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March 14, 2022

Lynnwood Public Facilities District
3815 196th Street SW, Suite 136
Lynnwood, Washington 98036

Attention: Janet Pope

Subject: Strip Mall Indoor Air Sampling – November 2021
Alderwood Laundry and Dry Cleaner Site
3815 196th Street SW
Lynnwood, Washington
VCP NW3066
File No. 17787-001-16

EXECUTIVE SUMMARY

This report presents the results of the November 2021 indoor air sampling for the strip mall located at 3815 196th Street SW in Lynnwood, Washington in the western portion of Lynnwood Public Facilities District (PFD) Property. Indoor air sampling was conducted in connection with the PFD's cleanup of the former Alderwood Laundry and Dry Cleaner Site. The PFD is enrolled in the Washington State Department of Ecology (Ecology's) Voluntary Cleanup Program (VCP).

The tenant space previously occupied by the Alderwood Laundry and Dry Cleaners was located in the strip mall (Figure 1). As of November 2021, tenants occupying areas of the strip mall at and near the former dry cleaner space included the Bamboo Tree Restaurant, Carniceria Grocery and Tropical Tan.

As described in the August 6, 2021 Remedial Investigation (RI) Addendum report for the Site, sub-slab soil vapor samples were collected from beneath the strip mall building in April 2021. Analytical results for the April 2021 sub-slab soil vapor samples identified tetrachloroethylene (PCE) and trichloroethylene (TCE) in four of the sub-slab soil vapor samples at concentrations exceeding Model Toxics Control Act (MTCA) Method B soil vapor screening levels for unrestricted land use and commercial worker[1] exposure scenarios. Sub-slab soil vapor sampling was conducted to evaluate the *potential* for soil vapor intrusion to indoor air and it should be noted that MTCA Method B soil vapor screening levels are based on conservative exposure assumptions. Indoor air at the strip mall was last sampled in 2013 and the detected concentrations of dry-cleaning related solvents were less than the indoor air screening levels at the time. The PFD conducted the November 2021 sampling to resample indoor air at the strip mall to further evaluate indoor air vapor

[1] Commercial worker exposure scenarios were calculated for the Site based on Ecology guidance and Ecology concurred with the proposed commercial screening levels following their review of the PFD's Site-related indoor air sampling report for the adjacent property (Washington Energy Services building).

intrusion risk, determine if mitigation actions should be evaluated and provide documentation of current conditions.

The indoor air sampling was performed in accordance with procedures documented in Ecology's "Guidance for Evaluating Soil Vapor Intrusion in Washington State: Investigation and Remedial Action," updated April 2018 (Ecology 2018a) and Ecology's Implementation Memoranda No. 18, No. 21 and No. 22 (Ecology 2018b, 2018c and 2018d).

Based on the November 2021 indoor air sampling event, the detected concentrations of dry-cleaning related solvents were less than MTCA Method B indoor air screening levels for commercial uses, which is the screening level applicable under current site conditions. Additional details regarding the sampling results are presented in the sections that follow.

SCOPE

The scope of services for the indoor air sampling was as follows:

- Coordinate access to the tenant spaces with the PFD.
- Perform a field assessment to document building conditions that can affect indoor air, specifically building materials and products used inside the tenant spaces, as well as the building heating, ventilation and air conditioning (HVAC) operations. Based on the results of the field assessment, indoor air sample locations were finalized.
- Collect four indoor air samples (two in the Bamboo Tree Pho restaurant [Pho restaurant], which is the space formerly occupied by the dry cleaner), one at the north-adjacent grocery shop known as Carniceria Market Michoacan (Carniceria), one in the next north-adjacent Tropical Tan space and collect one outdoor ambient air sample in the upwind location at the time of sampling. Due to equipment issues, indoor air samples at the Pho restaurant were deployed on a different date than the other samples. Approximate sample locations are shown in Figure 1. Air samples were collected using an 8-hour flow controller and 6-liter Summa canisters. Indoor air samples were deployed in the evening and collected approximately 8 hours later (the following morning), in an effort to minimize the effects of tenant activities such as HVAC usage, opening and closing of doors, cooking, etc. on indoor air conditions during the sampling period.
- Submit air samples to a subcontracted chemical laboratory for chemical analysis of the site-specific volatile organic compounds (VOCs) of interest[2], specifically PCE, TCE, 1,1-dichloroethene (1,1-DCE), cis-1,2-dichloroethene (cis-1,2-DCE), trans-1,2-dichloroethene (trans-1,2-DCE) and vinyl chloride. Analyses were completed in accordance with U.S. Environmental Protection Agency (EPA) Method TO-15-SIM.
- Compare laboratory analytical results for indoor air samples to the most recently published MTCA Method B indoor air cleanup levels and applicable screening levels for commercial worker settings[3], after using outdoor air sample data to adjust for ambient conditions per Ecology guidance.

[2] The VOCs of interest for this indoor air sampling event are limited to those detected in soil, groundwater and sub-slab soil gas samples collected during the RI, i.e., PCE and TCE and their respective breakdown products.

[3] Commercial exposure screening levels were calculated according to Ecology's Implementation Memorandum No. 21 ("Frequently Asked Question No. 17") and assume a commercial worker exposure scenario of 250 days/year, 10 hours/day for 20 years. The MTCA Method B indoor air cleanup levels per "CLARC Master Spreadsheet.xlsx" dated July 2021 assume an exposure scenario of 365 days/year, 24 hours/day for 30 years.

Also compare TCE results to the Short-Term Commercial Worker Indoor Air Action Level for TCE published in Ecology Implementation Memorandum No. 22 (Ecology 2018d). The respective cleanup, screening and action levels are shown in Table 1.

FIELD INVESTIGATION

Building Survey

Prior to conducting the November 2021 indoor air sampling, a building survey was performed in each tenant space to document current conditions such as HVAC systems, potential points for vapor intrusion to occur and possible indoor air sources of VOCs such as cleaning products or other chemicals stored in the spaces.

All three tenant spaces utilize forced air HVAC systems for heating and cooling. Intakes and vents are distributed throughout the spaces for circulation. We observed small quantities of cleaning products typical of food service/office type settings in all three tenant spaces. Solvents, industrial degreasers or other chemicals that might be potential indoor air sources of VOCs were not observed.

Weather Conditions and HVAC Operation

Outdoor temperatures on November 4, 2021 at the time of indoor and outdoor air sampling in two of the tenant spaces ranged between 47 and 57 degrees Fahrenheit. Wind speed during the sampling was reported at about 13 miles per hour to the north. Over the 3 days leading up to the November 4, 2021 sampling, barometric pressures ranged from 29.1 to 29.6 inches of mercury with pressures decreasing over the time period (Weather Underground 2022).

Outdoor temperatures on November 18, 2021 at the time of indoor air sampling in the Pho restaurant space (former dry cleaner space) ranged between 41 and 48 degrees Fahrenheit. Wind speed during the sampling was reported at about 8 miles per hour to the north. Over the 3 days leading up to the November 18, 2021 sampling, barometric pressures ranged from 29.3 to 29.8 inches of mercury with pressures decreasing over the time period (Weather Underground 2022).

Indoor air sampling was conducted under conservative building operational conditions to the extent practicable. The sampling was generally performed at night during off hours when the HVAC systems are generally not operating, except for the Tropical Tan until which was inaccessible during the nighttime hours and the HVAC system runs 24 hours a day. During the sampling duration, building doors were kept closed and ingress and egress activities during sampling activities were minimized. The intent was to obtain indoor air samples that were representative of normal conditions, but to reduce potential interferences by collecting samples when few to no building occupants are present, exterior doors are not regularly opening and closing and the HVAC systems are generally not operating.

Samples

GeoEngineers collected two of the indoor air samples (IA-2-110421 and IA-3-110421) and one ambient outdoor air sample (OA-1-110421) on November 4, 2021 and the remaining two indoor air samples (IA-1-111821 and IA-2-111821) on November 18, 2021. Approximate sample locations are shown in Figure 1.

- **Indoor Air Samples.** Two sample were collected in the Pho restaurant, one in the Carniceria grocery store immediately adjacent to the Pho restaurant and one in the Tropical Tan unit north-adjacent to the Carniceria. Samples were generally located in close proximity to the previous sub-slab soil gas samples collected in April 2021.
- **Outdoor Air Samples.** Ecology's Draft Vapor Intrusion (VI) Guidance indicates that building-specific ambient (outdoor) air samples are to be collected as part of the Tier II VI evaluation at the same time indoor air samples are collected. Outdoor air sample results are used to assess how background outdoor air conditions influence indoor air quality. Ecology guidance allows outdoor air results to be evaluated in conjunction with indoor air sampling to better estimate whether contaminants measured in indoor air are likely, or not likely, to be due to vapor intrusion (Ecology 2018a). The outdoor air sample results are directly subtracted from the indoor air sample results. The November 4, 2021 outdoor air sample was collected from an upwind location near the south end of the strip mall at the approximate location shown in Figure 1.

Sampling Procedures

Initial canister pressure start date and start time were recorded on a field data form. Indoor and outdoor air samples were obtained by placing a 6-liter Summa canister equipped with an 8-hour flow controller at the sample locations. Tubing was connected to each canister and was used to elevate the sample intake into the breathing zone at approximately 3 to 5 feet above the ground surface. The inlet valve on the canister was opened to collect the sample. After approximately 8 hours the sample team closed the inlet valve and recorded the canister pressure and stop date and time on the field data form.

The indoor and outdoor air samples were submitted to Pace National lab in Mt. Juliette, Tennessee for chemical analyses of PCE, TCE and breakdown products by U.S. Environmental Protection Agency (EPA) Method TO-15SIM. Laboratory reports are presented in Appendix A.

Chemical Analytical Results

The November 2021 indoor air and outdoor air chemical analytical results are summarized in Table 1. Contaminants of concern were not detected in the outdoor ambient air sample so no adjustments were necessary in relation to the indoor air sample results.

PCE was detected in all four samples analyzed at concentrations ranging from 1.89 micrograms per cubic meter (µg/m^3) (IA-2-110421) to 16.80 µg/m^3 (IA-2-111821 collected from the Pho restaurant). TCE was non-detect except in one sample where the detected concentration was 1.56 µg/m^3 (IA-2-111821 collected from the Pho restaurant). Other contaminants of concern including 1,1-dichloroethene (DCE), cis-1,2-DCE, trans-1,2-DCE and vinyl chloride were not detected in the samples submitted for analysis.

DISCUSSION AND CONCLUSIONS

The strip mall is used as a commercial/retail space; therefore, in accordance with Ecology guidance and concurrence from Ecology per the December 31, 2019 Opinion Letter for sampling conducted at the Site, the commercial worker screening levels are considered appropriate for comparison purposes for this study. The November 2021 VI study results were evaluated relative to MTCA Method B indoor air commercial

worker screening levels and the short-term commercial worker indoor air action level for TCE[4]. A noted above (see Footnote 4), MTCA Method B indoor air cleanup levels for residential (unrestricted) land use assume an exposure scenario of 365 days/year, 24 hours/day for 30 years and the Site does not currently have residential uses.

- The detected concentration of PCE (16.80 µg/m^3) in sample IA-2-111821 collected in the Pho restaurant was less than the MTCA Method B Commercial Worker Indoor Air Screening Level of 51 µg/m^3. The result exceeded the MTCA Method B Indoor Air Cleanup Level of 9.6 µg/m^3 for unrestricted land use.
- TCE was detected (1.56 µg/m^3) in the indoor air sample (IA-2-111821) collected from the Pho restaurant at a concentration less than the MTCA Method B Commercial Worker Indoor Air Screening Level of 3.2 µg/m^3. The result exceeded the MTCA Method B Indoor Air Cleanup Level for unrestricted land use of 0.33 µg/m^3. The TCE concentration in the sample from the Pho restaurant was also less than the TCE Short-Term Commercial Worker Indoor Air Action Level, which is intended to protect more vulnerable populations.
- Other chlorinated solvents including 1,1-DCE, cis-1,2-DCE, trans-1,2-DCE and vinyl chloride were either not detected or were detected at concentrations less than the indoor air screening levels.

Based on the November 2021 indoor air sampling and in accordance with VI guidance, concentrations of PCE, TCE and other chlorinated VOCs are not present at levels of regulatory concern for a commercial building.

LIMITATIONS

We have prepared this letter for the exclusive use of the Lynnwood Public Facilities District. No other party may place reliance on the product of our services unless we agree in advance and in writing to such reliance. Our services were provided in accordance with our agreement with the Lynnwood Public Facilities District, dated August 27, 2021.

This report is based on conditions that existed at the time our site studies were performed. The findings and conclusions of this report may be affected by the passage of time, by manmade events such as construction on or adjacent to the site, by new releases of hazardous substances, or by natural events such as floods, earthquakes, slope instability or groundwater fluctuations or changes in weather conditions. Our interpretations are based on field observations and chemical analytical data from widely spaced sampling locations. GeoEngineers reviewed field and laboratory data and then applied our professional judgment to render an opinion. Our report, conclusions and interpretations should not be construed as a warranty of contaminant conditions. Some substances may be present in the site vicinity in quantities or under conditions that may have led, or may lead, to contamination of the subject site, but are not included in current local, state or federal regulatory definitions of hazardous substances or do not otherwise present current potential liability. GeoEngineers cannot be responsible if the standards for appropriate inquiry, or regulatory definitions of hazardous substance, change or if more stringent environmental standards are developed in the future.

[4] Short-term commercial worker indoor air action levels for dry cleaning related solvents are limited to TCE.

Our services have been executed in accordance with generally accepted environmental science practices in this area at the time this report was prepared. No warranty or other conditions, express or implied, should be understood.

REFERENCES

Ecology 2018a. Guidance for Evaluating Soil Vapor Intrusion in Washington State: Investigation and Remedial Action. Publication No. 09-09-047. Updated April 2018.

Ecology 2018b. Petroleum Vapor Intrusion (PVI): Updated Screening Levels, Cleanup Levels, and Assessing PVI Threats to Future Buildings - Implementation Memo No. 18. January 10, 2018.

Ecology 2018c. Frequently Asked Questions (FAQs) Regarding Vapor Intrusion (VI) and Ecology's 2009 Draft VI Guidance - Implementation Memo No. 21. November 15, 2018.

Ecology 2018d. DRAFT Vapor Intrusion (VI) Investigations and Short-term Trichloroethene (TCE) Toxicity - Implementation Memo No. 22. November 21, 2018.

GeoEngineers, Inc. 2021. "Remedial Investigation Addendum Report, Alderwood Laundry and Dry Cleaner, Lynnwood Public Facilities District Property" prepared for Lynnwood Public Facilities District, dated August 6, 2021.

Washington State Department of Ecology (Ecology). 2021. Cleanup Levels and Risk Calculation Master Spreadsheet. July 2021. Accessed online February 2022. https://fortress.wa.gov/ecy/clarc/

Weather Underground, Inc. 2022. Historical Weather. Accessed on Internet on February 7, 2022. https://www.wunderground.com/history/weekly/us/wa/seatac/KSEA/date/2021-11-4 and https://www.wunderground.com/history/weekly/us/wa/seatac/KSEA/date/2021-11-18

If you have any questions about this letter, please let us know. Thank you.

Sincerely,
GeoEngineers, Inc.

Cris J. Watkins
Senior Environmental Scientist

Dana L. Carlisle, LEG
Principal

3-14-22

CJW:DLC:tjh

Attachments:
Table 1. Indoor and Outdoor Air Samples Chemical Analytical Results
Figure 1. Strip Mall Indoor Air Sample Locations – November 2021
Appendix A. Lab Reports

Table 1

Indoor and Outdoor Air Samples Chemical Analytical Results

Former Alderwood Laundry and Cleaners

Lynnwood, Washington

Sample Identification[1]	Sample Date	General Sample Location	VOCs[2] (µg/m^3)					
			1,1-Dichloroethene	cis-1,2-Dichloroethene	trans-1,2-Dichloroethene	Tetrachloroethene	Trichloroethene	Vinyl Chloride
November 4, 2021 Sampling Event								
Indoor Air Samples								
IA-2-110421	11/04/21	Carniceria Grocery	<0.793	<0.793	<0.793	**1.89**	<1.07	<0.511
IA-3-110421	11/04/21	Tropical Tan	<0.793	<0.793	<0.793	**2.09**	<1.07	<0.511
Outdoor Air Samples								
OA-1-110421	11/04/21	South of the strip mall	<0.793	<0.793	<0.793	<1.36	<1.07	<0.511
November 18, 2021 Sampling Event								
Indoor Air Samples								
IA-1-111821	11/18/21	Bamboo Tree Pho South	<0.793	<0.793	<0.793	**9.10**	<1.07	<0.511
IA-2-111821	11/18/21	Bamboo Tree Pho North	<0.793	<0.793	<0.793	**16.80**	**1.56**	<0.511
MTCA Method B Indoor Air Cleanup Levels[3]			91	NE	NE	9.6	0.33	0.28
MTCA Method B Commercial Worker Indoor Air Screening Levels[4]			700	NE	NE	51	3.2	1.5
TCE Short-Term Commercial Worker Indoor Air Action Level[5]			NE	NE	NE	NE	7.5	NE

Notes:

[1] The approximate sample collection locations are shown in Figure 1.

[2] Volatile organic compounds (VOCs) analyzed by U.S. Environmental Protection Agency (EPA) Method TO-15. VOCs analyzed include PCE, TCE and associated daughter products.

[3] Model Toxics Control Act (MTCA) Method B indoor air cleanup level from Ecology's "CLARC Master Spreadsheet.xlsx" dated July 2021. These levels assume 365 days/year, 24 hours/day for 30 years.

[4] MTCA Method B indoor air cleanup level from Ecology's "CLARC Master Spreadsheet.xlsx" dated July 2021. These levels have been modified to assume a commercial worker exposure scenario of 250 days/year, 10 hours/day for 20 years.

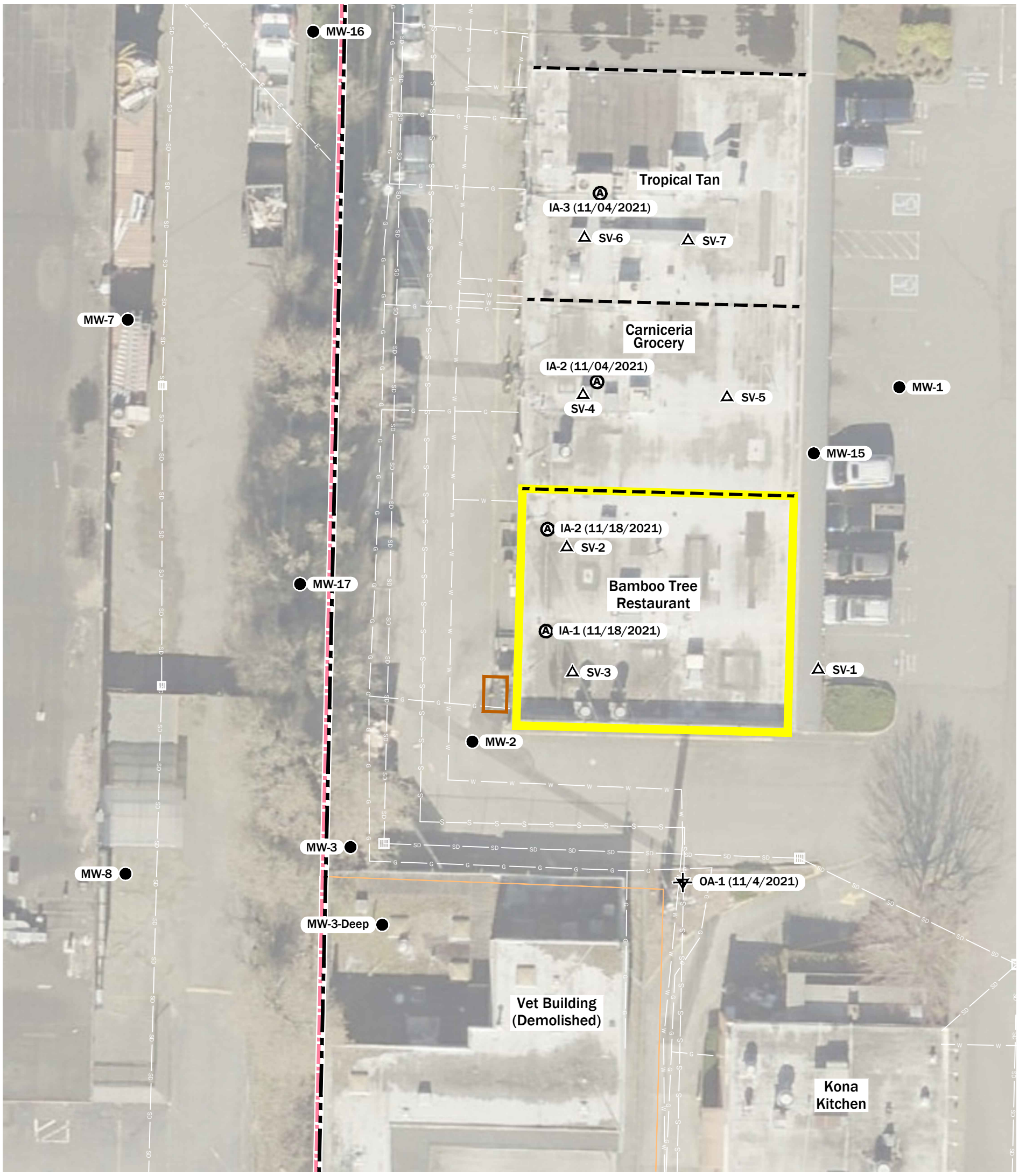
[5] The TCE short-term commercial worker indoor air action level represents maximum 3-week mean concentration for women of childbearing age and assumes a 45-hour work week (Ecology 2018).

<0.4 = analyte was not detected at concentrations greater than the laboratory detection limit.

NE = Not Established; µg/m^3 = microgram per cubic meter

Bold font type indicates the analyte was detected at a concentration greater than the laboratory reporting limit.

Gray shading indicates the detected concentration is greater than MTCA Method B Indoor Air Cleanup Levels, but less than the Commercial Worker Indoor Air Remediation Levels and Short-Term Commercial Worker Indoor Air Action level for TCE.



Legend

- MW-1 — Monitoring Well Location
- IA-1 — Indoor Air Sampling Locations
- SV-1 — Sub-Slab Soil Vapor Sample Location
- OA-1 — Outdoor Air Sample Location
- Lynnwood Public Facilities District Property Boundary
- West Adjoining Property Boundary
- Parcel Boundary
- Approximate Footprint of Former Alderwood Laundry & Dry Cleaners
- Existing Concrete Grease Trap
- Existing Catch Basin
- Existing Storm Drain
- Existing Gas Line
- Existing Sewer Line
- Existing Water Line
- Electric Utility

N W E S

20 0 20

Feet

Strip Mall VI Evaluation Sample Locations - November 2021

Former Alderwood Laundry and Dry Cleaners
Lynnwood, Washington

GeoEngineers

Figure 1

Notes:

1. The locations of all features shown are approximate.
2. This drawing is for information purposes. It is intended to assist in showing features discussed in an attached document. GeoEngineers, Inc. cannot guarantee the accuracy and content of electronic files. The master file is stored by GeoEngineers, Inc. and will serve as the official record of this communication.

Data Source: Aerial from King County dated 2015. Vertical Datum: NAVD 88. Projection: NAD83 Washington State Planes, North Zone, US Foot.

APPENDIX A
Lab Reports

ANALYTICAL REPORT

November 16, 2021

GeoEngineers- Portland, OR

Sample Delivery Group:	L1430103
Samples Received:	11/11/2021
Project Number:	17787-001-16
Description:	Lynnwood PFD - Strip Mall Indoor Air Sampling

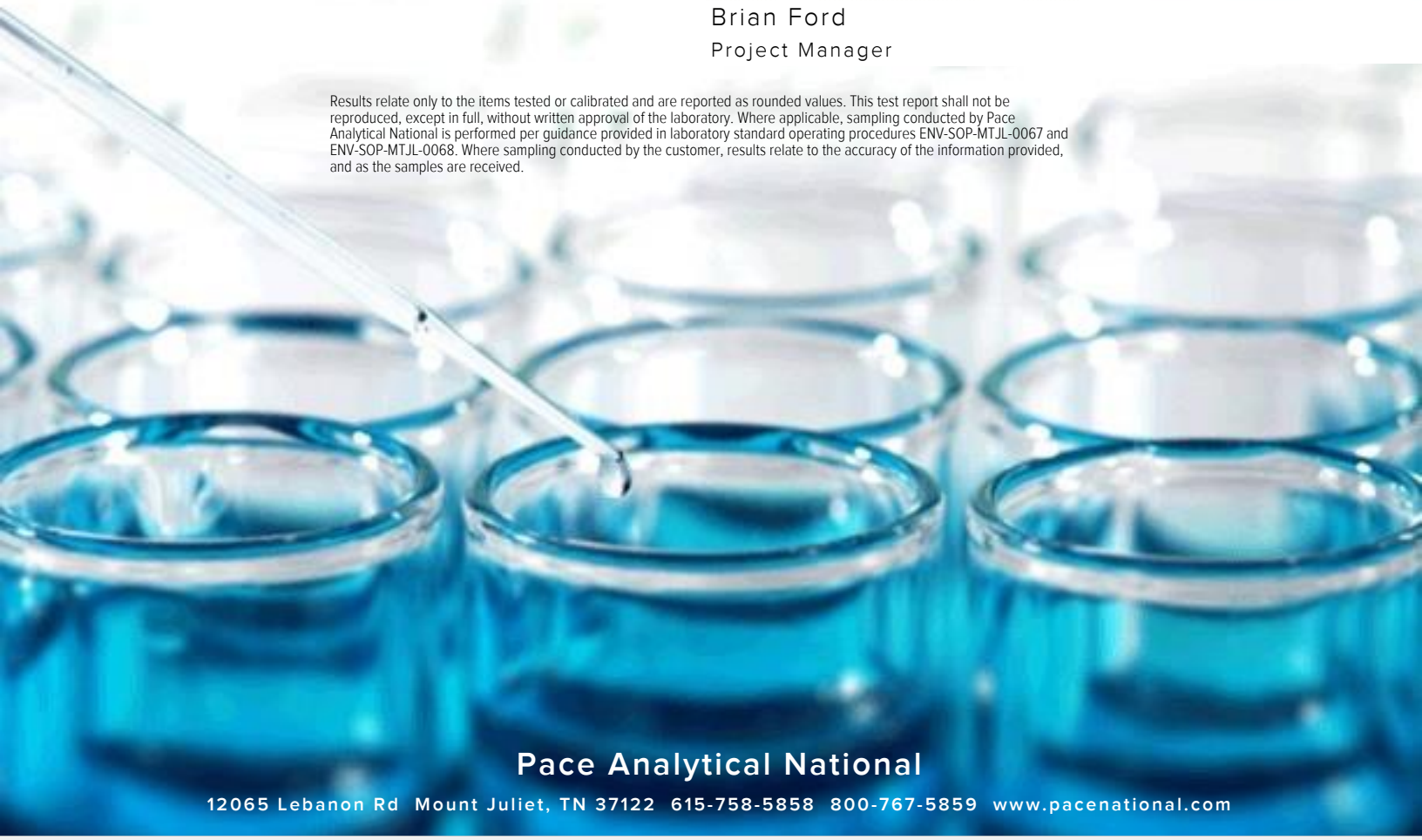
Report To:

Cris J. Watkins
4000 Kruse Way Place
Bldg. 3, Suite 200
Lake Oswego, OR 97035

Entire Report Reviewed By:

Brian Ford
Project Manager

Results relate only to the items tested or calibrated and are reported as rounded values. This test report shall not be reproduced, except in full, without written approval of the laboratory. Where applicable, sampling conducted by Pace Analytical National is performed per guidance provided in laboratory standard operating procedures ENV-SOP-MTJL-0067 and ENV-SOP-MTJL-0068. Where sampling conducted by the customer, results relate to the accuracy of the information provided, and as the samples are received.



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SAMPLE SUMMARY

IA-2_110421 L1430103-02 Air

Collected by: Katy Atakturk
Collected date/time: 11/05/21 03:00
Received date/time: 11/11/21 10:00

Method	Batch	Dilution	Preparation date/time	Analysis date/time	Analyst	Location
Volatile Organic Compounds (MS) by Method TO-15	WG1773397	1	11/12/21 18:51	11/12/21 18:51	FKG	Mt. Juliet, TN

IA-3_110421 L1430103-03 Air

Collected by: Katy Atakturk
Collected date/time: 11/04/21 19:20
Received date/time: 11/11/21 10:00

Method	Batch	Dilution	Preparation date/time	Analysis date/time	Analyst	Location
Volatile Organic Compounds (MS) by Method TO-15	WG1773397	1	11/12/21 19:20	11/12/21 19:20	FKG	Mt. Juliet, TN

OA-1_110421 L1430103-04 Air

Collected by: Katy Atakturk
Collected date/time: 11/05/21 02:45
Received date/time: 11/11/21 10:00

Method	Batch	Dilution	Preparation date/time	Analysis date/time	Analyst	Location
Volatile Organic Compounds (MS) by Method TO-15	WG1773397	1	11/12/21 19:49	11/12/21 19:49	FKG	Mt. Juliet, TN

CASE NARRATIVE

All sample aliquots were received at the correct temperature, in the proper containers, with the appropriate preservatives, and within method specified holding times, unless qualified or notated within the report. Where applicable, all MDL (LOD) and RDL (LOQ) values reported for environmental samples have been corrected for the dilution factor used in the analysis. All Method and Batch Quality Control are within established criteria except where addressed in this case narrative, a non-conformance form or properly qualified within the sample results. By my digital signature below, I affirm to the best of my knowledge, all problems/anomalies observed by the laboratory as having the potential to affect the quality of the data have been identified by the laboratory, and no information or data have been knowingly withheld that would affect the quality of the data.

Brian Ford
Project Manager

Volatile Organic Compounds (MS) by Method TO-15

Analyte	CAS #	Mol. Wt.	RDL1 ppbv	RDL2 ug/m3	Result ppbv	Result ug/m3	Qualifier	Dilution	Batch
1,1-Dichloroethene	75-35-4	96.90	0.200	0.793	ND	ND		1	WG1773397
cis-1,2-Dichloroethene	156-59-2	96.90	0.200	0.793	ND	ND		1	WG1773397
trans-1,2-Dichloroethene	156-60-5	96.90	0.200	0.793	ND	ND		1	WG1773397
2-Propanol	67-63-0	60.10	1.25	3.07	11.1	27.3		1	WG1773397
Tetrachloroethylene	127-18-4	166	0.200	1.36	0.278	1.89		1	WG1773397
Trichloroethylene	79-01-6	131	0.200	1.07	ND	ND		1	WG1773397
Vinyl chloride	75-01-4	62.50	0.200	0.511	ND	ND		1	WG1773397
1,1-Difluoroethane	75-37-6	66.05	1.00	2.70	1.81	4.89		1	WG1773397
(S) 1,4-Bromofluorobenzene	*460-00-4*	*175*	*60.0-140*		*98.8*				WG1773397

Volatile Organic Compounds (MS) by Method TO-15

Analyte	CAS #	Mol. Wt.	RDL1 ppbv	RDL2 ug/m3	Result ppbv	Result ug/m3	Qualifier	Dilution	Batch
1,1-Dichloroethene	75-35-4	96.90	0.200	0.793	ND	ND		1	WG1773397
cis-1,2-Dichloroethene	156-59-2	96.90	0.200	0.793	ND	ND		1	WG1773397
trans-1,2-Dichloroethene	156-60-5	96.90	0.200	0.793	ND	ND		1	WG1773397
2-Propanol	67-63-0	60.10	1.25	3.07	1.43	3.52		1	WG1773397
Tetrachloroethylene	127-18-4	166	0.200	1.36	0.308	2.09		1	WG1773397
Trichloroethylene	79-01-6	131	0.200	1.07	ND	ND		1	WG1773397
Vinyl chloride	75-01-4	62.50	0.200	0.511	ND	ND		1	WG1773397
1,1-Difluoroethane	75-37-6	66.05	1.00	2.70	ND	ND		1	WG1773397
(S) 1,4-Bromofluorobenzene	*460-00-4*	*175*	*60.0-140*		*97.6*				WG1773397

Volatile Organic Compounds (MS) by Method TO-15

Analyte	CAS #	Mol. Wt.	RDL1 ppbv	RDL2 ug/m3	Result ppbv	Result ug/m3	Qualifier	Dilution	Batch
1,1-Dichloroethene	75-35-4	96.90	0.200	0.793	ND	ND		1	WG1773397
cis-1,2-Dichloroethene	156-59-2	96.90	0.200	0.793	ND	ND		1	WG1773397
trans-1,2-Dichloroethene	156-60-5	96.90	0.200	0.793	ND	ND		1	WG1773397
2-Propanol	67-63-0	60.10	1.25	3.07	22.5	55.3		1	WG1773397
Tetrachloroethylene	127-18-4	166	0.200	1.36	ND	ND		1	WG1773397
Trichloroethylene	79-01-6	131	0.200	1.07	ND	ND		1	WG1773397
Vinyl chloride	75-01-4	62.50	0.200	0.511	ND	ND		1	WG1773397
1,1-Difluoroethane	75-37-6	66.05	1.00	2.70	3.03	8.19		1	WG1773397
(S) 1,4-Bromofluorobenzene	*460-00-4*	*175*	*60.0-140*		*97.7*				WG1773397

Method Blank (MB)

(MB) R3729875-3 11/12/21 09:30

Analyte	MB Result ppbv	MB Qualifier	MB MDL ppbv	MB RDL ppbv
1,1-Dichloroethene	U		0.0762	0.200
cis-1,2-Dichloroethene	U		0.0784	0.200
trans-1,2-Dichloroethene	U		0.0673	0.200
2-Propanol	U		0.264	1.25
Tetrachloroethylene	U		0.0814	0.200
Trichloroethylene	U		0.0680	0.200
Vinyl chloride	U		0.0949	0.200
1,1-Difluoroethane	U		0.129	1.00
(S) 1,4-Bromofluorobenzene	*97.3*			*60.0-140*

Laboratory Control Sample (LCS) • Laboratory Control Sample Duplicate (LCSD)

(LCS) R3729875-1 11/12/21 08:31 • (LCSD) R3729875-2 11/12/21 09:01

Analyte	Spike Amount ppbv	LCS Result ppbv	LCSD Result ppbv	LCS Rec. %	LCSD Rec. %	Rec. Limits %	LCS Qualifier	LCSD Qualifier	RPD %	RPD Limits %
Vinyl chloride	3.75	3.96	4.08	106	109	70.0-130			2.99	25
1,1-Dichloroethene	3.75	4.17	4.11	111	110	70.0-130			1.45	25
2-Propanol	3.75	3.89	3.92	104	105	70.0-139			0.768	25
trans-1,2-Dichloroethene	3.75	4.01	4.05	107	108	70.0-130			0.993	25
cis-1,2-Dichloroethene	3.75	3.88	3.91	103	104	70.0-130			0.770	25
Trichloroethylene	3.75	4.01	4.03	107	107	70.0-130			0.498	25
Tetrachloroethylene	3.75	3.42	3.40	91.2	90.7	70.0-130			0.587	25
1,1-Difluoroethane	3.75	3.93	3.87	105	103	70.0-130			1.54	25
(S) 1,4-Bromofluorobenzene				*100*	*99.7*	*60.0-140*				

GLOSSARY OF TERMS

Guide to Reading and Understanding Your Laboratory Report

The information below is designed to better explain the various terms used in your report of analytical results from the Laboratory. This is not intended as a comprehensive explanation, and if you have additional questions please contact your project representative.

Results Disclaimer - Information that may be provided by the customer, and contained within this report, include Permit Limits, Project Name, Sample ID, Sample Matrix, Sample Preservation, Field Blanks, Field Spikes, Field Duplicates, On-Site Data, Sampling Collection Dates/Times, and Sampling Location. Results relate to the accuracy of this information provided, and as the samples are received.

Abbreviations and Definitions

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ND	Not detected at the Reporting Limit (or MDL where applicable).
RDL	Reported Detection Limit.
Rec.	Recovery.
RPD	Relative Percent Difference.
SDG	Sample Delivery Group.
(S)	Surrogate (Surrogate Standard) - Analytes added to every blank, sample, Laboratory Control Sample/Duplicate and Matrix Spike/Duplicate; used to evaluate analytical efficiency by measuring recovery. Surrogates are not expected to be detected in all environmental media.
U	Not detected at the Reporting Limit (or MDL where applicable).
Analyte	The name of the particular compound or analysis performed. Some Analyses and Methods will have multiple analytes reported.
Dilution	If the sample matrix contains an interfering material, the sample preparation volume or weight values differ from the standard, or if concentrations of analytes in the sample are higher than the highest limit of concentration that the laboratory can accurately report, the sample may be diluted for analysis. If a value different than 1 is used in this field, the result reported has already been corrected for this factor.
Limits	These are the target % recovery ranges or % difference value that the laboratory has historically determined as normal for the method and analyte being reported. Successful QC Sample analysis will target all analytes recovered or duplicated within these ranges.
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Uncertainty (Radiochemistry)	Confidence level of 2 sigma.
Case Narrative (Cn)	A brief discussion about the included sample results, including a discussion of any non-conformances to protocol observed either at sample receipt by the laboratory from the field or during the analytical process. If present, there will be a section in the Case Narrative to discuss the meaning of any data qualifiers used in the report.
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Sample Summary (Ss)	This section of the Analytical Report defines the specific analyses performed for each sample ID, including the dates and times of preparation and/or analysis.

Qualifier	Description
	The remainder of this page intentionally left blank, there are no qualifiers applied to this SDG.

ACCREDITATIONS & LOCATIONS

Pace Analytical National 12065 Lebanon Rd Mount Juliet, TN 37122

Alabama	40660	Nebraska	NE-OS-15-05
Alaska	17-026	Nevada	TN000032021-1
Arizona	AZ0612	New Hampshire	2975
Arkansas	88-0469	New Jersey–NELAP	TN002
California	2932	New Mexico [1]	TN00003
Colorado	TN00003	New York	11742
Connecticut	PH-0197	North Carolina	Env375
Florida	E87487	North Carolina [1]	DW21704
Georgia	NELAP	North Carolina [3]	41
Georgia [1]	923	North Dakota	R-140
Idaho	TN00003	Ohio–VAP	CL0069
Illinois	200008	Oklahoma	9915
Indiana	C-TN-01	Oregon	TN200002
Iowa	364	Pennsylvania	68-02979
Kansas	E-10277	Rhode Island	LAO000356
Kentucky [1 6]	KY90010	South Carolina	84004002
Kentucky [2]	16	South Dakota	n/a
Louisiana	AI30792	Tennessee [1 4]	2006
Louisiana	LA018	Texas	T104704245-20-18
Maine	TN00003	Texas [5]	LAB0152
Maryland	324	Utah	TN000032021-11
Massachusetts	M-TN003	Vermont	VT2006
Michigan	9958	Virginia	110033
Minnesota	047-999-395	Washington	C847
Mississippi	TN00003	West Virginia	233
Missouri	340	Wisconsin	998093910
Montana	CERT0086	Wyoming	A2LA
A2LA – ISO 17025	1461.01	AIHA-LAP,LLC EMLAP	100789
A2LA – ISO 17025 [5]	1461.02	DOD	1461.01
Canada	1461.01	USDA	P330-15-00234
EPA–Crypto	TN00003		

[1] Drinking Water [2] Underground Storage Tanks [3] Aquatic Toxicity [4] Chemical/Microbiological [5] Mold [6] Wastewater n/a Accreditation not applicable

* Not all certifications held by the laboratory are applicable to the results reported in the attached report.

* Accreditation is only applicable to the test methods specified on each scope of accreditation held by Pace Analytical.

Company Name/Address:
GeoEngineers- Portland, OR

4000 Kruse Way Place
Bldg. 3, Suite 200
Lake Oswego, OR 97035

Billing Information:
Accounts Payable (Marlee Johnston)
17425 NE Union Hill Rd, Suite 250
Redmond, WA 98052

Pres Chk

Report to:
Cris J. Watkins

Email To: cwatkins@geoengineers.com

Project Description:
Lynnwood PFD - Strip Mall Indoor Air Sampling

City/State Collected: Lynnwood, WA

Please Circle: (PT) MT CT ET

Phone: 503-603-6661

Client Project #
17787-001-16

Lab Project #
GEOENGPOR-1778700116

Collected by (print):
Katy Atalcturk

Site/Facility ID #

P.O. #
~~17787-001-16~~

Collected by (signature):

Quote #

Immediately Packed on Ice N X Y ___

Rush? (Lab MUST Be Notified)
___ Same Day ___ Five Day
___ Next Day X 5 Day (Rad Only)
___ Two Day X 10 Day (Rad Only)
___ Three Day

Date Results Needed

No. of Cntrs

Analysis / Container / Preservative

TO-15 Summa

Select VOCs: PCE, TCE, VC, & DCE isomers (1,1-DCE), (cis)-1,2 DCE), (trans)-1,2 DCE) for low levels

Sample ID	Comp/Grab	Matrix *	Depth	Date	Time	No. of Cntrs	TO-15 Summa	Select VOCs...	Remarks	Sample # (lab only)
IA-1_110421	G	Air	—	11/4/21	21:37	1		X		-01
IA-2_110421	G	Air	—	11/5/21	03:00	1		X		-02
IA-3_110421	G	Air	—	11/4/21	19:20	1		X		-03
OA-1_110421	G	Air	—	11/5/21	02:45	1		X		-04
		Air								

do not analyze IA-1 per Cris Watkins.-bjf 11/12/21.

Chain of Custody Page 1 of 1

Pace Analytical®

12065 Lebanon Rd Mount Juliet, TN 37122
Submitting a sample via this chain of custody constitutes acknowledgment and acceptance of the Pace Terms and Conditions found at: https://info.pacelabs.com/hubfs/pas-standard-terms.pdf

SDG # L1430103

Table # D163

Acctnum: GEOENGPOR
Template: T198009
Prelogin: P882376
PM: 110 - Brian Ford
PB: CSK 10/25/4
Shipped Via: FedEX Saver

* Matrix:
SS - Soil AIR - Air F - Filter
GW - Groundwater B - Bioassay
WW - WasteWater
DW - Drinking Water
OT - Other_____

Remarks:

pH _____ Temp _____
Flow _____ Other _____

Samples returned via: X UPS __ FedEx __ Courier _____

Tracking #

Sample Receipt Checklist
COC Seal Present/Intact: __ NP __ Y __ N
COC Signed/Accurate: __ Y __ N
Bottles arrive intact: __ Y __ N
Correct bottles used: __ Y __ N
Sufficient volume sent: __ Y __ N
If Applicable
VOA Zero Headspace: __ Y __ N
Preservation Correct/Checked: __ Y __ N
RAD Screen <0.5 mR/hr: __ Y __ N

Relinquished by : (Signature)	Date:	Time:	Received by: (Signature)	Trip Blank Received: Yes / No HCL / MeoH TBR	If preservation required by Login: Date/Time
	11/5/21	11:30			
Relinquished by : (Signature)	Date:	Time:	Received by: (Signature)	Temp: Amb °C Bottles Received: 4	
Relinquished by : (Signature)	Date:	Time:	Received for lab by: (Signature) B. Banas	Date: 11-11-21 Time: 1000	Hold: / Condition: NCF / OK

ANALYTICAL REPORT

November 29, 2021

GeoEngineers- Portland, OR

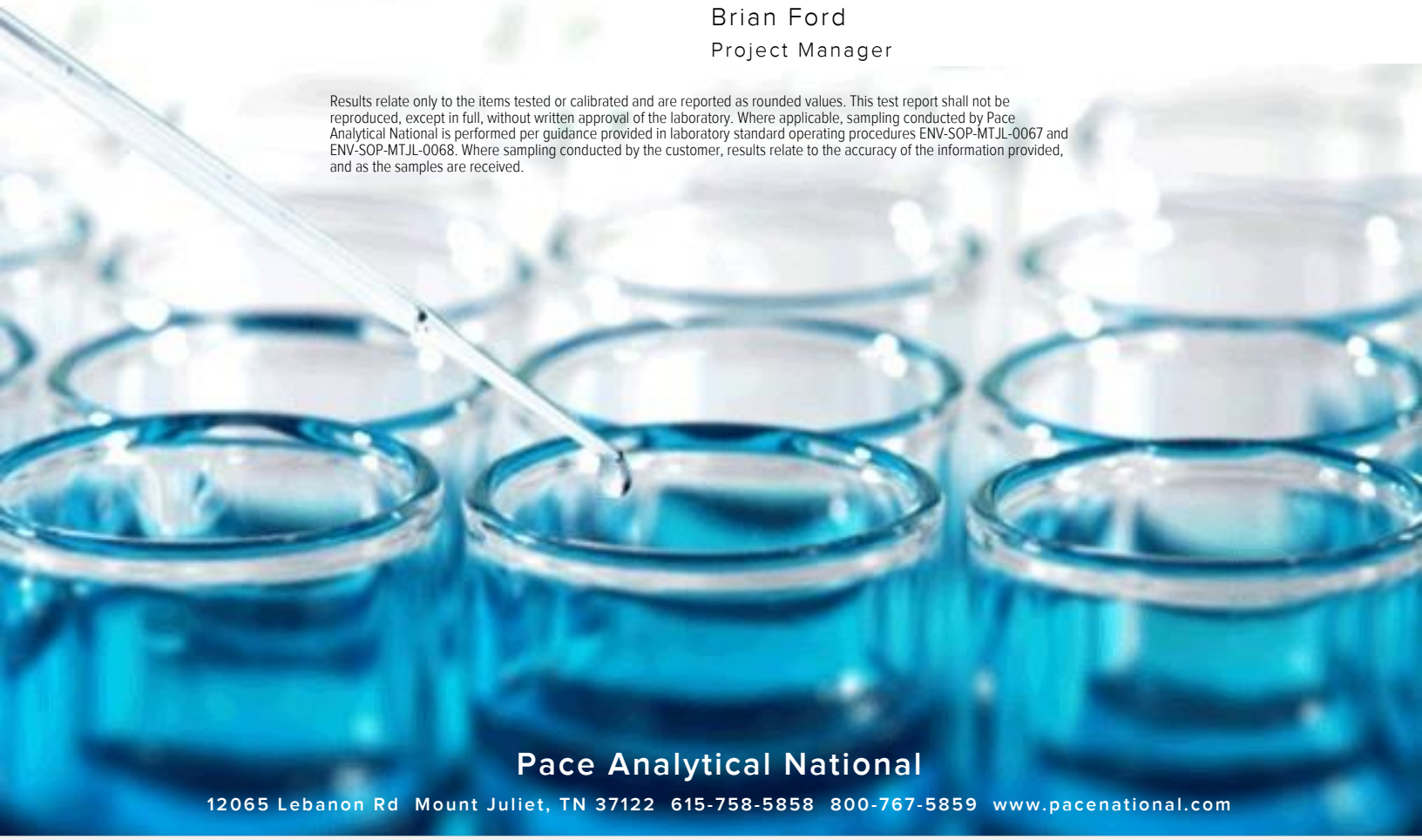
Sample Delivery Group:	L1434016
Samples Received:	11/20/2021
Project Number:	17787-001-16
Description:	Lynnwood PFD - Strip Mall Indoor Air Sampling

Report To:

Cris J. Watkins
4000 Kruse Way Place
Bldg. 3, Suite 200
Lake Oswego, OR 97035

Entire Report Reviewed By:

Brian Ford
Project Manager



Pace Analytical National
12065 Lebanon Rd Mount Juliet, TN 37122 615-758-5858 800-767-5859 www.pacenational.com

TABLE OF CONTENTS

IA-1_111821 L1434016-01 Air

Collected by: Katy Atakturk
Collected date/time: 11/18/21 19:40
Received date/time: 11/20/21 09:00

Method	Batch	Dilution	Preparation date/time	Analysis date/time	Analyst	Location
Volatile Organic Compounds (MS) by Method TO-15	WG1779690	1	11/24/21 17:55	11/24/21 17:55	DAH	Mt. Juliet, TN

IA-2_111821 L1434016-02 Air

Collected by: Katy Atakturk
Collected date/time: 11/18/21 19:35
Received date/time: 11/20/21 09:00

Method	Batch	Dilution	Preparation date/time	Analysis date/time	Analyst	Location
Volatile Organic Compounds (MS) by Method TO-15	WG1779690	1	11/24/21 18:36	11/24/21 18:36	DAH	Mt. Juliet, TN

CASE NARRATIVE

All sample aliquots were received at the correct temperature, in the proper containers, with the appropriate preservatives, and within method specified holding times, unless qualified or notated within the report. Where applicable, all MDL (LOD) and RDL (LOQ) values reported for environmental samples have been corrected for the dilution factor used in the analysis. All Method and Batch Quality Control are within established criteria except where addressed in this case narrative, a non-conformance form or properly qualified within the sample results. By my digital signature below, I affirm to the best of my knowledge, all problems/anomalies observed by the laboratory as having the potential to affect the quality of the data have been identified by the laboratory, and no information or data have been knowingly withheld that would affect the quality of the data.

Brian Ford
Project Manager

Volatile Organic Compounds (MS) by Method TO-15

Analyte	CAS #	Mol. Wt.	RDL1 ppbv	RDL2 ug/m3	Result ppbv	Result ug/m3	Qualifier	Dilution	Batch
1,1-Dichloroethene	75-35-4	96.90	0.200	0.793	ND	ND		1	WG1779690
cis-1,2-Dichloroethene	156-59-2	96.90	0.200	0.793	ND	ND		1	WG1779690
trans-1,2-Dichloroethene	156-60-5	96.90	0.200	0.793	ND	ND		1	WG1779690
Tetrachloroethylene	127-18-4	166	0.200	1.36	1.34	9.10		1	WG1779690
Trichloroethylene	79-01-6	131	0.200	1.07	ND	ND		1	WG1779690
Vinyl chloride	75-01-4	62.50	0.200	0.511	ND	ND		1	WG1779690
(S) 1,4-Bromofluorobenzene	*460-00-4*	*175*	*60.0-140*		*92.6*				WG1779690

1 Cp
2 Tc
3 Ss
4 Cn
5 Sr
6 Qc
7 Gl
8 Al
9 Sc

Volatile Organic Compounds (MS) by Method TO-15

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Tetrachloroethylene	127-18-4	166	0.200	1.36	2.47	16.8		1	WG1779690
Trichloroethylene	79-01-6	131	0.200	1.07	0.292	1.56		1	WG1779690
Vinyl chloride	75-01-4	62.50	0.200	0.511	ND	ND		1	WG1779690
(S) 1,4-Bromofluorobenzene	*460-00-4*	*175*	*60.0-140*		*92.8*				WG1779690

Method Blank (MB)

(MB) R3733545-3 11/24/21 09:46

Analyte	MB Result ppbv	MB Qualifier	MB MDL ppbv	MB RDL ppbv
1,1-Dichloroethene	U		0.0762	0.200
cis-1,2-Dichloroethene	U		0.0784	0.200
trans-1,2-Dichloroethene	U		0.0673	0.200
Tetrachloroethylene	U		0.0814	0.200
Trichloroethylene	U		0.0680	0.200
Vinyl chloride	U		0.0949	0.200
(S) 1,4-Bromofluorobenzene	*94.5*			*60.0-140*

Laboratory Control Sample (LCS) • Laboratory Control Sample Duplicate (LCSD)

(LCS) R3733545-1 11/24/21 08:23 • (LCSD) R3733545-2 11/24/21 09:05

Analyte	Spike Amount ppbv	LCS Result ppbv	LCSD Result ppbv	LCS Rec. %	LCSD Rec. %	Rec. Limits %	LCS Qualifier	LCSD Qualifier	RPD %	RPD Limits %
Vinyl chloride	3.75	4.10	4.10	109	109	70.0-130			0.000	25
1,1-Dichloroethene	3.75	4.10	4.14	109	110	70.0-130			0.971	25
trans-1,2-Dichloroethene	3.75	4.17	4.07	111	109	70.0-130			2.43	25
cis-1,2-Dichloroethene	3.75	4.11	4.05	110	108	70.0-130			1.47	25
Trichloroethylene	3.75	4.24	4.22	113	113	70.0-130			0.473	25
Tetrachloroethylene	3.75	4.56	4.47	122	119	70.0-130			1.99	25
(S) 1,4-Bromofluorobenzene				*95.0*	*95.0*	*60.0-140*				

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Qualifier Description

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Colorado	TN00003	New York	11742
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Florida	E87487	North Carolina [1]	DW21704
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Kentucky [2]	16	South Dakota	n/a
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Louisiana	LA018	Texas	T104704245-20-18
Maine	TN00003	Texas [5]	LAB0152
Maryland	324	Utah	TN000032021-11
Massachusetts	M-TN003	Vermont	VT2006
Michigan	9958	Virginia	110033
Minnesota	047-999-395	Washington	C847
Mississippi	TN00003	West Virginia	233
Missouri	340	Wisconsin	998093910
Montana	CERT0086	Wyoming	A2LA
A2LA – ISO 17025	1461.01	AIHA-LAP,LLC EMLAP	100789
A2LA – ISO 17025 [5]	1461.02	DOD	1461.01
Canada	1461.01	USDA	P330-15-00234
EPA–Crypto	TN00003		

[1] Drinking Water [2] Underground Storage Tanks [3] Aquatic Toxicity [4] Chemical/Microbiological [5] Mold [6] Wastewater n/a Accreditation not applicable

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Company Name/Address:
GeoEngineers- Portland, OR

4000 Kruse Way Place
Bldg. 3, Suite 200
Lake Oswego, OR 97035

Billing Information:
Accounts Payable (Marlee Johnston)
17425 NE Union Hill Rd, Suite 250
Redmond, WA 98052

Pres Chk

Report to: Cris J. Watkins

Email To: cwatkins@geoengineers.com

Project Description: Lynnwood PFD - Strip Mall Indoor Air Sampling

City/State Collected:

Please Circle: PT MT CT ET

Phone: 503-603-6661

Client Project # 17787-001-16

Lab Project # GEOENGPOR-1778700116

Collected by (print): Katy Atakturk

Site/Facility ID #

P.O. #

Collected by (signature):

Immediately Packed on Ice N X Y ___

Rush? (Lab MUST be Notified)
___ Same Day ___ Five Day
___ Next Day ___ 5 Day (Rad Only)
___ Two Day ___ 10 Day (Rad Only)
___ Three Day

Quote #

Date Results Needed

No. of Cntrs

Analysis / Container / Preservative

Sample ID	Comp/Grab	Matrix *	Depth	Date	Time	No. of Cntrs	PCE/TCE/DCEs/VCTO-15 Summa	Remarks	Sample # (lab only)
IA-1-111821	G	Air	—	11.18.21	1940	1	X		-01
IA-2-111821	G	Air	—	11.18.21	1935	1	X		-02

Chain of Custody Page 1 of 1

Pace Analytical®

12065 Lebanon Rd Mount Juliet, TN 37122
Submitting a sample via this chain of custody constitutes acknowledgment and acceptance of the Pace Terms and Conditions found at: https://info.pacelabs.com/hubfs/pas-standard-terms.pdf

SDG # L1434016

Table # L-189

Acctnum: GEOENGPOR

Template: T198009

Prelogin: P887435

PM: 110 - Brian Ford

PB: CSL 11/19/21

Shipped Via: FedEX Priority

* Matrix:
SS - Soil **AIR** - Air **F** - Filter
GW - Groundwater **B** - Bioassay
WW - WasteWater
DW - Drinking Water
OT - Other_____

Remarks:

pH _____ Temp _____

Flow _____ Other _____

Samples returned via:
__ UPS / FedEx __ Courier _____

Tracking # 534978136063

Sample Receipt Checklist
COC Seal Present/Intact: __NP __Y __N
COC Signed/Accurate: __Y __N
Bottles arrive intact: __Y __N
Correct bottles used: __Y __N
Sufficient volume sent: __Y __N
If Applicable
VOA Zero Headspace: __Y __N
Preservation Correct/Checked: __Y __N
RAD Screen <0.5 mR/hr: __Y __N

Relinquished by : (Signature)	Date:	Time:	Received by: (Signature)	Trip Blank Received: Yes / No HCL / MeoH TBR	
	11.19.21	11:30			
Relinquished by : (Signature)	Date:	Time:	Received by: (Signature)	Temp: °C Bottles Received:	If preservation required by Login: Date/Time
				pmb 2	
Relinquished by : (Signature)	Date:	Time:	Received for lab by: (Signature)	Date:	Time:	Hold:	Condition: NCF / OK
			B. Barlas	11-20-21	0900		