1180 NW Maple St., Suite 310
Issaquah, WA 98027
T 425.395.0010
TRCcompanies.com

September 1, 2022

Ms. Jing Song, L.G., L.H.G.
Washington State Department of Ecology
15700 Dayton Avenue North
Shoreline, Washington 98133

Re: Indoor Air Monitoring Report – August 2022
Modera River Trail
15881 NE 85th Street
Redmond, Washington

Facility/Site ID: 75292
Cleanup Site ID: 15281
VCP Project ID: NW3292

TRC Project Number: 015353.8

Dear Ms. Song:

TRC Environmental Corporation (TRC) is pleased to present this *Indoor Air Monitoring Report – August 2022* (Report) for the Modera River Trail Site located at 15881 NE 85th Street in Redmond, Washington (Site). Following the completion of the property redevelopment, the address of the Modera River Trail Site was changed. The former Site address included 15801 and 15945 NE 85th Street, Redmond WA. The current Site address is now 15881 NE 85th Street Redmond, Washington. The location of the Site is depicted on Figure 1. TRC is submitting this Report on behalf of MCRT West Coast, LLC (MCRT). The Site is currently owned by NE 85th Street Development, LLC.

On June 10, 2021, TRC submitted a Work Plan via email to the Washington State Department of Ecology (Ecology). The purpose of the Work Plan was to present an approach for groundwater and indoor air monitoring at the Site. This Work Plan was prepared in response to Ecology's email correspondence on April 28, 2021. Ecology approved the Work Plan via email on June 11, 2021.

Initial indoor air sampling events were conducted on February 19, 2022 and March 23, 2022. The results from these events are described in an *Indoor Air Monitoring Report*, dated June 1, 2022. The purpose of those sampling events was to document indoor air conditions during the heating season.

Groundwater monitoring is not discussed in this Report but is described in a separate *2022 Annual Groundwater Monitoring Report*, dated August 17, 2022.

Since the June *Indoor Air Monitoring Report*, TRC performed an additional indoor air monitoring event on August 3, 2022, following the procedures included in the June 1, 2021 Work Plan. This Report describes the methods and results of that indoor air sampling event.

AUGUST 2022 AIR SAMPLING

TRC mobilized to the Site on August 3, 2022, to perform indoor air sampling. The purpose of this sampling event was to evaluate indoor air conditions during the cooling season.

Two indoor air samples (IA-1 and IA-2) and one background ambient air sample (AA-1) were collected. Sample locations are depicted on Figure 2.

Sample locations are the same as those utilized during prior indoor air sampling events. Sample IA-1 was collected inside the planned retail portion of the facility. Sample IA-2 was collected inside a residential unit of the facility on the ground floor (Unit 107). Background sample AA-1 was collected outdoors, west-adjacent to the facility.

All samples were collected using 6-liter SUMMA canisters fixed with a 24-hour inlet regulator provided by the laboratory, Friedman and Bruya, Inc. (F&BI). Intake tubing was set at approximately 5 feet above ground surface. Samples were retrieved from the Site on the following day, August 4, 2022. The 24-hour sampling period was representative of typical residential exposure within the facility.

Samples were submitted to F&BI for naphthalene analysis using U.S. Environmental Protection Agency (EPA) Method TO-15 under standard chain-of-custody protocols.

A summary of analytical results is included in Table 1. Laboratory analytical reports are included in Attachment A. For comparative purposes, prior indoor air data collected in February and March 2022 are also included in Table 1.

Naphthalene was detected in one sample (IA-1) at a concentration of 0.069 µg/m^3. The detected concentration of naphthalene is less than the Model Toxics Control Act (MTCA) Method B carcinogenic indoor air cleanup level (CUL) of 0.074 µg/m^3.

Using the same methodology as prior events, the naphthalene concentration in IA-1 was adjusted using half of the detection limit of the ambient air sample. The resulting concentration is 0.0435 µg/m^3. Table 1 presents this adjusted concentration for purposes of comparison.

CONCLUSIONS

The following conclusions are supported by the analytical results for the indoor air sampling event documented herein:

- The August sampling event demonstrates compliance with the naphthalene CUL during the cooling season.

- Based on analytical results and prior correspondence with Ecology, it is TRC's opinion that indoor air sampling is no longer necessary or warranted at the Site at this time.

CLOSING

Please contact us at the email addresses below or at (425) 395-0010 if you have any questions or comments regarding the findings and conclusions of this Report.

Sincerely,

Prepared by:
Ramsey Mauldin
Senior Environmental Scientist
rmauldin@trccompanies.com

Reviewed and approved by:
Eric Koltes, L.G.
Principal Geologist
ekoltes@trccompanies.com

ENCLOSURES

Tables

Table 1 Indoor Air Monitoring Analytical Results

Figures

Figure 1 General Vicinity Map
Figure 2 Site Representation

Attachments

Attachment A Laboratory Analytical Results

Table

Table 1
Summary of Indoor Air Analytical Results
Indoor Air Monitoring Report - August 2022
Modera River Trail Property
15881 Northeast 85th Street, Redmond, Washington

Event	Sample Type	Sample ID	Sample Date	Naphthalene[a]
February 19, 2022	Ambient Air	AA-1	2/19/2022	<0.057 j
	Indoor Air	IA-1	2/19/2022	**0.13**
		IA-1 (adjusted)[b]		**0.1015**
		IA-2	2/19/2022	**0.15**
		IA-2 (adjusted)[b]		**0.1215**
March 23, 2022	Ambient Air	AA-1	3/23/2022	<0.057 j
	Indoor Air	IA-1	3/23/2022	**0.094 j**
		IA-1 (adjusted)[b]		**0.0655**
		IA-2	3/23/2022	**0.094 j**
		IA-2 (adjusted)[b]		**0.0655**
August 4, 2022	Ambient Air	AA-1	8/3/2022	<0.051 j
	Indoor Air	IA-1	8/3/2022	**0.069 j**
		IA-1 (adjusted)[b]		**0.0435**
		IA-2	8/3/2022	<0.051 j
		IA-2 (adjusted)[b]		<0.051 j
Indoor Air Cleanup Level[c]				**0.074**

Notes:

All results presented in micrograms per cubic meter (µg/m3).

Half the reporting limit was used to calculate adjusted values when background samples were less than the detection limit.

Bold Bold results exceed the laboratory reporting limit.

Shaded results exceed the cleanup level.

< Result is less than the laboratory method detection limit.

a Analyzed by EPA Method TO-15.

b Adjusted indoor air value calculated by subtracting background from indoor air results.

c Model Toxics Control Act (MTCA) Method B Indoor Air Cleanup Level from Cleanup Levels and Risk Calculations (CLARC) database. Where levels based on carcinogenic and non-carcinogenic, the lower value is listed.

Qualifier:

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

Figures

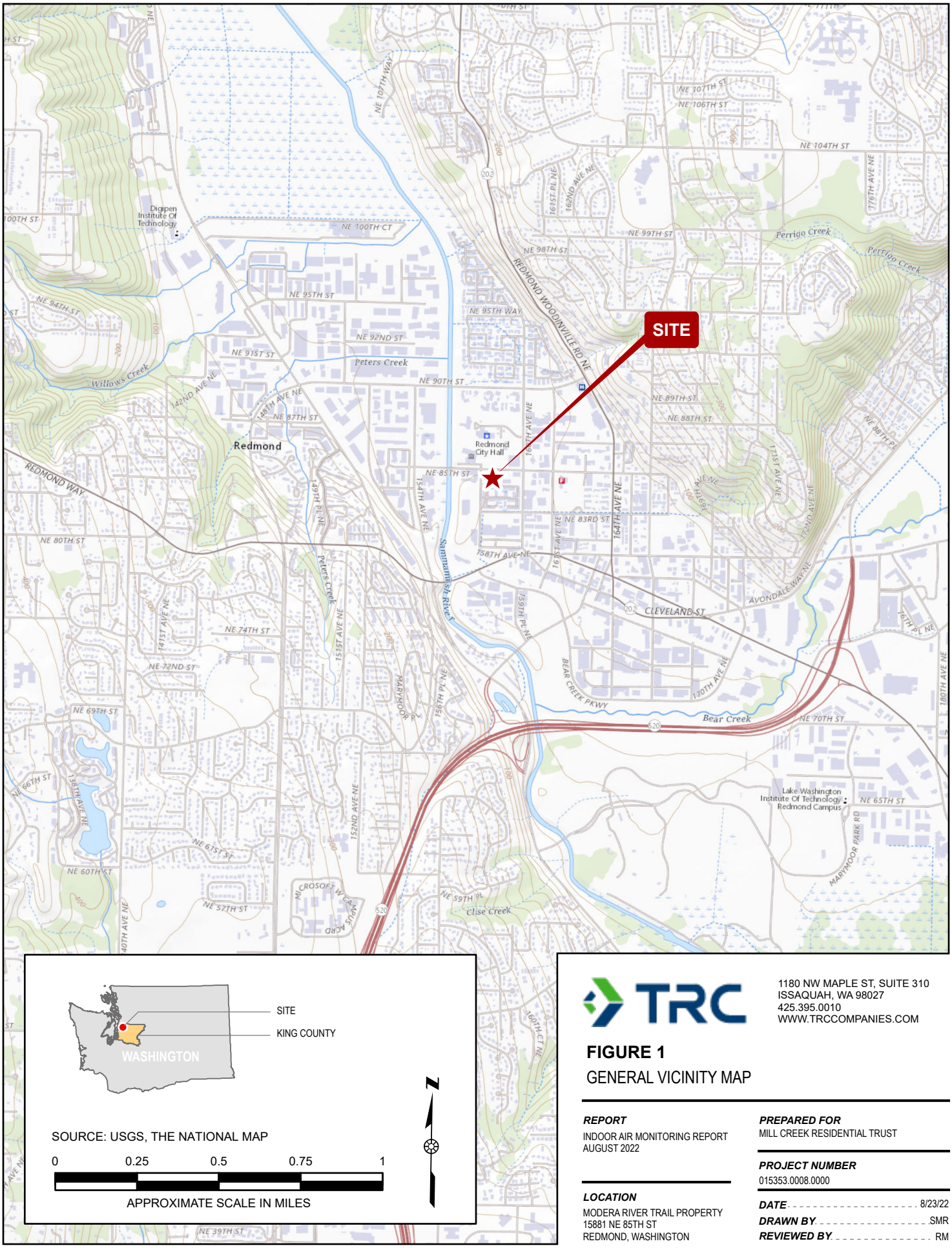

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FIGURE 1

GENERAL VICINITY MAP

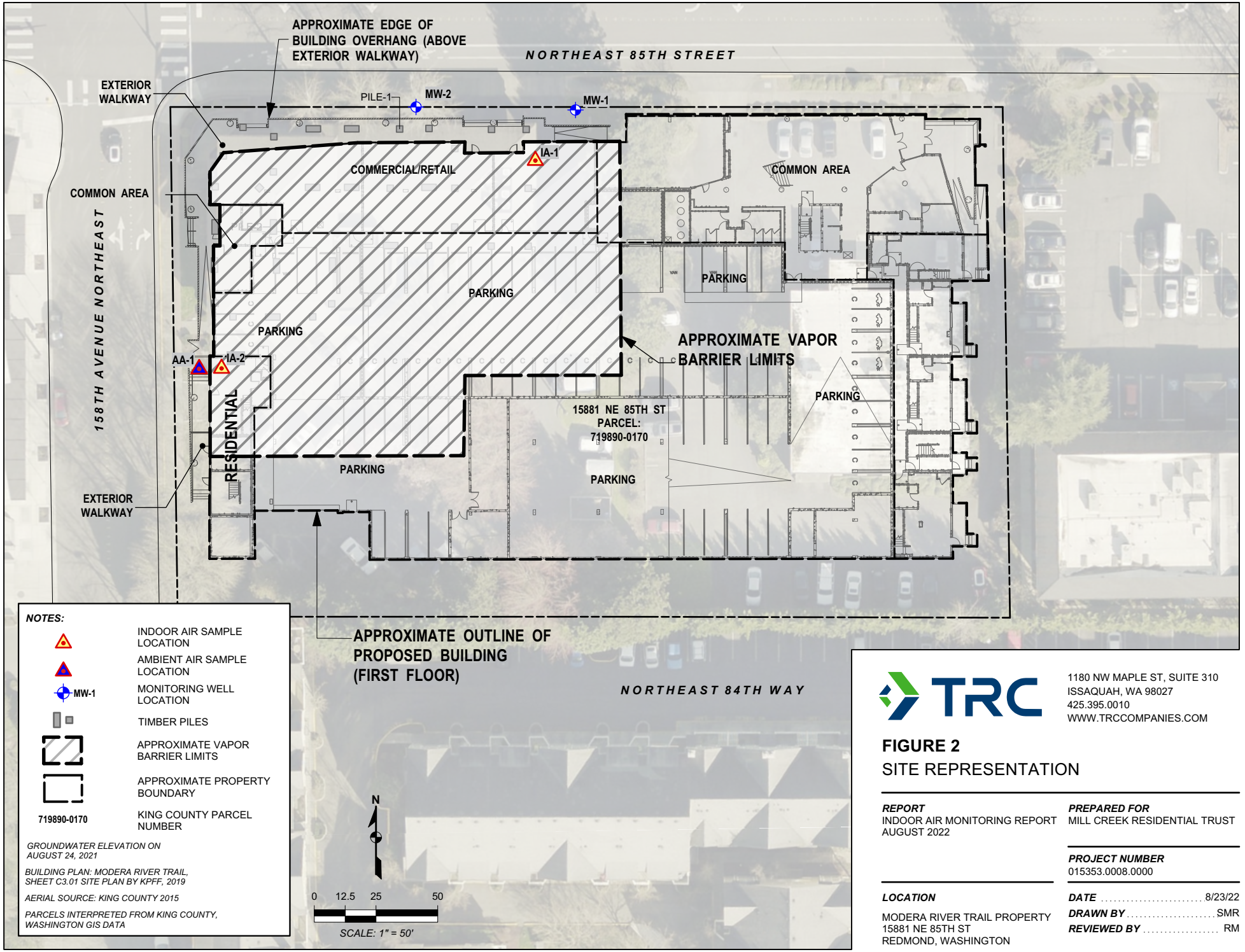
REPORT
INDOOR AIR MONITORING REPORT
AUGUST 2022

LOCATION
MODERA RIVER TRAIL PROPERTY
15881 NE 85TH ST
REDMOND, WASHINGTON

PREPARED FOR
MILL CREEK RESIDENTIAL TRUST

PROJECT NUMBER
015353.0008.0000

DATE 8/23/22
DRAWN BY SMR
REVIEWED BY RM



TRC

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FIGURE 2
SITE REPRESENTATION

REPORT
INDOOR AIR MONITORING REPORT
AUGUST 2022

PREPARED FOR
MILL CREEK RESIDENTIAL TRUST

PROJECT NUMBER
015353.0008.0000

LOCATION
MODERA RIVER TRAIL PROPERTY
15881 NE 85TH ST
REDMOND, WASHINGTON

DATE 8/23/22
DRAWN BY ..... SMR
REVIEWED BY ..... RM

Attachment A
Laboratory Analytical Results

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

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

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

August 16, 2022

Ramsey Mauldin, Project Manager
TRC Environmental
1180 NW Maple St, Suite 310
Issaquah, WA 98027

RE: MCRT Redmond 015353.8 184157, F&BI 208071

Dear Mr Mauldin:

Included are the results from the testing of material submitted on August 5, 2022 from the MCRT Redmond 015353.8 184157, F&BI 208071 project. There are 9 pages included in this report.

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

Sincerely,

FRIEDMAN & BRUYA, INC.

Michael Erdahl
Project Manager

Enclosures
c: Cynthia Moon
TRC0816R.DOC

CASE NARRATIVE

This case narrative encompasses samples received on August 5, 2022 by Friedman & Bruya, Inc. from the TRC Environmental MCRT Redmond 015353.8 184157, F&BI 208071 project. Samples were logged in under the laboratory ID's listed below.

Laboratory ID	TRC Environmental
208071-01	IA-1
208071-02	IA-2
208071-03	AA-1

All quality control requirements were acceptable.

Analysis For Volatile Compounds By Method TO-15

Client Sample ID:	IA-1	Client:	TRC Environmental
Date Received:	08/05/22	Project:	MCRT Redmond 015353.8 184157
Date Collected:	08/03/22	Lab ID:	208071-01 1/1.2
Date Analyzed:	08/11/22	Data File:	081119.D
Matrix:	Air	Instrument:	GCMS7
Units:	ug/m3	Operator:	bat

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
4-Bromofluorobenzene	83	70	130

Compounds:	Concentration ug/m3	ppbv
Naphthalene	0.069 j	0.013 j

Analysis For Volatile Compounds By Method TO-15

Client Sample ID:	IA-2	Client:	TRC Environmental
Date Received:	08/05/22	Project:	MCRT Redmond 015353.8 184157
Date Collected:	08/03/22	Lab ID:	208071-02 1/1.2
Date Analyzed:	08/11/22	Data File:	081120.D
Matrix:	Air	Instrument:	GCMS7
Units:	ug/m3	Operator:	bat

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
4-Bromofluorobenzene	79	70	130

Compounds:	Concentration ug/m3	ppbv
Naphthalene	<0.051 j	<0.0098 j

Analysis For Volatile Compounds By Method TO-15

Client Sample ID:	AA-1	Client:	TRC Environmental
Date Received:	08/05/22	Project:	MCRT Redmond 015353.8 184157
Date Collected:	08/03/22	Lab ID:	208071-03 1/1.2
Date Analyzed:	08/09/22	Data File:	080910.D
Matrix:	Air	Instrument:	GCMS8
Units:	ug/m3	Operator:	bat

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
4-Bromofluorobenzene	90	70	130

Compounds:	Concentration ug/m3	ppbv
Naphthalene	<0.051 j	<0.0098 j

Analysis For Volatile Compounds By Method TO-15

Client Sample ID:	Method Blank	Client:	TRC Environmental
Date Received:	Not Applicable	Project:	MCRT Redmond 015353.8 184157
Date Collected:	Not Applicable	Lab ID:	02-1811 mb
Date Analyzed:	08/09/22	Data File:	080909.D
Matrix:	Air	Instrument:	GCMS8
Units:	ug/m3	Operator:	bat

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
4-Bromofluorobenzene	92	70	130

Compounds:	Concentration ug/m3	ppbv
Naphthalene	<0.043 j	<0.0082 j

Analysis For Volatile Compounds By Method TO-15

Client Sample ID:	Method Blank	Client:	TRC Environmental
Date Received:	Not Applicable	Project:	MCRT Redmond 015353.8 184157
Date Collected:	08/12/22	Lab ID:	02-1816 MB
Date Analyzed:	08/11/22	Data File:	081118.D
Matrix:	Air	Instrument:	GCMS7
Units:	ug/m3	Operator:	bat

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
4-Bromofluorobenzene	83	70	130

	Concentration	
Compounds:	ug/m3	ppbv
Naphthalene	<0.043 j	<0.0082 j

Date of Report: 08/16/22
Date Received: 08/05/22
Project: MCRT Redmond 015353.8 184157, F&BI 208071

QUALITY ASSURANCE RESULTS FOR THE ANALYSIS OF AIR SAMPLES FOR VOLATILES BY METHOD TO-15

Laboratory Code: Laboratory Control Sample

Analyte	Reporting Units	Spike Level	Percent Recovery LCS	Acceptance Criteria
Naphthalene	ug/m^3	71	105	70-130

Date of Report: 08/16/22
Date Received: 08/05/22
Project: MCRT Redmond 015353.8 184157, F&BI 208071

QUALITY ASSURANCE RESULTS FOR THE ANALYSIS OF AIR SAMPLES FOR VOLATILES BY METHOD TO-15

Laboratory Code: 208091-01 1/5.4 (Duplicate)

Analyte	Reporting Units	Sample Result	Duplicate Result	RPD (Limit 30)
Naphthalene	ug/m3	<1.4	<1.4	nm

Laboratory Code: Laboratory Control Sample

Analyte	Reporting Units	Spike Level	Percent Recovery LCS	Acceptance Criteria
Naphthalene	ug/m3	71	91	70-130

Data Qualifiers & Definitions

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

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

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

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

cf - The sample was centrifuged prior to analysis.

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

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

f - The sample was laboratory filtered prior to analysis.

fb - The analyte was detected in the method blank.

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

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

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

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

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

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

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

208071 Report To Ramsey Mauldin

Company TRC

Address 1180 NW Maple St Ste 310

City, State, ZIP Issaquah, WA 98027

Phone 425-395-0010 Email rmauldin@trccompanies.com

SAMPLERS (*signature*) 8/5/22

PROJECT NAME & ADDRESS: MCRT Redmond 015353.48

PO # 184157

NOTES: call Ramsey to discuss rush times for TO15

INVOICE TO

Page # 1 of 1

TURNAROUND TIME
- X Standard — RM 8/5
- X RUSH 5-DAY per RM 8/5/22

Rush charges authorized by: ME

SAMPLE DISPOSAL
Default: Clean following final report delivery
☐ Hold (Fee may apply): _____

SAMPLE INFORMATION / ANALYSIS REQUESTED

Sample Name	Lab ID	Canister ID	Flow Cont. ID	Reporting Level: IA=Indoor Air SG=Soil Gas (Circle One)	Date Sampled	Initial Vac. ("Hg)	Field Initial Time	Final Vac. ("Hg)	Field Final Time	TO15 Full Scan	TO15 BTEXN	TO15 cVOCs	APH	Helium	TO15 Naphthalene	Notes
IA-1	01	37215	07870	(IA) / SG	8-3-22	>30	1622	5	1622						X	Can ID# 37214
IA-2	02	23227	07848	(IA) / SG	"	29.5	1631	4.5	1631						X	
AA-1	03	35331	05349	(IA) / SG	"	29.5	1634	5.5	1634						X	sample labeled AA-3
				IA / SG												
				IA / SG												
				IA / SG												
				IA / SG												
				IA / SG												

SIGNATURE	PRINT NAME	COMPANY	DATE	TIME
Relinquished by:	Ramsey Mauldin	TRC	8-5-22	0827
Received by:	S. Osborn	FRB, Inc	8/5/22	08:27
Relinquished by:		Samples received at 17°C		
Received by:				

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