May 15, 2025

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

Re: Fourth Quarter 2024 and Second Quarter 2025 Groundwater Monitoring Report
Former Firestone Complete Auto Care Property
351 Rainier Avenue South
Renton, Washington 98057
RGI Project No. 2021-465-1
VCP No. NW3354

Dear Dean Kruse:

The Riley Group, Inc. (RGI) is pleased to present this 2024 Fourth Quarter and 2025 Second Quarter Groundwater Monitoring Report (2024-Q4 & 2025-Q2 GWM Report) for the Former Firestone Complete Auto Care Property project located at 351 Rainier Avenue South in Renton, Washington (herein referred to as the subject Property). The general location of the subject Property is depicted on Figure 1.

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

PROJECT CHARACTERISTICS

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

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

In November 2021, Toula Properties contracted with RGI to perform interim remedial work based on prior assessments of EAI. The interim remedial work included limited excavation and lawful removal/disposal of impacted soils, groundwater treatment, and groundwater monitoring.

In April 2022, excavation of the previously identified non-compliant impacted soils occurred along with confirmatory sampling and testing. Details regarding the soil excavation activities are detailed in RGI's report titled *Interim Remedial Action & Cleanup Action Plan*, dated August 4, 2022. In June 2024, as the subject Property was being redeveloped as a parking lot and drive-through for the neighboring Chick-Fil-A restaurant, RGI installed a network of six groundwater monitoring wells and commenced with quarterly groundwater monitoring.

Since the installation of the six groundwater monitoring wells, RGI conducted two previous sampling events: one in June 2024, and one in September 2024. Groundwater was collected from all six monitoring wells each quarter and analyzed for gasoline-range TPH, diesel/oil-range TPH, PCE, and naphthalene. Gasoline-range TPH, PCE, nor naphthalene were detected above the laboratory's lower detection limits. Diesel-range TPH was detected in only MW4, and had concentrations of 67 µg/L (2024-Q2) and 55x µg/L (2024-Q3), which is significantly below the MTCA Method A cleanup level of 500 µg/L. According to the analytical laboratory report, the laboratory flag "x" indicates that the chromatographic pattern does not represent the fuel standard used for quantitation of diesel-range TPH.

The reader is referenced to RGI's prior reports for further details.

SCOPE OF SERVICES

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

- Opened all well covers, removed the J- plug, inspect wellhead seals, and allow pressure equilibration with outside air. In addition, measured depth to static water from well top of casing (TOC) using an electronic water level meter.
- During well purging, RGI utilized a water parameter meter, which frequently measured temperature, pH, and conductivity in the groundwater.
- All six groundwater monitoring wells were sampled under low-flow conditions.
- Groundwater samples were collected in laboratory-supplied containers, placed in a cooler with ice, and transported to the analytical laboratory under proper chain-of-custody documentation.
- Prepared this 2024-Q3 & 2025-Q2 GWM Report presenting our findings, observations, conclusions, and recommendations.

REGULATORY ANALYSIS OF SITE CONDITIONS UNDER MTCA

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

MTCA Cleanup Regulations provides three options for establishing generic and site-specific cleanup levels for soil and groundwater. Method A cleanup levels have been adopted for this particular release.

Contaminants of Concern

RGI's evaluation of analytical data obtained during RGI's investigations indicate that only diesel-range TPH has concentrations detected – at concentrations well below the diesel-range TPH cleanup levels. The other potential groundwater contaminants of concern (gasoline-range TPH; oil-range TPH, PCE, and Naphthalene) have all been below their respective cleanup levels (all non-detect).

2024 FOURTH QUARTER GROUNDWATER SAMPLING

On December 27, 2024, RGI performed a groundwater monitoring event which included sampling monitoring wells MW1, MW2, MW3, MW4, MW5, and MW6. Figure 2 depicts the Property layout with groundwater monitoring well locations, analytical results, calculated groundwater flow direction, and the boundaries of the site.

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

Groundwater pH values stabilized from approximately 5.66 (MW2) to 6.29 (MW3). Conductivity stabilized from 0.23 (MW2) to 0.53 (MW3) millisiemens per centimeter, temperature stabilized from 11.8 (MW5 and MW6) to 14.4 (MW2) degrees Celsius, and ORP stabilized from 50 (MW3) to 86 (MW2) millivolts.

During sample collection, the flow rate of the peristaltic pump was reduced to less than 100 milliliters per minute in accordance with standard low flow sampling techniques. Groundwater was pumped directly through dedicated tubing into laboratory-supplied containers appropriate for the intended analyses. A total of six groundwater samples, one from each monitoring well, were submitted for laboratory analyses.

Depth to groundwater measurements for wells located on the subject Property ranged from 5.46 feet (MW5) to 8.96 feet (MW2) below TOC. The groundwater flow direction on the subject Property was measured as toward the northwest.

Standard Sampling Protocols

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

2025 SECOND QUARTER GROUNDWATER SAMPLING

On April 7, 2025, RGI performed a groundwater monitoring event which included sampling monitoring wells MW1, MW2, MW3, MW4, MW5, and MW6. Figure 2 depicts the Property layout with

groundwater monitoring well locations, analytical results, calculated groundwater flow direction, and the boundaries of the site.

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

Groundwater pH values stabilized from approximately 5.71 (MW2) to 6.26 (MW3). Conductivity stabilized from 0.19 (MW2) to 0.51 (MW3) millisiemens per centimeter, and temperature stabilized from 11.8 (MW6) to 15.0 (MW3) degrees Celsius.

During sample collection, the flow rate of the peristaltic pump was reduced to less than 100 milliliters per minute in accordance with standard low flow sampling techniques. Groundwater was pumped directly through dedicated tubing into laboratory-supplied containers appropriate for the intended analyses. A total of six groundwater samples, one from each monitoring well, were submitted for laboratory analyses.

Depth to groundwater measurements for wells located on the Property ranged from 6.68 feet (MW5) to 8.74 feet (MW2) below TOC. The groundwater flow direction on the subject Property was measured as toward the northwest.

2024 FOURTH QUARTER ANALYTICAL LABORATORY ANALYSES

A total of six groundwater samples (plus one duplicate groundwater sample) were collected during this sampling event and submitted to Friedman and Bruya, Inc. in Seattle, Washington, for the following analyses:

- Gasoline-range TPH using Northwest Test Method NWTPH-Gx.
- Diesel- and oil-range TPH using Northwest Test Method NWTPH-Dx.
- PCE and naphthalene by EPA Test Method 8260.

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

Groundwater Analytical Results

Diesel-range TPH was detected in MW3 and MW4 at concentrations of 59x and 57x micrograms per liter (µg/L), respectively, which are well below the MTCA Method A cleanup level for groundwater of 500 µg/L. Additionally, a duplicate groundwater sample collected from MW3 reported a concentration of 82x µg/L, which is below the MTCA Method A cleanup level. According to the analytical laboratory report, the laboratory flag “x” indicates that the chromatographic pattern does not represent the fuel standard used for quantitation of diesel-range TPH.

Other potential COCs (oil-range TPH, gasoline-range TPH, PCE, and naphthalene) were not detected above laboratory detection limits in any of the six groundwater monitoring wells.

2025 SECOND QUARTER ANALYTICAL LABORATORY ANALYSES

A total of six groundwater samples (plus one duplicate groundwater sample) were collected during this sampling event and submitted to Friedman and Bruya, Inc. in Seattle, Washington, for the following analyses:

- Gasoline-range TPH using Northwest Test Method NWTPH-Gx.
- Diesel- and oil-range TPH using Northwest Test Method NWTPH-Dx.
- PCE and naphthalene by EPA Test Method 8260.

Groundwater Analytical Results

Diesel-range TPH was detected in MW1, MW3, MW4, MW5, and MW6 at concentrations between 54x and 79x µg/L, which are all well below the MTCA Method A cleanup level for groundwater of 500 µg/L. According to the analytical laboratory report, the laboratory flag "x" indicates that the chromatographic pattern does not represent the fuel standard used for quantitation of diesel-range TPH.

Other potential COCs (oil-range TPH, gasoline-range TPH, PCE, and naphthalene) were not detected above laboratory detection limits in any of the six groundwater monitoring wells.

CONCLUSIONS

Based on the data obtained during these Fourth Quarter 2024 (2024-Q4) & First Quarter 2025 (2025-Q2) groundwater sampling events, RGI concludes the following:

- Flagged detections diesel-range TPH were reported at concentrations well below MTCA Method A cleanup levels at all wells detected. No other contaminants of concern were reported in groundwater samples.
- Based on the analytical laboratory results, it appears that previous interim cleanup actions were successful in treating impacted groundwater at the subject Property.
- Concentrations of contaminants of concern in all subject Property wells have been in compliance with MTCA Method A cleanup levels for four quarterly sampling events.
- RGI recommends submitting this report to Ecology's Northwest Regional Office and requesting an opinion for No Further Action. RGI can complete this task on behalf of the Client upon request.

LIMITATIONS

This report is the property of RGI, Toula Properties, and their authorized representatives or affiliates and was prepared in a manner consistent with the level of skill and care ordinarily exercised by members of the profession currently practicing in the same locality and under similar conditions. This report is intended for specific application to the Former Firestone Complete Auto Care property located at 351 Rainier Avenue South in Renton, Washington. No other warranty, expressed or implied, is made. Please contact us at (425) 415-0551 if you have any questions or need additional information.

Sincerely,

THE RILEY GROUP, INC.

5/15/25

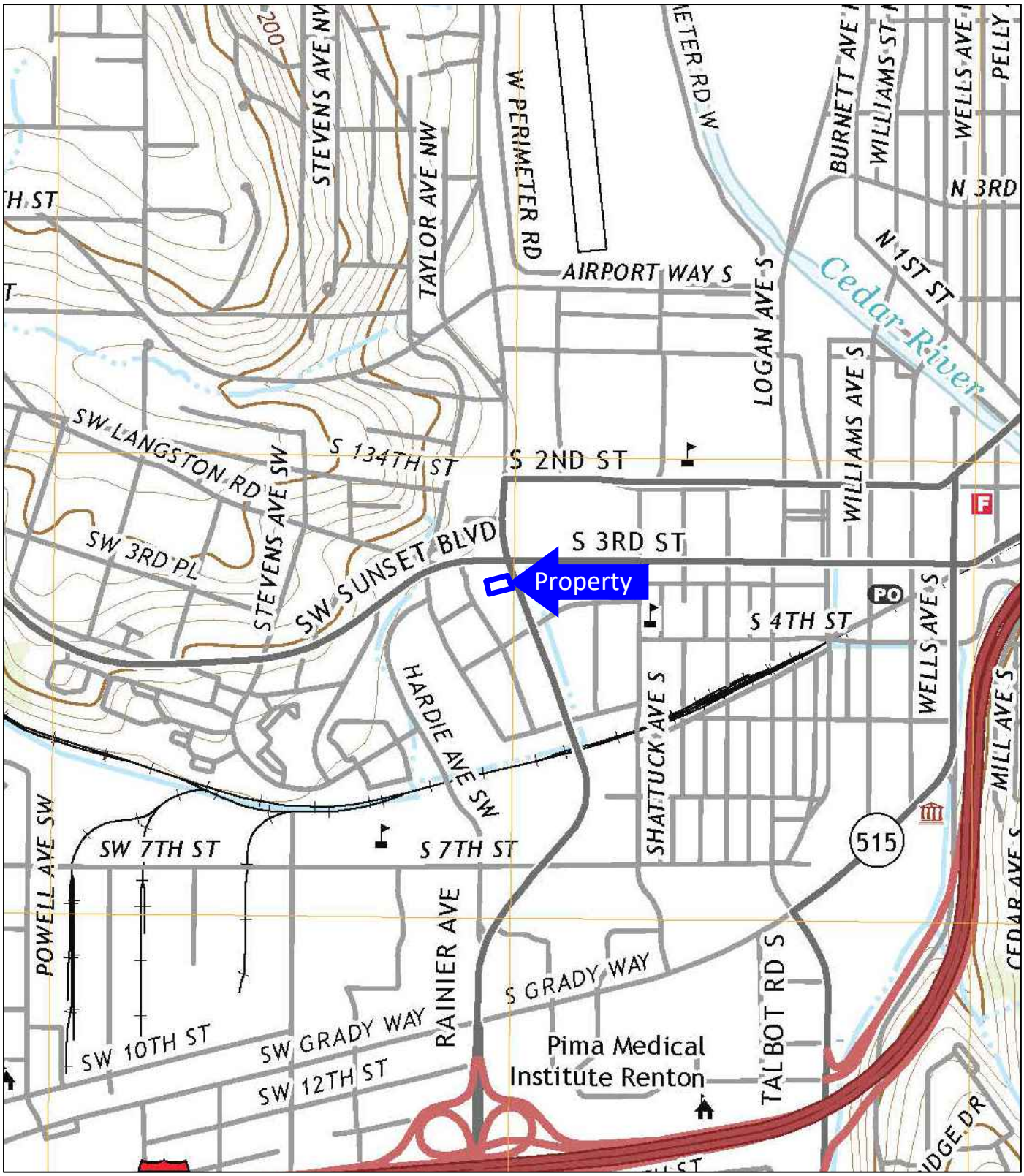
Tait Russell, LG
Project Geologist

Attachments *Figure 1, Property Vicinity Map*
Figure 2, Property Plan with Summary of Groundwater Monitoring Well Analytical Results

Table 1, Summary of Monitoring Well Groundwater Analytical Laboratory Results

Appendix A, Analytical Laboratory Reports and Chains of Custody
Appendix B, Groundwater Sampling Logs
Appendix C, Monitoring Well Logs

Distribution *Dean Kruse, Toula Properties (electronic PDF)*



USGS, 2020, Renton, Washington
7.5-Minute Quadrangle

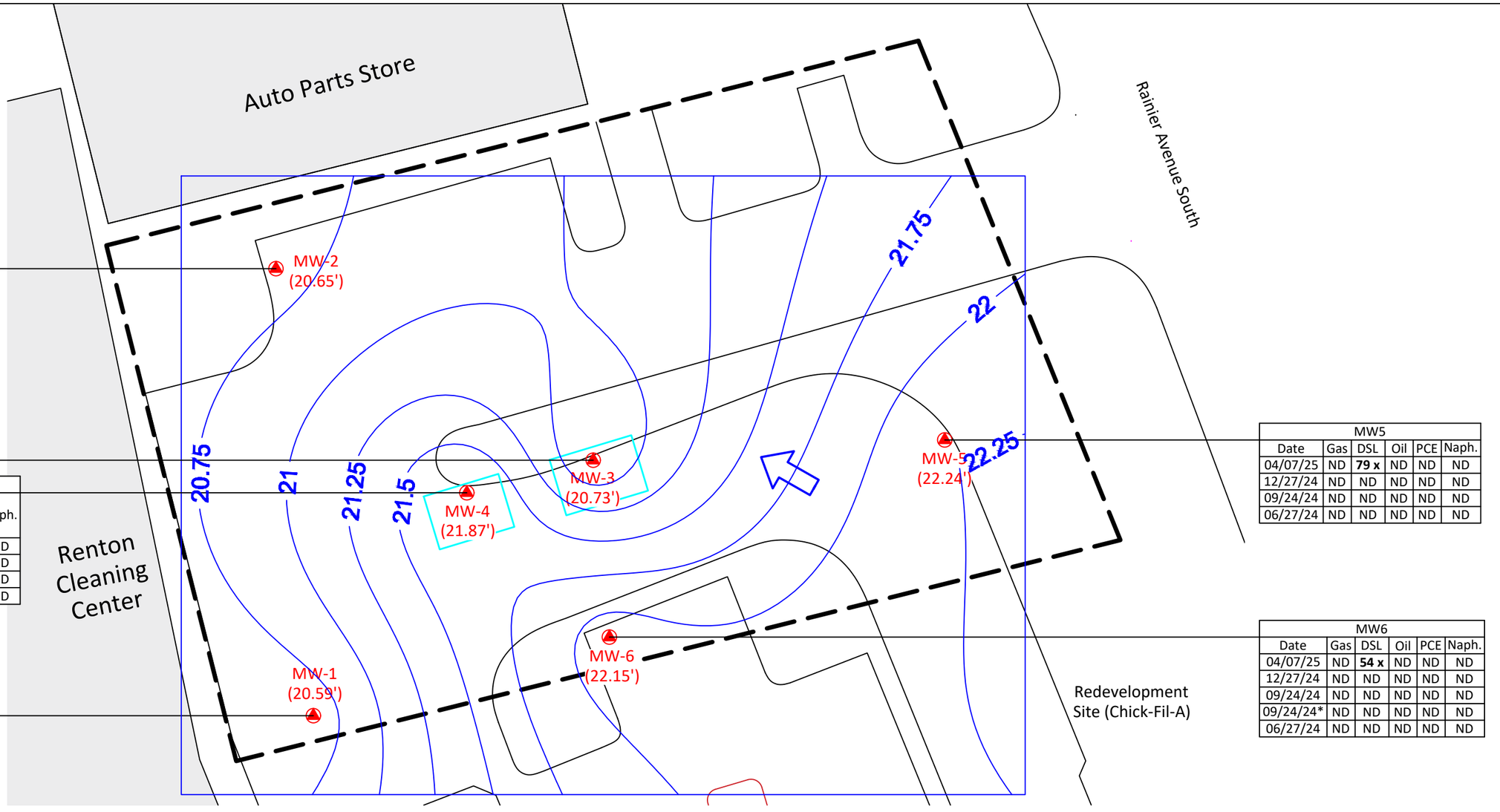
Approximate Scale: 1"=1000'

0 500 1000 2000

N

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

Former Firestone Complete Auto Care		Figure 1
RGI Project Number: 2021-465-1	Property Vicinity Map	Date Drawn: 05/2025
Address: 351 Rainier Avenue South, Renton, Washington 98057		



MW2					
Date	Gas	DSL	Oil	PCE	Naph.
04/07/25	ND	ND	ND	ND	ND
04/07/25*	ND	ND	ND	ND	ND
12/27/24	ND	ND	ND	ND	ND
09/24/24	ND	ND	ND	ND	ND
06/27/24	ND	ND	ND	ND	ND

MW3					
Date	Gas	DSL	Oil	PCE	Naph.
04/07/25	ND	**63 x**	ND	ND	ND
12/27/24	ND	**59 x**	ND	ND	ND
12/27/24*	ND	**82 x**	ND	ND	ND
09/24/24	ND	ND	ND	ND	ND
06/27/24	ND	ND	ND	ND	ND

MW4							
Date	Gas	DSL	Oil	DSL with SGC	Oil with SGC	PCE	Naph.
04/07/25	ND	**79 x**	ND	----	----	ND	ND
12/27/24	ND	**57 x**	ND	----	----	ND	ND
09/24/24	ND	**55 x**	ND	ND	ND	ND	ND
06/27/24	ND	**67 x**	ND	ND	ND	ND	ND

MW5					
Date	Gas	DSL	Oil	PCE	Naph.
04/07/25	ND	**79 x**	ND	ND	ND
12/27/24	ND	ND	ND	ND	ND
09/24/24	ND	ND	ND	ND	ND
06/27/24	ND	ND	ND	ND	ND

MW6					
Date	Gas	DSL	Oil	PCE	Naph.
04/07/25	ND	**54 x**	ND	ND	ND
12/27/24	ND	ND	ND	ND	ND
09/24/24	ND	ND	ND	ND	ND
09/24/24*	ND	ND	ND	ND	ND
06/27/24	ND	ND	ND	ND	ND

MW1					
Date	Gas	DSL	Oil	PCE	Naph.
04/07/25	ND	**56 x**	ND	ND	ND
12/27/24	ND	ND	ND	ND	ND
09/24/24	ND	ND	ND	ND	ND
06/27/24	ND	ND	ND	ND	ND

= Groundwater Analytical Results in ug/L;
Depth = Feet below ground surface
Gas = Gasoline total petroleum hydrocarbons (TPH)
DSL/Oil = Diesel/oil TPH
SGC = Silica gel cleanup
Naph. = Naphthalene
* = Duplicate sample
x = Chromatographic pattern does not represent the fuel standard used for quantitation of diesel-range TPH
ND = Not detected above laboratory detection limits
Bold results indicate concentrations above laboratory detection limits
Bold and highlighted results (if any) indicate concentrations above MTCA Soil Cleanup Levels

= Former excavation locations
= Inferred groundwater flow direction
19.1 = Groundwater contour lines, 04/07/2025
(18.88') = Groundwater elevations, 04/07/2025
= Monitoring well locations by RGI, 06/27/2024
= Property boundary

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

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Former Firestone Complete Auto Care | Figure 2
RGI Project Number: 2021-465-1
Property Representation with Groundwater Analytical Results
Date Drawn: 05/2025
Address: 351 Rainier Avenue South, Renton, Washington 98057

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

Sample Number	Sample Date	TOC Elevation	Depth to Water (bgs)	Groundwater Elevation	Gasoline TPH	Diesel TPH	Oil TPH	Diesel TPH with SGC	Oil TPH with SGC	PCE	Naph.
April 2025 Monitoring Well Sampling											
MW1	04/07/25	29	8.41	20.59	ND<100	**56 x**	ND<250	----	----	ND<0.5	ND<1
MW2	04/07/25	29.39	8.74	20.65	ND<100	ND<50	ND<250	----	----	ND<0.5	ND<1
MW2 Dup	04/07/25	29.39	8.74	20.65	ND<100	ND<50	ND<250	----	----	ND<0.5	ND<1
MW3	04/07/25	28.6	7.87	20.73	ND<100	**63 x**	ND<250	----	----	ND<0.5	ND<1
MW4	04/07/25	28.97	7.1	21.87	ND<100	**79 x**	ND<250	----	----	ND<0.5	ND<1
MW5	04/07/25	28.92	6.68	22.24	ND<100	**79 x**	ND<250	----	----	ND<0.5	ND<1
MW6	04/07/25	29.13	6.98	22.15	ND<100	**54 x**	ND<250	----	----	ND<0.5	ND<1
December 2024 Monitoring Well Sampling											
MW1	12/27/24	29	8.62	20.38	ND<100	ND<50	ND<250	----	----	ND<1	ND<1
MW2	12/27/24	29.39	8.96	20.43	ND<100	ND<50	ND<250	----	----	ND<1	ND<1
MW3	12/27/24	28.6	8.09	20.51	ND<100	**59 x**	ND<250	----	----	ND<1	ND<1
MW Dup (MW3)	12/27/24	28.6	8.09	20.51	ND<100	**82 x**	ND<250	----	----	ND<1	ND<1
MW4	12/27/24	28.97	8.62	20.35	ND<100	**57 x**	ND<250	----	----	ND<1	ND<1
MW5	12/27/24	28.92	5.46	23.46	ND<100	ND<50	ND<250	----	----	ND<1	ND<1
MW6	12/27/24	29.13	7.1	22.03	ND<100	ND<50	ND<250	----	----	ND<1	ND<1
September 2024 Monitoring Well Sampling											
MW1	09/24/24	29	10.12	18.88	ND<100	ND<50	ND<250	----	----	ND<1	ND<1
MW2	09/24/24	29.39	10.45	18.94	ND<100	ND<50	ND<250	----	----	ND<1	ND<1
MW3	09/24/24	28.6	9.60	19.00	ND<100	ND<50	ND<250	----	----	ND<1	ND<1
MW4	09/24/24	28.97	9.11	19.86	ND<100	**55 x**	ND<250	ND<50	ND<250	ND<1	ND<1
MW5	09/24/24	28.92	7.53	21.39	ND<100	ND<50	ND<250	----	----	ND<1	ND<1
MW6	09/24/24	29.13	10.06	19.07	ND<100	ND<50	ND<250	----	----	ND<1	ND<1
MW6 Extra	09/24/24	29.13	10.06	19.07	ND<100	ND<50	ND<250	----	----	ND<1	ND<1
June 2024 Monitoring Well Sampling											
MW1	06/27/24	29	9.88	19.12	ND<100	ND<50	ND<250	----	----	ND<1	ND<1
MW2	06/27/24	29.39	10.25	19.14	ND<100	ND<50	ND<250	----	----	ND<1	ND<1
MW3	06/27/24	28.6	9.37	19.23	ND<100	ND<50	ND<250	----	----	ND<1	ND<1
MW4	06/27/24	28.97	8.71	20.26	ND<100	**67 x**	ND<250	ND<50	ND<250	ND<1	ND<1
MW5	06/27/24	28.92	9.58	19.34	ND<100	ND<50	ND<250	----	----	ND<1	ND<1
MW6	06/27/24	29.13	9.60	19.53	ND<100	ND<50	ND<250	----	----	ND<1	ND<1
MTCA Method A Cleanup Levels for Ground Water					**800/1,000[1]**	**500**		**500**		**5**	**5**

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

APPENDIX A

RILEYGROUP

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

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

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

January 2, 2025

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

Dear Mr Zuern:

Included are the results from the testing of material submitted on December 27, 2024 from the Former Firestone Complete Auto Care 2021-46S, F&BI 412484 project. There are 15 pages included in this report. Any samples that may remain are currently scheduled for disposal in 30 days, or as directed by the Chain of Custody document. If you would like us to return your samples or arrange for long term storage at our offices, please contact us as soon as possible.

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

Sincerely,

FRIEDMAN & BRUYA, INC.

Michael Erdahl
Project Manager

Enclosures
c: Devin Emerson
TRG0102R.DOC

CASE NARRATIVE

This case narrative encompasses samples received on December 27, 2024 by Friedman & Bruya, Inc. from the The Riley Group Former Firestone Complete Auto Care 2021-46S, F&BI 412484 project. Samples were logged in under the laboratory ID's listed below.

Laboratory ID	The Riley Group
412484 -01	MW1
412484 -02	MW2
412484 -03	MW3
412484 -04	MW4
412484 -05	MW5
412484 -06	MW6
412484 -07	MW Dup

All quality control requirements were acceptable.

Date of Report: 01/02/25
Date Received: 12/27/24
Project: Former Firestone Complete Auto Care 2021-46S, F&BI 412484
Date Extracted: 12/30/24
Date Analyzed: 12/30/24

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

Results Reported as ug/L (ppb)

Sample ID Laboratory ID	Gasoline Range	Surrogate (% Recovery) (Limit 50-150)
MW1 412484-01	<100	104
MW2 412484-02	<100	105
MW3 412484-03	<100	101
MW4 412484-04	<100	104
MW5 412484-05	<100	104
MW6 412484-06	<100	107
MW Dup 412484-07	<100	95
Method Blank 04-3045 MB	<100	107

Date of Report: 01/02/25
Date Received: 12/27/24
Project: Former Firestone Complete Auto Care 2021-46S, F&BI 412484
Date Extracted: 12/30/24
Date Analyzed: 12/30/24

RESULTS FROM THE ANALYSIS OF WATER SAMPLES FOR TOTAL PETROLEUM HYDROCARBONS AS DIESEL AND MOTOR OIL USING METHOD NWTPH-Dx

Results Reported as ug/L (ppb)

Sample ID Laboratory ID	Diesel Range (C_{10}-C_{25})	Motor Oil Range (C_{25}-C_{36})	Surrogate (% Recovery) (Limit 50-150)
MW1 412484-01	<50	<250	86
MW2 412484-02	<50	<250	80
MW3 412484-03	59 x	<250	85
MW4 412484-04	57 x	<250	91
MW5 412484-05	<50	<250	93
MW6 412484-06	<50	<250	81
MW Dup 412484-07	82 x	<250	93
Method Blank 04-3080 MB	<50	<250	73

Analysis For Volatile Compounds By EPA Method 8260D Dual Acquisition

Client Sample ID:	MW1	Client:	The Riley Group
Date Received:	12/27/24	Project:	Former Firestone Complete Auto Care
Date Extracted:	12/30/24	Lab ID:	412484-01
Date Analyzed:	12/30/24	Data File:	123016.D
Matrix:	Water	Instrument:	GCMS11
Units:	ug/L (ppb)	Operator:	IJL

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
1,2-Dichloroethane-d4	87	78	126
Toluene-d8	104	84	115
4-Bromofluorobenzene	96	72	130

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

Analysis For Volatile Compounds By EPA Method 8260D Dual Acquisition

Client Sample ID:	MW2	Client:	The Riley Group
Date Received:	12/27/24	Project:	Former Firestone Complete Auto Care
Date Extracted:	12/30/24	Lab ID:	412484-02
Date Analyzed:	12/30/24	Data File:	123017.D
Matrix:	Water	Instrument:	GCMS11
Units:	ug/L (ppb)	Operator:	IJL

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
1,2-Dichloroethane-d4	98	78	126
Toluene-d8	103	84	115
4-Bromofluorobenzene	92	72	130

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

Analysis For Volatile Compounds By EPA Method 8260D Dual Acquisition

Client Sample ID:	MW3	Client:	The Riley Group
Date Received:	12/27/24	Project:	Former Firestone Complete Auto Care
Date Extracted:	12/30/24	Lab ID:	412484-03
Date Analyzed:	12/30/24	Data File:	123018.D
Matrix:	Water	Instrument:	GCMS11
Units:	ug/L (ppb)	Operator:	IJL

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
1,2-Dichloroethane-d4	92	78	126
Toluene-d8	99	84	115
4-Bromofluorobenzene	102	72	130

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

Analysis For Volatile Compounds By EPA Method 8260D Dual Acquisition

Client Sample ID:	MW4	Client:	The Riley Group
Date Received:	12/27/24	Project:	Former Firestone Complete Auto Care
Date Extracted:	12/30/24	Lab ID:	412484-04
Date Analyzed:	12/30/24	Data File:	123019.D
Matrix:	Water	Instrument:	GCMS11
Units:	ug/L (ppb)	Operator:	IJL

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
1,2-Dichloroethane-d4	104	78	126
Toluene-d8	101	84	115
4-Bromofluorobenzene	98	72	130

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

Analysis For Volatile Compounds By EPA Method 8260D Dual Acquisition

Client Sample ID:	MW5	Client:	The Riley Group
Date Received:	12/27/24	Project:	Former Firestone Complete Auto Care
Date Extracted:	12/30/24	Lab ID:	412484-05
Date Analyzed:	12/30/24	Data File:	123020.D
Matrix:	Water	Instrument:	GCMS11
Units:	ug/L (ppb)	Operator:	IJL

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
1,2-Dichloroethane-d4	100	78	126
Toluene-d8	98	84	115
4-Bromofluorobenzene	110	72	130

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

Analysis For Volatile Compounds By EPA Method 8260D Dual Acquisition

Client Sample ID:	MW6	Client:	The Riley Group
Date Received:	12/27/24	Project:	Former Firestone Complete Auto Care
Date Extracted:	12/30/24	Lab ID:	412484-06
Date Analyzed:	12/30/24	Data File:	123021.D
Matrix:	Water	Instrument:	GCMS11
Units:	ug/L (ppb)	Operator:	IJL

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
1,2-Dichloroethane-d4	118	78	126
Toluene-d8	105	84	115
4-Bromofluorobenzene	101	72	130

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

Analysis For Volatile Compounds By EPA Method 8260D Dual Acquisition

Client Sample ID:	MW Dup	Client:	The Riley Group
Date Received:	12/27/24	Project:	Former Firestone Complete Auto Care
Date Extracted:	12/30/24	Lab ID:	412484-07
Date Analyzed:	12/30/24	Data File:	123022.D
Matrix:	Water	Instrument:	GCMS11
Units:	ug/L (ppb)	Operator:	IJL

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
1,2-Dichloroethane-d4	94	78	126
Toluene-d8	97	84	115
4-Bromofluorobenzene	93	72	130

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

Analysis For Volatile Compounds By EPA Method 8260D Dual Acquisition

Client Sample ID:	Method Blank	Client:	The Riley Group
Date Received:	Not Applicable	Project:	Former Firestone Complete Auto Care
Date Extracted:	12/30/24	Lab ID:	04-3170 mb
Date Analyzed:	12/30/24	Data File:	123009.D
Matrix:	Water	Instrument:	GCMS11
Units:	ug/L (ppb)	Operator:	IJL

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
1,2-Dichloroethane-d4	99	78	126
Toluene-d8	97	84	115
4-Bromofluorobenzene	98	72	130

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

Date of Report: 01/02/25
Date Received: 12/27/24
Project: Former Firestone Complete Auto Care 2021-46S, F&BI 412484

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

Laboratory Code: 412484-01 (Duplicate)

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

Laboratory Code: Laboratory Control Sample

Analyte	Reporting Units	Spike Level	Percent Recovery LCS	Acceptance Criteria
Gasoline	ug/L (ppb)	1,000	97	70-130

Date of Report: 01/02/25
Date Received: 12/27/24
Project: Former Firestone Complete Auto Care 2021-46S, F&BI 412484

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

Laboratory Code: Laboratory Control Sample

Analyte	Reporting Units	Spike Level	Percent Recovery LCS	Percent Recovery LCSD	Acceptance Criteria	RPD (Limit 20)
Diesel Extended	ug/L (ppb)	2,500	88	92	65-151	4

Date of Report: 01/02/25
Date Received: 12/27/24
Project: Former Firestone Complete Auto Care 2021-46S, F&BI 412484

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

Laboratory Code: 412484-06 (Matrix Spike)

Analyte	Reporting Units	Spike Level	Sample Result	Percent Recovery MS	Acceptance Criteria
Tetrachloroethene	ug/L (ppb)	10	<1	111	50-150
Naphthalene	ug/L (ppb)	10	<1	81	50-150

Laboratory Code: Laboratory Control Sample

Analyte	Reporting Units	Spike Level	Percent Recovery LCS	Percent Recovery LCSD	Acceptance Criteria	RPD (Limit 20)
Tetrachloroethene	ug/L (ppb)	10	111	114	70-130	3
Naphthalene	ug/L (ppb)	10	99	91	70-130	8

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.

412484

SAMPLE CHAIN OF CUSTODY

12/27/24 C4/VW2

Page # 1 of 1

Report To Eric Zuern
Company The Riley Group, Inc
Address 17522 Bothell Way NE
City, State, ZIP Bothell, WA 98011
Phone 425 415 0551 Email ezuern@riley-group.com

SAMPLERS (*signature*)

PROJECT NAME: Former Firestone Complete Auto Care
PO #: 2021-465

REMARKS: cc: demerson@riley-group.com
Project specific RLs? - Yes / No

INVOICE TO

TURNAROUND TIME
☒ Standard turnaround
☐ RUSH
Rush charges authorized by:

SAMPLE DISPOSAL
☐ Archive samples
☐ Other
Default: Dispose after 30 days

Sample ID	Lab ID	Date Sampled	Time Sampled	Sample Type	# of Jars	ANALYSES REQUESTED: NWTPH-Dx	NWTPH-Gx	BTEX EPA 8021	NWTPH-HCID	VOCs EPA 8260	PAHs EPA 8270	PCBs EPA 8082	PCE	Naphalene			Notes
MW1	01A-E	12/27/24	1000	H2O	5	X	X						X	X			
MW2	02		1030														
MW3	03		1100														
MW4	04		1130														
MW5	05		1200														
MW6	06		1230														
MW Dup	07	↓	1300	↓	↓	↓	↓						↓	↓			

SIGNATURE	PRINT NAME	COMPANY	DATE	TIME
Relinquished by:	Devin Emerson	RGI	12/27/24	1251
Received by:	myLinh Pham	FBI	12/27/24	12:57
Relinquished by:				
Received by:				

Friedman & Bruya, Inc.
5500 4th Ave S.
Seattle WA 98108
(206) 285-8282
office@friedmanandbruya.com

Samples received at ° C

SAMPLE CONDITION UPON RECEIPT CHECKLIST

PROJECT # 412464 CLIENT Riley group INITIALS/ DATE: HP 12/27/24

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

Cooler/Sample temperature 9 °C
Thermometer ID: Fluke 96312917

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

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

Is there a Chain-of-Custody* (COC)? ☒ YES ☐ NO **Initials/ Date:** HP 12/27/24
*or other representative documents, letters, and/or shipping memos

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

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

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

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

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

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

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

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

Other comments (use a separate page if needed)

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

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

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Elizabeth Webber-Bruya
Ann Webber-Bruya
Michael Erdahl
Vineta Mills
Eric Young

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

April 14, 2025

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

Dear Mr Russell:

Included are the results from the testing of material submitted on April 8, 2025 from the Former Firestone Complete Autocare 2021-465, F&BI 504122 project. There are 15 pages included in this report. Any samples that may remain are currently scheduled for disposal in 30 days, or as directed by the Chain of Custody document. If you would like us to return your samples or arrange for long term storage at our offices, please contact us as soon as possible.

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

Sincerely,

FRIEDMAN & BRUYA, INC.

Michael Erdahl
Project Manager

Enclosures
c: demerson@riley-group.com
TRG0414R.DOC

CASE NARRATIVE

This case narrative encompasses samples received on April 8, 2025 by Friedman & Bruya, Inc. from the The Riley Group Former Firestone Complete Autocare 2021-465, F&BI 504122 project. Samples were logged in under the laboratory ID's listed below.

Laboratory ID	The Riley Group
504122 -01	MW1
504122 -02	MW2
504122 -03	MW3
504122 -04	MW4
504122 -05	MW5
504122 -06	MW6
504122 -07	MW2 Dup

All quality control requirements were acceptable.

Date of Report: 04/14/25
Date Received: 04/08/25
Project: Former Firestone Complete Autocare 2021-465, F&BI 504122
Date Extracted: 04/09/25
Date Analyzed: 04/10/25

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

Results Reported as ug/L (ppb)

Sample ID Laboratory ID	Gasoline Range	Surrogate (% Recovery) (Limit 50-150)
MW1 504122-01	<100	94
MW2 504122-02	<100	97
MW3 504122-03	<100	84
MW4 504122-04	<100	95
MW5 504122-05	<100	86
MW6 504122-06	<100	100
MW2 Dup 504122-07	<100	102
Method Blank 05-677 MB	<100	108

Date of Report: 04/14/25
Date Received: 04/08/25
Project: Former Firestone Complete Autocare 2021-465, F&BI 504122
Date Extracted: 04/09/25
Date Analyzed: 04/09/25

RESULTS FROM THE ANALYSIS OF WATER SAMPLES FOR TOTAL PETROLEUM HYDROCARBONS AS DIESEL AND MOTOR OIL USING METHOD NWTPH-Dx

Results Reported as ug/L (ppb)

Sample ID Laboratory ID	Diesel Range (C_{10}-C_{25})	Motor Oil Range (C_{25}-C_{36})	Surrogate (% Recovery) (Limit 50-150)
MW1 504122-01	56 x	<250	121
MW2 504122-02	<50	<250	107
MW3 504122-03	63 x	<250	93
MW4 504122-04	79 x	<250	82
MW5 504122-05	79 x	<250	108
MW6 504122-06	54 x	<250	113
MW2 Dup 504122-07	<50	<250	107
Method Blank 05-845 MB2	<50	<250	110

Analysis For Volatile Compounds By EPA Method 8260D Dual Acquisition

Client Sample ID:	MW1	Client:	The Riley Group
Date Received:	04/08/25	Project:	2021-465, F&BI 504122
Date Extracted:	04/09/25	Lab ID:	504122-01
Date Analyzed:	04/09/25	Data File:	040913.D
Matrix:	Water	Instrument:	GCMS11
Units:	ug/L (ppb)	Operator:	IJL

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
1,2-Dichloroethane-d4	101	78	126
Toluene-d8	97	84	115
4-Bromofluorobenzene	99	72	130

Compounds:	Concentration ug/L (ppb)
Tetrachloroethene	<0.5
Naphthalene	<1

Analysis For Volatile Compounds By EPA Method 8260D Dual Acquisition

Client Sample ID:	MW2	Client:	The Riley Group
Date Received:	04/08/25	Project:	2021-465, F&BI 504122
Date Extracted:	04/09/25	Lab ID:	504122-02
Date Analyzed:	04/09/25	Data File:	040914.D
Matrix:	Water	Instrument:	GCMS11
Units:	ug/L (ppb)	Operator:	IJL

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
1,2-Dichloroethane-d4	102	78	126
Toluene-d8	98	84	115
4-Bromofluorobenzene	99	72	130

Compounds:	Concentration ug/L (ppb)
Tetrachloroethene	<0.5
Naphthalene	<1

Analysis For Volatile Compounds By EPA Method 8260D Dual Acquisition

Client Sample ID:	MW3	Client:	The Riley Group
Date Received:	04/08/25	Project:	2021-465, F&BI 504122
Date Extracted:	04/09/25	Lab ID:	504122-03
Date Analyzed:	04/09/25	Data File:	040915.D
Matrix:	Water	Instrument:	GCMS11
Units:	ug/L (ppb)	Operator:	IJL

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

Compounds:	Concentration ug/L (ppb)
Tetrachloroethene	<0.5
Naphthalene	<1

Analysis For Volatile Compounds By EPA Method 8260D Dual Acquisition

Client Sample ID:	MW4	Client:	The Riley Group
Date Received:	04/08/25	Project:	2021-465, F&BI 504122
Date Extracted:	04/09/25	Lab ID:	504122-04
Date Analyzed:	04/09/25	Data File:	040920.D
Matrix:	Water	Instrument:	GCMS11
Units:	ug/L (ppb)	Operator:	IJL

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
1,2-Dichloroethane-d4	107	78	126
Toluene-d8	97	84	115
4-Bromofluorobenzene	102	72	130

Compounds:	Concentration ug/L (ppb)
Tetrachloroethene	<0.5
Naphthalene	<1

Analysis For Volatile Compounds By EPA Method 8260D Dual Acquisition

Client Sample ID:	MW5	Client:	The Riley Group
Date Received:	04/08/25	Project:	2021-465, F&BI 504122
Date Extracted:	04/09/25	Lab ID:	504122-05
Date Analyzed:	04/09/25	Data File:	040921.D
Matrix:	Water	Instrument:	GCMS11
Units:	ug/L (ppb)	Operator:	IJL

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
1,2-Dichloroethane-d4	108	78	126
Toluene-d8	98	84	115
4-Bromofluorobenzene	110	72	130

Compounds:	Concentration ug/L (ppb)
Tetrachloroethene	<0.5
Naphthalene	<1

Analysis For Volatile Compounds By EPA Method 8260D Dual Acquisition

Client Sample ID:	MW6	Client:	The Riley Group
Date Received:	04/08/25	Project:	2021-465, F&BI 504122
Date Extracted:	04/09/25	Lab ID:	504122-06
Date Analyzed:	04/09/25	Data File:	040922.D
Matrix:	Water	Instrument:	GCMS11
Units:	ug/L (ppb)	Operator:	IJL

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
1,2-Dichloroethane-d4	102	78	126
Toluene-d8	103	84	115
4-Bromofluorobenzene	96	72	130

Compounds:	Concentration ug/L (ppb)
Tetrachloroethene	<0.5
Naphthalene	<1

Analysis For Volatile Compounds By EPA Method 8260D Dual Acquisition

Client Sample ID:	MW2 Dup	Client:	The Riley Group
Date Received:	04/08/25	Project:	2021-465, F&BI 504122
Date Extracted:	04/09/25	Lab ID:	504122-07
Date Analyzed:	04/09/25	Data File:	040923.D
Matrix:	Water	Instrument:	GCMS11
Units:	ug/L (ppb)	Operator:	IJL

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
1,2-Dichloroethane-d4	104	78	126
Toluene-d8	98	84	115
4-Bromofluorobenzene	102	72	130

Compounds:	Concentration ug/L (ppb)
Tetrachloroethene	<0.5
Naphthalene	<1

Analysis For Volatile Compounds By EPA Method 8260D Dual Acquisition

Client Sample ID:	Method Blank	Client:	The Riley Group
Date Received:	Not Applicable	Project:	2021-465, F&BI 504122
Date Extracted:	04/09/25	Lab ID:	05-0776 mb
Date Analyzed:	04/09/25	Data File:	040909.D
Matrix:	Water	Instrument:	GCMS13
Units:	ug/L (ppb)	Operator:	MD

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
1,2-Dichloroethane-d4	105	71	132
Toluene-d8	100	68	139
4-Bromofluorobenzene	83	62	136

Compounds:	Concentration ug/L (ppb)
Tetrachloroethene	<0.5
Naphthalene	<1

Date of Report: 04/14/25
Date Received: 04/08/25
Project: Former Firestone Complete Autocare 2021-465, F&BI 504122

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

Laboratory Code: 504121-17 (Duplicate)

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

Laboratory Code: Laboratory Control Sample

Analyte	Reporting Units	Spike Level	Percent Recovery LCS	Acceptance Criteria
Gasoline	ug/L (ppb)	1,000	110	70-130

Date of Report: 04/14/25
Date Received: 04/08/25
Project: Former Firestone Complete Autocare 2021-465, F&BI 504122

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

Laboratory Code: Laboratory Control Sample

Analyte	Reporting Units	Spike Level	Percent Recovery LCS	Percent Recovery LCSD	Acceptance Criteria	RPD (Limit 20)
Diesel Extended	ug/L (ppb)	2,500	104	100	65-151	4

Date of Report: 04/14/25
Date Received: 04/08/25
Project: Former Firestone Complete Autocare 2021-465, F&BI 504122

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

Laboratory Code: 504118-02 (Matrix Spike)

Analyte	Reporting Units	Spike Level	Sample Result	Percent Recovery MS	Acceptance Criteria
Tetrachloroethene	ug/L (ppb)	10	<0.5	97	50-150
Naphthalene	ug/L (ppb)	10	<1	31 ip	50-150

Laboratory Code: Laboratory Control Sample

Analyte	Reporting Units	Spike Level	Percent Recovery LCS	Percent Recovery LCSD	Acceptance Criteria	RPD (Limit 20)
Tetrachloroethene	ug/L (ppb)	10	105	106	70-130	1
Naphthalene	ug/L (ppb)	10	84	100	61-133	17

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.

J04122

SAMPLE CHAIN OF CUSTODY

04/08/25 VW2 / C2

Page # 1 of 1

Report To Tait Russell
Company The Riley Group, Inc.
Address 17522 Bothell Way NE
City, State, ZIP Bothell, WA 98011
Phone 425 415 0551 Email trussell@riley-group.com

SAMPLERS (*signature*)

PROJECT NAME: Former Firestone Complete Autocare
PO #: 2021-465

REMARKS: cc: demerson@riley-group.com
Project specific RLs? - Yes / No

INVOICE TO: RGI

TURNAROUND TIME
- [x] Standard turnaround
- [ ] RUSH
- Rush charges authorized by:

SAMPLE DISPOSAL
- [ ] Archive samples
- [ ] Other
- Default: Dispose after 30 days

Sample ID	Lab ID	Date Sampled	Time Sampled	Sample Type	# of Jars	NWTPH-Dx	NWTPH-Gx	BTEX EPA 8021	NWTPH-HCID	VOCs EPA 8260	PAHs EPA 8270	PCBs EPA 8082	PCE	Naphthalene			Notes
MW1	01 A.D	4/7/25	1309	H20	4	X	X						X	X			
MW2	02		1229														
MW3	03		1126														
MW4	04		1200														
MW5	05		1053														
MW6	06		1338														
MW2 Dup	07		1234														

ANALYSES REQUESTED

SIGNATURE	PRINT NAME	COMPANY	DATE	TIME
Relinquished by:	Tait R	RGI	4/8	930
Received by:	VINH	FBI	4/8	10:00
Relinquished by:		Samples received at 4 °C		
Received by:				

Friedman & Bruya, Inc.
5500 4th Ave S.
Seattle WA 98108
(206) 285-8282
office@friedmanandbruya.com

SAMPLE CONDITION UPON RECEIPT CHECKLIST

PROJECT # 504122 CLIENT RGI INITIALS/ AP DATE: 4/8/25

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

Cooler/Sample temperature 4 °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/ (NP) 4/8
*or other representative documents, letters, and/or shipping memos Date:

Number of days samples have been sitting prior to receipt at laboratory 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	☑ Yes	☐ No	☐ Not on COC/label
Date Sampled	☑ Yes	☐ No	☐ Not on COC/label
Time Sampled	☑ Yes	☐ No	☐ Not on COC/label
# of Containers	☑ Yes	☐ No	
Relinquished	☑ Yes	☐ No	
Requested analysis	☑ Yes	☐ On Hold	

Other comments (use a separate page if needed)

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

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

APPENDIX B

RILEYGROUP

The Riley Group, Inc.

Groundwater Sampling Information

Well No./Location : MW1	Project No: 2021-465-1	Sampling Date: 12/27/24

Depth to Water:	8.62	Time:	10:00	Water Volume In Casing:	1.5 gallons
Depth to Product:			10:09		
Total Depth:	17.8	Purged Time:	9 mins	Volume Purged:	3/4 gal
Purging Method:	Peri Pump	Purge Volume Measurement Method:			Grad Bucket
Project Location: Seattle		**Parameter Monitoring**		Sampled By:	BCS

Time	Cumulative Volume	pH	COND	TEMP	DO	TURB	ORP	SAL	TDS	Appearance	Odor
		SU	mS/cm	Degree C	mg/L	NTU	mV	%	g/L		
10:00	0 gal	6.15	0.650	11.9			60			clear - no	
10:03	.25 gal	6.15	0.51	13,7			59			clear - no	
10:06	.50 gal	6.15	0.5	14.1			59			clear - no	
10:09	.75 gal	6.15	0.5	14.3			61			clear - no	

Sampling Methods: See SOP

Sample Data

Waste Container:

Field Sample No.	Sample Container	Time	Sample Depth	Matrix Type	Sample Type	Preserved By

Chain of Custody (yes/no):

Duplicate Sample Numbers:

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

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

Additional Comments:

3 within 10%

Recorder:	Date:
Checker:	Date:

The Riley Group, Inc.

Groundwater Sampling Information

Well No./Location : MW2	Project No: 2021-465-1	Sampling Date: 12/27/24

Depth to Water:	8.96	Time:	10:28	Water Volume In Casing:	1.43 gallons
Depth to Product:			10:34		
Total Depth:	17.72	Purged Time:	6 mins	Volume Purged:	1/2 gal
Purging Method:	Peri Pump	Purge Volume Measurement Method:			Grad Bucket
Project Location: Seattle		**Parameter Monitoring**		Sampled By:	BCS

Time	Cumulative Volume	pH	COND	TEMP	DO	TURB	ORP	SAL	TDS	Appearance	Odor
		SU	mS/cm	Degree C	mg/L	NTU	mV	%	g/L		
10:28	0 gal	5.8	0.230	13.4			80			clear - no	
10:31	0.25 gal	5.72	0.22	14.3			83			clear - no	
10:34	0.50 gal	5.66	0.23	14.4			86			clear - no	

Sampling Methods: See SOP

Sample Data

Waste Container:

Field Sample No.	Sample Container	Time	Sample Depth	Matrix Type	Sample Type	Preserved By

Chain of Custody (yes/no):

Duplicate Sample Numbers:

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

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

Additional Comments:

3 within 10%

Recorder:	Date:
Checker:	Date:

The Riley Group, Inc.

Groundwater Sampling Information

Well No./Location : MW3	Project No: 2021-465-1	Sampling Date: 12/27/24

Depth to Water:	8.09	Time:	10:52	Water Volume In Casing:	1.58 gallons
Depth to Product:			11:01		
Total Depth:	17.77	Purged Time:	9 mins	Volume Purged:	3/4 gal
Purging Method:	Peri Pump	Purge Volume Measurement Method:			Grad Bucket
Project Location: Seattle		**Parameter Monitoring**		Sampled By:	BCS

Time	Cumulative Volume	pH	COND	TEMP	DO	TURB	ORP	SAL	TDS	Appearance	Odor
		SU	mS/cm	Degree C	mg/L	NTU	mV	%	g/L		
10:52	0 gal	6.3	0.540	10.8			50			clear - no	
10:55	0.25 gal	6.28	0.54	12.4			51			clear - no	
10:58	0.50 gal	6.28	0.54	12.5			51			clear - no	
11:01	0.75 gal	6.29	0.53	12.9			50			clear - no	

Sampling Methods: See SOP	**Sample Data**	Waste Container:

Field Sample No.	Sample Container	Time	Sample Depth	Matrix Type	Sample Type	Preserved By

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

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

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

Additional Comments:

3 within 10%

Recorder:	Date:
Checker:	Date:

The Riley Group, Inc.

Groundwater Sampling Information

Well No./Location : MW4	Project No: 2021-465-1	Sampling Date: 12/27/24

Depth to Water:	8.62	Time:	11:18	Water Volume In Casing:	0.94 gallons
Depth to Product:			11:24		
Total Depth:	14.36	Purged Time:	6 mins	Volume Purged:	1/2 gal
Purging Method:	Peri Pump	Purge Volume Measurement Method:			Grad Bucket
Project Location: Seattle		**Parameter Monitoring**		Sampled By:	BCS

Time	Cumulative Volume	pH	COND	TEMP	DO	TURB	ORP	SAL	TDS	Appearance	Odor
		SU	mS/cm	Degree C	mg/L	NTU	mV	%	g/L		
11:18	0 gal	5.92	0.420	13.1			71			clear - no	
11:21	.25 gal	5.87	0.42	13.1			71			clear - no	
11:24	.50 gal	5.84	0.41	12.8			71			clear - no	

Sampling Methods: See SOP	**Sample Data**	Waste Container:

Field Sample No.	Sample Container	Time	Sample Depth	Matrix Type	Sample Type	Preserved By

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

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

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

Additional Comments:

3 within 10%

Recorder:	Date:
Checker:	Date:

The Riley Group, Inc.

Groundwater Sampling Information

Well No./Location : MW5	Project No: 2021-465-1	Sampling Date: 12/27/24

Depth to Water:	5.46	Time:	11:40	Water Volume In Casing:	1.72 gallons
Depth to Product:			11:49		
Total Depth:	15.98	Purged Time:	9 mins	Volume Purged:	3/4 gal
Purging Method:	Peri Pump	Purge Volume Measurement Method:			Grad Bucket
Project Location: Seattle		**Parameter Monitoring**		Sampled By:	BCS

Time	Cumulative Volume	pH	COND	TEMP	DO	TURB	ORP	SAL	TDS	Appearance	Odor
		SU	mS/cm	Degree C	mg/L	NTU	mV	%	g/L		
11:40	0 gal	5.82	0.260	10.8			78			clear - no	
11:43	.25 gal	5.69	0.25	11.6			84			clear - no	
11:46	.50 gal	5.68	0.25	11.8			84			clear - no	
11:49	.75 gal	5.68	0.25	11.8			85			clear - no	

Sampling Methods: See SOP

Sample Data

Waste Container:

Field Sample No.	Sample Container	Time	Sample Depth	Matrix Type	Sample Type	Preserved By

Chain of Custody (yes/no):

Duplicate Sample Numbers:

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

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

Additional Comments:

3 within 10%

Recorder:	Date:
Checker:	Date:

The Riley Group, Inc.

Groundwater Sampling Information

Well No./Location : MW6	Project No: 2021-465-1	Sampling Date: 12/27/24

Depth to Water:	7.1	Time:	12:00	Water Volume In Casing:	1.23 gallons
Depth to Product:			12:06		
Total Depth:	14.61	Purged Time:	6 mins	Volume Purged:	1/2 gal
Purging Method:	Peri Pump	Purge Volume Measurement Method:			Grad Bucket
Project Location: Seattle		**Parameter Monitoring**		Sampled By:	BCS

Time	Cumulative Volume	pH	COND	TEMP	DO	TURB	ORP	SAL	TDS	Appearance	Odor
		SU	mS/cm	Degree C	mg/L	NTU	mV	%	g/L		
12:00	0 gal	5.82	0.260	10.8			78			clear - no	
12:03	.25 gal	5.69	0.25	11.6			84			clear - no	
12:06	.50 gal	5.68	0.25	11.8			84			clear - no	

Sampling Methods: See SOP	**Sample Data**	Waste Container:

Field Sample No.	Sample Container	Time	Sample Depth	Matrix Type	Sample Type	Preserved By

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

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

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

Additional Comments:

3 within 10%

Recorder:	Date:
Checker:	Date:

The Riley Group, Inc.

Groundwater Sampling Information

Well No./Location : MW1	Project No: 2021-465-1	Sampling Date: 4/7/2025

Depth to Water:	8.41'	Time:	13:00	Water Volume In Casing:	1.5 gallons
Depth to Product:			13:09		
Total Depth:	17.6'	Purged Time:	9 min	Volume Purged:	.25 gal
Purging Method:	Peri Pump	Purge Volume Measurement Method:			Graduated Bucket
Project Location: Seattle		**Parameter Monitoring**		Sampled By:	

Time	Cumulative Volume	pH	COND	TEMP	DO	TURB	ORP	SAL	TDS	Appearance	Odor
		SU	mS/cm	Degree C	mg/L	NTU	mV	%	g/L		
13:00	0.00	5.82	0.380	15.6	----	----	----	----	----	Clear	None
13:03	0.1	5.93	0.42	14.1	----	----	----	----	----	Clear	None
13:06	0.2	5.95	0.42	13.9	----	----	----	----	----	Clear	None
13:09	.25 gal	6	0.041	13.7	----	----	----	----	----	Clear	None

Sampling Methods: See SOP	**Sample Data**	Waste Container:

Field Sample No.	Sample Container	Time	Sample Depth	Matrix Type	Sample Type	Preserved By
MW1		13:09	13 ft			

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

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

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

Additional Comments: 3 consecutive parameters < 10%. >80% recharged prior to sampling.

Recorder:	Date:
Checker:	Date:

The Riley Group, Inc.

Groundwater Sampling Information

Well No./Location : MW2	Project No: 2021-465	Sampling Date: 4/7/2025

Depth to Water:	8.74'	Time:	12:20	Water Volume In Casing:	1.51 gal
Depth to Product:			12:29		
Total Depth:	18'	Purged Time:	9 min	Volume Purged:	.25 gal
Purging Method:	Peri-Pump	Purge Volume Measurement Method:		Graduated Bucket	
Project Location: Seattle		**Parameter Monitoring**		Sampled By:	DE

Time	Cumulative Volume	pH	COND	TEMP	DO	TURB	ORP	SAL	TDS	Appearance	Odor
		SU	mS/cm	Degree C	mg/L	NTU	mV	PPT	g/L		
12:20	0.00	6	0.24	15.2	----	----	----	----	----	Clear	None
12:23	0.1	5.69	0.19	13.8	----	----	----	----	----	Clear	None
12:26	0.2	5.69	0.2	13.6	----	----	----	----	----	Clear	None
12:29	.25 gal	5.71	0.19	13.5	----	----	----	----	----	Clear	None

Sampling Methods: See SOP	**Sample Data**	Waste Container:

Field Sample No.	Sample Container	Time	Sample Depth	Matrix Type	Sample Type	Preserved By
MW2		12:29	13 ft			
MW2 Dup		12:34	13 ft			

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

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

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

Additional Comments: 3 consecutive parameters < 10%. >80% recharged prior to sampling.

Recorder:	Date:
Checker:	Date:

The Riley Group, Inc.

Groundwater Sampling Information

Well No./Location : MW3	Project No: 2021-465	Sampling Date: 4/7/2025

Depth to Water:	7.87'	Time:	11:17	Water Volume In Casing:	1.62 gal
Depth to Product:			11:26		
Total Depth:	17.77	Purged Time:	9 min	Volume Purged:	.25 gal
Purging Method:	Peri-Pump	Purge Volume Measurement Method:			Graduated Bucket
Project Location: Seattle		**Parameter Monitoring**		Sampled By:	DE

Time	Cumulative Volume	pH	COND	TEMP	DO	TURB	ORP	SAL	TDS	Appearance	Odor
		SU	mS/cm	Degree C	mg/L	NTU	mV	%	g/L		
11:17	0.00	6.96	0.33	18.9	----	----	----	----	----	Clear	No
11:20	0.1	6.26	0.52	15.7	----	----	----	----	----	Clear	No
11:23	0.2	6.27	0.52	15.1	----	----	----	----	----	Clear	No
11:26	.25 gal	6.26	0.51	15	----	----	----	----	----	Clear	No

Sampling Methods: See SOP

Sample Data

Waste Container:

Field Sample No.	Sample Container	Time	Sample Depth	Matrix Type	Sample Type	Preserved By
MW3		11:26	13 ft			

Chain of Custody (yes/no):

Duplicate Sample Numbers:

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

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

Additional Comments: 3 consecutive parameters < 10%. >80% recharged prior to sampling.

Recorder:	Date:
Checker:	Date:

The Riley Group, Inc.

Groundwater Sampling Information

Well No./Location : MW4	Project No: 2021-465	Sampling Date: 4/7/2025

Depth to Water:	7.10'	Time:	11:51	Water Volume In Casing:	1.18 gal
Depth to Product:			12:00		
Total Depth:	14.36'	Purged Time:	9 min	Volume Purged:	.25 gal
Purging Method:	Peri-Pump	Purge Volume Measurement Method:			Graduated Bucket
Project Location: Seattle		**Parameter Monitoring**		Sampled By:	DE

Time	Cumulative Volume	pH	COND	TEMP	DO	TURB	ORP	SAL	TDS	Appearance	Odor
		SU	mS/cm	Degree C	mg/L	NTU	mV	PDT	g/L		
11:51	0.00	6.07	0.48	14.3	----	----	----	----	----	Clear	None
11:54	0.1	6.07	0.47	13.7	----	----	----	----	----	Clear	None
11:57	0.2	6.01	0.47	13.6	----	----	----	----	----	Clear	None
12:00	.25 gal	6	0.47	13.3	----	----	----	----	----	Clear	None

Sampling Methods: See SOP	**Sample Data**	Waste Container:

Field Sample No.	Sample Container	Time	Sample Depth	Matrix Type	Sample Type	Preserved By
MW4		12:00	11 ft			

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

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

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

Additional Comments: 3 consecutive parameters < 10%. >80% recharged prior to sampling.

Recorder:	Date:
Checker:	Date:

The Riley Group, Inc.

Groundwater Sampling Information

Well No./Location : MW5	Project No: 2021-465	Sampling Date: 4/7/2025

Depth to Water:	6.68'	Time:	10:44	Water Volume In Casing:	1.52 gal
Depth to Product:			10:53		
Total Depth:	15.98'	Purged Time:	9 min	Volume Purged:	.25 gal
Purging Method:	Peri Pump	Purge Volume Measurement Method:		Graduated Bucket	
Project Location: Seattle		**Parameter Monitoring**		Sampled By:	DE

Time	Cumulative Volume	pH	COND	TEMP	DO	TURB	ORP	SAL	TDS	Appearance	Odor
		SU	mS/cm	Degree C	mg/L	NTU	mV	PDT	g/L		
10:44	0.00	6.73	0.37	13.3	----	----	----	----	----	Clear	None
10:47	0.1	5.99	0.33	12.7	----	----	----	----	----	Clear	None
10:50	0.2	5.91	0.33	12.7	----	----	----	----	----	Clear	None
10:53	.25 gal	5.92	0.33	12.7	----	----	----	----	----	Clear	None

Sampling Methods: See SOP	**Sample Data**	Waste Container:

Field Sample No.	Sample Container	Time	Sample Depth	Matrix Type	Sample Type	Preserved By
MW5		10:53	11 ft			

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

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

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

Additional Comments: 3 consecutive parameters < 10%. >80% recharged prior to sampling.

Recorder:	Date:
Checker:	Date:

The Riley Group, Inc.

Groundwater Sampling Information

Well No./Location : MW6	Project No: 2021-465	Sampling Date: 9/24/24

Depth to Water:	6.98'	Time:	13:29	Water Volume In Casing:	1.25 gal
Depth to Product:			13:38		
Total Depth:	14.61'	Purged Time:	12 min	Volume Purged:	.25 gal
Purging Method:	Peri Pump	Purge Volume Measurement Method:			Graduated Bucket
Project Location: Seattle		**Parameter Monitoring**		Sampled By:	DE

Time	Cumulative Volume	pH	COND	TEMP	DO	TURB	ORP	SAL	TDS	Appearance	Odor
		SU	mS/cm	Degree C	mg/L	NTU	mV	PDT	g/L		
13:29	0.00	5.94	0.46	12.9	----	----	----	----	----	Clear	None
13:32	0.1	5.85	0.48	12.1	----	----	----	----	----	Clear	None
13:35	0.2	5.87	0.49	11.8	----	----	----	----	----	Clear	None
13:38	.25 gal	5.87	0.49	11.8	----	----	----	----	----	Clear	None

Sampling Methods: See SOP	**Sample Data**	Waste Container:

Field Sample No.	Sample Container	Time	Sample Depth	Matrix Type	Sample Type	Preserved By
MW6		13:38	11 ft			

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

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

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

Additional Comments: 3 consecutive parameters < 10%. >80% recharged prior to sampling.

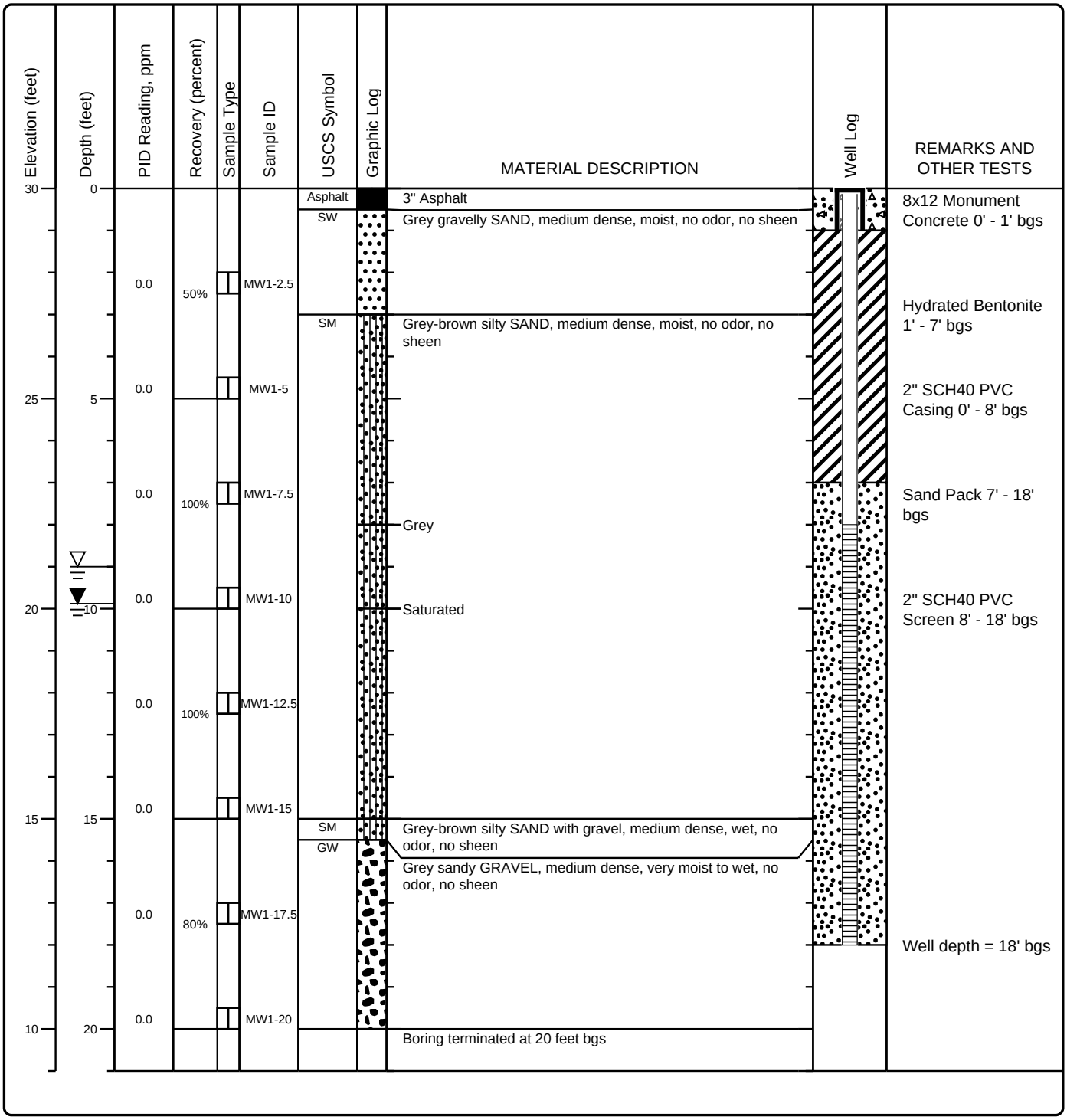
Recorder:	Date:
Checker:	Date:

APPENDIX C

RILEYGROUP

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

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



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

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

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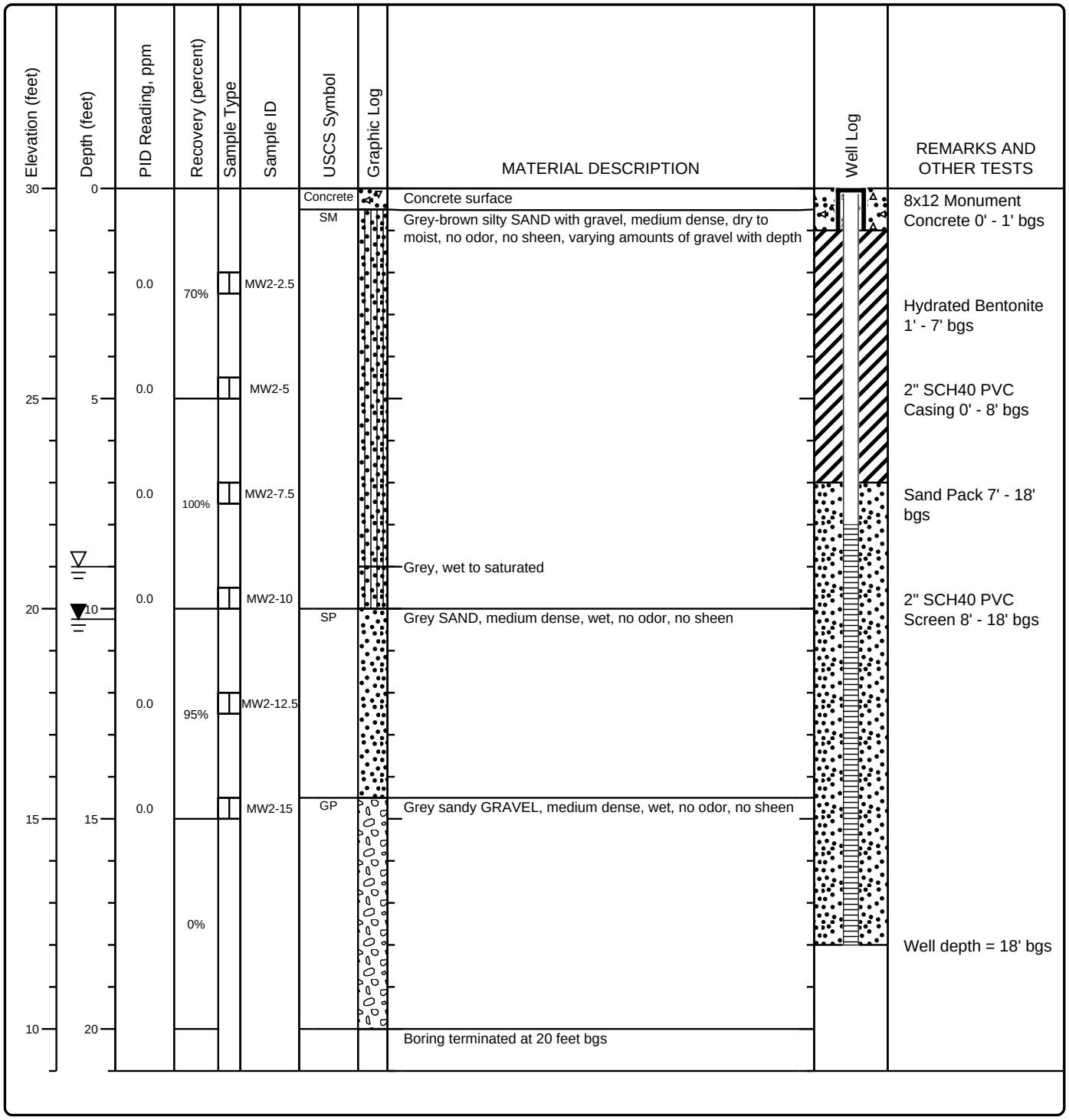
Well No.: **MW2**
Sheet 1 of 1

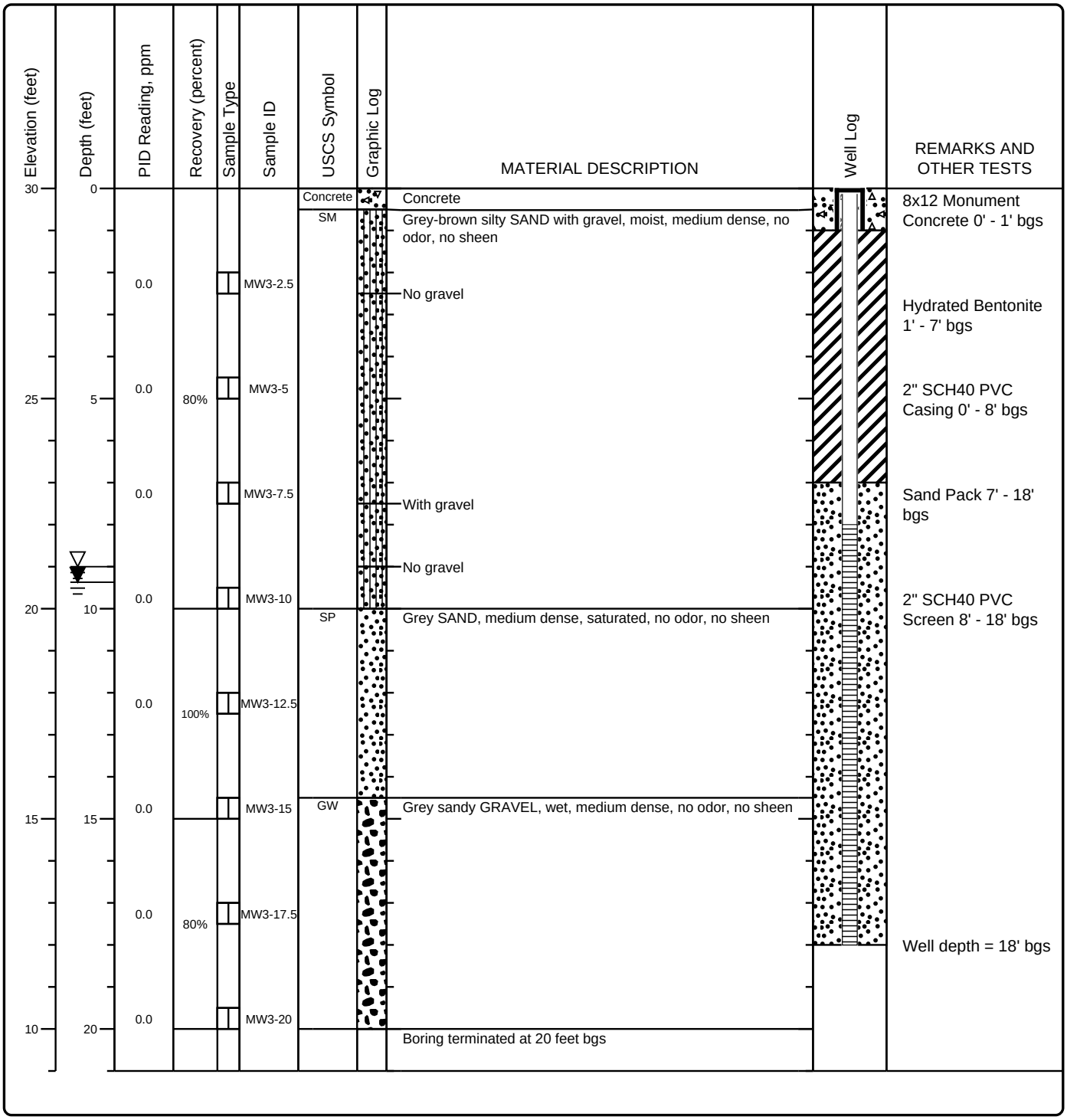
Date(s) Drilled: **5/2/2024**	Logged By: **GS**	Surface Conditions: **Asphalt**
Drilling Method(s): **Direct Push**	Drill Bit Size/Type: **3.25"**	Total Depth of Borehole: **15 feet bgs**
Drill Rig Type: **Geoprobe 7730DT**	Drilling Contractor: **RGI**	Approximate Surface Elevation: **30**
Groundwater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



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

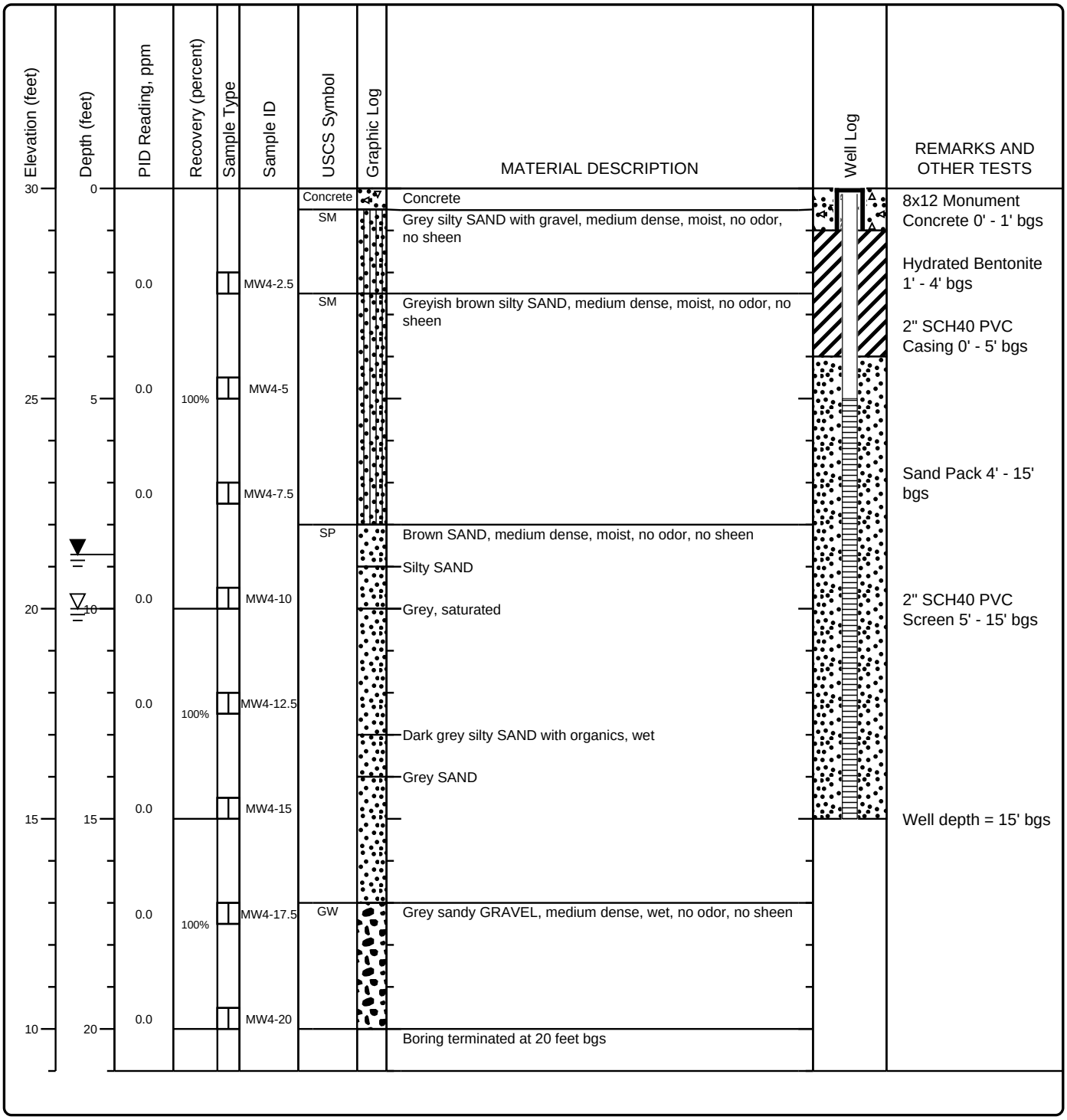
Project Name: **Former Firestone Complete Auto Care**	Well No.: **MW3**
Project Number: **2021-465-1**	**Sheet 1 of 1**
Client: **Toula Properties, LLC**	

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



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

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



The Riley Group, Inc.
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Project Name: **Former Firestone Complete Auto Care**
Project Number: **2021-465-1**
Client: **Toula Properties, LLC**

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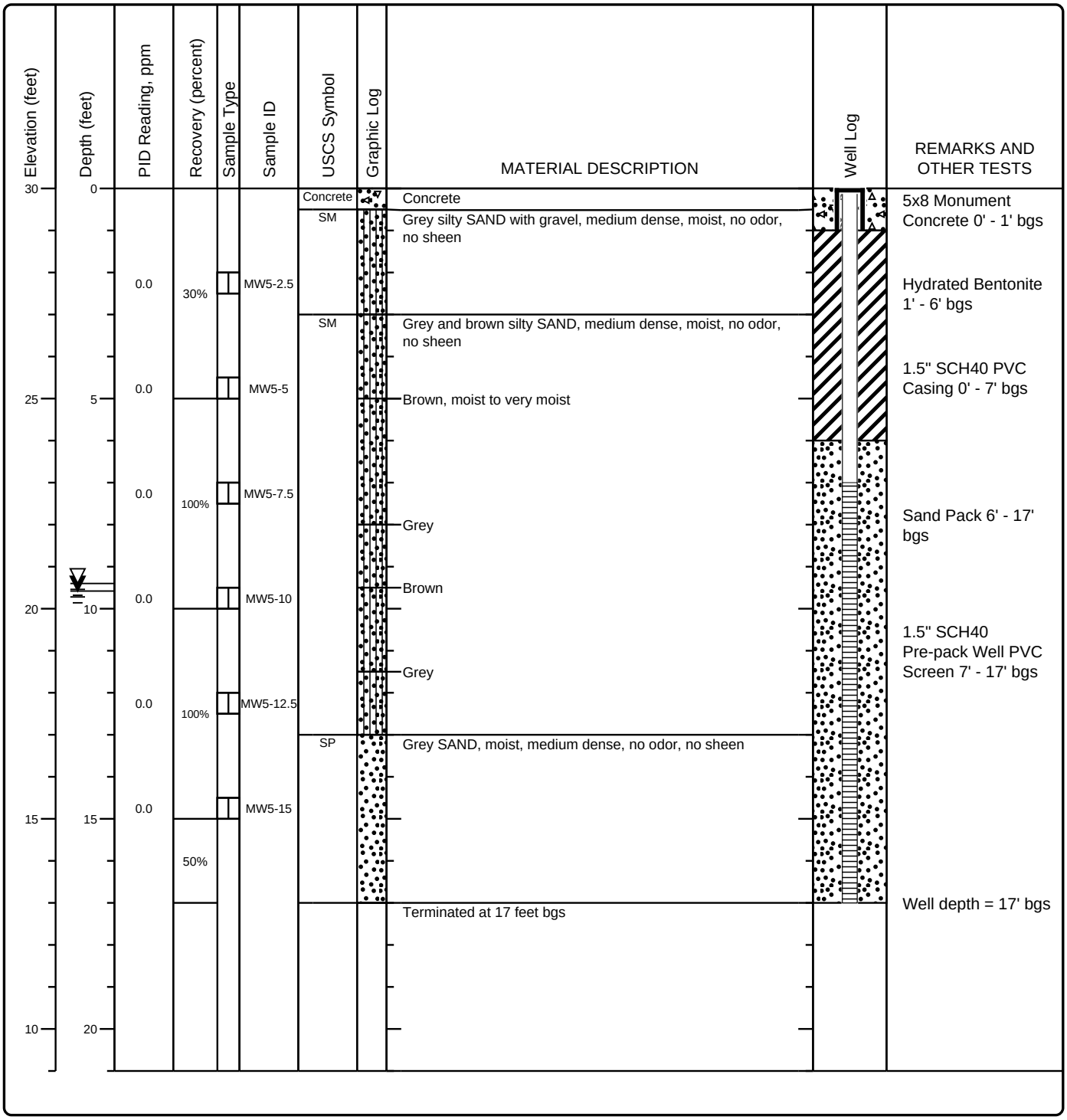
Well No.: **MW5**
Sheet 1 of 1

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



The Riley Group, Inc.
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Project Name: **Former Firestone Complete Auto Care**
Project Number: **2021-465-1**
Client: **Toula Properties, LLC**

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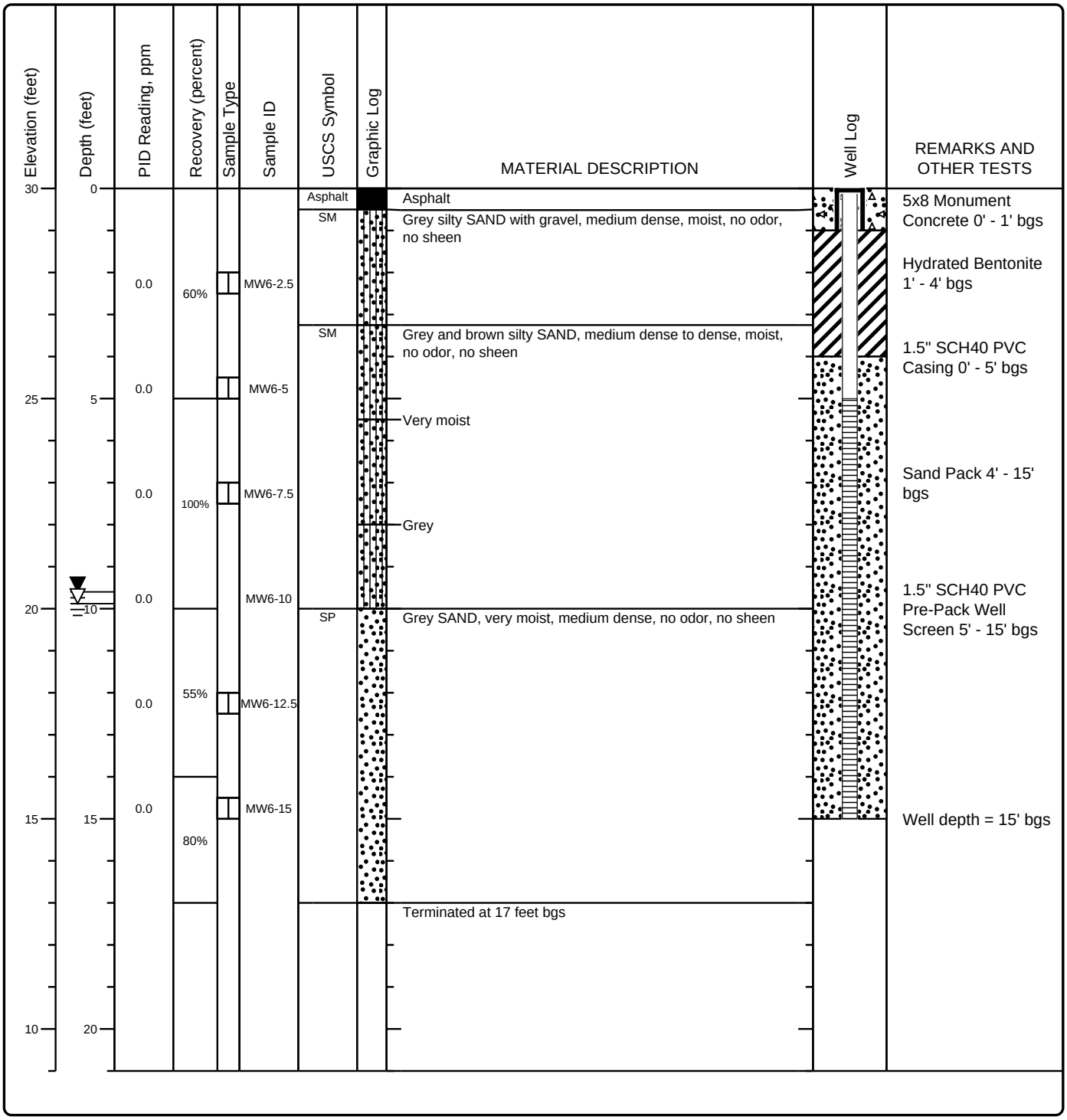
Well No.: **MW6**
Sheet 1 of 1

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



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

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Boring Log Key

Sheet 1 of 1

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

COLUMN DESCRIPTIONS

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

FIELD AND LABORATORY TEST ABBREVIATIONS

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

MATERIAL GRAPHIC SYMBOLS


Asphaltic Concrete (AC)


Bentonite


Portland Cement Concrete


Poorly graded GRAVEL (GP)


Well graded GRAVEL (GW)


Silty SAND (SM)


Poorly graded SAND (SP)


Well graded SAND (SW)

TYPICAL SAMPLER GRAPHIC SYMBOLS


Auger sampler


Bulk Sample


3-inch-OD California w/ brass rings


CME Sampler


Grab Sample


2.5-inch-OD Modified California w/ brass liners


Pitcher Sample


2-inch-OD unlined split spoon (SPT)


Shelby Tube (Thin-walled, fixed head)

OTHER GRAPHIC SYMBOLS


Water level (at time of drilling, ATD)


Water level (after waiting, AW)


Minor change in material properties within a stratum

Inferred/gradational contact between strata

Queried contact between strata

GENERAL NOTES

1: Soil classifications are based on the Unified Soil Classification System. Descriptions and stratum lines are interpretive, and actual lithologic changes may be gradual. Field descriptions may have been modified to reflect results of lab tests.
2: Descriptions on these logs apply only at the specific boring locations and at the time the borings were advanced. They are not warranted to be representative of subsurface conditions at other locations or times.