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

LIMITED PHASE II ENVIRONMENTAL SITE ASSESSMENT

Conducted on

West Hill Market

24526 36th Avenue South
Kent, WA 98032

Prepared for

West Hill Market Llc.
24526 36th Avenue South
Kent, WA 98032

Prepared by

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

December 2, 2024
Project No. 03230707-1

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

December 2, 2024

Project number 03230707-1

Mr.Lavdeep Singh
West Hill Market Llc.
24526 36th Avenue South
Kent, WA 98032

Cc: Mr. David Unrih
Department of Ecology
Toxics Cleanup Program

Subject: Limited Phase II Environmental Site Assessment
West Hill Market
24526 36th Avenue South, Kent, WA 98032

Envitechnology. Inc. (Envitechnology) has prepared this Limited Phase II Environmental Site Assessment (ESA) performed at the above property.

The purpose of this assessment is to evaluate the Recognized Environmental Conditions (RECs) to provide sufficient information regarding the nature and extent of contamination to assist in making informed business decisions about the property and, where applicable, to provide the level of knowledge necessary to satisfy the innocent purchaser defense under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA).

This assessment was prepared according to the American Society of Testing and Materials (ASTM) Standard Practices for Environmental Site Assessments: Phase II ESA Process (ASTM Designation: E1903-19).

Please get in touch with the undersigned if you have any questions or require further clarification of the report findings. Thank you for the opportunity to serve you.

Yours very truly,

HUN SEAK PARK
STATE OF WASHINGTON
20309
REGISTERED
PROFESSIONAL ENGINEER
EXPIRES 1/26/2026

Jake S. Lee, Ph.D.
Principal
Envitechnology, Inc.

Hun S. Park, P.E.
Senior Environmental Consultant
Envitechnology, Inc.

ICC Certified Washington State Site Assessor (5264460-U7)
ICC Certified UST Decommissioning (5264460-U2)
ICC Certified UST Installation/Retrofitting (5264460-U5)

ENVITECHNOLOGY
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

The subject property is a convenience store located on the south corner of the three-way intersection between 38th Avenue South and 36th Avenue South (Military Road South) in Kent, King County, Washington.

A fueling service station was constructed on vacant land in 1962. The Site was equipped with four (4) USTs – one (1) 8,000-gallon gasoline tank, one (1) 6,000-gallon unknown tank, and two (2) 4,000-gallon gasoline tanks. The fueling service station ceased operating during the 1980s, and the convenience store without gas sales has been used since the 1980s. In 1990, four (4) USTs were removed by decommissioning. In 2005, two (2) additional USTs, one (1) 500-gallon heating oil tank and one (1) 500-gallon waste oil tank, were also removed by decommissioning. About 357 tons of accessible petroleum-contaminated soils (PCS) were successfully removed to the extent practicable. However, some impacted soils remained at the Site due to depth and proximity to the buried utilities and building. In 2005, The Site received a conditional no further action (NFA) determination from the Department of Ecology, and a restrictive covenant was filed for the property. However, in 2011, the NFA was rescinded, and the Site's LUST was reopened because Ecology noticed that the restrictive covenant was recorded mistakenly for the adjoining southern property in 2005.

The purpose of the Phase II ESA is to check for any remaining contamination from the old heating and waste oil tanks, as well as possible chlorinated solvents impact from the former dry cleaner in the adjacent southern building.

A total of three (3) soil borings were advanced near the former excavation pit (Ex-2), where old heating oil and waste oil tanks were previously decommissioned by removal. A total of nine (9) soil samples were collected, three (3) samples per borehole. The soil samples were collected at depths of 5, 10, and the terminal boring depth of either 12 or 15 feet bgs. Groundwater was not encountered during the boring process. The soil samples were analyzed for the presence of gasoline-range organics (GRO), diesel-range organics (DRO), oil-range organics (ORO), polychlorinated biphenyl (PCB), polycyclic aromatic hydrocarbon (PAH), and lead.

The soil analytical results indicated that GRO was detected at 200 and 220 mg/kg in B11-10 and B11-12, respectively, exceeding its respective MTCA Method A CUL of 100 mg/kg. DRO was detected at 2,000 mg/kg in B11-12, equivalent to its respective MTCA Method A CUL of 2,000 mg/kg. Other COCs were below their MTCA Method A CULs or laboratory method detection limits. Based on the result of this assessment, petroleum contamination above the MTCA Method A CULs has been confirmed in two soil samples collected near the southern edge of the building.

Envitechnology respectfully requests that the Washington State Department of Ecology issue a No Further Action (NFA) determination along with the correct Restrictive Covenant for the subject property.

ENVITECHNOLOGY
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

ENVITECHNOLOGY
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

LIST OF FIGURES

LIST OF APPENDICES

1. INTRODUCTION

West Hill Market Llc. engaged Envitechnology to conduct a Limited Phase II ESA on the property, West Hill Market, located at 24526 36th Avenue South, Kent, WA 98032, which was subsequently referred to in this report as "the Site". The purpose of the Phase II ESA is to check for any remaining contamination from the old heating and waste oil tanks, as well as possible chlorinated solvents impact from the former dry cleaner in the adjacent southern building.

1.1. SCOPE OF SERVICES

The scope of work for this assessment was in general accordance with the American Society for Testing and Materials (ASTM) Standard Practices for Environmental Site Assessments: Phase II ESA Process (ASTM Designation: E1903-19). The methodologies represent good commercial and customary practice for conducting a Phase II ESA of a property to evaluate Recognized Environmental Conditions.

The scope of work included the following tasks:

- Review of Existing Information
- Geophysical survey
- Field Exploration
- Sampling and Chemical Analyses
- Evaluation of Results
- Discussion of Findings and Conclusions

1.2. LIMITATIONS AND EXCEPTIONS OF ASSESSMENTS

This assessment was prepared according to the ASTM Standard Practices for Environmental Site Assessments: Phase II ESA Process (ASTM Designation: E1903, 2011 and 2019) and contains all of the limitations inherent in these methodologies. No other warranties, expressed or implied, are made regarding the professional services provided under the terms of our contract and included in this report.

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

Even when Phase II ESA work is executed with an appropriate site-specific standard of care, certain conditions present especially difficult detection problems. These 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 artificial objects, and the limitations of assessment technologies.

Phase II 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 outweighs the usefulness of the information and 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 acceptable to the user concerning the real estate transaction.

Measurements and sampling data only represent the site conditions during data collection. Therefore, the usability of data collected as part of this Phase II ESA may have a finite lifetime depending on the data's application and use. An environmental professional should evaluate whether the data generated is appropriate.

2. BACKGROUND

2.1. SITE LOCATION

The subject property's address is 24526 36th Avenue South, Kent, WA 98032. The center of the subject property was located at Latitude 47.3813917 and Longitude -122.2859969 (Appendix 1 – *Site Location Map*).

2.2. LEGAL DESCRIPTION

The legal description of the subject property is as follows:

Parcel # 2222049145

POR OF N 1/2 OF SE 1/4 OF NW 1/4 LY BET 36TH AVE S & 38TH AVE S LESS S 50 FT MEAS ALG W LN

2.3. SITE AND VICINITY GENERAL CHARACTERISTICS

The subject property is a convenience store located on the south corner of the three-way intersection between 38th Avenue South and 36th Avenue South (Military Road South) in Kent, King County, Washington. The Site is bordered on the east by 38th Avenue South and Washington Army National Guard behind, on the west by 36th Avenue South (Military Road South) and residences behind, on the south by a retail/office building and a small drive-in restaurant behind, and on the north by the three-way intersection of 36th Avenue South and 38th Avenue South. The surrounding area is a mixed commercial and residential setting.

Kent is a city in King County, Washington. It is part of the Seattle–Tacoma–Bellevue metropolitan area and had a population of 136,588 as of the 2020 census, making it the 4th most populous municipality in greater Seattle and the 6th most populous in Washington state. The city is connected to Seattle, Bellevue, and Tacoma via State Route 167 and Interstate 5, Sounder commuter rail, and commuter buses. Incorporated in 1890, Kent is the second-oldest incorporated city in the county, after the county seat of Seattle. It is generally divided into three areas: West Hill (mixed residential and commercial along Interstate 5), Valley (primarily industrial and commercial with some medium-density residential; significant parkland along Green River), and East Hill (primarily residential with retail).

2.4. DESCRIPTION OF THE SUBJECT PROPERTY

County	King County	Parcel	2222049145

Property Name	West Hill Market	Property Use	Commercial
Plot Block	-	Present Use	Convenience store
Lot Area	0.37 acres	Surface	Partially paved
STRQ	22-22-04-NW	Utilities	Public
Building No.	1	Parcel No	2222049145
Year built	1962	Grade	Average
Gross square foot	1,458	Construction class	Wood frame
Heating	Space heater	Predominant use	C-store without gas
Stores	1	Elevator	No
Sewer	Public		

The subject property consists of a triangular-shaped parcel of commercial land with a reported total area of approximately 0.37 acres. The parcels of land are improved by a one-story, rectangular-shaped wood-framed building enclosing 1,458 square feet of space. The convenience store building is situated along the southern property boundary. It was reportedly built in 1962.

The convenience store's interior is configured with the main check-in entrances facing north, next to the sales register. The center of the building is a retail display area with walk-in coolers along the wall.

The northernmost portion of the Site is an unpaved grassland. The remaining portion of the Site is improved with asphalt-paved parking. Access to the Site is achieved from 38th Avenue South and 36th Avenue South (Military Road South). The general layout of the Site and immediate vicinity is shown in Figure 1 – *Site Location Map*. Site photographs are included in Appendix 2 – *Site Photographs*.

2.5. PHYSICAL SETTING

The objective of reviewing the physical setting is to provide information about the impact of potential environmental contaminant migration.

2.5.1. TOPOGRAPHY

The current USGS 7.5 Minute Topographic Map (7.50-minute Quads – Poverty Bay; Des Moines, WA, 2020) was reviewed to determine the topography of the subject property. The surface elevation at the Site is approximately 437.61 feet above sea level. The surrounding area is a mixed commercial and residential setting. The contour lines in the subject property area indicate that the area slopes gently to the northeast.

2.5.2. HYDROLOGY

Information on groundwater flow and soil type was obtained to determine how easily contaminants from surrounding properties can reach the subject property. Based on the topography of the vicinity area, the direction of shallow groundwater migration generally appears to be to the northeast. However, the topography is not always reliable for predicting the

groundwater flow direction. Local gradient under the subject property may be influenced naturally by higher or lower permeability zones or artificially by nearby pumping or recharge and may deviate in any location for the overall regional trend. A significant body of water includes the Green River, located approximately 3,600 feet east of the Site. The Green River flows in a northerly direction, eventually discharging into the Duwamish River near Tukwila, Washington.

2.5.3. GEOLOGY

The Site is situated on a gently rolling elevated plain (Vashon Drift Plain), which was formed during the last period of continental glaciation, which ended approximately 14,500 years ago. A review of the geologic map of the vicinity of the Site suggests that much of the material underlying the Site is glacial till, which is a dense heterogeneous mixture of silt, sand, and gravel. The till shows relatively low vertical hydraulic conductivity, which frequently results in the formation of a perched water table around its upper contact. The perched water table is frequently seasonal and derives recharging primarily from infiltration or precipitation through more permeable overlying soils.

According to the Department of Agriculture (USDA) Natural Resources Conservation Service, the dominant soil type of this area is mapped as “Arents, Alderwood material, 0 to 6 percent slopes”. This soil is on till plains. The parental material consists of basal till. The natural drainage class is moderately well drained. Water movement in the most restrictive layer is low. This soil is not flooded. It is not ponded. A typical soil profile is a layer of gravelly sandy loam to a depth of 66 cm, underlain by a layer of very gravelly sandy loam to a depth of 152 cm.

2.5.4. FLOOD ZONE INFORMATION

Envitechnology reviewed the Flood Insurance Rate Map published by the Federal Emergency Management Agency (FEMA). According to the map, the Site appears to be in an area of minimal flood hazard (X), located outside the 100-year and 500-year flood plains.

2.6. ADJOINING PROPERTIES

Adjoining property is any real estate property whose border is contiguous or partially contiguous with the subject property, or that would be if the properties were not separated by a roadway, street, public thoroughfare, river, or stream. The following identifies specific adjacent property tenants and/or use:

Direction	Site Use	Adjoining Street
East	Washington Army National Guard	38th Avenue South
West	Residences	Military Road South
South	Retail/office building & restaurant	Non-applicable
North	Three-way intersection	Military Rd S & 38th Ave S

The Site is bordered on the east by 38th Avenue South and Washington Army National Guard behind, on the west by 36th Avenue South (Military Road South) and residences behind, on the south by a retail/office building and a small drive-in restaurant behind, and on the north by the three-way intersection of 36th Avenue South (Military Road South) and 38th Avenue South. The surrounding area is a mixed commercial and residential setting.

2.7. SITE HISTORY AND LAND USE

A fueling service station was constructed on vacant land in 1962. The Site was equipped with four (4) USTs – one (1) 8,000-gallon gasoline tank, one (1) 6,000-gallon unknown tank, and two (2) 4,000-gallon gasoline tanks. The fueling service station ceased its operation during the 1980s, and the convenience store without gas sales has been used since the 1980s. In 1990, four (4) USTs were removed by decommissioning. In 2005, two (2) additional USTs, one (1) 500-gallon heating oil tank and one (1) 500-gallon waste oil tank, were also removed by decommissioning. The accessible contaminated soils (357.65 tons of PCS) were successfully removed to the extent practicable. However, some impacted soils remained at the Site due to depth and proximity to the buried utilities and building. In 2005, Ecology issued an NFA with a restrictive covenant. However, in 2011, the NFA was rescinded, and the Site's LUST was reopened because Ecology noticed that the restrictive covenant was recorded mistakenly for the adjoining southern property in 2005.

The adjoining eastern national guard (24410 36th Ave) was built prior to the 1960s. The adjoining southern retail/office building (24602 36th Ave) was built in 1962. The adjoining southern restaurant building (24608 36th Ave) was built in 1964. The adjoining western residences (24507, 24617, 24519, and 24527) were built in 1959.

2.8. PREVIOUS ENVIRONMENTAL INVESTIGATIONS

Petroleum Contamination in 1990

A retail fueling service station existed on the northern portion of the subject property from 1962 through 1980. Four (4) USTs – one (1) 8,000-gallon gasoline tank, one (1) 6,000-gallon unknown tank, and two (2) 4,000-gallon gasoline tanks, were decommissioned by removal in 1990. A release of gasoline was discovered at the tank excavation, and subsequent efforts were made at off-site remediation (by aeration/land farming). The final confirmational soil samples for each tank were below MTCA, as well as for the stockpiles.

Heating Oil Tank Removal in 1992

A 1,000-gallon HO tank was removed in 1992, and free product was observed in the excavation. Approximately 400 cubic yards of PCS were over-excavated. The confirmational soil analysis indicated that impacts were limited to the immediate area of the excavation. Since groundwater was not encountered in soil borings to 35 feet bgs and the remaining PCS above MTCA was

limited, a perforated pipe was installed within the excavation to monitor any free product if available. No additional cleanup was conducted.

Heating oil tank removal and Site Assessments in 2005

A 500-gallon heating oil tank and a 500-gallon waste oil tank were discovered along the south side of the building in 2005. Both tanks were decommissioned by removal. The subsequent subsurface investigations noted waste oil impact near the waste oil tank and petroleum impact near the former pump island and former UST basin. Additional borings were advanced in May 2005 to verify the vertical extent of soil contamination discovered earlier. No groundwater was encountered to the maximum depth explored of 60 feet bgs.

The 1970 city directory lists Plaza Cleaners as a former dry cleaner on the adjoining southern property (24602). In 2005, Environmental Associates, Inc. performed a subsurface investigation that included two soil borings, B-1 and B-2, located at the closest practical approach to the former dry cleaner space's south and north sides. Laboratory analysis indicated that no dry-cleaning solvents were detected in B-1 and B-2.

Cleanup Action in 2005

PCS was excavated near the pump island and gasoline UST basin in June 2005. The confirmatory sampling indicated that soils remaining in the sidewall and floor areas beneath the former eastern and central fuel-dispenser islands and piping are currently compatible with MTCA Method A cleanup levels (unrestricted land use) for petroleum hydrocarbon contaminants and total lead.

Furthermore, the accessible contaminated soils were successfully removed to the extent practicable, with impacted soils remaining at the following locations: 1) beneath the store building proximal to the former waste and heating oil tanks, 2) to the southwest of the store building beneath the location of several buried utilities, and 3) beneath the former tank-hold on the northern portion of the Site.

The waste oil contamination appears to extend beneath the footprint of the convenience store building and could not be excavated without the risk of causing significant damage to that structure. The volume of impacted soil remaining beneath the building may be approximately sixty (60) cubic yards. The remaining soil contamination at the southwest corner of EX-2 is situated proximal to several buried utilities, including electrical and water lines. It could not be practically excavated without damage to those utilities. The soil contamination remaining beneath the former UST-hold area on the northern portion of the property could not be practicably excavated due to its burial depth, which is below a layer of fill material approximately 14 to 15 feet below the ground surface. Considering the substantial burial depth and separation distance from the local water table, the remaining impacted soils on the northern portion of the property do not appear to present a risk to human health or the environment. A total of 537.65 tons of PCS were removed and transported to the Rabanco facility.

NFA Determination in 2005

Based on the Site use, surface cover, and cleanup levels, it was determined that the Site was eligible for a "No Further Action" determination if a Restrictive Covenant was recorded for the property.

Department of Ecology issued a 'No Further Action' (NFA) letter on September 14, 2005, after a restrictive covenant was recorded with the county.

NFA withdrawal in 2011

During Ecology's periodic review of the Site in 2010, Ecology noticed that the restrictive covenant was recorded mistakenly for the adjoining southern property in 2005. The Restrictive Covenant was recorded under the parcel number for the property immediately to the south, not the Site. The adjacent parcel number is 2222049144, and the Site parcel number is 2222049145. This Restrictive Covenant must be properly recorded for the correct parcel number to be effective in prohibiting activities that will result in the release of contaminants at the Site. Because this has not been corrected, the NFA that Ecology issued for this property was rescinded in 2011. The Site's LUST was reopened.

VCP application in 2024

Envitechnology contacted the Department of Ecology to resolve the issue. Ecology recommended entering a Voluntary Cleanup Program (VCP) to initiate their review. Envitechnology and the client submitted the VCP application to Ecology to address the matter. The application was accepted by Ecology on April 5, 2024.

A Department of Ecology site manager, David Unrih, recommended further subsurface investigation near the excavation area behind the convenience store. He provided the following opinion regarding further action:

- Results from B7, B9, and TP-2 indicate gasoline-range (TPH-G) total petroleum hydrocarbons and benzene meet cleanup standards in this portion of the site. Soil impacted by TPH-G and benzene releases in this location is located below 15 feet below the ground surface (bgs). Despite results from B9 at 35 and 40 feet bgs containing TPH-G and benzene above the Method A cleanup level, impacts to groundwater at the Site are unlikely. Therefore, these soils are in compliance with the direct contact point of compliance (see WAC 173-340-740(6)(d)). No further investigation is needed in this area.

- Ecology recommends reviewing the historical reports cited above to evaluate the need for additional sampling to confirm the extent of contamination in the vicinity of excavation sidewall sample EX2-SWC. From Ecology's initial review of reports cited above, it appears that soil samples from boring B2 were not analyzed for diesel- and oil-range (TPH-D+O) total petroleum hydrocarbons. Ecology recommends reviewing laboratory reports to see if any TPH-D+O is available for this location. Additionally, Ecology recommends drafting a figure to show the location of boring B4 with respect to sidewall sample EX2-ESW. Boring B4 does not contain TPH-D+O above the Method A cleanup level.

- If TPH-D+O results are not available for B2, Ecology recommends collecting an additional soil sample from the southern property boundary of 24526 Military Rd S. Per the requirements of WAC 173-340-350 through -360, and -440, the full extent of contamination must be defined to determine where institutional controls apply.

- Ecology also recommends evaluating whether contaminated soil remains on the Property. Since the last samples were collected in 2005, it is possible that concentrations of petroleum hydrocarbons meet cleanup standards. If it can be demonstrated that soil throughout the Site meets cleanup standards, institutional controls may no longer be necessary.

3. FIELD INVESTIGATIONS

3.1. UTILITY LOCATION

Before conducting the next phase of the field investigation, Envitechnology requested a Public Utility locating service to check proposed boring locations for the presence of underground utilities.

3.2. GEOPHYSICAL SURVEY

Because limited information exists regarding the configuration of the subsurface utilities, a geophysical survey was conducted at the Site. Envitechnology subcontracted with Mr. View Locating Services, Llc. in Sumner, WA, to perform the survey. The geophysical survey uses electromagnetic (EM) equipment and ground-penetrating radar (GPR) to screen the Site for subsurface anomalies and the characteristics of USTs and other buried metallic objects.

A magnetometer is an instrument used to measure the magnetic field's strength and direction. A magnetometer is widely used for measuring the Earth's magnetic fields and in geophysical surveys. The magnetic properties of naturally occurring materials, such as magnetic ore bodies and basic igneous rocks, allow them to be identified and mapped by magnetic surveys. Buried steel objects also produce strong local magnetic fields or anomalies. Magnetometer surveys find USTs, drums, piles, and reinforced concrete foundations by detecting the magnetic anomalies they produce.

A GPR is a geophysical method that uses radar pulses to image the subsurface, the most common method to locate USTs. The USTs can be made of metal or any other material with electrical or conductive properties different from the surrounding subsurface oil and rocks.

Underground utilities detected were spray-painted on the surface of the subject property. All drilling locations were completed without encountering underground utilities or obstructions while collecting soil samples on the subject property.

3.3. HEALTH AND SAFETY

A Site-Specific Health and Safety Plan was prepared before field activities. Envitechnology monitored the air for total volatile organic compounds (VOCs) during all field activities and enforced appropriate protective equipment, including hard hats, safety glasses, hearing protection, steel-toed boots, and chemical-resistant gloves. Air monitoring performed throughout the day indicated that breathing protection equipment was unnecessary.

3.4. EXPLORATION METHODS

A total of three (3) soil borings were advanced at the subject property on November 18, 2024, as follows:

- One soil boring, labeled B11, was situated between the southern edge of the building and the northern edge of the former excavation pit (EX-2). This location was chosen because excavation was not performed there due to its proximity to the structure.
- Two (2) soil borings, labeled B12 and B13, were placed near the southern edge of the former excavation pit (EX-2). This area was also avoided for excavation due to the buried utilities nearby.

The soil borings were advanced to a depth ranging from 12 to 15 feet bgs. The location of the borings is shown in Figure 2 – *Site Exploration Map.*

The boring method was a direct push probe (Geoprobe Systems Model 6600) performed by B&W Standard Probe Llc. It involves using a truck-mounted hydraulic hammer to push a series of 1.5-inch-diameter steel rods to the sampling depth. The rods were removed every five feet, and disposable Teflon sampling tubes were recovered. New sections of Teflon sampling tubes were used for each sampling depth.

According to the United Soil Classification System, each borehole was logged as described in the Exploration Log Key in Appendix 1. Borehole logs are included in Appendix 1 – *Boring Logs.*

3.5. SUBSURFACE SOIL SAMPLING METHODS

A total of nine (9) soil samples were collected, three (3) samples per borehole. The soil samples were collected at depths of 5, 10, and the terminal boring depth of either 12 or 15 feet bgs. Groundwater was not encountered during the boring process.

The sampling was designed to prove the collection of potentially contaminated environmental media, if they occur, at locations and depths where the highest concentrations are likely to occur.

The soil samples were collected under the Environmental Protection Agency (EPA) method 5035A. (US EPA, 2002). Soil samples were recovered using a hand sampler to take 5 grams of soil from each soil core. Samples were transferred from the samplers directly to two (2) pre-weighted, methanol-preserved 40-milliliter (mL) volatile organic analysis (VOA) vials with Teflon-sealed lids furnished by the project laboratory. Samples were stored on ice in a cooler at the Site and taken to the laboratory in this condition to minimize excessive dissipation of volatile fraction hydrocarbons. Each container was labeled as a boring number, sample number, geologist, etc. EPA recommended a 5035-sampling protocol for sample collection and management, including maintenance of chain-of-custody documentation observed at each project stage. Each sample was collected into a two-ounce jar for dry weight determination.

3.6. FIELD SCREENING

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

3.7. CHEMICAL ANALYTICAL METHODS

The Contaminants of Concern (COCs) are those chemicals that present an environmental risk. The COCs for the subject property are gasoline-range organics (GRO), diesel-range organics (DRO), oil-range organics (ORO), polychlorinated biphenyl (PCB), polycyclic aromatic hydrocarbon (PAH), and lead.

The soil samples were analyzed for the presence of COCs. The location, depth, and type of samples collected are summarized in Table 1 – *Type of Samples Collected.*

3.8. QUALITY CONTROL

The chemical testing was designed to detect the contaminants suspected to be present in the samples collected. The testing plan included tests that provide Quality Assurance (QA) and techniques that provide Quality Control (QC) over the chemical analysis.

Sample shipment to the analytical laboratory (Accu Laboratory Llc.) included a completed chain of custody record. These records document sample collection and handling, list individuals in possession of the samples, and detail the requested analytical parameters.

The analytical laboratory provided QA/QC control, including surrogate recoveries for each sample, method blank results, duplicate analysis, and laboratory control samples. All analytical laboratory QA/QC results were within the required limits. The results are provided in Appendix 3 – *Laboratory Report*.

3.9. DECONTAMINATION AND HOLE CLOSURE

Boreholes were filled with bentonite granules, 2 feet of concrete mix, and patched with asphalt or concrete. Disposable sampling equipment was disposed of at each sample interval. Non-disposable sampling equipment was decontaminated by scrubbing it in a solution of Alconox and potable water, followed by rinses with potable water between test holes. Soil cuttings,

decontamination water, and purge water were stored in labeled drums in a secure location until they could be profiled and appropriately disposed of.

4. ANALYTICAL RESULTS

4.1. SUBSURFACE CONDITIONS

A general characterization of the on-site soil units encountered during our exploration is presented in this section. The Boring Logs in Appendix A present details of the soil encountered at each exploration location.

The soil borings were extended to 15 feet bgs. The surface cover at the Site consists of asphalt or vegetation. Native soils beneath fill or other surface cover materials include a layer of brown to dark brown coarse silty SAND to a depth of 10 feet bgs, and underlain by a layer of gray coarse SAND to a boring terminal depth of 15 feet bgs.

All soil samples were screened for VOCs with a MiniRae 2000 PID. There was an obvious indication of contamination encountered at 10 to 12 feet bgs in B11, based on factors such as odors, soil discoloration, visual sheen, stratigraphy, and PID reading.

4.2. GEOPHYSICAL SURVEY

Before conducting the subsurface investigation, a geophysical survey using EM equipment and GPR was conducted. The GPR survey did not reveal the presence of any anomaly indicative of abandoned USTs. However, the survey identified buried electric lines, underground utilities, and other buried objectives at the Site. While collecting soil samples at the subject property, all boring locations were completed without encountering underground utilities or obstructions.

4.3. SOIL ANALYTICAL RESULTS

The soil analytical results, along with the DOE CULs, are summarized in Table 2 – *Soil Analytical Results*. Laboratory documents are located in Appendix 3 – *Laboratory Report*.

The results are summarized below:

- GRO was detected at 200 and 220 mg/kg in B11-10 and B11-12, respectively, exceeding its respective MTCA Method A CUL of 100 mg/kg.
- DRO was detected at 2,000 mg/kg in B11-12, equivalent to its respective MTCA Method A CUL of 2,000 mg/kg.
- Other petroleum constituents were below their MTCA Method A CULs or laboratory method detection limits.
- Chlorinated dry-cleaning solvents were below their laboratory method detection limits.

- PCBs were below their laboratory method detection limits.
- PAHs were below their MTCA Method A CULs or laboratory method detection limits.
- Lead was detected below its MTCA Method A CUL of 250 mg/kg.

5. CONCLUSION AND RECOMMENDATIONS

Three (3) soil borings were advanced, and nine (9) soil samples were analyzed for GRO, DRO, VOCs, PCB, PAH, and lead. Based on the above findings, we provide the following conclusions and recommendations for the investigation area.

The findings of this study are summarized as follows:

- GRO was detected at 200 and 220 mg/kg in B11-10 and B11-12, respectively, exceeding its respective MTCA Method A CUL of 100 mg/kg.
- DRO was detected at 2,000 mg/kg in B11-12, equivalent to its respective MTCA Method A CUL of 2,000 mg/kg.
- Other COCs were below their MTCA Method A CULs or laboratory method detection limits.
- Based on the result of this assessment, petroleum contamination above the MTCA Method A CULs has been confirmed in two soil samples collected near the southern edge of the building.

Based on the results of this assessment, the following are recommended.

Envitechnology respectfully requests that the Washington State Department of Ecology issue a No Further Action (NFA) determination along with the correct Restrictive Covenant for the subject property.

REFERENCES

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. (2001). ASTM Standards Related to the Subsurface Investigation Process, Second Edition. ASTM International.

ASTM International. (2019). ASTM E1903-19. Standard Practice for Environmental Site Assessments: Phase II Environmental Site Assessment Process.

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

Environmental Associates, Inc. (2005). Contaminated Soil Excavation. Kent Mini Mart, 24526 Military Road South, Kent, Washington.

Environmental Associates, Inc. (2005). UST Site Assessment and Preliminary Subsurface Sampling & Testing. Kent Mini Mart, 24526 Military Road South, Kent, Washington.

Environmental Associates, Inc. (2005). Supplemental Subsurface Sampling & Testing. Kent Mini Mart, 24526 Military Road South, Kent, Washington.

Washington State Department of Ecology. (2014). Well Log Viewer. https://fortress.wa.gov/ecy/waterresources/map/WCLSWebMap/default.aspx

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

Washington State Department of Ecology (2016). Periodic Review. Centra/Kent Mini Mart (now known as West Hill Market) Facility Site ID#: 97271853

Washington State Department of Ecology. State of Washington (2009). Guidance for Evaluating Soil Vapor Intrusion in Washington State: Investigation and Remedial Action.

Washington State Department of Ecology. State of Washington (2018). Petroleum Vapor Intrusion (PVI): Updated Screening Levels, Cleanup Levels, and Assessing PVI Threats to Future Buildings. Implementation Memorandum No. 18.

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

TABLES

Table 1. Type of Samples Collected

Sample ID	Sample type	Depth (ft)	Location	Constituents of concern	Analysis method	Date collected
B11-5	Soil	5	B11	GRO, DRO/ORO VOCs, PCB, PAH, & Pb	NWTPH-Gx, NWTPH-Dx EPA 8260D, 8082A, 8270E, & 6020B	11/18/2024
B11-10	Soil	10	B11	GRO, DRO/ORO VOCs, PCB, PAH, & Pb	NWTPH-Gx, NWTPH-Dx EPA 8260D, 8082A, 8270E, & 6020B	11/18/2024
B11-12	Soil	12	B11	GRO, DRO/ORO VOCs, PCB, PAH, & Pb	NWTPH-Gx, NWTPH-Dx EPA 8260D, 8082A, 8270E, & 6020B	11/18/2024
B12-5	Soil	5	B12	GRO, DRO/ORO VOCs, PCB, PAH, & Pb	NWTPH-Gx, NWTPH-Dx EPA 8260D, 8082A, 8270E, & 6020B	11/18/2024
B12-10	Soil	10	B12	GRO, DRO/ORO VOCs, PCB, PAH, & Pb	NWTPH-Gx, NWTPH-Dx EPA 8260D, 8082A, 8270E, & 6020B	11/18/2024
B12-15	Soil	15	B12	GRO, DRO/ORO VOCs, PCB, PAH, & Pb	NWTPH-Gx, NWTPH-Dx EPA 8260D, 8082A, 8270E, & 6020B	11/18/2024
B13-5	Soil	5	B13	GRO, DRO/ORO VOCs, PCB, PAH, & Pb	NWTPH-Gx, NWTPH-Dx EPA 8260D, 8082A, 8270E, & 6020B	11/18/2024
B13-10	Soil	10	B13	GRO, DRO/ORO VOCs, PCB, PAH, & Pb	NWTPH-Gx, NWTPH-Dx EPA 8260D, 8082A, 8270E, & 6020B	11/18/2024
B13-15	Soil	15	B13	GRO, DRO/ORO VOCs, PCB, PAH, & Pb	NWTPH-Gx, NWTPH-Dx EPA 8260D, 8082A, 8270E, & 6020B	11/18/2024

Notes
GRO – Gasoline range organics
DRO – Diesel range organics
ORO – Heavy oil range organics
VOCs – Volatile organic compounds
PCB – Polychlorinated biphenyl
PAH – Polycyclic aromatic hydrocarbons
Pb – Lead

Table 2. Soil Analytical Results

Analytes	CULs	B11-5	B11-10	B11-12	B12-5	B12-10	B12-15	B13-5	B13-10	B13-15
TPH										
Gasoline-range oragnics	100	<12.5	**200**	**220**	<12.5	<12.5	<12.5	<12.5	<12.5	<12.5
Diesel-range organics	2,000	<50	**1,200**	**2,000**	<50	<50	<50	<50	<50	<50
Oil-range organics	2,000	<100	<100	<100	**210**	<100	<100	<100	<100	<100
Petroleum VOCs										
Benzene	0.03	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02
Toluene	7	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Ethylbenzene	6	<0.02	**0.025**	**0.14**	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02
Xylene	9	<0.05	<0.05	**0.098**	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Naphthalene	5	<0.10	<0.10	**0.73**	<0.10	<0.10	<0.10	<0.10	<0.10	<0.10
MTBE (methyl t-butyl ether)	0.1	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02
EDB (1,2-dibromoethane)	11*	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02
EDC (1,2-dichloroethane)	0.005	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02
Chlorinated VOCs										
PCE (tetrachloroethene)	0.05	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02
TCE (trichloroethene)	0.03	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02
VC (vinyl chloride)	0.67*	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02
PCB										
Aroclor 1016	14*	<0.10	<0.10	<0.10	<0.10	<0.10	<0.10	<0.10	<0.10	<0.10
Aroclor 1221	NV	<0.10	<0.10	<0.10	<0.10	<0.10	<0.10	<0.10	<0.10	<0.10
Aroclor 1232	NV	<0.10	<0.10	<0.10	<0.10	<0.10	<0.10	<0.10	<0.10	<0.10
Aroclor 1242	NV	<0.10	<0.10	<0.10	<0.10	<0.10	<0.10	<0.10	<0.10	<0.10
Aroclor 1248	NV	<0.10	<0.10	<0.10	<0.10	<0.10	<0.10	<0.10	<0.10	<0.10
Aroclor 1254	0.5*	<0.10	<0.10	<0.10	<0.10	<0.10	<0.10	<0.10	<0.10	<0.10
Aroclor 1260	0.5*	<0.10	<0.10	<0.10	<0.10	<0.10	<0.10	<0.10	<0.10	<0.10
Total PCBs	1	<0.10	<0.10	<0.10	<0.10	<0.10	<0.10	<0.10	<0.10	<0.10
PAH										
Benzo(a)pyrene	0.1	<0.10	<0.10	<0.10	<0.10	<0.10	<0.10	<0.10	<0.10	<0.10
Benzo(a)anthracene	NV	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Benzo(b)fluoranthene	NV	<0.10	<0.10	<0.10	<0.10	<0.10	<0.10	<0.10	<0.10	<0.10
Benzo(k)fluoranthene	NV	<0.10	<0.10	<0.10	<0.10	<0.10	<0.10	<0.10	<0.10	<0.10
Chrysene	NV	<0.05	<0.05	<0.05	**0.061**	<0.05	<0.05	<0.05	<0.05	<0.05
Dibenz(a,h)anthracene	NV	<0.10	<0.10	<0.10	<0.10	<0.10	<0.10	<0.10	<0.10	<0.10
Indeno(1,2,3-cd)pyrene	NV	<0.095	<0.095	<0.095	<0.095	<0.095	<0.095	<0.095	<0.095	<0.095
Total toxic equiv. PAH	0.1	<0.10	<0.10	<0.10	**0.00061**	<0.10	<0.10	<0.10	<0.10	<0.10
Metals										
Lead	250	**12**	**2.3**	**2.3**	**23**	**1.8**	**2.1**	**16**	**1.8**	**1.5**

Notes

All values are presented in milligrams per kilogram (mg/Kg)

TPH – Total petroleum hydrocarbons

PCB – Polychlorinated biphenyl

PAH – Polycyclic aromatic hydrocarbons

CULs – Method A Soil Cleanup Levels for Unrestricted Land Uses (Table 740-1)

*. – Method B Soil Cleanup Levels

NV. – No values

< – not detected above the laboratory method detection limits

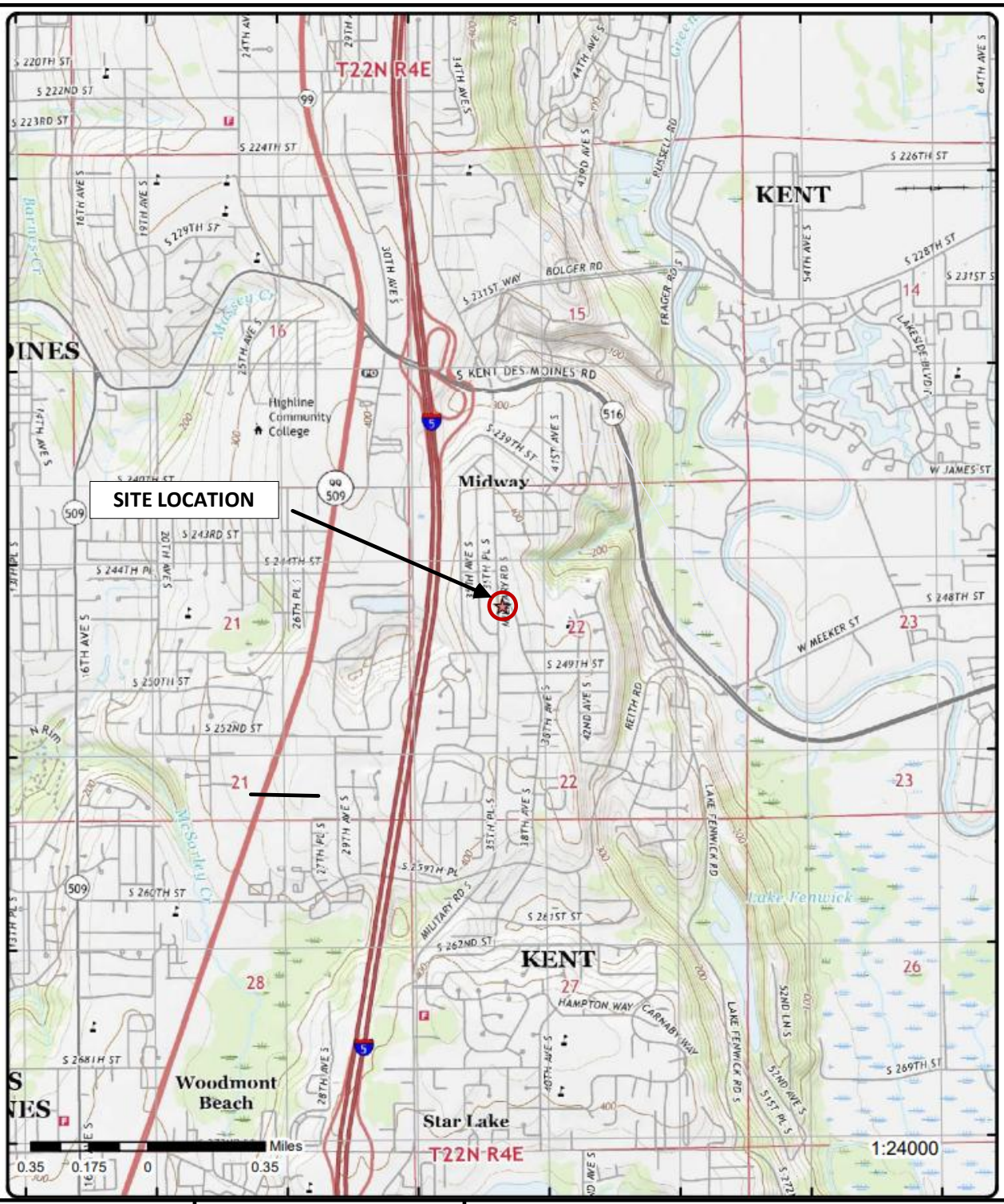
Numbers in bold indicate concentrations detected above the laboratory detection limits

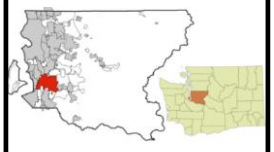
Numbers in bold red indicate concentrations detected at or above the MTCA CULs

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

FIGURES

FILE NAME	DRAWED BY	CHECKED BY	APPROVED BY	PROJECT NUMBER
	HL 12/02/2024			03230707-1





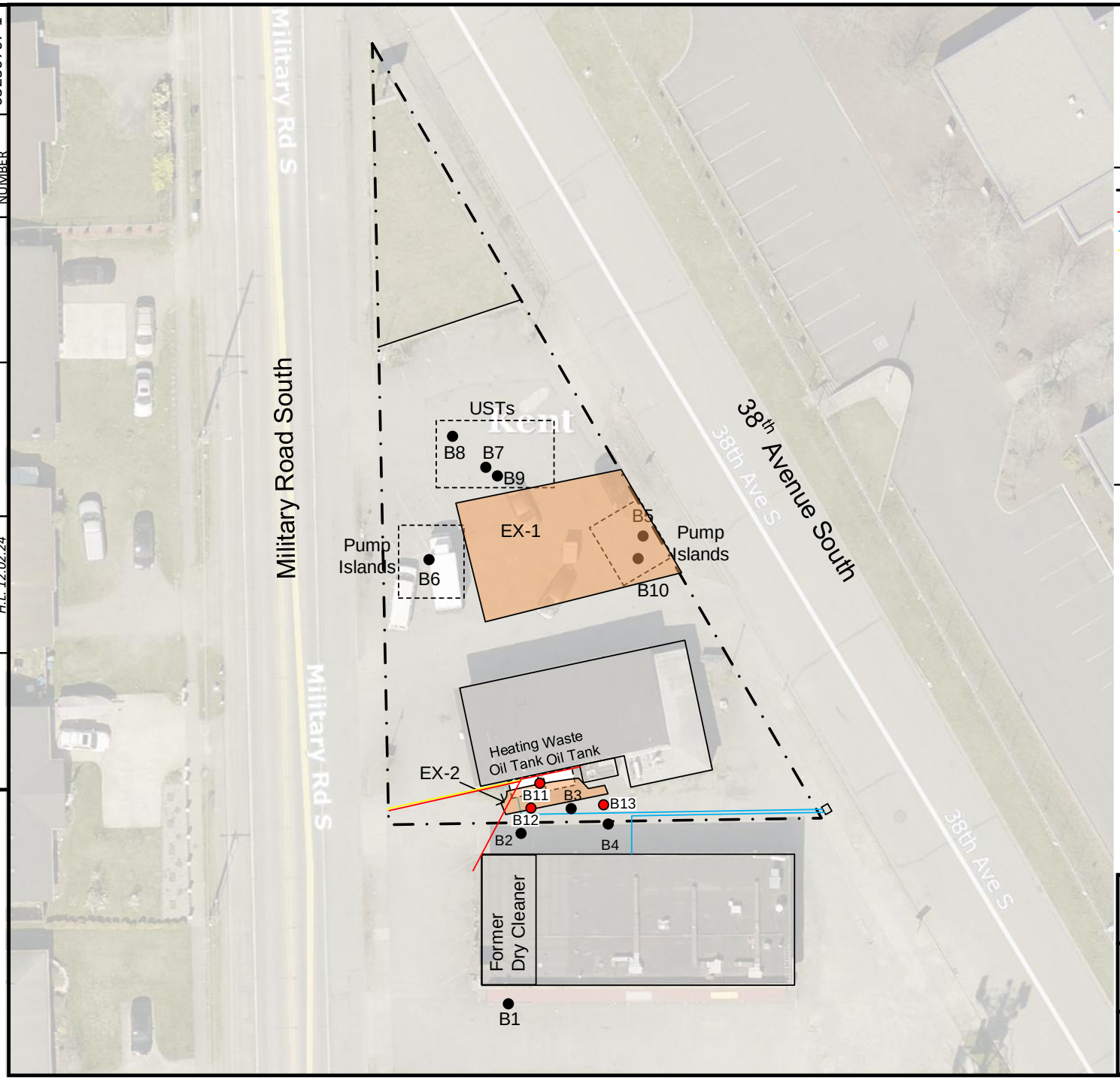
LATITUDE 47.3813917
LONGITUDE -122.2859969

N

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

FIGURE 1
SITE LOCATION MAP
WEST HILL MARKET
24526 36TH AVENUE SOUTH
KENT, WASHINGTON 98032

FILE NAME	DRAWED BY	CHECKED BY	APPROVED BY	PROJECT NUMBER
	H.L. 12.02.24			032230707-1



N

LEGEND

- PROPERTY LINE
- POWER LINE
- WATER LINE
- GAS LINE
- PREVIOUS BORINGS
- BORING LOCATIONS

NOTES

- THE LOCATION OF ALL FEATURES SHOWN ARE APPROXIMATE.
- THE DRAWING IS FOR INFORMATION PURPOSE

0 ft. 12 ft. 20 ft. 40 ft.

SCALE IN FEET

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

FIGURE 2
SITE PLAN

WEST HILL MARKET
24526 36TH AVENUE SOUTH
KENT, WA 98032

APPENDICES

Appendix 1. Boring Logs

Appendix 2. Site Photographs

Appendix 3. Laboratory Report

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

APPENDIX 1. BORING LOGS

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

United System Classification System (USCS) Chart

Major Divisions			Graph	USCS	Typical Description
Coarse Grained Soils	Gravel	Clean Gravels		GW	Well Graded Gravel Gravel-Sand Mixtures
				GP	Poorly-Graded Gravels Gravel-Sand Mixtures
		Gravels With Files		GM	Silty-Gravels Gravel-Sand-Silt Mixtures
				GC	Clayey Gravels Gravel-Sand-Clay Mixtures
	Sand	Clean Sands		SW	Well-graded Sands Gravelly Sands
				SP	Pooly-Graded Sands Gravelly Sands
		Sands With Fines		SM	Silty Sands Sand-Silt Mixtures
				SC	Clayey Sands Clay Mixture
Fine Grained Soils	Silts & Clays	Liquid Limit Less Than 50		ML	Inorganic Silt, rock Flour Clayey Silts with low plasticity
				CL	Inorgalic Clays of low to medium Plasticity
				OL	Organic Silts and Organic Silty Clays of Low Plasticity
	Silts & Clays	Liquid Limit Greater Than 50		MH	inorganic Silts of Moderately Plasticity
				CH	Inorganic Clays of High Plasticity
				OH	Organic Clays and Silts of medium to high Plasticity
Highly Organic Soils				PT	Peat, Humus, Soil with predominantly Orgaic Concents

▼ Stabllized Ground water
▽ Groundwater At time of Drilling
GR Grab sampler
EN Encore
SS Split Spoon
SH Shelby Tube
DP Direct Push

Estimated Percent	**Moisture Content**
<5 Trace	Dry - dry to toucn
5-10 Few	Sligthly Moist -perceptible
15-25 Little	Moist - Damp, no water
30-45 Some	Very Moist - water visible
>50 Mostly	Wet - visible free water

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

Exploration Log Key

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

BORING LOG

Project: WEST HILL MARKET (03230707-1)	Elevation:437.61 ft, ABOVE SEA LEVEL
Driller: B&W STANDARD PROBE, LLC.	Drilling Method: GEOPROBE (MODEL 6600)
Sampling Method: DIRECT PUSH	Logged by : Jake Lee

DEPTH (ft)	WELL	WATER LEVEL	LITHOLOGY	USCS	COLLECT: SAMPLE TYPE	COLLECT: SAMPLE NO.	COLLECT: PID (ppm)	SOIL VISUAL DESCRIPTION
	NO WELL CONSTRUCTED			SM			0.0	Top organic soil Brown, silty SAND with gravel, dry
5					DP	B11-5	0.0	Soil sample B11-5 @ 10:20 Gray, silty SAND, dry
				SP				Blue gray coarse SAND, with petroleum odor (9 ~ 12 ft), moi
10					DP	B11-10	1200	Soil sample B11-10 @ 10:25
					DP	B11-12	1500	Boring refusal, soil sample B11-12 @ 10:30
								No groundwater encountered
15								
20								

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

WEST HILL MARKET
24526 36TH AVENUE SOUTH
KENT, WA 98032

11/18/2024 | Boring No. **B11**

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

BORING LOG

Project: WEST HILL MARKET (03230707-1)	Elevation:437.61 ft, ABOVE SEA LEVEL
Driller: B&W STANDARD PROBE, LLC.	Drilling Method: GEOPROBE (MODEL 6600)
Sampling Method: DIRECT PUSH	Logged by : Jake Lee

DEPTH (ft)	WELL	WATER LEVEL	LITHOLOGY	USCS	COLLECT: SAMPLE TYPE	COLLECT: SAMPLE NO.	COLLECT: PID (ppm)	SOIL VISUAL DESCRIPTION
	NO WELL CONSTRUCTED			SM			0.0	Top asphalt Dary brown, silty SAND with gravel, dry
5					DP	B12-5	0.0	Soil sample B12-5 @ 9:30
10				SP	DP	B12-10	0.0	Soil sample B12-10 @ 9:32 Gray coarse SAND, moist
								Gray coarse SAND, dry
15					DP	B12-15	0.0	Soil sample B12-15 @ 9:35
								No groundwater encountered
20								

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

WEST HILL MARKET
24526 36TH AVENUE SOUTH
KENT, WA 98032

11/18/2024 | Boring No. **B12**

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

BORING LOG

Project: WEST HILL MARKET (03230707-1)	Elevation:437.61 ft, ABOVE SEA LEVEL
Driller: B&W STANDARD PROBE, LLC.	Drilling Method: GEOPROBE (MODEL 6600)
Sampling Method: DIRECT PUSH	Logged by : Jake Lee

DEPTH (ft)	WELL	WATER LEVEL	LITHOLOGY	USCS	COLLECT: SAMPLE TYPE	COLLECT: SAMPLE NO.	COLLECT: PID (ppm)	SOIL VISUAL DESCRIPTION
	NO WELL CONSTRUCTED			SM			0.0	Top asphalt Dary brown, silty SAND with gravel, dry
5					DP	B13-5	0.0	Soil sample B13-5 @ 9:10 Grayshi brown, silty SAND, dry
10				SP	DP	B13-10	0.0	Soil sample B13-10 @ 9:12 Gray coarse SAND, moist
								Gray coarse SAND, dry
15					DP	B13-15	0.0	Soil sample B13-15 @ 9:15
								No groundwater encountered
20								

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

WEST HILL MARKET
24526 36TH AVENUE SOUTH
KENT, WA 98032

11/18/2024 | Boring No. **B13**

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

APPENDIX 2. SITE PHOTOGRAPHS

Photo 1. View of the subject property looking south.

Photo 2. View of the convenience store looking west.

Photo 3. Rear view of the store looking north.

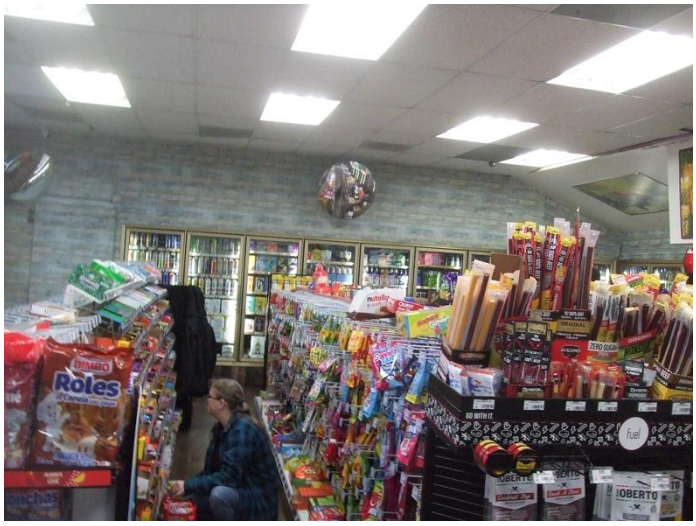


Photo 4. Inside view of the store.

Photo 5. View looking south from the subject property.

Photo 6. View of the private locating.

Photo 7. View of the utility location.

Photo 8. View of the GPR survey

Photo 9. View of the soil boring – B11.

Photo 10. View of the soil boring -B12.

Photo 11. View of the soil boring – B13.

Photo 12. View of the representative site lithology (B13).

APPENDIX 3. LABORATORY REPORT

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

November 25, 2024

Mr. Jake Lee
Envitechnology, Inc.
9805 NE 116th St #300
Kirkland WA 98034

Dear Mr. Lee:

Please find enclosed the analytical reports for:

Project Name:	***West Hill Mart***
Project#:	***03230707-1***
Date Received:	***November 18, 2024***
Accu Lab WO#:	***24-AL1118-3***

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

Accu Lab WO# 24-AL1118-3

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
Address: 9805 NE 116th St #300
Kirkland, WA 98034
Telephone: 425-890-3517
Email: Jakelee@envitechnology.com

Project Manager: Jake Lee
Project number: 03230707-1
Project Name: West Hill Mart
24526 Military Rd S, Kent
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 Leng	Metals by EPA 200.8 Dissolved Total	EPA1664 Oil & Grease	pH / TSS / TDS / Conductivity/Turbidity	TCLP	RCRA8	SVOA	VOA	Note	Composite	Grab
	B11-5	11/18/24	10:20	Soil	Soil		X		X					X			X			X	X									15		
	B11-10		10:25																											8.9		
	B11-12		10:30																											7.7		
	B12-5		9:30																											11		
	B12-10		9:32																											8.2		
	B12-15		9:35																											9.3		
	B13-5		9:10																											13		
	B13-10		9:12																											7.2		
	B13-15		9:15																											8.6		

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 11/18/24 12:10

Received By: Date/time 11/18/24 12:10

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

Analytical Report

Client	**Envitechnology, Inc**	**Acculab WO#**	**24-AL1118-3**
	9805 NE 116th St #300		
	Kirkland WA 98034	Date Sampled	11/18/2024
Project Manager	**Jake Lee**	Date Received	11/18/2024
Project Name	**West Hill Mart**	Date Reported	11/25/2024
Project #	**03230707-1**		

NWTPH-Dx in Soil

Accu Lab Batch# AL111924-4

Client sample ID					**B11-5**	**B11-10**	**B11-12**	**B12-5**
Lab ID	**MRL**	**Unit**	**MTH BLK**	**LCS**	24-AL1118-3-1	24-AL1118-3-2	24-AL1118-3-3	24-AL1118-3-4
Matrix			Soil	Soil	Soil	Soil	Soil	Soil
Date Extracted			11/19/2024	11/19/2024	11/19/2024	11/19/2024	11/19/2024	11/19/2024
Date Analyzed			11/19/2024	11/19/2024	11/19/2024	11/19/2024	11/19/2024	11/19/2024
Moisture (%)					15%	8.9%	7.7%	11%
Diesel Range Organics (DRO)	50	mg/kg	nd	87%	nd	1,200	2,000	nd
Residue Range Oil (RRO)	100	mg/kg	nd		nd	nd	nd	210
Surrogate Recoveries								
2-Fluorobiphenyl			110%	114%	105%	122%	124%	114%
p-Terphenyl-d4			109%	112%	103%	100%	103%	108%

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#**	**24-AL1118-3**
	9805 NE 116th St #300		
	Kirkland WA 98034	Date Sampled	11/18/2024
Project Manager	**Jake Lee**	Date Received	11/18/2024
Project Name	**West Hill Mart**	Date Reported	11/25/2024
Project #	**03230707-1**		

NWTPH-Dx in Soil

Accu Lab Batch# AL111924-4

Client sample ID			**B12-10**	**B12-15**	**B13-5**	**B13-10**	**B13-15**
Lab ID	**MRL**	**Unit**	24-AL1118-3-5	24-AL1118-3-6	24-AL1118-3-7	24-AL1118-3-8	24-AL1118-3-9
Matrix			Soil	Soil	Soil	Soil	Soil
Date Extracted			11/19/2024	11/19/2024	11/19/2024	11/19/2024	11/19/2024
Date Analyzed			11/19/2024	11/19/2024	11/19/2024	11/19/2024	11/19/2024
Moisture (%)			8.2%	9.3%	13%	7.2%	8.6%
Diesel Range Organics (DRO)	50	mg/kg	nd	nd	nd	nd	nd
Residue Range Oil (RRO)	100	mg/kg	nd	nd	nd	nd	nd
Surrogate Recoveries							
2-Fluorobiphenyl			106%	107%	109%	109%	109%
p-Terphenyl-d4			103%	103%	106%	103%	104%

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#**	**24-AL1118-3**
	9805 NE 116th St #300		
	Kirkland WA 98034	Date Sampled	11/18/2024
Project Manager	**Jake Lee**	Date Received	11/18/2024
Project Name	**West Hill Mart**	Date Reported	11/25/2024
Project #	**03230707-1**		

NWTPH-Gx in Soil by EPA8260D/5030B

Accu Lab Batch# AL111924-1

Client sample ID					**B11-5**	**B11-10**	**B11-12**	**B12-5**
Lab ID	**MRL**	**Unit**	**MTH BLK**	**LCS**	24-AL1118-3-1	24-AL1118-3-2	24-AL1118-3-3	24-AL1118-3-4
Matrix			Solid	Solid	Soil	Soil	Soil	Soil
Date Extracted			11/19/2024	11/19/2024	11/18/2024	11/18/2024	11/18/2024	11/18/2024
Date Analyzed			11/19/2024	11/19/2024	11/19/2024	11/19/2024	11/19/2024	11/19/2024
Moisture (%)					15%	8.9%	7.7%	11%
Gasoline Range Organics (GRO)	12.5	mg/kg	nd	88%	nd	200	220	nd
Surrogate Recoveries								
Dibromofluoromethane			105%	107%	101%	100%	98%	100%
4-Bromofluorobenzene			124%	128%	124%	130%	130%	126%

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#**	**24-AL1118-3**
	9805 NE 116th St #300		
	Kirkland WA 98034	Date Sampled	11/18/2024
Project Manager	**Jake Lee**	Date Received	11/18/2024
Project Name	**West Hill Mart**	Date Reported	11/25/2024
Project #	**03230707-1**		

NWTPH-Gx in Soil by EPA8260D/5030B

Accu Lab Batch# AL111924-1

Client sample ID			**B12-10**	**B12-15**	**B13-5**	**B13-10**	**B13-15**
Lab ID	**MRL**	**Unit**	24-AL1118-3-5	24-AL1118-3-6	24-AL1118-3-7	24-AL1118-3-8	24-AL1118-3-9
Matrix			Soil	Soil	Soil	Soil	Soil
Date Extracted			11/18/2024	11/18/2024	11/18/2024	11/18/2024	11/18/2024
Date Analyzed			11/20/2024	11/20/2024	11/19/2024	11/20/2024	11/20/2024
Moisture (%)			8.2%	9.3%	13%	7.2%	8.6%
Gasoline Range Organics (GRO)	12.5	mg/kg	nd	nd	nd	nd	nd
Surrogate Recoveries							
Dibromofluoromethane			100%	95%	101%	96%	95%
4-Bromofluorobenzene			120%	130%	124%	126%	124%

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#**	**24-AL1118-3**
	9805 NE 116th St #300		
	Kirkland WA 98034	Date Sampled	11/18/2024
Project Manager	**Jake Lee**	Date Received	11/18/2024
Project Name	**West Hill Mart**	Date Reported	11/25/2024
Client Project#	**03230707-1**		

Volatiles in Soil by EPA 8260D/5030B

Accu Lab Batch# AL111924-1

Client sample ID					**B11-5**	**B11-10**	**B11-12**	**B12-5**
Lab ID	**MRL**	**Unit**	**MTH BLK**	**LCS**	24-AL1118-3-1	24-AL1118-3-2	24-AL1118-3-3	24-AL1118-3-4
Matrix			Solid	Solid	Soil	Soil	Soil	Soil
Date Extracted			11/19/2024	11/19/2024	11/18/2024	11/18/2024	11/18/2024	11/18/2024
Date Analyzed			11/19/2024	11/19/2024	11/19/2024	11/19/2024	11/19/2024	11/19/2024
Moisture (%)					15%	8.9%	7.7%	11%
Chloromethane	100	ug/kg	nd		nd	nd	nd	nd
Vinyl chloride	20	ug/kg	nd	78%	nd	nd	nd	nd
Bromomethane	50	ug/kg	nd		nd	nd	nd	nd
Chloroethane	50	ug/kg	nd		nd	nd	nd	nd
Trichlorofluoromethane	50	ug/kg	nd		nd	nd	nd	nd
1,1-Dichloroethene	50	ug/kg	nd		nd	nd	nd	nd
Methylene Chloride	100	ug/kg	nd		nd	nd	nd	nd
Methyl T-Butyl Ether (MTBE)	20	ug/kg	nd	91%	nd	nd	nd	nd
trans-1,2-Dichloroethene	20	ug/kg	nd		nd	nd	nd	nd
1,1-Dichloroethane	20	ug/kg	nd	101%	nd	nd	nd	nd
2,2-Dichloropropane	20	ug/kg	nd		nd	nd	nd	nd
cis-1,2-Dichloroethene	20	ug/kg	nd		nd	nd	nd	nd
Methyl Ethyl Ketone (MEK)	500	ug/kg	nd		nd	nd	nd	nd
Chloroform	50	ug/kg	nd		nd	nd	nd	nd
1,1,1-Trichloroethane	20	ug/kg	nd		nd	nd	nd	nd
Carbon tetrachloride	20	ug/kg	nd		nd	nd	nd	nd
1,1-Dichloropropene	20	ug/kg	nd		nd	nd	nd	nd
Benzene	20	ug/kg	nd	120%	nd	nd	nd	nd
1,2-Dichloroethane (EDC)	20	ug/kg	nd		nd	nd	nd	nd
Trichloroethene	20	ug/kg	nd	115%	nd	nd	nd	nd
1,2-Dichloropropane	20	ug/kg	nd		nd	nd	nd	nd
Dibromomethane	20	ug/kg	nd		nd	nd	nd	nd
Bromodichloromethane	20	ug/kg	nd		nd	nd	nd	nd
Toluene	50	ug/kg	nd	108%	nd	nd	nd	nd
1,1,2-Trichloroethane	20	ug/kg	nd		nd	nd	nd	nd
Tetrachloroethene	20	ug/kg	nd	95%	nd	nd	nd	nd
1,3-Dichloropropane	20	ug/kg	nd		nd	nd	nd	nd
Dibromochloromethane	20	ug/kg	nd		nd	nd	nd	nd

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#**	**24-AL1118-3**
	9805 NE 116th St #300		
	Kirkland WA 98034	Date Sampled	11/18/2024
Project Manager	**Jake Lee**	Date Received	11/18/2024
Project Name	**West Hill Mart**	Date Reported	11/25/2024
Client Project#	**03230707-1**		

Volatiles in Soil by EPA 8260D/5030B

Accu Lab Batch# AL111924-1

Client sample ID					**B11-5**	**B11-10**	**B11-12**	**B12-5**
Lab ID	**MRL**	**Unit**	**MTH BLK**	**LCS**	24-AL1118-3-1	24-AL1118-3-2	24-AL1118-3-3	24-AL1118-3-4
Matrix			Solid	Solid	Soil	Soil	Soil	Soil
Date Extracted			11/19/2024	11/19/2024	11/18/2024	11/18/2024	11/18/2024	11/18/2024
Date Analyzed			11/19/2024	11/19/2024	11/19/2024	11/19/2024	11/19/2024	11/19/2024
Moisture (%)					15%	8.9%	7.7%	11%
1,2-Dibromoethane (EDB)	20	ug/kg	nd		nd	nd	nd	nd
Chlorobenzene	20	ug/kg	nd	112%	nd	nd	nd	nd
1,1,1,2-Tetrachloroethane	20	ug/kg	nd		nd	nd	nd	nd
Ethyl benzene	20	ug/kg	nd	110%	nd	25	140	nd
m,p-Xylenes	50	ug/kg	nd	111%	nd	nd	69	nd
o-Xylene	20	ug/kg	nd	108%	nd	nd	29	nd
Styrene	20	ug/kg	nd		nd	nd	nd	nd
Bromoform	100	ug/kg	nd		nd	nd	nd	nd
Isopropyl benzene	20	ug/kg	nd		nd	84	220	nd
1,2,3-Trichloropropane	20	ug/kg	nd		nd	nd	nd	nd
Bromobenzene	20	ug/kg	nd		nd	nd	nd	nd
1,1,2,2-Tetrachloroethane	20	ug/kg	nd		nd	nd	nd	nd
n-Propylbenzene	20	ug/kg	nd		nd	370	830	nd
2-Chlorotoluene	20	ug/kg	nd		nd	nd	nd	nd
4-Chlorotoluene	20	ug/kg	nd		nd	nd	nd	nd
1,3,5-TrimEthylbenzene	50	ug/kg	nd		nd	nd	85	nd
tert-Butylbenzene	20	ug/kg	nd		nd	41	50	nd
1,2,4-TrimEthylbenzene	50	ug/kg	nd		nd	nd	230	nd
sec-Butylbenzene	20	ug/kg	nd		nd	1,000	940	nd
1,3-Dichlorobenzene	20	ug/kg	nd		nd	nd	nd	nd
p-Isopropyltoluene	20	ug/kg	nd		nd	810	730	nd
1,4-Dichlorobenzene	20	ug/kg	nd		nd	nd	nd	nd
1,2-Dichlorobenzene	20	ug/kg	nd		nd	nd	nd	nd
n-Butylbenzene	100	ug/kg	nd		nd	340	1,700	nd
1,2-Dibromo-3-Chloropropane	100	ug/kg	nd		nd	nd	nd	nd
1,2,4-Trichlorobenzene	50	ug/kg	nd		nd	nd	nd	nd
Hexachlorobutadiene	100	ug/kg	nd		nd	nd	nd	nd
Naphthalene	100	ug/kg	nd	84%	nd	nd	730	nd
1,2,3-Trichlorobenzene	100	ug/kg	nd		nd	nd	nd	nd

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#**	**24-AL1118-3**
	9805 NE 116th St #300		
	Kirkland WA 98034	Date Sampled	11/18/2024
Project Manager	**Jake Lee**	Date Received	11/18/2024
Project Name	**West Hill Mart**	Date Reported	11/25/2024
Client Project#	**03230707-1**		

Volatiles in Soil by EPA 8260D/5030B

Accu Lab Batch# AL111924-1

Client sample ID					**B11-5**	**B11-10**	**B11-12**	**B12-5**
Lab ID	**MRL**	**Unit**	**MTH BLK**	**LCS**	24-AL1118-3-1	24-AL1118-3-2	24-AL1118-3-3	24-AL1118-3-4
Matrix			Solid	Solid	Soil	Soil	Soil	Soil
Date Extracted			11/19/2024	11/19/2024	11/18/2024	11/18/2024	11/18/2024	11/18/2024
Date Analyzed			11/19/2024	11/19/2024	11/19/2024	11/19/2024	11/19/2024	11/19/2024
Moisture (%)					15%	8.9%	7.7%	11%
Surrogate Recoveries								
Dibromofluoromethane			105%	107%	101%	100%	98%	100%
1,2-Dichloroethane-d4			120%	118%	129%	122%	118%	124%
Toluene-d8			100%	106%	106%	107%	104%	106%
4-Bromofluorobenzene			124%	128%	124%	130%	130%	126%

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#**	**24-AL1118-3**
	9805 NE 116th St #300		
	Kirkland WA 98034	Date Sampled	11/18/2024
Project Manager	**Jake Lee**	Date Received	11/18/2024
Project Name	**West Hill Mart**	Date Reported	11/25/2024
Client Project#	**03230707-1**		

Volatiles in Soil by EPA 8260D/5030B

Accu Lab Batch# AL111924-1

Client sample ID			**B12-10**	**B12-15**	**B13-5**	**B13-10**	**B13-15**
Lab ID	**MRL**	**Unit**	24-AL1118-3-5	24-AL1118-3-6	24-AL1118-3-7	24-AL1118-3-8	24-AL1118-3-9
Matrix			Soil	Soil	Soil	Soil	Soil
Date Extracted			11/18/2024	11/18/2024	11/18/2024	11/18/2024	11/18/2024
Date Analyzed			11/20/2024	11/20/2024	11/19/2024	11/20/2024	11/20/2024
Moisture (%)			8.2%	9.3%	13%	7.2%	8.6%
Chloromethane	100	ug/kg	nd	nd	nd	nd	nd
Vinyl chloride	20	ug/kg	nd	nd	nd	nd	nd
Bromomethane	50	ug/kg	nd	nd	nd	nd	nd
Chloroethane	50	ug/kg	nd	nd	nd	nd	nd
Trichlorofluoromethane	50	ug/kg	nd	nd	nd	nd	nd
1,1-Dichloroethene	50	ug/kg	nd	nd	nd	nd	nd
Methylene Chloride	100	ug/kg	nd	nd	nd	nd	nd
Methyl T-Butyl Ether (MTBE)	20	ug/kg	nd	nd	nd	nd	nd
trans-1,2-Dichloroethene	20	ug/kg	nd	nd	nd	nd	nd
1,1-Dichloroethane	20	ug/kg	nd	nd	nd	nd	nd
2,2-Dichloropropane	20	ug/kg	nd	nd	nd	nd	nd
cis-1,2-Dichloroethene	20	ug/kg	nd	nd	nd	nd	nd
Methyl Ethyl Ketone (MEK)	500	ug/kg	nd	nd	nd	nd	nd
Chloroform	50	ug/kg	nd	nd	nd	nd	nd
1,1,1-Trichloroethane	20	ug/kg	nd	nd	nd	nd	nd
Carbon tetrachloride	20	ug/kg	nd	nd	nd	nd	nd
1,1-Dichloropropene	20	ug/kg	nd	nd	nd	nd	nd
Benzene	20	ug/kg	nd	nd	nd	nd	nd
1,2-Dichloroethane (EDC)	20	ug/kg	nd	nd	nd	nd	nd
Trichloroethene	20	ug/kg	nd	nd	nd	nd	nd
1,2-Dichloropropane	20	ug/kg	nd	nd	nd	nd	nd
Dibromomethane	20	ug/kg	nd	nd	nd	nd	nd
Bromodichloromethane	20	ug/kg	nd	nd	nd	nd	nd
Toluene	50	ug/kg	nd	nd	nd	nd	nd
1,1,2-Trichloroethane	20	ug/kg	nd	nd	nd	nd	nd
Tetrachloroethene	20	ug/kg	nd	nd	nd	nd	nd
1,3-Dichloropropane	20	ug/kg	nd	nd	nd	nd	nd
Dibromochloromethane	20	ug/kg	nd	nd	nd	nd	nd

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#**	**24-AL1118-3**
	9805 NE 116th St #300		
	Kirkland WA 98034	Date Sampled	11/18/2024
Project Manager	**Jake Lee**	Date Received	11/18/2024
Project Name	**West Hill Mart**	Date Reported	11/25/2024
Client Project#	**03230707-1**		

Volatiles in Soil by EPA 8260D/5030B

Accu Lab Batch# AL111924-1

Client sample ID			**B12-10**	**B12-15**	**B13-5**	**B13-10**	**B13-15**
Lab ID	**MRL**	**Unit**	24-AL1118-3-5	24-AL1118-3-6	24-AL1118-3-7	24-AL1118-3-8	24-AL1118-3-9
Matrix			Soil	Soil	Soil	Soil	Soil
Date Extracted			11/18/2024	11/18/2024	11/18/2024	11/18/2024	11/18/2024
Date Analyzed			11/20/2024	11/20/2024	11/19/2024	11/20/2024	11/20/2024
Moisture (%)			8.2%	9.3%	13%	7.2%	8.6%
1,2-Dibromoethane (EDB)	20	ug/kg	nd	nd	nd	nd	nd
Chlorobenzene	20	ug/kg	nd	nd	nd	nd	nd
1,1,1,2-Tetrachloroethane	20	ug/kg	nd	nd	nd	nd	nd
Ethyl benzene	20	ug/kg	nd	nd	nd	nd	nd
m,p-Xylenes	50	ug/kg	nd	nd	nd	nd	nd
o-Xylene	20	ug/kg	nd	nd	nd	nd	nd
Styrene	20	ug/kg	nd	nd	nd	nd	nd
Bromoform	100	ug/kg	nd	nd	nd	nd	nd
Isopropyl benzene	20	ug/kg	nd	nd	nd	nd	nd
1,2,3-Trichloropropane	20	ug/kg	nd	nd	nd	nd	nd
Bromobenzene	20	ug/kg	nd	nd	nd	nd	nd
1,1,2,2-Tetrachloroethane	20	ug/kg	nd	nd	nd	nd	nd
n-Propylbenzene	20	ug/kg	nd	nd	nd	nd	nd
2-Chlorotoluene	20	ug/kg	nd	nd	nd	nd	nd
4-Chlorotoluene	20	ug/kg	nd	nd	nd	nd	nd
1,3,5-TrimEthylbenzene	50	ug/kg	nd	nd	nd	nd	nd
tert-Butylbenzene	20	ug/kg	nd	nd	nd	nd	nd
1,2,4-TrimEthylbenzene	50	ug/kg	nd	nd	nd	nd	nd
sec-Butylbenzene	20	ug/kg	nd	nd	nd	nd	nd
1,3-Dichlorobenzene	20	ug/kg	nd	nd	nd	nd	nd
p-Isopropyltoluene	20	ug/kg	nd	nd	nd	nd	nd
1,4-Dichlorobenzene	20	ug/kg	nd	nd	nd	nd	nd
1,2-Dichlorobenzene	20	ug/kg	nd	nd	nd	nd	nd
n-Butylbenzene	100	ug/kg	nd	nd	nd	nd	nd
1,2-Dibromo-3-Chloropropane	100	ug/kg	nd	nd	nd	nd	nd
1,2,4-Trichlorobenzene	50	ug/kg	nd	nd	nd	nd	nd
Hexachlorobutadiene	100	ug/kg	nd	nd	nd	nd	nd
Naphthalene	100	ug/kg	nd	nd	nd	nd	nd
1,2,3-Trichlorobenzene	100	ug/kg	nd	nd	nd	nd	nd

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#**	**24-AL1118-3**
	9805 NE 116th St #300		
	Kirkland WA 98034	Date Sampled	11/18/2024
Project Manager	**Jake Lee**	Date Received	11/18/2024
Project Name	**West Hill Mart**	Date Reported	11/25/2024
Client Project#	**03230707-1**		

Volatiles in Soil by EPA 8260D/5030B

Accu Lab Batch# AL111924-1

Client sample ID			**B12-10**	**B12-15**	**B13-5**	**B13-10**	**B13-15**
Lab ID	**MRL**	**Unit**	24-AL1118-3-5	24-AL1118-3-6	24-AL1118-3-7	24-AL1118-3-8	24-AL1118-3-9
Matrix			Soil	Soil	Soil	Soil	Soil
Date Extracted			11/18/2024	11/18/2024	11/18/2024	11/18/2024	11/18/2024
Date Analyzed			11/20/2024	11/20/2024	11/19/2024	11/20/2024	11/20/2024
Moisture (%)			8.2%	9.3%	13%	7.2%	8.6%
Surrogate Recoveries							
Dibromofluoromethane			100%	95%	101%	96%	95%
1,2-Dichloroethane-d4			119%	115%	119%	115%	126%
Toluene-d8			102%	106%	106%	110%	98%
4-Bromofluorobenzene			120%	130%	124%	126%	124%

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#**	**24-AL1118-3**
	9805 NE 116th St #300		
	Kirkland WA 98034	Date Sampled	11/18/2024
Project Manager	**Jake Lee**	Date Received	11/18/2024
Project Name	**West Hill Mart**	Date Reported	11/25/2024
Client Project#	**03230707-1**		

Polychlorinated Biphenyls in Soil by EPA 8082A/3550C

Accu Lab Batch# AL112024-3

Client sample ID					**B11-5**	**B11-10**	**B11-12**	**B12-5**
Lab ID	**MRL**	**Unit**	**MTH BLK**	**LCS**	24-AL1118-3-1	24-AL1118-3-2	24-AL1118-3-3	24-AL1118-3-4
Matrix			Solid	Solid	Soil	Soil	Soil	Soil
Date Extracted			11/20/2024	11/20/2024	11/20/2024	11/20/2024	11/20/2024	11/20/2024
Date Analyzed			11/21/2024	11/21/2024	11/23/2024	11/23/2024	11/23/2024	11/23/2024
Moisture (%)					15%	8.9%	7.7%	11%
A1016	0.10	mg/kg	nd		nd	nd	nd	nd
A1221	0.10	mg/kg	nd		nd	nd	nd	nd
A1232	0.10	mg/kg	nd		nd	nd	nd	nd
A1242	0.10	mg/kg	nd		nd	nd	nd	nd
A1248	0.10	mg/kg	nd		nd	nd	nd	nd
A1254	0.10	mg/kg	nd		nd	nd	nd	nd
A1260	0.10	mg/kg	nd	83%	nd	nd	nd	nd
Surrogate Recoveries								
Decachlorobiphenyl			104%	95%	106%	88%	88%	121%
Tetrachloro-m-xylene			83%	77%	83%	82%	86%	97%

Acceptable Recovery Limits:

Surrogates/LCS	*60-150%*
MS/MSD	*50-150%*
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#**	**24-AL1118-3**
	9805 NE 116th St #300		
	Kirkland WA 98034	Date Sampled	11/18/2024
Project Manager	**Jake Lee**	Date Received	11/18/2024
Project Name	**West Hill Mart**	Date Reported	11/25/2024
Client Project#	**03230707-1**		

Polychlorinated Biphenyls in Soil by EPA 8082A/3550C

Accu Lab Batch# AL112024-3

Client sample ID			**B12-10**	**B12-15**	**B13-5**	**B13-10**	**B13-15**
Lab ID	**MRL**	**Unit**	24-AL1118-3-5	24-AL1118-3-6	24-AL1118-3-7	24-AL1118-3-8	24-AL1118-3-9
Matrix			Soil	Soil	Soil	Soil	Soil
Date Extracted			11/20/2024	11/20/2024	11/20/2024	11/20/2024	11/20/2024
Date Analyzed			11/23/2024	11/23/2024	11/23/2024	11/23/2024	11/23/2024
Moisture (%)			8.2%	9.3%	13%	7.2%	8.6%
A1016	0.10	mg/kg	nd	nd	nd	nd	nd
A1221	0.10	mg/kg	nd	nd	nd	nd	nd
A1232	0.10	mg/kg	nd	nd	nd	nd	nd
A1242	0.10	mg/kg	nd	nd	nd	nd	nd
A1248	0.10	mg/kg	nd	nd	nd	nd	nd
A1254	0.10	mg/kg	nd	nd	nd	nd	nd
A1260	0.10	mg/kg	nd	nd	nd	nd	nd
Surrogate Recoveries							
Decachlorobiphenyl			114%	106%	118%	108%	108%
Tetrachloro-m-xylene			86%	89%	95%	89%	90%

Acceptable Recovery Limits:

Surrogates/LCS	*60-150%*
MS/MSD	*50-150%*
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#**	**24-AL1118-3**
	9805 NE 116th St #300		
	Kirkland WA 98034	Date Sampled	11/18/2024
Project Manager	**Jake Lee**	Date Received	11/18/2024
Project Name	**West Hill Mart**	Date Reported	11/25/2024
Client Project#	**03230707-1**		

PAHs in Soil by EPA 8270E SIM/3550C

Accu Lab Batch# AL111924-2

Client sample ID					**B11-5**	**B11-10**	**B11-12**	**B12-5**
Lab ID	**MRL**	**Unit**	**MTH BLK**	**LCS**	24-AL1118-3-1	24-AL1118-3-2	24-AL1118-3-3	24-AL1118-3-4
Matrix			Solid	Solid	Soil	Soil	Soil	Soil
Date Extracted			11/19/2024	11/19/2024	11/19/2024	11/19/2024	11/19/2024	11/19/2024
Date Analyzed			11/19/2024	11/19/2024	11/19/2024	11/19/2024	11/19/2024	11/19/2024
Moisture (%)					15%	8.9%	7.7%	11%
Naphthalene	0.05	mg/kg	nd	103%	nd	0.26	1.4	nd
2-Methylnaphthalene	0.05	mg/kg	nd		nd	nd	7.1	nd
1-Methylnaphthalene	0.05	mg/kg	nd		nd	0.054	2.3	nd
Acenaphthylene	0.05	mg/kg	nd		nd	0.15	nd	nd
Acenaphthene	0.05	mg/kg	nd	114%	nd	0.20	0.20	nd
Fluorene	0.05	mg/kg	nd		nd	0.63	0.80	nd
Phenanthrene	0.05	mg/kg	nd		nd	1.6	2.4	nd
Anthracene	0.05	mg/kg	nd		nd	nd	nd	nd
Fluoranthene	0.05	mg/kg	nd	100%	nd	nd	0.063	0.052
Pyrene	0.05	mg/kg	nd	109%	nd	0.13	0.14	0.067
Benzo(a)anthracene	0.05	mg/kg	nd		nd	nd	nd	nd
Chrysene	0.05	mg/kg	nd		nd	nd	nd	0.061
Benzo(b)fluoranthene	0.10	mg/kg	nd		nd	nd	nd	nd
Benzo(k)fluoranthene	0.10	mg/kg	nd		nd	nd	nd	nd
Benzo(a)pyrene	0.10	mg/kg	nd	133%	nd	nd	nd	nd
Indeno(1,2,3-cd)pyrene	0.095	mg/Kg	nd		nd	nd	nd	nd
Dibenzo(a,h)anthracene	0.10	mg/Kg	nd		nd	nd	nd	nd
Benzo(ghi)perylene	0.10	mg/Kg	nd		nd	nd	nd	nd
Surrogate Recoveries								
2-Fluorobiphenyl			85%	80%	102%	120%	100%	115%
Terphenyl-d14			93%	80%	104%	86%	103%	93%

Acceptable Recovery Limits:

Surrogates/LCS	*50-150%*
MS/MSD	*45-150%*
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	**Advanced Analytical Laboratory**	**Acculab WO#**	**24-AL1114-1**
	544 Ohohia Street #10		
	Honolulu, HI, 96819	Date Sampled	11/12/2024
Project Manager	Uwe Baumgartner/ Elisa Young	Date Received	11/14,152024
Project Name	**The New Kapalama Wharf and Dredging Project**	Date Reported	11/21/2024
Client Project#	**120045**		

PAHs in Soil by EPA 8270E SIM/3550C

Accu Lab Batch# AL111924-2

Client sample ID			**B12-10**	**B12-15**	**B13-5**	**B13-10**	**B13-15**
Lab ID	**MRL**	**Unit**	24-AL1118-3-5	24-AL1118-3-6	24-AL1118-3-7	24-AL1118-3-8	24-AL1118-3-9
Matrix			Soil	Soil	Soil	Soil	Soil
Date Extracted			11/19/2024	11/19/2024	11/19/2024	11/19/2024	11/19/2024
Date Analyzed			11/20/2024	11/20/2024	11/19/2024	11/20/2024	11/20/2024
Moisture (%)			8.2%	9.3%	13%	7.2%	8.6%
Naphthalene	0.05	mg/kg	nd	nd	nd	nd	nd
2-Methylnaphthalene	0.05	mg/kg	nd	nd	nd	nd	nd
1-Methylnaphthalene	0.05	mg/kg	nd	nd	nd	nd	nd
Acenaphthylene	0.05	mg/kg	nd	nd	nd	nd	nd
Acenaphthene	0.05	mg/kg	nd	nd	nd	nd	nd
Fluorene	0.05	mg/kg	nd	nd	nd	nd	nd
Phenanthrene	0.05	mg/kg	nd	nd	nd	nd	nd
Anthracene	0.05	mg/kg	nd	nd	nd	nd	nd
Fluoranthene	0.05	mg/kg	nd	nd	nd	nd	nd
Pyrene	0.05	mg/kg	nd	nd	nd	nd	nd
Benzo(a)anthracene	0.05	mg/kg	nd	nd	nd	nd	nd
Chrysene	0.05	mg/kg	nd	nd	nd	nd	nd
Benzo(b)fluoranthene	0.10	mg/kg	nd	nd	nd	nd	nd
Benzo(k)fluoranthene	0.10	mg/kg	nd	nd	nd	nd	nd
Benzo(a)pyrene	0.10	mg/kg	nd	nd	nd	nd	nd
Indeno(1,2,3-cd)pyrene	0.095	mg/Kg	nd	nd	nd	nd	nd
Dibenzo(a,h)anthracene	0.10	mg/Kg	nd	nd	nd	nd	nd
Benzo(ghi)perylene	0.10	mg/Kg	nd	nd	nd	nd	nd
Surrogate Recoveries							
2-Fluorobiphenyl			115%	89%	131%	123%	106%
Terphenyl-d14			103%	96%	95%	97%	101%

Acceptable Recovery Limits:

Surrogates/LCS	*50-150%*
MS/MSD	*45-150%*
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#**	**24-AL1118-3**
	9805 NE 116th St #300		
	Kirkland WA 98034	Date Sampled	11/18/2024
Project Manager	**Jake Lee**	Date Received	11/18/2024
Project Name	**West Hill Mart**	Date Reported	11/25/2024
Project #	**03230707-1**		

Metals in Soil by EPA 6020B/EPA3050B

Accu Lab Batch# AL112024-12

Client sample ID					**B11-5**	**B11-10**	**B11-12**	**B12-5**
Lab ID	**MRL**	**Unit**	**MTH BLK**	**LCS**	24-AL1118-3-1	24-AL1118-3-2	24-AL1118-3-3	24-AL1118-3-4
Matrix			Soil	Soil	Soil	Soil	Soil	Soil
Date Digested			11/20/2024	11/20/2024	11/20/2024	11/20/2024	11/20/2024	11/20/2024
Date Analyzed			11/21/2024	11/21/2024	11/20/2024	11/20/2024	11/20/2024	11/20/2024
Moisture (%)					15%	8.9%	7.7%	11%
Lead (Pb)	1.0	mg/kg	nd	110%	13	2.3	2.3	23

Acceptable Recovery Limits:

LCS	*80-120%*
MS/MSD	*75-125%*
Acceptable RPD limit:	*20%*

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#**	**24-AL1118-3**
	9805 NE 116th St #300		
	Kirkland WA 98034	Date Sampled	11/18/2024
Project Manager	**Jake Lee**	Date Received	11/18/2024
Project Name	**West Hill Mart**	Date Reported	11/25/2024
Project #	**03230707-1**		

Metals in Soil by EPA 6020B/EPA3050B

Accu Lab Batch# AL112024-12

Client sample ID			**B12-10**	**B12-15**	**B13-5**	**B13-10**	**B13-15**
Lab ID	**MRL**	**Unit**	24-AL1118-3-5	24-AL1118-3-6	24-AL1118-3-7	24-AL1118-3-8	24-AL1118-3-9
Matrix			Soil	Soil	Soil	Soil	Soil
Date Digested			11/20/2024	11/20/2024	11/20/2024	11/20/2024	11/20/2024
Date Analyzed			11/20/2024	11/20/2024	11/20/2024	11/20/2024	11/20/2024
Moisture (%)			8.2%	9.3%	13%	7.2%	8.6%
Lead (Pb)	1.0	mg/kg	1.8	2.1	16	1.8	1.5

Acceptable Recovery Limits:

LCS	*80-120%*
MS/MSD	*75-125%*
Acceptable RPD limit:	*20%*

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#**	**24-AL1118-3**
	9805 NE 116th St #300		
	Kirkland WA 98034	Date Sampled	11/18/2024
Project Manager	**Jake Lee**	Date Received	11/18/2024
Project Name	**West Hill Mart**	Date Reported	11/25/2024
Project #	**03230707-1**		

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.