



COHESION
ENVIRONMENTAL SERVICES

5216 YATES MILL POND RD | RALEIGH, NC 27606-8921
COHESION-INC.COM

TANK REMOVAL REPORT

2719 Everett Avenue
Raleigh, NC 27607

PROPERTY OWNER

Mongoose Properties LLC
% York Properties
2108 Clark Avenue
Raleigh, NC 27605

June 2026

PREPARED FOR

Mongoose Properties LLC
% York Properties
2108 Clark Avenue
Raleigh, NC 27605

PREPARED BY

Cohesion, Inc.
5216 Yates Mill Pond Road
Raleigh, NC 27606
cboshoff@cohesion-inc.com

Christoph Boshoff

Christoph Boshoff
Environmental Professional (ASTM)

TANK REMOVAL

Cohesion, Inc. was contracted to remove a heating oil underground storage tank (UST) located at 2719 Everett Avenue in Raleigh, North Carolina. The approximate tank location is indicated in Figure 1.

On June 16, 2026, the tank removal was initiated by uncovering the tank. The tank was filled with sand, and determined to be approximately 4 feet (48 inches) in diameter and 4 feet (48 inches) in length, equating to a volume of approximately 375 gallons. Soil retrieved next to the bottom of the tank exhibited a petroleum odor. The tank was removed, loaded and transported off-site for proper disposal. The tank disposal information is attached in Appendix A.

Several rust holes were observed in the tank upon removal. A soil sample (B-1) was collected from the pit bottom and analyzed for total petroleum hydrocarbons (TPH) using a *North Carolina Department of Environmental Quality* (NCDEQ) approved QED analyzer.

The TPH analysis detected a gasoline-range organics (GRO) concentration of 165 mg/kg and a diesel-range organics (DRO) concentration of 3,834 mg/kg, exceeding *NCDEQ's* TPH cleanup standards of 50 mg/kg for TPH-GRO and 100 mg/kg for TPH-DRO, respectively. The analytical results are included in Appendix B.

CONCLUSIONS AND RECOMMENDATIONS

A residential home heating oil UST located at the referenced property was removed. Soil retrieved from the tank pit smelled of petroleum. TPH analysis of the soil collected from beneath the tank indicated a petroleum concentration exceeding *NCDEQ's* applicable cleanup standards.



NCDEQ requires expedient reporting of the petroleum release and will require remedial actions. If a water-supply well is located within 100 feet from the release area, removal of all petroleum impacted soil (and groundwater if applicable) exceeding NCDEQ's cleanup standards will be required. Once cleanup is complete, NCDEQ requires a professionally sealed Soil Cleanup Report to be submitted to close the release incident by issuance of a Notice of No Further Action (NFA).

If no water-supply wells are located within 100 feet from the release area, a second remedial option is allowed by NCDEQ by placing a *Notice of Residual Petroleum* (NRP) on the deed of the property and leaving the petroleum impacted soil in place. An NRP carries land-use restrictions which could affect the future use and value of the property. To avoid land use restrictions removal of impacted soil is the most feasible option.



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PHONE: 919-233-8626

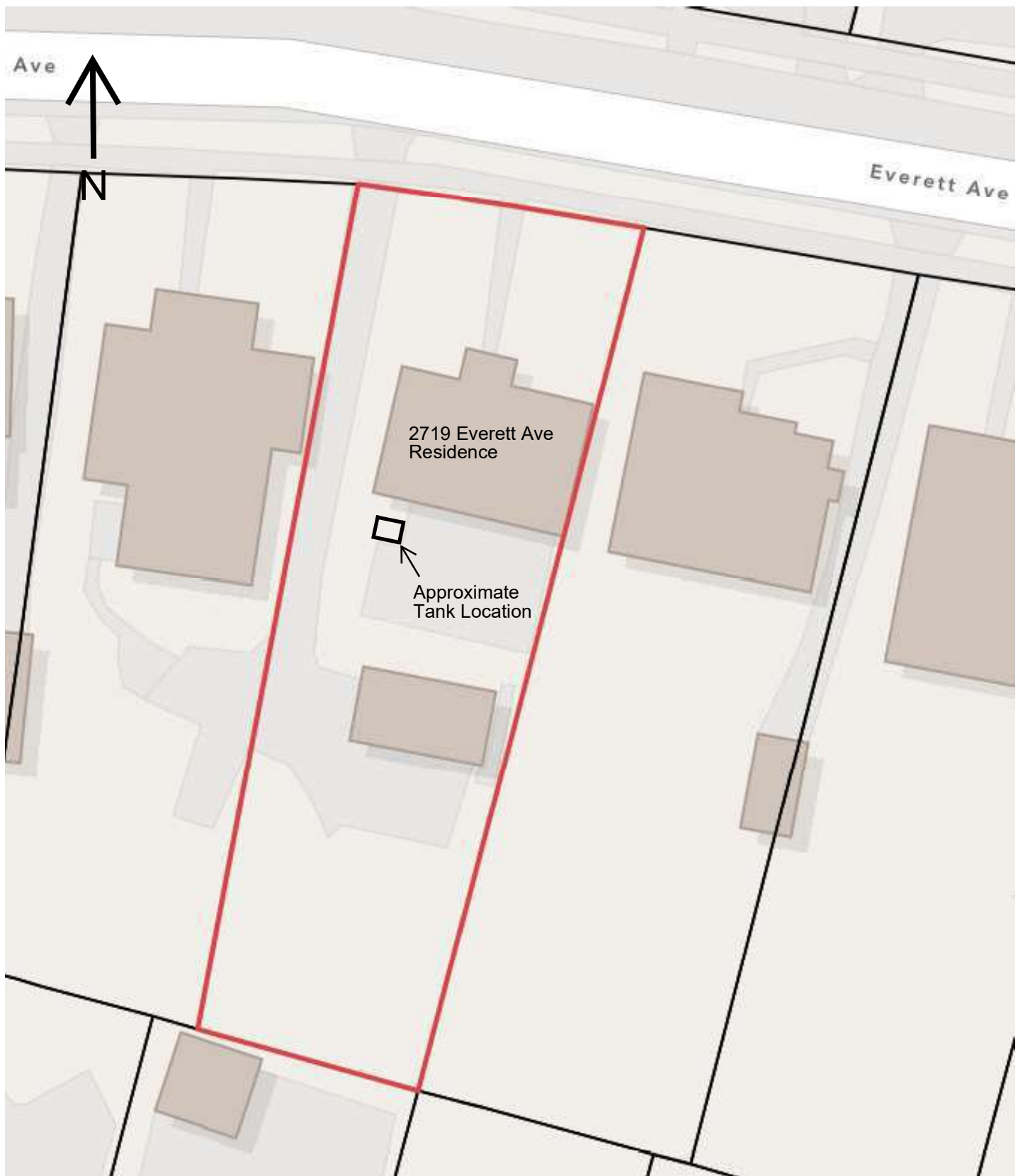


Figure - Tank Location Map (Copy of Wake County GIS Map)
2719 Everett Ave, Raleigh, NC

APPENDIX A

TANK DISPOSAL INFORMATION



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TANK DISPOSAL INFORMATION

REMOVAL DATE: 06/16/2026

CLIENT NAME: Mongoose Properties LLC
2108 Clark Avenue
Raleigh, NC 27605

REFERENCED PROPERTY: 2719 Everett Avenue
Raleigh, NC 27607

DESCRIPTION OF ITEM	QTY	DEMENSIONS
Tank	1	48"(D) X 48"(L) 375 gallons

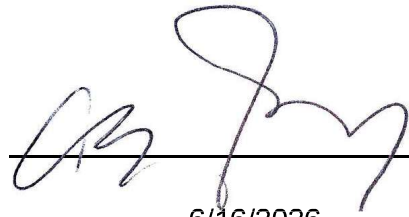
DESINATION: T.T.& E IRON AND METAL
1529 WEST GARNER ROAD
GARNER, NC 27529

TRANSPORTER: Cohesion, Inc.
5216 YATES MILL POND RD
RALEIGH, NC 27606

PERSON DELIVERING TANK: CHRISTOPH BSHOFF

SIGNATURE:

DATE:


6/16/2026

All tanks were safely and properly dismantled and disposed. The tanks are not to be reused for storage of product intended for human consumption.

APPENDIX B

TPH SOIL ANALYSIS (QED)



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Petroleum Hydrocarbon Analysis Results

Tuesday, June 16, 2026

Samples Extracted:

Wednesday, June 17, 2009

ALTON BOSHOFF

[illegible]

Final FCM QC Check	OK
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	Initial Calibrator	QC check	OK	Final FCM	QC Check	OK	0.66 % Drift

Values : mg/kg for soil : mg/L for water. Soil values uncorrected for moisture or stone content. HC identification shows % match confidence : Ext? = Low extraction efficiency

ND = Not Detected : (PFM) = Poor Fingerprint Match : HC = Hydrocarbon : Deg = Degraded : V.Deg = Very Degraded : FP = Fingerprint only

(OCR)/(Q) = Outside cal range/Quenched : (TD) = Cal temp drift: (M) = Blank Drift : (B) = Particulate detected : (T) = Turbid : (P) = Particulate detected : (N) = Noise/Noise Removal
(NR) = Noise/Noise Removal

(BO)/C = Background Organics/Chlorophyll detected : (SBS)/(LBS) = Site Specific or Library Background Subtraction applied : SB = sample selected as site background

