UST 020671

RECEIVED FS# 100004797
Date

SEP 03 2025

Washington State Department of Ecology
Toxics Cleanup Program

July 11, 2025

CC Edwards Construction
Attn: CC Edwards
PO Box 1387
Bonney Lake, WA 98390

**RE: REMEDIAL ACTION FINAL REPORT:** REMEDIATION PROJECT • MONTROE PROPERTY 22120 100TH AVE SE, KENT, WASHINGTON

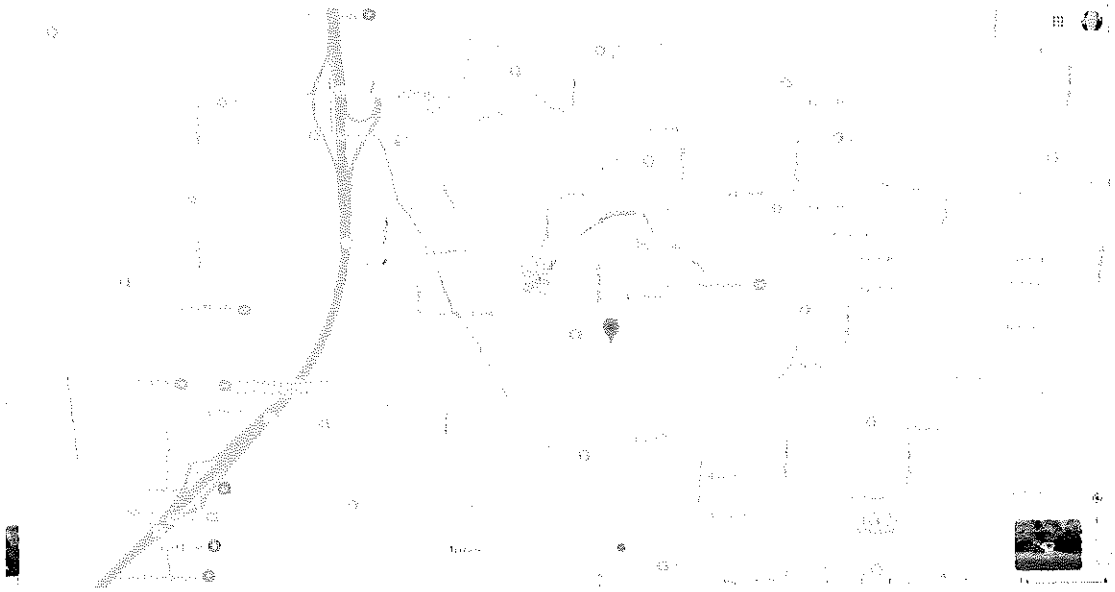
Dear To Whom it May Concern;

## 1 INTRODUCTION

In accordance with your request, Diane's Tank Removal Services, LLC, a licensed, bonded, and insured environmental construction firm, is pleased to present the results of our Remedial Action Final Report.

This Remedial Action Final Report (RAFR) presents the key findings, objectives, methods, and conclusions of Diane's Tank Removal Services, LLC during the soil remediation activities at the above referenced property shown in the vicinity map below.

*FIGURE NO. 1: VICINITY AND TOPO MAP*





**Diane's Tank Removal Services, LLC**
**Edmonds, Washington 98020**
**Office: 206-510-9497**

## 2 EXECUTIVE SUMMARY

The residential remediation site is located at 22120 100th Ave SE, Kent, Washington 98032. The purpose of this report is to present site assessment and remediation data at the above referenced site.

Our initial assessment was based on our understanding of local geology and hydrogeology; the review of various governmental agency data base listings, previous work performed in the subject area and on-site soil sampling and analysis. Relying solely upon the information reviewed, collected and/or available to Diane's Tank Removal Service, LLC during our investigation, it appeared that gasoline contamination from an underground storage tank, located at 22120 100th Ave SE, Kent, Washington 98032, is above cleanup threshold levels governed under the WA-DOE Model Toxics Control Act (MTCA) Method A regulations (Chapter 173-340 WAC).

Diane's Tank Removal Services, LLC's determination that further remedial actions were required at this time and at the client's request, Diane's Tank Removal Services, LLC was to conduct an environmental remediation where Diane's Tank Removal Services, LLC utilized excavation remediation techniques at the site identified above. The remediation plan was ultimately designed around the excavation of 32.43 tons of PCS (Petroleum Contaminated Soil) associated with the areas of the highest environmental impact.

After removal of 32.43 tons of PCS, final soil samples were collected from the subject site. The levels of contamination remaining in the excavation for seven of the seven final samples reported by Friedman & Bruya, Inc., a Seattle based Washington State certified laboratory, do meet the WA-DOE MTCA Method A cleanup level for all known and identifiable petroleum hydrocarbons.

## 3 PROJECT BACKGROUND / SITE DESCRIPTION

### *3.1 PURPOSE*

This investigative report presents the key findings, objectives, methods, and conclusions of Diane's Tank Removal Services, LLC during the residential remedial activities performed at the above referenced property. Our findings summarized in this report are based on these field investigations and analytical data. This remedial action report is prepared in accordance with the WA-DOE publication entitled Guidance for Remediation for Underground Storage Tanks, Guidance on Preparing Independent Remedial Action Reports Under MTCA, Guidance for Site Checks and Site Assessments for Underground Storage Tanks and all regulations listed under the MTCA.

- ***SITE DESCRIPTION***

The single family residential facility is an improved residential lot located inside the city limits of Kent, in King County, Washington. The contact name and telephone number for this site is CC Edwards, phone number 206-730-2410, who is representing the owner and is in the process of purchasing this property. The residence was built in 1963 and the owner provided information that this gasoline fuel tank was put in the ground during the fuel shortages in the 1970's, but was never used nor connected to any apparatus. The subject UST was previously used to store gasoline fuel for hoarding purposes; and was forgotten about until the sale of this property. There is still an active, in use heating oil tank located at this site which is not associated with the gasoline fuel UST.

### *3.2 GEOGRAPHIC LOCATION*

Latitude: 47.40343° North; Longitude: -122.70674° West. The subject property is identified as parcel number 880240-0446, SW-8-22-5 and is located approximately 4.0 miles west of Lake Youngs.


## 4 SUBSURFACE CONDITIONS

### *4.1 GEOLOGY*

#### 4.1.1 USGS Classification

Review of geologic data for the area indicates the site is underlain by Pleistocene interglacial Whidbey Formation deposits, typically consisting of bedded, compact, commonly oxidized, medium-to-coarse grained sand. Locally silty and oxidized as bar and channel sediment in and along meltwater streams flowing from the advancing Vashon glacier." This association is described as "very deep, somewhat excessively drained soils located on outwash terraces." The soils found to be a gravelly coarse sandy loam were formed in a mixture of volcanic ash and glacial outwash generally having the characteristics of moderately rapid permeability within surface soils and very rapid permeability in the substratum.

#### 4.1.2 On-Site Observations

The geology of the soils underlying the former UST location appears to be consistent with USGS data. This soil stratum is located from the surface to approximately 10.0 feet beneath ground surface (bgs).

**Figure No. 2.**

*Photo of petroleum impacted soil prior to excavation*

**Figure No. .**

*Photo of the NW side of the excavation pit after the removal of 32.43 tons of PCS.*

*Bottom of excavation*

*SW side of excavation*

**Photograph above depicts excavation pit after the removal of 34.28 tons of PCS from the site.*

### *4.2 HYDROGEOLOGY*

Groundwater flow direction for a particular site is best determined by a qualified environmental professional using site-specific well data. Since no such data was reasonably ascertainable, it was necessary to rely on other sources of information, including well data collected on nearby properties, regional groundwater flow information (from deep aquifers) and surface topography. Although groundwater flow direction is difficult to predict without subsurface exploration data, an estimate of probable near-surface groundwater flow direction is provided to help evaluate potential on-site and off-site contaminant impacts. Groundwater flow direction is the path along which dissolved contaminants might migrate if present in groundwater supplies. Typically, the near-surface groundwater flow direction follows topography. For example, if a parcel slopes down to the south, then near-surface groundwater flow direction is likely towards the south. However, variations in this assumed flow direction may exist that would remain uncharacterized without performing subsurface exploration beyond the scope of this type of study.

Hydrogeologic gradient for this report has not been determined. Based on the surrounding gradient, groundwater is expected to flow to the west following the general surface grade.

## 5 RELEASE INFORMATION

### *5.1 GENERAL INFORMATION*

On June 12, 2025, Diane's Tank Removal Services, LLC reviewed sampling data from soil samples collected from the Project Site. Soil sampling data collected from the vicinity of the former UST excavation indicated that concentrations of fuel hydrocarbons, with characteristics similar to the laboratory standard for gasoline above MTCA standards, were identified at the site. The Site map identifies the locations of all samples collected during this ongoing investigation process.

### *5.2 LIMITED SITE CHARACTERIZATION*

On June 12, 2025, Diane's Tank Removal Services, LLC was contracted by the property owner to investigate and remediate the subject property after the release from a 300-gallon gasoline UST. The objective of the subsurface investigative/remediation program described herein was to assess the presence or absence of petroleum concentrations in the soil beneath the referenced property. The program consisted of developing a sampling plan to identify and quantify the soil impacted from this confirmed release.

Utilizing the Washington State Department of Ecology guidelines, Diane's Tank Removal Services, LLC conducted a remediation utilizing excavation and the use of the MiniRae 3000 photoionization detector. Ultimately, the collection of final samples to be submitted to a certified laboratory were undertaken. During the sampling activities, Diane's Tank Removal Services, LLC followed the Washington State Department of Ecology guidelines to obtain samples as directed. The sample containers were then labeled and placed in a chilled cooler. Samples were then prepared for laboratory analysis for total petroleum hydrocarbons in the diesel range (NWTPH-Dx). Standard chain of custody procedures was followed during the transportation and delivery of the samples to the laboratory.

### 5.3 SENSITIVE ENVIRONMENTAL CONDITIONS

The containment of the contaminant and the residential urban setting of the release that it was not expected that any sensitive species or environments would directly be damaged or threatened by this release.

#### 5.3.1 Exposure Media – Receptor

| *Exposure Media* | *On-Site* | *Off-Site* |
|---|---|---|
| • Soil (dermal contact and ingestion) | Residential | Residential |
| • Outside Air (Inhalation of vapor) | Residential | Residential |
| • Inside Air (Inhalation of vapor) | Residential | Residential |
| • Groundwater (Potable water ingestion) | Residential | Residential |
| • Surface Water (Swim/Fish) | Swim/Fish | Swim/Fish |

#### 5.3.2 Soil (dermal contact and ingestion)

Soil contact and ingestion were expected to be a completed pathway for a threat to human health due to the following facts:

- Subsurface soils exposed to surface conditions have been identified as being impacted by this release above the WA-DOE MTCA Method A regulated cleanup levels.

#### 5.3.3 Outside Air (Inhalation of vapor and or particles)

Outside air inhalation of hydrocarbon vapors or particles were not expected to be a completed pathway for a threat to human health due to the following facts:

- The release was unleaded gasoline, which was 50ft from any nearby structure.
- The identified source of the petroleum contamination, was removed from the site thus removing the source of the free product identified at the site.

### 5.3.4 Inside Air (Inhalation of vapor and or particles)

Inside air inhalation of hydrocarbon vapors or particles were not expected to be a pathway for a threat to human health due to the following facts:

- The release was unleaded gasoline, which was 50ft from any nearby structure.
- The identified source of the petroleum contamination, was removed from the site thus removing the source of the free product identified at the site.

### 5.3.5 Groundwater (Potable water ingestion)

Groundwater ingestion of residual hydrocarbons was not expected to be a completed pathway for a threat to human health due to the following facts:

- Ground water was not encountered in the excavation at the Project Site.

### 5.3.6 Surface Water (Swimming/Fish consumption)

Surface water contamination and exposure were not expected to be a completed pathway for a threat to human health due to the following facts:

- Ground water was not encountered at the Project Site which could interact with down gradient surface water.

### *5.4 Soil Sampling Results Summary*

Soil sample B-1 represents past soil conditions taken after the removal of the gasoline UST. This soil sample showed TPH-Gx (gasoline) concentrations at 330ppm which is above the WA-DOE MTCA Method A cleanup level of 30 ppm for gasoline with benzene.

Soil samples F-1 through F-7 reflect current soil conditions where seven of the seven soil samples showed TPH-Gx concentrations below the WA-DOE MTCA Method A cleanup level.

Soil samples having a B prefix are base samples taken after the removal of the UST. Soil samples having a F prefix are final samples taken at the conclusion of excavation/remediation activities.

| *Number* | *Matrix* | *Depth (ft)* | *Benzene/Toluene/ Ethyl benzene/ Xylenes* | *Gx* | *Yellow highlight indicates levels above MTCA threshold* |
|---|---|---|---|---|---|
| B-1-6-060425 | Soil | 6.0 | <0.23/3.5/1.8/15 | 330 | |



**Diane's Tank Removal Services, LLC**
**Edmonds, Washington 98133**
**Office: 206-510-9497**

The Final soil sample results for the Project Site 22120 100th Ave SE, F&BI 506104 are presented as follows:

| Number | Matrix | Depth (ft) | Gx ppm |
|---|---|---|---|
| F-1-9-062625 | Soil | 9' | <5 |
| F-2-7-062625 | Soil | 7' | <5 |
| F-3-10-062625 | Soil | 10' | <5 |
| F-4-9-062625 | Soil | 9' | <5 |
| F-5-7-062625 | Soil | 7' | <5 |
| F-6-10-062625 | Soil | 10' | <5 |
| F-7-9-062625 | Soil | 9' | <5 |

### *5.5 Selection of Cleanup Standards*

#### 5.5.1 Cleanup level Selection

As previously noted, the former property condition is the result of a residential gasoline UST releasing fuel into the surrounding soil strata. The goal of the remediation plan was to find a permanent solution that would eliminate and restrict the migration of any contaminates from the affected areas of the properties to off-site properties and protect new development from impacts from impacted soil.

To protect the groundwater and accessible surface water associated with seasonal rainfall in the vicinity of the site, WA-DOE MTCA Method A was selected as the most appropriate cleanup level based on the site conditions and overall risk of the contaminates identified. The following information is provided as additional backup for the selection of Method A as the appropriate cleanup standard for the site.

#### 5.5.2 Method A: WAC 173-340-700(3)(a):

The Method A cleanup levels are conservative values used for routine cleanup actions. Cleanup levels under Method A are generally based on conservative risk-based calculations by WA-DOE which take into account applicable or relevant and appropriate requirements (ARARs) under state and federal law.

## 6 SITE REMEDIATION PLAN

### *6.1 Statement of Understanding of Regulations*

The objective of this remediation program described herein is to remediate the all known contaminants identified at the above referenced properties to the MTCA Method A standards identified under WAC-173-340-740.

### *6.2 Scope of Work*

#### 6.2.1 The remediation plan is designed to accomplish the following goals of the project.

- Prevent off-site migration of petroleum released product.
- Recovery of on-site petroleum released product.
- Reduce soil contamination levels to below WA-DOE MTCA Method A cleanup levels.

### 6.2.2 The scope of our services included:

- Oversee excavation of 32.43 tons of gasoline contaminated soil from the Project Site.
- Sampling as necessary to close site to MTCA Method A standards based on NWTPH-Gx analysis
- Preparation of this Remedial Action Final Report (RAFR).

### *6.3 PROJECT OVERVIEW*

An independent hazardous substance remedial action was undertaken by Diane's Tank Removal Services, LLC upon the approval of our proposal to design and implement a permanent solution plan for the remediation of all known, identifiable and accessible petroleum contaminated soil in the vicinity and down-gradient of the former UST to the WA-DOE MTCA Method A cleanup standards. The remediation plan was ultimately designed to excavate 32.43 tons of diesel contaminated soil exceeding WA-DOE MTCA A cleanup standards located at the project site.

The excavation of gasoline contaminated soil was completed by Dianes Tank Removal Services, LLC and CC Edwards Construction, in June 26, 2025. Contaminated soils were excavated by CC Edwards and transported for delivery to Heidelberg Materials, Sno River Delta Soils, 17 E Marine View Drive, Everett, Washington as Petroleum Contaminated Soils (Class 3 Soils). The excavation of the project concluded with the property having had 32.43 tons of contaminated soil removed from the Project Site.

## 7 CONCLUSION

Diane's Tank Removal Services, LLC conducted a site remediation at the above referenced property based on information collected by or presented to us. This site remediation was designed to treat, by excavation, all known contaminated soils associated with the former leaking gasoline tank system to the WA-DOE MTCA Method A cleanup standards.

To protect against the possible contamination of groundwater and surface water located in the vicinity of the site, WA-DOE MTCA Method A was selected as the most appropriate cleanup level based on the site conditions and overall risk of the contaminates identified.

| ***Constituent*** | ***Soil/Water Cleanup Standard*** |
|---|---|
| Method A TPH-Gx (gasoline with Benzene) | 30 mg/kg (soil), 800 ug/liter (water) |

The current property condition is the result of 1 day of remediation activities that culminated in this RAFR. The current soil conditions do comply with WA-DOE MTCA Method A cleanup standards for the known and identified contaminates in all reasonably attainable areas. The remediation project was concluded with the point of compliance being reached on seven of the seven final samples at or below MTCA Method A cleanup levels for all extracted final samples.

## 8 LABORATORY QUALITY ASSURANCE/QUALITY CONTROL

### *8.1 QUALITY ASSURANCE*

A quality assurance program is designed to assess the adherence of the analytical laboratory's procedures to standards established by state and/or federal regulations. Diane's Tank Removal Services, LLC implements quality control on its projects through establishing company goals and implementing standard company policies. In terms of laboratories, Diane's Tank Removal Services, LLC insists on a quality control package which demonstrates reliability, accuracy, and reproducibility. The laboratory through a

variety of methods including surrogates, blanks, duplicate samples, and matrix spikes can document these standards.

Surrogates are utilized to identify a standard of laboratory performance on individual samples. Samples, blanks, and standards are spiked with surrogate compounds prior to preparation and analysis. During analysis, the concentration of the surrogate compound is measured and the percent recoveries are calculated. This provides a measure of the laboratory's accuracy. For the purpose of this study, all associated surrogate recoveries were within an acceptable range as identified on the laboratory data provided herein.

Matrix spikes are samples to which a known amount of analyte is added prior to beginning an analytical procedure. These samples are utilized to determine a measure of precision and accuracy of an analytical method on various sample matrices. It should be noted that the data provided by this quality control method could not be used as the sole criteria to evaluate the precision/accuracy of individual samples. Matrix spikes must be used in conjunction with all quality control data in order to provide a meaningful measure of the precision and accuracy of an analytical method. All matrix spike results were within acceptable quality control parameters. All of the quality assurance/quality control (QA/QC) data associated with the soil samples collected during this phase of work were within acceptable parameters as defined in the EPA document "Test Methods for Evaluating Solid Waste" (SW-846).

### *8.2 ANALYTICAL METHODS*

#### 8.2.1 NWTPH-Gx

NWTPH-Gx is the qualitative and quantitative method (extended) for volatile ("gasoline") petroleum products in soil and water.

## 9 CONTRACTOR INFORMATION

| | |
|---|---|
| Name: | Diane's Tank Removal Services, LLC |
| Address: | 18720 Sound view Pl, Edmonds, WA 98020 |
| Contractor WA License Number: | DIANETR906LM |
| UBI Number: | 603-022-938 |
| Fed Tax ID Number: | 27-2815834 |

## 10 LIMITATIONS

This report has been prepared in accordance with the terms of our contract, Washington State, Department of Ecology cleanup guidelines and in compliance with generally accepted environmental assessment practices, governed under the ASTM standards. Diane's Tank Removal Services, LLC has prepared this report for the exclusive use of the property owners, our clients, and their agents for the specific application to the project site. Diane's Tank Removal Services, LLC has performed all requested services in a manner consistent with the level of care normally exercised by members of the environmental sciences profession currently practicing under similar conditions in the area.

This report represents Diane's Tank Removal Services, LLC's professional opinion and is based on the data collected and reviewed by our professional staff to the level and effort authorized. Environmental impairment of a property as a result of activities such as illicit or unreported dumping or spilling of hazardous or deleterious materials may not be readily apparent. No investigation is thorough enough to exclude the presence of all hazardous materials on a given site. This report does not include a comprehensive investigation for all possible substances subject to regulation or potentially detrimental to human health and/or the environment. Findings and conclusions are our professional opinion and are not

a warranty (express or implied), guarantee or positive assertion as to the presence, absence or extent of hazardous substances at the above referenced subject property.

We appreciate the opportunity of providing these services. If you have any questions regarding the material covered in this report, please call us at (206) 206-510-9497.

Sincerely,

DIANE'S TANK REMOVAL SERVICES, LLC

By: Diane Kamacho – Site Assessor/Project Coordinator / ICC Site Assessor & UST Decommissioner

Enclosures



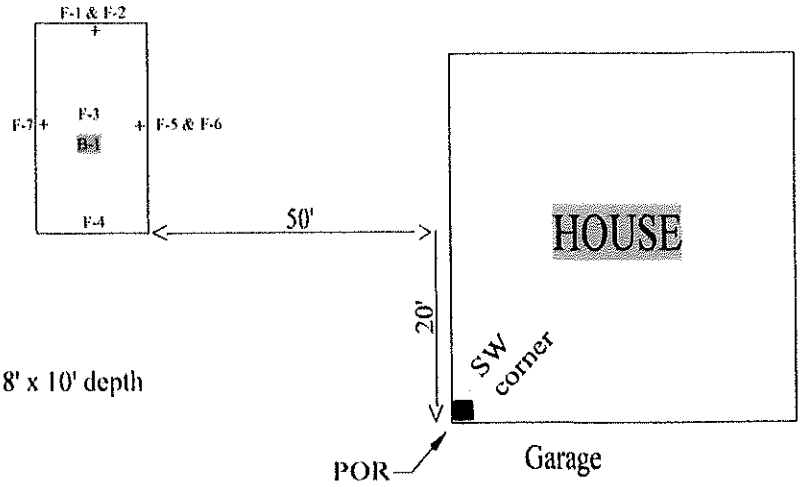
**Diane's Tank Removal Services, LLC**
**Edmonds, Washington 98133**
**Office: 206-510-9497**

# Appendix A

## Soil Sample Locations and Mapping

| Number | Matrix | Depth (ft) | Benzene/Toluene/ Ethyl benzene/ Xylenes | Gx | Yellow highlight indicates levels above MTCA threshold |
|---|---|---|---|---|---|
| B-1-6/060425 | Soil | 6.0 | <0.23/3.5/1.8/15 | 330 | |

| Number | Matrix | Depth (ft) | Gx ppm |
|---|---|---|---|
| F-1-9-062625 | Soil | 9' | <5 |
| F-2-7-062625 | Soil | 7' | <5 |
| F-3-10-062625 | Soil | 10' | <5 |
| F-4-9-062625 | Soil | 9' | <5 |
| F-5-7-062625 | Soil | 7' | <5 |
| F-6-10-062625 | Soil | 10' | <5 |
| F-7-9-062625 | Soil | 9' | <5 |




*Note: Excavation pit: 14' x 8' x 10' depth

| Date: July 17, 2025 | Project Name: MONTROE PROPERTY | Not to scale |
|---|---|---|
| Diane's Tank Removal Services, LLC<br>P.O. Box 77738<br>Seattle, Washington 98177 | Project Address:<br>22120 100th Ave. SE<br>Kent, WA 98032 | Grade<br>N<br>Direction |

Appendix A

# Appendix B

## Soil Sample Reports

## From

## Friedman & Bruya, Inc.

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

June 12, 2025

Diane Kamacho, Project Manager
Dianes Tank Removal Services
18720 Sound View Pl
Edmonds, WA 98020

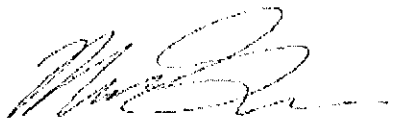
Dear Ms Kamacho:

Included are the results from the testing of material submitted on June 5, 2025 from the 22120 100 Ave SE, F&BI 506104 project. There are 3 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.



Mac Goldman
Project Manager

Enclosures
DTS0612R.DOC

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Date of Report: 06/12/25
Date Received: 06/05/25
Project: 22120 100 Ave SE, F&BI 506104
Date Extracted: 06/09/25
Date Analyzed: 06/09/25

**RESULTS FROM THE ANALYSIS OF SOIL SAMPLES FOR BENZENE, TOLUENE, ETHYLBENZENE, XYLENES AND TPH AS GASOLINE USING METHODS 8021B AND NWTPH-Gx**

Results Reported on a Dry Weight Basis
Results Reported as mg/kg (ppm)

| Sample ID<br>Laboratory ID | Benzene | Toluene | Ethyl Benzene | Total Xylenes | Gasoline Range | Surrogate (% Recovery)<br>(Limit 50-150) |
|---|---|---|---|---|---|---|
| B-1-6-060425<br>506104-01 1/5 | 0.23 | 3.5 | 1.8 | 15 | 330 | 96 |
| Method Blank<br>05-1395 MB | <0.02 | <0.02 | <0.02 | <0.06 | <5 | 113 |

Date of Report: 06/12/25
Date Received: 06/05/25
Project: 22120 100 Ave SE, F&BI 506104

## QUALITY ASSURANCE RESULTS FOR THE ANALYSIS OF SOIL SAMPLES FOR BENZENE, TOLUENE, ETHYLBENZENE, XYLENES, AND TPH AS GASOLINE USING EPA METHOD 8021B AND NWTPH-Gx

Laboratory Code: 506114-02 (Duplicate)

| Analyte | Reporting Units | Sample Result (Wet Wt) | Duplicate Result (Wet Wt) | RPD (Limit 20) |
|---|---|---|---|---|
| Benzene | mg/kg (ppm) | <0.1 | <0.02 | nm |
| Toluene | mg/kg (ppm) | <0.1 | <0.02 | nm |
| Ethylbenzene | mg/kg (ppm) | <0.1 | <0.02 | nm |
| Xylenes | mg/kg (ppm) | <0.3 | <0.06 | nm |
| Gasoline | mg/kg (ppm) | <10 | <5 | nm |

Laboratory Code: Laboratory Control Sample

| Analyte | Reporting Units | Spike Level | Percent Recovery LCS | Acceptance Criteria |
|---|---|---|---|---|
| Benzene | mg/kg (ppm) | 1.0 | 100 | 66-121 |
| Toluene | mg/kg (ppm) | 1.0 | 100 | 72-128 |
| Ethylbenzene | mg/kg (ppm) | 1.0 | 100 | 69-132 |
| Xylenes | mg/kg (ppm) | 3.0 | 103 | 69-131 |
| Gasoline | mg/kg (ppm) | 40 | 90 | 61-153 |

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

## 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.

506104

# SAMPLE CHAIN OF CUSTODY

06/05/25 USCI / NI

Page # 1 of 1

Report To Diane Kamacho

Company Diane's Tank Removal Services, LLC

Address 18720 Sound View Pl.

City, State, ZIP Edmonds, WA 98020

Phone 206-510-9497 Email dianestank@hotmail.com

SAMPLERS (*signature*) Diane Kamacho

PROJECT NAME: 22120 100th Ave SE

PO #:

REMARKS Run B-1-6
Hold B-2-5 HOLD B-3-5
Project Specific RLs - Yes / No

INVOICE TO:

TURNAROUND TIME
Standard Turnaround
RUSH
Rush charges authorized by:

SAMPLE DISPOSAL
Dispose after 30 days
Archive Samples
Other

| Sample ID | Lab ID | Date Sampled | Time Sampled | Sample Type | # of Jars | NWTPH-Dx | NWTPH-Gx | BTEX EPA 8021 | VOCs EPA 8260 | PAHs EPA 8270 | PCBs EPA 8082 | | | | | | Notes | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| B-1-6-060425 | 01 A-E | 6/4/25 | 1:09 pm | Soil | 5 | | ✓ | ✓ | | | | | | | | | 731.1 B | Run |
| B-2-5-060425 | 02 | " | 1:13 pm | Soil | 5 | | ✓ | ✓ | | | | | | | | | 20 670.3 E | HOLD |
| B-3-5-060425 | 03 | " | 1:18 pm | Soil | 5 | | ✓ | ✓ | | | | | | | | | P10 11.9 NW | HOLD |
| | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | |
| | | | | | | | | Samples received at 2 °C | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | |

| SIGNATURE | PRINT NAME | COMPANY | DATE | TIME |
|---|---|---|---|---|
| Relinquished by: Diane Kamacho | Diane Kamacho | Diane's Tank Removal | 6/5/25 | |
| Received by: | Anh Pham | FBI | 6/5/25 | 14:00 |
| Relinquished by: | | | | |
| Received by: | | | | |

*Friedman & Bruya, Inc.*
*5500 4th Avenue S*
*Seattle, WA 98108*
*Ph. (206) 285-8282*

FORMS\COC\COC.DOC

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

June 30, 2025

Diane Kamacho, Project Manager
Dianes Tank Removal Services
18720 Sound View Pl
Edmonds, WA 98020

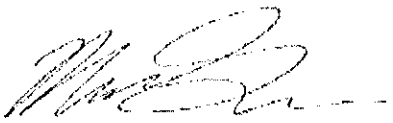
Dear Ms Kamacho:

Included are the results from the testing of material submitted on June 26, 2025 from the 22120 100 Ave SE, F&BI 506504 project. There are 3 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.



Mac Goldman
Project Manager

Enclosures
DTS0630R.DOC

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Date of Report: 06/30/25
Date Received: 06/26/25
Project: 22120 100 Ave SE, F&BI 506504
Date Extracted: 06/26/25
Date Analyzed: 06/27/25

**RESULTS FROM THE ANALYSIS OF SOIL SAMPLES FOR BENZENE, TOLUENE, ETHYLBENZENE, XYLENES AND TPH AS GASOLINE USING METHODS 8021B AND NWTPH-Gx**

Results Reported on a Dry Weight Basis
Results Reported as mg/kg (ppm)

| Sample ID<br>Laboratory ID | Benzene | Toluene | Ethyl Benzene | Total Xylenes | Gasoline Range | Surrogate (% Recovery)<br>(Limit 50-150) |
|---|---|---|---|---|---|---|
| F-1-9-062625<br>506504-01 | <0.02 | <0.02 | <0.02 | <0.06 | <5 | 97 |
| F-2-7-062625<br>506504-02 | <0.02 | <0.02 | <0.02 | <0.06 | <5 | 96 |
| F-3-10-062625<br>506504-03 | <0.02 | <0.02 | <0.02 | <0.06 | <5 | 102 |
| F-4-9-062625<br>506504-04 | <0.02 | <0.02 | <0.02 | <0.06 | <5 | 102 |
| F-5-7-062625<br>506504-05 | <0.02 | <0.02 | <0.02 | <0.06 | <5 | 103 |
| F-6-10-062625<br>506504-06 | <0.02 | <0.02 | <0.02 | <0.06 | <5 | 102 |
| F-7-9-062625<br>506504-07 | <0.02 | <0.02 | <0.02 | <0.06 | <5 | 105 |
| Method Blank<br>05-1511 MB | <0.02 | <0.02 | <0.02 | <0.06 | <5 | 96 |

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Date of Report: 06/30/25
Date Received: 06/26/25
Project: 22120 100 Ave SE, F&BI 506504

## QUALITY ASSURANCE RESULTS FOR THE ANALYSIS OF SOIL SAMPLES FOR BENZENE, TOLUENE, ETHYLBENZENE, XYLENES, AND TPH AS GASOLINE USING EPA METHOD 8021B AND NWTPH-Gx

Laboratory Code: 506485-02 (Duplicate)

| Analyte | Reporting Units | Sample Result (Wet Wt) | Duplicate Result (Wet Wt) | RPD (Limit 20) |
|---|---|---|---|---|
| Benzene | mg/kg (ppm) | <0.02 | <0.02 | nm |
| Toluene | mg/kg (ppm) | <0.02 | <0.02 | nm |
| Ethylbenzene | mg/kg (ppm) | <0.02 | <0.02 | nm |
| Xylenes | mg/kg (ppm) | <0.06 | <0.06 | nm |
| Gasoline | mg/kg (ppm) | <5 | <5 | nm |

Laboratory Code: Laboratory Control Sample

| Analyte | Reporting Units | Spike Level | Percent Recovery LCS | Acceptance Criteria |
|---|---|---|---|---|
| Benzene | mg/kg (ppm) | 1.0 | 92 | 70-130 |
| Toluene | mg/kg (ppm) | 1.0 | 92 | 70-130 |
| Ethylbenzene | mg/kg (ppm) | 1.0 | 92 | 70-130 |
| Xylenes | mg/kg (ppm) | 3.0 | 93 | 70-130 |
| Gasoline | mg/kg (ppm) | 40 | 87 | 70-130 |

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

## 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.

506504

# SAMPLE CHAIN OF CUSTODY

06/26/25 VSC2/H2

Page # 1 of 1

Send Report To Diane Kamacho

Company Dianes Tank Removal Services

Address 18720 Sound View Pl

City, State, ZIP Edmonds, WA 98020

Phone # (206) 510-9497 Fax # (206) 420-1789

SAMPLERS (signature) Diane Kamacho

PROJECT NAME/NO. 22120 100th Ave SE

PO #

REMARKS

**TURNAROUND TIME**
- ☐ Standard (2 Weeks)
- ☐ RUSH
- Rush charges authorized by:

**SAMPLE DISPOSAL**
- ☐ Dispose after 30 days
- ☐ Return samples
- ☐ Will call with instructions

| Sample ID | Lab ID | Date | Time | Sample Type | # of containers | ANALYSES REQUESTED: TPH-Diesel | TPH-Gasoline | BTEX by 8021B | VOCs by 8260 | SVOCs by 8270 | HFS | | | | | | | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| F-1-9-062625 | 01 A-E | 6/26/25 | 9:04a | Soil | 5 | | ✓ | ✓ | | | | | | | | | | |
| F-2-7-062625 | 02 | | 9:14 | | 5 | | ✓ | ✓ | | | | | | | | | | PID 0 West |
| F-3-10-062625 | 03 | | 9:21a | | 5 | | ✓ | ✓ | | | | | | | | | | PID 0 West |
| F-4-9-062625 | 04 | | 9:50a | | 5 | | ✓ | ✓ | | | | | | | | | | PID 0 Bottom |
| F-5-9-062625 | 05 | | 9:55a | | 5 | | ✓ | ✓ | | | | | | | | | | PID 0 East |
| F-6-10-062625 | 06 | | 9:59a | | 5 | | ✓ | ✓ | | | | | | | | | | PID 0 North |
| F-7-9-062625 | 07 ✓ | | 10:04a | | 5 | | ✓ | ✓ | | | | | | | | | | PID 0 North |
| | | | | | | | | | | | | | | | | | | PID 0 South |
| | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | |


*Friedman & Bruya, Inc.*
*3012 16th Avenue West*
*Seattle, WA 98119-2029*
*Ph. (206) 285-8282*
*Fax (206) 283-5044*


| SIGNATURE | PRINT NAME | COMPANY | DATE | TIME |
|---|---|---|---|---|
| Relinquished by: Diane Kamacho | Diane Kamacho | Dianes Tank Removal | 6/26/25 | 13:24 |
| Received by: | Min Phan | FBI | 6/26/25 | 13:24 |
| Relinquished by: | | Samples received at 6 °C | | |
| Received by: | | | | |

# Appendix C

## Gasoline Impacted Soil

## Disposal Tickets

Heidelberg Materials

1-877-974-6537 360-254-7770

Time In: 10:20:57AM

| TICKET NO. | 1124534544 | TICKET TIME | 10:26:37AM | DATE | 6/26/2025 |
|---|---|---|---|---|---|

| CUSTOMER NO. | PAYMENT TYPE | CUSTOMER NAME | ORDER NO. |
|---|---|---|---|
| 7843158 | Account | CC EDWARDS CONST. INC. | 10149199 |

| CUSTOMER JOB NO. | CUSTOMER P.O. | MAP REF. | DISP. ORD. # |
|---|---|---|---|
| | | / | |

| TRUCK TYPE | TRUCK NO. | Vehicle/License Plate # | Trailer/License Plate# | ZONE |
|---|---|---|---|---|
| Solo | ABEL29DS | | | |

| HAULER/CARRIER # | DRIVER NAME | Delivered/Ordered | LOAD NO. | Running Total |
|---|---|---|---|---|
| | | 15.30 / | 1 | 15.30 |

**WEIGHMASTER STATION**
98846900
Sno River Delta Soils
17 E. Marine View Dr.
Everett, WA 98213
425-961-7100

DEL/P GIBBS
22120 100TH AVE SE
KENT

| Product | Description | Total | Unit Price | Amount |
|---|---|---|---|---|
| 99005 | CLASS 3 SOILS (TN) | 15.30 | | |

**Scale Weight**

Gross 55,760 LB *

Tare 25,160 LB/P.T.*

Net 30,600 LB *

**Gross & Tare**

☐ ☒

X Pritchard, Naome (Su

Deputy Weighmaster

**A STANDBY SURCHARGE WILL BE ASSESSED FOR LOADS THAT EXCEED 10 MINUTES UNLOADING TIME.**

Heidelberg Materials will not assume Liability for any property damage or any equipment damage for any delivery beyond the curb line.

| Fuel Surcharge | |
|---|---|
| Sales Tax | |
| TOTAL | |

| No one available to sign, customer waives receipt signature ☐ | Received by signature X | Print name (Customer) X | Driver's Signature | Standby Time | |
|---|---|---|---|---|---|

| Arrive Job | | Start Unloading | | Finish Unloading | | Standby Time | | Customer's Initials | | This Ticket's Grand Total | |
|---|---|---|---|---|---|---|---|---|---|---|---|

17.13
15.30
32.43 Tons

DEPARTMENT OF ECOLOGY
State of Washington

UST ID #: _____
County: _____

# SITE CHECK/SITE ASSESSMENT CHECKLIST
## FOR UNDERGROUND STORAGE TANKS

*This checklist certifies that site check or site assessment activities were performed in accordance with Chapter 173-360A WAC. Instructions are found on the last page.*

| I. UST FACILITY | | II. OWNER/OPERATOR INFORMATION | |
|---|---|---|---|
| Facility Compliance Tag #: | ERTS# 739518 | Owner/Operator Name: | CC Edwards / Brett Monroe |
| UST ID #: | | Business Name: | CC Edwards |
| Site Name: | Monroe Residence | Address: | PO Box 1289 |
| Site Address: | 22120 100th Ave SE | City: | Bonney Lake |
| City: | Kent | State: | WA |
| Phone: | 206-658-2048 | Zip: | 98391 |
| | | Phone: | 206-658-2048 |
| | | Email: | ccEdwards@ccEdwards.com |

| III. CERTIFIED SITE ASSESSOR | | | |
|---|---|---|---|
| Service Provider Name: | Diane Kamacho | Company Name: | Dianes Tank Removal |
| Cell Phone: | 206-510-9497 | Email: | DianesTank@hotmail.com |
| | | Address: | P.O. Box 77738 |
| Certification #: | 8057526 | Exp. Date: | 2/26 |
| | | City: | Seattle |
| | | State: | WA |
| | | Zip: | 98177 |

## IV. TANK INFORMATION

| TANK ID | TANK CAPACITY | LAST SUBSTANCE STORED | DATE SITE CHECK OR ASSESSMENT CONDUCTED |
|---|---|---|---|
| 1 | 300 | gasoline | 6/26/2025 |
| | | | |
| | | | |
| | | | |
| | | | |

## V. REASON FOR CONDUCTING SITE CHECK/SITE ASSESSMENT (check one)

- ☑ Release investigation following permanent UST system closure (i.e. tank removal or closure-in-place).
- ☐ Release investigation following a failed tank and/or line tightness test.
- ☐ Release investigation following discovery of contaminated soil and/or groundwater.
- ☐ Release investigation directed by Ecology to determine if the UST system is the source of offsite impacts.
- ☐ UST system is undergoing a "change-in-service", which is changing from storing a regulated substance (e.g. gasoline) to storing a non-regulated substance (e.g. water).
- ☐ Directed by Ecology for UST system permanently closed or abandoned before 12/22/1988.
- ☐ Other (describe):

## VI. Checklist

| **The site assessor must check each of the following items and include it in the report. Sections referenced below can be found in the Ecology publication *Guidance for Site Checks and Site Assessments for Underground Storage Tanks.*** | YES | NO |
|---|---|---|
| 1. The location of the UST site is shown on a vicinity map. | ☑ | ☐ |
| 2. A brief summary of information obtained during the site inspection is provided (Section 3.2) | ☑ | ☐ |
| 3. A summary of UST system data is provided (Section 3.1) | ☑ | ☐ |
| 4. The soils characteristics at the UST site are described. (Section 5.2) | ☑ | ☐ |
| 5. Is there any apparent groundwater in the tank excavation? | ☐ | ☑ |
| 6. A brief description of the surrounding land use is provided. (Section 3.1) | ☑ | ☐ |
| 7. The name and address of the laboratory used to perform analyses is provided. The methods used to collect and analyze the samples, including the number and types of samples collected, are also documented in the report. The data from the laboratory is appended to the report. | ☑ | ☐ |
| 8. The following items are provided in one or more sketches: | | |
| • Location and ID number for all field samples collected | ☑ | ☐ |
| • If applicable, groundwater samples are distinguished from soil samples | ☐ | ☐ |
| • Location of samples collected from stockpiled excavated soil | ☑ | ☐ |
| • Tank and piping locations and limits of excavation pit | ☑ | ☐ |
| • Adjacent structures and streets | ☑ | ☐ |
| • Approximate locations of any on-site and nearby utilities | ☑ | ☐ |
| 9. If sampling procedures are different from those specified in the guidance, has justification for using these alternative sampling procedures been provided? (Section 3.4) | ☐ | ☐ |
| 10. A table is provided showing laboratory results for each sample collected including; sample ID number, constituents analyzed for and corresponding concentration, analytical method, and detection limit for that method. Any sample exceeding MTCA Method A cleanup standards are highlighted or bolded. | ☑ | ☐ |
| 11. Any factors that may have compromised the quality of the data or validity of the results are described. | ☐ | ☑ |
| 12. The results of this site check/site assessment indicate that a confirmed release of a regulated substance has occurred. The requirements for reporting confirmed releases can be found in WAC 173-360-372. | ☑ | ☐ |

## VII. Required Signatures

*Signature acknowledges the Site Check or Site Assessment complies with UST regulations WAC 173-360A-0730 through 0750.*

| Diane Kamacho | Diane Kamacho | 7-16-2025 |
|---|---|---|
| Print or Type Name | Signature of Certified Site Assessor | Date |