecology VCP manager, testing for arsenic in groundwater was determined to not be necessary due to the results of arsenic soil testing during remedial excavation activities. Copies of the analytical laboratory report and associated sample chain-of-custody form are included in Appendix A. Groundwater analytical results pertaining to COCs are summarized in Table 1.

Groundwater Analytical Results

Diesel-range TPH was detected in MW4 at a concentration of 67x micrograms per liter (µg/L), which is well below the MTCA Method A CUL for groundwater of 500 µg/L. According to the analytical laboratory report, the laboratory flag "x" indicates that the chromatographic pattern does not represent the fuel standard used for quantitation of diesel- and oil-range TPH.

In an attempt to provide a comparative analysis to the initial diesel-range TPH detection, the groundwater sample from MW4 was further analyzed for diesel- and oil-range TPH using silica gel cleanup (SGC) preparation method. The silica gel cleanup (SGC) preparation method removes metabolites associated with hydrocarbon (either anthropogenically or naturally sourced) degradation. The SGC is designed to remove "interfering" material from the sample and can potentially provide a result which shows a more focused concentration of diesel- and oil-range TPH in the sample. The resulting concentration for diesel- and oil-range TPH using SGC preparation method was "non-detect". FBI concluded that the material quantified without silica gel cleanup was polar. Therefore, the material present was either a naturally organic material causing a false positive result or consisted of polar metabolites resulting from the biodegradation of petroleum. Based on Ecology's publication "Guidance for Silica Gel Cleanup in Washington State" dated November 2023, the use of silica gel appears appropriate to utilize based on the lab flag and remains within MTCA Method A compliance.

Other COCs (oil-range TPH, gasoline-range TPH, PCE, and naphthalene) were not detected in any of the monitoring wells.

CONCLUSIONS AND RECOMMENDATIONS

Based on the data obtained during this Q2 2024 GW sampling event, RGI concludes the following:

- A flagged detection Diesel-range TPH was reported at concentrations well below MTCA Method A cleanup levels at MW4. Further testing with a SCG method revealed no detections of actual diesel-range TPH in that sample. No other contaminants of concern were reported in groundwater samples.
- Based on the analytical laboratory results thus far, it appears that previous interim cleanup actions were successful in treating impacted groundwater at the Property.
- RGI recommends submitting this report to Ecology's Northwest Regional Office. RGI can complete this task on your behalf upon request.

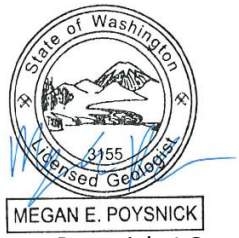
LIMITATIONS

This report is the property of RGI, Toula Properties, and their authorized representatives or affiliates and was prepared in a manner consistent with the level of skill and care ordinarily exercised by members of the profession currently practicing in the same locality and under similar conditions. This

report is intended for specific application to the Former Firestone Complete Auto Care property located at 351 Rainier Avenue South in Renton, Washington. No other warranty, expressed or implied, is made. Please contact us at (425) 415-0551 if you have any questions or need additional information.

Sincerely,

THE RILEY GROUP, INC.

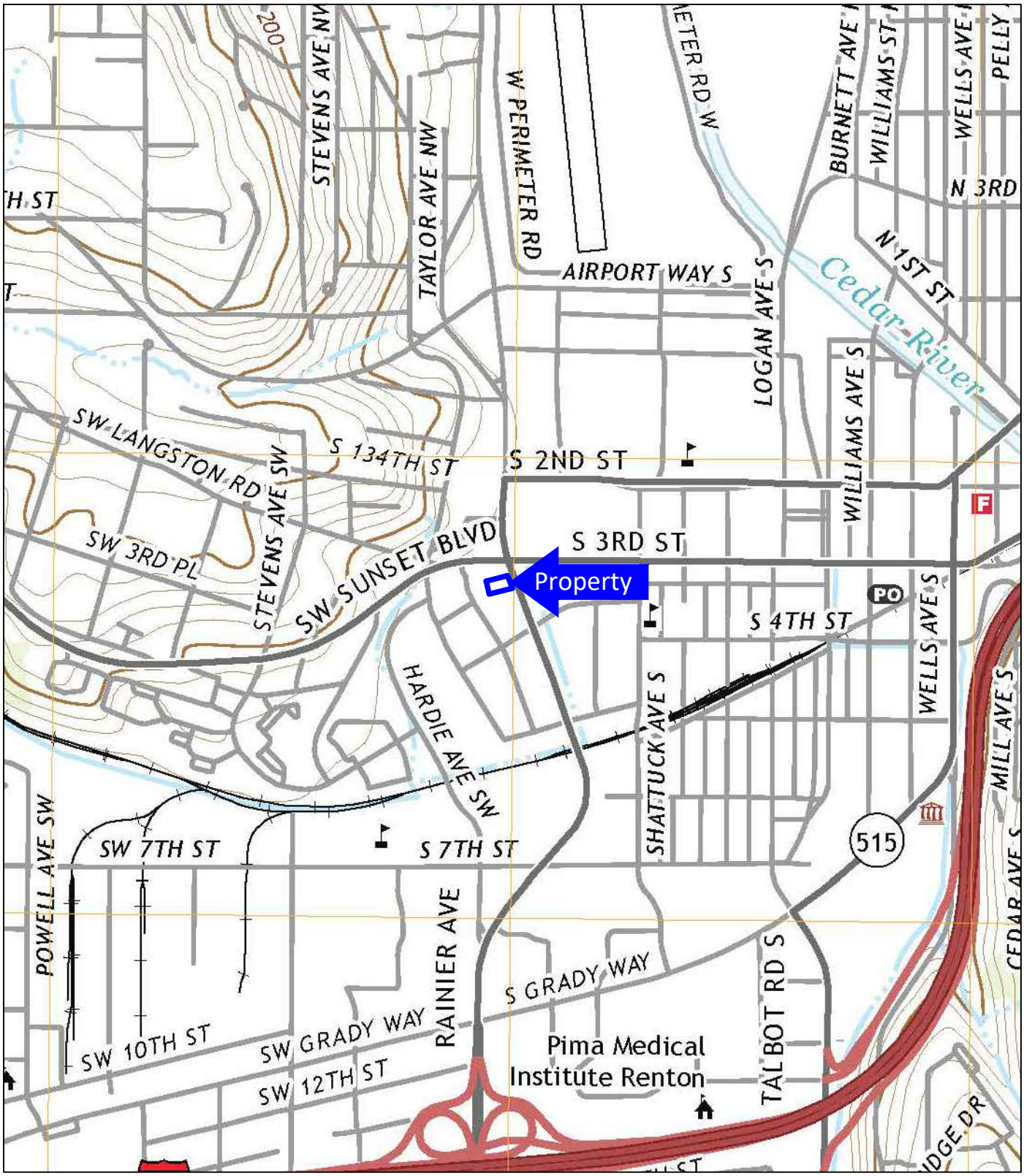


Eric Zuern
Project Manager

Megan Poysnick, LG
Senior Environmental Manager

Attachments
Figure 1, Property Vicinity Map
Figure 2, Property Representation with Summary of Groundwater Analytical Results
Table 1, Summary of Monitoring Well Groundwater Analytical Laboratory Results
Appendix A, Analytical Laboratory Report and Chain of Custody
Appendix B, Groundwater Sampling Information
Appendix C, Monitoring Well Logs

Distribution *Dean Kruse, Toula Properties (PDF)*



USGS, 2020, Renton, Washington
7.5-Minute Quadrangle

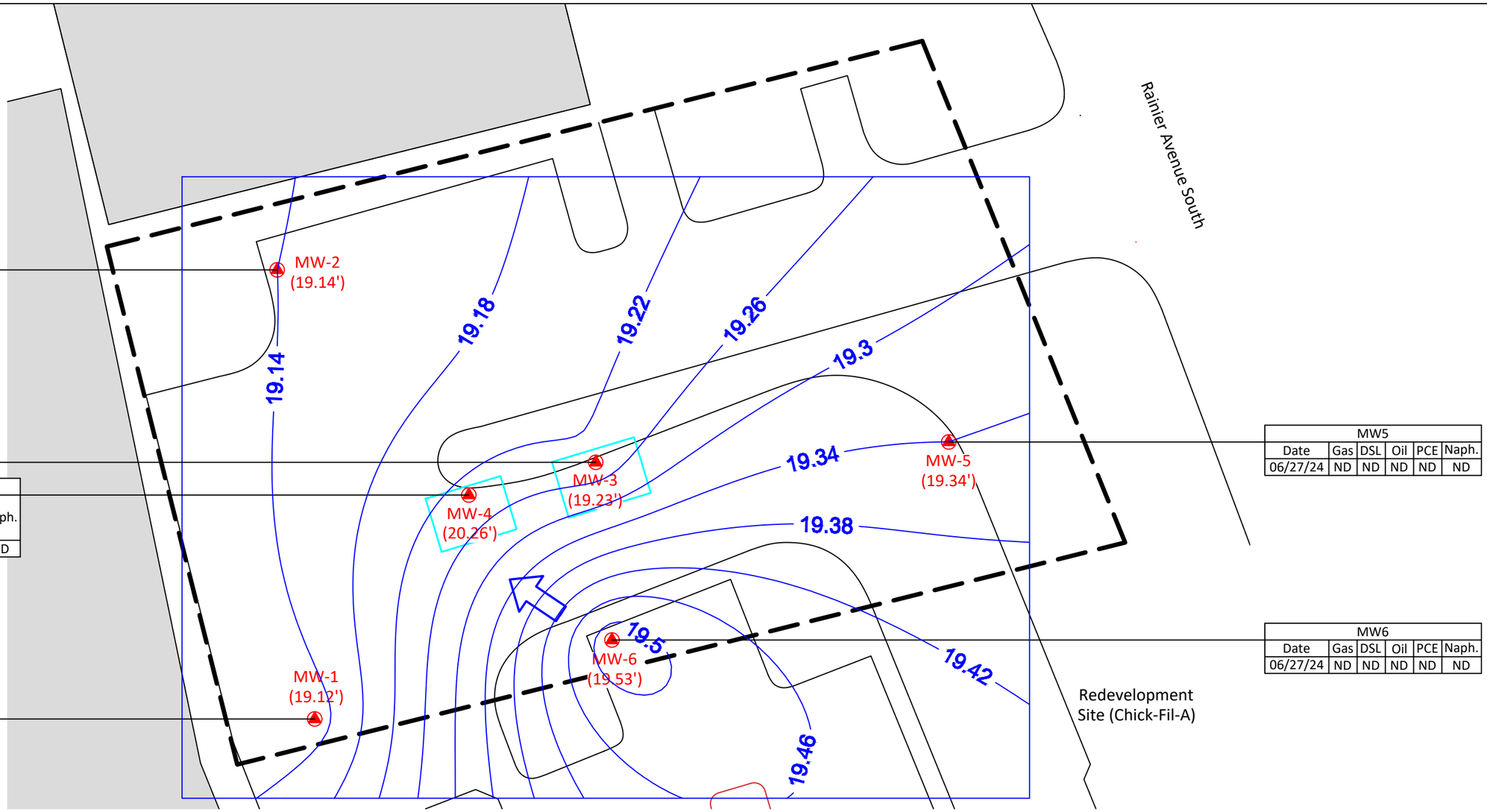
Approximate Scale: 1"=1000'

0 500 1000 2000

N

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

Former Firestone Complete Auto Care		Figure 1
RGI Project Number: 2021-465-1	Property Vicinity Map	Date Drawn: 07/2024
Address: 351 Rainier Avenue South, Renton, Washington 98057		



MW2					
Date	Gas	DSL	Oil	PCE	Naph.
06/27/24	ND	ND	ND	ND	ND

MW3					
Date	Gas	DSL	Oil	PCE	Naph.
06/27/24	ND	ND	ND	ND	ND

MW4							
Date	Gas	DSL	Oil	DSL with SGC	Oil with SGC	PCE	Naph.
06/27/24	ND	**67 x**	ND	ND	ND	ND	ND

MW5					
Date	Gas	DSL	Oil	PCE	Naph.
06/27/24	ND	ND	ND	ND	ND

MW6					
Date	Gas	DSL	Oil	PCE	Naph.
06/27/24	ND	ND	ND	ND	ND

MW1					
Date	Gas	DSL	Oil	PCE	Naph.
06/27/24	ND	ND	ND	ND	ND

= Groundwater Analytical Results in ug/L;
Depth = Feet below ground surface
Gas = Gasoline total petroleum hydrocarbons (TPH)
DSL/Oil = Diesel/oil TPH
SGC = Silica gel cleanup
Naph. = Naphthalene
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

= Former excavation locations
= Inferred groundwater flow direction
19.14 = Groundwater contour lines, 06/27/2024
(19.12') = Groundwater elevations, 06/27/2024
= Monitoring well locations by RGI, 06/27/2024
= Property boundary

Approximate Scale: 1" = 20'
0 10 20 40
N

RILEYGROUP
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Bothell, Washington 98011
Phone: 425.415.0551
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Former Firestone Complete Auto Care | Figure 2

RGI Project Number: 2021-465-1

Property Representation with Groundwater Analytical Results

Date Drawn: 07/2024

Address: 351 Rainier Avenue South, Renton, Washington 98057

Table 1. Summary of Groundwater Sample Analytical Laboratory Results
Former Firestone Complete Auto Care
351 Rainier Avenue South, Renton, Washington 98057
The Riley Group, Inc. Project No. 2021-465-1

Sample Number	Sample Date	TOC Elevation	Depth to Water (bgs)	Groundwater Elevation	Gasoline TPH	Diesel TPH	Oil TPH	Diesel TPH with SGC	Oil TPH with SGC	PCE	Naph.
MW1	06/27/24	29	9.88	19.12	ND<100	ND<50	ND<250	----	----	ND<1	ND<1
MW2	06/27/24	29.39	10.25	19.14	ND<100	ND<50	ND<250	----	----	ND<1	ND<1
MW3	06/27/24	28.6	9.37	19.23	ND<100	ND<50	ND<250	----	----	ND<1	ND<1
MW4	06/27/24	28.97	8.71	20.26	ND<100	**67 x**	ND<250	ND<50	ND<250	ND<1	ND<1
MW5	06/27/24	28.92	9.58	19.34	ND<100	ND<50	ND<250	----	----	ND<1	ND<1
MW6	06/27/24	29.13	9.60	19.53	ND<100	ND<50	ND<250	----	----	ND<1	ND<1
MTCA Method A Cleanup Levels for Ground Water					**800/1,000[1]**	**500**		**500**		**5**	**5**

Notes:
Samples collected by RGI field staff using a peristaltic pump under low-flow conditions.
Unless otherwise noted, all analytical results are given in micrograms per liter (ug/L), equivalent to parts per billion (ppb).
TOC = Top of casing elevation in feet
Gasoline TPH (total petroleum hydrocarbons) determined using Northwest Test Method NWTPH-Gx.
Diesel and Oil TPH (total petroleum hydrocarbons) determined using Northwest Test Method NWTPH-Dx.
PCE (tetrachloroethene), Naph. (Naphthalene)
ND = Not detected at a concentration above the analytical detection limit.
---- = Not analyzed or not applicable.
x = The sample chromatographic pattern does not resemble the fuel standard used for quantitation.
Washington State Department of Ecology (Ecology) Model Toxics Control Act (MTCA) Method A Cleanup Levels for Ground Water (WAC 173-340-900, Table 720-1).
[1] The higher cleanup level is applicable if no benzene is detected in groundwater.
Bold results indicate concentrations (if any) above laboratory detection limits.
Bold and yellow highlighted results indicate concentrations (if any) that exceed MTCA Method A or B Cleanup Levels for Ground Water.

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 Ave South
Seattle, WA 98108-2419
(206) 285-8282
office@friedmanandbruya.com
www.friedmanandbruya.com

July 12, 2024

Eric Zuern, Project Manager
The Riley Group, Inc.
17522 Bothell Way NE
Bothell, WA 98011

Dear Mr Zuern:

Included are the additional results from the testing of material submitted on June 27, 2024 from the Renton Firestone Complete Auto Care 2021-465-1, F&BI 406403 project. There are 4 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
TRG0712R.DOC

CASE NARRATIVE

This case narrative encompasses samples received on June 27, 2024 by Friedman & Bruya, Inc. from the The Riley Group Renton Firestone Complete Auto Care 2021-465-1, F&BI 406403 project. Samples were logged in under the laboratory ID's listed below.

Laboratory ID	The Riley Group
406403 -01	MW1
406403 -02	MW2
406403 -03	MW3
406403 -04	MW4
406403 -05	MW5
406403 -06	MW6

All quality control requirements were acceptable.

Date of Report: 07/12/24
Date Received: 06/27/24
Project: Renton Firestone Complete Auto Care 2021-465-1, F&BI 406403
Date Extracted: 06/28/24
Date Analyzed: 07/09/24

RESULTS FROM THE ANALYSIS OF WATER SAMPLES FOR TOTAL PETROLEUM HYDROCARBONS AS DIESEL AND MOTOR OIL USING METHOD NWTPH-Dx
Sample Extracts Passed Through a Silica Gel Column Prior to Analysis
Results Reported as ug/L (ppb)

Sample ID Laboratory ID	Diesel Range (C_{10}-C_{25})	Motor Oil Range (C_{25}-C_{36})	Surrogate (% Recovery) (Limit 41-152)
MW4 406403-04	<50	<250	76
Method Blank 04-1520 MB	<50	<250	80

Date of Report: 07/12/24
Date Received: 06/27/24
Project: Renton Firestone Complete Auto Care 2021-465-1, F&BI 406403

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 Silica Gel

Analyte	Reporting Units	Spike Level	Percent Recovery LCS	Percent Recovery LCSD	Acceptance Criteria	RPD (Limit 20)
Diesel Extended	ug/L (ppb)	2,500	104	92	65-151	12

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.

406403

SAMPLE CHAIN OF CUSTODY

06/27/24 VW3/I5

Page # 1 of 1

Report To [redacted] ERIC ZUERN

Company THE RILEY GROUP, INC.

Address 17522 BOTHELL WAY NE

City, State, ZIP BOTHELL, WA 98011

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

SAMPLERS (*signature*) [redacted]

PROJECT NAME: Renton Firestone Complete Auto Care

PO #: 2021-465-1

REMARKS CC: Dstariha@riley-group.com

Project specific RLs? - Yes / No

INVOICE TO: RGI

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	NWTPH-Dx	NWTPH-Gx	BTEX EPA 8021	NWTPH-HCID	VOCs EPA 8260	PAHs EPA 8270	PCBs EPA 8082	PCE	Naphthalene	Dx with SG		Notes
MW1	01 A-E	6/27/24	0815	H2O	5	X	X						X	X			A-per EZ 07/08/24 ME
MW2	02		0840														
MW3	03		0805														
MW4	04		0910												A		
[redacted] MW5	05		0800														
MW6	06		0755														
																	Samples received at 16 °C

SIGNATURE	PRINT NAME	COMPANY	DATE	TIME
Relinquished by: [redacted]	DAVID STARIHA	RGI	6/27/24	10:46
Received by: [redacted]	ANH PHAN	FBI	06/27/24	10:46
Relinquished by:				
Received by:				

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

SAMPLE CONDITION UPON RECEIPT CHECKLIST

PROJECT # 406403 CLIENT TRG INITIALS/ DATE: AP 06/27/24

If custody seals are present on cooler, are they intact? ☑ NA ☐ YES ☐ NO

Cooler/Sample temperature 16 °C
Thermometer ID: Fluke 96312917

Were samples received on ice/cold packs? ☐ YES ☑ NO

How did samples arrive?
☑ Over the Counter ☐ Picked up by F&BI ☐ FedEx/UPS/GSO

Is there a Chain-of-Custody* (COC)? ☑ YES ☐ NO Initials/ Date: AP 06/27/24
*or other representative documents, letters, and/or shipping memos

Number of days samples have been sitting prior to receipt at laboratory 0 days

Are the samples clearly identified? (explain "no" answer below) ☑ YES ☐ NO

Were all sample containers received intact (i.e. not broken, leaking etc.)? (explain "no" answer below) ☑ YES ☐ NO

Were appropriate sample containers used? ☑ YES ☐ NO ☐ Unknown

If custody seals are present on samples, are they intact? ☑ NA ☐ YES ☐ NO

Are samples requiring no headspace, headspace free? ☐ NA ☑ YES ☐ NO

Is the following information provided on the COC, and does it match the sample label?
(explain "no" answer below)

Sample ID's	☑ Yes ☐ No	☐ Not on COC/label
Date Sampled	☑ Yes ☐ No	☐ Not on COC/label
Time Sampled	☑ Yes ☐ No	☐ Not on COC/label
# of Containers	☑ Yes ☐ No	
Relinquished	☑ Yes ☐ No	
Requested analysis	☑ Yes ☐ On Hold	

Other comments (use a separate page if needed)

Air Samples: Were any additional canisters/tubes received? ☑ NA ☐ YES ☐ NO

Number of unused TO15 canisters _____ **Number of unused TO17 tubes** _____

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 Ave South
Seattle, WA 98108-2419
(206) 285-8282
office@friedmanandbruya.com
www.friedmanandbruya.com

July 3, 2024

Eric Zuern, Project Manager
The Riley Group, Inc.
17522 Bothell Way NE
Bothell, WA 98011

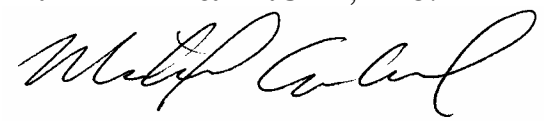
Dear Mr Zuern:

Included are the results from the testing of material submitted on June 27, 2024 from the Renton Firestone Complete Auto Care 2021-465-1, F&BI 406403 project. There are 14 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
TRG0703R.DOC

CASE NARRATIVE

This case narrative encompasses samples received on June 27, 2024 by Friedman & Bruya, Inc. from the The Riley Group Renton Firestone Complete Auto Care 2021-465-1, F&BI 406403 project. Samples were logged in under the laboratory ID's listed below.

Laboratory ID	The Riley Group
406403 -01	MW1
406403 -02	MW2
406403 -03	MW3
406403 -04	MW4
406403 -05	MW5
406403 -06	MW6

All quality control requirements were acceptable.

Date of Report: 07/03/24
Date Received: 06/27/24
Project: Renton Firestone Complete Auto Care 2021-465-1, F&BI 406403
Date Extracted: 07/01/24
Date Analyzed: 07/01/24

RESULTS FROM THE ANALYSIS OF WATER SAMPLES FOR TOTAL PETROLEUM HYDROCARBONS AS GASOLINE USING METHOD NWTPH-Gx

Results Reported as ug/L (ppb)

Sample ID Laboratory ID	Gasoline Range	Surrogate (% Recovery) (Limit 50-150)
MW1 406403-01	<100	106
MW2 406403-02	<100	105
MW3 406403-03	<100	105
MW4 406403-04	<100	95
MW5 406403-05	<100	107
MW6 406403-06	<100	105
Method Blank 04-1374 MB	<100	106

Date of Report: 07/03/24
Date Received: 06/27/24
Project: Renton Firestone Complete Auto Care 2021-465-1, F&BI 406403
Date Extracted: 06/28/24
Date Analyzed: 06/28/24

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)
MW1 406403-01	<50	<250	77
MW2 406403-02	<50	<250	79
MW3 406403-03	<50	<250	77
MW4 406403-04	67 x	<250	75
MW5 406403-05	<50	<250	78
MW6 406403-06	<50	<250	75
Method Blank 04-1520 MB	<50	<250	85

Analysis For Volatile Compounds By EPA Method 8260D Dual Acquisition

Client Sample ID:	MW1	Client:	The Riley Group
Date Received:	06/27/24	Project:	Renton Firestone Complete Auto Care
Date Extracted:	07/01/24	Lab ID:	406403-01
Date Analyzed:	07/01/24	Data File:	070143.D
Matrix:	Water	Instrument:	GCMS11
Units:	ug/L (ppb)	Operator:	MD

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
1,2-Dichloroethane-d4	100	78	126
Toluene-d8	99	84	115
4-Bromofluorobenzene	106	72	130

Compounds:	Concentration ug/L (ppb)
Tetrachloroethene	<1
Naphthalene	<1

Analysis For Volatile Compounds By EPA Method 8260D Dual Acquisition

Client Sample ID:	MW2	Client:	The Riley Group
Date Received:	06/27/24	Project:	Renton Firestone Complete Auto Care
Date Extracted:	07/01/24	Lab ID:	406403-02
Date Analyzed:	07/01/24	Data File:	070144.D
Matrix:	Water	Instrument:	GCMS11
Units:	ug/L (ppb)	Operator:	MD

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
1,2-Dichloroethane-d4	97	78	126
Toluene-d8	99	84	115
4-Bromofluorobenzene	103	72	130

Compounds:	Concentration ug/L (ppb)
Tetrachloroethene	<1
Naphthalene	<1

Analysis For Volatile Compounds By EPA Method 8260D Dual Acquisition

Client Sample ID:	MW3	Client:	The Riley Group
Date Received:	06/27/24	Project:	Renton Firestone Complete Auto Care
Date Extracted:	07/01/24	Lab ID:	406403-03
Date Analyzed:	07/01/24	Data File:	070145.D
Matrix:	Water	Instrument:	GCMS11
Units:	ug/L (ppb)	Operator:	MD

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
1,2-Dichloroethane-d4	103	78	126
Toluene-d8	102	84	115
4-Bromofluorobenzene	106	72	130

Compounds:	Concentration ug/L (ppb)
Tetrachloroethene	<1
Naphthalene	<1

Analysis For Volatile Compounds By EPA Method 8260D Dual Acquisition

Client Sample ID:	MW4	Client:	The Riley Group
Date Received:	06/27/24	Project:	Renton Firestone Complete Auto Care
Date Extracted:	07/01/24	Lab ID:	406403-04
Date Analyzed:	07/01/24	Data File:	070146.D
Matrix:	Water	Instrument:	GCMS11
Units:	ug/L (ppb)	Operator:	MD

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
1,2-Dichloroethane-d4	99	78	126
Toluene-d8	98	84	115
4-Bromofluorobenzene	107	72	130

Compounds:	Concentration ug/L (ppb)
Tetrachloroethene	<1
Naphthalene	<1

Analysis For Volatile Compounds By EPA Method 8260D Dual Acquisition

Client Sample ID:	MW5	Client:	The Riley Group
Date Received:	06/27/24	Project:	Renton Firestone Complete Auto Care
Date Extracted:	07/01/24	Lab ID:	406403-05
Date Analyzed:	07/01/24	Data File:	070147.D
Matrix:	Water	Instrument:	GCMS11
Units:	ug/L (ppb)	Operator:	MD

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
1,2-Dichloroethane-d4	102	78	126
Toluene-d8	100	84	115
4-Bromofluorobenzene	106	72	130

Compounds:	Concentration ug/L (ppb)
Tetrachloroethene	<1
Naphthalene	<1

Analysis For Volatile Compounds By EPA Method 8260D Dual Acquisition

Client Sample ID:	MW6	Client:	The Riley Group
Date Received:	06/27/24	Project:	Renton Firestone Complete Auto Care
Date Extracted:	07/01/24	Lab ID:	406403-06
Date Analyzed:	07/01/24	Data File:	070148.D
Matrix:	Water	Instrument:	GCMS11
Units:	ug/L (ppb)	Operator:	MD

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
1,2-Dichloroethane-d4	95	78	126
Toluene-d8	103	84	115
4-Bromofluorobenzene	107	72	130

Compounds:	Concentration ug/L (ppb)
Tetrachloroethene	<1
Naphthalene	<1

Analysis For Volatile Compounds By EPA Method 8260D Dual Acquisition

Client Sample ID:	Method Blank	Client:	The Riley Group
Date Received:	Not Applicable	Project:	Renton Firestone Complete Auto Care
Date Extracted:	07/01/24	Lab ID:	04-1470 mb
Date Analyzed:	07/01/24	Data File:	070136.D
Matrix:	Water	Instrument:	GCMS11
Units:	ug/L (ppb)	Operator:	MD

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
1,2-Dichloroethane-d4	99	78	126
Toluene-d8	100	84	115
4-Bromofluorobenzene	104	72	130

Compounds:	Concentration ug/L (ppb)
Tetrachloroethene	<1
Naphthalene	<1

Date of Report: 07/03/24
Date Received: 06/27/24
Project: Renton Firestone Complete Auto Care 2021-465-1, F&BI 406403

QUALITY ASSURANCE RESULTS FOR THE ANALYSIS OF WATER SAMPLES FOR TPH AS GASOLINE USING METHOD NWTPH-Gx

Laboratory Code: 406403-01 (Duplicate)

Analyte	Reporting Units	Sample Result	Duplicate Result	RPD (Limit 20)
Gasoline	ug/L (ppb)	<100	<100	nm

Laboratory Code: Laboratory Control Sample

Analyte	Reporting Units	Spike Level	Percent Recovery LCS	Acceptance Criteria
Gasoline	ug/L (ppb)	1,000	100	70-130

Date of Report: 07/03/24
Date Received: 06/27/24
Project: Renton Firestone Complete Auto Care 2021-465-1, F&BI 406403

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	96	96	65-151	0

Date of Report: 07/03/24
Date Received: 06/27/24
Project: Renton Firestone Complete Auto Care 2021-465-1, F&BI 406403

QUALITY ASSURANCE RESULTS FOR THE ANALYSIS OF WATER SAMPLES FOR VOLATILES BY EPA METHOD 8260D

Laboratory Code: 406334-04 (Matrix Spike)

Analyte	Reporting Units	Spike Level	Sample Result	Percent Recovery MS	Percent Recovery MSD	Acceptance Criteria	RPD (Limit 20)
Tetrachloroethene	ug/L (ppb)	10	<1	93	96	50-150	3
Naphthalene	ug/L (ppb)	10	<1	82	82	50-150	0

Laboratory Code: Laboratory Control Sample

Analyte	Reporting Units	Spike Level	Percent Recovery LCS	Percent Recovery LCSD	Acceptance Criteria	RPD (Limit 20)
Tetrachloroethene	ug/L (ppb)	10	104	101	70-130	3
Naphthalene	ug/L (ppb)	10	84	87	70-130	4

Data Qualifiers & Definitions

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

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

ca - The calibration results for the analyte were outside of acceptance criteria, 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.

406403

SAMPLE CHAIN OF CUSTODY

06/27/24 VW3/I5

Page # 1 of 1

Report To ERIC ZUERN

Company THE RILEY GROUP, INC.

Address 17522 BOTHELL WAY NE

City, State, ZIP BOTHELL, WA 98011

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

SAMPLERS (*signature*)

PROJECT NAME: Renton Firestone Complete Auto Care

PO #: 2021-465-1

REMARKS CC: Dstariha@riley-group.com

Project specific RLs? - Yes / No

INVOICE TO: RGI

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	NWTPH-Dx	NWTPH-Gx	BTEX EPA 8021	NWTPH-HCID	VOCs EPA 8260	PAHs EPA 8270	PCBs EPA 8082	PCE	Naphthalene			Notes
MW1	01 A-E	6/27/24	0815	H2O	5	X	X						X	X			
MW2	02		0840														
MW3	03		0805														
MW4	04		0910														
[redacted] MW5	05		0800														
MW6	06		0755														
																	Samples received at 16 °C

ANALYSES REQUESTED

SIGNATURE	PRINT NAME	COMPANY	DATE	TIME
Relinquished by:	DAVID STARIHA	RGI	6/27/24	10:46
Received by:	ANH PHAN	FBI	06/27/24	10:46
Relinquished by:				
Received by:				

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

SAMPLE CONDITION UPON RECEIPT CHECKLIST

PROJECT # 406403 CLIENT TRG INITIALS/ DATE: AP 06/27/24

If custody seals are present on cooler, are they intact? ☑ NA ☐ YES ☐ NO

Cooler/Sample temperature 16 °C
Thermometer ID: Fluke 96312917

Were samples received on ice/cold packs? ☐ YES ☑ NO

How did samples arrive?
☑ Over the Counter ☐ Picked up by F&BI ☐ FedEx/UPS/GSO

Is there a Chain-of-Custody* (COC)? ☑ YES ☐ NO Initials/ Date: AP 06/27/24
*or other representative documents, letters, and/or shipping memos

Number of days samples have been sitting prior to receipt at laboratory 0 days

Are the samples clearly identified? (explain "no" answer below) ☑ YES ☐ NO

Were all sample containers received intact (i.e. not broken, leaking etc.)? (explain "no" answer below) ☑ YES ☐ NO

Were appropriate sample containers used? ☑ YES ☐ NO ☐ Unknown

If custody seals are present on samples, are they intact? ☑ NA ☐ YES ☐ NO

Are samples requiring no headspace, headspace free? ☐ NA ☑ YES ☐ NO

Is the following information provided on the COC, and does it match the sample label?
(explain "no" answer below)

Sample ID's	☑ Yes ☐ No	☐ Not on COC/label
Date Sampled	☑ Yes ☐ No	☐ Not on COC/label
Time Sampled	☑ Yes ☐ No	☐ Not on COC/label
# of Containers	☑ Yes ☐ No	
Relinquished	☑ Yes ☐ No	
Requested analysis	☑ Yes ☐ On Hold	

Other comments (use a separate page if needed)

Air Samples: Were any additional canisters/tubes received? ☑ NA ☐ YES ☐ NO

Number of unused TO15 canisters _____ **Number of unused TO17 tubes** _____

The Riley Group, Inc.

Groundwater Sampling Information

Well No./Location: MW1	Project No:	Sampling Date: 6/26/24
Depth to Water: 9.88'	Time: 0803	Water Volume In Casing: 0.75 gal.
Depth to Product:	0815	
Total Depth: 18'	Purged Time: 12 min	Volume Purged: 0.5 gal
Purging Method: Hose	Purge Volume Measurement Method:	
Project Location:		Sampled By: DS

Parameter Monitoring

Time	Cumulative Volume	pH	COND	TEMP	DO	TURB	ORP	SAL	TDS	Appearance	Odor
		SU	mS/cm	Degree C	mg/L	NTU	mV	%	g/L		
0803		6.39	0.52	14.7						Sl. Turb	No
0806		6.24	0.51	14.6						"	"
0809		6.24	0.49	14.5						Clear	N
0812		6.28	0.46	14.5							
0815		6.28	0.45	14.4							

Sampling Methods:

Sample Data

Waste Container:

Field Sample No.	Sample Container	Time	Sample Depth	Matrix Type	Sample Type	Preserved By
MW1	4x VOAs 1x 1/2L Amb	0815	15'	H_2O		HCL

Chain of Custody (yes/no):

Duplicate Sample Numbers:

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

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

Additional Comments:

3 well in 10% / 80% recharge

Recorder: Date:

Checker: Date:

The Riley Group, Inc.

Groundwater Sampling Information

Well No./Location: MW2	Project No:	Sampling Date: 6/27/24
Depth to Water: 10.25	Time: 0830	Water Volume In Casing: 0.71
Depth to Product:	0843	
Total Depth: 18'	Purged Time: 13 min	Volume Purged: .5 gal.
Purging Method:	Purge Volume Measurement Method:	
Project Location:	Parameter Monitoring	Sampled By:

Time	Cumulative Volume	pH	COND	TEMP	DO	TURB	ORP	SAL	TDS	Appearance	Odor
		SU	mS/cm	Degree C	mg/L	NTU	mV	%	g/L		
0834		6.53	0.32	15.2						Sl. Turb	N
0837		6.44	0.31	14.5						Clear	N
0840		6.43	0.31	14.5						"	"
0843		6.44	0.30	14.5						"	"

Sampling Methods:	Sample Data	Waste Container:

Field Sample No.	Sample Container	Time	Sample Depth	Matrix Type	Sample Type	Preserved By
MW2	4x VOAs 1/2 L Amb	0840		H_2O		HCL

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

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

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

Additional Comments:

Recorder:	Date:
Checker:	Date:

The Riley Group, Inc.

Groundwater Sampling Information

Well No./Location: MW3	Project No: 2021-4654	Sampling Date: 06/27/24
Depth to Water:	Time: 0833	Water Volume In Casing: 0.79 gal
Depth to Product: 9.37		
Total Depth: ~~18~~	Purged Time:	Volume Purged:
Purging Method: Pen	Purge Volume Measurement Method:	
Project Location:	Parameter Monitoring	Sampled By:

Time	Cumulative Volume	pH	COND	TEMP	DO	TURB	ORP	SAL	TDS	Appearance	Odor
		SU	mS/cm	Degree C	mg/L	NTU	mV	%	g/L		
0831		5.97	0.51	14						S.turb	N
0837		5.93	0.47	14							
0840		6.01	0.43	13.9							
0843		6.05	0.40	13.9							
0846		6.08	0.40	13.9							
0849		6.09	0.40	~~14~~							

Sampling Methods:

Sample Data

Waste Container:

Field Sample No.	Sample Container	Time	Sample Depth	Matrix Type	Sample Type	Preserved By
MW3	1x1L amb	0805		water		
	4x VOA					

Chain of Custody (yes/no):

Duplicate Sample Numbers:

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

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

Additional Comments:

Recorder: Date:

Checker: Date:

The Riley Group, Inc.

Groundwater Sampling Information

Well No./Location: MW4	Project No: 2021-465-1	Sampling Date: 6/27/24
Depth to Water: 8.71'	Time: 0900	Water Volume In Casing: 0.58 gal
Depth to Product:	0910	
Total Depth: 15'	Purged Time: 10	Volume Purged: .25 gal
Purging Method: PACA	Purge Volume Measurement Method:	
Project Location:		Sampled By: DS

Parameter Monitoring

Time	Cumulative Volume	pH	COND	TEMP	DO	TURB	ORP	SAL	TDS	Appearance	Odor
		SU	mS/cm	Degree C	mg/L	NTU	mV	%	g/L		
0900		6.26	0.58	15.9						Sl. Turb	N
0903		6.05	0.58	15.0						Clear	N
0906		6.06	0.57	14.9						"	"
0909		6.06	0.58	14.7						"	"

Sampling Methods:

Sample Data

Waste Container:

Field Sample No.	Sample Container	Time	Sample Depth	Matrix Type	Sample Type	Preserved By
MW4	4x VOA 1x Amb 1x	0910				HCL

Chain of Custody (yes/no):

Duplicate Sample Numbers:

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

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

Additional Comments: 3 WI in 10% / 80% rec

Recorder: Date:

Checker: Date:

The Riley Group, Inc.

Groundwater Sampling Information GS

Well No./Location: MW5	Project No:	Sampling Date: 6/27/24
Depth to Water: 9.58	Time: 0803	Water Volume In Casing: 0.68 gal.
Depth to Product:		1.2 gal = 1 well vol
Total Depth: 17	Purged Time:	Volume Purged: ~1.5gal
Purging Method: peri	Purge Volume Measurement Method:	
Project Location: Kemp Firestone	Parameter Monitoring	Sampled By:

Time	Cumulative Volume	pH	COND	TEMP	DO	TURB	ORP	SAL	TDS	Appearance	Odor
		SU	mS/cm	Degree C	mg/L	NTU	mV	%	g/L		
0804		6.05	0.46	14.6						Turbid	N
0807		5.90	0.46	14.4							
0810		5.85	0.46	14.2							
0813		5.79	0.46	14.1							
0816		5.78	0.46	14.1							

Sampling Methods:

Sample Data

Waste Container:

Field Sample No.	Sample Container	Time	Sample Depth	Matrix Type	Sample Type	Preserved By
MW5	1 x 1L amb	0800				
	4 x VOA	0800				

Chain of Custody (yes/no):

Duplicate Sample Numbers:

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

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

Additional Comments:

Recorder: Date:

Checker: Date:

MW5 9.58

The Riley Group, Inc.

Groundwater Sampling Information

Well No./Location: MW6	Project No: 2021-465-1	Sampling Date: 6/27/24
Depth to Water:	Time: 0904	Water Volume In Casing: 0.88 / 1 well
Depth to Product: 9.60		
Total Depth: 15	Purged Time:	Volume Purged:
Purging Method:	Purge Volume Measurement Method:	
Project Location:	Parameter Monitoring	Sampled By:

Time	Cumulative Volume	pH	COND	TEMP	DO	TURB	ORP	SAL	TDS	Appearance	Odor
		SU	mS/cm	Degree C	mg/L	NTU	mV	%	g/L		
0905	6.05	~~14.8~~	0.81	14.9						Stnb	N
0908	6.01	~~14.7~~	0.71	14.6							
0911		6.09	0.71	14.6							
0914		6.10	0.72	14.5							
0917		6.11	0.72	14.5							

Sampling Methods:

Sample Data

Waste Container:

Field Sample No.	Sample Container	Time	Sample Depth	Matrix Type	Sample Type	Preserved By
MW6	1x 1L amb	0755				
	4x VOA					

Chain of Custody (yes/no):

Duplicate Sample Numbers:

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

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

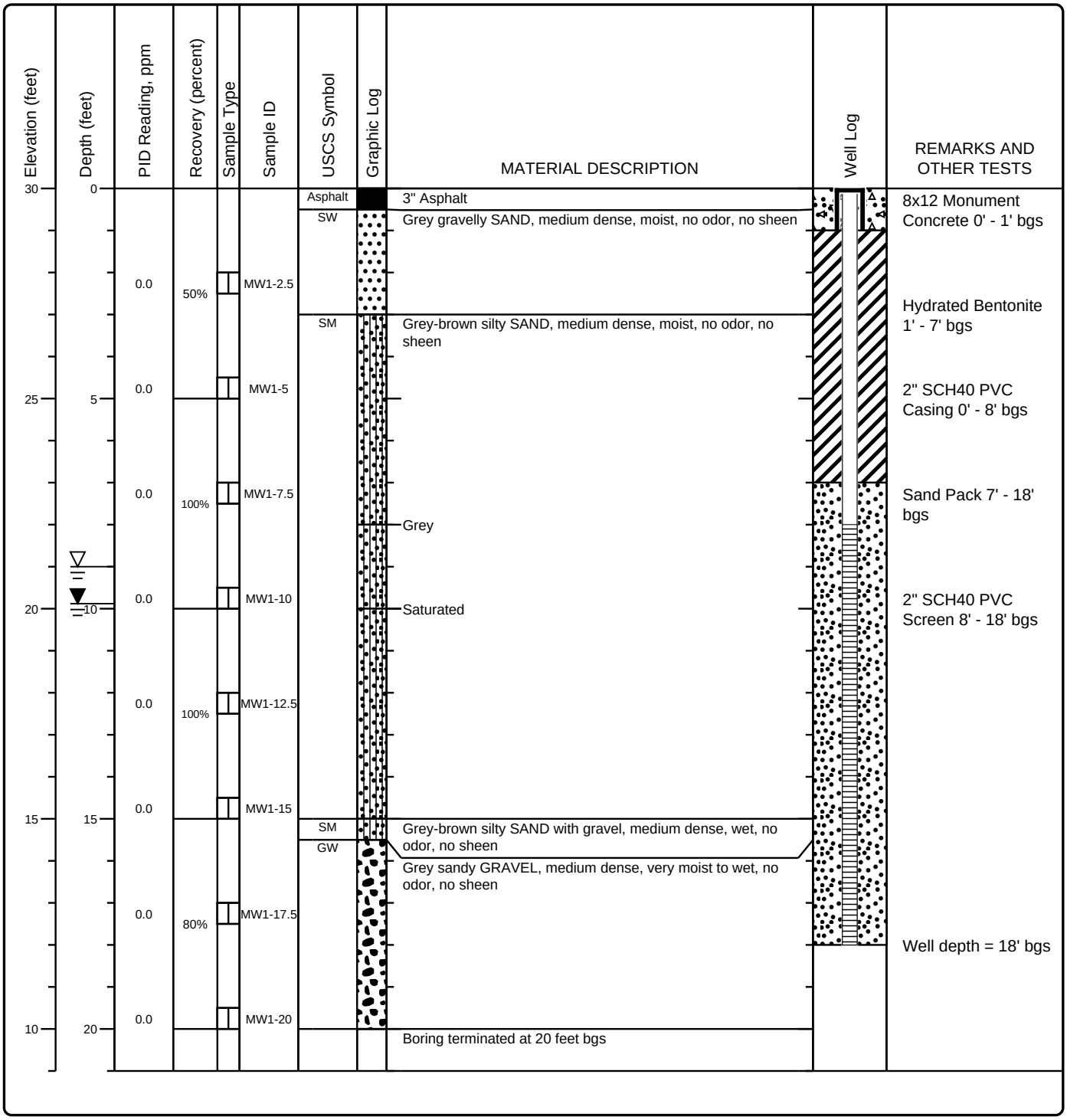
Additional Comments:

Recorder: Date:

Checker: Date:

Project Name: **Former Firestone Complete Auto Care**	Well No.: **MW1**
Project Number: **2021-465-1**	**Sheet 1 of 1**
Client: **Toula Properties, LLC**	

Date(s) Drilled: **5/2/2024**	Logged By: **GS**	Surface Conditions: **Asphalt**
Drilling Method(s): **Direct Push**	Drill Bit Size/Type: **3.25"**	Total Depth of Borehole: **20 feet bgs**
Drill Rig Type: **Geoprobe 7730DT**	Drilling Contractor: **RGI**	Approximate Surface Elevation: **30**
Groundwater Level and Date Measured: **9 feet at time of drilling** **9.88 feet - 05/02/2024**	Sampling Method(s): **Continuous**	Hammer Data : **NA**
Tag ID: **BKZ281**	Location: **351 Rainier Avenue South** **Renton, Washington 98057**	



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

Project Name: **Former Firestone Complete Auto Care**
Project Number: **2021-465-1**
Client: **Toula Properties, LLC**

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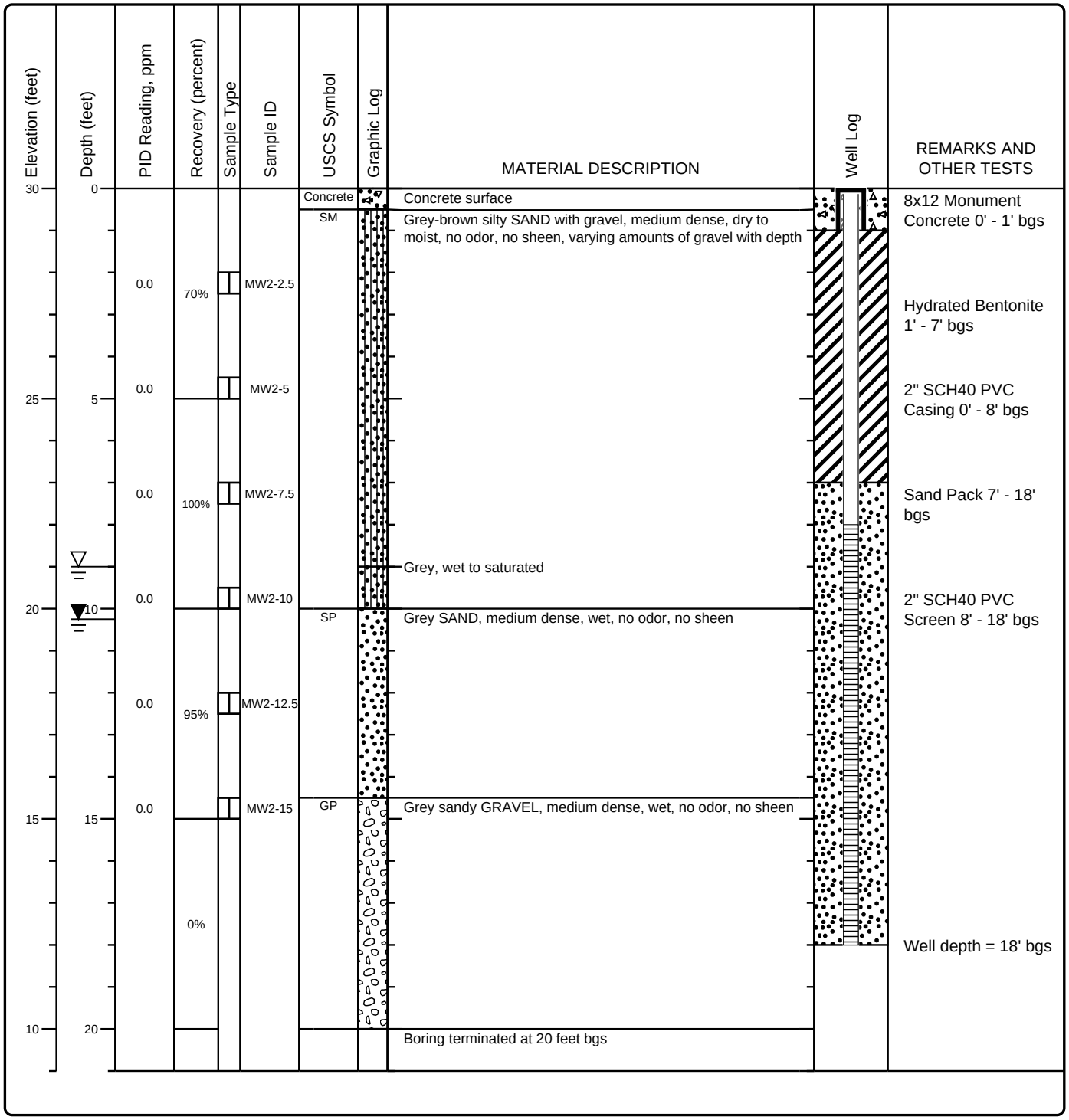
Well No.: **MW2**
Sheet 1 of 1

Date(s) Drilled: **5/2/2024**	Logged By: **GS**	Surface Conditions: **Asphalt**
Drilling Method(s): **Direct Push**	Drill Bit Size/Type: **3.25"**	Total Depth of Borehole: **15 feet bgs**
Drill Rig Type: **Geoprobe 7730DT**	Drilling Contractor: **RGI**	Approximate Surface Elevation: **30**
Groundwater Level and Date Measured: **9 feet at time of drilling** **10.25 feet - 05/02/2024**	Sampling Method(s): **Continuous**	Hammer Data : **NA**
Tag ID: **BKZ282**	Location: **351 Rainier Avenue South** **Renton, Washington 98057**	



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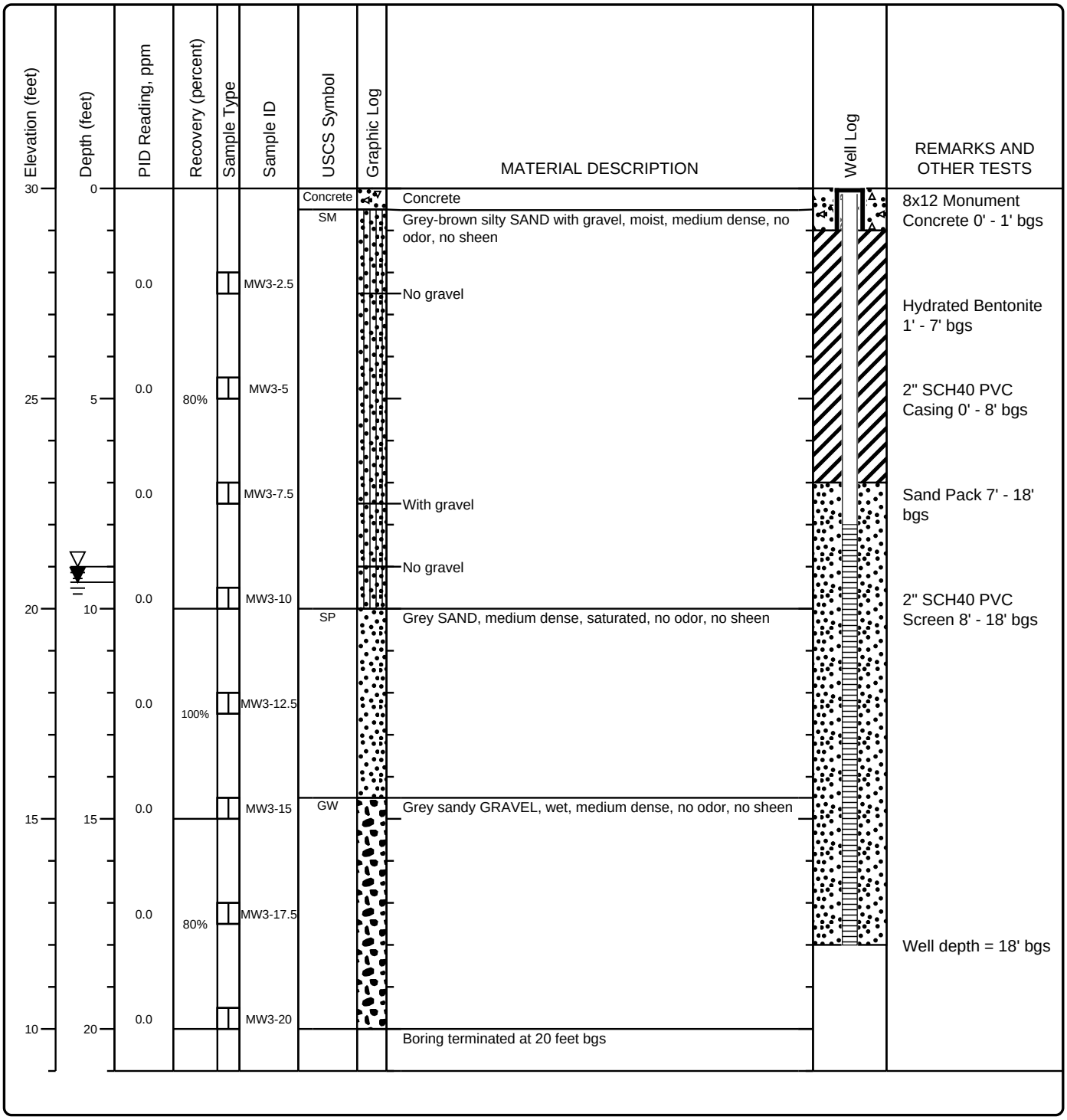
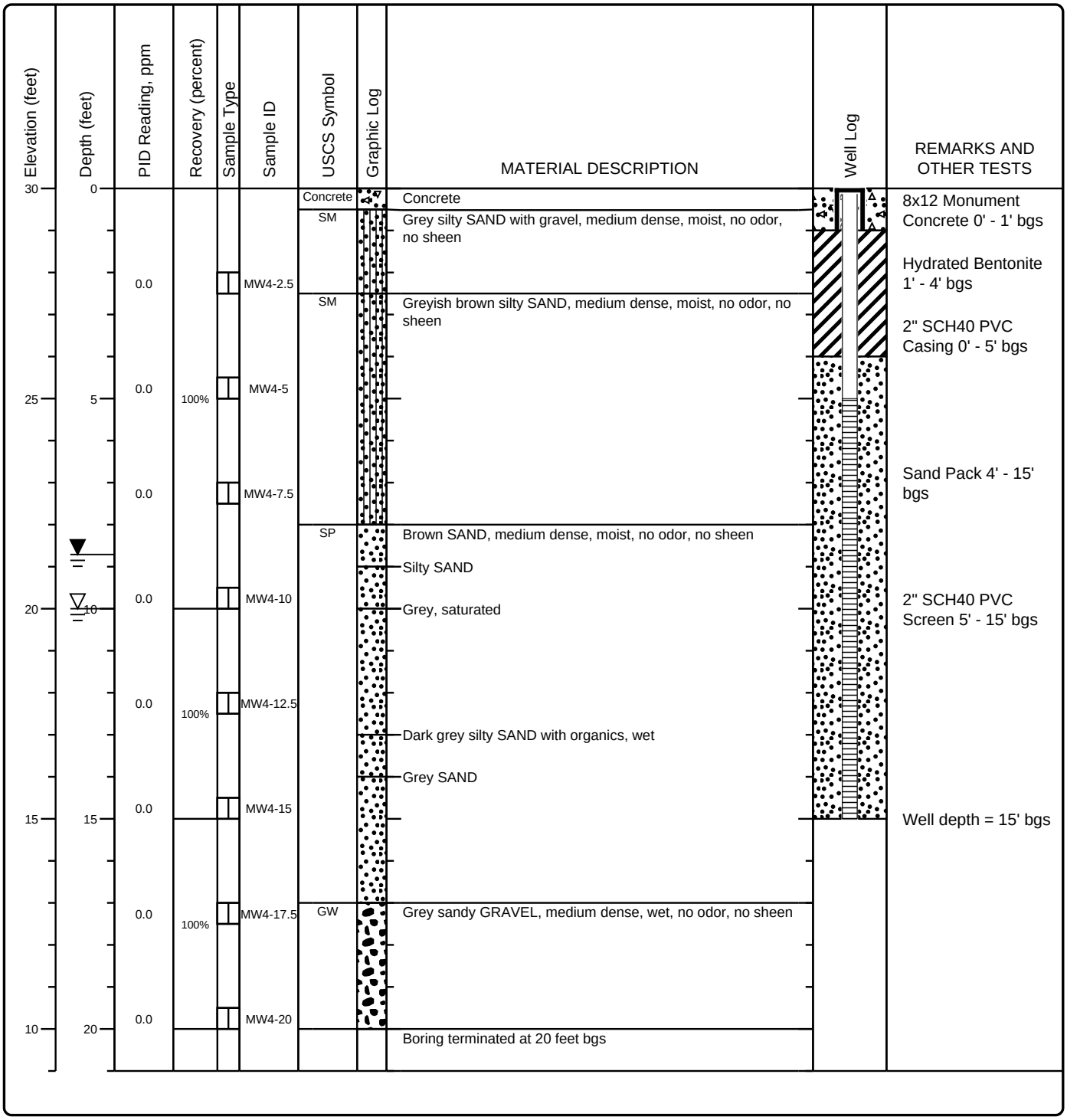
Project Name: **Former Firestone Complete Auto Care**	Well No.: **MW3**
Project Number: **2021-465-1**	**Sheet 1 of 1**
Client: **Toula Properties, LLC**	

Date(s) Drilled: **5/3/2024**	Logged By: **GS**	Surface Conditions: **Concrete**
Drilling Method(s): **Direct Push**	Drill Bit Size/Type: **3.25"**	Total Depth of Borehole: **20 feet bgs**
Drill Rig Type: **Geoprobe 7730DT**	Drilling Contractor: **RGI**	Approximate Surface Elevation: **30**
Groundwater Level and Date Measured: **9 feet at time of drilling** **9.37 feet - 05/02/2024**	Sampling Method(s): **Continuous**	Hammer Data : **NA**
Tag ID: **BKZ283**	Location: **351 Rainier Avenue South** **Renton, Washington 98057**	



Project Name: **Former Firestone Complete Auto Care**	Well No.: **MW4**
Project Number: **2021-465-1**	**Sheet 1 of 1**
Client: **Toula Properties, LLC**	

Date(s) Drilled: **5/3/2024**	Logged By: **GS**	Surface Conditions: **Concrete**
Drilling Method(s): **Direct Push**	Drill Bit Size/Type: **3.25"**	Total Depth of Borehole: **20 feet bgs**
Drill Rig Type: **Geoprobe 7730DT**	Drilling Contractor: **RGI**	Approximate Surface Elevation: **30**
Groundwater Level and Date Measured: **10 feet at time of drilling 8.71 feet - 05/02/2024**	Sampling Method(s): **Continuous**	Hammer Data : **NA**
Tag ID: **BKZ284**	Location: **351 Rainier Avenue South Renton, Washington 98057**	



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Project Name: **Former Firestone Complete Auto Care**
Project Number: **2021-465-1**
Client: **Toula Properties, LLC**

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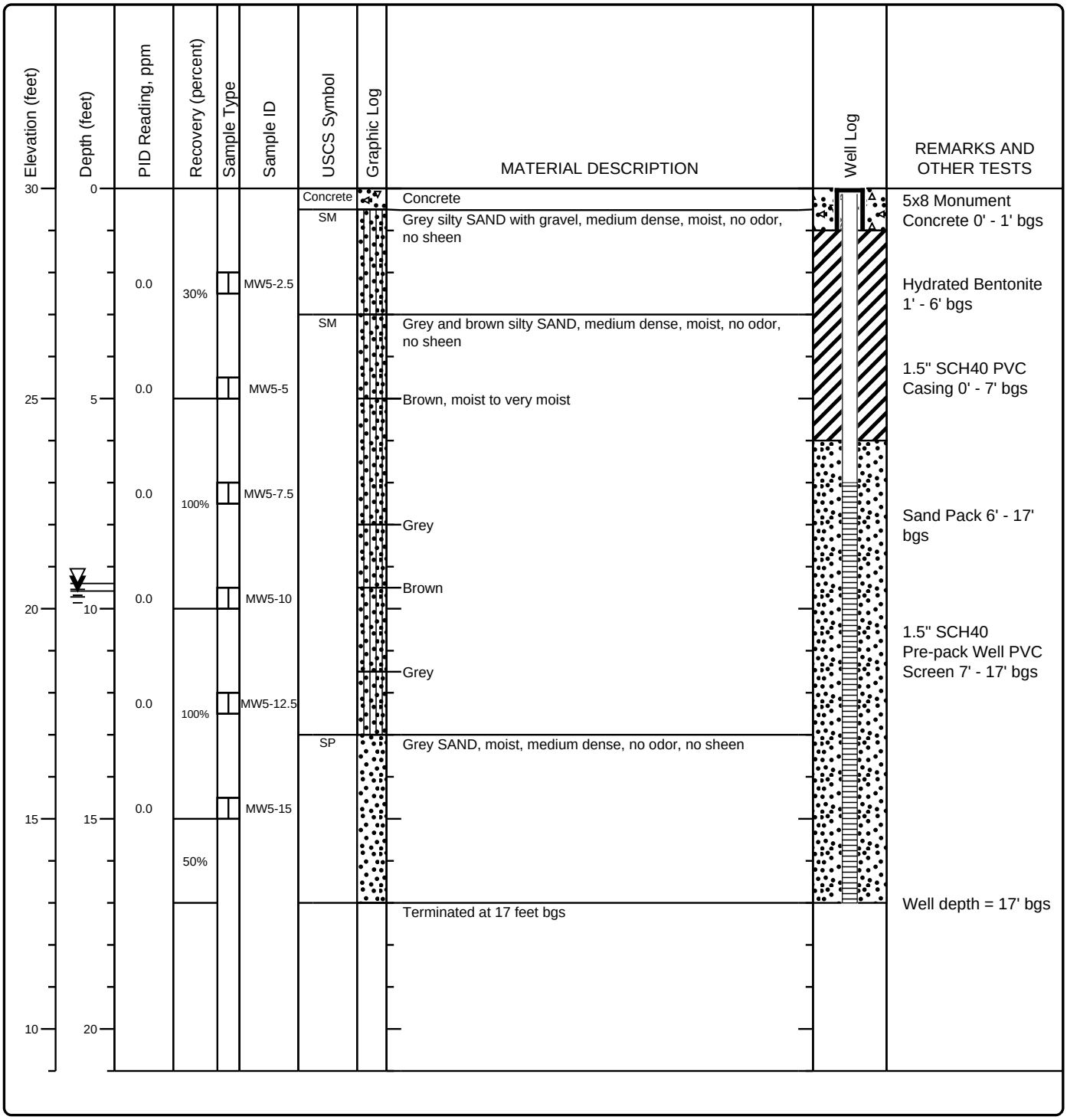
Well No.: **MW5**
Sheet 1 of 1

Date(s) Drilled: **6/25/2024**	Logged By: **GS**	Surface Conditions: **Concrete**
Drilling Method(s): **Direct Push**	Drill Bit Size/Type: **3.25"**	Total Depth of Borehole: **17 feet bgs**
Drill Rig Type: **Geoprobe 7730DT**	Drilling Contractor: **RGI**	Approximate Surface Elevation: **30**
Groundwater Level and Date Measured: **9 feet at time of drilling** **9.58 feet - 06/24/2024**	Sampling Method(s): **Continuous**	Hammer Data : **NA**
Tag ID: **BKZ285**	Location: **351 Rainier Avenue South** **Renton, Washington 98057**	



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Project Name: **Former Firestone Complete Auto Care**
Project Number: **2021-465-1**
Client: **Toula Properties, LLC**

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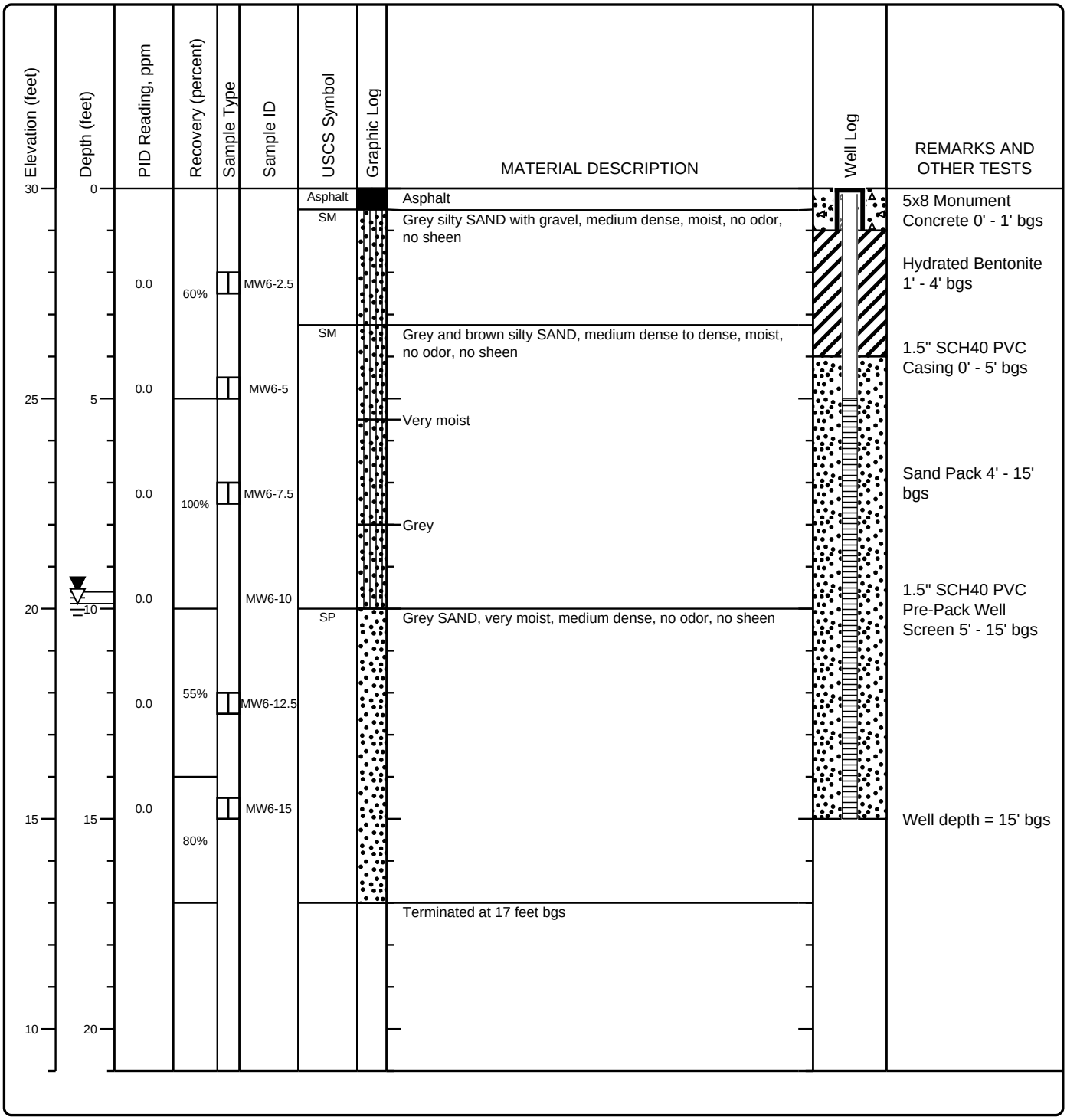
Well No.: **MW6**
Sheet 1 of 1

Date(s) Drilled: **6/25/2024**	Logged By: **GS**	Surface Conditions: **Asphalt**
Drilling Method(s): **Direct Push**	Drill Bit Size/Type: **3.25"**	Total Depth of Borehole: **17 feet bgs**
Drill Rig Type: **Geoprobe 7730DT**	Drilling Contractor: **RGI**	Approximate Surface Elevation: **30**
Groundwater Level and Date Measured: **9 feet at time of drilling** **9.60 feet - 06/24/2024**	Sampling Method(s): **Continuous**	Hammer Data : **NA**
Tag ID: **BKZ286**	Location: **351 Rainier Avenue South** **Renton, Washington 98057**	



Project Name: **Former Firestone Complete Auto Care**
Project Number: **2021-465-1**
Client: **Toula Properties, LLC**

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Boring Log Key

Sheet 1 of 1

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

COLUMN DESCRIPTIONS

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

FIELD AND LABORATORY TEST ABBREVIATIONS

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

MATERIAL GRAPHIC SYMBOLS


Asphaltic Concrete (AC)


Bentonite


Portland Cement Concrete


Poorly graded GRAVEL (GP)


Well graded GRAVEL (GW)


Silty SAND (SM)


Poorly graded SAND (SP)


Well graded SAND (SW)

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.