



October 22, 2025

Transmitted via email to: danc@inlandconstruction.com

Copper Gate North LLC
120 West Cataldo Avenue
Spokane, WA 99201

Attn: Dan Cronin

**Re: Property Investigation Summary Report
Copper Gate North Project
4910 Auburn Way North
Auburn, Washington
Landau Project No. 2340001.020**

Dear Mr. Cronin:

Landau Associates, Inc. (Landau) has prepared this summary letter report in advance of an intake meeting with the Washington State Pollution Liability Insurance Agency (PLIA) for Copper Gate North LLC (the Client) to provide PLIA with a summary of the data collected to date in order to pursue regulatory closure of the Copper Gate North Property located at 4910 Auburn Way North in Auburn, Washington (Property) as it pertains to the gasoline contamination that appears to have originated from the Auburn Way Chevron Extramile gasoline service station located at 5148 Auburn Way North (the Site). Pertinent Site features are shown on Figure 1.

Landau has been supporting the Client with environmental investigations at the Site since the discovery of impacted soil and groundwater on October 22, 2025. Landau understands that, based on the data collected at the Property, the source of the contamination is likely attributable to the Site; however, access to the adjacent gas station was denied at the time of the Property investigation(s). Landau reviewed available information and documents and has prepared this summary report for submittal to the PLIA for review through its Technical Assistance Program, and to schedule and participate in an intake meeting with PLIA representatives.

Site Setting and History

This project pertains to two separate and distinct properties/parcels:

- The Property: The Copper Gate North Property is situated on former farmland and is near existing agricultural lands, housing developments, parks, and retail operations. The Property is located on King County Parcel No. 9360000200 and is undergoing preparation for redevelopment for commercial use and warehousing.

- The Site: The Auburn Way Chevron Extramile gasoline service station (King County Parcel No. 9360000199) is located adjacent to and west of the Property. The Site appears to be the source of the petroleum contamination in question and thus is referred to as the “Site” in this document.

Landau understands that a storm drain was being installed running north-south approximately 2 feet (ft) from the eastern property line between the Site and the Property on October 22, 2024. During excavation activities to install the storm drain, contractors reported encountering strong odors and pea gravel at 1 to 2 ft below ground surface (bgs) and ceased activities in the area.

Landau was contacted and retained by the owner of the Property to visit the Property and collect environmental samples at the property line. Landau visited the Property on October 24, 2024 and collected two soil samples (S1 and S2) for laboratory analysis. Landau observed that the western parcel is a Chevron-branded service station, and that underground storage tanks (USTs) appeared to be located on the Site directly adjacent to the area where pea gravel with odor was encountered (based on the location of fill ports and manholes on the Site). Landau field-screened the two soil samples using a photoionization detector (PID) and sheen testing. A sheen was observed in both samples, and the PID results indicated greater than 1,800 parts per million of volatile organic compounds. Laboratory analysis was completed on a rush turnaround by Eurofins in Tacoma, Washington on October 25, 2024 and reported concentrations of total petroleum hydrocarbons as gasoline (TPH-G) of up to 16,000 milligrams per kilogram (mg/kg), and benzene, toluene, ethylbenzene, and total xylenes (BTEX) concentrations in excess of the Washington State Department of Ecology’s (Ecology’s) Model Toxics Control Act (MTCA) Method A cleanup levels. Results of these analyses are provided on Figure 2 and in Table 2.

Landau understands that the Site owner was contacted on October 23, 2024. Access to the Site for potential testing was requested and subsequently denied at the time of the Property investigation(s).

Historical Environmental Investigation Summary

Records Request and Historical Summary

To further understand the potential source of contamination, Landau completed a records review for the Property and for the Site, which included submitting a Public Records request to Ecology, as described below.

- Landau reviewed a Phase I environmental site assessment report for the Property completed in 2019 by Earth Solutions NW, LLC, which did not indicate the presence of any *recognized environmental conditions* for the Property that could be associated with petroleum use (Earth Solutions NW 2019). No USTs or aboveground storage tanks were identified. The Property appeared to have been used primarily for agricultural purposes as far back as records were referenced in the Phase I ESA report.
- Landau submitted a Public Records Request to Ecology for files associated with the Site related to the Toxics Cleanup Program, and any available UST files (Ecology, 2020a, b, c, d). In addition, Landau reviewed a title search. According to the materials reviewed:

- The Site appears to have been an auto parts dealer and potentially a repair shop beginning in approximately 1985, when the current onsite building was constructed.
- Three USTs were reportedly installed at the Site in 2008, and the Site appears to have been in operation as a gasoline service station and convenience store since 2009.
- Ecology’s Toxics Cleanup Program provided files associated with a potential release of petroleum products associated with the Site that occurred on February 9, 2020 (ERTS #696405) where the area was observed to be flooded. The narrative from the report states that the reporting party observed, “Fuel mixed with the flood water has run off the property (gas station) onto neighboring properties.” The gas station reportedly shut down the pumps and Auburn Public Works responded to the Site. The Public Works representative noted that a sheen was present in the flood waters, determined it to not be recoverable, and believed that no fuel had entered City of Auburn’s MS-4 system. The Site was inspected by Ecology after the flood waters had receded on February 25, 2020 and no liquids or other indications of compliance issues were observed and the record was closed without further action.

Subsequent Environmental Assessment Activities

Following the receipt of the October 24, 2024 analytical data, Landau visited the site several times over the next few months to complete additional site investigation activities.

- On November 11, 2024, Landau observed Holt Services, Inc. (Holt) advance seven soil borings, and Landau collected grab soil and groundwater samples. A total of 10 soil samples were collected, and two groundwater samples were collected from temporary well screens installed in the two borings nearest the originally-observed contamination. Samples were submitted to Apex Laboratories of Tigard, Oregon (Apex) for analysis.

The analytical results indicated concentrations of TPH-G and BTEX in the soil and groundwater samples. Soil contamination was highest in SB-1, advanced closest to the previously-observed contamination, where TPH-G concentrations of 16,600 mg/kg and 11,000 mg/kg were detected at 4- and 5-ft depths, respectively. Soil from SB-3 and SB-5 also had concentrations of TPH-G above the MTCA Method A cleanup level. TPH-G, total petroleum hydrocarbons as diesel (TPH-D), and BTEX were detected in groundwater grab samples. Soil analytical results from this event are shown on Figure 2 and in Table 2, and grab groundwater results from this event are provided in Table 4.

- Because contaminated groundwater had been observed during the November 11, 2024 event, Landau returned to the site on January 9, 2025 to observe Holt advance two additional borings and complete them as groundwater monitoring wells (MW-1 and MW-2). Soil samples were collected from these borings, and, following development, the wells were monitored and sampled by Landau using low-flow sampling protocol on January 14. All samples were submitted to Apex for analysis.

Laboratory analytical results indicated that TPH-G and benzene were detected in soil samples from MW-1 at concentrations exceeding the MTCA Method A cleanup levels. Groundwater samples collected from both wells contained TPH-G and benzene at concentrations above the MTCA Method A cleanup levels. Groundwater elevations observed during the groundwater sampling event are provided in Table 1. Soil analytical results are shown on Figure 2 and in Table 2, and groundwater analytical results are shown on Figure 3 and in Table 3.

- Because contaminated groundwater had been identified in MW-1 and MW-2, Landau returned to the site on February 10, 2025 to observe Holt advance an additional four borings and complete those borings as groundwater monitoring wells (MW-3 through MW-6). These wells were installed to delineate contaminated groundwater. Soil samples were collected from these borings, and, following development, the new wells were monitored and sampled by Landau using low-flow sampling protocol on February 18. All samples were submitted to Apex for analysis.

Only one of the soil samples collected on February 10, 2025 contained contamination exceeding a MTCA Method A cleanup level. Benzene was detected at a concentration of 0.0368 mg/kg in a soil sample collected from 16.5 ft bgs from MW-3. None of the groundwater samples collected from MW-3 through MW-6 contained contamination exceeding MTCA Method A cleanup levels. A review of the groundwater elevations during this event indicated a gradient primarily to the west, with southerly flows in the northern portion of the monitoring well network, and northerly flows in the southern portion of the monitoring network, suggesting a flow toward the UST basin. Groundwater elevations observed during the groundwater sampling event are provided in Table 1. Analytical results from the soil and groundwater samples are provided in Tables 2 and 3, respectively.

Nature and Extent of Observed Contamination

Based on a review of the above-noted investigation data, it appears that the highest contaminant concentrations and exceedances are limited on the Property to the area immediately adjacent to the UST basin on the Site (as detected in soil at S1, S2, and SB-1, and in groundwater at MW-1). The data collected to date appear to indicate that this contamination is largely delineated on the Property. The locations where MTCA Method A cleanup level exceedances were detected in soil and groundwater samples are shown on Figures 2 and 3.

Data Gap Evaluation

Landau conducted a review of the above-noted information to identify potential data gaps that would be required to complete a remedial investigation. These data gaps are detailed as follows:

- Landau recognizes that no data are available from the Site at this time; therefore, it is impossible to fully characterize the nature and extent of potential light non-aqueous phase liquid, and contaminated soil and groundwater at the Site.
- The groundwater data collected to date are from a very small window of time (January and February 2025). Temporal variability is a common and important component of understanding the nature and extent of groundwater contamination. The identified potential flow of groundwater in the monitoring well network, which appears to indicate flow toward the UST basin during the wet/winter months in which the data were collected, indicates that the uncovered agricultural land may provide recharge to the groundwater system, making flow at the site seasonally-influenced. Additional rounds of groundwater sampling and potentially additional monitoring wells could provide insight into the year-round conditions. The direction of groundwater throughout the area of contamination cannot be determined without access to the Site, further limiting data collection efforts.

- It should be noted that sample collection to date has largely been a part of the initial investigation phase. The apparent release appears to be gasoline, so future testing should include all analytes required by Table 830-1 in MTCA (Washington Administrative Code 173-340-900), such as n-hexane and naphthalene. No evidence has been identified that the gasoline release occurred prior to 2008, so analysis for total lead and additives associated with leaded gasoline 1,2-dibromoethane and 1,2-dichloroethane should not be required as leaded fuel had largely been phased out by that time.
- No soil vapor testing has been completed at this time, as it appears that remedial activities may be completed prior to the construction of any structures on the Property. If no remedial activities do occur prior to building construction, the soil vapor intrusion pathway should be assessed.

Conclusion

Landau recommends that this data summary report be provided to PLIA in advance of the intake meeting, currently scheduled for October 28, 2025. Discussions during that meeting will likely include a review of potential pathways to Site regulatory closure, or a Property-specific No Further Action determination as appropriate, and an evaluation of potential steps to fill in any data gaps.

* * * * *

This document was prepared by, or under the direct supervision of, the technical professionals noted below.

LANDAU ASSOCIATES, INC.



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Project EIT



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JDB/JHM/ccy
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References

- Earth Solutions NW. 2019. Phase I Environmental Site Assessment, Copper at Auburn, Southeast of Auburn Way North and South 277th Street, Auburn, Washington. Earth Solutions NW, LLC. October 28.
- Ecology. Underground Storage Tank System Summary; Site Name: Auburn Way Chevron Extramile; UST ID: 619569. Toxics Cleanup Program, Washington State Department of Ecology.
- Ecology. 2020a. Environmental Report Tracking System Report No. 696405. Washington State Department of Ecology. February 9.
- Ecology. 2020b. Incident Detail Report, Incident No. 110076. Spill Program Integrated Information System, Washington State Department of Ecology. February 9.
- Ecology. 2020c. INEC Case Detail; Incident No. 110076; ERTTS No. 696405. Spill Program Integrated Information System, Washington State Department of Ecology. February 9.
- Ecology. 2020d. Spill Response Checklist for Incident Notifications & Go/No Go Decisions; Incident Name: Chevron Spill due to Flooding - Auburn. Washington State Department of Ecology. February 9.

Attachments

- Figure 1: Site Map
Figure 2: Soil Analytical Results
Figure 3: Groundwater Analytical Results
- Table 1: 2025 Groundwater Elevations
Table 2: 2024-2025 Soil Analytical Results
Table 3: 2025 Groundwater Analytical Results
Table 4: 2024 Grab Groundwater Analytical Results

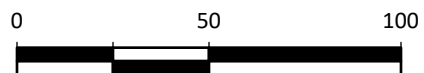


Legend

- Boring Location - Soil concentrations below cleanup levels
- Groundwater Monitoring Well - concentrations above cleanup levels
- Boring Location - Soil concentrations above cleanup levels
- Groundwater Monitoring Well - concentrations below cleanup levels
- Tax Parcels

Note

1. Black and white reproduction of this color original may reduce its effectiveness and lead to incorrect interpretation.



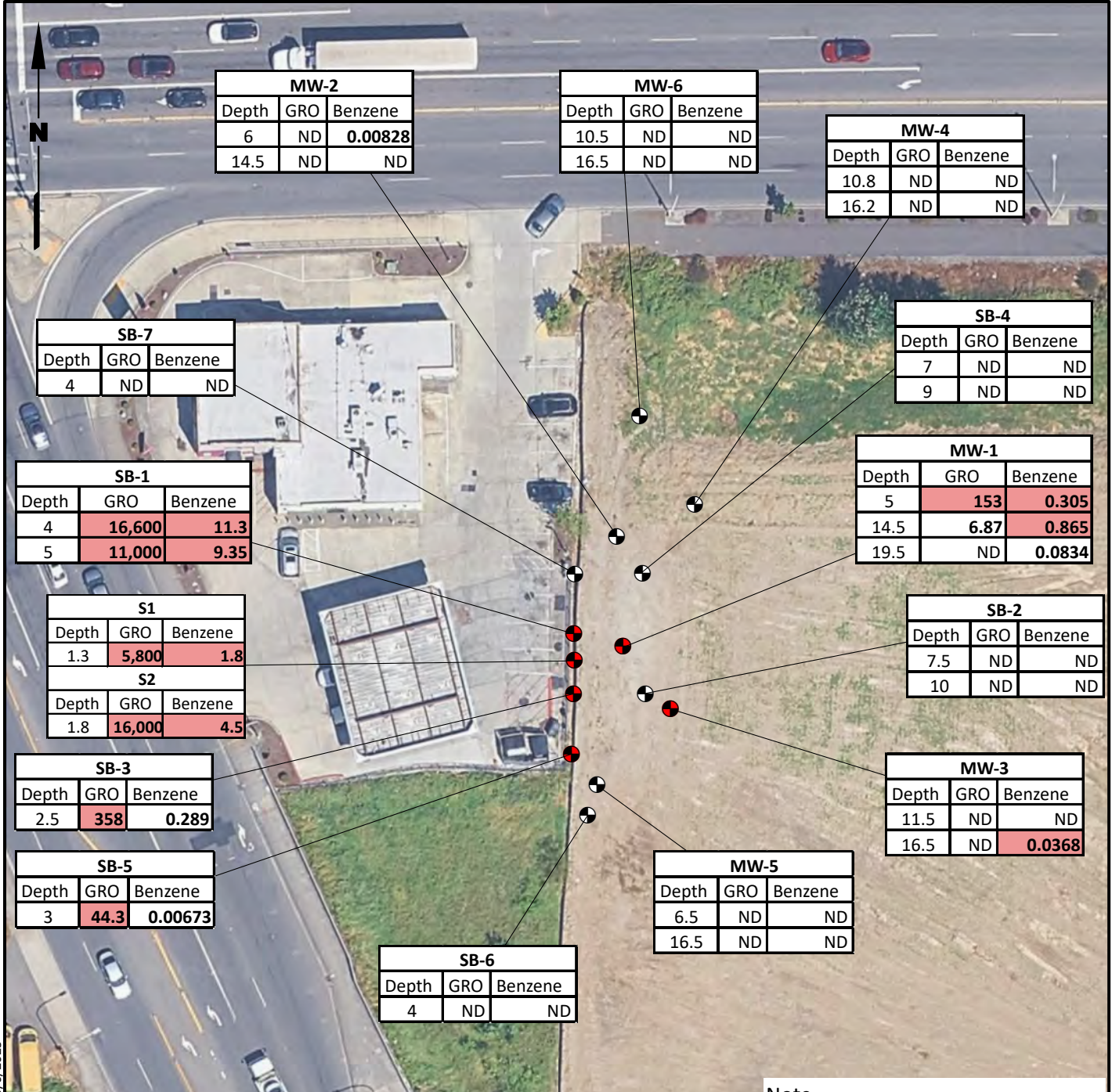
Scale in Feet

Data Source: Google Earth Pro.

Copper Gate
Environmental Investigation
Auburn, Washington

Site Map

Figure
1



MW-2		
Depth	GRO	Benzene
6	ND	0.00828
14.5	ND	ND

MW-6		
Depth	GRO	Benzene
10.5	ND	ND
16.5	ND	ND

MW-4		
Depth	GRO	Benzene
10.8	ND	ND
16.2	ND	ND

SB-7		
Depth	GRO	Benzene
4	ND	ND

SB-4		
Depth	GRO	Benzene
7	ND	ND
9	ND	ND

SB-1		
Depth	GRO	Benzene
4	16,600	11.3
5	11,000	9.35

MW-1		
Depth	GRO	Benzene
5	153	0.305
14.5	6.87	0.865
19.5	ND	0.0834

S1		
Depth	GRO	Benzene
1.3	5,800	1.8

S2		
Depth	GRO	Benzene
1.8	16,000	4.5

SB-2		
Depth	GRO	Benzene
7.5	ND	ND
10	ND	ND

SB-3		
Depth	GRO	Benzene
2.5	358	0.289

MW-3		
Depth	GRO	Benzene
11.5	ND	ND
16.5	ND	0.0368

SB-5		
Depth	GRO	Benzene
3	44.3	0.00673

MW-5		
Depth	GRO	Benzene
6.5	ND	ND
16.5	ND	ND

SB-6		
Depth	GRO	Benzene
4	ND	ND

Legend

- Boring Location - Soil concentrations above cleanup levels
- Boring Location - Soil concentrations below cleanup levels

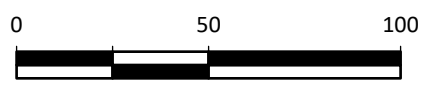
MTCA Method A	
GRO (mg/kg)	30
Benzene (mg/kg)	0.3

Abbreviations:

ft bgs = feet below ground surface
 GRO = gasoline-range organics
 mg/kg = milligrams per kilogram
 MTCA = Model Toxics Control Act
 ND = analyte not detected above laboratory reporting limit

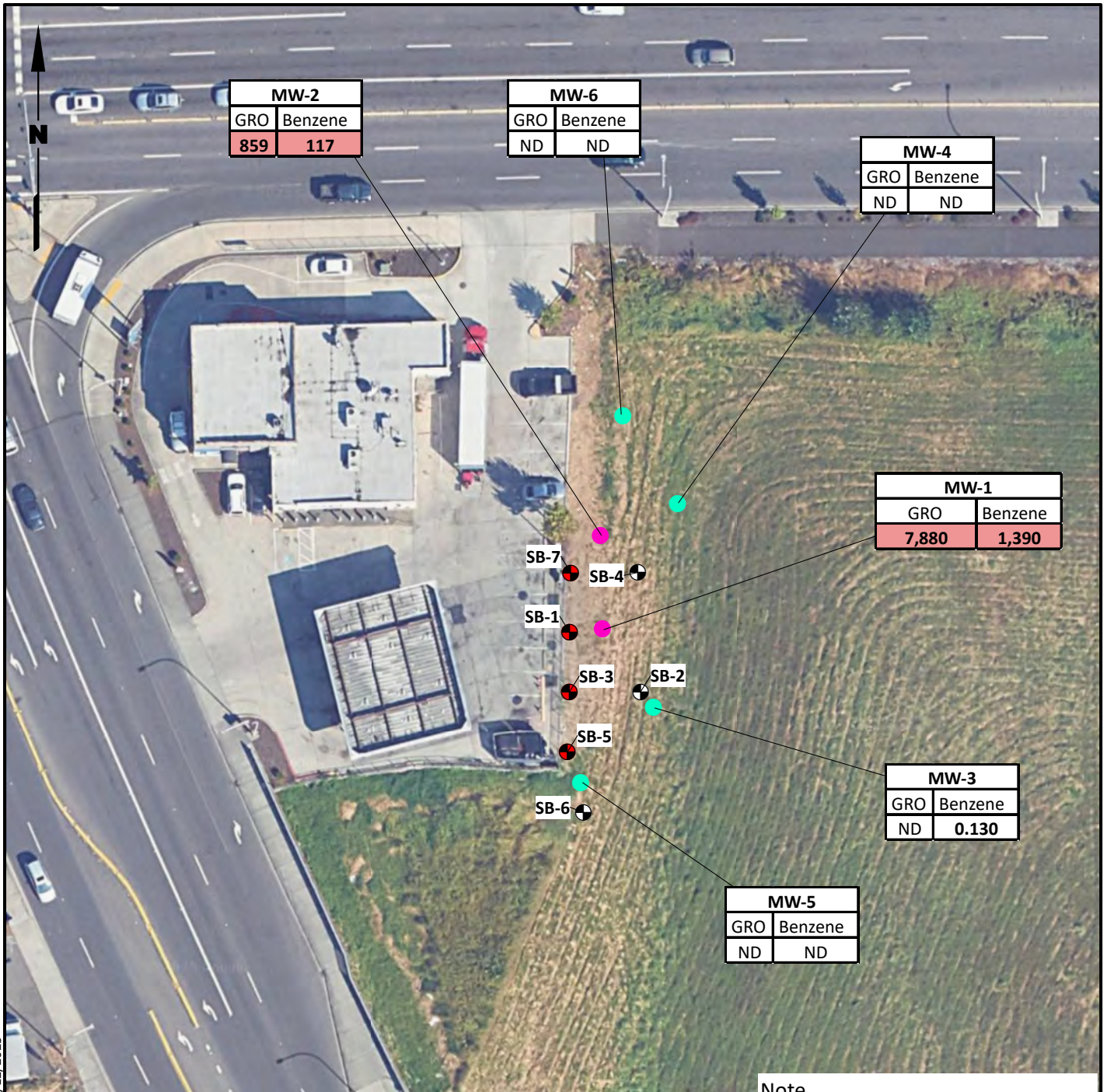
Note

- 1. Bold text** indicates detected analyte.
- Red shading** indicates detected analyte exceeds applicable cleanup level.
- All analytical results are shown in mg/kg.
- Depths are shown in ft bgs.
- Black and white reproduction of this color original may reduce its effectiveness and lead to incorrect interpretation.







Data Source: Google Earth Pro.

G:\Projects\2340\001\CopperGate\CopperGate.aprx 10/6/2025



G:\Projects\2340\001\CopperGate\CopperGate.aprx 3/12/2025

Legend

-  Boring Location - Soil concentrations below cleanup levels
-  Boring Location - Soil concentrations above cleanup levels
-  Groundwater Monitoring Well - Concentrations above cleanup levels
-  Groundwater Monitoring Well - Concentrations below cleanup levels

Abbreviations:

ft bgs = feet below ground surface
 GRO = gasoline-range organics
 mg/kg = milligrams per kilogram
 MTCA = Model Toxics Control Act
 ND = analyte not detected above laboratory reporting limit

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Data Source: Google Earth Pro.

Table 1
2025 Groundwater Elevations
Copper Gate North Project
4910 Auburn Way North
Auburn, Washington

Well Location	Top of Casing Elevation (ft NAVD88)	Date Measured	Depth to Groundwater (ft bgs)	Groundwater Elevation (ft NAVD88)
MW-1	47.23	1/14/2025	3.64	43.59
		2/18/2025	4.69	42.54
MW-2	47.22	1/14/2025	3.72	43.50
		2/18/2025	4.07	43.15
MW-3	51.72	2/18/2025	8.04	43.68
MW-4	51.72	2/18/2025	8.75	42.97
MW-5	46.27	2/18/2025	2.23	44.04
MW-6	49.55	2/18/2025	6.00	43.55

Abbreviations and Acronyms:

DTW = depth to water

ft NAVD88 = elevation in feet, relative to North American Vertical Datum c

ft bgs = feet below ground surface

Table 2
2024-2025 Soil Analytical Results
Copper Gate North Project
4910 Auburn Way North
Auburn, Washington

Sampling Location	Field Sample ID	Approximate Sample Depth (feet)	Laboratory SDG	Sampling Date	TPH (mg/kg; NWTPH-Gx)	TPH (mg/kg; NWTPH-Dx)		BTEX ^c (mg/kg; SW-846 8260D)					
					Gasoline-Range Organics	Diesel-Range Organics	Residual-Range Organics	Benzene	Toluene	Ethyl-benzene	m-&p Xylenes	o-Xylene	Xylenes, Total
MTCA Method A Soil Screening Levels ^a					30	2,000	2,000	0.03	7	6	see total	see total	9
S1	S1-1.3-241024	1.3	580-145137-1	10/24/2024	5,800	390 H3	89	1.8	9.2	3.3	190	79	269
S2	S2-1.8-241024	1.8	580-145137-1	10/24/2024	16,000	310 H3	100	4.5	79	51	780	330	1,110
SB-1	SB-1:4-241111	4	A4K1178	11/11/2024	16,600	428 H13	1,110	11.3	15.1	4.92 U	--	--	665
	SB-1:5-241111	5	A4K1178	11/11/2024	11,000	225 H13	185	9.35	107	46.9	--	--	922
SB-2	SB-2:7.5-241111	7.5	A4K1178	11/11/2024	6.33 U	--	--	0.0127 U	0.0633 U	0.0316 U	--	--	0.0949 U
	SB-2:10-241111	10	A4K1178	11/11/2024	6.68 U	--	--	0.0134 U	0.0668 U	0.0334 U	--	--	0.100 U
SB-3	SB-3:2.5-241111	2.5	A4K1178	11/11/2024	358	--	--	0.289	2.09	0.524	--	--	16.3
SB-4	SB-4:7-241111	7	A4K1178	11/11/2024	5.99 U	--	--	0.0120 U	0.0443 J	0.0300 U	--	--	0.0899 U
	SB-4:9-241111	9	A4K1178	11/11/2024	6.25 U	--	--	0.0125 U	0.0625 U	0.0313 U	--	--	0.0938 U
SB-5	SB-5:3-241111	3	A4K1178	11/11/2024	44.3	--	--	0.00673 J	0.0421 U	0.0210 U	--	--	0.226
SB-6	SB-6:4-241111	4	A4K1178	11/11/2024	9.09 U	--	--	0.0182 U	0.0909 U	0.0454 U	--	--	0.136 U
SB-7	SB-7:4-241111	4	A4K1178	11/11/2024	5.14 U	--	--	0.0103 U	0.0514 U	0.0257 U	--	--	0.0771 U
MW-1	MW-1 :5-20250109	5	A5A1126	1/9/2025	153	--	--	0.305	0.0683	0.485	--	--	3.58
	MW-1 :14.5-20250109	14.5	A5A1126	1/9/2025	6.87 J	--	--	0.865	0.0910 U	0.0455 U	--	--	0.246
	MW-1 :19.5-20250109	19.5	A5A1126	1/9/2025	7.25 U	--	--	0.0834	0.0725 U	0.0363 U	--	--	0.0747 J
MW-2	MW-2 :6-20250109	6	A5A1126	1/9/2025	6.37 U	--	--	0.00828 J	0.0637 U	0.0318 U	--	--	0.0955 U
	MW-2 :14.5-20250109	14.5	A5A1126	1/9/2025	10.5 U	--	--	0.0209 U	0.105 U	0.0523 U	--	--	0.157 U
MW-3	MW-3:11.5-20250210	11.5	A5B1211	2/10/2025	6.73 U	--	--	0.0135 U	0.0673 U	0.0336 U	--	--	0.101 U
	MW-3:16.5-20250210	16.5	A5B1211	2/10/2025	6.35 U	--	--	0.0368	0.0635 U	0.0317 U	--	--	0.0502 J
MW-4	MW-4:10.8-20250210	10.8	A5B1211	2/10/2025	5.19 U	--	--	0.0104 U	0.0519 U	0.0260 U	--	--	0.0779 U
	MW-4:16.2-20250210	16.2	A5B1211	2/10/2025	6.56 U	--	--	0.0131 U	0.0656 U	0.0328 U	--	--	0.0984 U
MW-5	MW-5:6.5-20250210	6.5	A5B1211	2/10/2025	8.97 U	--	--	0.0179 U	0.0897 U	0.0448 U	--	--	0.134 U
	MW-5:16.5-20250210	16.5	A5B1211	2/10/2025	8.45 U	--	--	0.0169 U	0.0845 U	0.0423 U	--	--	0.127 U
MW-6	MW-6:10.5-20250210	10.5	A5B1211	2/10/2025	6.22 U	--	--	0.0124 U	0.0622 U	0.0311 U	--	--	0.0932 U
	MW-6:16.5-20250210	16.5	A5B1211	2/10/2025	6.51 U	--	--	0.0130 U	0.0651 U	0.0325 U	--	--	0.0976 U

Table 2
2024-2025 Soil Analytical Results
Copper Gate North Project
4910 Auburn Way North
Auburn, Washington

Notes:

Bold text indicates detected analyte.

Green shading indicates detected analyte exceeds applicable screening level.

^a Model Toxics Control Act (MTCA) Cleanup Regulation, Soil Method A Unrestricted Land Use Cleanup Levels. Revised February 2025.

^b For calculated total xylenes, detections were summed. In the event a sample is non-detect (ND), the higher reporting limit of m,p-xylenes and o-xylene is shown.

U = The analyte was analyzed for, but was not detected above the level of the reported sample quantitation limit.

J = The result is an estimated quantity. The associated numerical value is the approximate concentration of the analyte in the sample.

H3 = The laboratory noted the chromatographic pattern does not resemble the fuel standard used for quantitation. The result represents the associated hydrocarbon range.

H13 = The laboratory noted the diesel range result is estimated due to overlap from a gasoline range product.

Abbreviations and Acronyms:

-- = not analyzed

BTEX = benzene, toluene, ethylbenzene, and total xylenes.

ID = identification

mg/kg = milligrams per kilogram

MTCA = Model Toxics Control Act

NWTPH-Dx = Northwest TPH extended-range diesel analytical method

NWTPH-Gx = Northwest TPH extended-range gasoline analytical method

SDG = sample delivery group

TPH = total petroleum hydrocarbons

Table 3
2025 Groundwater Analytical Results
Copper Gate North Project
4910 Auburn Way North
Auburn, Washington

Sampling Location	Field Sample ID	Laboratory SDG	Sampling Date	TPH (µg/L; NWTPH-Gx)	BTEX (µg/L; SW-846 8260D)				Field Parameters				
				Gasoline-Range Organics	Benzene	Ethylbenzene	Toluene	Xylenes, Total	Temperature (°C)	Dissolved Oxygen (mg/L)	Conductivity (µS/cm)	pH (SU)	Oxidation Reduction Potential (mV)
MTCA Method A Groundwater Screening Levels ^a				800	5	700	1,000	1,000	NA	NA	NA	NA	NA
MW-1	MW-1-250114	A5A1186	1/14/2025	7,880	1,390	91.8	131	440	11.9	0.33	717	6.54	-69.2
	DUP-1-250114	A5A1186	1/14/2025	7,410	1,260	87.7	130	446	11.9	0.33	717	6.54	-69.2
MW-2	MW-2-250114	A5A1186	1/14/2025	859	117	11.1	3.66	27.6	11.3	0.67	607	6.70	-98.5
MW-3	MW-3-250218	A5B1417	2/18/2025	100 U	0.130 J	0.500 U	1.00 U	1.50 U	11.4	1.00	285.1	6.01	136.6
MW-4	MW-4-250218	A5B1417	2/18/2025	100 U	0.200 U	0.500 U	1.00 U	1.50 U	10.5	1.77	217.2	6.11	133.8
MW-5	MW-5-250218	A5B1417	2/18/2025	100 U	0.200 U	0.500 U	1.00 U	1.50 U	8.5	0.34	142.8	6.16	87.5
MW-6	MW-6-250218	A5B1417	2/18/2025	100 U	0.200 U	0.500 U	1.00 U	1.50 U	9.7	1.92	230.8	5.65	140.5

Notes:

Bold text indicates detected analyte.

Green shading indicates detected analyte exceeds applicable screening level.

^a Model Toxics Control Act (MTCA) Cleanup Regulation, Groundwater Method A Cleanup Levels. Revised February 2025.

U = The analyte was analyzed for, but was not detected above the level of the reported sample quantitation limit.

J = The result is an estimated quantity. The associated numerical value is the approximate concentration of the analyte in the sample.

Abbreviations and Acronyms:

BTEX = benzene, toluene, ethylbenzene, and total xylenes

°C = degrees Celsius

DUP = duplicate

ID = identification

µg/L = micrograms per liter

µS/cm = microSiemens per centimeter

mg/L = milligrams per liter

mV = millivolts

MTCA = Model Toxics Control Act

NA = not applicable

NM = not mentioned

NWTPH-Gx = Northwest TPH extended-range gasoline analytical method

SDG = sample delivery group

SU = standard units

TPH = total petroleum hydrocarbons

Table 4
2024 Grab Groundwater Analytical Results
Copper Gate North Project
4910 Auburn Way North
Auburn, Washington

Sampling Location	Field Sample ID	Laboratory SDG	Sampling Date	TPH (µg/L; NWTPH-Gx)	TPH (µg/L; NWTPH-Dx)		BTEX (µg/L; SW-846 8260D)			
				Gasoline-Range Organics	Diesel-Range Organics	Residual-Range Organics	Benzene	Toluene	Ethylbenzene	Xylenes, Total
SB-1	SB-1:GW-241111	A4K1175	11/11/2024	83,600	1,530 H13	765	223	1,620	596	7,270
SB-2	SB-2:GW-241111	A4K1175	11/11/2024	100 U	--	--	2.08	1.00 U	0.500 U	1.50 U

Notes:

Bold text indicates detected analyte.

U = The analyte was analyzed for, but was not detected above the level of the reported sample quantitation limit.

H13 = The laboratory noted the diesel-range result is estimated due to overlap from a gasoline-range product.

Abbreviations and Acronyms:

-- = not analyzed

BTEX = benzene, toluene, ethylbenzene, and total xylenes

ID = identification

µg/L = micrograms per liter

NWTPH-Dx = Northwest TPH extended-range diesel analytical method

NWTPH-Gx = Northwest TPH extended-range gasoline analytical method

SDG = sample delivery group

TPH = total petroleum hydrocarbons