WHITMAN Environmental Sciences

6812 16th Avenue NE
Seattle, Washington 98115

Phone: (206) 523-3505
Whitenviro@yahoo.com

December 8, 2022

LIT LIND Distribution Center, LLC
c/o Clarion Partners
601 S. Figueroa St., Suite 3600
Los Angeles, CA 90017

Attention: Mr. David Witham

Subject: Groundwater Monitoring Summary
LIT LIND Distribution Center
3324 Lind Avenue SW
Renton, Washington

Dear Mr. Witham:

This letter summarizes the results of groundwater monitoring conducted on November 22nd, 2022 at the above referenced property, in accordance with the requirements of the environmental covenant. Figure 1 shows the location of the property and surrounding area.

For this sampling event, Whitman Environmental Sciences (WES) purged and sampled monitoring well MW-3R. Water level measurements were obtained from wells RW-1, MW-3R, MW-4 and MW-8 prior to any purging. The water level measurements and calculated groundwater elevations are summarized in Table 1.

Table 1 - LIT Lind Distribution Center Water Level Measurements

Monitoring Well ID	***Date***	***Measured Water Level***	***Top of Casing Elevation***	***Water Level Elevation***
RW-1	9-20-22	-6.32	19.73	13.41
MW-3R	9-20-22	-6.39	20.04	13.65
MW-4	9-20-22	-6.42	20.04	13.62
MW-8	9-20-22	-6.35	19.60	13.25

Notes: Top of casing elevation per site survey by Bush, Roed & Hitchings, Inc., 2019

The inferred contours of the groundwater surface based on these measurements are shown in Figure 2.

Monitoring well MW-3R was purged following low-flow methods in accordance with the EPA guidance manual titled "*Low Stress (Low Flow) Purging and Sampling Procedure for the Collection of Groundwater Samples from Monitoring Wells*", EPA Publication EQASOP-GW4, revised September 19, 2017. A groundwater sample was collected following appropriate environmental sampling procedures, placing the samples in laboratory prepared 40-ml vials with teflon-lined septum lids, which were labeled, chilled and held under chain-of-custody until delivered to the

laboratory for analyses. The sample was analyzed for total petroleum hydrocarbons in the gasoline range (TPH-G) and the associated volatile organic compounds benzene, toluene, ethylbenzene and xylenes (BTEX) by Washington State approved laboratory methods. The results of the current laboratory analyses are summarized in Table 2.

Table 2 - LIT LIND Distribution Center Groundwater Sample Analytical Results

Monitoring Well ID	***Date***	***Laboratory Analytical Results (ug/l)***				
		TPH-G	***Benzene***	***Toluene***	***Ethyl-benzene***	***Total Xylenes***
MW-3R	11-22-22	160	1.4	ND (<1)	4.5	8.8
MTCA Method A Groundwater Cleanup Levels		800[1]	5	1,000	700	1,000

Table Notes:
Gasoline range total petroleum hydrocarbons by Northwest Method NWTPH-G.
BTEX Compounds by EPA Method 8021B.
ND (<X.X) - Not Detected by analysis at levels above the noted reporting limit.
[1] Model Toxics Control Act Groundwater Cleanup Level for Gasoline Range Organics if benzene is present. Other criteria apply if no benzene is detected.

Reported concentrations above Model Toxics Control Act Method A Cleanup Levels are shown in ***BOLD ITALIC***.

The laboratory analytical results are shown in Figure 2. The laboratory analytical report is attached. The sample meets Washington Model Toxics Control Act Method A cleanup levels for the analyzed parameters. MW-3R is the only well that has contained any detectable concentrations of any analyzed parameter in recent prior monitoring. Time series charts for the concentrations of benzene and TPH-G in monitoring well MW-3R are attached. The current results indicate the contaminant plume is stable or decreasing.

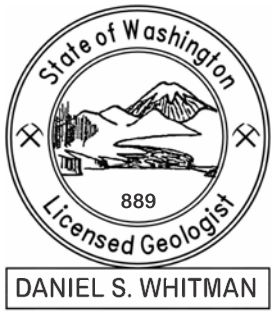
The next planned sampling event will be limited to sampling monitoring well MW-3R, in the 1st Quarter of 2023.

The remaining monitoring wells are in good condition, with no apparent damage. Pavements in the remediation area are in good condition. No further well abandonments or maintenance of the contamination containment systems appear warranted at this time.

Closure
Thank you for the opportunity to be of service to you in this matter. If you have any questions regarding this letter, or if I may be of any further assistance, please feel free to contact me at your convenience.

Respectfully submitted,
Whitman Environmental Sciences

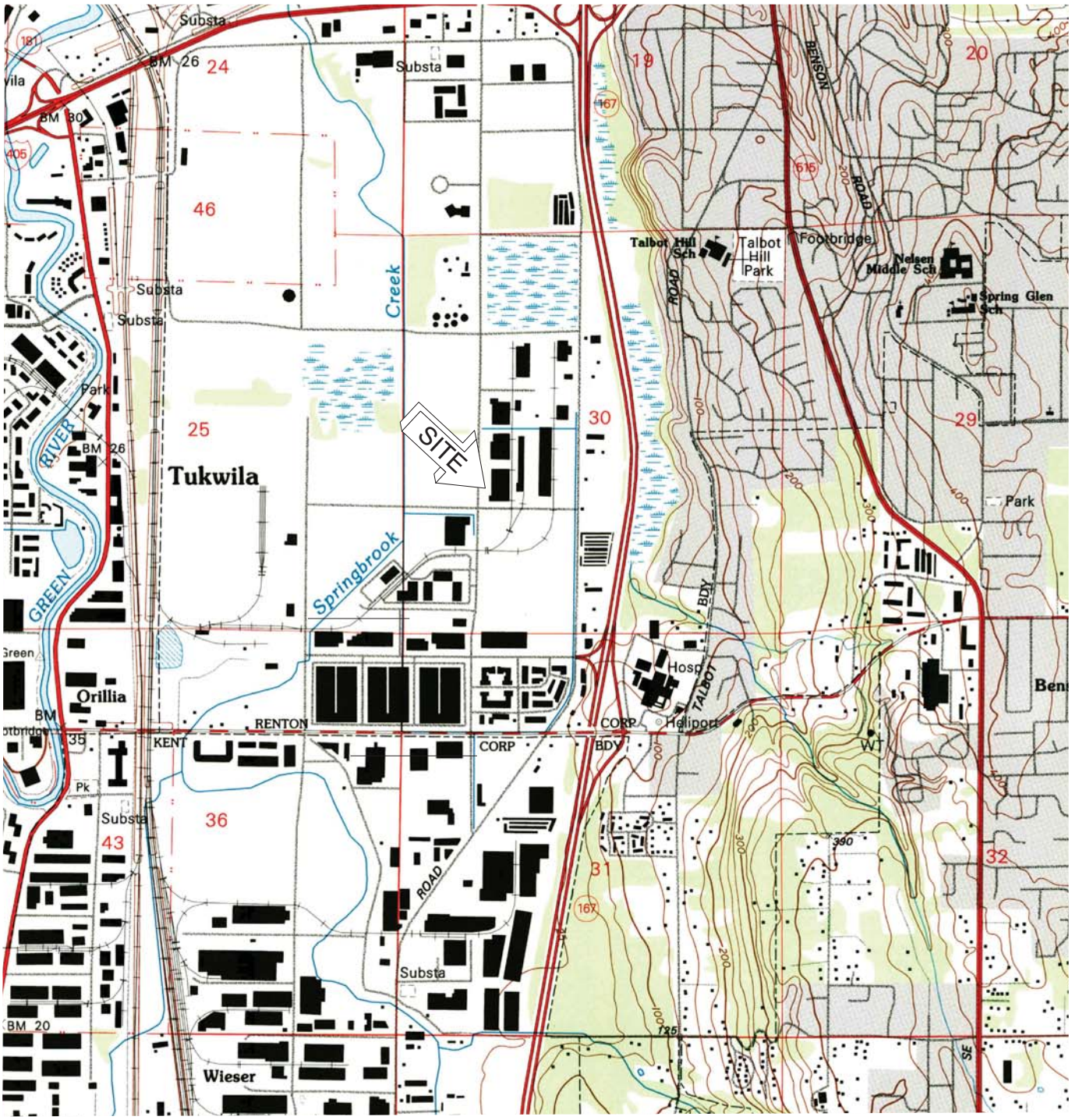
Daniel S. Whitman, LG
Principal



Attachments:

Figure 1 - Site Location Plan
Figure 2 - Inferred Groundwater Contours and Laboratory Analytical Results - 11-22-2022
Laboratory Analytical Report - Friedman & Bruya, Inc.
MW-3R Time Series Plots - Benzene & TPH-G

cc: Mr. Mike Warfel
Washington State Department of Ecology
Toxics Cleanup Program
via email: mwar461@ecy.wa.gov



North

0 2000'

Scale 1" = Approx. 2000'

From USGS

Figure 1 - Site Location Map

LIT Lind Distribution Center
3324 Lind Avenue SW
Renton, Washington

Project No.	WES - 1412
Date	Mar 19, 2010
File ID.	1412F1

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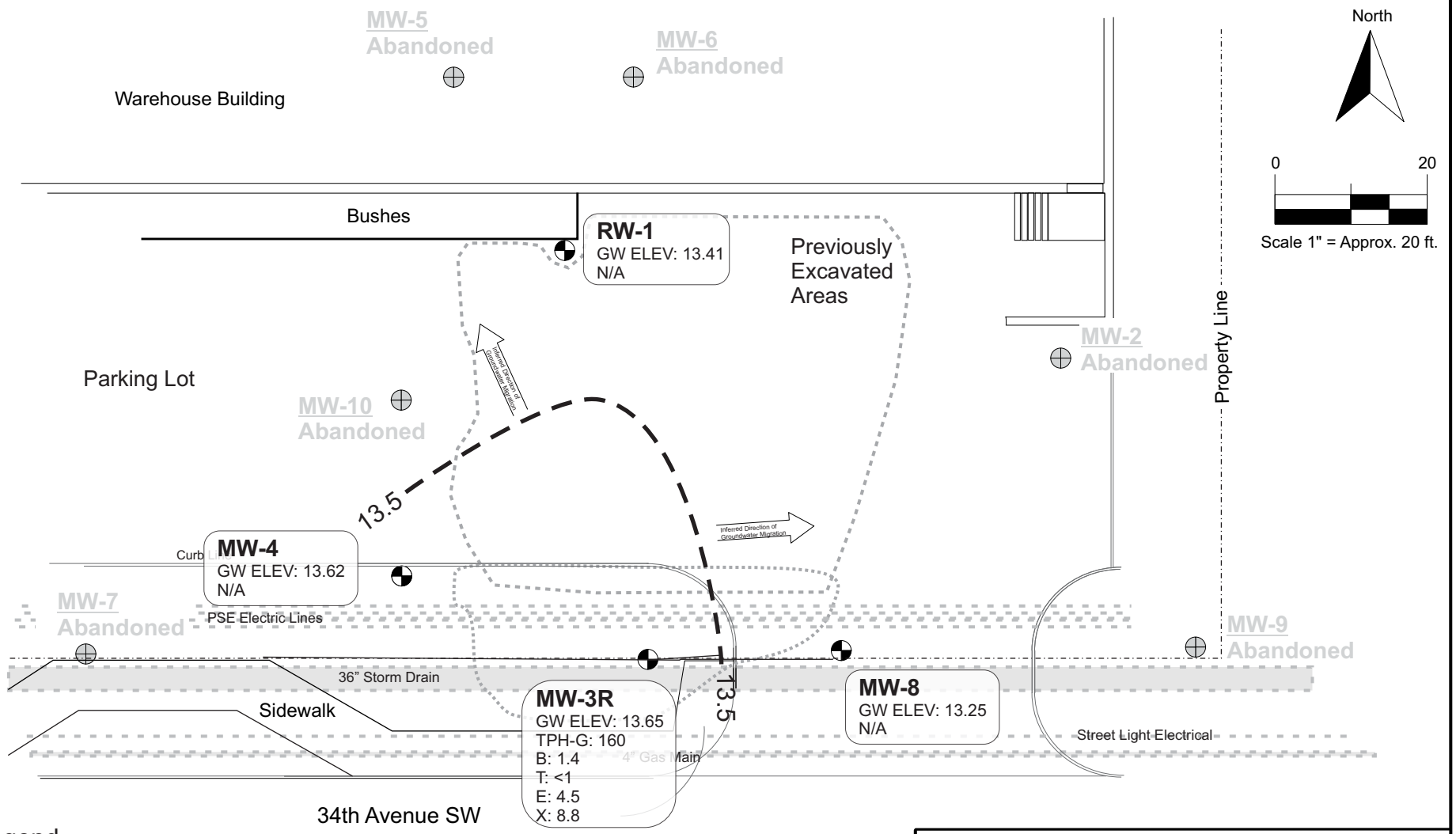
Environmental Sciences



Legend

- Location of Current Monitoring Wells
- Location of Decommissioned Monitoring Wells
- Inferred Groundwater Surface Contour based on measurements of 11/22/2022.

Groundwater Level and Laboratory Analytical Results

MW-X
GW ELEV: XX.XX
TPH-G: XX
B: Benzene
T: Toluene
E: Ethylbenzene
X: Total Xylenes
N/A - Not Analyzed

Figure 2 - Inferred Groundwater Contours and Laboratory Analytical Results 11/22/2022

LIT LIND Distributiion Center
3324 Lind Avenue S.W.
Renton, Washington

Project No.	WES - 1412
Date	Dec 6, 2022
File ID.	1412F2

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Environmental Sciences

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

James E. Bruya, Ph.D.
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www.friedmanandbruya.com

December 1, 2022

Dan Whitman, Project Manager
Whitman Environmental Sciences
6812 16th Ave NE
Seattle, WA 98115

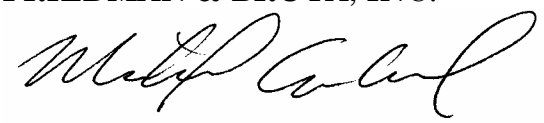
Dear Mr Whitman:

Included are the results from the testing of material submitted on November 22, 2022 from the Lit Lind WES -1412, F&BI 211331 project. There are 4 pages included in this report. Any samples that may remain are currently scheduled for disposal in 30 days, or as directed by the Chain of Custody document. 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
WES1201R.DOC

CASE NARRATIVE

This case narrative encompasses samples received on November 22, 2022 by Friedman & Bruya, Inc. from the Whitman Environmental Sciences Lit Lind WES -1412, F&BI 211331 project. Samples were logged in under the laboratory ID's listed below.

Laboratory ID	Whitman Environmental Sciences
211331 -01	MW-3R-GW

All quality control requirements were acceptable.

Date of Report: 12/01/22
Date Received: 11/22/22
Project: Lit Lind WES -1412, F&BI 211331
Date Extracted: 11/23/22
Date Analyzed: 11/28/22

RESULTS FROM THE ANALYSIS OF WATER SAMPLES FOR BENZENE, TOLUENE, ETHYLBENZENE, XYLENES AND TPH AS GASOLINE USING METHODS 8021B AND NWTPH-Gx

Results Reported as ug/L (ppb)

Sample ID Laboratory ID	Benzene	Toluene	Ethyl Benzene	Total Xylenes	Gasoline Range	Surrogate (% Recovery) (Limit 52-124)
MW-3R-GW 211331-01	1.4	<1	4.5	8.8	160	81
Method Blank 02-2726 MB	<1	<1	<1	<3	<100	121

Date of Report: 12/01/22
Date Received: 11/22/22
Project: Lit Lind WES -1412, F&BI 211331

QUALITY ASSURANCE RESULTS FOR THE ANALYSIS OF WATER SAMPLES FOR BENZENE, TOLUENE, ETHYLBENZENE, XYLENES, AND TPH AS GASOLINE USING EPA METHOD 8021B AND NWTPH-Gx

Laboratory Code: Laboratory Control Sample

Analyte	Reporting Units	Spike Level	Percent Recovery LCS	Percent Recovery LCSD	Acceptance Criteria	RPD (Limit 20)
Benzene	ug/L (ppb)	50	110	104	70-130	6
Toluene	ug/L (ppb)	50	106	100	70-130	6
Ethylbenzene	ug/L (ppb)	50	104	102	70-130	2
Xylenes	ug/L (ppb)	150	107	107	70-130	0
Gasoline	ug/L (ppb)	1,000	99	110	70-130	11

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

) 211331

11/22/22

Page # _____ of) VW1

Report To [redacted] WHITMAN

Company WHITMAN ENV. SERVICES

Address 6812 16TH AVE SE

City, State, ZIP SEATTLE, WA 98115

Phone _____ Email _____

SAMPLERS (*signature*)

PROJECT NAME: LFT LIDO

PO #: WES - 141R

REMARKS

Project specific RLs? - Yes / No

INVOICE TO

TURNAROUND TIME
- [x] Standard turnaround
- [ ] RUSH _____
- Rush charges authorized by: _____

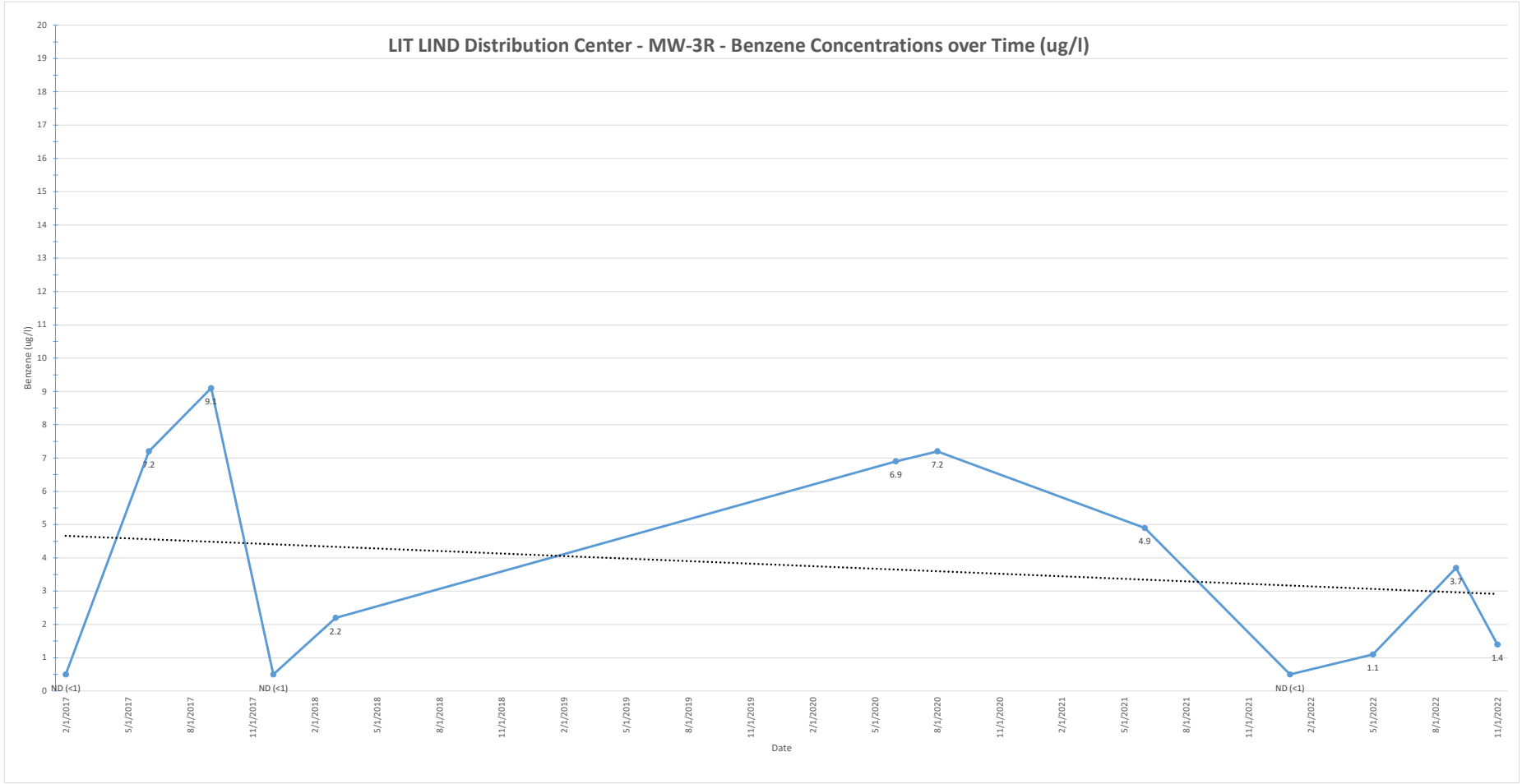
SAMPLE DISPOSAL
- [ ] Archive samples
- [ ] Other _____
- Default: Dispose after 30 days

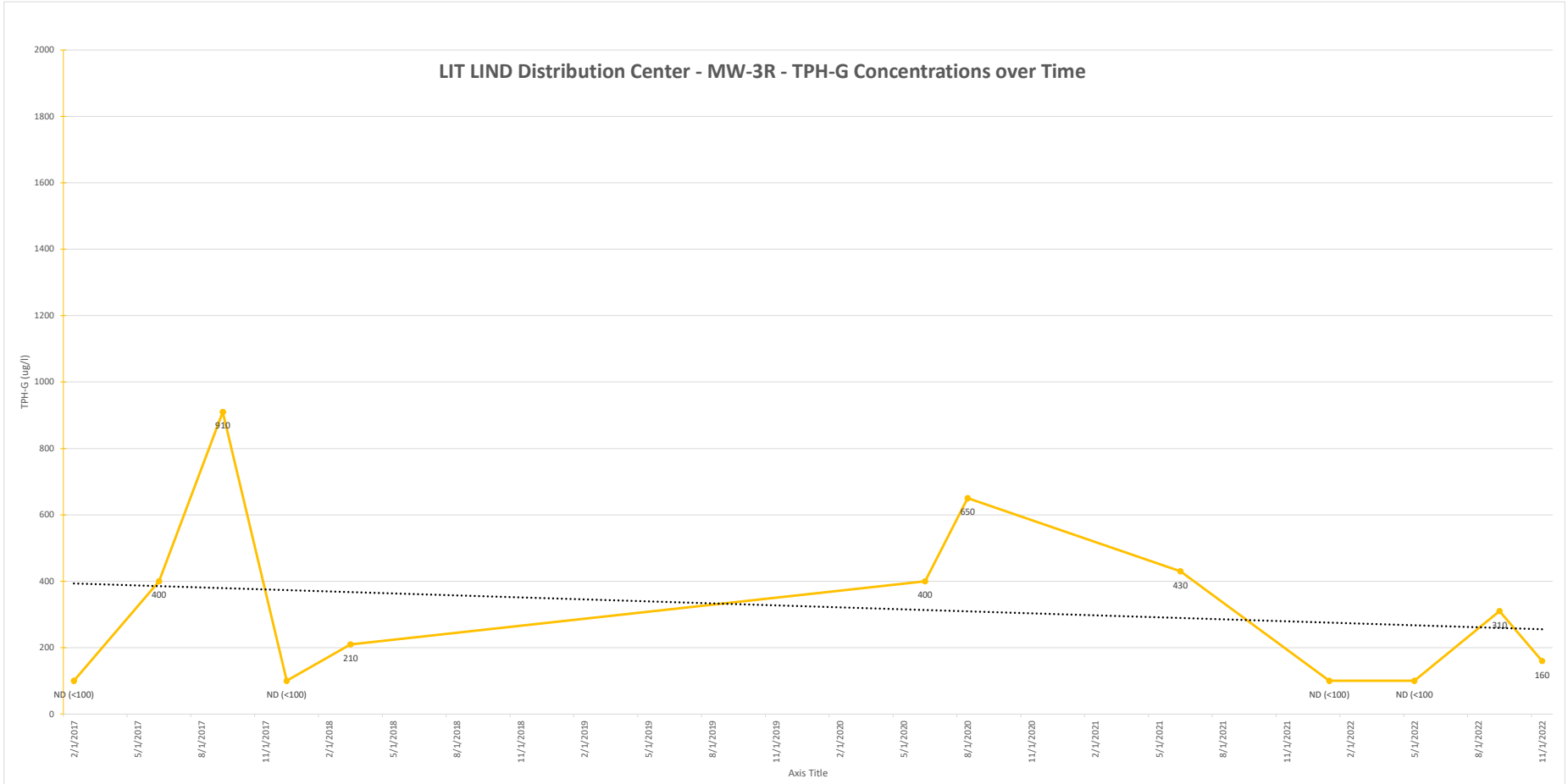
Sample ID	Lab ID	Date Sampled	Time Sampled	Sample Type	# of Jars	NWTPH-Dx	NWTPH-Gx	BTEX EPA 8021	NWTPH-HCID	VOCs EPA 8260	PAHs EPA 8270	PCBs EPA 8082					Notes
MW-3R-GW	01A-C	11-22-22	4:25	WATER	3		X	X									

ANALYSES REQUESTED

SIGNATURE	PRINT NAME	COMPANY	DATE	TIME
Relinquished by:		WES	11/22/22	
Received by:	Liz Webber-Bruya	F?B	11/22/22	1702
Relinquished by:				
Received by:		Samples received at 12 °C		

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


LIT LIND Distribution Center - MW-3R - Benzene Concentrations over Time (ug/l)
Benzene (ug/l)
Date
ND (<1)
7.2
9.1
ND (<1)
2.2
6.9
7.2
4.9
ND (<1)
1.1
3.7
1.4


LIT LIND Distribution Center - MW-3R - TPH-G Concentrations over Time
TPH-G (ug/l)
2000
1800
1600
1400
1200
1000
800
600
400
200
0
ND (<100)
400
910
ND (<100)
210
400
650
430
ND (<100)
ND (<100
311
160
2/1/2017
5/1/2017
8/1/2017
11/1/2017
2/1/2018
5/1/2018
8/1/2018
11/1/2018
2/1/2019
5/1/2019
8/1/2019
11/1/2019
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11/1/2020
2/1/2021
5/1/2021
8/1/2021
11/1/2021
2/1/2022
5/1/2022
8/1/2022
11/1/2022
Axis Title