

May 27, 2016

Steve Dorn insured
Nationwide Insurance Agency
Attn: Jennifer Scarcia

RE: REMEDIAL ACTION FINAL REPORT: REMEDIATION PROJECT • DORN 1803
PROJECT SITE: 1803 13TH AVE, SEATTLE, WASHINGTON 98102

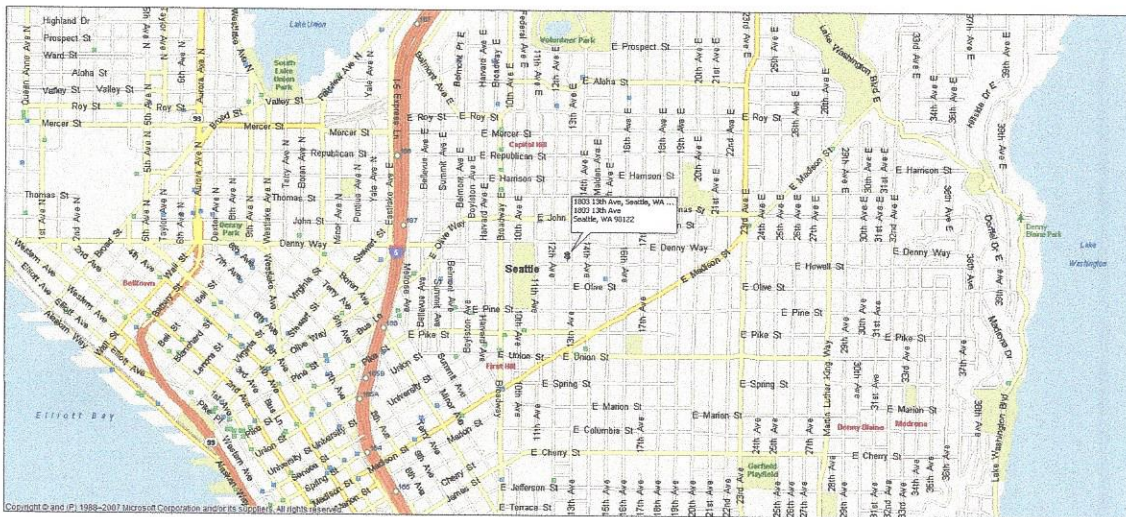
Dear Ms. Scarcia:

1 INTRODUCTION

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

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

FIGURE NO. 1: VICINITY MAP



2 EXECUTIVE SUMMARY

The residential remediation site is located at 1803 13th Ave, Seattle, Washington 98102. The purpose of this report is to present site assessment and remediation data at the above referenced site.

49 pages total

Our initial assessment was based on our understanding of local geology and hydrogeology; the review of various governmental agency data base listings, previous work performed in the subject area and on-site soil sampling and analysis. Relying solely upon the information reviewed, collected and/or available to Diane's Tank Removal Service, LLC during our investigation, it appeared that the residual heating oil contamination from a underground heating oil storage tank, located at 1803 13th Ave, Seattle, Washington 98102, is above cleanup threshold levels governed under the WA-DOE Model Toxics Control Act (MTCA) Method A regulations (Chapter 173-340 WAC).

Our completion of the subsurface investigation and the confirmation of a contaminated soil impact, due to the release of home heating oil (Diesel #2) into the environment from a 300-gallon UST formerly located on the site, reaffirms that the site initially posed a threat to human health and the environment under Washington State law. Due to Diane's Tank Removal Services, LLC's determination that further remedial actions were required at the time of the discovery of the release, our client requested that Diane's Tank Removal Services, LLC conduct an environmental remediation where Diane's Tank Removal Services, LLC utilized excavation remediation techniques at the site identified above.

Upon the completion of the site investigation, Diane's Tank Removal Services, LLC was authorized to implement a solution plan for the remediation of petroleum contaminated soil (PCS) in the vicinity of the former UST. The remediation plan was ultimately designed around the excavation of 617.32 tons of PCS associated with the areas of the highest environmental impact.

After removal of 617.32 tons of PCS, final soil samples were collected from the subject site. The levels of contamination remaining in the excavation for 10 of the 10 final samples reported by Friedman & Bruya, Inc., a Seattle based Washington State certified laboratory, do meet the WA-DOE MTCA Method A cleanup level for all known and identifiable petroleum hydrocarbons.

3 PROJECT BACKGROUND / SITE DESCRIPTION

3.1 PURPOSE

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

• SITE DESCRIPTION

The residential facility is an improved residential lot located the city limits of Seattle, Washington. The contact name and telephone number onsite is Steve Dorn (insured), phone number 206-954-6871. The subject UST was previously used to store #2 heating fuel oil for consumption on the property, but due to a failure and confirmed release, the UST was removed. The source of the release was from #2 heating fuel oil (for consumption) UST located on the property.

3.2 GEOGRAPHIC LOCATION

Latitude: 47.617723° North; Longitude: -122.315781° West, SE-29-25-4. The subject property is identified as parcel number 6003001490 and is located approximately .762 miles South of Volunteer Park Water Reservoir.

4 SUBSURFACE CONDITIONS

4.1 GEOLOGY

Diane's Tank Removal Services, LLC gathered information on the Project Site's soil types. Diane's Tank Removal Services, LLC reviewed on-site and local geologic data for the area.

The Puget Sound area, including the Seattle Metro region, occupies the central part of a trough where glacially derived sediments were deposited during several episodes, culminating with the Vashon Stage of the Fraser Glaciation which ended roughly 13,500 years ago. The advance of the Vashon Glacier deepened and widened north-south trending valleys. Thick bodies of sand, gravel, and till were deposited over the area, followed by a period of alluvial valley filling, localized peat deposition, minor erosion, and soil development.

4.1.1 USGS Classification

According to the United States Geological Survey (USGS) maps for the area, the geology of the site is classified as advance outwash in the Alderwood Series. Advance outwash is described as "clean, mostly gray, well stratified, unconsolidated sand with some pebbles. Locally silty and oxidized as bar and channel sediment in and along meltwater streams flowing from the advancing Vashon glacier." This association is described as "very deep, somewhat excessively drained soils located on outwash terraces." The soils, found to be a gravelly coarse sandy loam were formed in a mixture of volcanic ash and glacial outwash generally having the characteristics of moderately rapid permeability within surface soils and very rapid permeability in the substratum. Available water capacity is low, runoff is slow, and water erosion hazard is minimal.

4.1.2 USDA Classification

The United States Department of Agriculture Soil Conservation Soil Survey of King County Area, Washington was consulted for information concerning soils and surrounding area. The Survey classifies the soils at the site as Urban Land where identification of the soil types was not feasible due to development.

4.1.3 On-Site Observations

The geology of the soils underlying the former UST location appears to be consistent with USGS data. This soil stratum is located from the surface to approximately 10.5 feet beneath ground surface (bgs) at the location of the previously decommissioned LUST (Leaking Underground Storage Tank). This glacial till is again speculated to be underlain with a very dense layer of sand with sand lenses, pebbles and some cobbles classified as an advance outwash soil matrix that is again characterized as having very rapid permeability and very good seismic stability. There was an area of this stratum off of the northeast corner of the house that was overlain with a layer of cobbles similar to the consistency of river rock.

Figure No. 2 & 3.



Photograph's above depict the ongoing excavation of petroleum contaminated soils at the site where clean overburden was removed from the upper layer and the grey/blue stained contaminated soils were removed and hauled away to a certified disposal facility as Petroleum Contaminated Soil (PCS),

Figure No. 4, 5, 6, 7, 8, 9, 10.



East wall of excavation pit



South wall of excavation pit



South wall of excavation pit



West wall of excavation pit



Bottom of excavation pit



North wall of excavation pit



East wall of excavation pit

**photograph's above (4-10) depict the excavation pit after the removal of 617.32 tons of PCS*

4.2 HYDROGEOLOGY

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

Based on these assumptions, the hydrogeologic gradient for this report has been determined using the depth to water table information available for the area. Where available, the closest well in each quadrant has been identified (up to a radius of .5 miles around the target property) and used in the gradient calculation. While an attempt has been made to segregate shallow from deep aquifers, this cannot always be assured.

The WA-DOE water and monitoring well files for the area indicate groundwater was undetermined in the immediate area. Based on the surrounding gradient, documented groundwater depth in the area, groundwater is expected to flow to the West following the general surface grade.

5 RELEASE INFORMATION

5.1 GENERAL INFORMATION

In March 31, 2015, Diane's Tank Removal Services, LLC reviewed sampling data from soil samples from the Project Site. Soil sampling data collected from the vicinity of the former UST excavation indicated that concentrations of fuel hydrocarbons, with characteristics similar to the laboratory standard for #2 heating fuel were identified at the site. The Site map identifies the locations of all samples collected during this ongoing investigation process.

5.2 SITE CHARACTERIZATION

On April 9, 2015, Diane's Tank Removal Services, LLC was contracted by the property owner to investigate and remediate the subject property pursuant to the removal of a 300-gallon heating fuel UST from the property. The objective of the subsurface investigative/remediation program described herein was to assess the presence or absence of petroleum concentrations in the soil beneath the referenced property. The program consisted of developing a sampling plan to identify and quantify the soil impacted from this confirmed release.

Diane's Tank Removal Service, LLC, hired an independent agency to perform a Site Characterization. John Meyer, L.H.G with Puget Environmental Services performed the Site Characterization on April 9, 2015 and issued a report on May 8, 2015. The results of the evaluation including conclusions, opinions and recommendations were based on a limited number of observations and data.

April 9, 2015 sampling data indicated that concentrations of fuel hydrocarbons, with characteristics similar to the laboratory standard for heating fuel oil No. 2, are identified at the property. Based on the results obtained from this investigation, Diane's Tank Removal Services, LLC implemented an excavation plan to address the cleanup of PCS at the project site.

5.3 IDENTIFICATION OF CONTAMINANTS

Based on site investigations conducted by Diane's Tank Removal Services, LLC, the following contaminants have been identified as the "contaminant of concern."

5.3.1 SUMMARY: FUEL OIL NUMBER 2 - HEATING OIL: CAS NUMBER 68476-34-6

[Diesel fuels, and typical home heating oil and high aromatic content home heating oil, are forms of no. 2 fuel oil. Specifications for both middle distillate heating fuels and transportation fuels are similar. The final products may be treated as required for their particular use, but they are otherwise virtually indistinguishable on the basis of their gross physical or chemical properties. Diesel oil 2 is similar in chemical composition to Fuel oil 2, with the exception of additives.

Several references do not explicitly state which form of Number 2 oil they were testing. To alleviate some of the confusion, information that specifically listed "heating oil" is presented in this entry. The various kinds of fuel oils are obtained by distilling crude oil, and removing the different fractions. In terms of refining crude oil, typical heating oil is a middle distillate. The middle distillates include kerosene, aviation fuels, diesel fuels, and fuel oil #1 and 2. These fuels contain paraffins (alkanes), cycloparaffins (cycloalkanes), aromatics, and olefins from approximately C9 to C20. Aromatic compounds of concern included alkylbenzenes, toluene, naphthalenes, and polycyclic aromatic hydrocarbons (PAHs). Heating oil contains a higher percentage by volume of benzenes and naphthalenes relative to kerosene or diesel fuels. Most middle distillates contain some benzene, alkylbenzenes, toluene, ethylbenzene, xylenes, and cumenes, but in much lower percentage than gasoline. Fuel oil no. 2 spans the carbon number range from about C11 to C20. Fuel oil no. 2 products, consisting predominantly of atmospheric distillate streams, contain less than 5% three- to seven-ring polycyclic aromatic hydrocarbons (PAHs). If high proportions of heavy atmospheric, vacuum or light cracked distillates are present, the level may be as high as 10%. According to the U.S. Coast Guard Emergency Response Notification System (ERNS), no. 2 fuel oil is one of the most commonly spilled petroleum products in the U.S. Major U.S. spills involving no. 2 heating oil include: Bouchard #65 tanker incident off Buzzards Bay, Massachusetts, 1977; Exxon Bayway Refinery pipeline incident, in the Arthur Kill waterway, New York, 1990; and the World Prodigy tanker incident off Newport, Rhode Island, 1989.

5.3.2 *HAZARD/TOXICITY SUMMARY:*

Short-term hazards of the some of the lighter, more volatile and water soluble compounds (such as toluene, ethylbenzene, and xylenes) in heating oil no. 2 include potential acute toxicity to aquatic life in the water column (especially in relatively confined areas) as well as potential inhalation hazards. Heating oil no. 2 has moderate volatility and moderate solubility. Heating oil no. 2 possesses moderate to high acute toxicity to biota with product-specific toxicity related to the type and concentration of aromatic compounds. Heating oil no. 2 spills could result in potential acute toxicity to some forms of aquatic life. Oil coating of birds, sea otters, or other aquatic life which come in direct contact with the spilled oil is another potential short-term hazard. In the short term, spilled oil will tend to float on the surface; water uses threatened by spills include: recreation; fisheries; industrial, potable supply; and irrigation. Long-term potential hazards of some of the lighter, more volatile and water soluble compounds (such as toluene and xylenes) in heating oil no. 2 include contamination of groundwater. Long-term water uses threatened by spills include potable (ground) water supply. Chronic effects associated with middle distillates are mainly due to exposure to aromatic compounds. Long-term effects are also associated with PAHs, alkyl PAHs, and alkyl benzene (such as xylene) constituents of heating oil no. 2. Although PAHs, particularly heavy PAHs, do not make up a large percentage of heating oil no. 2 by weight, there are some PAHs in heating oil no. 2,

including naphthalene, alkyl naphthalenes, phenanthrene, and alkyl phenanthrenes. Due to their relative persistence and potential for various chronic effects, PAHs (particularly the alkyl PAHs) can contribute to long-term (chronic) hazards of heating oil no. 2 products in contaminated soils, sediments, and groundwater. Chronic effects of some of the constituents in heating oil no. 2 (toluene, xylene, naphthalenes, alkyl benzenes, and various alkyl PAHs) include changes in the liver and harmful effects on the kidneys, heart, lungs, and nervous system. Increased rates of cancer, immunological, reproductive, fetotoxic, genotoxic effects have also been associated with some of the compounds found in heating oil no. 2 (see entries on individual compounds for more details). Since Diesel oil 2 is similar in chemical composition to Fuel oil 2, with the exception of additives [962], studies on diesel toxicity are of some interest related to this product (see the Diesel Oil, General and Diesel Oil #2 entries). Many of the PAHs found in this product (see Chem.Detail section below) are more toxic in sunlight or other UV source than elsewhere (see PAHs as a group entry). See also: ATSDR toxicological profile on fuels oils in general, including this product.]

5.3.3 Exposure Media – Receptor

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

5.3.4 Soil (dermal contact and ingestion)

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

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

5.3.5 Outside Air (Inhalation of vapor and or particles)

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

- The release was of middle to heavy petroleum product, known as Diesel #2 or heating oil, which would not provide levels of hydrocarbon vapor sufficient to cause long-term health effects through inhalation.
- The identified source of the petroleum contamination, the aged 300-gallon heating oil UST was removed from the site thus removing the source of the free product identified at the site.

5.3.6 Inside Air (Inhalation of vapor and or particles)

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

- The identified source of the petroleum contamination, the 300-gallon aged heating oil UST was removed from the site thus removing the source of the free product identified at the site.

5.3.7 Groundwater (Potable water ingestion)

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

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

5.3.8 Surface Water (Swimming/Fish consumption)

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

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

5.3.9 Soil/Water Sampling Results Summary

Soil Sample No. B-1-6, B-1-12.5, B-2-9 and B-3-10 represents past soil conditions with TPH concentrations in two of the four samples above the WA-DOE MTCA Method A cleanup level that were eventually removed from the site. Soil Samples P-1 and P-3 represent past soil conditions with TPH concentrations above the WA-DOE MTCA Method A cleanup level that were removed from the site. Soil samples F-1 through F-10 reflect current soil conditions where ten of the ten soil samples showed TPH concentrations below the WA-DOE MTCA Method A cleanup level.

Soil samples having a B prefix are base samples taken during the Site Characterization to determine the base level of contaminants. Soil samples having a P prefix are performance samples taken as an ongoing investigation of the site. Soil samples having a F prefix are final samples taken at the conclusion of excavation/remediation activities.

The soil sample results for the Project Site are presented as follows:

<i>Number</i>	<i>Matrix</i>	<i>Depth (ft)</i>	<i>ppm</i>
B-1-6-032415	Soil	6.0	20,000
B-1-12.5'	Soil	12.5	320
B-2-9'	Soil	9.0	13,000
B-3-10'	Soil	10.0	780
P-1-9-051616	Soil	9.0	7,300
P-3-7-051816	Soil	7.0	3,100
F-1-9.5-051816	Soil	9.5	96
F-2-9.5-051916	Soil	9.5	330
F-3-10.5-051916	Soil	10.5	<50
F-4-9.5-051916	Soil	9.5	<50
F-5-10.5-051916	Soil	10.5	<50
F-6-9.5-051916	Soil	9.5	<50
F-7-10.5-051916	Soil	10.5	<50
F-8-9.5-051916	Soil	9.5	<50
F-9-9.5-051916	Soil	9.5	<50
F-10-9.5-051816	Soil	9.5	<50

5.4 SELECTION OF CLEANUP STANDARDS

5.4.1 Cleanup level Selection

As previously noted, the former property condition is the result of a 300-gallon residential UST releasing #2 grade heating fuel into the surrounding soil strata. The goal of the remediation plan was to find a permanent solution that would eliminate and restrict the migration of any contaminants from the affected areas of the properties to off-site properties and impact new construction at the site.

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

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

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

6 SITE REMEDIATION PLAN

6.1 STATEMENT OF UNDERSTANDING OF REGULATIONS

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

6.2 SCOPE OF WORK

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

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

6.2.2 The scope of our services included:

- Excavation of 617.32 tons of diesel contaminated soil from the Project Site (1803 13th Ave, Seattle, Washington 98102).
- Sampling as necessary to close site to MTCA Method A standards based on NWTPH-Dx analysis
- Arrange for all permits as required by State and Local authorities.
- Preparation of this Remedial Action Final Report (RAFR).

6.3 PROJECT OVERVIEW

An independent hazardous substance remedial action was undertaken by Diane's Tank Removal Services, LLC upon the approval of our proposal to design and implement a permanent solution plan for the remediation of all known, identifiable and accessible petroleum contaminated soil in the vicinity and down-gradient of the former UST to the WA-DOE MTCA Method A cleanup standards. The remediation plan was ultimately designed to excavate 617.32 tons of diesel contaminated soil exceeding WA-DOE MTCA A cleanup standards located at the project site.

The excavation of diesel contaminated soil was completed by Diane's Tank Removal Services, LLC in May 19, 2016. Contaminated soils were excavated by machine and removed from the subject property and delivered to Regional Disposal Company of Seattle, Washington as Petroleum Contaminated Soils (PCS). The excavation of the project concluded with the property having had 617.32 tons of contaminated soil removed from the Project Site.

7 CONCLUSION

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

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

Constituent

Soil/Water Cleanup Standard (ppm)

Method A TPH-Dx (diesel)

2,000 / .5

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

8 LABORATORY QUALITY ASSURANCE/QUALITY CONTROL

8.1 QUALITY ASSURANCE

A quality assurance program is designed to assess the adherence of the analytical laboratory's procedures to standards established by state and/or federal regulations. Diane's Tank Removal Services, LLC implements quality control on its projects through establishing company goals and implementing standard company policies. When selecting subcontractors, Diane's Tank Removal Services, LLC examines the subcontractor's quality assurance program to assess if the data/services they provide also conform to the standard of quality we demand. In terms of laboratories, Diane's Tank Removal Services, LLC insists on a quality control package which demonstrates reliability, accuracy, and reproducibility. The laboratory through a variety of methods including surrogates, blanks, duplicate samples, and matrix spikes can document these standards.

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

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

8.2 ANALYTICAL METHODS

8.2.1 NWTPH-Dx

NWTPH-Dx is the qualitative and quantitative method (extended) for semi-volatile ("diesel") petroleum products in soil and water. Petroleum products applicable for this analytical method include jet fuels, kerosene, diesel oils, hydraulic fluids, mineral oils, lubricating oils and fuel oils.

9 CONTRACTOR INFORMATION

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

10 LIMITATIONS

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

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

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

Sincerely,



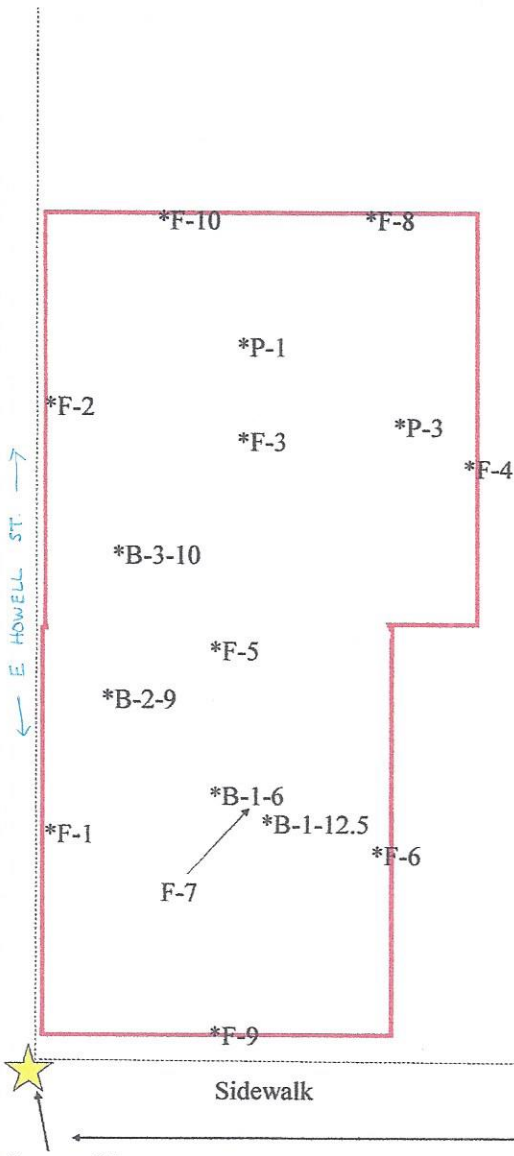
DIANE'S TANK REMOVAL SERVICES, LLC

By: Diane Kamacho
Site Assessor
Project Coordinator
International Code Council UST Decommissioner



Enclosures

SOIL SAMPLE LOCATIONS AND RESULTS

<u>Sample Location</u>	<u>Depth (ft)</u>	<u>Distance from new POR Point of Reference</u>	<u>Results</u>
B-1-6-032415	6'	12' North, 18' West	20,000 ppm
B-1-12.5'	12.5'	14' North, 17' West	320 ppm
B-2-9'	9'	3' North, 20' West	13,000 ppm
B-3-10'	10'	4' North, 28' West	780 ppm
P-1-9-051616	9'	12' North, 38' West	7,300 ppm
P-3-7-051816	7'	19' North, 34' West	3,100 ppm
F-1-9.5-051816	9.5'	1' North, 12' West	96 ppm
F-2-9.5-051916	9.5'	1' North, 36' West	330 ppm
F-3-10.5-051916	10.5'	12' North, 30' West	<50 ppm
F-4-9.5-051916	9.5'	23' North, 30' West	<50 ppm
F-5-10.5-051916	10.5'	12' North, 24' West	<50 ppm
F-6-9.5-051916	9.5'	18' North, 12' West	<50 ppm
F-7-10.5-051916	10.5'	14' North, 17' West	<50 ppm
F-8-9.5-051916	9.5'	18' North, 48' West	<50 ppm
F-9-9.5-051916	9.5'	12' North, 5' West	<50 ppm
F-10-9.5-051816	9.5'	8' North, 48' West	<50 ppm



Point of Reference—SE Corner of Property Line

	<p>Steve Dorn Project</p>	<p>May 27, 2016</p> <p>Drawing Not To Scale</p>
<p>Diane's Tank Removal Services, LLC P.O. Box 77738 Seattle, WA 98177</p>	<p>1803 13th Ave Seattle, Washington</p>	

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

May 27, 2016

Diane Kamacho, Project Manager
Dianes Tank Removal Services
PO Box 77738
Seattle, WA 98177

Dear Ms. Kamacho:

Included are the results from the testing of material submitted on May 19, 2016 from the 1803 13th Ave, F&BI 605365 project. There are 3 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.



Matthew Langston
Project Manager

Enclosures
DTS0527R.DOC

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Date of Report: 05/27/16
Date Received: 05/19/16
Project: 1803 13th Ave, F&BI 605365
Date Extracted: 05/20/16
Date Analyzed: 05/20/16

**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	<u>Diesel Extended</u> (C ₁₀ -C ₃₆)	<u>Surrogate</u> (% Recovery) (Limit 56-165)
F-2-9.5-051916 605365-01	330	124
F-3-10.5-051916 605365-02	<50	129
F-4-9.5-051916 605365-03	<50	122
F-5-10.5-051916 605365-04	<50	122
F-6-9.5-051916 605365-05	<50	109
F-7-10.5-051916 605365-06	<50	122
F-8-9.5-051916 605365-07	<50	109
F-9-9.5-051916 605365-08	<50	122
Method Blank 06-1041 MB	<50	122

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Date of Report: 05/27/16

Date Received: 05/19/16

Project: 1803 13th Ave, F&BI 605365

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

Laboratory Code: 605365-02 (Matrix Spike)

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	106	101	63-146	5

Laboratory Code: Laboratory Control Sample

Analyte	Reporting Units	Spike Level	Percent Recovery LCS	Acceptance Criteria
Diesel Extended	mg/kg (ppm)	5,000	98	79-144

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Data Qualifiers & Definitions

- a - The analyte was detected at a level less than five times the reporting limit. The RPD results may not provide reliable information on the variability of the analysis.
- b - The analyte was spiked at a level that was less than five times that present in the sample. Matrix spike recoveries may not be meaningful.
- ca - The calibration results for the analyte were outside of acceptance criteria. 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.

605365

SAMPLE CHAIN OF CUSTODY

ML 5119116

D02

and Report To: Diane Kamacho
 Company: Dienes Tank Removal Services
 Address: 18720 Sound View Pl
 City, State, ZIP: Edmonds, WA 98020
 Phone #: (206) 510-9497 Fax #: (206) 420-1789

SAMPLERS (signature) Diane Kamacho PO # _____
 PROJECT NAME/NO. 1803 13' Ave
 REMARKS _____

Page # _____ of _____
 TURNAROUND TIME
 Standard (2 Weeks)
 RUSH
 Rush charges authorized by: _____
 SAMPLE DISPOSAL
 Dispose after 30 days
 Return samples
 Will call with instructions

Sample ID	Lab ID	Date	Time	Sample Type	# of containers	ANALYSES REQUESTED						Notes
						TPH-Diesel	TPH-Gasoline	BTEX by 8021B	VOCs by 8260	SVOCs by 8270	HFS	
F-2-9.5-051914	01	5/19/14	12:45pm	soil	1	✓						
F-3-10.5-051914	02	4	4	Soil	1	✓						
F-4-9.5-051914	03	4	12:48pm	Soil	1	✓						
F-5-10.5-051916	04	4	12:58pm	Soil	1	✓						
F-6-9.5-051914	05	4	1pm	Soil	1	✓						
F-7-10.5-051914	06	4	4	Soil	1	✓						
F-8-9.5-051914	07	4	4	Soil	1	✓						
F-9-9.5-051914	08	4	4	Soil	1	✓						

Samples received at 6 °C

SIGNATURE		PRINT NAME	COMPANY	DATE	TIME
Relinquished by: <u>Diane Kamacho</u>		Diane Kamacho	Dienes Tank Removal	5/19/14	2:40pm
Received by: <u>mlh/mw</u>		Ngan Phan	FEDI	5/14/16	2:40
Relinquished by:					
Received by:					

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

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

May 24, 2016

Diane Kamacho, Project Manager
Dianes Tank Removal Services
PO Box 77738
Seattle, WA 98177

Dear Ms. Kamacho:

Included are the results from the testing of material submitted on May 18, 2016 from the 1803 13 Ave, F&BI 605332 project. There are 3 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.



Matthew Langston
Project Manager

Enclosures
DTS0524R.DOC

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Date of Report: 05/24/16
Date Received: 05/18/16
Project: 1803 13 Ave, F&BI 605332
Date Extracted: 05/18/16
Date Analyzed: 05/18/16

**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	<u>Diesel Extended</u> (C ₁₀ -C ₃₆)	<u>Surrogate</u> (% Recovery) (Limit 56-165)
F-10-9.5-051816 605332-01	<50	102
Method Blank 06-1009 MB	<50	122

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Date of Report: 05/24/16

Date Received: 05/18/16

Project: 1803 13 Ave, F&BI 605332

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

Laboratory Code: 605319-02 (Matrix Spike)

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	1,200	104	105	63-146	1

Laboratory Code: Laboratory Control Sample

Analyte	Reporting Units	Spike Level	Percent Recovery LCS	Acceptance Criteria
Diesel Extended	mg/kg (ppm)	5,000	107	79-144

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Data Qualifiers & Definitions

- a - The analyte was detected at a level less than five times the reporting limit. The RPD results may not provide reliable information on the variability of the analysis.
- b - The analyte was spiked at a level that was less than five times that present in the sample. Matrix spike recoveries may not be meaningful.
- ca - The calibration results for the analyte were outside of acceptance criteria. 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.

605332
 Report ~~_____~~ Diane Kamach
 Company Diane's Tank Removal
 Address PO Box 77738
 City, State, ZIP Seattle WA 98177
 Phone 206-510-9499 Email 206-420-1789

SAMPLE CHAIN OF CUSTODY FF ML5/18/16 001 of 1
 Page # _____ of _____
 SAMPLERS (signature) Diane Kamach
 PROJECT NAME 1803 13 Arc PO # _____
 REMARKS _____ INVOICE TO _____
May be used as a Final

TURNAROUND TIME
 Standard Turnaround
 RUSH
 Rush charges authorized by: _____
 SAMPLE DISPOSAL
 Dispose after 30 days
 Archive Samples
 Other _____

Sample ID	Lab ID	Date Sampled	Time Sampled	Sample Type	# of Jars	ANALYSES REQUESTED							Notes			
						TPH-High	TPH-Diesel	TPH-Gasoline	BTEX by 8021B	VOCs by 8260C	SVOCs by 8270D	PAHs 8270D SIM				
F-10-																
P-2-9.S-051814	01	5/18/14	9:45am	soil	1											
for PK																
MC 5/19/16																

Friedman & Bruyo, Inc.
 3012 16th Avenue West
 Seattle, WA 98119-2029
 Ph. (206) 285-8282

Relinquished by: Diane Kamach SIGNATURE
 Received by: [Signature]
 Relinquished by: [Signature]
 Received by: _____

PRINT NAME: Diane Kamach
VMMH

COMPANY: DTEBELLS
FBI

DATE: 5/18/14
5/10/14

TIME: 10:22 AM
6:22

Samples received at 23 °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

May 24, 2016

Diane Kamacho, Project Manager
Dianes Tank Removal Services
PO Box 77738
Seattle, WA 98177

Dear Ms. Kamacho:

Included are the results from the testing of material submitted on May 19, 2016 from the 1803 13 Ave, F&BI 605361 project. There are 3 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.



Matthew Langston
Project Manager

Enclosures
DTS0524R.DOC

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Date of Report: 05/24/16
Date Received: 05/19/16
Project: 1803 13 Ave, F&BI 605361
Date Extracted: 05/19/16
Date Analyzed: 05/19/16

**RESULTS FROM THE ANALYSIS OF SOIL SAMPLES
FOR TOTAL PETROLEUM HYDROCARBONS AS DIESEL
USING METHOD NWTPH-D_x
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	<u>Diesel Extended</u> (C ₁₀ -C ₃₆)	<u>Surrogate</u> (% Recovery) (Limit 56-165)
F-1-9.5-051816 605361-01	96	100
Method Blank 06-1013 MB2	<50	100

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Date of Report: 05/24/16

Date Received: 05/19/16

Project: 1803 13 Ave, F&BI 605361

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

Laboratory Code: 605338-03 (Matrix Spike)

<u>Analyte</u>	<u>Reporting Units</u>	<u>Spike Level</u>	<u>Sample Result (Wet Wt)</u>	<u>Percent Recovery MS</u>	<u>Percent Recovery MSD</u>	<u>Acceptance Criteria</u>	<u>RPD (Limit 20)</u>
Diesel Extended	mg/kg (ppm)	5,000	<50	110	106	64-133	4

Laboratory Code: Laboratory Control Sample

<u>Analyte</u>	<u>Reporting Units</u>	<u>Spike Level</u>	<u>Percent Recovery LCS</u>	<u>Acceptance Criteria</u>
Diesel Extended	mg/kg (ppm)	5,000	99	58-147

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Data Qualifiers & Definitions

- a - The analyte was detected at a level less than five times the reporting limit. The RPD results may not provide reliable information on the variability of the analysis.
- b - The analyte was spiked at a level that was less than five times that present in the sample. Matrix spike recoveries may not be meaningful.
- ca - The calibration results for the analyte were outside of acceptance criteria. 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.

SAMPLE CHAIN OF CUSTODY MC 5/19/16 DOI 1 of 1

605361

Send Report To Diane Kamacho
 Company Dianas Tank Removal Services
 Address 18720 Sound View Pl
 City, State, ZIP Edmonds, WA 98020
 Phone # (206) 510-9497 Fax # (206) 420-1789

SAMPLERS (signature) *Nick K...* PO #
 PROJECT NAME/NO. 1803 13' Arc
 REMARKS

TURNAROUND TIME
 Standard (2 weeks)
 RUSH *ASAP*
 Rush charges authorized by: _____
 SAMPLE DISPOSAL
 Dispose after 90 days
 Return samples
 Will call with instructions

Sample ID	Lab ID	Date	Time	Sample Type	# of containers	ANALYSES REQUESTED					Notes	
						TPH-Diesel	TPH-Gasoline	BTX by 8081B	VOCs by 8388	SVOCs by 8379		HPS
F-1-9.5 P-4-9-051814 APDK ML 5/20	01	5/18/14	2:49pm	Soil	1							
												Samples received at 4 °C

SIGNATURE	PRINT NAME	COMPANY	DATE	TIME
Relinquished by: <i>Nick K...</i>	Diane Kamacho	Dianas Tank Removal	5/19/16	8:30 AM
Received by: <i>MLofLaw</i>	Nhan Phan	FBI	5/19/16	0830
Relinquished by:				
Received by:				

Friedman & Bruys, Inc.
 3018 16th Avenue West
 Seattle, WA 98119-3039
 Ph. (206) 285-8282
 Fax (206) 283-5044

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

May 24, 2016

Diane Kamacho, Project Manager
Dianes Tank Removal Services
PO Box 77738
Seattle, WA 98177

Dear Ms. Kamacho:

Included are the results from the testing of material submitted on May 18, 2016 from the 1803 13 Ave, F&BI 605333 project. There are 3 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.



Matthew Langston
Project Manager

Enclosures
DTS0524R.DOC

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Date of Report: 05/24/16
Date Received: 05/18/16
Project: 1803 13 Ave, F&BI 605333
Date Extracted: 05/19/16
Date Analyzed: 05/19/16

**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	<u>Diesel Extended</u> (C ₁₀ -C ₃₆)	Surrogate (% Recovery) (Limit 56-165)
P-3-7-051816 605333-01	3,100	108
Method Blank 06-1009 MB	<50	122

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Date of Report: 05/24/16

Date Received: 05/18/16

Project: 1803 13 Ave, F&BI 605333

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

Laboratory Code: 605319-02 (Matrix Spike)

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	1,200	104	105	63-146	1

Laboratory Code: Laboratory Control Sample

Analyte	Reporting Units	Spike Level	Percent Recovery LCS	Acceptance Criteria
Diesel Extended	mg/kg (ppm)	5,000	107	79-144

605333

Report to ~~_____~~ Dian Kamechu

Company P.O. Box 7738

Address Seattle WA 98177

City, State, ZIP Dianis Tank Removal

Phone 206-510-9497 Email DianisTankRemoval@comcast.net

SAMPLE CHAIN OF CUSTODY ML 5/18/14

SAMPLERS (signature) Dian K

PROJECT NAME

1803 13' Ave

REMARKS

INVOICE TO

PO #

INVOICE TO

Page # 001

of 1

TURNAROUND TIME

- Standard Turnaround
- RUSH

Rush charges authorized by:

SAMPLE DISPOSAL

- Dispose after 30 days
- Archive Samples
- Other

ANALYSES REQUESTED

Sample ID	Lab ID	Date Sampled	Time Sampled	Sample Type	# of Jars	ANALYSES REQUESTED							Notes		
						TPH-High	TPH-Diesel	TPH-Gasoline	BTEX by 8021B	VOCs by 8260C	SVOCs by 8270D	PAHs 8270D SIM			
P-3-7-051814	01	5/18/14	9:48am	soil	1	<input checked="" type="checkbox"/>									

SIGNATURE		PRINT NAME	COMPANY	DATE	TIME
Relinquished by: <i>Dian K</i>	<i>Dian K</i>	Dian Kamechu	DTRS LLC	5/18/14	10:23 am
Received by: <i>Gleda</i>	<i>Gleda</i>	VINGT	EBI	5/10/14	10:23 am
Relinquished by:					
Received by:					

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

Samples received at 23 °C

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Data Qualifiers & Definitions

- a - The analyte was detected at a level less than five times the reporting limit. The RPD results may not provide reliable information on the variability of the analysis.
- b - The analyte was spiked at a level that was less than five times that present in the sample. Matrix spike recoveries may not be meaningful.
- ca - The calibration results for the analyte were outside of acceptance criteria. 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.

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

May 24, 2016

Diane Kamacho, Project Manager
Dianes Tank Removal Services
PO Box 77738
Seattle, WA 98177

Dear Ms. Kamacho:

Included are the results from the testing of material submitted on May 17, 2016 from the 1803 13 Ave, F&BI 605304 project. There are 3 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.



Matthew Langston
Project Manager

Enclosures
DTS0524R.DOC

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Date of Report: 05/24/16
Date Received: 05/17/16
Project: 1803 13 Ave, F&BI 605304
Date Extracted: 05/18/16
Date Analyzed: 05/18/16

**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	<u>Diesel Extended</u> (C ₁₀ -C ₃₆)	<u>Surrogate</u> (% Recovery) (Limit 56-165)
P-1-9-051616 605304-01	7,300	120
Method Blank 06-1009 MB	<50	122

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Date of Report: 05/24/16
Date Received: 05/17/16
Project: 1803 13 Ave, F&BI 605304

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

Laboratory Code: 605319-02 (Matrix Spike)

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	1,200	104	105	63-146	1

Laboratory Code: Laboratory Control Sample

Analyte	Reporting Units	Spike Level	Percent Recovery LCS	Acceptance Criteria
Diesel Extended	mg/kg (ppm)	5,000	107	79-144

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Data Qualifiers & Definitions

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

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

ca - The calibration results for the analyte were outside of acceptance criteria. 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.

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

April 13, 2015

Dan Whitman, Project Manager
Whitman Environmental Sciences
5508 35th Ave. NE
Seattle, WA 98105

Dear Mr. Whitman:

Included are the results from the testing of material submitted on April 9, 2015 from the WES 1803, F&BI 504164 project. There are 4 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 should have any questions.

Sincerely,

FRIEDMAN & BRUYA, INC.



Michael Erdahl
Project Manager

Enclosures
WES0413R.DOC

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

CASE NARRATIVE

This case narrative encompasses samples received on April 9, 2015 by Friedman & Bruya, Inc. from the Whitman Environmental Sciences WES 1803, F&BI 504164 project. Samples were logged in under the laboratory ID's listed below.

<u>Laboratory ID</u>	<u>Whitman Environmental Sciences</u>
504164 -01	B-1-12.5'
504164 -02	B-2-9'
504164 -03	B-3-10'

All quality control requirements were acceptable.

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Date of Report: 04/13/15
Date Received: 04/09/15
Project: WES 1803, F&BI 504164
Date Extracted: 04/09/15
Date Analyzed: 04/09/15

**RESULTS FROM THE ANALYSIS OF SOIL SAMPLES
FOR TOTAL PETROLEUM HYDROCARBONS AS
DIESEL AND MOTOR OIL
USING METHOD NWTPH-Dx**
Results Reported on a Dry Weight Basis
Results Reported as mg/kg (ppm)

<u>Sample ID</u> Laboratory ID	<u>Diesel Range</u> (C ₁₀ -C ₂₅)	<u>Motor Oil Range</u> (C ₂₅ -C ₃₆)	<u>Surrogate</u> (% Recovery) (Limit 48-168)
B-1-12.5' 504164-01	320	<250	100
B-2-9' 504164-02	13,000	<250	103
B-3-10' 504164-03	780	<250	106
Method Blank 05-733 MB	<50	<250	101

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Date of Report: 04/13/15

Date Received: 04/09/15

Project: WES 1803, F&BI 504164

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

Laboratory Code: 504161-05 (Matrix Spike)

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	100	98	73-135	2

Laboratory Code: Laboratory Control Sample

Analyte	Reporting Units	Spike Level	Percent Recovery LCS	Acceptance Criteria
Diesel Extended	mg/kg (ppm)	5,000	101	74-139

504164

SAMPLE CHAIN OF CUSTODY

ME 04/09/15

CO1

Send Report To Mr. William
 Company William Ely, Services
 Address 5505 35th Ave NE
 City, State, ZIP Seattle, WA 98115
 Phone 206-583-5588 Fax # _____

SAMPLERS (signature) _____
 PROJECT NAME/NO. 1803
 PO # 2255
15025
 REMARKS

TURNAROUND TIME
 Standard (2 Weeks)
 RUSH Friday AM
 Rush charges authorized by: _____
 SAMPLE DISPOSAL
 Dispose after 30 days
 Return samples
 Will call with instructions

Sample ID	Lab ID	Date	Time	Sample Type	# of containers	ANALYSES REQUESTED					Notes	
						TPH-Diesel <input checked="" type="checkbox"/>	TPH-Gasoline	BTEX by 8021B	VOCs by 8260	SVOCs by 8270		HFS
B-1-16.5'	01	4-9-15		Soil	1	X						
B-2-9'	02	"		"	1	X						
B-3-10'	03	"		"	1	X						

SIGNATURE
 Relinquished by: [Signature]
 Received by: [Signature]
 Relinquished by: [Signature]
 Received by: _____

PRINT NAME
 Relinquished by: _____
 Received by: William Phan
 Relinquished by: _____
 Received by: _____

COMPANY
 Relinquished by: _____
 Received by: FBT
 Relinquished by: _____
 Received by: _____

DATE
 Relinquished by: _____
 Received by: 4/9/15
 Relinquished by: _____
 Received by: _____

TIME
 Relinquished by: _____
 Received by: 2:25
 Relinquished by: _____
 Received by: _____

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

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 31, 2015

Diane Kamacho, Project Manager
Dianes Tank Removal Services
PO Box 77738
Seattle, WA 98177

Dear Ms. Kamacho:

Included are the results from the testing of material submitted on March 25, 2015 from the 1803 13th Ave, F&BI 503470 project. There are 3 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.



Matthew Langston
Project Manager

Enclosures
DTS0331R.DOC

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Date of Report: 03/31/15
Date Received: 03/25/15
Project: 1803 13th Ave, F&BI 503470
Date Extracted: 03/25/15
Date Analyzed: 03/25/15

**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	<u>Diesel Extended</u> (C ₁₀ -C ₃₆)	Surrogate (% Recovery) (Limit 53-144)
B-1-6-032415 503470-01	20,000	88
Method Blank 05-618 MB	<50	98

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Date of Report: 03/31/15

Date Received: 03/25/15

Project: 1803 13th Ave, F&BI 503470

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

Laboratory Code: 503465-05 (Matrix Spike)

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	103	104	64-133	1

Laboratory Code: Laboratory Control Sample

Analyte	Reporting Units	Spike Level	Percent Recovery LCS	Acceptance Criteria
Diesel Extended	mg/kg (ppm)	5,000	92	58-147

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

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x - The sample chromatographic pattern does not resemble the fuel standard used for quantitation.