



April 8, 2025

Dale Myers
Washington State Department of Ecology
Northwest Regional Office
15700 Dayton Avenue North
Shoreline, WA 98133

Re: Progress Report No. 26 – 1st Quarter 2025

Texaco Strickland Cleanup Site
6808 196th Street SW
Lynnwood, Washington 98036
Agreed Order No. 14315
Ecology PM – Dale Myers
Aspect Project No. 180357

Dear Dale:

Aspect Consulting (Aspect), has prepared this Progress Report on behalf of potentially liable persons (PLPs) Strickland Real Estate Holdings (SREH) and Chevron Environmental Management Company (CEMC), who are signatories to Washington State Department of Ecology (Ecology) Agreed Order (AO) #14315, effective September 10, 2018, for the Texaco Strickland Site (Site). The AO requires PLPs to submit quarterly progress reports to Ecology until satisfaction of the AO.

This Progress Report No. 26 is for the 1st quarter 2025 reporting period ending on March 31st, 2025.

Progress Made During the Reporting Period

The following sections detail the progress during the reporting period.

- Laboratory analytical data from the second confirmation sampling event for the Chri-Mar passive ventilation system in December was received. The laboratory analytical report is included as Attachment A. The analytical results were below unrestricted Method B soil gas screening levels for total petroleum hydrocarbons (TPH), benzene, toluene, ethylbenzene, xylenes, and naphthalene. Further interpretation and a summary of confirmation ventilation sampling results will be presented in the forthcoming Feasibility Study and Draft Cleanup Action Plan.
- Aspect prepared the draft Feasibility Study and Cleanup Action Plan to support the selection of a final remedy for the Site in accordance with the Model Toxics Control Act and the AO. The draft Feasibility Study and Draft Cleanup Action Plan will be submitted to CEMC for review in April 2025 and is anticipated to be submitted to Ecology in June 2025.

Sampling and/or Testing Reports Received

Analytical results received during this progress reporting period are attached.

Summary of Deviations

There have been no deviations from the AO during this reporting period.

Contacts with Other Entities or Public

There has been no contact with other entities or the public during this reporting period.

Potential Problems and Suggested Solutions

No potential problems were noted.

Changes in Key Personnel

No changes in key personnel occurred during the 1st quarter.

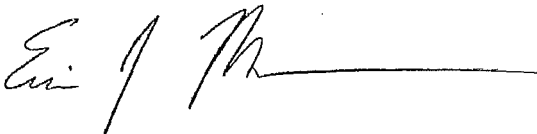
Activities Planned for the Next Reporting Period

The following activities are planned for the 2nd quarter of 2025:

Transmittal of the draft Feasibility Study and draft Cleanup Action Plan to CEMC and Ecology for review. The next quarterly progress report will be submitted on or before July 15, 2025. If you have any questions concerning this progress report, please contact Eric Marhofer or Daniel Babcock at 206-328-7443.

Sincerely,

Aspect Consulting,



Eric Marhofer, PE
Principal Engineer
eric.marhofer@aspectconsulting.com



Daniel Babcock, LG
Project Geologist
daniel.babcock@aspectconsulting.com

Attachments:

Attachment A – Laboratory Analytical Report

cc: Ryan Megenity – Rainier Property Management Co. LLC
Nate Blomgren – Chevron Environmental Management Company

ATTACHMENT A

Laboratory Analytical Report

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

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

5500 4th Ave South
Seattle, WA 98108-2419
(206) 285-8282
office@friedmanandbruya.com
www.friedmanandbruya.com

January 15, 2025

Daniel Babcock, Project Manager
Aspect Consulting
710 2nd Ave S, Suite 550
Seattle, WA 98104

Dear Mr Babcock:

Included are the results from the testing of material submitted on December 31, 2024 from the Texaco - Strickland 180357, F&BI 412508 project. There are 12 pages included in this report.

We appreciate this opportunity to be of service to you and hope you will call if you have any questions.

Sincerely,

FRIEDMAN & BRUYA, INC.



Michael Erdahl
Project Manager

Enclosures
c: Aspect Data
ASP0115R.DOC

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

CASE NARRATIVE

This case narrative encompasses samples received on December 31, 2024 by Friedman & Bruya, Inc. from the Aspect Consulting Texaco - Strickland 180357, F&BI 412508 project. Samples were logged in under the laboratory ID's listed below.

| <u>Laboratory ID</u> | <u>Aspect Consulting</u> |
|----------------------|--------------------------|
| 412508 -01 | AMB-1-241230 |
| 412508 -02 | AMB-2-241230 |
| 412508 -03 | VS-EFF-241231 |

Non-petroleum compounds identified in the air phase hydrocarbon (APH) ranges were subtracted per the MA-APH method.

Naphthalene was present in the TO15 method blank. The data were qualified accordingly.

All quality control requirements were acceptable.

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Analysis For Volatile Compounds By Method MA-APH

| | | | |
|-------------------|--------------|-------------|----------------------------|
| Client Sample ID: | AMB-1-241230 | Client: | Aspect Consulting |
| Date Received: | 12/31/24 | Project: | Texaco - Strickland 180357 |
| Date Collected: | 12/30/24 | Lab ID: | 412508-01 |
| Date Analyzed: | 01/02/25 | Data File: | 010213.D |
| Matrix: | Air | Instrument: | GCMS7 |
| Units: | ug/m3 | Operator: | bat |

| | % | Lower | Upper |
|----------------------|-----------|--------|--------|
| Surrogates: | Recovery: | Limit: | Limit: |
| 4-Bromofluorobenzene | 92 | 70 | 130 |

| | Concentration |
|------------|---------------|
| Compounds: | ug/m3 |

| | |
|-----------------------|-----|
| APH EC5-8 aliphatics | 81 |
| APH EC9-12 aliphatics | <25 |
| APH EC9-10 aromatics | <25 |

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Analysis For Volatile Compounds By Method MA-APH

| | | | |
|-------------------|--------------|-------------|----------------------------|
| Client Sample ID: | AMB-2-241230 | Client: | Aspect Consulting |
| Date Received: | 12/31/24 | Project: | Texaco - Strickland 180357 |
| Date Collected: | 12/30/24 | Lab ID: | 412508-02 |
| Date Analyzed: | 01/02/25 | Data File: | 010214.D |
| Matrix: | Air | Instrument: | GCMS7 |
| Units: | ug/m3 | Operator: | bat |

| | % | Lower | Upper |
|----------------------|-----------|--------|--------|
| Surrogates: | Recovery: | Limit: | Limit: |
| 4-Bromofluorobenzene | 95 | 70 | 130 |

| | Concentration |
|------------|---------------|
| Compounds: | ug/m3 |

| | |
|-----------------------|-----|
| APH EC5-8 aliphatics | 86 |
| APH EC9-12 aliphatics | 34 |
| APH EC9-10 aromatics | <25 |

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Analysis For Volatile Compounds By Method MA-APH

| | | | |
|-------------------|---------------|-------------|----------------------------|
| Client Sample ID: | VS-EFF-241231 | Client: | Aspect Consulting |
| Date Received: | 12/31/24 | Project: | Texaco - Strickland 180357 |
| Date Collected: | 12/30/24 | Lab ID: | 412508-03 |
| Date Analyzed: | 01/02/25 | Data File: | 010215.D |
| Matrix: | Air | Instrument: | GCMS7 |
| Units: | ug/m3 | Operator: | bat |

| | % | Lower | Upper |
|----------------------|-----------|--------|--------|
| Surrogates: | Recovery: | Limit: | Limit: |
| 4-Bromofluorobenzene | 91 | 70 | 130 |

| Compounds: | Concentration ug/m3 |
|-----------------------|------------------------|
| APH EC5-8 aliphatics | <75 |
| APH EC9-12 aliphatics | 31 |
| APH EC9-10 aromatics | <25 |

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Analysis For Volatile Compounds By Method MA-APH

| | | | |
|-------------------|----------------|-------------|----------------------------|
| Client Sample ID: | Method Blank | Client: | Aspect Consulting |
| Date Received: | Not Applicable | Project: | Texaco - Strickland 180357 |
| Date Collected: | 01/02/25 | Lab ID: | 05-003 MB |
| Date Analyzed: | 01/02/25 | Data File: | 010212.D |
| Matrix: | Air | Instrument: | GCMS7 |
| Units: | ug/m3 | Operator: | bat |

| | % | Lower | Upper |
|----------------------|-----------|--------|--------|
| Surrogates: | Recovery: | Limit: | Limit: |
| 4-Bromofluorobenzene | 94 | 70 | 130 |

| | Concentration |
|------------|---------------|
| Compounds: | ug/m3 |

| | |
|-----------------------|-----|
| APH EC5-8 aliphatics | <75 |
| APH EC9-12 aliphatics | <25 |
| APH EC9-10 aromatics | <25 |

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Analysis For Volatile Compounds By Method TO-15

| | | | |
|-------------------|--------------|-------------|----------------------------|
| Client Sample ID: | AMB-1-241230 | Client: | Aspect Consulting |
| Date Received: | 12/31/24 | Project: | Texaco - Strickland 180357 |
| Date Collected: | 12/30/24 | Lab ID: | 412508-01 |
| Date Analyzed: | 01/02/25 | Data File: | 010213.D |
| Matrix: | Air | Instrument: | GCMS7 |
| Units: | ug/m3 | Operator: | bat |

| | % | Lower | Upper |
|----------------------|-----------|--------|--------|
| Surrogates: | Recovery: | Limit: | Limit: |
| 4-Bromofluorobenzene | 92 | 70 | 130 |

| Compounds: | Concentration | |
|--------------|---------------|------------|
| | ug/m3 | ppbv |
| Benzene | 0.42 | 0.13 |
| Toluene | <7.5 | <2 |
| Ethylbenzene | <0.43 | <0.1 |
| m,p-Xylene | <0.87 | <0.2 |
| o-Xylene | <0.43 | <0.1 |
| Naphthalene | 0.073 j fb | 0.014 j fb |

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Analysis For Volatile Compounds By Method TO-15

| | | | |
|-------------------|--------------|-------------|----------------------------|
| Client Sample ID: | AMB-2-241230 | Client: | Aspect Consulting |
| Date Received: | 12/31/24 | Project: | Texaco - Strickland 180357 |
| Date Collected: | 12/30/24 | Lab ID: | 412508-02 |
| Date Analyzed: | 01/02/25 | Data File: | 010214.D |
| Matrix: | Air | Instrument: | GCMS7 |
| Units: | ug/m3 | Operator: | bat |

| | % | Lower | Upper |
|----------------------|-----------|--------|--------|
| Surrogates: | Recovery: | Limit: | Limit: |
| 4-Bromofluorobenzene | 95 | 70 | 130 |

| Compounds: | Concentration | |
|--------------|---------------|----------|
| | ug/m3 | ppbv |
| Benzene | 0.60 | 0.19 |
| Toluene | <7.5 | <2 |
| Ethylbenzene | <0.43 | <0.1 |
| m,p-Xylene | 0.97 | 0.22 |
| o-Xylene | <0.43 | <0.1 |
| Naphthalene | 0.11 fb | 0.020 fb |

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Analysis For Volatile Compounds By Method TO-15

| | | | |
|-------------------|---------------|-------------|----------------------------|
| Client Sample ID: | VS-EFF-241231 | Client: | Aspect Consulting |
| Date Received: | 12/31/24 | Project: | Texaco - Strickland 180357 |
| Date Collected: | 12/30/24 | Lab ID: | 412508-03 |
| Date Analyzed: | 01/02/25 | Data File: | 010215.D |
| Matrix: | Air | Instrument: | GCMS7 |
| Units: | ug/m3 | Operator: | bat |

| | % | Lower | Upper |
|----------------------|-----------|--------|--------|
| Surrogates: | Recovery: | Limit: | Limit: |
| 4-Bromofluorobenzene | 90 | 70 | 130 |

| Compounds: | Concentration | |
|--------------|---------------|------------|
| | ug/m3 | ppbv |
| Benzene | <0.32 | <0.1 |
| Toluene | <7.5 | <2 |
| Ethylbenzene | <0.43 | <0.1 |
| m,p-Xylene | <0.87 | <0.2 |
| o-Xylene | <0.43 | <0.1 |
| Naphthalene | 0.079 j fb | 0.015 j fb |

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Analysis For Volatile Compounds By Method TO-15

| | | | |
|-------------------|----------------|-------------|----------------------------|
| Client Sample ID: | Method Blank | Client: | Aspect Consulting |
| Date Received: | Not Applicable | Project: | Texaco - Strickland 180357 |
| Date Collected: | Not Applicable | Lab ID: | 05-003 MB |
| Date Analyzed: | 01/02/25 | Data File: | 010212.D |
| Matrix: | Air | Instrument: | GCMS7 |
| Units: | ug/m3 | Operator: | bat |

| | % | Lower | Upper |
|----------------------|-----------|--------|--------|
| Surrogates: | Recovery: | Limit: | Limit: |
| 4-Bromofluorobenzene | 94 | 70 | 130 |

| Compounds: | Concentration | |
|--------------|---------------|------------|
| | ug/m3 | ppbv |
| Benzene | <0.32 | <0.1 |
| Toluene | <7.5 | <2 |
| Ethylbenzene | <0.43 | <0.1 |
| m,p-Xylene | <0.87 | <0.2 |
| o-Xylene | <0.43 | <0.1 |
| Naphthalene | 0.073 j lc | 0.014 j lc |

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Date of Report: 01/15/25

Date Received: 12/31/24

Project: Texaco - Strickland 180357, F&BI 412508

**QUALITY ASSURANCE RESULTS FOR THE ANALYSIS OF AIR SAMPLES
FOR VOLATILES BY METHOD MA-APH**

Laboratory Code: 412493-01 1/10 (Duplicate)

| Analyte | Reporting Units | Sample Result | Duplicate Result | RPD (Limit 30) |
|-----------------------|--------------------|------------------|---------------------|-------------------|
| APH EC5-8 aliphatics | ug/m3 | 2,500 | 2,900 | 15 |
| APH EC9-12 aliphatics | ug/m3 | 320 | 340 | 6 |
| APH EC9-10 aromatics | ug/m3 | <250 | <250 | nm |

Laboratory Code: Laboratory Control Sample

| Analyte | Reporting Units | Spike Level | Percent Recovery LCS | Acceptance Criteria |
|-----------------------|--------------------|----------------|----------------------------|------------------------|
| APH EC5-8 aliphatics | ug/m3 | 67 | 82 | 70-130 |
| APH EC9-12 aliphatics | ug/m3 | 67 | 98 | 70-130 |
| APH EC9-10 aromatics | ug/m3 | 67 | 94 | 70-130 |

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Date of Report: 01/15/25

Date Received: 12/31/24

Project: Texaco - Strickland 180357, F&BI 412508

**QUALITY ASSURANCE RESULTS FOR THE ANALYSIS OF AIR SAMPLES
FOR VOLATILES BY METHOD TO-15**

Laboratory Code: 412493-01 1/10 (Duplicate)

| Analyte | Reporting Units | Sample Result | Duplicate Result | RPD (Limit 25) |
|--------------|--------------------|------------------|---------------------|-------------------|
| Benzene | ug/m3 | 5.5 | 5.6 | 2 |
| Toluene | ug/m3 | <75 | <75 | nm |
| Ethylbenzene | ug/m3 | <4.3 | <4.3 | nm |
| m,p-Xylene | ug/m3 | <8.7 | <8.7 | nm |
| o-Xylene | ug/m3 | <4.3 | <4.3 | nm |
| Naphthalene | ug/m3 | <2.6 | <2.6 | nm |

Laboratory Code: Laboratory Control Sample

| Analyte | Reporting Units | Spike Level | Percent Recovery LCS | Acceptance Criteria |
|--------------|--------------------|----------------|----------------------------|------------------------|
| Benzene | ug/m3 | 43 | 110 | 70-130 |
| Toluene | ug/m3 | 51 | 115 | 70-130 |
| Ethylbenzene | ug/m3 | 59 | 107 | 70-130 |
| m,p-Xylene | ug/m3 | 120 | 108 | 70-130 |
| o-Xylene | ug/m3 | 59 | 106 | 70-130 |
| Naphthalene | ug/m3 | 71 | 108 | 70-130 |

Data Qualifiers & Definitions

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

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

ca - The calibration results for the analyte were outside of acceptance criteria, biased low; or, the calibration results for the analyte were outside of acceptance criteria, biased high, with a detection for the analyte in the sample. The value reported is an estimate.

c - The presence of the analyte may be due to carryover from previous sample injections.

cf - The sample was centrifuged prior to analysis.

d - The sample was diluted. Detection limits were raised and surrogate recoveries may not be meaningful.

dv - Insufficient sample volume was available to achieve normal reporting limits.

f - The sample was laboratory filtered prior to analysis.

fb - The analyte was detected in the method blank.

fc - The analyte is a common laboratory and field contaminant.

hr - The sample and duplicate were reextracted and reanalyzed. RPD results were still outside of control limits. Variability is attributed to sample inhomogeneity.

hs - Headspace was present in the container used for analysis.

ht - The analysis was performed outside the method or client-specified holding time requirement.

ip - Recovery fell outside of control limits due to sample matrix effects.

j - The analyte concentration is reported between the method detection limit and the lowest calibration point. The value reported is an estimate.

J - The internal standard associated with the analyte is out of control limits. The reported concentration is an estimate.

jl - The laboratory control sample(s) percent recovery and/or RPD were out of control limits. The reported concentration should be considered an estimate.

js - The surrogate associated with the analyte is out of control limits. The reported concentration should be considered an estimate.

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

lc - The presence of the analyte is likely due to laboratory contamination.

L - The reported concentration was generated from a library search.

nm - The analyte was not detected in one or more of the duplicate analyses. Therefore, calculation of the RPD is not applicable.

pc - The sample was received with incorrect preservation or in a container not approved by the method. The value reported should be considered an estimate.

ve - The analyte response exceeded the valid instrument calibration range. The value reported is an estimate.

vo - The value reported fell outside the control limits established for this analyte.

x - The sample chromatographic pattern does not resemble the fuel standard used for quantitation.

412508

Report To Daniel BabcockCompany Aspect ConsultingAddress 710 2nd Ave #550City, State, ZIP Seattle, WA

Phone _____ Email _____

SAMPLE CHAIN OF CUSTODY

12/31/24

SAMPLERS (signature) [Signature]

PROJECT NAME & ADDRESS

Texaco - Stickland

PO #

180357

NOTES:

INVOICE TO

APPage # 1 of 1

TURNAROUND TIME

☒ Standard
☐ RUSH

Rush charges authorized by: _____

SAMPLE DISPOSAL

Default: Clean following
final report delivery
Hold (Fee may apply): _____

SAMPLE INFORMATION

| Sample Name | Lab ID | Canister ID | Flow Cont. ID | Reporting Level: IA=Indoor Air SG=Soil Gas (Circle One) | Date Sampled | Initial Vac. ("Hg) | Field Initial Time | Final Vac. ("Hg) | Field Final Time | TO15 Full Scan | TO15 BTEXN | APH | Chlorinated VOCs | Helium | Notes |
|---------------|--------|-------------|---------------|--|--------------|--------------------|--------------------|------------------|------------------|-------------------------------------|-------------------------------------|-------------------------------------|------------------|--------|------------------------------------|
| AMB-1-241230 | 01 | 232330606 | | IA / SG | 12/30/24 | 29.5 | 1024 | 0 | 0940 | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | | | can want to D. Why in ~23 hours |
| AMB-2-241230 | 02 | 24137 | 20440 | IA / SG | 12/30/24 | 730 | 1025 | 2 | 1034 | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | | | |
| V3-EFF-241231 | 03 | 20542 | 01 | IA / SG | 12/31/24 | 29.5 | 0936 | 5 | 1034 | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | | | |
| | | | | IA / SG | | | | | | | | | | | |
| | | | | IA / SG | | | | | | | | | | | |
| | | | | IA / SG | | | | | | | | | | | |
| | | | | IA / SG | | | | | | | | | | | |
| | | | | IA / SG | | | | | | | | | | | |
| | | | | IA / SG | | | | | | | | | | | |
| | | | | IA / SG | | | | | | | | | | | |

Samples received at 13 °C

Friedman & Bruya, Inc.

5500 4th Avenue South

Seattle, WA 98108

Ph. (206) 285-8282

Fax (206) 283-5044

FORMS\OOC\COCTO-15.DOC

| SIGNATURE | PRINT NAME | COMPANY | DATE | TIME |
|--------------------|------------------|---------|----------|-------|
| <u>[Signature]</u> | Nick Diaz Castro | Aspect | 12/31/24 | 11:21 |
| <u>[Signature]</u> | Amh Pham | F&I | 12/31/24 | 11:21 |
| Received by: | | | | |

SAMPLE CONDITION UPON RECEIPT CHECKLIST

PROJECT # 412508 CLIENT Aspect INITIALS/ AP
DATE: 12/31/24

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

Cooler/Sample temperature 13 °C
Thermometer ID: Fluke 96312917

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

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

Is there a Chain-of-Custody* (COC)? ☒ YES ☐ NO Initials/ AP
*or other representative documents, letters, and/or shipping memos Date: 12/31/24

Number of days samples have been sitting prior to receipt at laboratory 0-1 days

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

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

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

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

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

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

| | | |
|--------------------|---|---|
| Sample ID's | <input type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Not on COC/label |
| Date Sampled | <input type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Not on COC/label |
| Time Sampled | <input type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Not on COC/label |
| # of Containers | <input type="checkbox"/> Yes <input type="checkbox"/> No | |
| Relinquished | <input type="checkbox"/> Yes <input type="checkbox"/> No | |
| Requested analysis | <input type="checkbox"/> Yes <input type="checkbox"/> On Hold | |

Other comments (use a separate page if needed)

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

Number of unused TO15 canisters** Number of unused TO17 tubes
**Fill out Green manifolds billing sheet