March 31, 2015

Mr. Eran Fields
Fields Holdings, LLC
3954 Hopevale Drive
Sherman Oaks, CA 91403

RE: Baseline Environmental Assessment Report
Chevron Station No. 9-0129
4700 Brooklyn Avenue Northeast
Seattle, Washington 98105
RGI Project No. 2015-006A

Dear Mr. Fields:

The Riley Group, Inc. (RGI) has performed a Baseline Environmental Assessment (BEA) on the property located at 4700 Brooklyn Avenue Northeast in Seattle, Washington (herein referred to as the Site, Figure 1).

The Site consists of King County tax parcel 8816400985 and is currently owned by WASU Inc. The Site is currently occupied by a Chevron gasoline service station and convenience store. The current fuel system was installed on the Site in 1991. The USTs associated with this system consist of two double-wall 12,000-gallon gasoline USTs and one double-wall 12,000-gallon diesel UST situated on the southwestern portion of the Site and four dispenser islands situated on the west-central portion of the Site. The UST system also contains spill buckets and leak detection and product piping is double walled. The USTs were upgraded to comply with regulatory requirements in 1998.

RGI understands that Fields Holdings, LLC (hereafter referred to as the Client) intends to purchase the Site and redevelop the Site as a residential housing complex with one to two levels of underground parking. RGI also understands that Chevron (former owner) is liable for cleanup costs associated with contamination occurring prior to 2003 on the Site. Since 2003, the Site has been owned by Bedrock Northwest, H&S Oil, LLC and the current owner, WASU Inc, who has owned the Site since April 3, 2007.

This BEA was performed at the request of Fields Holdings, LLC to evaluate whether or not a release has occurred on the Site since Chevron's ownership in 2003 and to perform a cursory evaluation of potential adverse impacts to soil and/or groundwater from five different historical service stations. The scope of work for this project was performed in accordance with our *Baseline Environmental Assessment Proposal* dated February 9, 2015, which was authorized by Mr. Eran Fields of Fields Holdings, LLC on February 12, 2015.

PROJECT BACKGROUND

RGI reviewed numerous previous environmental reports and provided a brief summary of the Site history in our *Baseline Environmental Assessment Proposal* dated February 9, 2015. The

reader is directed to refer to this document for details. Pertinent historical features, including previous gas station configurations are illustrated on Figure 2.

SCOPE OF SERVICES

The scope of services performed for this project included the following tasks:

- Performed public and private utility locating to identify the locations of buried metallic utility lines prior to drilling.
- Performed a visual site inspection to locate existing USTs, which included scanning suspect UST locations with a magnetometer.
- Retained the services of Evergreen Concrete Cutting, Inc. to core concrete in test probe locations P2, P3, and P4.
- Retained the services of a La Velle Vac & Drainage, LLC to vacuum excavate soil in test probe locations P2, P3, and P4 to five feet below ground surface (bgs) to ensure that no product piping was present.
- Advanced 9 test probes across the Site using direct push drilling techniques.
- Collected soil and groundwater grab samples from test probe locations and submitted select soil and groundwater grab samples to the laboratory for analyses deemed appropriate for a given area.
- Compared analytical results from soil and groundwater grab samples to Model Toxics Control Act (MTCA) Method A soil and groundwater cleanup levels.
- Prepared this report presenting the findings and conclusions pertaining to the Baseline Environmental Assessment.

REGULATORY FRAMEWORK

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

The MTCA Cleanup Regulation provides three options for establishing generic and site-specific cleanup levels for soil and groundwater. Method A cleanup levels have been adopted for specific purposes and are intended to provide conservative cleanup levels for sites undergoing routine site characterization or cleanup actions or those sites with relatively few hazardous substances. Method B and C cleanup levels are set using a site risk assessment, which focus on the use of "reasonable maximum exposure" assumptions based on site-specific characteristics and toxicity of the contaminants of concern.

For purposes of comparison, analytical laboratory data for this project were compared to MTCA Method A Soil Cleanup Levels for Unrestricted Land Uses and MTCA Method A Cleanup Levels for Ground Water (considered protective of drinking water).

BASELINE ENVIRONMENTAL ASSESSMENT

Baseline Environmental Assessment activities were performed on the Site on February 24, 2015. Details pertaining to the BEA are discussed below and pertinent features pertaining to these investigations are illustrated on Figures 2 to 4.

Pre-Subsurface Investigation Activities

At least 48 hours prior to commencing our subsurface investigation, RGI contacted One-Call to locate known public underground utilities on the Site. Public underground utilities located included electric, natural gas, telecommunications, water, sewer, and cable. In addition, RGI reviewed available sanitary sewer cards and retained the services of Bravo Environmental (Bravo), private utility locator, to locate privately owned utilities.

During this time, RGI also performed a visual inspection of the Site in an attempt to identify any USTs associated with historical gasoline services stations. Bravo also scanned suspected UST locations near the southeastern portion of the Site building and the far southwestern portion of the Site with a magnetometer. One UST was identified near the southeastern corner of the building. The size and orientation of the UST is unknown. However, this UST is suspected to be the 550-gallon waste oil UST identified in Archived King County Assessor records.

RGI also retained the services of Evergreen Concrete Cutting, Inc. to core 10-inch diameter concrete cores in locations of test probes P2, P3, and P4.

La Velle was retained to vacuum excavate soil to a depth of five feet bgs using an air knife in these locations to ensure that no product piping or other underground lines were present. Soils encountered in the upper five feet generally consisted of sand in locations P2 and P4 and pea gravel in location P3. It should be noted that during vacuum excavation of P3, product piping lines and suspect AS/SVE system lines were observed, which were avoided during drilling. Product lines were situated approximately 3 feet bgs.

Subsurface Investigation

On February 24, 2015, nine test probes (P1 through P9) were advanced to depths ranging from approximately 5 to 22 feet below ground surface (bgs). Test probes were advanced using a track-mounted, direct push test probe rig (7730DT) and soil was sampled continuously during drilling.

The rationale for test probe locations was as follows:

- Test probes P1 was advanced to approximately 22 feet bgs on the northern portion of the Site to determine the northern extent of known groundwater impacts.
- Test Probes P2, P3, P4, P6, and P7 were advanced to depths between approximately 10 and 19 feet bgs in the vicinity of the current USTs and pump islands in order to determine if a recent release to soil or groundwater had occurred in these locations.
- Test Probe P8 was relocated from the original location of P9 after a suspected waste oil UST was identified near the southeastern corner of the building. P8 was advanced to a depth of approximately 19 feet bgs in the vicinity and down-gradient of the UST to determine if a release to determine if a release to soil or groundwater had occurred in this location.

It should be noted that test probe P5 was only advanced to 5 feet bgs due to time constraints.

Subsurface Conditions

Soil conditions encountered were described using the Unified Soil Classification System (USCS).

Subsurface soils encountered during drilling generally consisted of sand with varying amounts of silt. Pea gravel was observed in test probe locations P3, P5, P6 and P7 from the surface to approximately 5 feet bgs. Groundwater was encountered in test probes at depths between approximately 16 to 18 feet bgs. Test probe logs describing subsurface conditions are included in Appendix A.

Soil Sampling

In general, a relatively continuous soil core was retrieved for each five foot sampling interval. Discrete soil samples were collected at approximately 5-foot intervals (except in cases where there was too little recovery) from each test probe, inspected, and field screened for the presence of volatile organic compounds (VOCs) using a photoionization detector (PID) and/or water sheen test. Evidence of soil contamination was observed in test probes P4 and P6.

A total of 28 soil samples were collected and all soil samples displaying evidence of potential contamination were selected for laboratory analyses. Additionally, samples collected from approximately five feet bgs in the vicinity of pump islands and product piping were selected for laboratory analyses.

Groundwater Grab Sampling

Groundwater grab samples were collected from test probe locations P1 and P8. The groundwater samples were collected through a 3/4-inch-diameter temporary well screen down the hole using a peristaltic pump and disposable plastic tubing under low-flow conditions.

Groundwater grab samples may not be representative of groundwater conditions or quality (due to the increased sample turbidity associated with the sampling method). To obtain samples that are definitively representative of groundwater would require the installation, development, and sampling of groundwater monitoring wells, which is not the objective of this study. The objective of this study was to determine whether, and in relative terms, groundwater has been adversely affected by the potential contaminants of concern. Groundwater grab sampling will satisfy this project objective as well as provide useful information regarding potential groundwater monitoring well locations, should they be required.

Sampling Protocols

All samples were collected in accordance with our standard operating and decontamination procedures. Prior to advancing each test probe and between each sampling attempt, the sampling equipment and sampling tools were decontaminated by washing in an aqueous detergent solution consisting of a non-phosphate detergent and potable water, and then rinsing with potable water. Samples were placed in preconditioned, sterilized containers provided by an Ecology-accredited analytical laboratory. Soil samples collected for VOC analysis were collected using the Environmental Protection Agency's Method 5035 sampling

methodology. The samples were placed in a chilled cooler throughout the field program, with all subsequent transportation and transfer accomplished in strict accordance with RGI's chain-of-custody procedures.

Analytical test certificates, including quality control, data, and chain-of-custody documentation for all samples submitted to the analytical testing laboratory by RGI as part of this Phase BEA are included in Appendix B.

Site Restoration

All test probe locations were properly decommissioned with hydrated bentonite chips in accordance with Ecology regulations.

Pea gravel excavated around the product lines were re-used and manually placed beneath and surrounding exposed utilities and product lines.

Concrete cored in the location of the pump islands and test probe holes were sealed with ready mix concrete to match existing grade.

ANALYTICAL LABORATORY ANALYSIS

A total of 9 soil samples and two groundwater grab samples were submitted to Friedman & Bruya, Inc (FBI), an Ecology accredited laboratory, for analysis of potential contaminants of concern (PCOCs) using one or more of the following analyses:

- Gasoline Total Petroleum Hydrocarbons (TPH) using Northwest Test Method NWTPH-Gx.
- Diesel- and oil-range TPH using Northwest Test Method NWTPH-Dx with and without silica gel cleanup (to remove naturally occurring biogenic material).
- Benzene, toluene, ethylbenzene and total xylenes (BTEX) using EPA Test Method 8021B or 8260C.
- VOCs and/or Halogenated VOCs (HVOCs) using EPA Test Method 8260C.
- Total lead (Pb) using EPA Method 200.8.

Copies of analytical laboratory reports and associated sample chain-of-custody forms are included in Appendix B.

Soil Analytical Results

Analytical results for soil samples and MTCA Method A Soil Cleanup Levels are summarized in Table 1 and depicted graphically on Figure 3.

A total of nine soil samples were submitted for analyses from the six test probes (P2, P3, P4, P6, P7, and P8). Soil from four of these locations (P2, P3, P7, and P8) either did not contain concentrations of PCOCs above applicable laboratory detection limits or contained concentrations of PCOCs below the MTCA Method A Soil Cleanup Levels.

Benzene was detected in native soil at concentrations of 0.032 milligrams/kilogram (mg/kg) and 0.063 mg/kg in test probe P4 at 10 feet bgs and P6 at 13 feet bgs, respectively. Both of these concentrations exceeded the MTCA Method A Soil Cleanup Level for benzene of 0.03 mg/kg. These locations were both situated around the perimeter of the current UST pad and in locations were historic petroleum contamination (which included benzene) was

documented. Therefore, these concentrations are attributed to historical contamination and not indicative of a current release (since 2003).

Groundwater Grab Sample Analytical Results

Analytical results for groundwater grab samples are summarized in Table 2 and depicted graphically on Figure 4.

Groundwater grab samples were submitted for analyses at test probe locations P1 and P8. Groundwater obtained from P1, situated on the northwestern portion of the Site did not contain concentrations of PCOCs above compound-specific laboratory detection limits.

Groundwater obtained from location P8, east and down-gradient of the observed UST, contained flagged concentrations of diesel and oil-range TPH that exceeded the MTCA Method A Cleanup Level for Ground Water of 500 micrograms/liter (μg/L). RGI contacted the laboratory regarding these flagged concentrations and the chemist indicated that these detections may be due to interference from naturally occurring organic material that could be removed with silica gel cleanup.

Based on this information, sample P8-W was subsequently analyzed using silica gel clean up and diesel- or oil-range TPH were not detected at concentrations above compound-specific laboratory detection limits.

CONCLUSIONS

Based on the data obtained during this BEA, RGI draws the following conclusions for the Site:

- A UST was observed near the southeast corner of the building and the contents, orientation and size of this UST are unknown. However, this UST is suspected to be the 550-gallon waste oil UST documented in King County Archived Assessor Records.
- Soil contamination associated with petroleum is known to be present on the Site. Soil data obtained during the BEA did not indicate the presence of a recent petroleum release on the Site. Benzene contaminated soil observed north and south of the UST pad during the BEA was consistent with historical (pre-2003) documented soil contamination.
- Groundwater contamination associated with petroleum is known to be present on the Site. Analytical data obtained from groundwater grab samples collected from the northern and eastern portion of the Site appear to indicate that groundwater impacts have not migrated off-Site in these locations (P1 and P8).
- RGI also understands that Chevron (former owner) is liable for cleanup costs incurred during the planned redevelopment. The results of this BEA indicate that no new soil or groundwater releases have occurred on the Site and that soil and groundwater contamination on the Site is consistent with previously documented soil and groundwater contamination prior to 2003.

LIMITATIONS

This report is the property of RGI, Fields Holdings LLC, and its authorized representatives or affiliates and was prepared in a manner consistent with the level of skill and care ordinarily exercised by members of the profession currently practicing in the same locality and under similar conditions. This report is intended for specific application to the Site located at 4700

Brooklyn Avenue NE in Seattle, Washington. No other warranty, expressed or implied, is made.

The analyses and recommendations presented in this report are based upon data obtained from our review of available information at the time of preparing this report, our test probes drilled on the Site, or other noted data sources. Conditional changes may occur through time by natural or human-made process on this or adjacent properties. Additional changes may occur in legislative standards, which may or may not be applicable to this report. These changes, beyond RGI's control, may render this report invalid, partially or wholly. If variations appear evident, RGI should be requested to reevaluate the recommendations in this report.

Please contact us at (425) 415-0551 if you have any questions or need additional information.

Sincerely,

THE RILEY GROUP, INC.

Jerry Sawetz
Senior Environmental Scientist

Paul D. Riley, LG, LHG
Principal

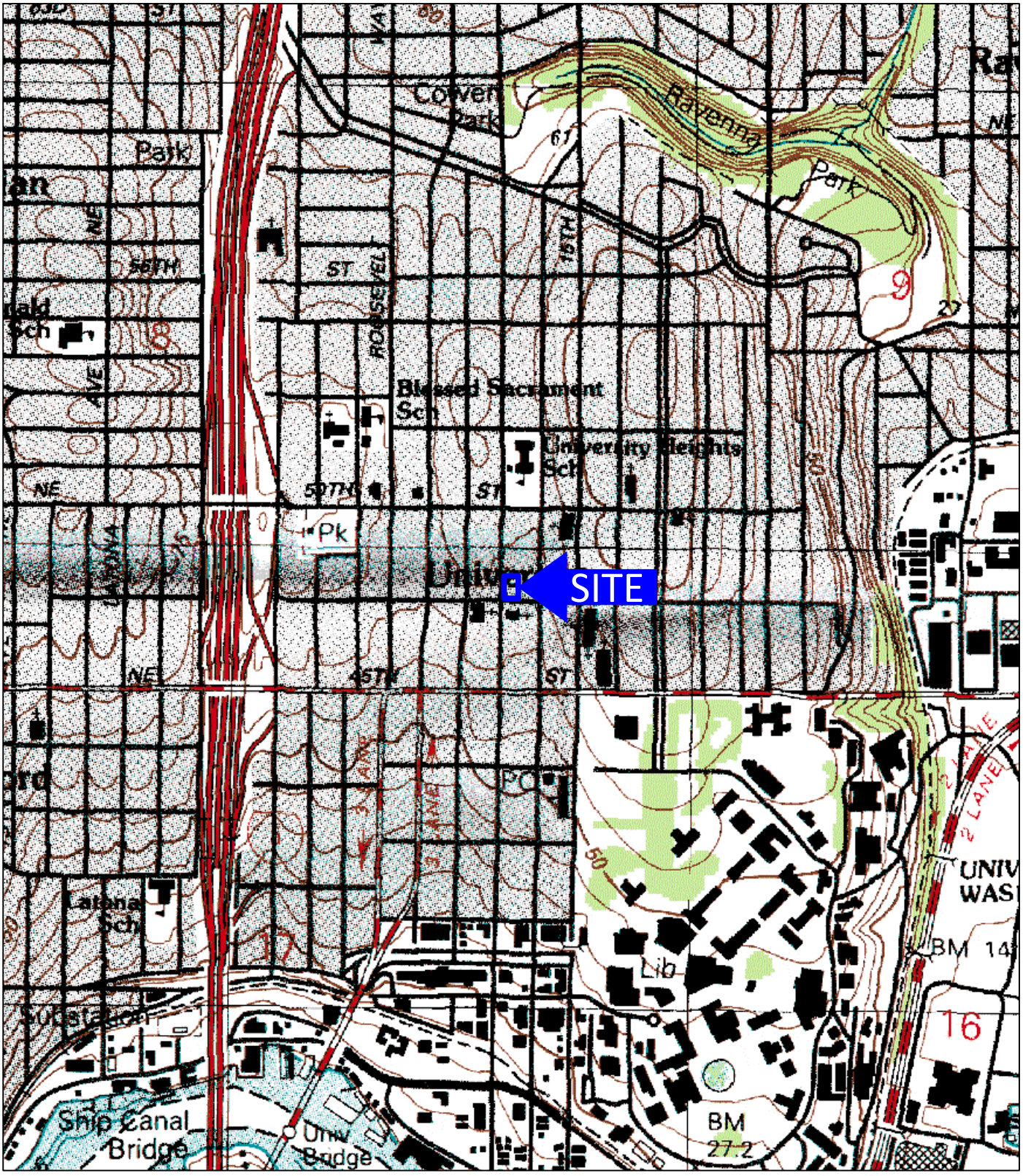
Distribution: Mr. Eran Fields, Fields Holdings, LLC (one bound copy and PDF)

Attachments:

Figure 1, Site Vicinity Map
Figure 2, Site Plan With Pertinent Historical
Figure 3, Site Plan With Soil Analytical Results
Figure 4, Site Plan With Groundwater Analytical Results

Table 1, Summary of Soil Sample Analytical Laboratory Results
Table 2, Summary of Groundwater Grab Sample Analytical Laboratory Results

Appendix A, Test Probe Logs
Appendix B, Analytical Laboratory Reports



USGS, 1983, Seattle North, Washington
7.5-Minute Quadrangle

Approximate Scale: 1"=1000'

0 500 1000 2000

N

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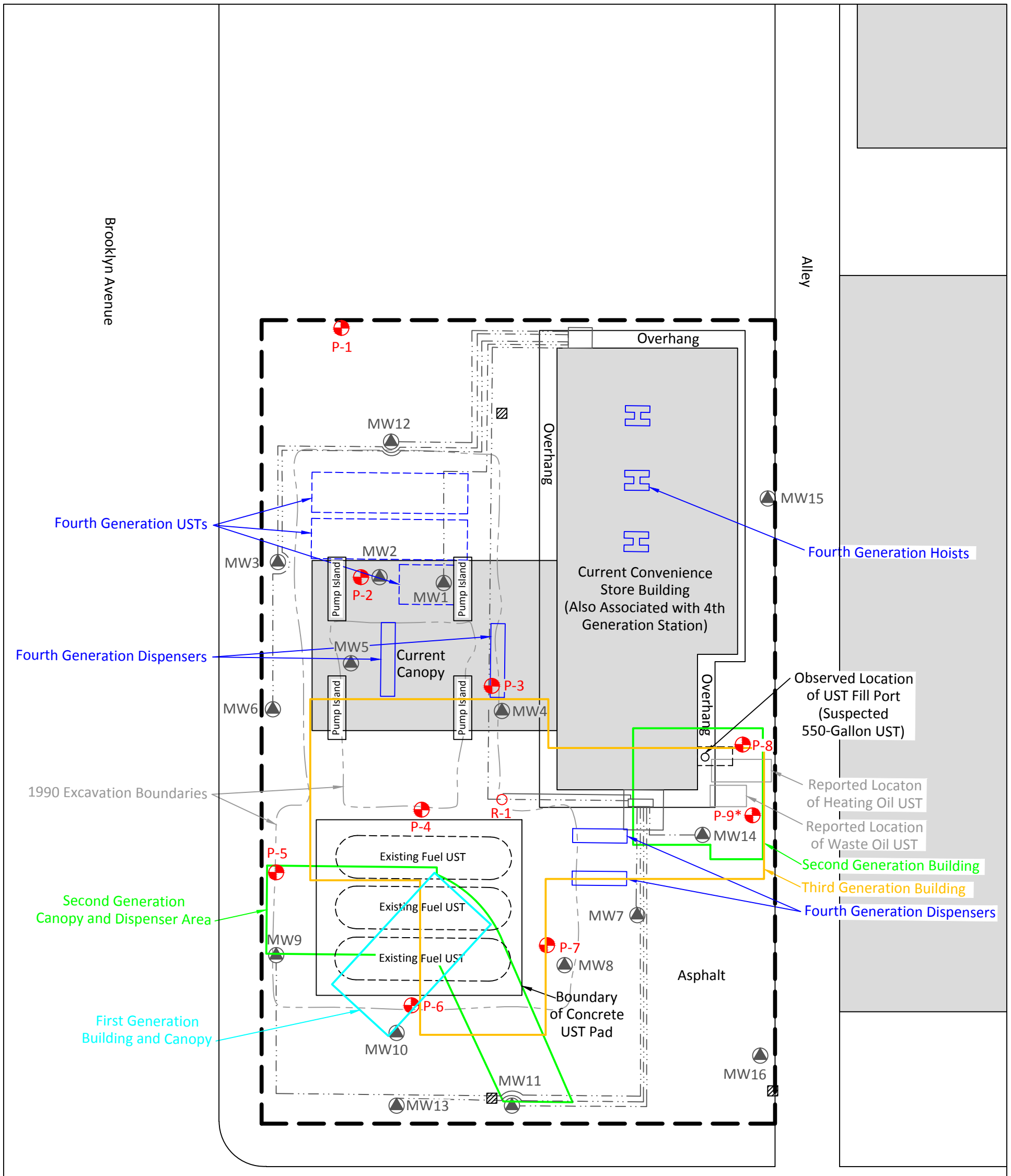
Chevron Station No. 9-0129		Figure 1
RGI Project Number 2015-006A	Site Vicinity Map	Date Drawn: 03/2015
Address: 4700 Brooklyn Avenue, Seattle, Washington 98105		



= (in red) Test probe location by RGI on 02/24/15
= (in red) Product recovery well
= (in black) Current monitoring well location
* = Test probe P9 was relocated to location P8 in order to drill closer to the observed UST.
= (in black) Approximate location of lines associated with air sparge/soil vapor extraction (AS/SVE) system
= (in black) Catch basin
= (in gray) Approximate extents of 1990 excavation by GeoEngineers
= (in light blue) First generation gas station
= (in green) Second generation gas station
= (in orange) Third generation gas station
= (in dark blue) Fourth generation gas station
= (in black) Current gas station
= Site boundary

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

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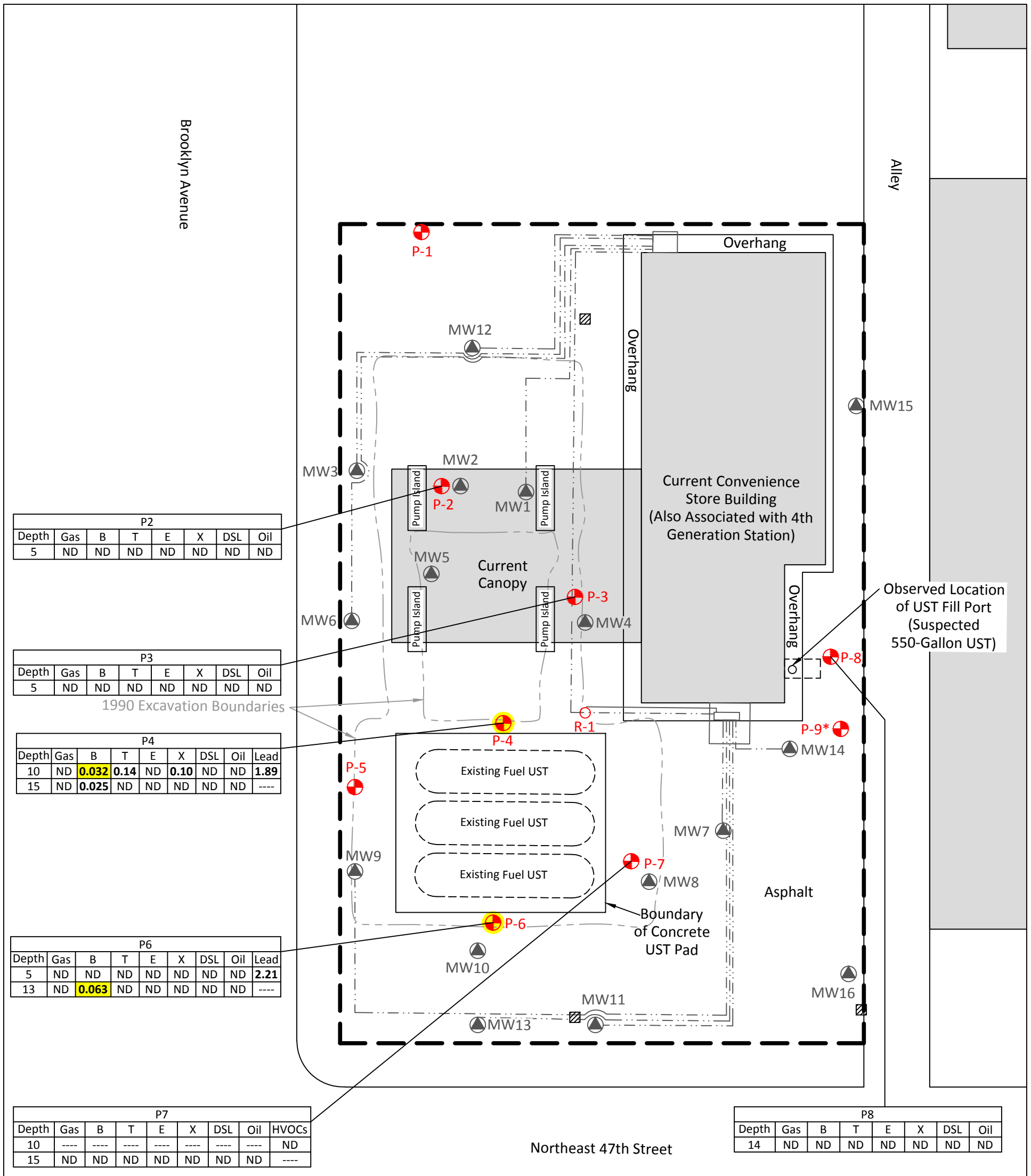
Chevron Station No. 9-0129		Figure 2
RGI Project Number 2015-006A	Site Plan with Test Probe Locations and Pertinent Historical Features	Date Drawn: 03/2015
Address: 4700 Brooklyn Avenue, Seattle, Washington 98105		



P2							
Depth	Gas	B	T	E	X	DSL	Oil
5	ND	ND	ND	ND	ND	ND	ND

P3							
Depth	Gas	B	T	E	X	DSL	Oil
5	ND	ND	ND	ND	ND	ND	ND

P4								
Depth	Gas	B	T	E	X	DSL	Oil	Lead
10	ND	**0.032**	**0.14**	ND	**0.10**	ND	ND	**1.89**
15	ND	**0.025**	ND	ND	ND	ND	ND	----

P6								
Depth	Gas	B	T	E	X	DSL	Oil	Lead
5	ND	ND	ND	ND	ND	ND	ND	**2.21**
13	ND	**0.063**	ND	ND	ND	ND	ND	----

P7								
Depth	Gas	B	T	E	X	DSL	Oil	HVOCs
10	----	----	----	----	----	----	----	ND
15	ND	ND	ND	ND	ND	ND	ND	----

P8							
Depth	Gas	B	T	E	X	DSL	Oil
14	ND	ND	ND	ND	ND	ND	ND

= Soil analytical laboratory results in mg/kg
Gas/DSL/Oil = Gasoline/diesel/oil total petroleum hydrocarbons
BTEX = Benzene, toluene, ethylbenzene, xylenes
HVOCs = Halogenated volatile organic compounds
ND = Not detected above the laboratory detection limit
---- = Not analyzed
Bold and yellow highlighted results exceed MTCA Cleanup Levels.

= (in red) Test probe location by RGI on 02/24/15

= (in red) Product recovery well

= (in black) Current monitoring well location

* = Test probe P9 was relocated to location P8 in order to drill closer to the observed UST.

= (in black) Approximate location of lines associated with air sparge/soil vapor extraction (AS/SVE) system

= (in black) Catch basin

= Site boundary

Approximate Scale: 1"=20'

0 10 20 40

N

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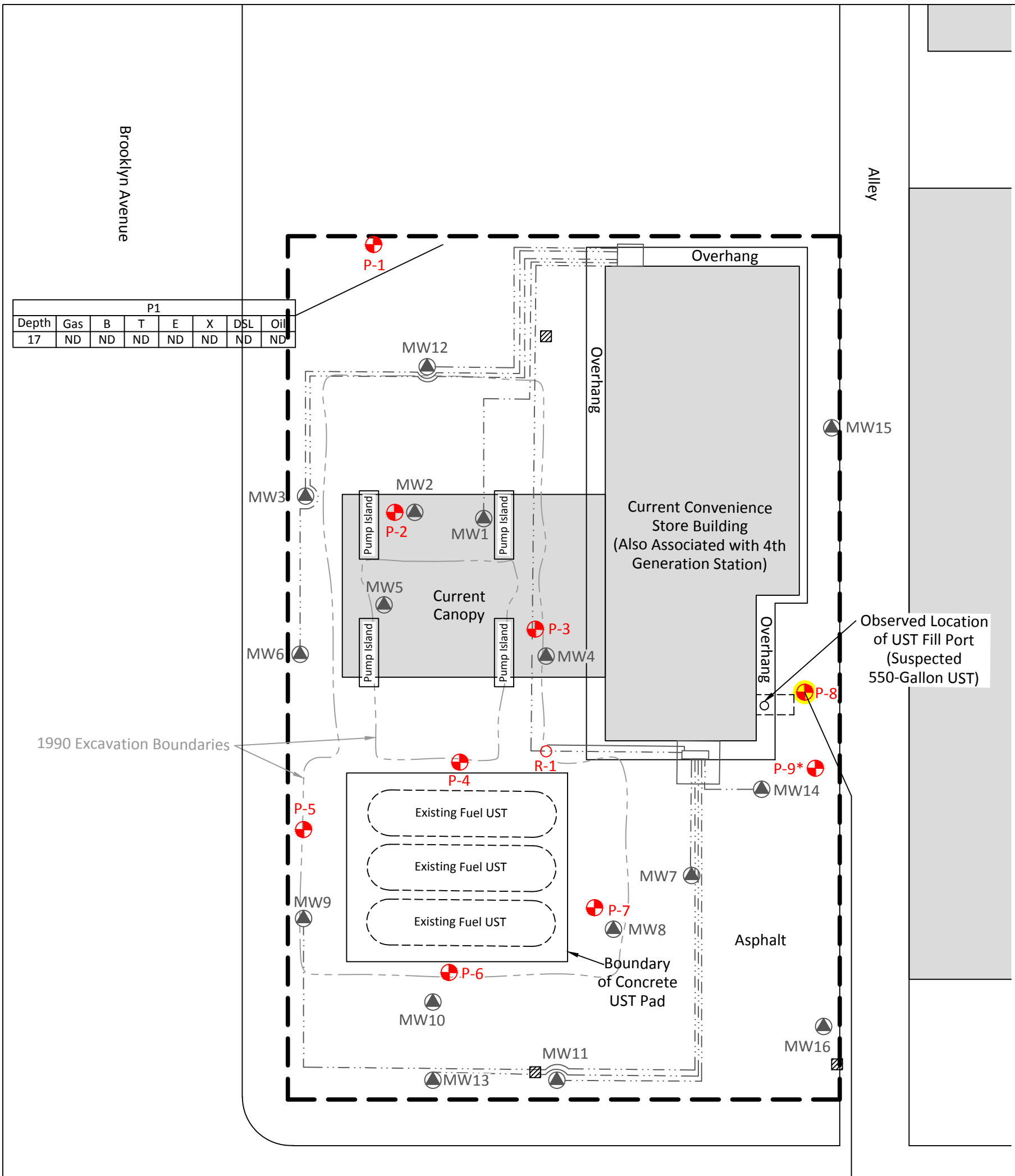
Chevron Station No. 9-0129 | Figure 3

RGI Project Number 2015-006A | Site Plan with Test Probes Locations and Soil Analytical Laboratory Results | Date Drawn: 03/2015

Address: 4700 Brooklyn Avenue, Seattle, Washington 98105



P1							
Depth	Gas	B	T	E	X	DSL	Oil
17	ND	ND	ND	ND	ND	ND	ND

P8										
Depth	Gas	B	T	E	X	DSL w/o silica gel	Oil w/o silica gel	DSL w/ silica gel	Oil w/ silica gel	VOCs
17	ND	ND	ND	ND	ND	540 x	900 x	ND	ND	ND

= Groundwater analytical laboratory results in ug/L
- Gas/DSL/Oil = Gasoline/diesel/oil total petroleum hydrocarbons
- BTEX = Benzene, toluene, ethylbenzene, xylenes
- VOCs = Volatile organic compounds
- ND = Not detected above the laboratory detection limit
- Bold and yellow highlighted results exceed MTCA Cleanup Levels.
- x = The sample chromatographic pattern does not resemble the fuel standard used for quantitation.

= (in red) Test probe location by RGI on 02/24/15

= (in red) Product recovery well

= (in black) Current monitoring well location

* = Test probe P9 was relocated to location P8 in order to drill closer to the observed UST.

= (in black) Approximate location of lines associated with air sparge/soil vapor extraction (AS/SVE) system

= (in black) Catch basin

= Site boundary

Approximate Scale: 1"=20'

0 10 20 40 N

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Chevron Station No. 9-0129		Figure 4
RGI Project Number 2015-006A	Site Plan with Test Probes Locations and Groundwater Analytical Laboratory Results	Date Drawn: 03/2015
Address: 4700 Brooklyn Avenue, Seattle, Washington 98105		

Table 1. Summary of Soil Sample Analytical Laboratory Results
Chevron Station No. 9-0129
4700 Brooklyn Avenue Northeast, Seattle, Washington 98105
The Riley Group, Inc. Project No. 2015-006A

Sample Number	Sample Depth	Sample Date	PID	Gasoline TPH	BTEX				Diesel TPH	Oil TPH	HVOCs	Total Lead
					B	T	E	X				
P1-5	5	02/24/15	0.3	----	----	----	----	----	----	----	----	----
P1-9	9	02/24/15	0.2	----	----	----	----	----	----	----	----	----
P1-15	15	02/24/15	0.4	----	----	----	----	----	----	----	----	----
P1-18	18	02/24/15	0.1	----	----	----	----	----	----	----	----	----
P1-22	22	02/24/15	0.2	----	----	----	----	----	----	----	----	----
P2-5	5	02/24/15	0.4	ND<2	ND<0.02	ND<0.02	ND<0.02	ND<0.06	ND<50	ND<250	----	----
P2-10	10	02/24/15	0.1	----	----	----	----	----	----	----	----	----
P3-5	5	02/24/15	1.7	ND<2	ND<0.02	ND<0.02	ND<0.02	ND<0.06	ND<50	ND<250	----	----
P3-10	10	02/24/15	1.0	----	----	----	----	----	----	----	----	----
P4-5	5	02/24/15	3.4	----	----	----	----	----	----	----	----	----
P4-10	10	02/24/15	90.1	ND<2	**0.032**	**0.14**	ND<0.02	**0.10**	ND<50	ND<250	----	**1.89**
P4-15	15	02/24/15	8.3	ND<2	**0.025**	ND<0.02	ND<0.02	ND<0.06	ND<50	ND<250	----	----
P4-19	19	02/24/15	----	----	----	----	----	----	----	----	----	----
P5-5	5	02/24/15	1.1	----	----	----	----	----	----	----	----	----
P6-5	5	02/24/15	41.0	ND<2	ND<0.02	ND<0.02	ND<0.02	ND<0.06	ND<50	ND<250	----	**2.21**
P6-9	9	02/24/15	1.2	----	----	----	----	----	----	----	----	----
P6-13	13	02/24/15	2.0	ND<2	**0.063**	ND<0.02	ND<0.02	ND<0.06	ND<50	ND<250	----	----
P6-14	14	02/24/15	3.9	----	----	----	----	----	----	----	----	----
P7-5	5	02/24/15	4.5	----	----	----	----	----	----	----	----	----
P7-10	10	02/24/15	8.4	----	----	----	----	----	----	----	ND	----
P7-15	15	02/24/15	3.2	ND<2	ND<0.02	ND<0.02	ND<0.02	ND<0.06	ND<50	ND<250	----	----
P7-17	17	02/24/15	3.0	----	----	----	----	----	----	----	----	----
P8-5	5	02/24/15	1.7	----	----	----	----	----	----	----	----	----
P8-10	10	02/24/15	2.0	----	----	----	----	----	----	----	----	----
P8-14	14	02/24/15	2.1	ND<2	ND<0.02	ND<0.02	ND<0.02	ND<0.06	ND<50	ND<250	----	----
P8-17	17	02/24/15	2.5	----	----	----	----	----	----	----	----	----
P9-5	5	02/24/15	2.1	----	----	----	----	----	----	----	----	----
P9-10	10	02/24/15	0.3	----	----	----	----	----	----	----	----	----
MTCA Method A Soil Cleanup Levels for Unrestricted Land Uses				**100/30[1]**	**0.03**	**7**	**6**	**9**	**2,000**		**Analyte Specific**	**250**

Notes:

All results and detection limits are given in milligrams per kilogram (mg/kg); equivalent to parts per million (ppm).

Sample Depth = Soil sample depth interval in feet below ground surface (bgs).

Gasoline TPH (total petroleum hydrocarbons) determined using Northwest Test Method NWTPH-Gx.

BTEX (benzene, toluene, ethylbenzene, and xylenes) determined using EPA Test Method 8021B.

Diesel and Oil TPH (total petroleum hydrocarbons) determined using Northwest Test Method NWTPH-Dx.

HVOCs (halogenated volatile organic compounds) determined using EPA Test Method 8260C.

Total lead determined by EPA Test Method 200.8.

Table 1 Continued. Summary of Soil Sample Analytical Laboratory Results
Chevron Station No. 9-0129
4700 Brooklyn Avenue Northeast, Seattle, Washington 98105
The Riley Group, Inc. Project No. 2015-006A

Notes Continued:

ND = Not detected at noted analytical detection limit.

---- = Not analyzed or not applicable.

Washington State Department of Ecology (Ecology) Model Toxics Control Act (MTCA) Method A Soil Cleanup Levels for Unrestricted Land Uses (WAC 173-340-900, Table 740-1).

[1] The higher cleanup level is allowed if no benzene is detected in the sample and the total of toluene, ethylbenzene and xylenes is less than 1% of the gasoline mixture.

Bold results indicated concentrations above laboratory detection limits.

Bold and yellow highlighted results indicate concentrations (if any) that exceed MTCA Method A Soil Cleanup Levels.

Table 2. Summary of Groundwater Grab Sample Analytical Laboratory Results
Chevron Station No. 9-0129
4700 Brooklyn Avenue Northeast, Seattle, Washington 98105
The Riley Group, Inc. Project No. 2015-006A

Sample Number	Sample Date	Depth to Water (bgs)	Gasoline TPH	BTEX				Diesel TPH	Oil TPH	Diesel TPH	Oil TPH	VOCs
				B	T	E	X	w/o silica gel		w/ silica gel		
P1-W	02/24/15	17.5	ND<100	ND<1	ND<1	ND<1	ND<3	ND<50	ND<250	----	----	----
P8-W	02/24/15	17.5	ND<100	ND<0.35	ND<1	ND<1	ND<2	540 x	900 x	ND<50	ND<250	ND
MTCA Method A Cleanup Levels for Ground Water			**800/1,000[1]**	**5**	**1,000**	**700**	**1,000**	**500**	**500**	**500**	**500**	**Analyte Specific**

Notes:
Samples collected by RGI field staff using a peristaltic pump under low-flow conditions.
Unless otherwise noted, all analytical results are given in micrograms per liter (ug/L), equivalent to parts per billion (ppb).
Gasoline TPH (total petroleum hydrocarbons) determined using Northwest Test Method NWTPH-Gx
BTEX (benzene, toluene, ethylbenzene, and xylenes) determined using EPA Test Method 8021B or 8260C.
Diesel and Oil TPH (total petroleum hydrocarbons) determined using Northwest Test Method NWTPH-Dx with and without silica gel cleanup (to remove naturally occuring organic material).
VOCs (volatile organic compounds) determined using EPA Test Method 8260C.
ND = Not detected above the noted analytical detection limit.
---- = Not analyzed or not applicable.
x = The sample chromatographic pattern does not resemble the fuel standard used for quantitation.
Washington State Department of Ecology (Ecology) Model Toxics Control Act (MTCA) Method A Cleanup Levels for Ground Water (WAC 173-340-900, Table 720-1).
[1] The higher cleanup level is applicable if no benzene is detected in groundwater.
Bold results indicated concentrations above laboratory detection limits.
Bold and yellow highlighted results indicate concentrations (if any) that exceed MTCA Method A or B Cleanup Levels for Ground Water.

Project Name: **Chevron Station No. 9-0129**
Project Number: **2015-006A**
Client: **Fields Holdings, LLC**

RILEYGROUP

Test Probe No.: **P1**

Sheet 1 of 2

Date(s) Drilled: **02/24/15**	Logged By: **SL**	Surface Conditions: **Asphalt**
Drilling Method(s): **Direct Push**	Drill Bit Size/Type: **2.25" Diameter**	Total Depth of Borehole: **22 feet bgs**
Drill Rig Type: **Track-Mounted**	Drilling Contractor: **The Riley Group, Inc.**	Approximate Surface Elevation: **n/a**
Groundwater Level: **17.5 feet bgs**	Sampling Method(s): **Continuous**	Hammer Data : **n/a**
Borehole Backfill: **Bentonite**	Location: **4700 Brooklyn Avenue Northeast, Seattle, Washington 98105**	

PID Reading, ppm	Sample ID	Sample Type	% Recovery	GW Depth	Depth (feet)	MATERIAL DESCRIPTION	Graphic Log
					0	Asphalt	
						Light brown, medium SAND, dry, no odor, no sheen	
0.3	P1-5				5	Light brown, medium, silty SAND, dry, no odor, no sheen	
0.2	P1-9				10	With ~0.5" diameter, angular gravel	
0.4	P1-15				15	Becomes wet	
	P1-W			▽			
0.1	P1-18				20		

Project Name: **Chevron Station No. 9-0129**

Project Number: **2015-006A**

Client: **Fields Holdings, LLC**

RILEYGROUP

Test Probe No.: **P1**

Sheet 2 of 2

PID Reading, ppm	Sample ID	Sample Type	% Recovery	GW Depth	Depth (feet)	MATERIAL DESCRIPTION	Graphic Log
0.2	P1-22				20	Light gray, medium, silty SAND, wet, no odor, no sheen	
						Test probe terminated at 22 feet bgs	
					25		
					30		
					35		
					40		
					45		
					50		
					55		

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

Project Name: **Chevron Station No. 9-0129** Project Number: **2015-006A** Client: **Fields Holdings, LLC**	RILEYGROUP Test Probe No.: **P2** **Sheet 1 of 1**

Date(s) Drilled: **02/24/15**	Logged By: **SL**	Surface Conditions: **Concrete**
Drilling Method(s): **Direct Push**	Drill Bit Size/Type: **2.25" Diameter**	Total Depth of Borehole: **10 feet bgs**
Drill Rig Type: **Track-Mounted**	Drilling Contractor: **The Riley Group, Inc.**	Approximate Surface Elevation: **n/a**
Groundwater Level: **Not Encountered**	Sampling Method(s): **Continuous**	Hammer Data : **n/a**
Borehole Backfill: **Bentonite**	Location: **4700 Brooklyn Avenue Northeast, Seattle, Washington 98105**	

PID Reading, ppm	Sample ID	Sample Type	% Recovery	GW Depth	Depth (feet)	MATERIAL DESCRIPTION	Graphic Log
					0	Concrete	
						Light brown, fine to coarse, silty SAND, dry, no odor, no sheen	
1.7							
0.4	P2-5				5	Vacuum, excavated to 5 feet bgs	
0.1	P2-10				10	Test probe terminated at 10 feet bgs	
					15		
					20		

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

Project Name: **Chevron Station No. 9-0129** Project Number: **2015-006A** Client: **Fields Holdings, LLC**	RILEYGROUP Test Probe No.: **P3** **Sheet 1 of 1**

Date(s) Drilled: **02/24/15**	Logged By: **SL**	Surface Conditions: **Concrete**
Drilling Method(s): **Direct Push**	Drill Bit Size/Type: **2.25" Diameter**	Total Depth of Borehole: **10 feet bgs**
Drill Rig Type: **Track-Mounted**	Drilling Contractor: **The Riley Group, Inc.**	Approximate Surface Elevation: **n/a**
Groundwater Level: **Not Encountered**	Sampling Method(s): **Continuous**	Hammer Data : **n/a**
Borehole Backfill: **Bentonite**	Location: **4700 Brooklyn Avenue Northeast, Seattle, Washington 98105**	

PID Reading, ppm	Sample ID	Sample Type	% Recovery	GW Depth	Depth (feet)	MATERIAL DESCRIPTION	Graphic Log
					0	Concrete	
						Pea GRAVEL	
						Product lines and air sparge/vapor extraction lines observed	
						Light brown, medium to fine, silty SAND, dry, no odor, no sheen	
1.7	P3-5				5	Vacuum, excavated to 5 feet bgs	
1.0	P3-10				10	Test probe terminated at 10 feet bgs	
					15		
					20		

Project Name: **Chevron Station No. 9-0129**
Project Number: **2015-006A**
Client: **Fields Holdings, LLC**

RILEYGROUP

Test Probe No.: P4

Sheet 1 of 1

Date(s) Drilled: **02/24/15**	Logged By: **SL**	Surface Conditions: **Concrete**
Drilling Method(s): **Direct Push**	Drill Bit Size/Type: **2.25" Diameter**	Total Depth of Borehole: **19 feet bgs**
Drill Rig Type: **Track-Mounted**	Drilling Contractor: **The Riley Group, Inc.**	Approximate Surface Elevation: **n/a**
Groundwater Level: **17.5 feet bgs**	Sampling Method(s): **Continuous**	Hammer Data : **n/a**
Borehole Backfill: **Bentonite**	Location: **4700 Brooklyn Avenue Northeast, Seattle, Washington 98105**	

PID Reading, ppm	Sample ID	Sample Type	% Recovery	GW Depth	Depth (feet)	MATERIAL DESCRIPTION
					0	Concrete
						Light brown, medium to fine, silty SAND, dry, no odor, no sheen
1.4						
3.4	P4-5				5	Vacuum, excavated to 5 feet bgs Becomes slightly moist, slight odor
90.1	P4-10				10	No odor, elevated PID reading
						Light gray, medium to fine, silty SAND, no odor, no sheen
8.3	P4-15				15	Light gray, medium to fine SAND, no odor, no sheen
	P4-19			▽		
						Test probe terminated at 19 feet bgs
					20	

Graphic Log

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

Project Name: **Chevron Station No. 9-0129**	Test Probe No.: **P5**
Project Number: **2015-006A**	**Sheet 1 of 1**
Client: **Fields Holdings, LLC**	RILEYGROUP

Date(s) Drilled: **02/24/15**	Logged By: **SL**	Surface Conditions: **Asphalt**
Drilling Method(s): **Direct Push**	Drill Bit Size/Type: **2.25" Diameter**	Total Depth of Borehole: **5 feet bgs**
Drill Rig Type: **Track-Mounted**	Drilling Contractor: **The Riley Group, Inc.**	Approximate Surface Elevation: **n/a**
Groundwater Level: **Not Encountered**	Sampling Method(s): **Continuous**	Hammer Data : **n/a**
Borehole Backfill: **Bentonite**	Location: **4700 Brooklyn Avenue Northeast, Seattle, Washington 98105**	

PID Reading, ppm	Sample ID	Sample Type	% Recovery	GW Depth	Depth (feet)	MATERIAL DESCRIPTION	Graphic Log
					0	Asphalt	
0.7						Gray, pea GRAVEL, dry, no odor, no sheen	
1.1	P5-5				5	Light brown, medium, silty SAND, dry, no odor, no sheen Test probe terminated at 5 feet bgs	
					10		
					15		
					20		

Project Name: **Chevron Station No. 9-0129**	Test Probe No.: **P6**
Project Number: **2015-006A**	**Sheet 1 of 1**
Client: **Fields Holdings, LLC**	

Date(s) Drilled: **02/24/15**	Logged By: **SL**	Surface Conditions: **Asphalt**
Drilling Method(s): **Direct Push**	Drill Bit Size/Type: **2.25" Diameter**	Total Depth of Borehole: **18.5 feet bgs**
Drill Rig Type: **Track-Mounted**	Drilling Contractor: **The Riley Group, Inc.**	Approximate Surface Elevation: **n/a**
Groundwater Level: **16.5 feet bgs**	Sampling Method(s): **Continuous**	Hammer Data : **n/a**
Borehole Backfill: **Bentonite**	Location: **4700 Brooklyn Avenue Northeast, Seattle, Washington 98105**	

PID Reading, ppm	Sample ID	Depth (feet)	MATERIAL DESCRIPTION
		0	Asphalt
			Gray, pea GRAVEL, subangular, dry, no odor, no sheen
41.0	P6-5	5	Gray, fine to medium, silty SAND, dry, slight sheen, no odor
1.2	P6-9	10	
2.0	P6-13		
3.9	P6-14		Becomes wet, strong odor, sheen
		15	
1,156			Test probe terminated at 18.5 feet bgs
		20	

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

Project Name: **Chevron Station No. 9-0129**	Test Probe No.: **P7**
Project Number: **2015-006A**	**Sheet 1 of 1**
Client: **Fields Holdings, LLC**	RILEYGROUP

Date(s) Drilled: **02/24/15**	Logged By: **SL**	Surface Conditions: **Asphalt**
Drilling Method(s): **Direct Push**	Drill Bit Size/Type: **2.25" Diameter**	Total Depth of Borehole: **17 feet bgs**
Drill Rig Type: **Track-Mounted**	Drilling Contractor: **The Riley Group, Inc.**	Approximate Surface Elevation: **n/a**
Groundwater Level: **Not Encountered**	Sampling Method(s): **Continuous**	Hammer Data : **n/a**
Borehole Backfill: **Bentonite**	Location: **4700 Brooklyn Avenue Northeast, Seattle, Washington 98105**	

PID Reading, ppm	Sample ID	Sample Type	% Recovery	GW Depth	Depth (feet)	MATERIAL DESCRIPTION
					0	Asphalt
						Gray, pea GRAVEL, dry, no odor, no sheen
4.5	P7-5				5	Light brown, medium to fine, silty SAND, dry, no odor, no sheen Becomes moist
8.4	P7-10				10	Becomes dry
3.2	P7-15				15	Becomes gray
3.0	P7-17					Test probe terminated at 17 feet bgs
					20	

Graphic Log

Project Name: **Chevron Station No. 9-0129**	Test Probe No.: **P8**
Project Number: **2015-006A**	**Sheet 1 of 1**
Client: **Fields Holdings, LLC**	

Date(s) Drilled: **02/24/15**	Logged By: **SL**	Surface Conditions: **Asphalt**
Drilling Method(s): **Direct Push**	Drill Bit Size/Type: **2.25" Diameter**	Total Depth of Borehole: **19 feet bgs**
Drill Rig Type: **Track-Mounted**	Drilling Contractor: **The Riley Group, Inc.**	Approximate Surface Elevation: **n/a**
Groundwater Level: **17.5 feet bgs**	Sampling Method(s): **Continuous**	Hammer Data : **n/a**
Borehole Backfill: **Bentonite**	Location: **4700 Brooklyn Avenue Northeast, Seattle, Washington 98105**	

PID Reading, ppm	Sample ID	Sample Type	% Recovery	GW Depth	Depth (feet)	MATERIAL DESCRIPTION
					0	Asphalt
						Light brown, medium to fine, silty SAND with ~0.5" diameter subangular gravel, dry, no odor, no sheen
1.7	P8-5				5	
						Becomes moist
2.0	P8-10				10	Becomes dry
2.1	P8-14				15	
2.5	P8-17					
	P8-W			▽		Becomes wet
						Gray, medium to fine, silty SAND, wet, odor, sheen
						Test probe terminated at 19 feet bgs
					20	

Graphic Log

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

Project Name: **Chevron Station No. 9-0129** Project Number: **2015-006A** Client: **Fields Holdings, LLC**	RILEYGROUP Test Probe No.: **P9** **Sheet 1 of 1**

Date(s) Drilled: **02/24/15**	Logged By: **SL**	Surface Conditions: **Asphalt**
Drilling Method(s): **Direct Push**	Drill Bit Size/Type: **2.25" Diameter**	Total Depth of Borehole: **10 feet bgs**
Drill Rig Type: **Track-Mounted**	Drilling Contractor: **The Riley Group, Inc.**	Approximate Surface Elevation: **n/a**
Groundwater Level: **Not Encountered**	Sampling Method(s): **Continuous**	Hammer Data : **n/a**
Borehole Backfill: **Bentonite**	Location: **4700 Brooklyn Avenue Northeast, Seattle, Washington 98105**	

PID Reading, ppm	Sample ID	Sample Type	% Recovery	GW Depth	Depth (feet)	MATERIAL DESCRIPTION	Graphic Log
					0	Asphalt	
						Light brown, medium to fine, silty SAND, dry, no odor, no sheen	
2.1	P9-5				5	Becomes slightly moist	
0.3	P9-10				10	Test probe terminated at 10 feet bgs	
					15		
					20		

Project Name: **Chevron Station No. 9-0129**

Project Number: **2015-006A**

Client: **Fields Holdings, LLC**

RILEYGROUP

Boring Log Key

Sheet 1 of 1

PID Reading, ppm	Sample ID	Sample Type	% Recovery	GW Depth	Depth (feet)	MATERIAL DESCRIPTION	Graphic Log
1	2	3	4	5	6	7	8

COLUMN DESCRIPTIONS

1. PID Reading, ppm: The reading from a photo-ionization detector, in parts per million.
2. Sample ID: Sample identification number.
3. Sample Type: Type of soil sample collected at the depth interval shown.
4. % Recovery: % Recoverysquare foot.
5. GW Depth: Groundwater depth in feet below the ground surface.
6. Depth (feet): Depth in feet below the ground surface.
7. MATERIAL DESCRIPTION: Description of material encountered. May include consistency, moisture, color, and other descriptive text.
8. Graphic Log: Graphic depiction of the subsurface material encountered.

FIELD AND LABORATORY TEST ABBREVIATIONS

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

MATERIAL GRAPHIC SYMBOLS


Asphaltic Concrete (AC)


Portland Cement Concrete


Poorly graded GRAVEL (GP)


Silty SAND (SM)


Poorly graded SAND (SP)

TYPICAL SAMPLER GRAPHIC SYMBOLS


Auger sampler


Bulk Sample


3-inch-OD California w/ brass rings


CME Sampler


Continuous


Grab Sample


2.5-inch-OD Modified California w/ brass liners


Pitcher Sample


2-inch-OD unlined split spoon (SPT)


Shelby Tube (Thin-walled, fixed head)

OTHER GRAPHIC SYMBOLS

Water level (at time of drilling, ATD)

Water level (after waiting)

Minor change in material properties within a stratum

Inferred/gradational contact between strata

Queried contact between strata

GENERAL NOTES

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

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

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March 4, 2015

Jerry Sawetz, Project Manager
The Riley Group, Inc.
17522 Bothell Way NE
Bothell, WA 98011

Dear Mr. Sawetz:

Included are the results from the testing of material submitted on February 25, 2015 from the 2015-006A, F&BI 502407 project. There are 22 pages included in this report. Any samples that may remain are currently scheduled for disposal in 30 days. If you would like us to return your samples or arrange for long term storage at our offices, please contact us as soon as possible.

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

Sincerely,

FRIEDMAN & BRUYA, INC.

Michael Erdahl
Project Manager

Enclosures
c: priley@riley-group.com, jfinley@riley-group.com, spoarch@riley-group.com
TRG0304R.DOC

CASE NARRATIVE

This case narrative encompasses samples received on February 25, 2015 by Friedman & Bruya, Inc. from the The Riley Group 2015-006A, F&BI 502407 project. Samples were logged in under the laboratory ID's listed below.

Laboratory ID	The Riley Group
502407 -01	P1-5
502407 -02	P1-9
502407 -03	P1-15
502407 -04	P1-18
502407 -05	P1-22
502407 -06	P1-W
502407 -07	P2-5
502407 -08	P2-10
502407 -09	P3-5
502407 -10	P3-10
502407 -11	P4-5
502407 -12	P4-10
502407 -13	P4-15
502407 -14	P4-19
502407 -15	P5-5
502407 -16	P6-5
502407 -17	P6-9
502407 -18	P6-13
502407 -19	P6-14
502407 -20	P7-5
502407 -21	P7-10
502407 -22	P7-15
502407 -23	P7-17
502407 -24	P8-5
502407 -25	P8-10
502407 -26	P8-14
502407 -27	P8-17
502407 -28	P8-W

Several compounds in the 8260C matrix spike exceeded the acceptance criteria. The analytes were not detected in the sample, therefore the data were acceptable.

All other quality control requirements were acceptable.

Date of Report: 03/04/15
Date Received: 02/25/15
Project: 2015-006A, F&BI 502407
Date Extracted: 02/26/15
Date Analyzed: 02/26/15

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

Results Reported as ug/L (ppb)

Sample ID Laboratory ID	Gasoline Range	Surrogate (% Recovery) (Limit 51-134)
P8-W 502407-28	<100	103
Method Blank 05-368 MB	<100	110

Date of Report: 03/04/15
Date Received: 02/25/15
Project: 2015-006A, F&BI 502407
Date Extracted: 02/26/15
Date Analyzed: 02/26/15

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

Results Reported as ug/L (ppb)

Sample ID Laboratory ID	Benzene	Toluene	Ethyl Benzene	Total Xylenes	Gasoline Range	Surrogate (% Recovery) (Limit 52-124)
P1-W 502407-06	<1	<1	<1	<3	<100	98
Method Blank 05-368 MB	<1	<1	<1	<3	<100	107

Date of Report: 03/04/15
Date Received: 02/25/15
Project: 2015-006A, F&BI 502407
Date Extracted: 02/26/15
Date Analyzed: 02/26/15 and 02/27/15

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 Laboratory ID	Benzene	Toluene	Ethyl Benzene	Total Xylenes	Gasoline Range	Surrogate (% Recovery) (Limit 50-132)
P2-5 502407-07	<0.02	<0.02	<0.02	<0.06	<2	105
P3-5 502407-09	<0.02	<0.02	<0.02	<0.06	<2	100
P4-10 502407-12	0.032	0.14	<0.02	0.10	<2	101
P4-15 502407-13	<0.02	0.025	<0.02	<0.06	<2	103
P6-5 502407-16	<0.02	<0.02	<0.02	<0.06	<2	104
P6-13 502407-18	0.063	<0.02	<0.02	<0.06	<2	106
P7-15 502407-22	<0.02	<0.02	<0.02	<0.06	<2	105
P8-14 502407-26	<0.02	<0.02	<0.02	<0.06	<2	98
Method Blank 05-0369 MB	<0.02	<0.02	<0.02	<0.06	<2	90

Date of Report: 03/04/15
Date Received: 02/25/15
Project: 2015-006A, F&BI 502407
Date Extracted: 02/26/15
Date Analyzed: 02/27/15

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

Results Reported as ug/L (ppb)

Sample ID Laboratory ID	Diesel Range (C_{10}-C_{25})	Motor Oil Range (C_{25}-C_{36})	Surrogate (% Recovery) (Limit 47-140)
P1-W 502407-06	<50	<250	108
P8-W 502407-28	540 x	900 x	85
Method Blank 05-402 MB	<50	<250	95

Date of Report: 03/04/15
Date Received: 02/25/15
Project: 2015-006A, F&BI 502407
Date Extracted: 02/26/15
Date Analyzed: 02/26/15

RESULTS FROM THE ANALYSIS OF SOIL SAMPLES FOR TOTAL PETROLEUM HYDROCARBONS AS DIESEL AND MOTOR OIL USING METHOD NWTPH-Dx
Sample Extracts Passed Through a Silica Gel Column Prior to Analysis
Results Reported on a Dry Weight Basis
Results Reported as mg/kg (ppm)

Sample ID Laboratory ID	Diesel Range (C_{10}-C_{25})	Motor Oil Range (C_{25}-C_{36})	Surrogate (% Recovery) (Limit 48-168)
P2-5 502407-07	<50	<250	108
P3-5 502407-09	<50	<250	107
P4-10 502407-12	<50	<250	96
P4-15 502407-13	<50	<250	109
P6-5 502407-16	<50	<250	106
P6-13 502407-18	<50	<250	108
P7-15 502407-22	<50	<250	109
P8-14 502407-26	<50	<250	108
Method Blank 05-385 MB2	<50	<250	106

Analysis For Total Metals By EPA Method 200.8

Client ID:	P4-10	Client:	The Riley Group
Date Received:	02/25/15	Project:	2015-006A, F&BI 502407
Date Extracted:	02/27/15	Lab ID:	502407-12
Date Analyzed:	03/02/15	Data File:	502407-12.063
Matrix:	Soil	Instrument:	ICPMS1
Units:	mg/kg (ppm) Dry Weight	Operator:	AP

Internal Standard:	% Recovery:	Lower Limit:	Upper Limit:
Holmium	87	60	125

Analyte:	Concentration mg/kg (ppm)
Lead	1.89

Analysis For Total Metals By EPA Method 200.8

Client ID:	P6-5	Client:	The Riley Group
Date Received:	02/25/15	Project:	2015-006A, F&BI 502407
Date Extracted:	02/27/15	Lab ID:	502407-16
Date Analyzed:	03/02/15	Data File:	502407-16.064
Matrix:	Soil	Instrument:	ICP MS1
Units:	mg/kg (ppm) Dry Weight	Operator:	AP

Internal Standard:	% Recovery:	Lower Limit:	Upper Limit:
Holmium	87	60	125

Analyte:	Concentration mg/kg (ppm)
Lead	2.21

Analysis For Total Metals By EPA Method 200.8

Client ID:	Method Blank	Client:	The Riley Group
Date Received:	NA	Project:	2015-006A, F&BI 502407
Date Extracted:	02/27/15	Lab ID:	I5-124 mb
Date Analyzed:	03/02/15	Data File:	I5-124 mb.027
Matrix:	Soil	Instrument:	ICPMS1
Units:	mg/kg (ppm) Dry Weight	Operator:	AP

Internal Standard:	% Recovery:	Lower Limit:	Upper Limit:
Holmium	98	60	125

Analyte:	Concentration mg/kg (ppm)
Lead	<1

Analysis For Volatile Compounds By EPA Method 8260C

Client Sample ID:	P7-10	Client:	The Riley Group
Date Received:	02/25/15	Project:	2015-006A, F&BI 502407
Date Extracted:	02/26/15	Lab ID:	502407-21
Date Analyzed:	02/26/15	Data File:	022617.D
Matrix:	Soil	Instrument:	GCMS9
Units:	mg/kg (ppm) Dry Weight	Operator:	SP

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
1,2-Dichloroethane-d4	100	90	111
Toluene-d8	95	64	137
4-Bromofluorobenzene	101	81	119

Compounds:	Concentration mg/kg (ppm)
Vinyl chloride	<0.05
Chloroethane	<0.5
1,1-Dichloroethene	<0.05
Methylene chloride	<0.5
trans-1,2-Dichloroethene	<0.05
1,1-Dichloroethane	<0.05
cis-1,2-Dichloroethene	<0.05
1,2-Dichloroethane (EDC)	<0.05
1,1,1-Trichloroethane	<0.05
Trichloroethene	<0.02
Tetrachloroethene	<0.025

Analysis For Volatile Compounds By EPA Method 8260C

Client Sample ID:	Method Blank	Client:	The Riley Group
Date Received:	Not Applicable	Project:	2015-006A, F&BI 502407
Date Extracted:	02/26/15	Lab ID:	05-0351 mb2
Date Analyzed:	02/26/15	Data File:	022606A.D
Matrix:	Soil	Instrument:	GCMS9
Units:	mg/kg (ppm) Dry Weight	Operator:	SP

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
1,2-Dichloroethane-d4	104	90	111
Toluene-d8	95	64	137
4-Bromofluorobenzene	99	81	119

Compounds:	Concentration mg/kg (ppm)
Vinyl chloride	<0.05
Chloroethane	<0.5
1,1-Dichloroethene	<0.05
Methylene chloride	<0.5
trans-1,2-Dichloroethene	<0.05
1,1-Dichloroethane	<0.05
cis-1,2-Dichloroethene	<0.05
1,2-Dichloroethane (EDC)	<0.05
1,1,1-Trichloroethane	<0.05
Trichloroethene	<0.02
Tetrachloroethene	<0.025

Analysis For Volatile Compounds By EPA Method 8260C

Client Sample ID:	P8-W	Client:	The Riley Group
Date Received:	02/25/15	Project:	2015-006A, F&BI 502407
Date Extracted:	02/25/15	Lab ID:	502407-28
Date Analyzed:	02/26/15	Data File:	022616.D
Matrix:	Water	Instrument:	GCMS9
Units:	ug/L (ppb)	Operator:	SP

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
1,2-Dichloroethane-d4	101	85	117
Toluene-d8	95	93	107
4-Bromofluorobenzene	99	76	126

Compounds:	Concentration ug/L (ppb)	Compounds:	Concentration ug/L (ppb)
Dichlorodifluoromethane	<1	1,3-Dichloropropane	<1
Chloromethane	<10	Tetrachloroethene	<1
Vinyl chloride	<0.2	Dibromochloromethane	<1
Bromomethane	<1	1,2-Dibromoethane (EDB)	<1
Chloroethane	<1	Chlorobenzene	<1
Trichlorofluoromethane	<1	Ethylbenzene	<1
Acetone	<10	1,1,1,2-Tetrachloroethane	<1
1,1-Dichloroethene	<1	m,p-Xylene	<2
Methylene chloride	<5	o-Xylene	<1
Methyl t-butyl ether (MTBE)	<1	Styrene	<1
trans-1,2-Dichloroethene	<1	Isopropylbenzene	<1
1,1-Dichloroethane	<1	Bromoform	<1
2,2-Dichloropropane	<1	n-Propylbenzene	<1
cis-1,2-Dichloroethene	<1	Bromobenzene	<1
Chloroform	<1	1,3,5-Trimethylbenzene	<1
2-Butanone (MEK)	<10	1,1,2,2-Tetrachloroethane	<1
1,2-Dichloroethane (EDC)	<1	1,2,3-Trichloropropane	<1
1,1,1-Trichloroethane	<1	2-Chlorotoluene	<1
1,1-Dichloropropene	<1	4-Chlorotoluene	<1
Carbon tetrachloride	<1	tert-Butylbenzene	<1
Benzene	<0.35	1,2,4-Trimethylbenzene	<1
Trichloroethene	<1	sec-Butylbenzene	<1
1,2-Dichloropropane	<1	p-Isopropyltoluene	<1
Bromodichloromethane	<1	1,3-Dichlorobenzene	<1
Dibromomethane	<1	1,4-Dichlorobenzene	<1
4-Methyl-2-pentanone	<10	1,2-Dichlorobenzene	<1
cis-1,3-Dichloropropene	<1	1,2-Dibromo-3-chloropropane	<10
Toluene	<1	1,2,4-Trichlorobenzene	<1
trans-1,3-Dichloropropene	<1	Hexachlorobutadiene	<1
1,1,2-Trichloroethane	<1	Naphthalene	<1
2-Hexanone	<10	1,2,3-Trichlorobenzene	<1

Analysis For Volatile Compounds By EPA Method 8260C

Client Sample ID:	Method Blank	Client:	The Riley Group
Date Received:	Not Applicable	Project:	2015-006A, F&BI 502407
Date Extracted:	02/25/15	Lab ID:	05-350 mb
Date Analyzed:	02/25/15	Data File:	025008.D
Matrix:	Water	Instrument:	GCMS9
Units:	ug/L (ppb)	Operator:	SP

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
1,2-Dichloroethane-d4	99	85	117
Toluene-d8	95	93	107
4-Bromofluorobenzene	97	76	126

Compounds:	Concentration ug/L (ppb)	Compounds:	Concentration ug/L (ppb)
Dichlorodifluoromethane	<1	1,3-Dichloropropane	<1
Chloromethane	<10	Tetrachloroethene	<1
Vinyl chloride	<0.2	Dibromochloromethane	<1
Bromomethane	<1	1,2-Dibromoethane (EDB)	<1
Chloroethane	<1	Chlorobenzene	<1
Trichlorofluoromethane	<1	Ethylbenzene	<1
Acetone	<10	1,1,1,2-Tetrachloroethane	<1
1,1-Dichloroethene	<1	m,p-Xylene	<2
Methylene chloride	<5	o-Xylene	<1
Methyl t-butyl ether (MTBE)	<1	Styrene	<1
trans-1,2-Dichloroethene	<1	Isopropylbenzene	<1
1,1-Dichloroethane	<1	Bromoform	<1
2,2-Dichloropropane	<1	n-Propylbenzene	<1
cis-1,2-Dichloroethene	<1	Bromobenzene	<1
Chloroform	<1	1,3,5-Trimethylbenzene	<1
2-Butanone (MEK)	<10	1,1,2,2-Tetrachloroethane	<1
1,2-Dichloroethane (EDC)	<1	1,2,3-Trichloropropane	<1
1,1,1-Trichloroethane	<1	2-Chlorotoluene	<1
1,1-Dichloropropene	<1	4-Chlorotoluene	<1
Carbon tetrachloride	<1	tert-Butylbenzene	<1
Benzene	<0.35	1,2,4-Trimethylbenzene	<1
Trichloroethene	<1	sec-Butylbenzene	<1
1,2-Dichloropropane	<1	p-Isopropyltoluene	<1
Bromodichloromethane	<1	1,3-Dichlorobenzene	<1
Dibromomethane	<1	1,4-Dichlorobenzene	<1
4-Methyl-2-pentanone	<10	1,2-Dichlorobenzene	<1
cis-1,3-Dichloropropene	<1	1,2-Dibromo-3-chloropropane	<10
Toluene	<1	1,2,4-Trichlorobenzene	<1
trans-1,3-Dichloropropene	<1	Hexachlorobutadiene	<1
1,1,2-Trichloroethane	<1	Naphthalene	<1
2-Hexanone	<10	1,2,3-Trichlorobenzene	<1

Date of Report: 03/04/15
Date Received: 02/25/15
Project: 2015-006A, F&BI 502407

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

Laboratory Code: 502407-06 (Duplicate)

Analyte	Reporting Units	Sample Result	Duplicate Result	RPD (Limit 20)
Benzene	ug/L (ppb)	<1	<1	nm
Toluene	ug/L (ppb)	<1	<1	nm
Ethylbenzene	ug/L (ppb)	<1	<1	nm
Xylenes	ug/L (ppb)	<3	<3	nm
Gasoline	ug/L (ppb)	<100	<100	nm

Laboratory Code: Laboratory Control Sample

Analyte	Reporting Units	Spike Level	Percent Recovery LCS	Acceptance Criteria
Benzene	ug/L (ppb)	50	83	65-118
Toluene	ug/L (ppb)	50	93	72-122
Ethylbenzene	ug/L (ppb)	50	104	73-126
Xylenes	ug/L (ppb)	150	99	74-118
Gasoline	ug/L (ppb)	1,000	97	69-134

Date of Report: 03/04/15
Date Received: 02/25/15
Project: 2015-006A, F&BI 502407

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: 502317-09 (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)	<2	<2	nm

Laboratory Code: Laboratory Control Sample

Analyte	Reporting Units	Spike Level	Percent Recovery LCS	Acceptance Criteria
Benzene	mg/kg (ppm)	0.5	79	69-120
Toluene	mg/kg (ppm)	0.5	95	70-117
Ethylbenzene	mg/kg (ppm)	0.5	98	65-123
Xylenes	mg/kg (ppm)	1.5	94	66-120
Gasoline	mg/kg (ppm)	20	95	71-131

Date of Report: 03/04/15
Date Received: 02/25/15
Project: 2015-006A, F&BI 502407

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

Laboratory Code: Laboratory Control Sample

Analyte	Reporting Units	Spike Level	Percent Recovery LCS	Percent Recovery LCSD	Acceptance Criteria	RPD (Limit 20)
Diesel Extended	ug/L (ppb)	2,500	87	89	61-133	2

Date of Report: 03/04/15
Date Received: 02/25/15
Project: 2015-006A, F&BI 502407

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

Laboratory Code: 502379-01 (Matrix Spike) Silica Gel

Analyte	Reporting Units	Spike Level	Sample Result (Wet Wt)	Percent Recovery MS	Percent Recovery MSD	Acceptance Criteria	RPD (Limit 20)
Diesel Extended	mg/kg (ppm)	5,000	<50	115	107	63-146	7

Laboratory Code: Laboratory Control Sample Silica Gel

Analyte	Reporting Units	Spike Level	Percent Recovery LCS	Acceptance Criteria
Diesel Extended	mg/kg (ppm)	5,000	105	79-144

Date of Report: 03/04/15
Date Received: 02/25/15
Project: 2015-006A, F&BI 502407

QUALITY ASSURANCE RESULTS FOR THE ANALYSIS OF SOIL SAMPLES FOR TOTAL METALS USING EPA METHOD 200.8

Laboratory Code: 502381-03 (Matrix Spike)

Analyte	Reporting Units	Spike Level	Sample Result (Wet wt)	Percent Recovery MS	Percent Recovery MSD	Acceptance Criteria	RPD (Limit 20)
Lead	mg/kg (ppm)	10	20.2	19 vo	14 vo	59-148	30 vo

Laboratory Code: Laboratory Control Sample

Analyte	Reporting Units	Spike Level	Percent Recovery LCS	Acceptance Criteria
Lead	mg/kg (ppm)	10	93	80-120

Date of Report: 03/04/15
Date Received: 02/25/15
Project: 2015-006A, F&BI 502407

QUALITY ASSURANCE RESULTS FOR THE ANALYSIS OF SOIL SAMPLES FOR VOLATILES BY EPA METHOD 8260C

Laboratory Code: 502397-01 (Matrix Spike)

Analyte	Reporting Units	Spike Level	Sample Result (Wet wt)	Percent Recovery MS	Percent Recovery MSD	Acceptance Criteria	RPD (Limit 20)
Vinyl chloride	mg/kg (ppm)	2.5	<0.05	52	52	10-91	0
Chloroethane	mg/kg (ppm)	2.5	<0.5	66	63	10-101	5
1,1-Dichloroethene	mg/kg (ppm)	2.5	<0.05	70	70	11-103	0
Methylene chloride	mg/kg (ppm)	2.5	<0.5	92	87	14-128	6
trans-1,2-Dichloroethene	mg/kg (ppm)	2.5	<0.05	81	78	13-112	4
1,1-Dichloroethane	mg/kg (ppm)	2.5	<0.05	81	80	23-115	1
cis-1,2-Dichloroethene	mg/kg (ppm)	2.5	<0.05	83	82	25-120	1
1,2-Dichloroethane (EDC)	mg/kg (ppm)	2.5	<0.05	84	81	22-124	4
1,1,1-Trichloroethane	mg/kg (ppm)	2.5	<0.05	85	84	27-112	1
Trichloroethene	mg/kg (ppm)	2.5	<0.02	85	83	30-112	2
Tetrachloroethene	mg/kg (ppm)	2.5	<0.025	86	88	27-110	2

Laboratory Code: Laboratory Control Sample

Analyte	Reporting Units	Spike Level	Percent Recovery LCS	Acceptance Criteria
Vinyl chloride	mg/kg (ppm)	2.5	74	42-107
Chloroethane	mg/kg (ppm)	2.5	76	47-115
1,1-Dichloroethene	mg/kg (ppm)	2.5	82	65-110
Methylene chloride	mg/kg (ppm)	2.5	87	62-119
trans-1,2-Dichloroethene	mg/kg (ppm)	2.5	87	71-113
1,1-Dichloroethane	mg/kg (ppm)	2.5	84	76-109
cis-1,2-Dichloroethene	mg/kg (ppm)	2.5	88	77-110
1,2-Dichloroethane (EDC)	mg/kg (ppm)	2.5	85	80-109
1,1,1-Trichloroethane	mg/kg (ppm)	2.5	91	72-116
Trichloroethene	mg/kg (ppm)	2.5	87	72-107
Tetrachloroethene	mg/kg (ppm)	2.5	89	77-110

Date of Report: 03/04/15
Date Received: 02/25/15
Project: 2015-006A, F&BI 502407

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

Laboratory Code: 502407-28 (Matrix Spike)

Analyte	Reporting Units	Spike Level	Sample Result	Percent Recovery MS	Acceptance Criteria
Dichlorodifluoromethane	ug/L (ppb)	50	<1	105	55-144
Chloromethane	ug/L (ppb)	50	<10	95	67-131
Vinyl chloride	ug/L (ppb)	50	<0.2	101	61-139
Bromomethane	ug/L (ppb)	50	<1	109	66-129
Chloroethane	ug/L (ppb)	50	<1	102	68-126
Trichlorofluoromethane	ug/L (ppb)	50	<1	102	71-128
Acetone	ug/L (ppb)	250	<10	99	48-149
1,1-Dichloroethene	ug/L (ppb)	50	<1	99	71-123
Methylene chloride	ug/L (ppb)	50	<5	101	61-126
Methyl t-butyl ether (MTBE)	ug/L (ppb)	50	<1	97	68-125
trans-1,2-Dichloroethene	ug/L (ppb)	50	<1	101	72-122
1,1-Dichloroethane	ug/L (ppb)	50	<1	98	79-113
2,2-Dichloropropane	ug/L (ppb)	50	<1	98	58-132
cis-1,2-Dichloroethene	ug/L (ppb)	50	<1	99	73-119
Chloroform	ug/L (ppb)	50	<1	96	80-112
2-Butanone (MEK)	ug/L (ppb)	250	<10	102	69-123
1,2-Dichloroethane (EDC)	ug/L (ppb)	50	<1	98	78-113
1,1,1-Trichloroethane	ug/L (ppb)	50	<1	104	79-116
1,1-Dichloropropene	ug/L (ppb)	50	<1	100	67-121
Carbon tetrachloride	ug/L (ppb)	50	<1	102	72-123
Benzene	ug/L (ppb)	50	<0.35	93	79-109
Trichloroethene	ug/L (ppb)	50	<1	98	75-109
1,2-Dichloropropane	ug/L (ppb)	50	<1	98	80-111
Bromodichloromethane	ug/L (ppb)	50	<1	100	78-117
Dibromomethane	ug/L (ppb)	50	<1	93	80-112
4-Methyl-2-pentanone	ug/L (ppb)	250	<10	108	79-123
cis-1,3-Dichloropropene	ug/L (ppb)	50	<1	99	76-120
Toluene	ug/L (ppb)	50	<1	105	73-117
trans-1,3-Dichloropropene	ug/L (ppb)	50	<1	110	75-122
1,1,2-Trichloroethane	ug/L (ppb)	50	<1	103	81-111
2-Hexanone	ug/L (ppb)	250	<10	105	75-126
1,3-Dichloropropane	ug/L (ppb)	50	<1	102	81-111
Tetrachloroethene	ug/L (ppb)	50	<1	102	72-113
Dibromochloromethane	ug/L (ppb)	50	<1	112	69-129
1,2-Dibromoethane (EDB)	ug/L (ppb)	50	<1	110	83-114
Chlorobenzene	ug/L (ppb)	50	<1	102	75-115
Ethylbenzene	ug/L (ppb)	50	<1	109	71-120
1,1,1,2-Tetrachloroethane	ug/L (ppb)	50	<1	110	78-122
m,p-Xylene	ug/L (ppb)	100	<2	109	63-128
o-Xylene	ug/L (ppb)	50	<1	110	64-129
Styrene	ug/L (ppb)	50	<1	112	70-122
Isopropylbenzene	ug/L (ppb)	50	<1	115	76-118
Bromoform	ug/L (ppb)	50	<1	104	49-138
n-Propylbenzene	ug/L (ppb)	50	<1	112	74-117
Bromobenzene	ug/L (ppb)	50	<1	109	70-121
1,3,5-Trimethylbenzene	ug/L (ppb)	50	<1	116 vo	81-112
1,1,2,2-Tetrachloroethane	ug/L (ppb)	50	<1	110	79-120
1,2,3-Trichloropropane	ug/L (ppb)	50	<1	104	72-119
2-Chlorotoluene	ug/L (ppb)	50	<1	110	77-114
4-Chlorotoluene	ug/L (ppb)	50	<1	111 vo	81-109
tert-Butylbenzene	ug/L (ppb)	50	<1	123 vo	81-116
1,2,4-Trimethylbenzene	ug/L (ppb)	50	<1	114	74-118
sec-Butylbenzene	ug/L (ppb)	50	<1	121 vo	77-118
p-Isopropyltoluene	ug/L (ppb)	50	<1	117	64-132
1,3-Dichlorobenzene	ug/L (ppb)	50	<1	107	81-111
1,4-Dichlorobenzene	ug/L (ppb)	50	<1	104	78-110
1,2-Dichlorobenzene	ug/L (ppb)	50	<1	108	81-111
1,2-Dibromo-3-chloropropane	ug/L (ppb)	50	<10	121	69-129
1,2,4-Trichlorobenzene	ug/L (ppb)	50	<1	111	74-115
Hexachlorobutadiene	ug/L (ppb)	50	<1	109	67-120
Naphthalene	ug/L (ppb)	50	<1	118	63-136
1,2,3-Trichlorobenzene	ug/L (ppb)	50	<1	107	79-115

Date of Report: 03/04/15
Date Received: 02/25/15
Project: 2015-006A, F&BI 502407

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

Laboratory Code: Laboratory Control Sample

Analyte	Reporting Units	Spike Level	Percent Recovery LCS	Percent Recovery LCSD	Acceptance Criteria	RPD (Limit 20)
Dichlorodifluoromethane	ug/L (ppb)	50	108	107	54-149	1
Chloromethane	ug/L (ppb)	50	90	90	67-133	0
Vinyl chloride	ug/L (ppb)	50	96	95	73-132	1
Bromomethane	ug/L (ppb)	50	106	107	69-123	1
Chloroethane	ug/L (ppb)	50	98	97	68-126	1
Trichlorofluoromethane	ug/L (ppb)	50	100	99	70-132	1
Acetone	ug/L (ppb)	250	92	95	44-145	3
1,1-Dichloroethene	ug/L (ppb)	50	95	94	75-119	1
Methylene chloride	ug/L (ppb)	50	90	93	63-132	3
Methyl t-butyl ether (MTBE)	ug/L (ppb)	50	92	94	70-122	2
trans-1,2-Dichloroethene	ug/L (ppb)	50	95	95	76-118	0
1,1-Dichloroethane	ug/L (ppb)	50	91	92	80-116	1
2,2-Dichloropropane	ug/L (ppb)	50	95	94	62-141	1
cis-1,2-Dichloroethene	ug/L (ppb)	50	94	94	81-111	0
Chloroform	ug/L (ppb)	50	90	91	81-109	1
2-Butanone (MEK)	ug/L (ppb)	250	98	101	53-140	3
1,2-Dichloroethane (EDC)	ug/L (ppb)	50	91	93	79-109	2
1,1,1-Trichloroethane	ug/L (ppb)	50	98	98	80-116	0
1,1-Dichloropropene	ug/L (ppb)	50	96	97	78-112	1
Carbon tetrachloride	ug/L (ppb)	50	97	98	72-128	1
Benzene	ug/L (ppb)	50	88	89	81-108	1
Trichloroethene	ug/L (ppb)	50	93	93	77-108	0
1,2-Dichloropropane	ug/L (ppb)	50	93	95	82-109	2
Bromodichloromethane	ug/L (ppb)	50	94	96	76-120	2
Dibromomethane	ug/L (ppb)	50	89	91	80-110	2
4-Methyl-2-pentanone	ug/L (ppb)	250	101	103	59-142	2
cis-1,3-Dichloropropene	ug/L (ppb)	50	98	101	76-128	3
Toluene	ug/L (ppb)	50	100	99	83-108	1
trans-1,3-Dichloropropene	ug/L (ppb)	50	107	107	76-128	0
1,1,2-Trichloroethane	ug/L (ppb)	50	99	100	82-110	1
2-Hexanone	ug/L (ppb)	250	96	97	53-145	1
1,3-Dichloropropane	ug/L (ppb)	50	98	99	83-110	1
Tetrachloroethene	ug/L (ppb)	50	97	95	78-109	2
Dibromochloromethane	ug/L (ppb)	50	107	109	63-140	2
1,2-Dibromoethane (EDB)	ug/L (ppb)	50	105	106	85-113	1
Chlorobenzene	ug/L (ppb)	50	96	95	84-108	1
Ethylbenzene	ug/L (ppb)	50	103	101	84-110	2
1,1,1,2-Tetrachloroethane	ug/L (ppb)	50	103	102	76-125	1
m,p-Xylene	ug/L (ppb)	100	103	102	84-112	1
o-Xylene	ug/L (ppb)	50	104	103	82-113	1
Styrene	ug/L (ppb)	50	105	106	84-116	1
Isopropylbenzene	ug/L (ppb)	50	108	106	81-122	2
Bromoform	ug/L (ppb)	50	95	98	40-161	3
n-Propylbenzene	ug/L (ppb)	50	108	105	81-115	3
Bromobenzene	ug/L (ppb)	50	104	102	80-113	2
1,3,5-Trimethylbenzene	ug/L (ppb)	50	111	110	83-117	1
1,1,2,2-Tetrachloroethane	ug/L (ppb)	50	104	103	79-118	1
1,2,3-Trichloropropane	ug/L (ppb)	50	98	97	74-116	1
2-Chlorotoluene	ug/L (ppb)	50	104	103	79-112	1
4-Chlorotoluene	ug/L (ppb)	50	106	104	81-113	2
tert-Butylbenzene	ug/L (ppb)	50	118	114	81-119	3
1,2,4-Trimethylbenzene	ug/L (ppb)	50	109	107	83-116	2
sec-Butylbenzene	ug/L (ppb)	50	115	112	83-116	3
p-Isopropyltoluene	ug/L (ppb)	50	113	110	82-119	3
1,3-Dichlorobenzene	ug/L (ppb)	50	100	99	83-111	1
1,4-Dichlorobenzene	ug/L (ppb)	50	98	98	82-109	0
1,2-Dichlorobenzene	ug/L (ppb)	50	100	100	83-111	0
1,2-Dibromo-3-chloropropane	ug/L (ppb)	50	110	113	62-133	3
1,2,4-Trichlorobenzene	ug/L (ppb)	50	105	105	77-117	0
Hexachlorobutadiene	ug/L (ppb)	50	110	104	74-118	6
Naphthalene	ug/L (ppb)	50	109	110	75-131	1
1,2,3-Trichlorobenzene	ug/L (ppb)	50	101	102	82-115	1

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. 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 compound 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. Compounds in the sample matrix interfered with the quantitation of the analyte.

j - The analyte concentration is reported below the lowest calibration standard. 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.

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.

502407

SAMPLE CHAIN OF CUSTODY

ME 02/25/15 V3/ ATS/ V54/ BD

Page # 1 of

Send Report To Jerry Sawetz
Company The Riley Group
Address 17522 Bothell Way NE
City, State, ZIP Bothell WA 98011
Phone # (425) 415-0551 Fax #

SAMPLERS (signature) Stafford

PROJECT NAME/NO. 2015-006A

PO#

REMARKS Jerry will Email with Analyses.

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 Sampled	Time Sampled	Sample Type	# of containers	ANALYSES REQUESTED: TPH-Diesel	TPH-Gasoline	BTEX by 8021B	VOCs by8260	SVOCs by 8270	HFS						Notes
P1-5	01 A-E	820	2/24/15	Soil	5												X-per JS 2/25/15
-9	02 A-E	825															mc
-15	03 A-E	830															
-19	04 A-E	840															
-22	05 A-E	850		↓	↓												
P1-W	06 A-I	900		H_2O	9	X	X	X									
P2-5	07 A-E	1040		Soil	5	X	X	X									
-10	08 A-E	1045															
P3-5	09 A-E	1115				X	X	X									
-10	10 A-E	1120	↓	↓	↓												

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: Stafford	Stafford Laden	RGI	2/25/15	11 04
Received by:	James Bruya	F&B	2/25/15	11 04
Relinquished by:				
Received by:		Samples received at 3 °C		

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502407

SAMPLE CHAIN OF CUSTODY

ME 02/25/15 V3/AI5/BI3/V54

Page # 2 of ____

Send Report To Jerry Sawetz

Company The Riley Group

Address ____

City, State, ZIP ____

Phone # ____ Fax # ____

SAMPLERS (signature) [signature]

PROJECT NAME/NO. 2015-006A

PO# ____

REMARKS Jerry will email with Analyses

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 Sampled	Time Sampled	Sample Type	# of containers	ANALYSES REQUESTED: TPH-Diesel	TPH-Gasoline	BTEX by 8021B	VOCs by8260	SVOCs by 8270	HFS	Pb						Notes
P4-5	11 A-E	2/24/15	1205	soil	5													O-pp JS 2/26/15 ms.
-10	12 A-E		1210			X	X	X				O						
-15	13 A-E		1220			X	X	X										
-19	14 A-E		1230															
P5-5	15 A-E		500															
P6-5	16 A-E		115			X	X	X				O						
-9	17 A-E		180															
-19	18 A-E		145			X	X	X										
-14	19 A-E		205															
P7-5	20 A-E		230															

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Ph. (206) 285-8282
Fax (206) 283-5044

SIGNATURE	PRINT NAME	COMPANY	DATE	TIME
Relinquished by: [signature]	Stafford Lozen	RGI	2/25/15	1104
Received by: [signature]	James Bruya	F&B	2/25	1104
Relinquished by:				
Received by:		Samples received at 3 °C		

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502407

SAMPLE CHAIN OF CUSTODY ME 02/25/15

V3/AT5/VS4/B7

Page # 3 of ___

Send Report To: Jerry Sawetz

Company: The Riley Group

Address: ___

City, State, ZIP: ___

Phone #: ___ Fax #: ___

SAMPLERS (signature): [signature]

PROJECT NAME/NO.: 2015-0086 A

PO#: ___

REMARKS: Jerry will Email with Analysis

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 Sampled	Time Sampled	Sample Type	# of containers	TPH-Diesel	TPH-Gasoline	BTEX by 8021B	VOCs by8260	SVOCs by 8270	HFS	HVOCs						Notes
P7-10	21 A-E	2/24/15	245	soil	5							X						
-15	22 A-E		300	↓	↓	X	X	X										
-17	23 A-E		320															
P8-5	24 A-E		345															
-10	25 A-E		350															
-14	26 A-E		400			X	X	X										
-17	27 A-E		410															
P8-W	28 A-I		445	Water	9	X	X		X									
P9-5	29 A-E		10:00	SOIL	5													Added at Lab AP
P9-10	30 A-E		10:05	↓	↓													↓

Cal 02/25/15

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Seattle, WA 98119-2029
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Fax (206) 283-5044

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SIGNATURE	PRINT NAME	COMPANY	DATE	TIME
Relinquished by: [signature]	Stafford Law	RGI	2/25/15	1104
Received by: [signature]	James Bruya	F&B	2/25/15	1104
Relinquished by:				
Received by:		Samples received at 3 °C		

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

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

3012 16th Avenue West
Seattle, WA 98119-2029
(206) 285-8282
fbi@isomedia.com
www.friedmanandbruya.com

March 12, 2015

Jerry Sawetz, Project Manager
The Riley Group, Inc.
17522 Bothell Way NE
Bothell, WA 98011

Dear Mr. Sawetz:

Included are the additional results from the testing of material submitted on February 25, 2015 from the 2015-006A, F&BI 502407 project. There are 4 pages included in this report.

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

Sincerely,

FRIEDMAN & BRUYA, INC.

Michael Erdahl
Project Manager

Enclosures
TRG0312R.DOC

CASE NARRATIVE

This case narrative encompasses samples received on February 25, 2015 by Friedman & Bruya, Inc. from the The Riley Group 2015-006A, F&BI 502407 project. Samples were logged in under the laboratory ID's listed below.

Laboratory ID	The Riley Group
502407 -01	P1-5
502407 -02	P1-9
502407 -03	P1-15
502407 -04	P1-18
502407 -05	P1-22
502407 -06	P1-W
502407 -07	P2-5
502407 -08	P2-10
502407 -09	P3-5
502407 -10	P3-10
502407 -11	P4-5
502407 -12	P4-10
502407 -13	P4-15
502407 -14	P4-19
502407 -15	P5-5
502407 -16	P6-5
502407 -17	P6-9
502407 -18	P6-13
502407 -19	P6-14
502407 -20	P7-5
502407 -21	P7-10
502407 -22	P7-15
502407 -23	P7-17
502407 -24	P8-5
502407 -25	P8-10
502407 -26	P8-14
502407 -27	P8-17
502407 -28	P8-W

All quality control requirements were acceptable.

Date of Report: 03/12/15
Date Received: 02/25/15
Project: 2015-006A, F&BI 502407
Date Extracted: 02/26/15
Date Analyzed: 03/12/15

RESULTS FROM THE ANALYSIS OF WATER SAMPLES FOR TOTAL PETROLEUM HYDROCARBONS AS DIESEL AND MOTOR OIL USING METHOD NWTPH-Dx
Sample Extracts Passed Through a Silica Gel Column Prior to Analysis
Results Reported as ug/L (ppb)

Sample ID Laboratory ID	Diesel Range (C_{10}-C_{25})	Motor Oil Range (C_{25}-C_{36})	Surrogate (% Recovery) (Limit 51-134)
P8-W 502407-28	<50	<250	87
Method Blank 05-402 MB	<50	<250	101

Date of Report: 03/12/15
Date Received: 02/25/15
Project: 2015-006A, F&BI 502407

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

Laboratory Code: Laboratory Control Sample Silica Gel

Analyte	Reporting Units	Spike Level	Percent Recovery LCS	Percent Recovery LCSD	Acceptance Criteria	RPD (Limit 20)
Diesel Extended	ug/L (ppb)	2,500	87	92	58-134	6

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. 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 compound 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. Compounds in the sample matrix interfered with the quantitation of the analyte.

j - The analyte concentration is reported below the lowest calibration standard. 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.

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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.

502407

SAMPLE CHAIN OF CUSTODY

ME 02/25/15 V3/ ATS/ V54/ BD

Page # 1 of

Send Report To Jerry Sawetz
Company The Riley Group
Address 17522 Bothell Way NE
City, State, ZIP Bothell WA 98011
Phone # (425) 415-0551 Fax #

SAMPLERS (signature) Stafford

PROJECT NAME/NO. 2015-006A

PO#

REMARKS Jerry will Email with Analyses.

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 Sampled	Time Sampled	Sample Type	# of containers	ANALYSES REQUESTED: TPH-Diesel	TPH-Gasoline	BTEX by 8021B	VOCs by8260	SVOCs by 8270	HFS						Notes
P1-5	01 A-E	820	2/24/15	Soil	5												X-per JS 2/25/15
-9	02 A-E	825															mc
-15	03 A-E	830															
-19	04 A-E	840															
-22	05 A-E	850		↓	↓												
P1-W	06 A-I	900		H_2O	9	X	X	X									
P2-5	07 A-E	1040		Soil	5	X	X	X									
-10	08 A-E	1045															
P3-5	09 A-E	1115				X	X	X									
-10	10 A-E	1120	↓	↓	↓												

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: Stafford	Stafford Laden	RGI	2/25/15	11 04
Received by:	James Bruya	F&B	2/25/15	11 04
Relinquished by:				
Received by:		Samples received at 3 °C		

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502407

SAMPLE CHAIN OF CUSTODY

ME 02/25/15 V3/AI5/BI3/V54

Page # 2 of ____

Send Report To Jerry Sawetz

Company The Riley Group

Address ____

City, State, ZIP ____

Phone # ____ Fax # ____

SAMPLERS (signature) [signature]

PROJECT NAME/NO. 2015-006A

PO# ____

REMARKS Jerry will email with Analyses

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 Sampled	Time Sampled	Sample Type	# of containers	ANALYSES REQUESTED: TPH-Diesel	TPH-Gasoline	BTEX by 8021B	VOCs by8260	SVOCs by 8270	HFS	Pb						Notes
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-10	12 A-E		1210			X	X	X				O						
-15	13 A-E		1220			X	X	X										
-19	14 A-E		1230															
P5-5	15 A-E		500															
P6-5	16 A-E		115			X	X	X				O						
-9	17 A-E		180															
-19	18 A-E		145			X	X	X										
-14	19 A-E		205															
P7-5	20 A-E		230															

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Seattle, WA 98119-2029
Ph. (206) 285-8282
Fax (206) 283-5044

SIGNATURE	PRINT NAME	COMPANY	DATE	TIME
Relinquished by: [signature]	Stafford Lozen	RGI	2/25/15	1104
Received by: [signature]	James Bruya	F&B	2/25	1104
Relinquished by:				
Received by:		Samples received at 3 °C		

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502407

SAMPLE CHAIN OF CUSTODY ME 02/25/15

V3/ AI5 / VS4 / B7

Page # 3 of ___

Send Report To: Jerry Sawetz

Company: The Riley Group

Address ___

City, State, ZIP ___

Phone # ___ Fax # ___

SAMPLERS (signature): [signature]

PROJECT NAME/NO.: 2015-0086 A

PO#

REMARKS: Jerry will Email with Analysis

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 Sampled	Time Sampled	Sample Type	# of containers	TPH-Diesel	TPH-Gasoline	BTEX by 8021B	VOCs by8260	SVOCs by 8270	HFS	HVOCs						Notes
P7-10	21 A-E	2/24/15	245	Soil	5							X						
-15	22 A-E		300	↓	↓	X	X	X										
-17	23 A-E		320															
P8-5	24 A-E		345															
-10	25 A-E		350															
-14	26 A-E		400			X	X	X										
-17	27 A-E		410	↓	↓													
P8-W	28 A-I		445	Water	9	X	X		X									
Cal P9-5	29 A-E		10:00	Soil	5													Added at Lab AP
02/25/15 P9-10	30 A-E		10:05	↓	↓													↓

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: [signature]	Stafford Lore	RGI	2/25/15	1104
Received by: [signature]	James Bruya	F&B	2/25/15	1104
Relinquished by:				
Received by:		Samples received at 3 °C		

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