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Limited Phase II Environmental Site Assessment

Conducted on

A & T Auto Center

19406 Highway 99

Lynnwood, WA 98036

Prepared for

cbb Bank

3435 Wilshire Boulevard, Suite 700

Los Angeles, CA 90010

Prepared by

Envitechnology, Inc.

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June 1, 2021

Project No. 02210407-3

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June 1, 2021

Project number 02210407-3

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Subject: Limited Phase II Environmental Site Assessment Report
A & T Auto Center
19406 Highway 99, Lynnwood, WA 98036

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

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

This assessment was prepared in general accordance with the American Society of Testing and Materials (ASTM) Standard Practices for Environmental Site Assessments: Phase II ESA Process (ASTM Designation: E1903).

If you have any questions or require further clarification of the report findings, please contact the undersigned at your convenience. Thank you for the opportunity to be of service to you.

Yours very truly,

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EXECUTIVE SUMMARY

The Subject Property is a fueling service station located on the northeast corner of the intersection between 60th Avenue West and Highway 99 in Lynnwood, Snohomish County, Washington. It is bordered on the west by 60th Avenue West and on the east by Highway 99. The surrounding area is a mixed commercial and residential setting.

The Subject Property consists of a parcel of commercial land with a reported total area of approximately 0.31 acres. The parcel of land is improved by approximately 2,600 square feet, two story wood framed commercial building used for an automotive repair shop and fueling service station known as A & T Auto Care Center.

The shop is located in the center of the Site. The structure is comprised of three service bays, a small reception area on the first floor and a small office and storage area on the second floor. Service bay 1 is equipped with an in-ground hydraulic lift while service bay 2 and 3 are equipped with electric lifts.

To the southwest of the shop, underneath a concrete pad, are underground storage tanks (USTs). The UST system consists of three (3) tanks – one (1) 10,000-gallon regular-grade gasoline tank, one (1) 10,000-gallon premium-grade gasoline tank, and one (1) 10,000-gallon diesel tank. The tanks are single walled steel tanks. The tanks are protected from corrosion by impressed current cathodic protection. The products are connected with double walled fiberglass piping. The UST system was reportedly installed on April 6 1970.

To the southeast of the shop are two metal framed canopies that cover four (4) double sided dispensers. To the further south of the canopies is a concrete island without any structure on it. A retail propane aboveground storage tank is located on the south portion of the Site. Customer parking is located around the shop building. Access to the Subject Property is achieved from both 60th Avenue West and Highway 99.

The following recognized environmental conditions (RECs) were identified: *Based on the age of current USTs (51 years) and the age of the fueling service station (63 years) and lack of recent analytical soil and/or groundwater data to evaluate these USTs and associated dispensers, the potential to impact to the subsurface cannot be ruled out. As such, the presence of current USTs at the Subject Property represents a REC.*

The service bay 1 is equipped with an in-ground hydraulic lift. The potential exists that the hydraulic fluid within the lift system previously contained polychlorinated biphenyl (PCBs). Due to the age of equipment, the integrity of the equipment is unknown. As such, the long-term automotive repair operation with hydraulic hoist represents a REC.

A total of seven (7) soil borings were advanced at the Subject Property on May 17, 2021. Three (3) borings (B1 through B3) were advanced in the vicinity of the USTs. One (1) boring (B4) was advanced in front of the service bay 1. Three (3) borings (B5 through B7) were advanced in the vicinity of the pump islands.



The borings in the vicinity of the USTs were extended until boring refusal was encountered at a depth of 15 feet bgs. The remaining borings were advanced to a depth of 10 feet bgs. Groundwater was not encountered during soil borings. A total of seven (7) soil samples were collected, one sample per borehole. In the boreholes B1 through B5, soil samples were selected where obvious indications of contamination were noticed based on PID reading and petroleum odor. Other soil samples were selected at a terminal boring depth of 10 feet bgs.

Laboratory analysis of the soil samples for gasoline range organics (GRO), diesel range organics (DRO), oil range organics (ORO), benzene, toluene, ethylbenzene and xylene (BTEX), and polychlorinated biphenyls (PCBs) indicated that GRO was detected at concentrations above the applicable MTCA Method A CUL of 30 mg/kg in five (5) of the seven (7) soil samples tested. The exceedances ranged from 250 to 342,000 mg/kg. Toluene, ethylbenzene and xylene were also detected at concentrations above the applicable MTCA Method A CULs in four (4) of the seven (7) soil samples tested.

Based on the results of this assessment, the followings are recommended:

- Additional soil and groundwater sampling is necessary to further delineate the extent and magnitude of petroleum impact.
- To achieve lawful compliance with Chapter 173-340-300 (site discovery and reporting), Envitechnology recommends that copies of this report along with any future reports regarding the environmental conditions thus far encountered be forwarded to the Washington State Department of Ecology (DOE).



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1. INTRODUCTION

cbb Bank engaged Envitechnology to conduct a Limited Phase II ESA on the property, A & T Auto Center, located at 19406 Highway 99, Lynnwood, WA 98036, subsequently referred to in this report as “the Subject Property”.

The purpose of the Phase II ESA was to collect and evaluate environmental data at the Site to determine potential impacts to human health and the environment resulting from on-site exposure and/or off-site migration of site contaminants.

1.1. SCOPE OF SERVICES

The scope of work for this assessment was in general accordance with the ASTM Standard Practices for Environmental Site Assessments: Phase II ESA Process (ASTM Designation: E1903, 2011 and 2019). The methodologies are described as representing good commercial and customary practice for conducting a Phase II ESA of a property for the purpose of evaluating Recognized Environmental Conditions.

The scope of work included the following tasks:

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

1.2. LIMITATIONS AND EXCEPTIONS OF ASSESSMENTS

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

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

Even when Phase II ESA work is executed with an appropriate site-specific standard of care, certain conditions present especially difficult detection problems. Such conditions may include, but are not limited to, complex geological settings, the fate and transport characteristics of



certain hazardous substances, the distribution of existing contamination, physical limitations imposed by the location of utilities and other man-made objects, and the limitations of assessment technologies.

Phase II ESA does not generally require an exhaustive assessment of environmental conditions on a property. There is a point at which the cost of information obtained and the time required to obtain it outweigh the usefulness of the information and, in fact, may be a material detriment to the orderly completion of transactions. If hazardous substance releases are confirmed on a parcel of property, the extent of further assessment is related to the degree of uncertainty that is acceptable to the user with respect to the real estate transaction.

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



2. BACKGROUND

2.1. SITE DESCRIPTION AND FEATURES

The Subject Property is a fueling service station located on the northeast corner of the intersection between 60th Avenue West and Highway 99 in Lynnwood, Snohomish County, Washington. It is bordered on the west by 60th Avenue West and on the east by Highway 99. The surrounding area is a mixed commercial and residential setting.

The Subject Property consists of a parcel of commercial land with a reported total area of approximately 0.31 acres. The parcel of land is improved by approximately 2,600 square feet, two story wood framed commercial building used for an automotive repair shop and fueling service station known as A & T Auto Care Center.

The shop is located in the center of the Site. The structure is comprised of three service bays, a small reception area on the first floor and a small office and storage area on the second floor. Service bay 1 is equipped with an in-ground hydraulic lift while service bay 2 and 3 are equipped with electric lifts.

To the southwest of the shop, underneath a concrete pad, are underground storage tanks (USTs). The UST system consists of three (3) tanks – one (1) 10,000-gallon regular-grade gasoline tank, one (1) 10,000-gallon premium-grade gasoline tank, and one (1) 10,000-gallon diesel tank. The tanks are single walled steel tanks. The tanks are protected from corrosion by impressed current cathodic protection. The products are connected with double walled fiberglass piping. The UST system was reportedly installed on April 6 1970.

To the southeast of the shop are two metal framed canopies that cover four (4) double sided dispensers. To the further south of the canopies is a concrete island without any structure on it. A retail propane aboveground storage tank is located on the south portion of the Site. Customer parking is located around the shop building. Access to the Subject Property is achieved from both 60th Avenue West and Highway 99.

2.2. ADJOINING PROPERTIES

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



Direction	Site Use	Adjoining Street
East	Self-storage	Hwy 99
West	Hobby Lobby building	60 th Ave W
South	Restaurant and retail building	Non-applicable
North	Retail building followed by automotive repair shop	Non-applicable

2.3. ADJACENT PROPERTY OBSERVATIONS

The adjacent property reconnaissance consisted of observing the adjacent properties from the Subject Property premises. No items of environmental concerns were identified on the adjacent properties during the site assessment, including hazardous substances, petroleum products, ASTs, USTs, evidence of releases, strong or noxious odors, pools of liquids, sumps or clarifiers, pits or lagoon, stressed vegetation, or any other potential environmental hazards.

2.4. PHYSICAL SETTING

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

Topography

Current USGS 7.5 Minute Topographic Maps (7.50-minute Quads – Edmonds East, WA) was reviewed to determine the topography of the Subject Property. The surface elevation at the site is approximately 399 feet above sea level. The Subject Property and general area are identified as commercial. The contour lines in the area of the Subject Property indicate that the area is gently down toward the east.

Hydrology

Information on groundwater flow and soil type was obtained to determine the ease with which contaminants from surrounding properties can reach the Subject Property. Based on the topography of the vicinity area, the direction of shallow groundwater migration appears to be generally toward the east. However, topography is not always a reliable basis for predicting the groundwater flow direction. Local gradient under the Subject Property may be influenced by naturally by zones of higher or lower permeability, or artificially by nearby pumping or recharge, and may deviate in any particular location for the overall regional trend. Significant body of water includes Scriber Lake 1,600-ft to the southeast.

Geology



The Subject Property is located in the Puget Lowland, which lies between the Cascade Range to the east, and the Olympic Mountains and Vancouver Island to the west. Bedrocks in the Lowland has considerable relief, but is largely covered by unconsolidated Pleistocene deposits (<1.6 million years ago). In the area of Rose Hill these unconsolidated deposits are estimated to be 1,800 feet thick, and thicken to the southwest.

A large portion of the Lowland is covered by glacial sediments that were deposited during the most recent glacial advances, which is called the Vashon Stage. This stage of glaciation started about 85,000 years ago and ended about 14,000 years ago.

According to the USGS geologic map, the surficial deposits at the Site is mapped as “Quaternary Vashon Till”. The Vashon till documented at the Site, dominated by fine grained sands, silty sands, or silt, generally serves as a poor reservoir for groundwater and as relatively impermeable soils, they generally transmit groundwater slowly, or water infiltrates only slightly. Fine grained soils also tend to greatly restrict both the vertical and horizontal migration of petroleum contaminants, especially where they form laterally continuous geologic units. Beneath the upper several feet of weathered till, the till at the subject Property appears to be very dense.

According to the USDA Soil Conservation, the dominant soil type of this area is *Alderwood-Urban land complex, 2 to 8 percent slopes*. This type of soil is moderately well drained. Available water capacity is low (about 3.0 inches). Depth to water table is about 18 to 36 inches. Typical soil profile is a layer of gravelly ashy sandy loam to a depth of 7 inches, underlain by a layer of very gravelly ashy sandy loam to a depth of 35 inches, and underlain by a layer of gravelly sandy loam to a depth of 60 inches.

The Alderwood series consists of moderately deep, moderately well drained soils formed in glacial till. Alderwood soils are on glacially modified foothills and valleys. The surface layer is gravelly sandy loam. The subsoil is very gravelly sandy loam. A weakly cemented hardpan is at a depth of about 35 inches. Depth to the hardpan ranges from 20 to 40 inches.

Flood Zone Information

Envitechnology performed a review of the Flood Insurance Rate Map, published by Federal Emergency Management Agency (FEMA). According to Map Number 53061C130SF, dated June 19, 2020, the Subject Property appears to be located in an area of minimal Flood Hazard, an area located outside of the 100-year and 500-year flood plains.

2.5. SITE HISTORY AND LAND USE

The Subject Property was originally developed with a mobile home park. The current building and fueling service station was constructed in 1958. It was known as “Douglass”. The building has been used as a tire shop until 2003 when the current owner purchased the property. Then the Subject Property has been used as a fueling service station with an automotive repair shop.



2.6. PREVIOUS ENVIRONMENTAL INVESTIGATIONS

ERTS #423232 in 1996

A release was reported on February 14, 1996 with the discovery of petroleum contaminated soil during a remodeling event in association with two unleaded gasoline USTs and one leaded gasoline UST. According to Environmental Report Tracking System (ERTS) approximately 80 to 100 cubic yards of potentially contaminated soil was stockpiled on site.

Waste oil UST removal in 1999

Four (4) USTs were installed at the Subject Property in 1970. Three of these USTs were upgraded in 1996 and the 250-gallon waste oil UST was decommissioned on April 13, 1999. Based on field observations and chemical analytical results, soils in the vicinity of the UST do not contain concentrations of target compounds greater than the MTCA Method A cleanup levels.

Ecology letter requesting additional information in 2002

The Ecology's April 19, 2002 indicated that the 1996 contamination should be addressed at a future date.

NFA letter in 2012

Ecology reviewed the historical information and the last documents submitted to Ecology on 4/19/2002 and issued a NFA determination letter on May 30, 2012, regarding LUST ID No. 356250. However, Envitechnology could not find the document submitted on 4/19/2002 for our review.

Phase I ESA in 2021 by Envitechnology, Inc.

A Phase I ESA was recently conducted by Envitechnology, Inc. The following RECs were recognized:

The current USTs were reportedly installed in 1970. Based on the age of current USTs (51 years) and the age of the fueling service station (63 years) and lack of recent analytical soil and/or groundwater data to evaluate these USTs and associated dispensers, the potential to impact to the subsurface cannot be ruled out. As such, the presence of current USTs at the Subject Property represents a REC.

The service bay 1 is equipped with an in-ground hydraulic lift. The potential exists that the hydraulic fluid within the lift system previously contained polychlorinated biphenyl (PCBs). Due to the age of equipment, the integrity of the equipment is unknown. As such, the long-term automotive repair operation with hydraulic hoist represents a REC.

Envitechnology recommended a Limited Phase II ESA in order to determine the present or absence of soil and/or groundwater contamination due to former petroleum USTs and automotive repair on the Subject Property.



3. FIELD INVESTIGATIONS

3.1. UTILITY LOCATION

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

3.2. GEOPHYSICAL SURVEY

Because of limited information regarding the configuration of UST system, geophysical survey was conducted at the Site. Envitechnology subcontracted with Mt. View locating Services, LLC. in Sumner WA to perform a geophysical survey. The geophysical survey employs the use of both electro-magnetic (EM) equipment and ground penetrating radar (GPR) to screen the Site for subsurface anomalies characteristics of USTs and other buried metallic objects.

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

GPR is a geophysical method that uses radar pulses to image the subsurface which is the most common method used to locate USTs. The USTs can be made of metal or any other material that has different electrical or conductive properties than the surrounding subsurface oil and rocks. The GPR can determine the boundaries of current and/or former UST excavations.

Underground utilities that were detected were spray painted on the surface of the subject property. All drilling locations were completed without encountering underground utilities or obstructions during the collection of soil samples on the Subject Property.

3.3. HEALTH AND SAFETY

A Site-Specific Health and Safety Plan was prepared prior to field activities. Envitechnology performed air monitoring for total VOC during all field activities and also enforced the appropriate protective equipment including hard hats, safety glasses, hearing protection, steel-toed boots, and chemical resistant gloves. Air monitoring performed throughout the day indicated that the use of breathing protection equipment was not necessary.



3.4. EXPLORATION METHODS

A total of seven (7) soil borings were advanced at the Subject Property on May 17, 2021, as follows:

- Three (3) borings (B1 through B3) were advanced in the vicinity of the USTs.
- One (1) boring (B4) was advanced in front of the service bay 1.
- Three (3) borings (B5 through B7) were advanced in the vicinity of the pump islands.

The borings in the vicinity of the USTs were extended until boring refusal was encountered at a depth of 15 feet bgs. The remaining borings were advanced to a depth of 10 feet bgs. Groundwater was not encountered during soil borings. The location of the borings is shown in Figure 3. *Site Exploration Map*.

The method of boring was a direct push probe (Geoprobe 7800) performed by ESN Northwest, Inc., which involves the use of truck-mounted hydraulic hammer to push a series of 1.5-inch diameter steel rods to the sampling depth. Every five feet, the rods were removed and disposable Teflon sampling tubes were recovered. New sections of Teflon sampling tubes were used for each sampling depth.

Each borehole was logged according to the United Soil Classification System as described in Exploration Log Key in Appendix 1. Borehole logs are included in Appendix 1.

3.5. SUBSURFACE SOIL SAMPLING METHODS

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

A total of seven (7) soil samples were collected, one sample per borehole. In the boreholes B1 through B5, soil samples were selected where obvious indications of contamination were noticed based on PID reading and petroleum odor. Other soil samples were selected at a terminal boring depth of 10 feet bgs.

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



3.6. GROUNDWATER SAMPLING METHODS

Groundwater was not encountered during soil borings. Hence, no groundwater samples were collected.

3.7. FIELD SCREENING

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

3.8. CHEMICAL ANALYTICAL METHODS

COCs are those chemicals that present an environmental risk. The COCs for the Subject Property are GRO, DRO, ORO and BTEX

The soil samples were analyzed for the presence of GRO and BTEX via NWTPH-Gx/BTEX, and DRO and ORO via NWTPH-Dx.

The location, depth and type of samples collected are summarized in Table 1.

3.9. QUALITY CONTROL

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

A completed chain of custody record accompanied each sample shipment to the analytical laboratory. Chain of custody records provide written documentation regarding sample collection and handling, identify the persons involved in the chain of sample possession, and a written record of requested analytical parameters.

The analytical laboratory provided QA/QC control including surrogate recoveries for each sample, method blank results, duplicate analysis, and laboratory control samples. All analytical laboratory



QA/QC results were within required limits. Analytical laboratory results are provided in Appendix 3. Laboratory Report.

3.10. INVESTIGATION-DERIVED WASTE

Investigation-derived waste for this project consisted of soil cuttings from the boring activity and decontamination water from cleaning the drilling core barrel and associated equipment.

These wastes were placed in the US Department of Transportation-approved 16-gallon drums. The drums were appropriately labelled and stored for subsequent characterization and disposal.

3.11. DECONTAMINATION AND HOLE CLOSURE

Boreholes were filled with bentonite granules, 2 feet of concrete mix, and patched with asphalt. Disposable sampling equipment were disposed of at each sample interval. Non-disposable sampling equipment were decontaminated by scrubbing in a solution of Alconox and potable water, followed by rinses with potable water between test holes. Soil cuttings, decontamination water, and purge water were stored in labeled drums in a secure location until they can be profiled and appropriately disposed of.



4. ANALYTICAL RESULTS

4.1. SUBSURFACE CONDITIONS

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

The soil borings were extended up to 15 feet bgs. The surface cover at the Site consists of asphalt/concrete. Native soils beneath fill or other surface cover materials consist of a layer of brown silty SAND with occasional gravels, medium dense and dry to a depth of 10 feet bgs, underlain by a layer of gray fine SAND with occasional gravels, dense and dry to a terminal boring depth of 15 feet bgs.

All soil samples were screened for VOCs with a MiniRae 2000 PID. VOCs were detected in the soil samples obtained from the boreholes B1 through B4. The physical condition indicated the presence of petroleum impact (e.g., soil staining, petroleum odor and dark gray color).

4.2. GEOPHYSICAL SURVEY

Prior to conducting the subsurface investigation, a geophysical survey using EM equipment and GPR was conducted. The GPR survey did not reveal the presence of any anomaly indicative of former USTs at the Site. However, the survey identified buried electric lines, underground utilities and other buried objectives at the Site. All boring locations were completed without encountering underground utilities or obstructions during the collection of soil samples at the Subject Property.

4.3. SOIL ANALYTICAL RESULTS

The soil analytical results along with the Washington State DOE CULs are summarized in Table 2. Laboratory documents are located in Appendix 3. Laboratory Report.

The results are summarized below:

- GRO was detected at concentrations above the applicable MTCA Method A CUL of 30 mg/kg in five (5) of the seven (7) soil samples tested. The exceedances ranged from 250 to 342,000 mg/kg.
- DRO was also detected at concentrations below the applicable MTCA Method A CUL. However, detection with DRO appears to be carryover from high concentrations of GRO.
- Toluene, ethylbenzene and xylene were detected at concentrations above the applicable MTCA Method A CULs in four (4) of the seven (7) soil samples tested.



- PCBs were not detected at concentrations above the laboratory method detection limits in the soil samples B3-15 and B4-10.



5. PROPOSED CLEANUP STANDARD

5.1. RECOGNIZED ENVIRONMENTAL CONDITIONS

The recognized on-site environmental concerns assessed as part of this Phase II ESA were as follows:

The current USTs were reportedly installed in 1970. Based on the age of current USTs (51 years) and the age of the fueling service station (63 years) and lack of recent analytical soil and/or groundwater data to evaluate these USTs and associated dispensers, the potential to impact to the subsurface cannot be ruled out. As such, the presence of current USTs at the Subject Property represents a REC.

The service bay 1 is equipped with an in-ground hydraulic lift. The potential exists that the hydraulic fluid within the lift system previously contained polychlorinated biphenyl (PCBs). Due to the age of equipment, the integrity of the equipment is unknown. As such, the long-term automotive repair operation with hydraulic hoist represents a REC.

5.2. CONCEPTUAL SITE MODEL

The conceptual site model takes into consideration the potential distribution of contaminants with respect to the properties, behaviors and fate and transport characteristics of the contaminant in a setting such as that being assessed. The sampling plan was designed to provide for the collection of potentially contaminated environmental media, if they occur, at locations and depths where the higher concentrations are likely to occur.

The source of COCs is the operations of the property as a fueling service station and automotive repair shop. Based on the age of the service station, typical operation procedures at that time likely resulted in spills, drips, and/or leaks of petroleum compounds.

Constituents of Concern (COCs) include the following:

- Total petroleum hydrocarbons (TPH)— GRO, DRO and ORO.
- BTEX
- PCBs

The possible exposure pathways and the related potential receptors associated with soil impacted by COCs include the following:

The Subject Property is located within a mixed residential and commercial area. The predominant street and parking lot surfaces in the area are paved with asphalt or concrete materials serving as effective barriers to both vapors rising from below, and the downward infiltration of



precipitation. There is no terrestrial habitat in the area, and groundwater in the area is not utilized for potable or non-potable purposes. Current exposure pathways and receptors are limited to the following:

- Incidental ingestion of soils during excavation activities;
- Incidental ingestion of perched groundwater within the tank basin, during excavation activities;

There is a potential for a future direct contact exposure pathway whereby construction workers digging in subsurface soil may be exposed to COCs.

5.3. AFFECTED MEDIA

Based on the results of this assessment, impacted soil above applicable or relevant and appropriate requirements (ARARs) was identified.

The data gathered during this assessment is sufficient to determine whether products were released or disposed at the property. With respect to the recognized environmental conditions assessed, petroleum products have not been released or disposed on the Subject Property.

5.4. PROPOSED CLEANUP LEVELS

MTCA requires that cleanup actions meet cleanup standards. These standards are comprised of both CULs and points of compliance. A CUL is the concentration of hazardous substance in soil, water, air, or sediment that is determined to be protective of human health and the environment under specified exposure conditions. A point of compliance (POC) defines the point or points on a site where CULs must be met. MTCA provides three options for establishing CULs, as described below:

- Method A: Applicable Laws and Tables. Method A is designed for cleanups that are relatively straightforward or involve only a few hazardous substances. This method consists of tabularized CULs for the most common hazardous substances found in soil and groundwater, including those constituents identified at this site
- Method B: Universal Method. MTCA B CULs are established using applicable state and federal laws and the risk equations and other requirements specified for each medium. Method B is divided into two tiers – standard and modified. Standard Method B uses generic default assumptions to calculate CULs. Modified Method B provides for the use of chemical-specific or site-specific information to change selected default assumptions. For both standard and modified Method B, the human health risk level for individual carcinogens must not exceed one-in-a-million. If more than one type of hazardous substance is present, the total risk level at the site may not exceed 1 in 100,000. Levels for non-carcinogens cannot exceed a hazard quotient of 1. In addition to accounting for



human health impacts, the Method B CULs must account for potential terrestrial or aquatic ecological impacts, if present at the site.

- Method C: Conditional Method. Method C is similar to Method B in that it is divided into two tiers – standard and modified. The main differences are: (1) CULs are based on less stringent exposure assumptions and (2) the lifetime cancer risk is set at 1 in 100,000 for both individual substances and for the total cancer risk caused by all substances at a site.

The MTCA CULs proposed for the Site are MTCA Method A CULs for soil. MTCA Method A CULs are appropriate for the Site because it was a typical retail fueling station without a complex mix of COCs.

5.5. OTHER CONCERNS

There were no other concerns identified during this Limited Phase II ESA.

5.6. CONCLUSIONS

- GRO was detected at concentrations above the applicable MTCA Method A CUL of 30 mg/kg in five (5) of the seven (7) soil samples tested. The exceedances ranged from 250 to 342,000 mg/kg.
- DRO was also detected at concentrations below the applicable MTCA Method A CUL. However, detection with DRO appears to be carryover from high concentrations of GRO.
- Toluene, ethylbenzene and xylene were detected at concentrations above the applicable MTCA Method A CULs in four (4) of the seven (7) soil samples tested.
- PCBs were not detected at concentrations above the laboratory method detection limits in the soil samples B3-15 and B4-10.



6. RECOMMENDATIONS

Based on the results of this assessment, the followings are recommended:

- Additional soil and groundwater sampling is necessary to further delineate the extent and magnitude of petroleum impact.
- To achieve lawful compliance with Chapter 173-340-300 (site discovery and reporting), Envitechnology recommends that copies of this report along with any future reports regarding the environmental conditions thus far encountered be forwarded to the Washington State Department of Ecology.



REFERENCES AND SOURCE OF INFORMATION

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TABLES

Table 1. Location, Depth and Type of Samples Collected

Table 2. Soil Analytical Results



Table 1. Location, Depth and Type of Samples Collected

Sample ID	Sample type	Depth (ft)	Location	Constituents of concern	Analysis method	Date collected
B1-14	Soil	14	B1	GRO, BTEX DRO, ORO	NWTPH-Gx/BTEX MWTPH-Dx	05/17/2021 09:50
B2-14	Soil	14	B2	GRO, BTEX DRO, ORO	NWTPH-Gx/BTEX MWTPH-Dx	05/17/2021 10:00
B3-15	Soil	15	B3	GRO, BTEX DRO, ORO	NWTPH-Gx/BTEX MWTPH-Dx	05/17/2021 10:20
B4-10	Soil	10	B4	GRO, BTEX DRO, ORO	NWTPH-Gx/BTEX MWTPH-Dx	05/17/2021 10:35
B5-10	Soil	10	B5	GRO, BTEX DRO, ORO	NWTPH-Gx/BTEX MWTPH-Dx	05/17/2021 10:45
B6-10	Soil	10	B6	GRO, BTEX DRO, ORO	NWTPH-Gx/BTEX MWTPH-Dx	05/17/2021 11:00
B7-10	Soil	10	B7	GRO, BTEX DRO, ORO	NWTPH-Gx/BTEX MWTPH-Dx	05/17/2021 11:15

Notes

BTEX – Benzene, toluene, ethyl benzene & xylene

GRO – Gasoline range organics

DRO – Diesel range organics

ORO – Heavy oil range organics



Table 2. Soil Analytical Results

	TPH			VOCs				PCBs
Samples	GRO	DRO	ORO	Benzene	Toluene	Ethyl benzene	Xylene	
B1-14	4,300	320*	<100	<0.02	17	77	440	-
B2-14	3,100	580*	<100	<0.02	140	76	450	-
B3-15	342,000	730*	<100	<0.02	32,000	8,900	53,000	<0.005
B4-10	250	210*	<100	<0.02	0.10	0.70	3.2	<0.005
B5-10	2,200	370*	<100	<0.02	34	41	1,900	-
B6-10	<10	<50	<100	<0.02	<0.05	<0.05	<0.15	-
B7-10	<10	<50	<100	<0.02	0.11	0.08	0.20	-
CULs	30	2,000	2,000	0.03	7	6	9	1

Notes

All values presented in milligram per kilogram (mg/Kg)

TPH – Total petroleum hydrocarbons

VOCs – Volatile organic compounds

PCBs – Polychlorinated biphenyls

GRO – Gasoline range organics

DRO – Diesel range organics

ORO – Heavy oil range organics

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

“-” – Not tested

* – Detection with DRO appears to be carryover from GRO (Jennifer A)

Numbers in bold indicate concentrations above the method detection limits

Numbers in bold red indicate concentrations above the Method A cleanup levels.

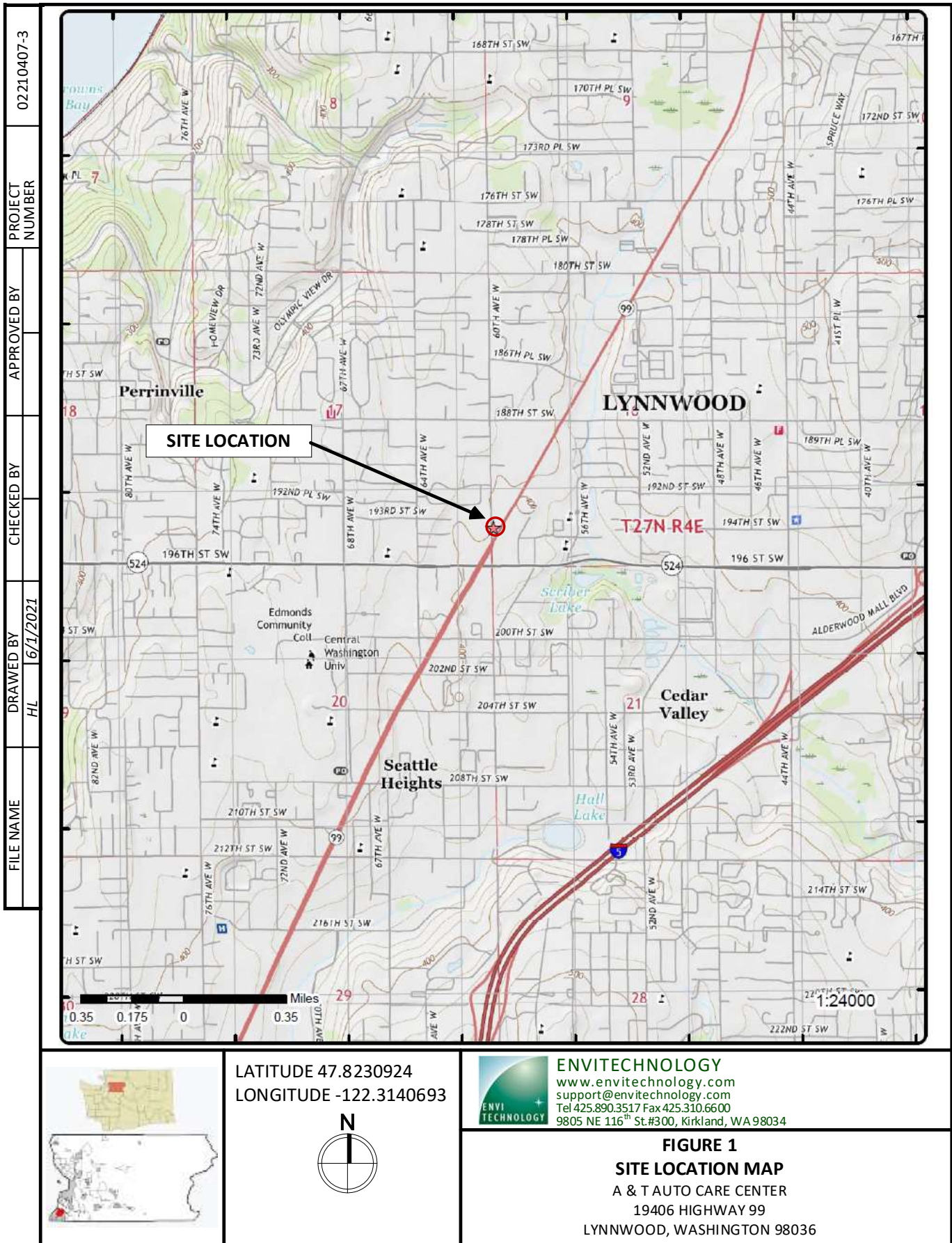


FIGURES

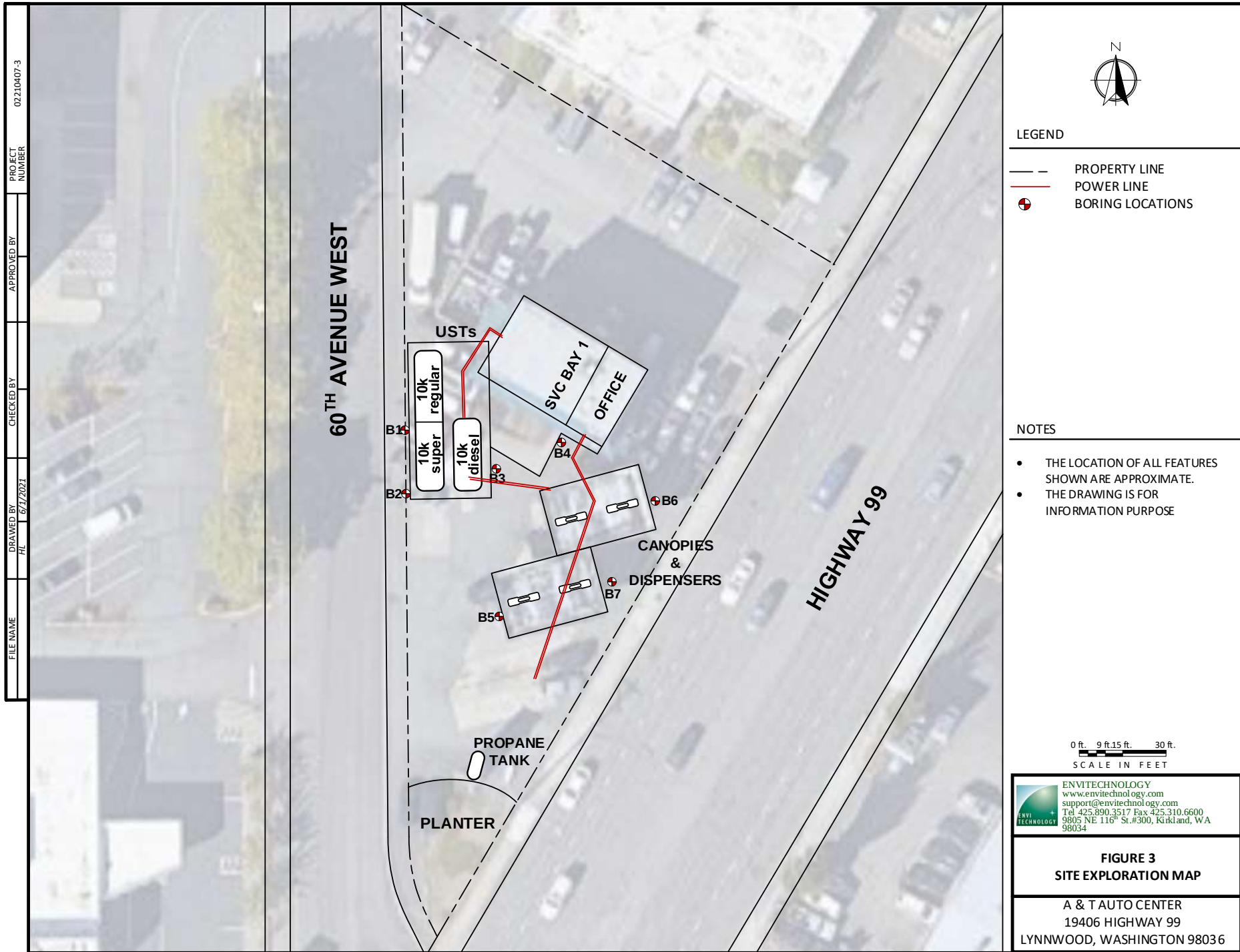
Figure 1. Site Location Map

Figure 2. Site Plan

Figure 3. Site Exploration Map









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APPENDICES

Appendix 1. Boring Logs

Appendix 2. Site Photographs

Appendix 3. Laboratory Report



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APPENDIX 1. BORING LOGS



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United System Classification System (USCS) Chart

Major Divisions			Graph	USCS	Typical Description
Coarse Grained Soils	Gravel	Clean Gravels		GW	Well Graded Gravel Gravel-Sand Mixtures
				GP	Poorly-Graded Gravels Gravel-Sand Mixtures
		Gravels With Fines		GM	Silty-Gravels Gravel-Sand-Silt Mixtures
				GC	Clayey Gravels Gravel-Sand-Clay Mixtures
	Sand	Clean Sands		SW	Well-graded Sands Gravelly Sands
				SP	Poorly-Graded Sands Gravelly Sands
		Sands With Fines		SM	Silty Sands Sand-Silt Mixtures
				SC	Clayey Sands Clay Mixture
Fine Grained Soils	Silts & Clays	Liquid Limit Less Than 50		ML	Inorganic Silt, rock Flour Clayey Silts with low plasticity
				CL	Inorganic Clays of low to medium Plasticity
				OL	Organic Silts and Organic Silty Clays of Low Plasticity
	Silts & Clays	Liquid Limit Greater Than 50		MH	Inorganic Silts of Moderately Plasticity
				CH	Inorganic Clays of High Plasticity
				OH	Organic Clays and Silts of medium to high Plasticity
Highly Organic Soils			PT	Peat, Humus, Soil with predominantly Orgaic Concents	
Stabilized Ground water Groundwater At time of Drilling GR Grab sampler EN Encore SS Split Spoon SH Shelby Tube DP Direct Push Estimated Percent <5 Trace 5-10 Few 15-25 Little 30-45 Some >50 Mostly Moisture Content Dry - dry to touch Slightly Moist -perceptible Moist - Damp, no water Very Moist - water visible Wet - visible free water					
ENVITECHNOLOGY www.envitechnology.com support@envitechnology.com Tel 425.890.3517 Fax 425.310.6600 9805 NE 116th Street, Suite 300, Kirkland, WA 98034			Exploration Log Key		

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BORING LOG							
Project: A&T Auto Care Center (02210407-3)					Elevation: 399 ft, above sea level		
Driller: ESN NORTHWEST, INC.					Drilling Method: GEOPROBE (Geoprobe 7800)		
Sampling Method: DIRECT PUSH					Logged by : Jake Lee		
DEPTH (ft)	WELL	WATER LEVEL	LITHOLOGY	USCS	COLLECT		SOIL VISUAL DESCRIPTION
					SAMPLE TYPE	SAMPLE NO.	
PID READING							
	NO WELL CONSTRUCTED		SM	DP	B1-14	0.0	Top asphalt
						4" Brown sandy loam, silty SAND with occasional gravel medium dense, dry	
5						0.0	5' Brownish gray, sandy loam, silty SAND with occasional gravel, medium dense, dry
10			0.0				
15							
20							
25							
30							
35							

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	5/17/2021	Boring No. B1



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BORING LOG							
Project: A&T Auto Care Center (02210407-3)					Elevation: 399 ft, above sea level		
Driller: ESN NORTHWEST, INC.					Drilling Method: GEOPROBE (Geoprobe 7800)		
Sampling Method: DIRECT PUSH					Logged by : Jake Lee		
DEPTH (ft)	WELL	WATER LEVEL	LITHOLOGY	USCS	COLLECT		SOIL VISUAL DESCRIPTION
					SAMPLE TYPE	SAMPLE NO.	
PID READING							
	NO WELL CONSTRUCTED		SM	DP	B2-14	0.0	Top asphalt
						4" Dark brown sandy loam, silty SAND with gravels medium dense, dry	
5						0.2	5' Gray, sandy loam, silty SAND with gravels medium dense, dry
						0.5	medium dense, dry
						102	
						300	
10						370	
						230	10' Pale gray, fine SAND, dense
						440	
						1800	13' - 15' strong petroleum odor
15						9999	14' Soil sample, B2-14 @ 10:00
						970	15' Boring refusal
							15' No groundwater encountered
20							
25							
30							
35							

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	5/17/2021	Boring No. B2

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BORING LOG								
Project: A&T Auto Care Center (02210407-3)						Elevation: 399 ft, above sea level		
Driller: ESN NORTHWEST, INC.						Drilling Method: GEOPROBE (Geoprobe 7800)		
Sampling Method: DIRECT PUSH						Logged by : Jake Lee		
DEPTH (ft)	WELL	WATER LEVEL	LITHOLOGY	USCS	COLLECT		SOIL VISUAL DESCRIPTION	
					SAMPLE TYPE	SAMPLE NO.		
PID READING								
0.0	NO WELL CONSTRUCTED			SM			0.0	Top asphalt
5.9						5.9	4" Dark brown sandy loam, silty SAND with gravels medium dense, dry	
1230						1230		
750						750	5' Gray, sandy loam, silty SAND with gravels medium dense, dry	
920						920		
2272						2272		
10								
15								
20								
25								
30								
35								
				SW				10' Pale gray, fine SAND, dense
							1720	10'-15' strong petroleum odor
					DP	B3-15	9999	15' Soil sample, B3-15 @ 10:20
								15' Boring refusal
								15' No groundwater encountered

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	5/17/2021	Boring No. B3

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BORING LOG								
Project: A&T Auto Care Center (02210407-3)					Elevation: 399 ft, above sea level			
Driller: ESN NORTHWEST, INC.					Drilling Method: GEOPROBE (Geoprobe 7800)			
Sampling Method: DIRECT PUSH					Logged by : Jake Lee			
DEPTH (ft)	WELL	WATER LEVEL	LITHOLOGY	USCS	COLLECT		SOIL VISUAL DESCRIPTION	
					SAMPLE TYPE	SAMPLE NO.		
PID READING								
	NO WELL CONSTRUCTED			SM	DP	B4-10	0.0	Top asphalt
							4" Grayish brown sandy loam, silty SAND with gravels medium dense, dry	
5							0.0	5' Brown, sandy loam, silty SAND with gravels medium dense, dry
							0.0	
							12	
10							887	10' Soil sample, B4-10 @ 10:35
								10' Boring termination
								10' No groundwater encountered
15								
20								
25								
30								
35								

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	5/17/2021	Boring No. B4

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BORING LOG							
Project: A&T Auto Care Center (02210407-3)					Elevation: 399 ft, above sea level		
Driller: ESN NORTHWEST, INC.					Drilling Method: GEOPROBE (Geoprobe 7800)		
Sampling Method: DIRECT PUSH					Logged by : Jake Lee		
DEPTH (ft)	WELL	WATER LEVEL	LITHOLOGY	USCS	COLLECT		SOIL VISUAL DESCRIPTION
					SAMPLE TYPE	SAMPLE NO.	
PID READING							
0.0	NO WELL CONSTRUCTED			SM	DP	B5-10	Top asphalt
67.0							4" Pale gray sandy loam, silty SAND with gravels medium dense, dry
235							
62							
4200							7'-10' petroleum odor
1200							
1400							
9999							10' Soil sample, B5-10 @ 10:45
							10' Boring termination
							10' No groundwater encountered
15							
20							
25							
30							
35							

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BORING LOG								
Project: A&T Auto Care Center (02210407-3)					Elevation: 399 ft, above sea level			
Driller: ESN NORTHWEST, INC.					Drilling Method: GEOPROBE (Geoprobe 7800)			
Sampling Method: DIRECT PUSH					Logged by : Jake Lee			
DEPTH (ft)	WELL	WATER LEVEL	LITHOLOGY	USCS	COLLECT		SOIL VISUAL DESCRIPTION	
					SAMPLE TYPE	SAMPLE NO.		
PID READING								
	NO WELL CONSTRUCTED			SM			0.0	Top asphalt
							4" Dark brown sandy loam, silty SAND with gravels medium dense, dry	
5							0.0	5' Gray, sandy loam, silty SAND with gravels medium dense, dry
10							0.0	10' Soil sample, B6-10 @ 11:00
15								
20								
25								
30								
35								
					 ENVITECHNOLOGY www.envitechnology.com support@envitechnology.com Tel 425.890.3517 Fax 425.310.6600 9805 NE 116th Street, Suite 300, Kirkland, WA 98034			
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BORING LOG								
Project: A&T Auto Care Center (02210407-3)					Elevation: 399 ft, above sea level			
Driller: ESN NORTHWEST, INC.					Drilling Method: GEOPROBE (Geoprobe 7800)			
Sampling Method: DIRECT PUSH					Logged by : Jake Lee			
DEPTH (ft)	WELL	WATER LEVEL	LITHOLOGY	USCS	COLLECT		SOIL VISUAL DESCRIPTION	
					SAMPLE TYPE	SAMPLE NO.		
PID READING								
	NO WELL CONSTRUCTED			SM			0.0	Top asphalt
							4" Light gray sandy loam, silty SAND with gravels medium dense, dry	
5							0.0	
10							0.0	10' Soil sample, B7-10 @ 11:15
								10' Boring termination
								10' No groundwater encountered
15								
20								
25								
30								
35								

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	5/17/2021	Boring No. B7



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APPENDIX 2. SITE PHOTOGRAPHS



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Photo 1. View of the Subject Property looking north.



Photo 2. View of the two canopies and pumps looking east.



Photo 3. View of the propane tank.



Photo 4. View of the repair shop looking north.



Photo 5. View of the UST pad looking north.

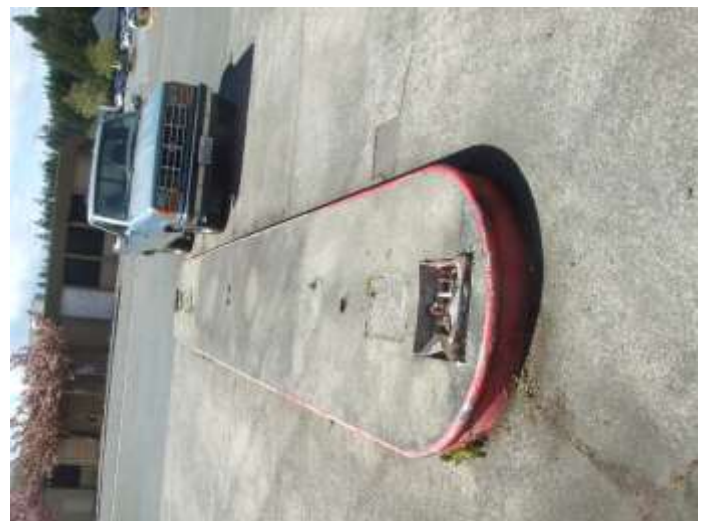


Photo 6. View of the abandoned island.



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Photo 7. View of the private locating.



Photo 8. View of the GPR survey.



Photo 9. View of the soil boring – B1.



Photo 10. View of the soil boring – B2.



Photo 11. View of the soil boring – B3.



Photo 12. View of the soil boring – B4.



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Photo 13. View of the soil boring – B5.



Photo 14. View of the soil boring – B6.



Photo 15. View of the soil boring – B7.



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APPENDIX 3. LABORATORY REPORT



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Email: lab@esnanalytical.com
Web: www.esnanalytical.com

May 26, 2021

Mr. Jake Lee
Envitechnology
9805 NE 116th St., Suite 300,
Kirkland, WA

Dear Mr. Lee,

Please find enclosed analytical data report for PROJECT: **A&T Auto Care Center, Project Number # 02210407-3** located in 19406 Hwy 99, Lynnwood, WA. Seven soil samples were analyzed for Diesel and Oil by NWTPH-Dx/Dx-Ext, Gas/BTEX by NWTPH-Gx and EPA Method 8260D and PCB by EPA Method 8082 on May 17, 2021- May 24, 2021.

The results of the analyses are summarized and included on this report. Applicable detection limits and QA/QC data are included.

ESN Analytical appreciates the opportunity to have provided services for this project. If you have any further questions about the data report, please give us a call at 425-207-8345.

Thank you so much and it was a pleasure working with your company on this project. We are looking forward to the next opportunity to work together.

Sincerely,

A handwritten signature in black ink, appearing to read 'Dely Grace Agoy'.

Dely Grace Agoy
Senior Chemist
425-207-8345
delygrace.agoy@esnanalytical.com



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ANALYTICAL DATA REPORT

Project: A&T Auto Care Center

Project Number: 02210407-3

Location: 19406 Hwy 99, Lynnwood, WA

Submitted to: ENVITECHNOLOGY

Project Manager: Mr. Jake Lee

Sample Collector: Mr. Jake Lee

Sample Matrix: Soil



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3. CHAIN OF CUSTODY	3



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SAMPLE INFORMATION

SAMPLE ID	ESN Analytical Project Number	SAMPLING DATE	SAMPLING TIME	Depth	Matrix	Analysis
B1-14	S210517.O1	05/17/21	0950	14'	S	NWTPH-Dx/Dx-Ext, Gas/BTEX
B2-14	S210517.O1	05/17/21	1000	14'	S	NWTPH-Dx/Dx-Ext, Gas/BTEX
B3-15	S210517.O1	05/17/21	1020	15'	S	NWTPH-Dx/Dx-Ext, Gas/BTEX, PCB
B4-10	S210517.O1	05/17/21	1035	10'	S	NWTPH-Dx/Dx-Ext, Gas/BTEX, PCB
B5-10	S210517.O1	05/17/21	1045	10'	S	NWTPH-Dx/Dx-Ext, Gas/BTEX
B6-10	S210517.O1	05/17/21	1100	10'	S	NWTPH-Dx/Dx-Ext, Gas/BTEX
B7-10	S210517.O1	05/17/21	1115	10'	S	NWTPH-Dx/Dx-Ext, Gas/BTEX



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TEST RESULTS

Sampling date: May 17, 2021

Analysis of Gasoline Range Organics & BTEX in Soil by Method NWTPH-Gx/8260

Sample Number	Date Prepared	Date Analyzed	Benzene (mg/kg)	Toluene (mg/kg)	Ethylbenzene (mg/kg)	Xylenes (mg/kg)	Gasoline Range Organics (mg/kg)	Surrogate Recovery (%)
Method Blank	5/24/2021	5/24/2021	nd	nd	nd	nd	nd	95
LCS	5/24/2021	5/24/2021	88%	125%	122%	129%	86%	98
LCSD	5/24/2021	5/24/2021	87%	108%	115%	118%	---	99
B1-14	5/17/2021	5/24/2021	nd	17	77	440	4300	99
B2-14	5/17/2021	5/24/2021	nd	140	76	450	3100	97
B3-15	5/17/2021	5/24/2021	nd	32,000	8900	53,000	342,000	91
B4-10	5/17/2021	5/24/2021	nd	0.10	0.70	3.2	250	98
B5-10	5/17/2021	5/24/2021	nd	34	41	1900	2200	89
B6-10	5/17/2021	5/24/2021	nd	nd	nd	nd	nd	96
B7-10	5/17/2021	5/24/2021	nd	0.11	0.08	0.20	nd	88
B7-10 Duplicate	5/17/2021	5/24/2021	nd	0.05	nd	nd	nd	94
Reporting Limits			0.02	0.05	0.05	0.15	10	

"---" Indicates not tested for component.

"nd" Indicates not detected at the listed detection limits.

"int" Indicates that interference prevents determination.

ACCEPTABLE RECOVERY LIMITS FOR SURROGATE (Bromofluorobenzene) & LCS : 65% TO 135%

Analyst: Jennifer A.

Analysis of Diesel Range Organics & Lube Oil Range Organics in Soil by Method NWTPH-Dx Extended

Sample Number	Date Prepared	Date Analyzed	Surrogate Recovery (%)	Diesel Range Organics (mg/kg)	Lube Oil Range Organics (mg/kg)
Method Blank	5/17/2021	5/17/2021	159*	nd	nd
LCS	5/17/2021	5/17/2021	int	96%	nd
B1-14	5/17/2021	5/17/2021	148	320**	nd
B2-14	5/17/2021	5/17/2021	int	580**	nd
B3-15	5/17/2021	5/17/2021	int	730**	nd
B4-10	5/17/2021	5/17/2021	int	210**	nd
B5-10	5/17/2021	5/17/2021	int	370**	nd
B6-10	5/17/2021	5/17/2021	166*	nd	nd
B7-10	5/17/2021	5/17/2021	163*	nd	nd
B7-10 Duplicate	5/17/2021	5/17/2021	169*	nd	nd
Reporting Limits				50	100

"nd" Indicates not detected at the listed detection limits.

"int" Indicates that interference prevents determination.

ACCEPTABLE RECOVERY LIMITS FOR SURROGATE : 50% TO 150%

* Surrogate Recovery Exceeded acceptable recovery limit. Sample was non-detect therefore no further action was taken.

** Detection with the Diesel Hydrocarbon Range appears to be carryover from the Gasoline Hydrocarbon Range.

Analyst: Jennifer A



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Hazardous Waste, Microbiology, NPDES, Potable and Non-potable Water
Mobile Environmental Laboratory



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Sampled By: Jak-Lee

DAL Project No.: 210517-11

Project Name: A&T Auto Care Center
Project No.: n/a
P.O. No.: n/a
Date Collected: 5/17/2021; 10:20
Date Received: 5/17/2021; 14:55
Temperature Received (°C): Unknown
Report Date: 5/20/2021

Preparation Method: US EPA 3550C
Analytical Method: US EPA 8082A
Date Prepared: 5/18/2021
Date Analyzed: 5/19/2021
Analyst: TM

Units: mg/kg
Matrix: Solids
Reporting Limits: Standard
Injection Volume: 2 µL
Instrument ID: Agilent 9074
Lab Data File: 21051901

PCB's ANALYTICAL RESULTS

Sample Identification	CAS	No.	MRL	Method		
				Blank	B3-15	B4-10
PCB Aroclor 1016	12674-11-2	0.0050	nd	nd	nd	nd
PCB Aroclor 1221	1104-28-2	0.0050	nd	nd	nd	nd
PCB Aroclor 1232	11141-16-5	0.0050	nd	nd	nd	nd
PCB Aroclor 1242	53469-21-9	0.0050	nd	nd	nd	nd
PCB Aroclor 1248	12672-29-6	0.0050	nd	nd	nd	nd
PCB Aroclor 1254	11097-69-1	0.0050	nd	nd	nd	nd
PCB Aroclor 1260	11096-82-5	0.0050	nd	nd	nd	nd
PCB Aroclor 1262	37324-23-5	0.0050	nd	nd	nd	nd
PCB Aroclor 1268	11100-14-4	0.0050	nd	nd	nd	nd
Dilution Factor					100	100
Percent Solids					87.5	89.2
Data Flags						

Comments and Explanations: None.

PCB's QUALITY CONTROL RESULTS

SURROGATE RECOVERY

Surrogate	Limits (%)	Method		
		Blank	B3-15	B4-10
TCMX	30-150	123	128	130
DCBP	30-150	95.7	104	103

LABORATORY CONTROL SAMPLE AND MATRIX SPIKE

QC Batch ID: 210519-PCB				MS/MSD Sample ID: 210519-PCB MS/MSD					LCS Sample ID: 210519-PCB LCS			
Analyte	MS/MSD Limits (%)	MS/MSD Level (mg/kg)	Sample Conc. (mg/kg)	MS Recovery (mg/kg)	MS Percent Recovery	MSD Recovery (mg/kg)	MSD Percent Recovery	RPD	LCS Limits (%)	LCS Level (mg/kg)	LCS Recovery (mg/kg)	LCS Percent Recovery
PCB Aroclor 1016	29-135	0.40	nd	0.47	117%	0.49	122%	4.4	50-120	0.40	0.48	120%
PCB Aroclor 1260	29-135	0.40	nd	0.45	113%	0.47	119%	5.2	50-120	0.40	0.47	118%

WA-DOE-Laboratory Certification No.: C890

"nd" indicates the analyte was not detected at or above the listed Method Reporting Limit.

"n/a" indicates not applicable

Comments and Explanations: None.



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CHAIN-OF-CUSTODY RECORD

5210517.01



CLIENT: <u>Envitechnology</u>			DATE: <u>5-17-21</u> PAGE <u>1</u> OF <u>1</u>																	
ADDRESS: <u>9805 NE 116th St #300, Kirkland WA 98034</u>			PROJECT NAME: <u>A & T Auto Care Center</u>																	
PHONE: <u>425-890-3517</u> EMAIL: <u>jakelee@envitechnology.com</u>			LOCATION: <u>19406 Hwy 99 Lynnwood WA 98036</u>																	
CLIENT PROJECT #: <u>02210407-3</u>			PROJECT MANAGER: <u>Jake Lee</u>																	
COLLECTOR: <u>Jake Lee</u>			DATE OF COLLECTION: <u>5/17/21</u>																	
Sample Number	Depth	Time	Sample Type	Container Type	TPH-HClO	TPH-DIESEL AND OIL	TPH-GASOLINE	BTEX 8260	VOC 8260CL	VOC 8260	SEMI-VOC 8270	PAHs 8270	PCBs 8082	CL PESTICIDES 8081	MTCRA 5 Metals	Pb	ASBESTOS PLM	GRO Suite 830-1	DRO Suite 830-1	WO Suite 830-1
1. B1-14	14	9:50	Sand				X	X												
2. B2-14	14	10:00																		
3. B3-15	15	10:20																		
4. B4-10	10	10:35																		
5. B5-10	10	10:45																		
6. B6-10	10	11:00																		
7. B7-10	10	11:15																		
8.																				
9.																				
10.																				
11.																				
12.																				
13.																				
14.																				
15.																				
16.																				
17.																				
18.																				
RELINQUISHED BY (Signature)			DATE/TIME	RECEIVED BY (Signature)	DATE/TIME	SAMPLE RECEIPT					LABORATORY NOTES:									
TOTAL NUMBER OF CONTAINERS																				
CHAIN OF CUSTODY SEALS Y/N/NA																				
SEALS INTACT? Y/N/NA																				
RECEIVED GOOD COND./COLD																				
NOTES:																				
Turn Around Time: 24 HR 48 HR 5 DAY																				

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