ENVITECH
www.envitechnology.com
support@envitechnology.com
Tel 425.890.3517 Fax 425.310.6600
9805 NE 116th St, Suite 300, Kirkland, WA 98034

Tank Closure
Environmental Site Assessment

Boulevard Grocery

5304 61st Street NE
Marysville, WA 98270

Prepared for

LGL Investment Inc.

Prepared by

Envitechnology, Inc.
9805 NE 116th Street #300
Kirkland, WA 98034

January 31, 2020

Project No. 02190114-1

ENVITECH
www.envitechnology.com
support@envitechnology.com
Tel 425.890.3517 Fax 425.310.6600
9805 NE 116th St, Suite 300, Kirkland, WA 98034

January 31, 2020

Project number 02190114-1

Mr. Jae Park
LGL Investment Inc.

Subject: Tank Closure Environmental Site Assessment Report
Boulevard Grocery
5304 61st Street NE, Marysville, WA 98270

Envitechnology, Inc. is pleased to submit two copies of our report describing the finding of the Tank Closure Environmental Site Assessment performed at the above property.

The purpose of this assessment is to collect sufficient data from the site to determine if a release has occurred by adequately identifying the presence of contamination where it is most likely to be present and to close underground storage tank (UST) permanently.

This assessment was prepared in general accordance with the Guidance for Site Checks and Site Assessments for Underground Storage Tanks (Department of Ecology, Underground Storage Tank Program, 1991, Revised April, 2013).

If you have any questions or require further clarification of the report findings, please contact the undersigned at your convenience. Thank you for the opportunity to be of service to you.

Yours very truly,

Jake S. Lee, Ph.D.
President
Envitechnology, Inc.
ICC Certified WA State Site Assessor (5264460-U7)
ICC Certified UST Decommissioning (5264460-U2)

Seung K. Chung, P.E.
Senior Environmental Consultant
Envitechnology, Inc.

ENVITECH
www.envitechnology.com
support@envitechnology.com
Tel 425.890.3517 Fax 425.310.6600
9805 NE 116th St, Suite 300, Kirkland, WA 98034

Tank Closure
Environmental Site Assessment

Boulevard Grocery

5304 61st Street NE
Marysville, WA 98270

Prepared for

LGL Investment Inc.

Prepared by

Envitechnology, Inc..
9805 NE 116th Street #300
Kirkland, WA 98034

January 31, 2020

Project No. 02190114-1

ENVITECH
www.envitechnology.com
support@envitechnology.com
Tel 425.890.3517 Fax 425.310.6600
9805 NE 116th St, Suite 300, Kirkland, WA 98034

TABLE OF CONTENTS

ENVITECH
www.envitechnology.com
support@envitechnology.com
Tel 425.890.3517 Fax 425.310.6600
9805 NE 116th St, Suite 300, Kirkland, WA 98034

LIST OF TABLES

ENVITECH
www.envitechnology.com
support@envitechnology.com
Tel 425.890.3517 Fax 425.310.6600
9805 NE 116th St, Suite 300, Kirkland, WA 98034

LIST OF FIGURES

ENVITECH
www.envitechnology.com
support@envitechnology.com
Tel 425.890.3517 Fax 425.310.6600
9805 NE 116th St, Suite 300, Kirkland, WA 98034

LIST OF APPENDICES

ENVITECH
www.envitechnology.com
support@envitechnology.com
Tel 425.890.3517 Fax 425.310.6600
9805 NE 116th St, Suite 300, Kirkland, WA 98034

EXECUTIVE SUMMARY

LGL Investment Inc., an owner of the Subject Property, engaged Envitechnology, Inc. to conduct a UST decommissioning and Site Closure Environmental Site Assessment (ESA) on the property, Boulevard Grocery, located at 5304 61st Street NE, Marysville, WA 98270.

This assessment has been prepared in accordance with generally accepted environmental methodologies referred to in the Guidance for Site Check and Site Assessments for Underground Storage Tanks (Department of Ecology Underground Storage Program, 1991, revised April 2003),

The Subject Property is a fueling service station located on the southwest corner of the intersection between 61st Street Northeast and 53rd Drive Northeast in Snohomish County, Washington.

Envitechnology, Inc. conducted two (2) Limited Phase II ESA on the Subject Property dated January 31, 2019 and May 7, 2019. The study indicated that GRO and DRO exceeding the MTCA Method A cleanup levels were identified in the soil and water samples obtained from the downstream locations of the UST nest.

The UST removal activity was started on June 18, 2019. The tank area was excavated. The tanks were vacuumed, triple rinsed and inerted. Two (2) 5,000-gallon tanks were removed from the tank pit. The soils underneath the east side of the tank bottom had an obvious darker or gray color and a notable petroleum smell. It was extended further to the south of the tank pit. The suspected PCS (petroleum-contaminated soils) was separately stockpiled on-site.

Total thirteen (13) soil samples were taken from the sidewalls of excavation pits, bottoms of tanks, stockpiles, pipes, and dispensers. Additional one (1) sample from the suspected PCS stockpile and three (3) confirmatory soil samples from the excavation floor were collected.

Laboratory analysis of the soil samples indicated that GRO, DRO, and RRO were detected in the suspected PCS stockpile at concentrations above the MTCA Method A cleanup levels. GRO was detected in PSP soil sample at 550 mg/kg, above the cleanup level of 100 mg/kg. DRO was detected in PSP soil sample at 14,000 mg/kg, above the cleanup level of 2,000 mg/kg. RRO was also detected in PSP sample at 3,100 mg/kg, above the cleanup level of 2,000 mg/kg.

A total of 43.63 ton of PCS was delivered to CEMEX in Everett, Washington for the final disposal by incineration. CADMAN was permitted to dispose of PCS. Following the receipt of analytical laboratory test results, special waste permit was accepted.

To remediate any possible residual petroleum contamination, oxygen releasing compound (ORC) chemical was applied to the excavation pit prior to backfill. Approximately 716 pounds of OCR advanced (Regenesis) was mixed with clean backfill material and the ORC amended backfill material was placed into the bottom of the excavation pit.

After PCS excavation, three (3) confirmatory soil samples were obtained from the bottom of the excavation pit. No petroleum contaminants were identified in the confirmatory samples.

Based on the result of this assessment, petroleum-impacted soil was identified at the Subject Property. PCS was excavated and hauled off-site to CADMAN in Everett for disposal. Based on the analytical results from the final excavation floor confirmatory samples, the excavation activities effectively removed all of the soils that contained petroleum concentrations greater than the Method A cleanup levels.

Upon the completion of the study, the following RECs, potential environmental concerns and/or recommendation actions were identified:

Permanent tank closure is respectfully requested.

1. INTRODUCTION

Mr. Jae Park of LGL Investment Inc., an owner of the Subject Property, engaged Envitechnology, Inc. to conduct a UST decommissioning and Site Closure Environmental Site Assessment (ESA) on the property, Boulevard Grocery, located at 5304 61st Street NE, Marysville, WA 98270, subsequently referred to in this report as "the Subject Property". This assessment was prepared in general accordance with the Guidance for Site Checks and Site Assessments for Underground Storage Tanks (Department of Ecology Underground Storage Tank Program, 1991, revised April 2003).

1.1. PURPOSE

The purpose of this site assessment is to collect sufficient data from a site to determine if a release has occurred by adequately identifying the presence of contamination where it is most likely to be present and to close underground storage tank permanently.

1.2. SCOPE OF SERVICES

Owners and operators of underground storage tanks (USTs) are required under Chapter 173-360 WAC to conduct a site check or site assessment to investigate for the presence of a release of a regulated substance at the time of tank closure or change-in-service (site assessment) or when evidence indicates that a release may have occurred (site check).

The scope of work included the following tasks:

- Review of Existing Information
- Field Exploration
- Decommissioning of USTs
- Sampling and Chemical Analyses
- Evaluation of Results
- Discussion of Finding and Conclusions

1.3. SPECIAL TERMS AND CONDITIONS

The following recognized environmental concerns for the Subject Property were not assessed as part of this Tank Closure ESA: the possible presence of asbestos containing materials in the building could be investigated separately as part of an ACM Survey. The findings and conclusions presented in this report apply only to the Recognized Environmental Conditions assessed.

1.4. LIMITING CONDITIONS AND METHODOLOGIES USED

No ESA can eliminate all uncertainty. Furthermore, any sample, either surface or subsurface, taken for chemical analysis may or may not be representative of a larger population. Professional judgment and interpretation are inherent in the process and uncertainty is inevitable. Additional assessment may be able to reduce the uncertainty.

Even when ESA work is executed with an appropriate site-specific standard of care, certain conditions present especially difficult detection problems. Such conditions may include, but are not limited to, complex geological settings, the fate and transport characteristics of certain hazardous substances, the distribution of existing contamination, physical limitations imposed by the location of utilities and other man-made objects, and the limitations of assessment technologies.

ESA does not generally require an exhaustive assessment of environmental conditions on a property. There is a point at which the cost of information obtained and the time required to obtain it outweigh the usefulness of the information and, in fact, may be a material detriment to the orderly completion of transactions. If hazardous substance releases are confirmed on a parcel of property, the extent of further assessment is related to the degree of uncertainty that is acceptable to the user with respect to the real estate transaction.

Measurements and sampling data only represent the site conditions at the time of data collection. Therefore, the usability of data collected as part of this Tank Closure ESA may have a finite lifetime depending on the application and use being made of the data. An environmental professional should evaluate whether the generated data are appropriate for any subsequent use beyond the original purpose for which it was collected.

1.5. USER RELIANCE

This report may be distributed and relied upon by LGL Investment Inc., and its successors and assigns. Reliance on the information and conclusions in this report by other person or entity is not authorized without the written consent of Envitechnology, Inc.

2. BACKGROUND

2.1. SITE LOCATION

The address of the Subject Property is 5304 61st Street NE, Marysville, WA 98270. The center of the Subject Property was located at Latitude 48.043649 and Longitude -122.136926.

2.2. LEGAL DESCRIPTION

The legal description of the Subject Property is:

Parcel # 00539700900101

PARK ADD TO MARYSVILLE BLK 009 D-01 - ALL THAT PT LOTS 1 & 2 LY S OF CO RD TGW W 10FT OF ADJ VAC ST TGW BAYVIEW ADD TO MARYSVILLE D-00 - E 40FT OF LOTS 1 & 12 BLK 1 LY S OF SUNNYSIDE BLVD LESS SLY28FT SD TR DESC BEING PTN LOT 1 SP 454(9-78) REC UND AF NO 7906080437 SEGD TO 5397-009-001-0109 TGW SEC 27 TWP 30 RGE 05 TH PTN BLK 9 VAC PARK ADD TO MAR DAF - BEG AT INT OF S LN SUNNY- SIDE BLVD &W LN OF E 40FT LOT 1 BLK 1 BAYVIEW ADD TO MAR TH S ALG SD W LN 150 FT TH E PLT N LN LOT 12 BLK 1 SD BAYVIEW ADD 120FT TH N PLT W LN VAC CLAYTON ST IN SD VAC PARK ADD TO S LN SUNNYSIDE BLVD TH W ALG SDS LN 120FT M/L TO POB- LESS TH PTN LY WHN BAYVIEW ADD TO MAR - SD TR BEING PTN LOT 1 SP 454 (9-78) REC UND AF NO 7906080437

2.3. DESCRIPTION OF THE PROPERTY

The Subject Property is a fueling service station located on the southwest corner of the intersection between 61st Street Northeast and 53rd Drive Northeast in Snohomish County, Washington. It is bordered on the north by 61st Street Northeast and on the east by 53rd Avenue Northeast. The general area of the Subject Property is a residential setting.

According to the UST site/Tank Data Summary obtained from Department of Ecology, the UST system at the Subject Property consists of two (2) 5,000-gallon USTs containing 5,000-gallon gasoline and 5,000-gallon diesel. It was reportedly built in 1978. The tanks are single-walled steel tanks. The products are connected with single-walled fiberglass piping.

2.4. PHYSICAL SETTING

According to the USDA Soil Survey for the area of the Subject Property, the soil in the vicinity of the Subject Property are classified as "Ragnar fine sandy loam, 0 to 8 percent slopes". This type of soil is well drained. Depth to restrictive feature is 20 to 40 inches to strongly contrasting textural stratification. Available water storage in profile is low at 3.4 inches. Typical soil profile is a layer of ashy find sandy loam up to 2 inches, underlain by a layer of ashy sandy loam to a depth of 24 inches, and underlain by a layer of loamy sand to a depth of 60 inches.

Previous subsurface investigations indicated that the native soils beneath fill or other surface cover material include brown, silty SAND to a depth of 2 feet bgs, underlain by a layer of brown, poorly graded SAND to a depth of 20 feet bgs.

2.5. SITE BACKGROUND

According to the Snohomish County assessor, the grocery store was reportedly built in 1980. According to the store owner, previous generation of gasoline service station was present at the site before the construction of current gasoline service station. However, exact configuration and built year of previous gasoline service station is not known.

A Phase II ESA was conducted by Envitechnology, Inc., dated January 31, 2019. A total of seven (7) soil borings were advanced into native soils. Four (4) borings (B1 through B4) were advanced near the current fueling dispenser area. Three (3) borings (B5 through B7) were advanced near the UST area. The soil borings were extended up to 20 feet bgs during soil borings.

Seven (7) soil samples were collected. Soil samples (B1-8 through B4-8) near the dispensers were collected at a depth of 8 feet to investigate shallow soil underneath the dispensers and pipes. Soil samples (B5-15 through B7-15) were collected near the groundwater table at a depth of 15 feet bgs. Three (3) groundwater samples (W5 through W7) were collected from boreholes (one groundwater sample per each borehole). Groundwater was encountered at a depth of 15 feet bgs during the soil borings.

Laboratory analysis of the soil samples indicated the presence of DRO at a concentration above the cleanup levels. DRO was identified in the soil sample B7-15 at a concentration of 12,000 mg/kg, which is exceeding the MTCA Method A cleanup level of 2,000 mg/kg. GRO was also identified in the soil sample B7-15 at a concentration of 69 mg/kg, which is lower than the MTCA Method A cleanup level of 100 mg/kg. Other petroleum hydrocarbons and associated VOCs were all below the laboratory detection limits.

Laboratory analysis of the groundwater samples indicated the presence of DRO at a concentration above the cleanup levels. DRO was identified in the water sample W7 at a concentration of 18,000 μg/L, which is exceeding the MTCA Method A cleanup level of 500 μg/L. Other petroleum hydrocarbons and associated VOCs were all below the laboratory detection limits.

Additional Subsurface Investigation was conducted by Envitechnology, Inc., dated May 7, 2019.

A total of eight (8) soil boring was advanced into native soils. One (1) boring (B8) was were advanced near the current fueling dispenser area. One (1) boring (B9) was advanced near the UST area. Six (6) borings were advanced downstream from the boring B7 where the contamination was confirmed. The soil borings were extended up to 20 feet bgs during soil borings.

Seven (7) soil samples were collected. Soil samples were collected near the groundwater table or where the greatest likelihood of detecting contamination occurs based on odors, soil discoloration, and on-site analysis by PID detector. Eight (8) groundwater samples (W8 through W15) were collected from boreholes (one groundwater sample per each borehole). Groundwater was encountered at a depth ranging from 13 to 15 feet bgs during the soil borings.

Laboratory analysis of the soil samples indicated the presence of GRO and DRO at concentrations above the cleanup levels. GRO was identified in the soil sample B15-15 at a concentration of 130 mg/kg, which is exceeding the MTCA Method A cleanup level of 100 mg/kg. DRO was identified in the soil sample B7-15 at a concentration of 12,000 mg/kg, which is exceeding the MTCA Method A cleanup level of 2,000 mg/kg. Other petroleum hydrocarbons and associated VOCs were below the MTCA Method A cleanup levels or below the laboratory detection limits.

Laboratory analysis of the groundwater samples indicated that petroleum hydrocarbons and associated VOCs were below the MTCA Method A cleanup levels or below the laboratory detection limits.

Based on the result of this assessment, GRO and DRO exceeding the MTCA Method A cleanup levels were identified in the soil and water samples obtained from the downstream locations of the UST nest.

Envitechnology recommended UST decommissioning, confirmatory site assessment, and site remediation according to the Department of Ecology's UST regulation.

You have advised us that it is your interest to have Envitechnology, Inc. conducts a UST decommissioning and Tank Closure Environmental Site Assessment to address the

recognized environmental conditions (RECs) and potential environmental concerns discussed previously.

3. UST REMOVAL ACTIVITIES

3.1. PERMITS

The following permits and/or determinations were obtained from the state and local agencies prior to site decommissioning.

1. City of Marysville – Building Permit, Removal of two 5,000-gallon USTs and two petroleum dispensers (issued on 7/5/2019, Appendix C)
2. Department of Ecology – A 30-day notice (issued on 5/29/2019, Appendix C)

3.2. EXCAVATION AND USTS REMOVAL

Underground Storage Tank (UST) decommissioning was conducted between the dates of June 18, 2019 and June 20, 2019 by Envitechnology, Inc. Envitechnology was on-site to observe and document the tank decommissioning. A chronic summary for which is below.

- The UST removal activities was started on June 18, 2019. An ICC-certified WA site assessor, and decommissioner, Dr. Jake Lee of Envitechnology, Inc. (ICC #5264460) oversaw the UST decommissioning and site assessment. Birk Environmental Llc. was subcontracted for excavation work. Envitechnology, Inc. fenced the Site and coordinated an underground utility locate.
- The UST top asphalt was removed and soil covering the USTs were removed. The top of the tank was broken. The tank top pipes were disconnected and the product in the piping was drained back into the tank.
- Two tank pits were excavated to expose two (2) 5,000-gallon USTs on June 18, 2019. A fire marshal inspected the Site and issued a decommissioning permit (Appendix C).
- Two tanks (Tank #1 & #2) were buried in a parallel configuration on the west side of the convenience store building. Each tank is constructed of single walled steel. The Tank #1 located at the north of the tank pit is estimated that its diameter is 92 inches and its length is 178 inches, yielding a capacity of approximately 5,000 gallons. The Tank #2 located at the south of the tank pit is estimated that its diameter is 92 inches and its length is 178 inches, yielding a capacity of approximately 5,000 gallons. Both tanks have been used to store gasoline and diesel, respectively. Each tank's top was approximately 3 feet below grade.

- The tank #1 contained about five inches of gasoline and the Tank #2 contained about six inches of diesel. The remaining products were pumped out by using a vacuum truck of Marine Vacuum Services, Inc. on June 18, 2019. Following product removal, the tanks were triple-rinsed. A triple-rinse certificate is included in Appendix C.

- A tank inspection was made after triple-rinse. A field instrument indicated that the lower exploration limits (LEL) were less than 2% to verify that tanks could be safely removed from the excavation pits and transported off-site for final disposal.

- Dry ice was placed into each tank for inerting – about 75 pounds of dry ice into each 5,000-gallon tank. Dry ice was purchased from Praxair located in Everett, WA.

- Upon tank inert, the USTs were lifted from the excavation pits by using an excavator. The tanks were dry and no free products were observed in the tanks. No sheen was observed. No liquid phase petroleum hydrocarbon (LPH) was observed during the excavation activity. No groundwater was encountered during the excavation. These two tanks were removed from the excavation pits and transported off-site for final disposal.

- During the excavation activity, soils were screened with field observation and VOC monitoring that was performed by using a photoionization detector (MiniRae 3000 PID).

- Soil samples from the tank pit, stockpiles, pipes and pumps were obtained. The soils underneath the east side of the tank bottom had an obvious darker or gray color and a notable petroleum smell. It was extended further to the south of the tank pit. The suspected PCS (petroleum-contaminated soils) was separately stockpiled on-site. It was later confirmed as petroleum-contaminated soil (PCS) by laboratory analysis.

3.3. PCS REMOVAL ACTIVITY

Excavation of PCS in the vicinity of the UST was initiated on June 19, and completed on June 20, 2019. The soils underneath the east side of the tank bottom had an obvious darker or gray color and a notable petroleum smell. It was extended further to the south of the tank pit. The suspected PCS (petroleum-contaminated soils) was separately stockpiled on-site. Laboratory analysis of suspected PCS stockpile sample indicated elaborated concentrations of GRO, DRO, and RRO. The contaminated soils from the east bottom of the tank #1 and #2 were further excavated to the south of the tank pit. Excavation area is the southeastern portion of the UST pad within the Subject Property, with surface area of 31.5’ x 7.5’. Excavation was extended to a depth of 17 feet bgs. The PCS were mostly obtained from the depth of 10 feet to 17 feet bgs. The PCS was separately stockpiled on-site and covered with plastic sheets.

After additional excavation, three (3) confirmatory samples were obtained from the bottom of the excavation pit. No petroleum contaminants were identified in the confirmatory soil samples.

A total of 43.63 ton of PCS was delivered to CEMEX in Everett, Washington for the final disposal by incineration. CADMAN was permitted to dispose of PCS. Following the receipt of analytical laboratory test results, special waste permit was accepted (Appendix C).

3.4. OCR TREATMENT

To remediate any possible residual petroleum contamination, oxygen releasing compound (ORC) chemical was applied to the excavation pit prior to backfill. Approximately 716 pounds of OCR advanced (Regenesis) was mixed with clean backfill material and the ORC amended backfill material was placed into the bottom of the excavation pit. The ORC chemically reacts with water to slowly release oxygen over time for the treatment of petroleum products through an aerobic degradation process by indigenous microorganisms eating petroleum products.

3.5. SITE RESONATION

After the confirmatory soil sampling, the excavation pit was backfilled with clean stockpiled soils and then clean imported material. Then base course of crushed rock was placed and compacted with a mechanical compaction machine.

3.6. SITE HEALTH AND SAFETY PLAN

A site-specific Site Health and Safety Plan (SHASP) was prepared for workers performing a specific limited scope of work.

The SHASP sets forth procedures, personnel responsibilities, and training necessary to protect the health and safety of all on-site personnel. The plan provides for routine but hazardous activities and for unexpected facility emergencies.

4. FIELD EXPLORATIONS AND RESULTS

4.1. SOIL SAMPLING

Prior to conducting field sampling, field sampling plan was prepared. The sampling plan was designed to prove for the collection of potentially contaminated environmental media, if they occur, at locations and depths where the highest concentrations are likely to occur. The sampling plan was developed in general accordance with Guidance for Site Check and Site Assessment for Underground Storage Tanks (Department of Ecology, Underground Storage Tank Program, 1991, Revised April 2003).

Personal health and safety precautions were followed in accordance with applicable federal and state law or local equivalents and any requirements imposed by the owner, occupant, or field personnel.

Soil sample locations and depths selected during the excavation were based upon multiple criteria, including but not limited to: field observations of existing soil conditions; the results of field screening using a PID detector; and visual and olfactory indications. The numbers of samples selected in the excavation was based upon the size of excavation and field observation/screening.

The location of the excavation samples is depicted on Figure 3. The description of the collection of each sample presents on Table 1.

4.2. SOIL SAMPLING METHOD

Discrete grab samples were collected and analyzed. The collection of discrete samples minimizes potential problems associated with contaminant loss through volatilization, or non-detection of “hot spot” because of dilution. When sampling from excavation, a minimum of six inches of soil was removed to obtain soil samples from an unexposed area to minimize the loss of volatile contaminants.

All site sampling was performed by a registered Site Assessor. Soil samples at each location were collected in accordance with EPA method 5035A (US EPA, 2002). Approximately 5-gram core samples were dispensed immediately into a pre-weighted 40-mL VOA vial. Additional samples were collected into a tow-ounce jar for dry weight determination. Soil samples were stored in a chilled container for delivery to the laboratory.

4.3. FIELD SCREENING

Soil samples obtained from the core sampler were screened with visual and olfactory indications and/or photoionization detector (PID). Prior to use, the PID was calibrated against a 100 parts per million (ppm) isobutylene span gas in air mixture. The instrument was then zeroed against the ambient air near the work area. The PID is useful for qualitative field screening of volatile organic compounds (VOCs) and provides a basis for comparison between soil samples collected in the field. Soil samples were placed into sealable plastic bags and allowed to sit in a warm area for volatilization to occur. After approximately 5 minutes, VOCs were field measured by placing the tip of the PID into the head space above each sample in each bag. This is not a compound-specific analysis and is affected by, among other influences, climate (e.g., temperature and humidity), soil type and conditions, instrument calibration and operation, and type of VOCs present.

4.4. CHEMICAL ANALYSIS

The chemical testing was designed to detect the contaminants suspected to be present in the samples collected. The testing plan included tests which provide quality assurance (QA) and techniques that provide quality control (QC) over the chemical analysis. A completed chain of custody record accompanied each sample shipment to the analytical laboratory. Chain of custody records provide written documentation regarding sample collection and handling, identify the persons involved in the chain of sample possession, and a written record of requested analytical parameters.

Contaminants of Concern (COCs) are those chemicals that present an environmental risk. The COCs are gasoline range organics (GRO), diesel range organics (DRO), residual range organics (RRO), benzene, toluene, ethyl benzene, and xylene (BTEX).

Total thirteen (13) soil samples were collected near the excavation pits, stockpiles, pumps and piles on June 19, 2019. Additional one (1) sample from the suspected PCS stockpile and three (3) confirmatory soil samples from the excavation floor were collected on July 20, 2019. Soil samples were delivered under chain-of-custody protocol to Accu Laboratory (12524 130th Lane NE, Kirkland, WA 98034) for chemical analysis. All soil samples were analyzed by the method of NWTPH-Gx/BTEX and NWTPH-Dx (Table 1).

4.5. ANALYTICAL RESULTS

The soil analytical results along with the Washington State Department of Ecology (WSDOE) clean-up standards are summarized in Table 2.

Laboratory analysis of the soil samples indicated that GRO, DRO, and RRO were detected in the suspected PCS stockpile (PSP) at concentrations above the MTCA Method A cleanup levels. GRO was detected in PSP soil sample at 550 mg/kg, above the cleanup

level of 100 mg/kg. DRO was detected in PSP soil sample at 14,000 mg/kg, above the cleanup level of 2,000 mg/kg. RRO was also detected in PSP sample at 3,100 mg/kg, above the cleanup level of 2,000 mg/kg. None of petroleum contaminants were identified in the other soil samples.

After PCS excavation, three (3) confirmatory soil samples were obtained from the bottom of the excavation pit. None of petroleum contaminants were identified in the confirmatory samples.

Based on the result of this assessment, petroleum-impacted soil was identified at the Subject Property. PCS was excavated and hauled off-site to CADMAN in Everett for disposal. Based on the analytical results from the final excavation floor confirmatory samples, the excavation activities effectively removed all of the soils that contained petroleum concentrations greater than the Method A cleanup levels.

5. DISCUSSION OF FINDINGS AND CONCLUSIONS

This assessment has been prepared in accordance with generally accepted environmental methodologies referred to in the Guidance for Site Check and Site Assessments for Underground Storage Tanks (Department of Ecology Underground Storage Program, 1991, revised April 2003), and contains all of the limitations inherent in those methodologies. No other warranties, expressed or implied, are made as to the professional services provided in this report.

Envitechnology, Inc. conducted a Site Closure Environmental Site Assessment (ESA) on the Subject Property, Boulevard Grocery located at 5304 61st Street NE, Marysville, WA 98270. The Subject Property is a fueling service station located on the southwest corner of the intersection between 61st Street Northeast and 53rd Drive Northeast in Snohomish County, Washington.

Envitechnology, Inc. conducted two (2) Limited Phase II ESA on the Subject Property dated January 31, 2019 and May 7, 2019. The study indicated that GRO and DRO exceeding the MTCA Method A cleanup levels were identified in the soil and water samples obtained from the downstream locations of the UST nest.

The UST removal activity was started on June 18, 2019. The tank area was excavated. The tanks were vacuumed, triple rinsed and inerted. Two (2) 5,000-gallon tanks were removed from the tank pit. The soils underneath the east side of the tank bottom had an obvious darker or gray color and a notable petroleum smell. It was extended further to the south of the tank pit. The suspected PCS (petroleum-contaminated soils) was separately stockpiled on-site.

Total thirteen (13) soil samples were taken from the sidewalls of excavation pits, bottoms of tanks, stockpiles, pipes, and dispensers. Additional one (1) sample from the suspected PCS stockpile and three (3) confirmatory soil samples from the excavation floor were collected.

Laboratory analysis of the soil samples indicated that GRO, DRO, and RRO were detected in the suspected PCS stockpile at concentrations above the MTCA Method A cleanup levels. GRO was detected in PSP soil sample at 550 mg/kg, above the cleanup level of 100 mg/kg. DRO was detected in PSP soil sample at 14,000 mg/kg, above the cleanup level of 2,000 mg/kg. RRO was also detected in PSP sample at 3,100 mg/kg, above the cleanup level of 2,000 mg/kg.

A total of 43.63 ton of PCS was delivered to CEMEX in Everett, Washington for the final disposal by incineration. CADMAN was permitted to dispose of PCS. Following the receipt of analytical laboratory test results, special waste permit was accepted.

To remediate any possible residual petroleum contamination, oxygen releasing compound (ORC) chemical was applied to the excavation pit prior to backfill. Approximately 716 pounds of OCR advanced (Regenesis) was mixed with clean backfill material and the ORC amended backfill material was placed into the bottom of the excavation pit.

After PCS excavation, three (3) confirmatory soil samples were obtained from the bottom of the excavation pit. No petroleum contaminants were identified in the confirmatory samples.

Based on the result of this assessment, petroleum-impacted soil was identified at the Subject Property. PCS was excavated and hauled off-site to CADMAN in Everett for disposal. Based on the analytical results from the final excavation floor confirmatory samples, the excavation activities effectively removed all of the soils that contained petroleum concentrations greater than the Method A cleanup levels.

6. RECOMMENDATION

Permanent tank closure is respectfully requested.

BIBLIOGRAPHY

ASTM International. (2001). *ASTM D4750-87(2001) Standard Test Method for Determining Subsurface Liquid Levels in a Borehole or Monitoring Well (Observation Well)* . ASTM International.

ASTM International. (2004). *ASTM D5730-04 Standard Guide for Site Characterization for Environmental Purposes With Emphasis on Soil, Rock, the Vadose Zone and Ground Water.* ASTM International.

ASTM International. (2006). *ASTM D653-06 Standard Termninology Relating to Soil, Rock, and Contained Fluids.* ASTM International.

ASTM International. (1997). *ASTM E1903-97 Standard Guide for Environmental Site Assessments: Phase II Environmental Site Assessment Process.* ASTM International.

ASTM International. (2001). *ASTM Standards Related to the Phase II Environmental Site Assessment Process, Second Edition.* ASTM International.

Department of Ecology (1991, Revised April 2003). *Guidance for Site Checks and Site Assessments for Underground Storage Tanks.*

Department of Ecology (2001). *Model Toxics Control Act Cleanup Levels & Risk Calculations (CLARC) Version 3.1.* Washington State Department of Ecology, Toxics Cleanup Program.

Envitechnology, Inc. (2019). *Limited Phase II Environmental Site Assessment. Boulevard Grocery. 5304 61st Street NE, Marysville, WA 98270*, *dated January 31, 2019*

Envitechnology, Inc. (2019) *Limited Phase II Environmental Site Assessment. Boulevard Grocery. 5304 61st Street NE, Marysville, WA 98270, dated May 7, 2019*

Washington State Department of Ecology. (2001). *Chapter 173-340 WAC, Model Toxics Control Act Cleanup Regulation.* Washington State Department of Ecology, Toxics Cleanup Program.

TABLES

Table 1. Location and Type of Samples Collected

Sample ID	Sample Location	Compound of concern	Analysis method	Date collected
TP-SN	North sidewall of tank pit	GRO, DRO, BTEX	NWTPH-Gx/BTEX NWTPH-Dx	6/19/19 10:10
TP-SS	South sidewall of tank pit	GRO, DRO, BTEX	NWTPH-Gx/BTEX NWTPH-Dx	6/19/19 9:30
TP-SE	East sidewall of tank pit	GRO, DRO, BTEX	NWTPH-Gx/BTEX NWTPH-Dx	6/19/19 9:50
TP-SW	West sidewall of tank pit	GRO, DRO, BTEX	NWTPH-Gx/BTEX NWTPH-Dx	6/19/19 10:00
TP-BN	Beneath the 5,000-gallon tank (Tank #1)	GRO, DRO, BTEX, Lead	NWTPH-Gx/BTEX NWTPH-Dx, EPA 6020B	6/19/19 9:00
TP-BS	Beneath the 5,000-gallon tank (Tank#2)	GRO, DRO, BTEX, Lead	NWTPH-Gx/BTEX NWTPH-Dx, EPA 6020B	6/19/19 9:20
SP1	South area of the clean stockpile	GRO, DRO, BTEX	NWTPH-Gx/BTEX NWTPH-Dx	6/19/19 10:15
SP2	Center area of the clean stockpile	GRO, DRO, BTEX	NWTPH-Gx/BTEX NWTPH-Dx	6/19/19 10:20
SP3	North area of the clean stockpile	GRO, DRO, BTEX	NWTPH-Gx/BTEX NWTPH-Dx	6/19/19 10:30
D1	Beneath the dispenser #1	GRO, DRO, BTEX	NWTPH-Gx/BTEX NWTPH-Dx	6/19/19 11:00
D2	Beneath the dispenser #2	GRO, DRO, BTEX	NWTPH-Gx/BTEX NWTPH-Dx	6/19/19 11:10
P1	Beneath the pipes joint	GRO, DRO, BTEX	NWTPH-Gx/BTEX NWTPH-Dx	6/19/19 12:00
P2	Beneath the pipes end	GRO, DRO, BTEX	NWTPH-Gx/BTEX NWTPH-Dx	6/19/19 12:10
CS1	Center bottom of the PCS excavation pit (Confirmatory sample)	GRO, DRO, BTEX	NWTPH-Gx/BTEX NWTPH-Dx	6/20/19 16:00
CS2	South bottom of the PCS excavation pit (Confirmatory sample)	GRO, DRO, BTEX	NWTPH-Gx/BTEX NWTPH-Dx	6/20/19 16:10
CS3	North bottom of the PCS excavation pit (Confirmatory sample)	GRO, DRO, BTEX	NWTPH-Gx/BTEX NWTPH-Dx	6/20/19 16:20
PSP	Center area of the petroleum stockpile	GRO, DRO, BTEX	NWTPH-Gx/BTEX NWTPH-Dx	6/20/19 10:00

Notes
GRO – Gasoline range organics
DRO – Diesel range organics
BTEX – Benzene, toluene, ethyl benzene & xylene

Table 2. Summary of Soil Analytical Results (mg/kg)

	BTEX				Total petroleum hydrocarbons		
Samples	**Benzene**	**Toluene**	**Ethyl benzene**	**Xylene**	**GRO**	**DRO**	**RRO**
TP-SN	<0.02	<0.05	<0.05	<0.10	<10.0	<50	<100
TP-SS	<0.02	<0.05	<0.05	<0.10	<10.0	<50	<100
TP-SE	<0.02	<0.05	<0.05	<0.10	<10.0	<50	<100
TP-SW	<0.02	<0.05	<0.05	<0.10	<10.0	<50	<100
TP-BN	<0.02	<0.05	<0.05	<0.10	<10.0	<50	<100
TP-BS	<0.02	<0.05	<0.05	<0.10	<10.0	<50	<100
SP1	<0.02	<0.05	<0.05	<0.10	<10.0	<50	<100
SP2	<0.02	<0.05	<0.05	<0.10	<10.0	<50	<100
SP3	<0.02	<0.05	<0.05	<0.10	<10.0	<50	<100
D1	<0.02	<0.05	<0.05	<0.10	<10.0	<50	<100
D2	<0.02	<0.05	<0.05	<0.10	<10.0	<50	<100
P1	<0.02	<0.05	<0.05	<0.10	<10.0	<50	<100
P2	<0.02	<0.05	<0.05	<0.10	<10.0	<50	<100
CS1	<0.02	<0.05	<0.05	<0.10	<10.0	<50	<100
CS2	<0.02	<0.05	<0.05	<0.10	<10.0	<50	<100
CS3	<0.02	<0.05	<0.05	<0.10	<10.0	<50	<100
PSP	<0.02	<0.04	<0.02	<0.05	**550**	**14,000**	**3,100**
STD	0.03	7	6	9	30/100	2,000	2,000

Notes

STD: Method A Soil Cleanup Levels for Unrestricted Land Uses (Table 740-1).
GRO – Gasoline range organics
DRO – Diesel range organics
RRO – Residual range organics
BTEX – Benzene, toluene, ethyl benzene & xylene
Numbers in bold red indicate concentrations over the MTCA Method A Cleanup Levels.

FIGURES

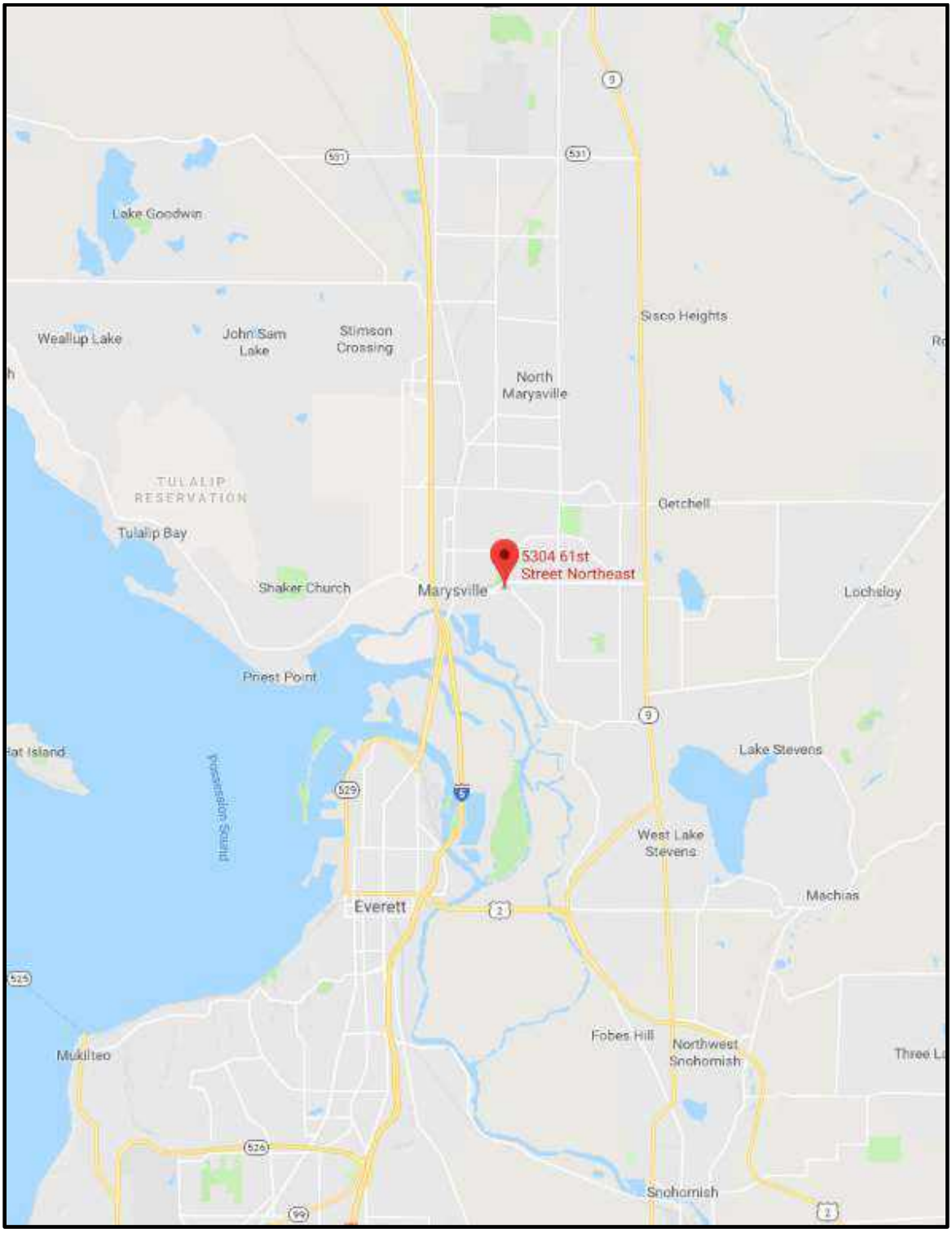


Figure 1. Site Location Map

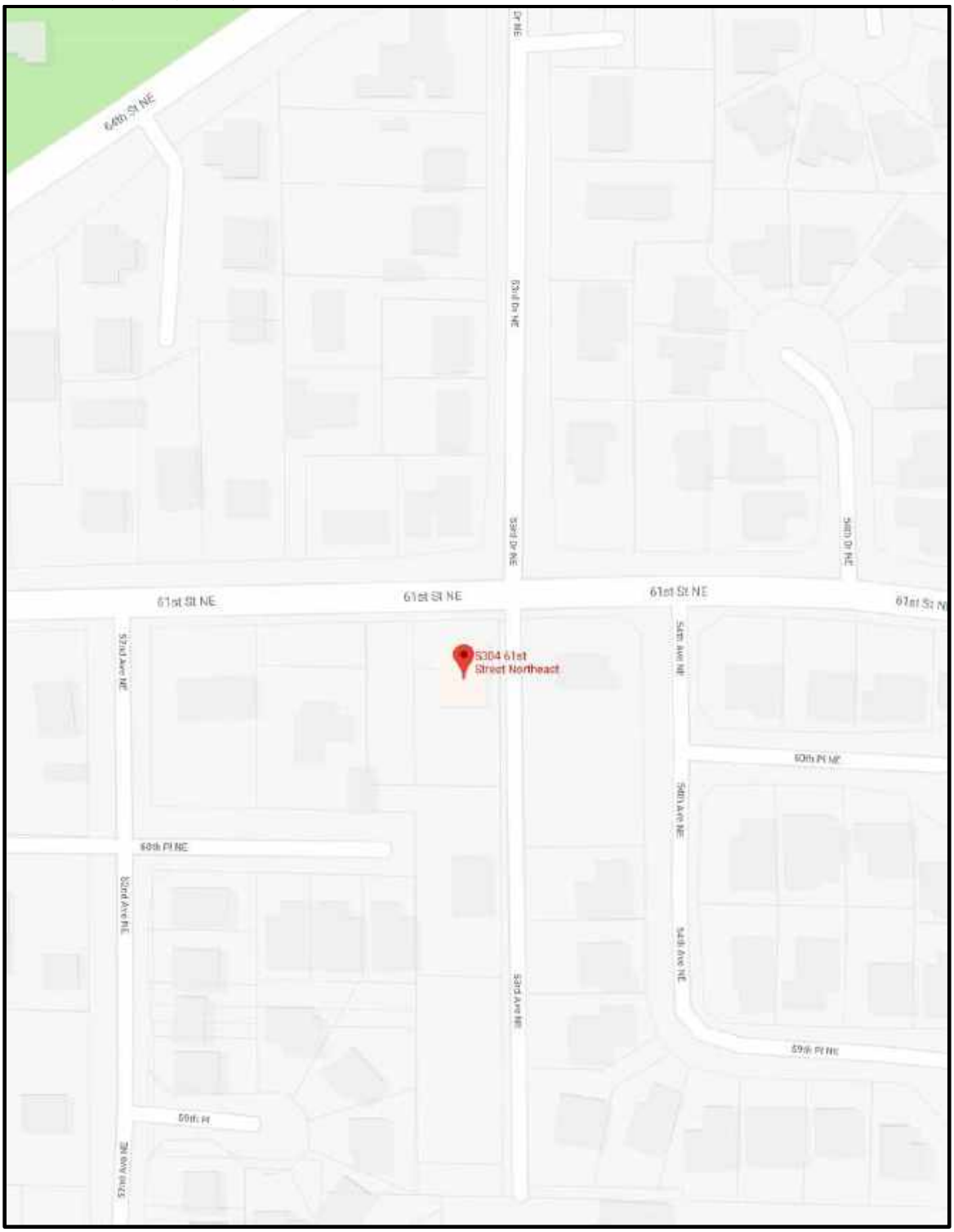


Figure 2. Site Vicinity map

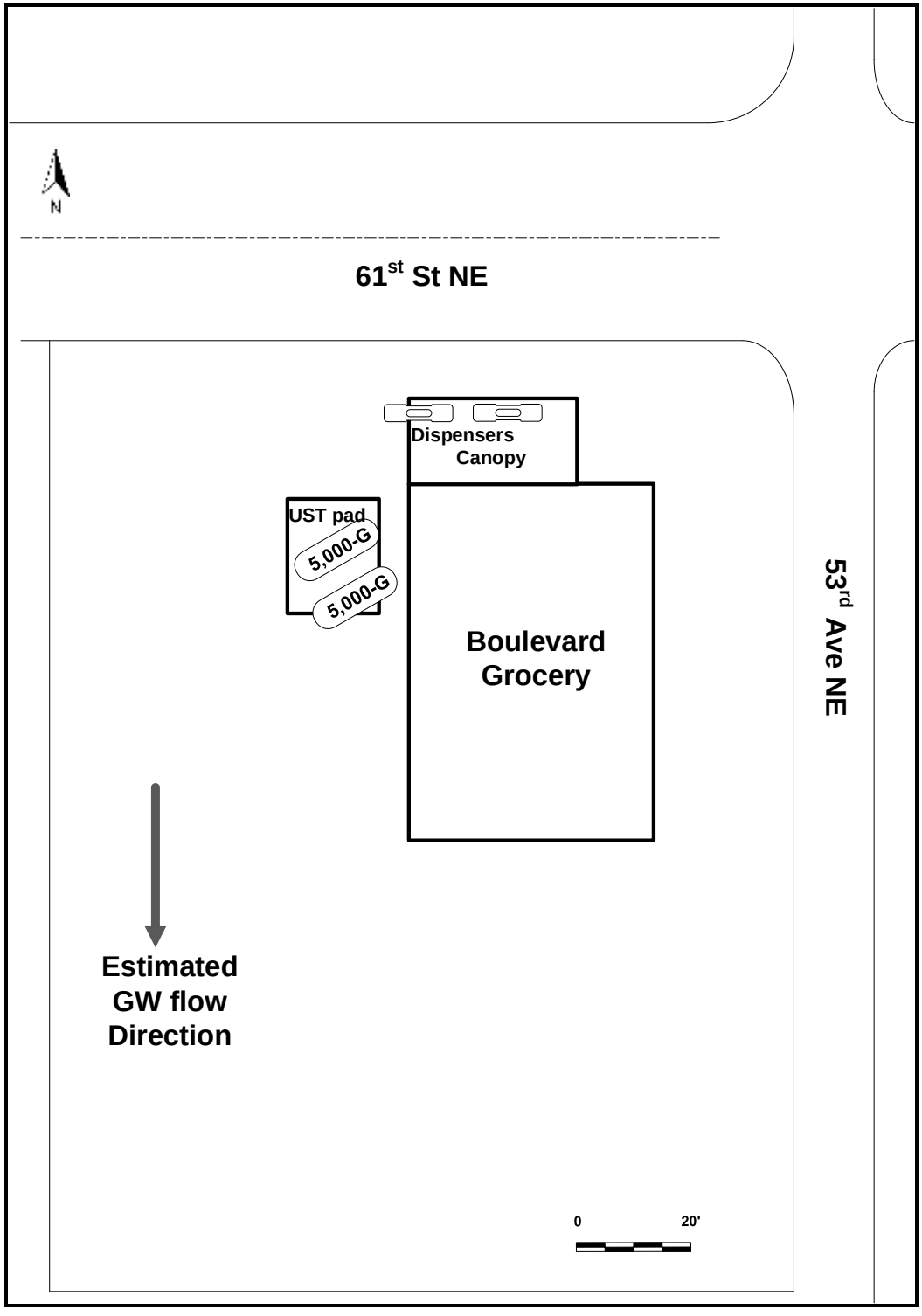


Figure 3. Site Plan

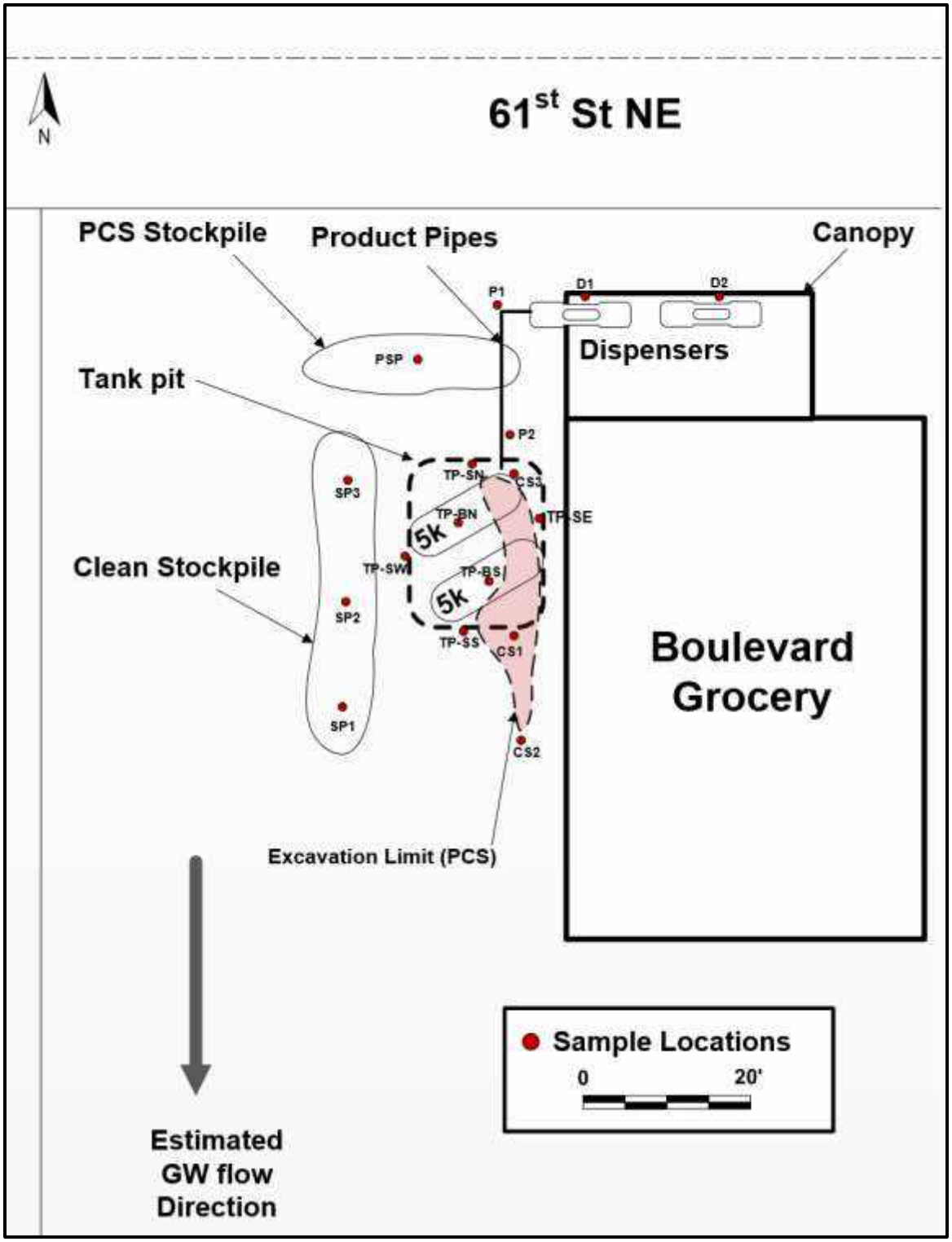


Figure 4. Exploration Location Plan

APPENDICES

APPENDIX A. SITE PHOTOGRAPHS

Photo 1. A view of the Subject Property looking southeast.

Photo 2. A view of the canopy and pump island looking east.

Photo 3. A view of the convenience store looking east.

Photo 4. A view of the UST pad looking south.

Photo 5. A view of the excavation of tank pit.

Photo 6. A view of tanks tops (Tank #1 & #2) in the excavation pit.

Photo 7. A view of the triple rinse of tank #1 in the excavation pit by a vacuum truck

Photo 8. A view of the triple rinse of tank #2 in the excavation pit by a vacuum truck.

Photo 9. Removal of the 5k-gallon tank (Tank #1) from the excavation pit.

Photo 10. Removal of the 5k-gallon tank (Tank #2) from the excavation pit.

Photo 11. A view of two tanks on the surface.

Photo 12. A view of the Tank #1 on a trailer for off-site disposal.

Photo 13. A view of the Tank #2 on a trailer for off-site disposal.

Photo 14. A view of the excavation tank pit.

Photo 15. A view of the petroleum-contaminated soils in gray color at the bottom.

Photo 16. Addition of OCR chemicals to the excavation pit.

Photo 17. Hauling of the petroleum-contaminated soils.

Photo 18. A view of the UST area after backfill.

APPENDIX B. LABORATORY REPORT

B

ACCU LABORATORY

12524 130th Lane NE
Kirkland, WA 98034

Tel: (425) 214-5858
(425) 214-5868
Email: lisa@accu-lab.com
Website: www.accu-lab.com

June 27, 2019

Mr. Jake Lee
Envitechnology, Inc.
16541 Redmond Way #358C
Redmond, WA 98052

Dear Mr. Lee:

Please find enclosed the analytical reports for:

Project Name:	***Boulevard Grocery***
Project#:	***02190114-1***
Date Received:	***June 20, 2019***
Accu Lab WO#:	***19-AL0620-8***

The results of analyses are presented in the attached tables. Applicable reporting limits, QA/QC data and data qualifiers are included. An invoice for the work is also enclosed.

Accu Laboratory appreciates the opportunity to provide analytical service for this project. If you should have any question pertaining to the report, or if we can be of further assistance, please feel free to contact me.

Sincerely,

Lisa Y Zhang
Laboratory Manager

ACCU LABORATORY

12524 130th Lane NE
Kirkland WA 98034

Tel: (425) 214-5858
(425) 214-5868
Email: lisa@accu-lab.com
website: www.accu-lab.com

Analytical Report

Client	**Envitechnology, Inc**	**Acculab WO#**	**19-AL0620-8**
	16541 Redmond Way #358C		
	Redmond WA 98052	Date Sampled	6/19/2019
Project Manager	**Jake Lee**	Date Received	6/20/2019
Project Name	**Boulevard Grocery**	Date Reported	6/27/2019
Project #	**02190114-1**		

NWTPH-Gx/BTEX in Soil

Accu Lab Batch# AL062419-2

Client sample ID					**TP-BN**	**TP-BS**	**TP-SN**	**TP-SS**
Lab ID	**MRL**	**Unit**	**MTH BLK**	**LCS**	19-AL0620-8-1	19-AL0620-8-2	19-AL0620-8-3	19-AL0620-8-4
Matrix			Soil	Soil	Soil	Soil	Soil	Soil
Date Extracted			6/24/2019	6/24/2019	6/19/2019	6/19/2019	6/19/2019	6/19/2019
Date Analyzed			6/24/2019	6/24/2019	6/24/2019	6/24/2019	6/24/2019	6/24/2019
Moisture (%)					9.4%	6.6%	5.6%	4.9%
NWTPH-Gx								
Mineral Spirits/Other Solvents	10	mg/Kg	nd		nd	nd	nd	nd
Gasoline Range Organics (GRO)	10	mg/Kg	nd	91%	nd	nd	nd	nd
EPA 8260 BTEX								
Benzene	20	ug/Kg	nd	92%	nd	nd	nd	nd
Toluene	50	ug/Kg	nd	88%	nd	nd	nd	nd
Ethylbenzene	50	ug/Kg	nd	84%	nd	nd	nd	nd
m,p-Xylenes	100	ug/Kg	nd	89%	nd	nd	nd	nd
o-Xylene	20	ug/Kg	nd	87%	nd	nd	nd	nd
Surrogate Recoveries								
Dibromofluoromethane			102%	102%	92%	94%	84%	87%
Bromofluorobenzene			103%	100%	103%	101%	104%	99%

Acceptable Recovery Limits:

Surrogates/LCS	*70-130%*
MS/MSD	*65-135%*
Acceptable RPD limit:	*30%*

ACCU LABORATORY

12524 130th Lane NE
Kirkland WA 98034

Tel: (425) 214-5858
(425) 214-5868
Email: lisa@accu-lab.com
website: www.accu-lab.com

Analytical Report

Client	**Envitechnology, Inc**	**Acculab WO#**	**19-AL0620-8**
	16541 Redmond Way #358C		
	Redmond WA 98052	Date Sampled	6/19/2019
Project Manager	**Jake Lee**	Date Received	6/20/2019
Project Name	**Boulevard Grocery**	Date Reported	6/27/2019
Project #	**02190114-1**		

NWTPH-Gx/BTEX in Soil

Accu Lab Batch# AL062419-2

Client sample ID			**TP-SE**	**TP-SW**	**SP1**	**SP2**	**SP3**	**D1**
Lab ID	**MRL**	**Unit**	19-AL0620-8-5	19-AL0620-8-6	19-AL0620-8-7	19-AL0620-8-8	19-AL0620-8-9	19-AL0620-8-10
Matrix			Soil	Soil	Soil	Soil	Soil	Soil
Date Extracted			6/10/2019	6/10/2019	6/10/2019	6/10/2019	6/10/2019	6/10/2019
Date Analyzed			6/11/2019	6/11/2019	6/11/2019	6/11/2019	6/11/2019	6/11/2019
Moisture (%)			7.1%	5.4%	8.1%	9.8%	11%	15%
NWTPH-Gx								
Mineral Spirits/Other Solvents	10	mg/Kg	nd	nd	nd	nd	nd	nd
Gasoline Range Organics (GRO)	10	mg/Kg	nd	nd	nd	nd	nd	nd
EPA 8260 BTEX								
Benzene	20	ug/Kg	nd	nd	nd	nd	nd	nd
Toluene	50	ug/Kg	nd	nd	nd	nd	nd	nd
Ethylbenzene	50	ug/Kg	nd	nd	nd	nd	nd	nd
m,p-Xylenes	100	ug/Kg	nd	nd	nd	nd	nd	nd
o-Xylene	20	ug/Kg	nd	nd	nd	nd	nd	nd
Surrogate Recoveries								
Dibromofluoromethane			86%	83%	84%	85%	86%	86%
Bromofluorobenzene			96%	96%	101%	101%	100%	100%

Acceptable Recovery Limits:

Surrogates/LCS	*70-130%*
MS/MSD	*65-135%*
Acceptable RPD limit:	*30%*

ACCU LABORATORY

12524 130th Lane NE
Kirkland WA 98034

Tel: (425) 214-5858
(425) 214-5868
Email: lisa@accu-lab.com
website: www.accu-lab.com

Analytical Report

Client	**Envitechnology, Inc**	**Acculab WO#**	**19-AL0620-8**
	16541 Redmond Way #358C		
	Redmond WA 98052	Date Sampled	6/19/2019
Project Manager	**Jake Lee**	Date Received	6/20/2019
Project Name	**Boulevard Grocery**	Date Reported	6/27/2019
Project #	**02190114-1**		

NWTPH-Gx/BTEX in Soil

Accu Lab Batch# AL062419-2

Client sample ID			**D2**	**P1**	**P2**	**MS TP-BN**	**MSD TP-BN**	**RPD TP-BN**
Lab ID	**MRL**	**Unit**	19-AL0620-8-11	19-AL0620-8-12	19-AL0620-8-13	19-AL0620-8-1	19-AL0620-8-1	19-AL0620-8-1
Matrix			Soil	Soil	Soil	Soil	Soil	Soil
Date Extracted			6/10/2019	6/10/2019	6/10/2019	6/19/2019	6/19/2019	6/19/2019
Date Analyzed			6/11/2019	6/11/2019	6/11/2019	6/24/2019	6/24/2019	6/24/2019
Moisture (%)			1.7%	4.9%	3.1%	9.4%	9.4%	9.4%
NWTPH-Gx								
Mineral Spirits/Other Solvents	10	mg/Kg	nd	nd	nd			
Gasoline Range Organics (GRO)	10	mg/Kg	nd	nd	nd	73%	72%	2%
EPA 8260 BTEX								
Benzene	20	ug/Kg	nd	nd	nd	98%	84%	15%
Toluene	50	ug/Kg	nd	nd	nd	95%	92%	3%
Ethylbenzene	50	ug/Kg	nd	nd	nd	92%	82%	11%
m,p-Xylenes	100	ug/Kg	nd	nd	nd	92%	104%	12%
o-Xylene	20	ug/Kg	nd	nd	nd	93%	102%	9%
Surrogate Recoveries								
Dibromofluoromethane			86%	85%	86%	99%	96%	
Bromofluorobenzene			99%	100%	101%	105%	90%	

Acceptable Recovery Limits:

Surrogates/LCS	*70-130%*
MS/MSD	*65-135%*
Acceptable RPD limit:	*30%*

ACCU LABORATORY

12524 130th Lane NE
Kirkland WA 98034

Tel: (425) 214-5858
(425) 214-5868
Email: lisa@accu-lab.com
website: www.accu-lab.com

Analytical Report

Client	**Envitechnology, Inc**	**Acculab WO#**	**19-AL0620-8**
	16541 Redmond Way #358C		
	Redmond WA 98052	Date Sampled	6/19/2019
Project Manager	**Jake Lee**	Date Received	6/20/2019
Project Name	**Boulevard Grocery**	Date Reported	6/27/2019
Project #	**02190114-1**		

NWTPH-Dx in Soil

Accu Lab Batch# AL062619-1

Client sample ID					**TP-BN**	**TP-BS**	**TP-SN**	**TP-SS**
Lab ID	**MRL**	**Unit**	**MTH BLK**	**LCS**	19-AL0620-8-1	19-AL0620-8-2	19-AL0620-8-3	19-AL0620-8-4
Matrix			Solid	Solid	Soil	Soil	Soil	Soil
Date Extracted			6/26/2019	6/26/2019	6/26/2019	6/26/2019	6/26/2019	6/26/2019
Date Analyzed			6/26/2019	6/26/2019	6/26/2019	6/26/2019	6/26/2019	6/26/2019
Moisture (%)					9.4%	6.6%	5.6%	4.9%
Diesel Range Organics (DRO)	50	mg/Kg	nd	98%	nd	nd	nd	nd
Residue Range Oil (RRO)	100	mg/Kg	nd		nd	nd	nd	nd
Surrogate Recoveries								
2-Fluorobiphenyl			100%	101%	100%	98%	98%	98%
p-Terphenyl-d4			112%	108%	111%	114%	110%	109%

Acceptable Recovery Limits:

Surrogates/LCS	*70-130%*
MS/MSD	*65-135%*
Acceptable RPD limit:	*30%*

ACCU LABORATORY

12524 130th Lane NE
Kirkland WA 98034

Tel: (425) 214-5858
(425) 214-5868
Email: lisa@accu-lab.com
website: www.accu-lab.com

Analytical Report

Client	**Envitechnology, Inc**	**Acculab WO#**	**19-AL0620-8**
	16541 Redmond Way #358C		
	Redmond WA 98052	Date Sampled	6/19/2019
Project Manager	Jake Lee	Date Received	6/20/2019
Project Name	**Boulevard Grocery**	Date Reported	6/27/2019
Project #	**02190114-1**		

NWTPH-Dx in Soil

Accu Lab Batch# AL062619-1

Client sample ID			**TP-SE**	**TP-SW**	**SP1**	**SP2**	**SP3**	**D1**
Lab ID	**MRL**	**Unit**	19-AL0620-8-5	19-AL0620-8-6	19-AL0620-8-7	19-AL0620-8-8	19-AL0620-8-9	19-AL0620-8-10
Matrix			Soil	Soil	Soil	Soil	Soil	Soil
Date Extracted			6/26/2019	6/26/2019	6/26/2019	6/26/2019	6/26/2019	6/26/2019
Date Analyzed			6/26/2019	6/26/2019	6/26/2019	6/26/2019	6/26/2019	6/26/2019
Moisture (%)			7.1%	5.4%	8.1%	9.8%	11%	15%
Diesel Range Organics (DRO)	50	mg/Kg	nd	nd	nd	nd	nd	nd
Residue Range Oil (RRO)	100	mg/Kg	nd	nd	nd	nd	nd	nd
Surrogate Recoveries								
2-Fluorobiphenyl			98%	96%	99%	96%	99%	113%
p-Terphenyl-d4			108%	116%	109%	110%	111%	116%

Acceptable Recovery Limits:

Surrogates/LCS	*70-130%*
MS/MSD	*65-135%*
Acceptable RPD limit:	*30%*

ACCU LABORATORY

12524 130th Lane NE
Kirkland WA 98034

Tel: (425) 214-5858
(425) 214-5868
Email: lisa@accu-lab.com
website: www.accu-lab.com

Analytical Report

Client	**Envitechnology, Inc**	**Acculab WO#**	**19-AL0620-8**
	16541 Redmond Way #358C		
	Redmond WA 98052	Date Sampled	6/19/2019
Project Manager	Jake Lee	Date Received	6/20/2019
Project Name	**Boulevard Grocery**	Date Reported	6/27/2019
Project #	**02190114-1**		

NWTPH-Dx in Soil

Accu Lab Batch# AL062619-1

Client sample ID	**MRL**	**Unit**	**D2**	**P1**	**P2**	**MS TP-BN**	**MSD TP-BN**	**RPD TP-BN**
Lab ID			19-AL0620-8-11	19-AL0620-8-12	19-AL0620-8-13	19-AL0620-8-1	19-AL0620-8-1	19-AL0620-8-1
Matrix			Soil	Soil	Soil	Soil	Soil	Soil
Date Extracted			6/12/2019	6/26/2019	6/26/2019	6/26/2019	6/26/2019	6/26/2019
Date Analyzed			6/12/2019	6/26/2019	6/26/2019	6/26/2019	6/26/2019	6/26/2019
Moisture (%)			1.7%	4.9%	3.1%	9.4%	9.4%	9.4%
Diesel Range Organics (DRO)	50	mg/Kg	nd	nd	nd	96%	94%	3%
Residue Range Oil (RRO)	100	mg/Kg	nd	nd	nd			
Surrogate Recoveries								
2-Fluorobiphenyl			90%	113%	107%	99%	127%	
p-Terphenyl-d4			106%	116%	115%	121%	117%	

Acceptable Recovery Limits:

Surrogates/LCS	*70-130%*
MS/MSD	*65-135%*
Acceptable RPD limit:	*30%*

ACCU LABORATORY

12524 130th Lane NE
Kirkland WA 98034

Tel: (425) 214-5858
(425) 214-5868
Email: lisa@accu-lab.com
website: www.accu-lab.com

Analytical Report

Client	**Envitechnology, Inc**	**Acculab WO#**	**19-AL0620-8**
	16541 Redmond Way #358C		
	Redmond WA 98052	Date Sampled	6/19/2019
Project Manager	**Jake Lee**	Date Received	6/20/2019
Project Name	**Boulevard Grocery**	Date Reported	6/27/2019
Project #	**02190114-1**		

Data Qualifiers and Comments:

Results reported on dry-weight basis for soil samples.

MRL- Method Reporting Limit

nd- Indicates the analyte is not detected at the listing reporting limit.

C- Coelution with other compounds.

M- % Recovery of surrogate, MS/MSD is out of the acceptable limit due to matrix effect.

B- Indicates the analyte is detected in the method blank associated with the sample.

J- The analyte is detected at below the reporting limit.

E- The result reported exceeds the calibration range, and is an estimate.

D- Sample required dilution due to matrix. Method Reporting Limits were elevated due to dilutions.

H- Sample was received or analyzed past holding time

Q- Sample was received with head space, improper preserved or above recommended temperature.

I- Due to insufficient sample, LCS/LCS DUP were analyzed in place of MS/MSD.

R- The recovery of this analyte in QC sample failed high, but the analyte was not detected in all related samples. No action was taken.

R-1- The RPD value for the MS/MSD was outside of QC acceptance limits however both recoveries were acceptable. All related samples were "nd". No action was taken.

R-2- The recovery of the surogate in sample failed high, but all related analytes were not detected in the sample. No action was taken.

ACCU LABORATORY

Accu Lab WO# 19-ALO620-8

12524 1/2

Sample Chain of Custody/Analysis Request

~~125424~~ 130th Lane NE,
Kirkland, WA 98034
Tel: (425) 214-5858 , (425) 214-5868
www. accu-lab.com

Company: Envitechnology, INC
Address: 16541 Redmond Way #358C
Redmond, WA 98052
Telephone: 425-890-3517
Email: Jakelee@envitechnology.com

Project Manager: Jake Lee
Project number: 02190114-1
Project Name: Boulevard Grocery
5304 61st St NE, Marysville
Sampled by: Jake Lee

Report to: (If not the same as client info)
Invoice to: (If not the same as client info)

Accu Lab #	Sample ID	Date	time	Matrix	Container Type	NWTPH-HCID	NWTPH-DX	NWTPH-GX/BTEX	NWTPH-GX	EPA 8260 Halogenated Volatiles	EPA 8260C VOA in water (EDB not included)	EDB (0.01ppb) by EPA 8011/8260 SIM	Vinyl chloride/TCE/PCE by 8260C SIM	EPA 8260 VOA in Soil	8260 Oxygenates	Ethanol by Modified EPA 8260	EPA 8270D Full Scan	EPA 8270D SIM PAH	PCP by 8270 GC/ECD	EPA 8081B Chlorinated Pesticides	EPA 8082A PCB	6020A Metals (circle one) MTCA5 RCRA8	Metals by EPA 200.8 Dissolved Total	EPA1664 Oil & Grease	pH / TSS / TDS / Conductivity/Turbidity	TCLP RCRA8 SVOA VOA	Note	Composite	Grab
	TP-BN	6/19/19	9:00	Soil			X	X																				
	TP-BS		9:20																									
	TP-SN		10:10																									
	TP-SS		9:30																									
	TP-SE		9:50																									
	TP-SW		10:00																									
	SP1		10:15																									
	SP2		10:20																									
	SP3		10:30																									
	D1	↓	11:00	↓		↓	↓	↓																				

Sample Receipt Information Note:

Turnaround Time: Working Calendar Day

3 Day Standard	X
48 hour	
24 hour	
Same Day	

Relinquished By: Jake Lee Date/Time 6/20/19 16:30
Received By: Date/time 6/20/19 16:30

White page to Laboratory

Yellow page to Client

12524 2/2

ACCU LABORATORY

Accu Lab WO# 19-AL06208

Sample Chain of Custody/Analysis Request

~~125424~~ 130th Lane NE,
Kirkland, WA 98034
Tel: (425) 214-5858 , (425) 214-5868
www. accu-lab.com

Company: Enviitechnology, inc
Address: 16541 Redmond Way #358C
Redmond, WA 98052
Telephone: 425-890-3517
Email: Jakelee@enviitechnology.inc

Project Manager: Jake Lee
Project number: 02190114-1
Project Name: Boulevard Grocery
5304 61st St NE, Marysville
Sampled by: Jake Lee

Report to: (If not the same as client info)

Invoice to: (If not the same as client info)

Accu Lab #	Sample ID	Date	time	Matrix	Container Type	NWTPH-HCID	NWTPH-DX	NWTPH-GX/BTEX	NWTPH-GX	EPA 8260 Halogenated Volatiles	EPA 8260C VOA in water (EDB not included)	EDB (0.01ppb) by EPA 8011/8260 SIM	Vinyl chloride/TCE/PCE by 8260C SIM	EPA 8260 VOA in Soil	8260 Oxygenates	Ethanol by Modified EPA 8260	EPA 8270D Full Scan	EPA 8270D SIM PAH	PCP by 8270 GC/ECD	EPA 8081B Chlorinated Pesticides	EPA 8082A PCB	6020A Metals (circle one) MTCA5 RCRA8	Metals by EPA 200.8 Dissolved Total	EPA1664 Oil & Grease	pH / TSS / TDS / Conductivity/Turbidity	TCLP RCRA8 SVOA VOA	Note	Composite	Grab
	D2	6/19/19	11:10	Soil			X	X																					
	P1	↓	12:00	↓			↓	↓																					
	P2	↓	12:10	↓			↓	↓																					

Sample Receipt Information Note:

Turnaround Time: Working Calendar Day

3 Day Standard	X
48 hour	
24 hour	
Same Day	

Relinquished By: Jake Lee Date/Time 6/20/19 16:30

Received By: Date/time 6/20/19 16:30

White page to Laboratory

Yellow page to Client

ACCU LABORATORY

12524 130th Lane NE
Kirkland, WA 98034

Tel: (425) 214-5858
(425) 214-5868
Email: lisa@accu-lab.com
Website: www.accu-lab.com

June 27, 2019

Mr. Jake Lee
Envitechnology, Inc.
16541 Redmond Way #358C
Redmond, WA 98052

Dear Mr. Lee:

Please find enclosed the analytical reports for:

Project Name:	***Boulevard Grocery***
Project#:	***02190114-1***
Date Received:	***June 21, 2019***
Accu Lab WO#:	***19-AL0621-7***

The results of analyses are presented in the attached tables. Applicable reporting limits, QA/QC data and data qualifiers are included. An invoice for the work is also enclosed.

Accu Laboratory appreciates the opportunity to provide analytical service for this project. If you should have any question pertaining to the report, or if we can be of further assistance, please feel free to contact me.

Sincerely,

Lisa Y Zhang
Laboratory Manager

ACCU LABORATORY

12524 130th Lane NE
Kirkland WA 98034

Tel: (425) 214-5858
(425) 214-5868
Email: lisa@accu-lab.com
website: www.accu-lab.com

Analytical Report

Client	**Envitechnology, Inc**	**Acculab WO#**	**19-AL0621-7**
	16541 Redmond Way #358C		
	Redmond WA 98052	Date Sampled	6/20/2019
Project Manager	**Jake Lee**	Date Received	6/21/2019
Project Name	**Boulevard Grocery**	Date Reported	6/27/2019
Project #	**02190114-1**		

NWTPH-Gx/BTEX in Soil

Accu Lab Batch# AL062419-2

Client sample ID					**PSP**	**CS1**	**CS2**	**CS3**
Lab ID	**MRL**	**Unit**	**MTH BLK**	**LCS**	19-AL0621-7-1	19-AL0621-7-2	19-AL0621-7-3	19-AL0621-7-4
Matrix			Soil	Soil	Soil	Soil	Soil	Soil
Date Extracted			6/24/2019	6/24/2019	6/20/2019	6/20/2019	6/20/2019	6/20/2019
Date Analyzed			6/24/2019	6/24/2019	6/24/2019	6/24/2019	6/24/2019	6/24/2019
Moisture (%)					15%	1.7%	4.9%	3.1%
NWTPH-Gx								
Mineral Spirits/Other Solvents	10	mg/Kg	nd		nd	nd	nd	nd
Gasoline Range Organics (GRO)	10	mg/Kg	nd	91%	550	nd	nd	nd
EPA 8260 BTEX								
Benzene	20	ug/Kg	nd	92%	nd	nd	nd	nd
Toluene	50	ug/Kg	nd	88%	nd	nd	nd	nd
Ethylbenzene	50	ug/Kg	nd	84%	nd	nd	nd	nd
m,p-Xylenes	100	ug/Kg	nd	89%	nd	nd	nd	nd
o-Xylene	20	ug/Kg	nd	87%	nd	nd	nd	nd
Surrogate Recoveries								
Dibromofluoromethane			102%	102%	104%	85%	80%	81%
Bromofluorobenzene			103%	100%	99%	103%	100%	101%

Acceptable Recovery Limits:

Surrogates/LCS	*70-130%*
MS/MSD	*65-135%*
Acceptable RPD limit:	*30%*

ACCU LABORATORY

12524 130th Lane NE
Kirkland WA 98034

Tel: (425) 214-5858
(425) 214-5868
Email: lisa@accu-lab.com
website: www.accu-lab.com

Analytical Report

Client	**Envitechnology, Inc**	**Acculab WO#**	**19-AL0621-7**
	16541 Redmond Way #358C		
	Redmond WA 98052	Date Sampled	6/20/2019
Project Manager	**Jake Lee**	Date Received	6/21/2019
Project Name	**Boulevard Grocery**	Date Reported	6/27/2019
Project #	**02190114-1**		

NWTPH-Dx in Soil

Accu Lab Batch# AL062619-1

Client sample ID					**PSP**	**CS1**	**CS2**	**CS3**
Lab ID	**MRL**	**Unit**	**MTH BLK**	**LCS**	19-AL0621-7-1	19-AL0621-7-2	19-AL0621-7-3	19-AL0621-7-4
Matrix			Solid	Solid	Soil	Soil	Soil	Soil
Date Extracted			6/26/2019	6/26/2019	6/26/2019	6/26/2019	6/26/2019	6/26/2019
Date Analyzed			6/26/2019	6/26/2019	6/26/2019	6/26/2019	6/26/2019	6/26/2019
Moisture (%)					15%	1.7%	4.9%	3.1%
Diesel Range Organics (DRO)	50	mg/Kg	nd	98%	14,000	nd	nd	nd
Residue Range Oil (RRO)	100	mg/Kg	nd		3,100	nd	130	110
Surrogate Recoveries								
2-Fluorobiphenyl			100%	101%	89%	100%	99%	99%
p-Terphenyl-d4			112%	108%	111%	113%	112%	112%

Acceptable Recovery Limits:

Surrogates/LCS	*70-130%*
MS/MSD	*65-135%*
Acceptable RPD limit:	*30%*

ACCU LABORATORY

12524 130th Lane NE
Kirkland WA 98034

Tel: (425) 214-5858
(425) 214-5868
Email: lisa@accu-lab.com
website: www.accu-lab.com

Analytical Report

Client	**Envitechnology, Inc**	**Acculab WO#**	**19-AL0621-7**
	16541 Redmond Way #358C		
	Redmond WA 98052	Date Sampled	6/20/2019
Project Manager	**Jake Lee**	Date Received	6/21/2019
Project Name	**Boulevard Grocery**	Date Reported	6/27/2019
Project #	**02190114-1**		

Data Qualifiers and Comments:

Results reported on dry-weight basis for soil samples.

MRL- Method Reporting Limit

nd- Indicates the analyte is not detected at the listing reporting limit.

C- Coelution with other compounds.

M- % Recovery of surrogate, MS/MSD is out of the acceptable limit due to matrix effect.

B- Indicates the analyte is detected in the method blank associated with the sample.

J- The analyte is detected at below the reporting limit.

E- The result reported exceeds the calibration range, and is an estimate.

D- Sample required dilution due to matrix. Method Reporting Limits were elevated due to dilutions.

H- Sample was received or analyzed past holding time

Q- Sample was received with head space, improper preserved or above recommended temperature.

I- Due to insufficient sample, LCS/LCS DUP were analyzed in place of MS/MSD.

R- The recovery of this analyte in QC sample failed high, but the analyte was not detected in all related samples. No action was taken.

R-1- The RPD value for the MS/MSD was outside of QC acceptance limits however both recoveries were acceptable. All related samples were "nd". No action was taken.

R-2- The recovery of the surogate in sample failed high, but all related analytes were not detected in the sample. No action was taken.

ACCU LABORATORY

Accu Lab WO# 19-ALO621-7

Sample Chain of Custody/Analysis Request

12524
~~125424~~ 130th Lane NE,
Kirkland, WA 98034
Tel: (425) 214-5858 , (425) 214-5868
www. accu-lab.com

Company: Envitechnology inc
Address: 16541 Redmond Way #358C
Redmond, WA 98052
Telephone: 425-890-3517
Email: jakelee@envitechnology.com

Project Manager: Jake Lee
Project number: 021901141
Project Name: Boulevard Grocery
5304 - 61st St NE Marysville
Sampled by: Jake Lee

Report to: (If not the same as client info)
Invoice to: (If not the same as client info)

Accu Lab #	Sample ID	Date	time	Matrix	Container Type	NWTPH-HCID	NWTPH-DX	NWTPH-GX/BTEX	NWTPH-GX	EPA 8260 Halogenated Volatiles	EPA 8260C VOA in water (EDB not included)	EDB (0.01ppb) by EPA 8011/8260 SIM	Vinyl chloride/TCE/PCE by 8260C SIM	EPA 8260 VOA in Soil	8260 Oxygenates	Ethanol by Modified EPA 8260	EPA 8270D Full Scan	EPA 8270D SIM PAH	PCP by 8270 GC/ECD	EPA 8081B Chlorinated Pesticides	EPA 8082A PCB	6020A Metals (circle one) MTCA5 RCRA8	Metals by EPA 200.8 Dissolved Total	EPA1664 Oil & Grease	pH / TSS / TDS / Conductivity/Turbidity	TCLP RCRA8 SVOA VOA	Note	Composite	Grab
	PSP	6/20/19	10:00	Soil			X	X																					
	CS1	↓	16:00	↓			↓	↓																					
	CS2		16:10																										
	CS3	↓	16:20	↓																									

Sample Receipt Information Note:

Turnaround Time: Working Calendar Day

3 Day Standard	X
48 hour	
24 hour	
Same Day	

Relinquished By: Jake Lee Date/Time 6/21/19 17:00
Received By: Date/time 6/21/19 17:00

White page to Laboratory

Yellow page to Client

APPENDIX C. PERMITS & CERTIFICATES

C

DEPARTMENT OF ECOLOGY
State of Washington

30-DAY NOTICE

FOR UNDERGROUND STORAGE TANK SYSTEMS

UST ID #: 101929

County: Snohomish

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

I, Yvonne Kicker waive this 30-day notice 5/28/19 - Yvonne Kicker

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): n/a	Owner/Operator Name: Jae Park
UST ID # (if applicable): 101929	Business Name: Boulevard Grocery
Site Name: Boulevard Grocery	Mailing Address: 5304 61st St NE
Site Address: 5304 61st St NE	City: Marysville State: WA Zip: 98270
City: Marysville	Phone: 253-226-7515
Phone: 98270	Email: jo1160@yahoo.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: Envitechnology, Inc.	Certification Type: UST Decommissioning
Service Provider Name: Jake Seung Lee	Cert. No.: 5264460-U2 Exp. Date: 07/15/2020
Provider Phone: 425-890-3517	Provider Email: jakelee@envitechnology.com

2) ☐ Installer ☐ Decommissioner ☒ Site Assessor

Company Name: Envitechnology, Inc.	Certification Type: WA State Site Assessment
Service Provider Name: Jake Seung Lee	Cert. No.: 5264460-U7 Exp. Date: 7/15/2020
Provider Phone: 425-890-3517	Provider Email: jakelee@envitechnology.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
1REG	5,000	Gasoline	N	6/10/2019	
2SUPER	5,000	Diesel	N	6/10/2019	

City of Marysville
80 Columbia, Marysville, WA 98270
Office - (360)363-8100 Fax.-(360)651-5099
Inspections, 24hr notice (360)363-8204
Permit No. F19-0076
Permit Issued: 06/05/2019
Permit Expires: 06/05/2020

BUILDING PERMIT

FIRE
LP GAS TANK

CITY OF Marysville WASHINGTON

Site Address: 5304 SUNNYSIDE BLVD UST REMOVA
Description BOULEVARD GROCERY UST REMOVAL

Owner: WHETHAM WILFRED D & DURLA
Address: 6730 44TH ST NE
MARYSVILLE, WA 98270

Contractor: ENVITECHNOLOGY INC
Address: 16541 REDMOND WAY #358C
REDMOND, WA 98052
Phone: (425) 890-3517

Applicant: ENVITECHNOLOGY INC
Address: 16541 REDMOND WAY #358C
REDMOND, WA 98052
Phone: (425) 890-3517

Notes: REMOVAL OF TWO 5,000 GALLON UST'S AND TWO PETROLEUM DISPENSERS

Notice: This permit is issued by the Building Official and, under the provisions of the International Building Code, shall expire by limitation and become null and void if the building or work authorized by such permit is not commenced within 180 days from the date of permit issuance, or if the building or work authorized by such permit is suspended or abandoned at any time after the work is commneced for a period of 180 days. By affixing my signature, I hereby certify that I am the owner of the property for which this permit is issued or am an authorized representative of the owner. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not including routine calls for

Signature of Owner or Authorized Agent Yolee Sung Lee **Date** 6-5-19

Tax Parcel No.:	00539700900101	Occupancy Group:		Fire Ext.:	
Street Setback:	0'	Type of Const:		Size of Bldg:	0
Side Yard Setback:	0'	Zone:	NB	Occupant Load:	
Rear Yard Setback:	0'	Number of Units:	0	Vacant Land:	NO
No. of Bedrooms:	0	No. of Stories:	0	Valuation:	$ 0.00

Fee	Sub Fee		Sub Total
FIRE	LP GAS TANK	$50.00	
			$50.00

Total Fees: **$50.00**
Total Fees Paid: **$0.00** **Fees Due:** **$50.00**

Conditions:
06/05/2019 CALL 360-363-8525 FOR FIRE DEPT INSP
06/05/2019 SUBJECT TO FIELD INSPECTION

Permit Issued By: K Weisport for JD **Date:** 6-5-19

Building Official

WHEN SIGNED AND DATED ABOVE, THIS IS YOUR PERMIT. Permission is hereby given to do the above work, according to the conditions hereon an according to the approved plans and specifications pertaining thereto, subject to compliance with the ordinances of the CITY OF MARYSVILLE

City of Marysville
80 Columbia Ave, Marysville WA 98270
Office: (360) 363-8100
Fax: (360) 651-5099

Permit Type:
FIRE
LP GAS TANK

Inspection Card

Permit No: F19-0076
Permit Expires: 6/5/20

Inspections: 48 hr notice REQUIRED
CALL (360) 363-8525.

MUST BE CALLED IN BY 3:00 PM PREVIOUS WORKING DAY.

Site Address: 5304 SUNNYSIDE BLVD UST REMOVA **Description:** BOULEVARD GROCERY UST REMOVAL
Owner: WHETHAM WILFRED D & DURLA
Applicant: ENVITECHNOLOGY INC **Applicant Phone:** (425) 890-3517
Contractor: ENVITECHNOLOGY INC **Contractor Phone:** (425) 890-3517

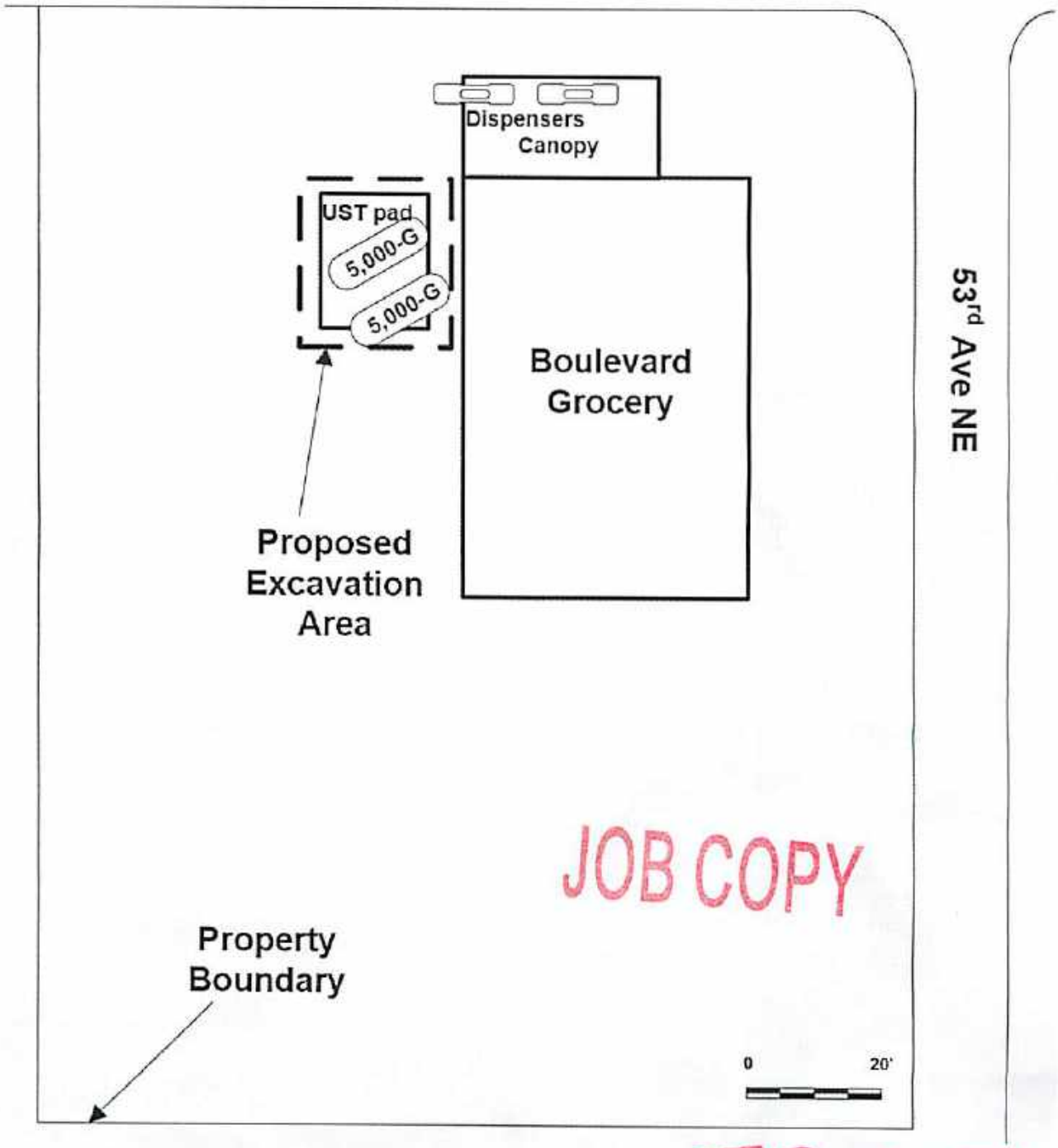
Notes: REMOVAL OF TWO 5,000 GALLON UST'S AND TWO PETROLEUM DISPENSERS
Conditions:
06/05/2019 CALL 360-363-8525 FOR FIRE DEPT INSP
06/05/2019 SUBJECT TO FIELD INSPECTION

APN: 00539700900101 Building Size: 0 Sq. FT. Street Setback: 0' Side Setback: 0' Rear Setback: 0'

1st	APPROVED	DATE	NOTES
FINAL ACCEPTANCE TEST	DM	6-19-19	

N

61st St NE



Site Plan

F19-00076

RECEIPT

CITY OF MARYSVILLE
80 COLUMBIA AVE.
MARYSVILLE, WA 98270
(360) 363-8000

5304 SUNNYSIDE BLVD US
MARYSVILLE, WA 982709501
FIRE/LP GAS TANK

Permit No: F19-0076
Receipt No: R17625

Fee Description	Account	Fee Amount
FIRE		
LP GAS TANK	2001	$ 50.00

Total Fees Paid: **$ 50.00**
Date Paid: 06/05/2019
Paid By: ENVITECHNOLOGY INC
Pay Method: CHECK 3156
Received By: Katrina Newport

Customer

STRAIGHT BILL OF LADING

ORIGINAL — NOT NEGOTIABLE

Shipper No. 20748

Carrier No. 31998

Page _____ of _____

Marine Vacuum Service Inc.

(Name of carrier) (SCAC)

Date 6/18/19

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 CASH Sale

Street 5304 61st NE

City Marysville State WA Zip Code

24 hr. Emergency Contact Tel. No. ChemTel 1-800-255-3924 Contract MIS3627926

Route

Vehicle Number 106

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				
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	500	GAL		
1 TT		Waste Water Non Reg by DOT				
1 TT		Used Oil Non Reg by DOT				
1 TT		Used Coolant Non Reg by DOT				

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 labelled/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 ☐ $

TOTAL CHARGES $

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)

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 Owner	CARRIER Marine Vacuum SERVICE
PER X John Anthony Lee	PER Sale
	DATE 6/18/19

Permanent post-office address of shipper.

Marine Vacuum Service, Inc.

GENERAL CONTRACTOR

CONTRACTORS LICENSE # MARINVS097JA

P0. Box 24263 Seattle, Washington 98124

Telephone (206) 762-0240

FAX (206) 763-8084

1-800-540-7491

AST/UST STORAGE TANK PUMP & RINSE CERTIFICATE

Tank Size: 5000 GAL

Last Contents Water 300 GAL

Tank Location: 5304 61ST ST NE

Marysville WA

Marine Vacuum Service, Inc. certifies that the above mentioned tank(s) have been triple rinsed in accordance with the industry standard as outlined in 40 CFR PART 280.70, WAC 173-360-380(I), API 1604, API 2015 and that all residual product and rinsate has been disposed of in accordance with Federal, State and Local regulations. Tanks listed above are **NOT GAS FREE** or **NOT SAFE FOR HOT WORK**

Tank Owner: _____

Contractor: Jake Lee

M.V.S. Representative: [signature]

Date: 6/18/19

Notes:

Petroleum Contaminated Soil Site Information Sheet

Applicant

Company Name: **Envitechnology, Inc.**

Contact: **Jake Lee** Phone: **425-890-3517**

Title: **Principal**

Project to be Billed/ Ticketed To:

Company Name: **Envitechnology, Inc.**

Company Address: **16541 Redmond Way #358C, Redmond, WA 98052**

P. O Number, Job Name/Number, **Boulevard Grocery**

Property Owner: **LGL Investment Inc.**

Owners Address: **5304 61st St NE, Marysville, WA 98270**

Site Information

Site Address: **Boulevard Grocery**

5304 61st St NE, Marysville, WA 98270

Current & Previous Use of Property (check all that apply):

☒ Fueling Stat	☐ Inorganic Chemicals	☐ Plastic & Rubber	☐ Paints or Solvents
☐ Agriculture Chemicals	☐ Residential	☐ Primary Metals	☐ Metal Plating
☐ Metal Forging, Stamping	☐ Electronic Equipment	☐ Lumber & Wood Products	☐ Retail
☐ Recycling	☐ Junk/ Salvage Yard	☐ Wrecking Yard	☐ Landfill
☐ Oil & Gas Mining	☐ Metals Mining	☐ Mining non-metallic matl's.	☐ Other Manufacturing

Source of Contamination: **USTs**

Estimated Amount: **60** ☒ Tons ☐Drums Actual

SOIL DATA

Attach test results showing:

☐ Total RCRA metals	☐ WTPH -D (WTPH-D EXTENDED)
☐ Moisture Content	☐ BTEX
☐ Percent Physical Contamination	☒ WTPH-G
☐ Sampling Plan & Procedures	☒ Other tests as required

PCB Analysis required for Heavy / Mineral Oil Contamination

CERTIFICATION

The above information is true and correct to the best of my knowledge, and is representative of the actual material to be delivered to Cadman:

Signed: _____ Date: **6/20/2019**

Authorized Representative

Release of Liability/Certificate of Disposal

Envitechnology Inc & their client: are released from liability for all petroleum contaminated soil originating from:

Boulevard Grocery Project
5304 61st Street NE
Marysville WA,

And transported to:

CADMAN Soil Remediation
6300 Glenwood Ave.
Everett WA 98203

From 06/21/2019 through 06/25/2019

A total of 43.63 tons of petroleum-contaminated soil were transported to the above facility. The material was disposed of in the following manner:

Thermal Desorption/Landfill for Reclamation

Disposal of the contaminated soil was performed in accordance with all applicable federal, state, and local laws and regulations.

Signed: Date: July 12, 2019

Larry W. Baker

CADMAN Materials Inc.
Manager
Soil Remediation Division
6300 Glenwood AVE,
Everett WA, 98213
(425)-356-6619

ENVITECH
www.envitechnology.com
support@envitechnology.com
Tel 425.890.3517 Fax 425.310.6600
9805 NE 116th St, Suite 300, Kirkland, WA 98034

LETTER OF CERTIFICATION

January 31, 2020

LGL Investment Inc.
5304 61st Street NE
Marysville, WA 98270

Re: Decommissioning of two (2) Underground Storage Tanks (USTs)
Boulevard Grocery
5304 61st Street NE, Marysville, WA 98270

Envitechnology, Inc. has removed two (2) underground storage tanks (one 5,000-gallon gasoline tank and one (1) 5,000-gallon diesel tank) The tanks and its contents were disposed of according to the codes and guidelines set forth by the Washington State Department of Ecology and City of Marysville regulations and decommissioned tanks meet these standards.

Jake S. Lee, Ph.D.

ICC Certified WA State Site Assessor (5264460-U7)
ICC Certified UST Decommissioning (52644600-U2)
Envitechnology, Inc.
9805 NE 116th Street #300
Kirkland, WA 98034