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July 20, 2020

Mr. Mahesh Mungra 125 Central Avenue North Kent, Washington 98032

Subject: Soil Excavation and Sampling Report Mungra Property 125 Central Avenue North Kent, Washington 98032

Dear Mr. Mungra:

In accordance with your request, Puget Environmental, PLLC (Puget) has prepared this report presenting results of soil excavation and sampling activities at the site referenced above. The investigation was conducted to excavate and remove impacted soil near the former heating oil tank (UST) location. Work was conducted in accordance with the *Excavation Work Plan* prepared by Puget, dated March 17, 2020.

BACKGROUND

Previous Investigations

Initial Characterization and Cleanup

Between December 2002 and July 2008, the site was characterized to estimate the extent of soil impacted by total petroleum hydrocarbons as diesel (TPH-D). Following characterization, impacted soil was reportedly excavated and removed from the site. Portions of the impacted area could not be accessed due to the presence of an on-site building, resulting in the issuance of an Environmental Covenant by the Washington State Department of Ecology (Ecology). Details regarding the investigation and cleanup of the site are presented in the *Site Characterization Report* prepared by Farallon Consulting, LLC (Farallon) dated August 25, 2008, and the *Focused Feasibility Study and Disproportionate Cost Analysis Report* prepared by Farallon, dated June 3, 2009.

Followup Investigation

In January 2020, Puget visited the site and advanced a total of 6 borings (P-1 through P-6) to characterize the extent of remaining impacted soil. The borings were advanced to a maximum depth of approximately 12 feet below ground surface (bgs) using direct-push sampling equipment. Select soil samples were transported to the Friedman &

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Bruya, Inc. laboratory in Seattle, Washington, and analyzed for (TPH-D) using Ecology Method NWTPH-Dx. Based on results, an estimated 62 cubic yards (approximately 93 tons) of impacted soil remained beneath the site. Based on conditions, Puget prepared a work plan for excavation and removal of impacted soil. The estimated extent of remaining impacted soil is shown on Figure 1. Additional details are provided in the *Excavation Work Plan* prepared by Puget dated February 18, 2020.

EXCAVATION AND SAMPLING ACTIVITIES

Excavation and Sampling

Following approval of the proposed work plan, Puget returned to the site in May 2020 to observe excavation and removal of impacted soil near the former UST location. Soil excavation and removal services were provided by CNR Tanks, LLC of Camano Island, Washington.

Impacted soil was excavated and removed to a depth of approximately 10 feet bgs. Clean overburden soil from the surface to approximately 6 feet bgs was excavated and temporarily stockpiled on site for later use as backfill. Impacted soil beneath the clean overburden was loaded directly into trucks and transported off site for disposal. Approximately 23.25 tons of soil were excavated and transported to the Regional Disposal Intermodal facility in Seattle, Washington for disposal. Copies of weigh tickets from the disposal facilities are attached.

During impacted soil removal, groundwater was observed entering the excavation approximately 8 to 9 feet bgs. Approximately 1,200 gallons of groundwater and 20 gallons of sediment were subsequently removed by vacuum truck and transported off site for treatment and disposal. A copy of the bill of lading from the transporter is attached.

During excavation, soil was screened for volatile organic compounds using a combination of visual observation and sheen testing. Following excavation, soil samples were collected approximately 7 to 10 feet bgs from the sidewalls and bottom at the limits of excavation. An additional sample (ExW) was also collected from accumulated groundwater approximately 9 feet bgs.

Soil and groundwater samples were collected in laboratory-supplied containers and placed into an iced cooler pending transport to the analytical laboratory. Soil sample locations are shown on Figure 2.



Following impacted soil removal, the excavation was backfilled with a combination of stockpiled clean overburden and imported fill.

Laboratory Analysis and Results

Soil and groundwater samples from the excavation were transported under chain of custody to the Friedman & Bruya, Inc. laboratory in Seattle, Washington for analysis. The samples were analyzed for TPH-D using Ecology Method NWTPH-Dx.

Laboratory results indicate soil samples ExN-7, ExNW-7, ExE-7, ExS-7, ExSW-7, ExSE-7, ExNB-10 and ExSB-10 collected between approximately 7 and 10 feet bgs from the sidewalls and bottom of the excavation contained TPH-D concentrations below the laboratory method reporting limit (MRL) of 50 mg/kg.

Laboratory results indicate groundwater sample ExW collected from the excavation contained 13,000 micrograms per liter (ug/L) TPH-D, exceeding the MTCA Method A cleanup level of 500 ug/L. Copies of official laboratory report and chain of custody documentation are attached.

RESULTS AND CONCLUSIONS

Soil

Laboratory results indicate confirmation soil samples collected from the excavation bottom and sidewalls at the limits of excavation following removal of impacted soil contained TPH-D concentrations below the laboratory MRL. Based on these results, it appears impacted soil has been effectively removed and no further action regarding soil is warranted.

Groundwater

Laboratory results indicate sample ExW collected from groundwater accumulated approximately 9 feet bgs in the excavation contained 13,000 ug/L TPH-D, exceeding the MTCA Method A cleanup level of 500 ug/L. Based on these results, additional investigation will be needed to further evaluate groundwater conditions.

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LIMITATIONS

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The scope of work for this investigation was conducted in a manner that is consistent with the level of care and skill ordinarily exercised by other members of the profession practicing in the same locality and under similar conditions as of the date the services were provided. Results of our evaluation including conclusions, opinions and recommendations are based on a limited number of observations and data. Data from other areas may be different. Puget makes no representation, guarantee, or warranty, express or implied, regarding the services, communication, report, opinion, or instrument, of service provided.

Puget provides various levels of service to meet the needs of varying clients. Evaluation of geologic and environmental conditions requires judgement leading to conclusions and recommendations that are generally based on incomplete knowledge of subsurface conditions due to the limitations of data from field studies. Although risk cannot be eliminated, more detailed and extensive studies yield more information which may help understand and manage the level of risk.

This work was conducted based on the scope and budget requirements, and site information provided by our client.

We appreciate the opportunity to provide service. Please call if you have any questions.

Sincerely,

Puget Environmental, PLLC

Sarah Meyer Staff Professional

John K. Meyer, L.HG. Principal Hydrogeologist

Attachments Figures Table Laboratory Reports and Chain of Custody Documentation Waste Disposal Documentation





Table 1Soil Sample Laboratory ResultsMungra Property125 Central Avenue NorthKent, Washington 98032

Sample Name	Date	Depth	Sample Location	Comments	TPH-D			
ExN-7	05/13/20	7	Northern Sidewall	Collected at Limit of Excavation	<50			
ExNW-7	05/13/20	7	North Side of Western Sidewall	Collected at Limit of Excavation	<50			
ExNE-7	05/13/20	7	North Side of Eastern Sidewall	Collected at Limit of Excavation	<50			
ExS-7	05/13/20	7	Southern Sidewall	Collected at Limit of Excavation	<50			
ExSW-7	05/13/20	7	South Side of Western Sideall	Collected at Limit of Excavation	<50			
ExSE-7	05/13/20	7	South Side of Eastern Sidewall	Collected at Limit of Excavation	<50			
ExNB-10	05/13/20	10	Bottom of Excavation - North	Collected at Limit of Excavation	<50			
ExSB-10	05/13/20	10	Bottom of Excavation - South	Collected at Limit of Excavation	<50			
Model Toxics Con	Aodel Toxics Control Act (MTCA) Method A Cleanup Level							

TPH-D Total petroleum hydrocarbons as diesel using Ecology Method NWTPH-Dx

<50 Not detected at or above the indicated method reporting limit Depths are in feet below ground surface relative to the surface elevation at the edge of UST excavation. Results in milligrams per kilogram (mg/kg)

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1 77	x	(DOT SPEC TANK REQUIRED) UN1203 GASOLINE, MIXTURE CLASS 3, P (DOT SPEC TANK BEQUIRED)	GII				
1 TT	х	UN1203 GASOLINE, CLASS 3, PG II	_				
1 TT	x	NA1993 DIESEL MIXTURE, CLASS 3, PG III					
1 TT	x	NA1993 DIESEL, CLASS 3, PG III					
1 TT	x	NA1270 PETROLEUM OIL, CLASS 3, PG I	-				
1 TT	х	NA1270 PETROLEUM OIL, MIXTURE, CLASS	3, PG I				
1 TT		OILY WASTE WATER NON REG BY DOT					
1 TT		WASTE WATER NON REG BY DOT		1200	Gallong		
1 TT		MARINE VESSEL SEWAGE NON REG BY	DOT				
1Π		STREET WASTE STORM PIPE CLEANING					
-Tu	_	SAND Nom Righta DUY	_	20	Gollon	þ	-
						-	
PLAC	ARDS T		TO:				
specifically in writing th sgreet or declared valu Le not exceeding	a agreed or d e of the proper	elivind value of the property, as follows: "The consignment are time borrests of the consignment are time borrests of the described above by the proper shoping CO	D	Amt: S	C O.D. P PREPAR		
a release or a value o the carrier's liability or (provided by such provid	teclaration by leclare a value, ons. See NMFC	maked and steeleoptecared, and are the single and this single does not release the carrier's lability shall be limited to the axtent item 172. International and anticinal coveramental contractions and anticinal coveramental	a Section 7 of the o wither in recourse of	enditions, if this shipment is to b in the consigner, the consigner	e deliverent fu the or shall sign the CHARGE	S S	
(3) Commodities require must be to marked and rem 380, Bills of Ladin the Contract Terms and	ng special of a parkagert as to g. Preight bits Conditions for	addonal care or attention in handling or stowing regulations and transportation. Sea Section 3(e) of and Genements of Charges and Section 1(a) of a list of such articles.	all other lawful char	e delivery of this shipment will gea.	hout payment of FRE FREXHET P except when compt when	GHT CHAS	RGES
H Div lie pr	ECEIVED, subje a property descri- te of packages e word carrier to esession of the p	t to the disserius and Laffs in effect on the date of the latue of this Bit of Lading. bad above in apparent good order, except as noted (contents and candition of con- be punknown), marked, consigned, and dealined as indicated above which seld carrier aling understood throughout this contract as meaning way partial or corporation in recently under the contract agrees to carry to its usual place of derivery at seid deal- good.	ion and as to each arlomad herounder stron on the date of Shipper hereby o miring classification	party at any time interested in shall be subject to all the bill of its shipment. entries that he is familiar with and the said terms and condition bits or the said terms and condition	all or any said property, that e ding terms and conditions in the h all the lading terms and co dons are hereby sgreed to by t	very service governing cla relations in the he shipper ar	to Ar nd
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P		Main 13. 20 DATE		U I	Man -13-	2	>

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

May 18, 2020

John Meyer, Project Manager Puget Environmental 4616 25th Avenue NE, Suite 143 Seattle, WA 98105

Dear Mr Meyer:

Included are the results from the testing of material submitted on May 13, 2020 from the Central Ave, F&BI 005164 project. There are 5 pages included in this report. Any samples that may remain are currently scheduled for disposal in 30 days, or as directed by the Chain of Custody document. If you would like us to return your samples or arrange for long term storage at our offices, please contact us as soon as possible.

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

Sincerely,

FRIEDMAN & BRUYA, INC.

Cale

Michael Erdahl Project Manager

Enclosures c: Sarah Meyer PGT0518R.DOC

ENVIRONMENTAL CHEMISTS

Date of Report: 05/18/20 Date Received: 05/13/20 Project: Central Ave, F&BI 005164 Date Extracted: 05/13/20 Date Analyzed: 05/13/20

RESULTS FROM THE ANALYSIS OF SOIL SAMPLES FOR TOTAL PETROLEUM HYDROCARBONS AS DIESEL USING METHOD NWTPH-Dx Extended to Include Motor Oil Range Compounds

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

<u>Sample ID</u> Laboratory ID	Diesel Extended (C10-C36)	Surrogate <u>(% Recovery)</u> (Limit 48-168)
ExN-7 005164-01	<50	94
ExNW-7 005164-02	<50	94
ExNE-7 005164-03	<50	95
ExS-7 005164-04	<50	106
ExSW-7 005164-05	<50	97
ExSE-7 005164-06	<50	108
ExNB-10 005164-07	<50	104
ExSB-10 005164-08	<50	103
Method Blank 00-1086 MB	<50	97

ENVIRONMENTAL CHEMISTS

Date of Report: 05/18/20 Date Received: 05/13/20 Project: Central Ave, F&BI 005164 Date Extracted: 05/14/20 Date Analyzed: 05/14/20

RESULTS FROM THE ANALYSIS OF WATER SAMPLES FOR TOTAL PETROLEUM HYDROCARBONS AS DIESEL USING METHOD NWTPH-Dx Extended to Include Motor Oil Range Compounds

Results Reported as ug/L (ppb)

<u>Sample ID</u> Laboratory ID	Diesel Extended (C10-C36)	Surrogate <u>(% Recovery)</u> (Limit 47-140)
ExW 005164-09	13,000	ip
Method Blank 00-1087 MB	<250	109

ENVIRONMENTAL CHEMISTS

Date of Report: 05/18/20 Date Received: 05/13/20 Project: Central Ave, F&BI 005164

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

Laboratory Code:	005164-01 (Matrix	x Spike)					
			Sample	Percent	Percent		
	Reporting	Spike	Result	Recovery	Recovery	Acceptance	RPD
Analyte	Units	Level	(Wet Wt)	MS	MSD	Criteria	(Limit 20)
Diesel Extended	mg/kg (ppm)	5,000	<50	106	108	73-135	2
Laboratory Code:	Laboratory Contro	ol Sampl	le				
			Percent				
	Reporting	Spike	Recovery	Acceptan	ce		
Analyte	Units	Level	LCS	Criteria	L		
Diesel Extended	mg/kg (ppm)	5,000	98	74-139			

ENVIRONMENTAL CHEMISTS

Date of Report: 05/18/20 Date Received: 05/13/20 Project: Central Ave, F&BI 005164

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

			Percent	Percent		
	Reporting	Spike	Recovery	Recovery	Acceptance	RPD
Analyte	Units	Level	LCS	LCSD	Criteria	(Limit 20)
Diesel Extended	ug/L (ppb)	2,500	108	120	61-133	11

ENVIRONMENTAL CHEMISTS

Data Qualifiers & Definitions

a - The analyte was detected at a level less than five times the reporting limit. The RPD results may not provide reliable information on the variability of the analysis.

b - The analyte was spiked at a level that was less than five times that present in the sample. Matrix spike recoveries may not be meaningful.

 ca - The calibration results for the analyte were outside of acceptance criteria. The value reported is an estimate.

c - The presence of the analyte may be due to carryover from previous sample injections.

cf - The sample was centrifuged prior to analysis.

d - The sample was diluted. Detection limits were raised and surrogate recoveries may not be meaningful.

dv - Insufficient sample volume was available to achieve normal reporting limits.

f - The sample was laboratory filtered prior to analysis.

fb - The analyte was detected in the method blank.

fc - The analyte is a common laboratory and field contaminant.

hr - The sample and duplicate were reextracted and reanalyzed. RPD results were still outside of control limits. Variability is attributed to sample inhomogeneity.

hs - Headspace was present in the container used for analysis.

ht – The analysis was performed outside the method or client-specified holding time requirement.

ip - Recovery fell outside of control limits due to sample matrix effects.

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

 ${\rm J}$ - 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.

Ph. (206) 285-8282	Seattle, WA 98119-2029 R.	Friedman & Bruya, Inc. R 3012 16th Avenue West R	1	EXW	6X5B-10	EXNB-10	EX SE - 7	ExSW-7	EX2-2	EXNE-7	EX Nu-7	EXV-7	Sample ID		PhoneEm:	City, State, ZIP	Company I u gr	D.	Report To Win Mer	4 91500
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