June 7, 2022
Project 101.20841.00001

Ms. Donna Musa
Washington Department of Ecology
3190 160th Avenue SE
Bellevue, Washington 98008

Re: Notification of Recently Discovered Historical Release, Woodinville West Business Park, Building C, 16750 Woodinville-Redmond Road Northeast, Woodinville, Washington

Dear Ms. Musa,

In accordance with WAC 173-340-300, SLR International Corporation (SLR), on behalf of Woodinville CD, LLC (Woodinville CD), is submitting this notification of a recently discovered historical release of tetrachloroethylene (PCE) at Building C of the Woodinville West Business Park located at 16750 Woodinville-Redmond Road Northeast in Woodinville, Washington (the Subject Property). The Subject Property is developed with a 52,830 square foot commercial office/warehouse/light manufacturing building constructed in 1999. Woodinville CD acquired the Subject Property in July 2020 and sold it to Terreno Realty Corporation (the current owner) in December 2021.

Building C contains three suites that are currently occupied by the following tenants:

- Suite C-101 – Seattle Pump and Equipment Co. (Seattle Pump) provides water pump, high pressure industrial cleaning equipment, sprayers, "jetters" and pipe cleaning equipment sales, rentals, and repair. Prior to Seattle Pump, Wincraft, a former tenant, conducted screen and sign printing operations in Suite C-101. Wincraft reportedly used trichloroethylene (TCE) in its operations, and during a Phase I Environmental Site Assessment (ESA) in 2008, waste from the print-washing operations was observed discharging directly to a floor drain in the print washing area. The floor drain is reportedly connected to the Subject Property's sanitary sewer system (Adapt Engineering, Inc., 2008).
- Suite C-102 – Intertek PSI is a construction project services and concrete testing company. Before relocating to Suite C-103, Coit Services, Inc. (Coit) occupied C-102. Coit conducts residential and commercial cleaning of air ducts, area rugs, carpets, upholstery, etc., and also provides fire, smoke, and water damage restoration services. Coit operated a dry-cleaning machine, located along the east wall of Suite C-102, that used PCE between approximately 1999 and 2007.
- Suite C-103 is currently occupied by Coit.

In November 2019 and December 2021, Phase II environmental site assessments (ESAs) were conducted by AECOM and CODA Consulting Group (CODA), respectively, at the Subject Property as part of environmental and transactional due diligence activities. Shallow soil samples [up to seven feet below ground surface (bgs)] collected from three soil borings (B-11, GP-4, and GP-5) located near the former dry-cleaning machine in Suite C-102 contained PCE concentrations [0.092 to 0.14 milligrams per kilogram (mg/kg)] above the Washington State Department of Ecology (Ecology) Model Toxics Control Act (MTCA) Method A cleanup level

(0.05 mg/kg). Reconnaissance groundwater samples collected from temporary wells installed in soil borings located near the former dry-cleaning machine (borings B-11 and GP-4), near an oil-water separator (OWS) to the northwest of the Subject Property building (borings B-7 and GP-3), and to the northeast of the building in an apparent downgradient direction (boring B-4) contained vinyl chloride (VC) concentrations [0.35 to 5.45 micrograms per liter (µg/L)] above the Method A cleanup level (0.2 µg/L; AECOM, 2019; and CODA, 2021). However, it should be noted that groundwater sample analytical results from temporary wells are often biased high due to the presence of suspended solids in the samples and may not be representative of actual groundwater conditions.

In December 2021, sub-slab soil vapor and indoor air samples were collected to assess the potential soil vapor intrusion risks at the Subject Property. A sub-slab soil vapor sample collected near the former dry-cleaning machine contained PCE, TCE, and VC concentrations [615, 70.2, and 81.3 micrograms per cubic meter (µg/m^3), respectively] above the MTCA Method B sub-slab soil gas screening levels (320, 11, and 9.5 µg/m^3, respectively). However, the indoor air samples collected in the Subject Property building did not contain PCE, TCE, or VC at concentrations above either the MTCA Method B indoor air cleanup levels or the laboratory's method reporting limits (MRLs). The previous investigation locations are shown on Figure 1.

In March 2022, Woodinville CD LLC, the previous Subject Property owner, engaged SLR to conduct a remedial investigation (RI) at the Subject Property. The objectives of the RI are to: 1) delineate the lateral extents of the PCE-impacted soil, 2) assess if the former Wincraft print-washing operations were a source of halogenated volatile organic compound (HVOC)-impacted soil and/or groundwater, 3) assess if the groundwater beneath the Subject Property actually contains HVOC concentrations greater than the MTCA Method A or Method B cleanup levels, 4) monitor any seasonal effects on the groundwater flow direction and HVOC concentrations in groundwater, 5) assess any seasonal effects on the indoor air quality within smaller spaces in Building C to further assess the soil vapor pathway; and 6) evaluate the potential risks associated with the areas of HVOC-impacted shallow soil and groundwater (the Site). If the groundwater is impacted, additional RI objectives will include: 1) delineate the lateral and vertical extents of the HVOC-impacted groundwater, and 2) identify the source(s) of the impacted groundwater.

In April 2022, SLR conducted RI activities at the Subject Property to address several of the project objectives listed above. The investigation activities included the drilling and sampling eight soil borings (designated MW-1, MW-2, MW-3, and SB-1 through SB-5). Soil borings SB-1 through SB-4 were located to the north, south, east, and west of the former dry-cleaning machine. Soil borings SB-5 and MW-3 were located near the floor drain located at the former Wincraft print-washing area and along the side sewer downstream from the floor drain, respectively. Soil boring MW-1 was located in the vicinity of the former dry-cleaning machine and boring MW-2 was located near the OWS. The locations of the RI borings are shown on Figure 1.

Soil borings MW-1, MW-2, and MW-3 were completed as properly constructed and developed groundwater monitoring wells, and groundwater samples were subsequently collected from these wells during the first of four planned quarterly groundwater monitoring events. MW-1, MW-2, and MW-3 were advanced to depths of approximately 23 feet bgs, and soil borings SB-1 through SB-4 were advanced to depths of approximately 20 feet bgs. Boring SB-5 was located in a small room only accessible via a man door, and was advanced by hand auger to a depth of approximately 5 feet bgs.

A selected soil sample from each boring, and the groundwater samples collected from each well, were analyzed for full-list volatile organic compounds (VOCs) by EPA Method 8260D. The soil sample analytical

results showed that none of the samples contained any analyte concentrations above either the MTCA Method A or Method B soil cleanup levels or the MRLs. The groundwater sample analytical results showed that the sample from well MW-1 (located in the vicinity of the former dry-cleaning machine) contained a VC concentration (0.27 µg/L) greater than the MTCA Method A groundwater cleanup level. The groundwater sample analytical results from MW-2 and MW-3 showed that the samples did not contain any analyte at concentrations above either the Method A or Method B groundwater cleanup levels or the MRLs.

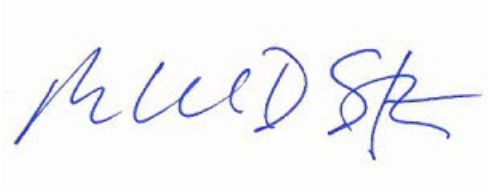
The results of the 2019, 2021, and 2022 investigation activities indicate that historical PCE releases occurred at the Subject Property from the former dry-cleaning machine operated by Coit. Based on the 2022 sample analytical results, it does not appear that the former Wincraft print-washing operations were a source of HVOC-impacted soil or groundwater. Coit reportedly discontinued use and removed the dry-cleaning machine in 2007; therefore, the source of the HVOC contamination associated with the former dry-cleaning operations are no longer present.

As described above, the RI will include three additional quarterly groundwater monitoring events to monitor any seasonal effects on the groundwater flow direction and the HVOC concentrations in groundwater. Additional investigation activities will also be conducted to address the project objectives that were not yet addressed during the April 2022 investigation activities, including: 1) delineate the lateral and vertical extents of the HVOC-impacted groundwater, 2) assess any seasonal effects on the indoor air quality within smaller spaces in Building C to further assess the soil vapor pathway, and 3) evaluate the potential risks associated with the areas of HVOC-impacted shallow soil and groundwater.

If you have any questions, please contact Mike Staton of SLR at (425) 471-0479.

Sincerely,

SLR International Corporation



Michael D. Staton, M.Sc., M.B.A., L.G.
Managing Principal

cc: Maureen Mitchell, Fox Rothschild LLP

Attachment: Figure 1

NOTES

1) BUILDING FLOOR PLANS BASED ON CODA CONSULTING GROUP'S 2021 SAMPLE PLAN.
2) LOCATIONS OF FEATURES ARE APPROXIMATE.

LEGEND

SB-1	2022 SOIL BORING LOCATION AND DESIGNATION
IA-1	2022 INDOOR AIR SAMPLE LOCATION AND DESIGNATION
MW-1	2022 MONITORING WELL LOCATION AND DESIGNATION
GP-1	2019 SOIL BORING LOCATION AND DESIGNATION
B-1	2021 SOIL BORING/GROUNDWATER SAMPLE LOCATION AND DESIGNATION
B-10/SG-1	2021 SOIL BORING/SOIL GAS SAMPLE LOCATION AND DESIGNATION
A-01	2021 INDOOR AIR SAMPLE LOCATION AND DESIGNATION
	UNDERGROUND OIL/WATER SEPARATOR
	STORM DRAIN MANHOLE
	STORM DRAIN LINE
	STORMWATER CATCH BASIN
	SANITARY SEWER MANHOLE
	SANITARY SEWER LINE
	SIDE SEWER/DRAIN LINE
	RAILROAD TRACKS

WOODINVILLE WEST BUSINESS PARK, BUILDING C
16750 WOODINVILLE REDMOND RD. NE.
WOODINVILLE, WA 98072

Drawing
INVESTIGATION LOCATIONS

Date	April 6, 2022	Scale	AS SHOWN	Drawing No.	1
File Name	01-02	Project No.	101.20841.00001		

SLR

Drawing path: N:\Bothell\1 PROJECTS\Fox Rothschild\Woodinville CD, LLC Project\Figures\01-02.dwg