March 11, 2023

Mr. Shad Bernhoft
Walls Property Management
5210 Russell Avenue NW #100
Seattle, Washington 98107-3921
shad@wallspropertymanagement.com

RE: ***January 2023 Groundwater Monitoring Report***
Chinook Development
1446 NW 53rd Street
Seattle, Washington 98107-3737
AEG Project No. 21-101

Dear Mr. Bernhoft:

AEG Atlas, LLC (AEG) has prepared the enclosed report presenting the results of recent sampling activities performed at the above-referenced Site in Seattle, King County, Washington (Figure 1, *Site Vicinity Map*). Figure 2, *Site Map*, shows the locations of Site features, sampling locations, and monitoring wells.

WORK PERFORMED [January 2023]:

- Obtained depth to groundwater data in two groundwater wells (MW-4R and MW-5R).
- Purged and sampled two groundwater wells (MW-4R and MW-5R).

WORK PROPOSED FOR NEXT EVENT [April 2023]:

- Obtain depth to groundwater data in two groundwater wells (MW-4R and MW-5R).
- Purge and sample two groundwater monitoring wells (MW-4R and MW-5R).
- Pursue regulatory closure with the Washington State Department of Ecology.

GROUNDWATER SUMMARY:

Sampling Event:	January 2023	Values
Range of Depths to Groundwater:	7.23 to 9.15	Feet below top of well casing (Table 1, *Summary of Groundwater Elevations*)
Range of Groundwater Elevations:	N/A	Not calculated; only two wells remain in place
Groundwater Gradient: (Direction / Magnitude)	N/A	Not calculated; only two wells remain in place. Historically to the south.
Measurable NAPL Detected:	No	
Measurable NAPL Thickness:	N/A	
Current Remedial Action:	N/A	

DISCUSSION:

Constituents of concern (COCs) were detected in monitoring well MW-5R but below the MTCA Method A cleanup level. Detected concentrations are summarized below. No COCs were detected above the laboratory detection limits in monitoring well MW-4R. Analytical results for this sampling event, and historical analytical results, are presented in the attached Table 2, *Summary of Groundwater Analytical Results*.

January 2022							
Well ID	Gasoline	Diesel	Heavy Oil	Benzene	Toluene	Ethyl-benzene	Xylenes
MW-5R	<100	**470**	<400	<1.0	<2.0	<1.0	<2.0
MTCA Method A Cleanup Levels	1,000	500	500	5	1,000	700	1,000

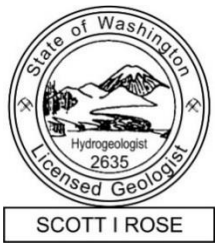
All results are in micrograms per liter (µg/L)
< = Indicates constituent was not detected at the listed detection limit.
Red Bold indicates the detected concentration exceeds Ecology MTCA Method A cleanup level.
Bold indicates the detected concentration is below Ecology MTCA Method A cleanup levels.

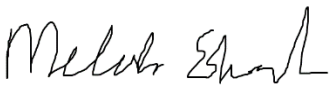
CLOSING:

AEG has completed this monitoring event at the Site. Should you have questions or require additional information, please contact our office at 360-352-9835.

Sincerely,

AEG Atlas, LLC





Scott Rose, L.H.G.
Senior Hydrogeologist

Edvard Melesh
Staff Geologist

Attachments: Figure 1 – *Site Vicinity Map*
Figure 2 – *Site Map*

Table 1 – *Summary of Groundwater Elevations*
Table 2 – *Summary of Groundwater Analytical Results*

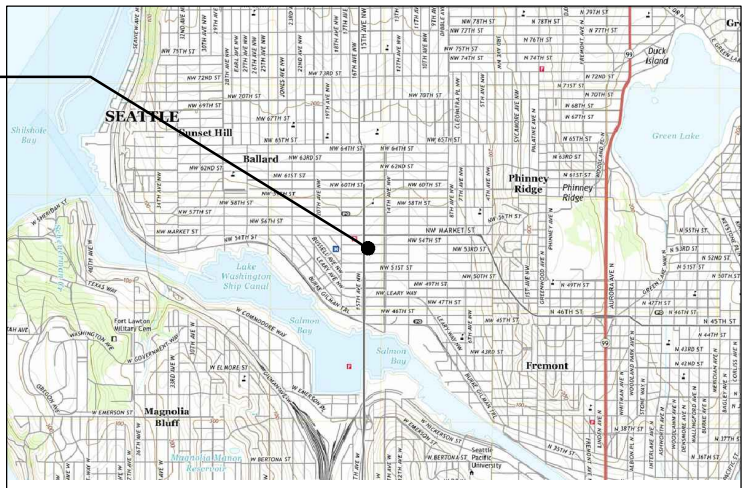
Appendix A – Supporting Documents
Laboratory Datasheets

FIGURES

2633 Parkmont Lane SW, Suite A • Olympia, WA • 98502
Phone: 360-352-9835 • Fax: 360-352-8164 • Email: admin@aegwa.com

FILENAME	DRAWN BY		CHECKED BY		APPROVED BY		PROJECT NUMBER
21-101_21Q2.DWG	ICD	6/8/2021	JS	6/8/2021	JS	6/8/2021	21-101

PROJECT LOCATION

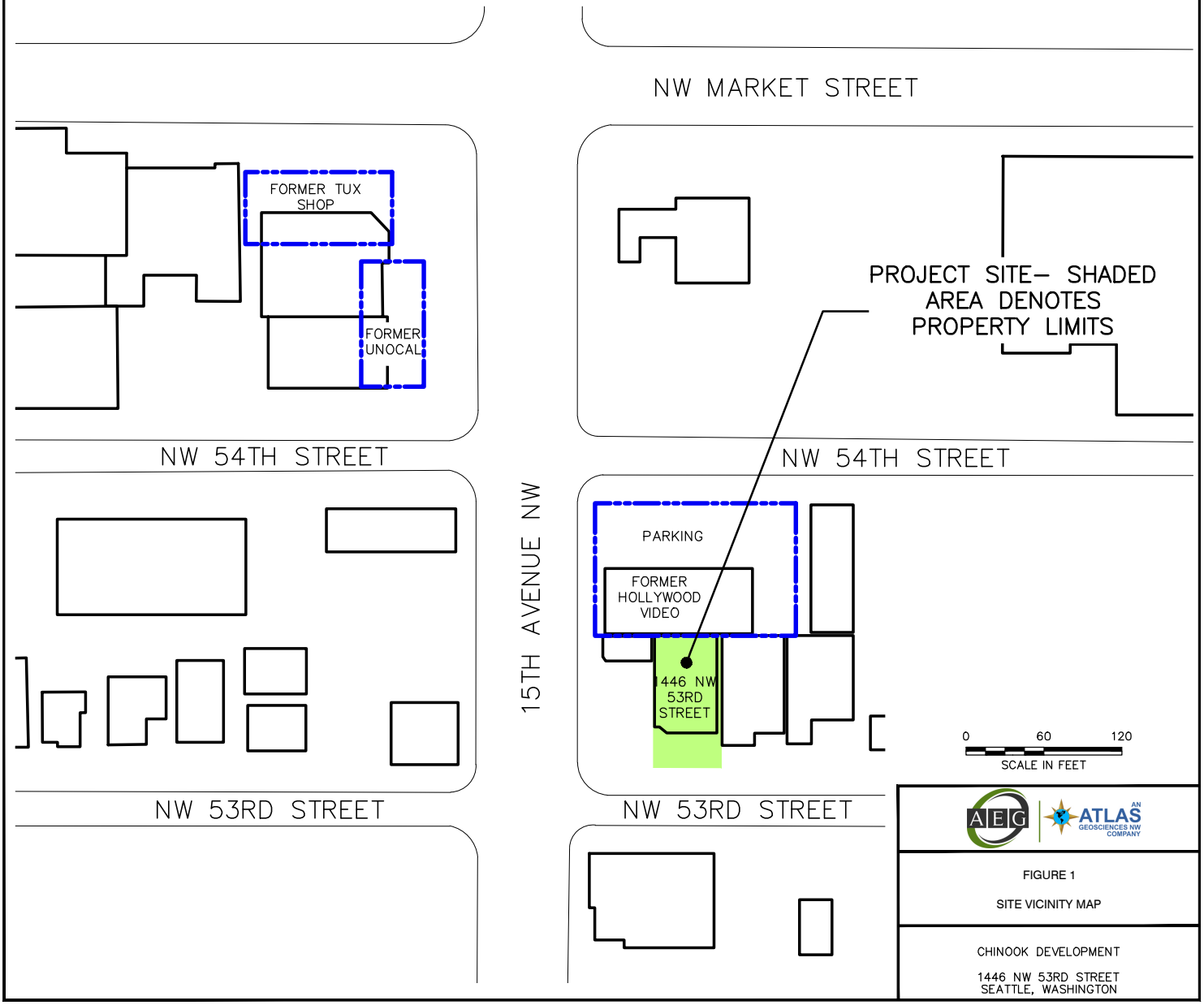


NOTES

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.

REFERENCE

DRAWING CREATED FROM AERIAL PHOTOGRAPH AND NOTES PROVIDED BY AEG,
VICINITY IMAGE SOURCE: U.S. GEOLOGICAL SURVEY–2020, 7.5 MINUTE QUADRANGLE MAP
SEATTLE NORTH, WASHINGTON



AEG | AN ATLAS GEOSCIENCES NW COMPANY

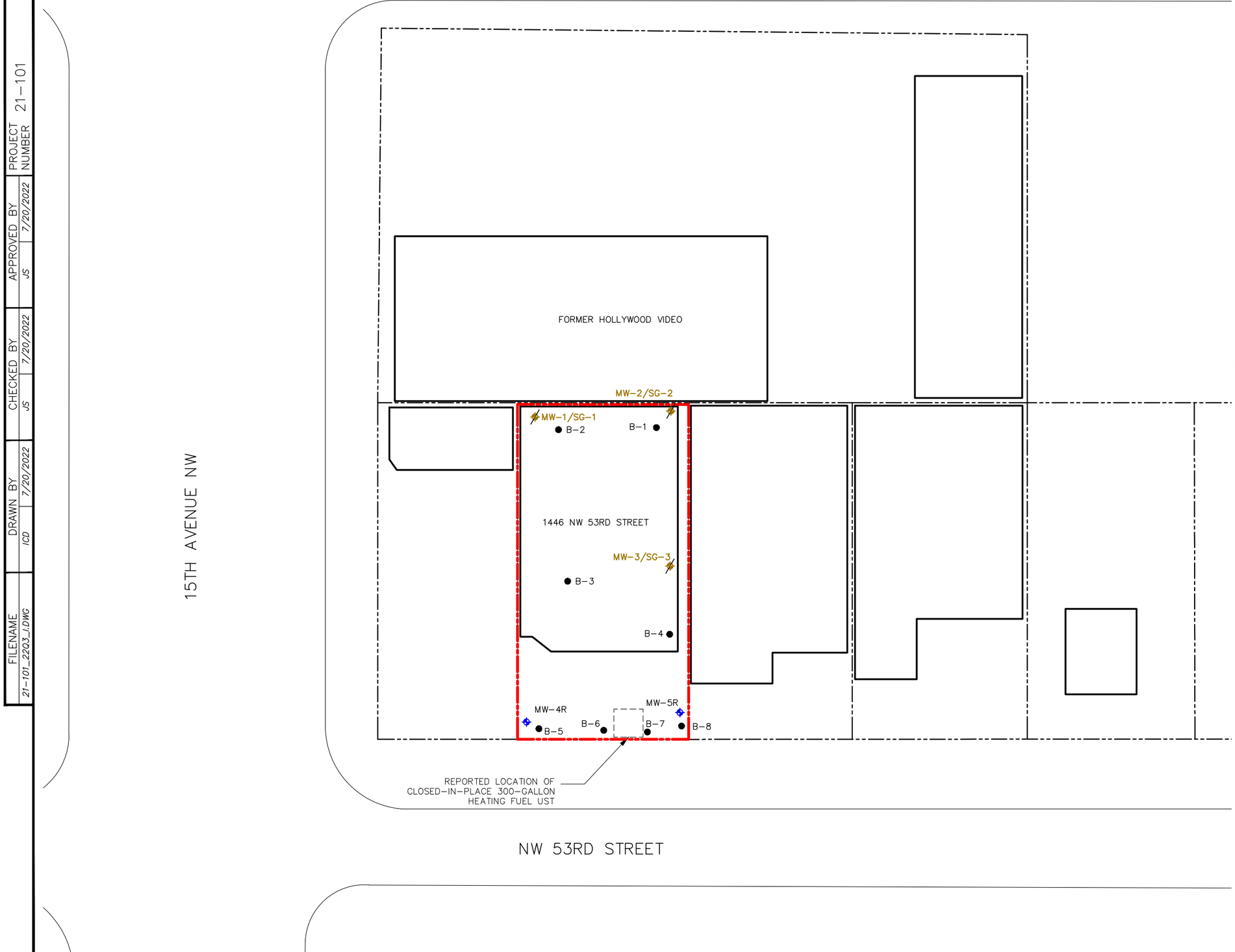
FIGURE 1

SITE VICINITY MAP

CHINOOK DEVELOPMENT

1446 NW 53RD STREET
SEATTLE, WASHINGTON

FILENAME	DRAWN BY	CHECKED BY	APPROVED BY	PROJECT NUMBER
21-101_2203_1.DWG	ICD 7/20/2022	JS 7/20/2022	JS 7/20/2022	21-101



AEG | AN ATLAS GEOSCIENCES NW COMPANY

FIGURE 2

SITE MAP

CHINOOK DEVELOPMENT

1446 NW 53RD STREET
SEATTLE, WASHINGTON

TABLES

2633 Parkmont Lane SW, Suite A • Olympia, WA • 98502
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Table 1 - Summary of Groundwater Elevations
Chinook Development (21-101)
Seattle, Washington

Well No./ TOC Elevation	Date	Depth to Water	Depth to Free Product	Free Product Thickness	Apparent Groundwater Elevation	Actual Groundwater Elevation	Change in Elevation
MW-1*	8/23/2021	11.34	--	--	--	50.32	--
61.66							
MW-2*	8/23/2021	11.94	--	--	--	49.60	--
61.54			--	--	--		
MW-3*	8/23/2021	12.92	--	--	--	48.94	--
61.86			--	--	--		
MW-4*	8/23/2021	11.67	--	--	--	48.38	--
60.05			--	--	--		
MW-5*	8/23/2021	9.83	--	--	--	47.68	--
57.51							
MW-4R	7/21/2022	9.78	--	--	--	--	--
--	10/31/2022	15.19	--	--	--	--	--
	1/10/2023	9.15	--	--	--	--	--
MW-5R	7/21/2022	9.27	--	--	--	--	--
--	10/31/2022	9.92	--	--	--	--	--
	1/10/2023	7.23	--	--	--	--	--

Notes:
All values reported in feet
TOC = Top of casing elevation relative to assigned benchmark.
-- = Not measured, not available, or not applicable
* = Well decommissioned; ceased groundwater monitoring/sampling activities at this well

Table 2 - Summary of Groundwater Analytical Results
Chinook Development (21-101)
Seattle, Washington

Sample Number	Date Collected	Total Petroleum Hydrocarbons			Selected Volatile Organic Compounds												
		Gasoline	Diesel	Heavy Oil	Benzene	Toluene	Ethyl-benzene	Xylenes	EDB	EDC	MTBE	Total Naphthalenes	PCE	TCE	cis-1,2-DCE	trans-1,2-DCE	Vinyl Chloride
Earth Solutions NW, LLC																	
B1-W	5/6/2021	<100	**610**	**350**	**0.47**	<1.0	<0.2	<0.2	<0.2	<0.2	<0.2	<1.0	**1.1**	**0.89**	**0.8**	<0.2	**0.27**
B2-W	5/6/2021	<100	**370**	<240	<0.2	<1.0	<0.2	<0.2	<0.2	<0.2	<0.2	<1.0	**0.49**	<0.2	<0.2	<0.2	<0.2
B3-W	5/6/2021	<100	<210	<210	<0.2	<1.0	<0.2	<0.2	<0.2	<0.2	<0.2	<1.0	**4.2**	<0.2	<0.2	<0.2	<0.2
B4-W	5/7/2021	<100	<210	**250**	<0.2	<1.0	<0.2	<0.4	<0.2	<0.2	<0.2	<1.0	**17**	**0.75**	**0.68**	<0.2	<0.2
B5-W	5/7/2021	<100	<240	**420**	<0.2	<1.0	<0.2	<0.2	<0.2	<0.2	<0.2	<1.0	**0.66**	<0.2	<0.2	<0.2	<0.2
B6-W	5/7/2021	<100	<240	**610**	<0.2	<1.0	<0.2	<0.2	<0.2	<0.2	<0.2	<1.0	**18**	**0.28**	**0.5**	<0.2	<0.2
B7-W	5/7/2021	<100	<240	**320**	<0.2	<1.0	<0.2	<0.2	<0.2	<0.2	<0.2	<1.0	**24**	**0.27**	**0.29**	<0.2	<0.2
B8-W	5/7/2021	**170**	**320**	**320**	<0.2	<1.0	<0.2	<0.4	<0.2	<0.2	<0.2	<1.0	**44**	**1.1**	**1.5**	<0.2	<0.2
AEG																	
MW-1*	8/23/2021	<100	<200	<400	<1.0	<2.0	<1.0	<2.0	--	--	--	--	**16**	<0.4	<1.0	<1.0	<0.2
MW-2*	8/23/2021	<100	<200	<400	<1.0	<2.0	<1.0	<2.0	--	--	--	--	**4.9**	**4.6**	**2.2**	<1.0	**1.1**
MW-3*	8/23/2021	<100	<200	<400	<1.0	<2.0	<1.0	<2.0	--	--	--	--	**11**	**0.49**	<1.0	<1.0	<0.2
MW-4*	8/23/2021	<100	<200	<400	<1.0	<2.0	<1.0	<2.0	--	--	--	--	**0.84 J**	<0.4	<1.0	<1.0	<0.2
MW-5*	8/23/2021	<100	<200	<400	<1.0	<2.0	<1.0	<2.0	--	--	--	--	**31**	**0.40**	<1.0	<1.0	<0.2
MW-4R	7/21/2022	--	--	--	--	--	--	--	--	--	--	--	<1.0	<0.4	<1.0	<1.0	<0.2
	10/31/2022	<100	<200	<400	<1.0	<2.0	<1.0	<2.0	--	--	--	--	<1.0	<0.4	<1.0	<1.0	<0.2
	1/10/2023	<100	<200	<400	<1.0	<2.0	<1.0	<2.0	--	--	--	--	<1.0	<0.4	<1.0	<1.0	<0.2
MW-5R	7/21/2022	--	--	--	--	--	--	--	--	--	--	--	**3.0**	<0.4	<1.0	<1.0	<0.2
	10/31/2022	<100	**1,200**	<400	<1.0	<2.0	<1.0	<2.0	--	--	--	--	<1.0	<0.4	<1.0	<1.0	<0.2
	1/10/2023	<100	**470**	<400	<1.0	<2.0	<1.0	<2.0	--	--	--	--	<1.0	<0.4	<1.0	<1.0	<0.2
PQL		100	210	210	1.0	1.0	1.0	1.0	0.2	0.20	0.20	0.1	0.2/1.0	0.2/0.4	0.2/1.0	0.2/1.0	0.2
MTCA Method A Cleanup Levels		1,000	500**		5	1,000	700	1,000	0.01	5	20	160	5	5	NE	NE	0.2
MTCA Method B Cleanup Levels***		NE	NE	NE	0.8	640	800	1,600	0.022	0.48	24	160	21	0.54	16	160	0.029

Notes:
All values reported in micrograms per liter (µg/L)
-- = Not analyzed for constituent
< = Not detected at the listed laboratory detection limits
Red Bold indicates the detected concentration exceeds Ecology MTCA Method A cleanup level
Bold indicates the detected concentration is below Ecology MTCA Method A cleanup levels
* = Well decommissioned; ceased groundwater monitoring/sampling activities at this well
** Cleanup level is for the combined concentration of diesel and oil
*** Method B cleanup level; most stringent value (cancer vs. non-cancer) is shown.
J = Result is less than the PQL but greater than the MDL. Reported value is approximate.
NE = Not established; no Cleanup Level has been established for this constituent.

EDC = 1,2-Dichloroethane
EDB = Ethylene Dibromide
MTBE = Methyl Tert-Butyl Ether
PCE = Tetrachloroethylene
TCE = Trichloroethylene
DCE = Dichloroethylene
PQL = Practical Quantification Limit (laboratory detection limit)

APPENDIX A

Supporting Documents:
Laboratory Datasheets

2633 Parkmont Lane SW, Suite A• Olympia, WA • 98502
Phone: 360-352-9835 • Fax: 360-352-8164 • Email: admin@aegwa.com

Libby Environmental, Inc.
3322 South Bay Road NE • Olympia, WA 98506-2957

January 18, 2023

Scott Rose
AEG an Atlas Geosciences NW Company
2633 Parkmont Lane SW, Suite A
Olympia, WA 98502

Dear Scott Rose:

Please find enclosed the analytical data report for the Chinook Development project located in Seattle, Washington.

The results of the analyses are summarized in the attached tables. Applicable detection limits and QA/QC data are included. The sample(s) will be disposed of within 30 days unless we are contacted to arrange long term storage.

Libby Environmental, Inc. appreciates the opportunity to have provided analytical services for this project. If you have any further questions about the data report, please give me a call. It was a pleasure working with you on this project, and we are looking forward to the next opportunity to work together.

Sincerely,

Sherry L. Chilcutt
Senior Chemist
Libby Environmental, Inc.

Phone (360) 352-2110 • Fax (360) 352-4154 • libbyenv@gmail.com

Libby Environmental, Inc.

Chain of Custody Record

www.LibbyEnvironmental.com

4139 Libby Road NE
Olympia, WA 98506
Ph: 360-352-2110
Fax: 360-352-4154

Date: 1/10/23 Page: 1 of 1

Client: AEG

Project Manager: Scott Rose

Address: 2633 Parkmount Lane SW, Suite A

Project Name: Chinook Development

City: Olympia State: WA Zip: 98502

Location: 1446 NE 53rd St City, State: Seattle, WA

Phone: (360) 352-9835 Fax: (360) 352-8164

Collector: Rich Palmer Date of Collection: 1/10/23

Client Project # 21-101

Email: Srose@AEGWA.com

	Sample Number	Depth	Time	Sample Type	Container Type	NW TPH-Gx	PCE w/ Daughter Produc	BTEX	NW TPH-Dx/Dx Extended	Field Notes
1	MW-4R	—	0921	W	glass	X	X	X	X	
2	MW-5R	—	0848	W	glass	X	X	X	X	
3										
4										
5										
6										
7										
8										
9										
10										
11										
12										
13										
14										
15										
16										
17										

Relinquished by:	Date / Time	Received by:	Date / Time
Rich Palmer	1/10/23 1130		1/10/23 1130
	1/11/23 1233		1.11.23 1233

Sample Receipt

Good Condition?	Y	N	
Temp.			°C
Seals Intact?	Y	N	N/A
Total Number of Containers			

Remarks:

TAT: 24HR 48HR (5-DAY)

Libby Environmental, Inc.

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CHINOOK DEVELOPMENT PROJECT
AEG an Atlas Geosciences NW Company
Seattle, Washington
Libby Project # L23A040
Client Project # 21-101

Analyses of Gasoline (NWTPH-Gx) & BTEX (EPA Method 8260D) in Water

Sample Description		Method Blank	MW-4R	MW-5R
Date Sampled		N/A	1/10/2023	1/10/2023
Date Analyzed	PQL (µg/L)	1/15/2023 (µg/L)	1/15/2023 (µg/L)	1/15/2023 (µg/L)
Benzene	1.0	nd	nd	nd
Toluene	2.0	nd	nd	nd
Ethylbenzene	1.0	nd	nd	nd
Total Xylenes	2.0	nd	nd	nd
Gasoline	100	nd	nd	nd
Surrogate Recovery	Acceptable Limits (%)			
Dibromofluoromethane	27-188	107	112	107
1,2-Dichloroethane-d4	17-212	99	100	99
Toluene-d8	41-142	96	93	95
4-Bromofluorobenzene	47-167	90	88	91

"nd" Indicates not detected at listed detection limit.
"int" Indicates that interference prevents determination.

ANALYSES PERFORMED BY: Sherry Chilcutt

Libby Environmental, Inc.

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CHINOOK DEVELOPMENT PROJECT
AEG an Atlas Geosciences NW Company
Seattle, Washington
Libby Project # L23A040
Client Project # 21-101

QA/QC for Volatile Organic Compounds by EPA Method 8260D in Water

Matrix Spike Sample Identification: L23A042-07
Date Analyzed: 1/15/2023

	Spiked Conc. (µg/L)	MS Response (µg/L)	MSD Response (µg/L)	MS Recovery (%)	MSD Recovery (%)	RPD (%)	Recovery Limits (%)	Data Flag
Benzene	5.0	5.5	5.5	111	110	1.0	62-137	
Toluene	5.0	5.4	5.5	108	109	1.1	63-139	
Ethylbenzene	5.0	5.1	5.2	101	103	1.9	57-131	
Total Xylenes	15.0	14.9	15.3	100	102	2.6	44-143	

Surrogate Recovery (%)	MS	MSD	
Dibromofluoromethane	108	109	27-188
1,2-Dichloroethane-d4	100	98	17-212
Toluene-d8	96	98	41-142
4-Bromofluorobenzene	97	96	47-167

ACCEPTABLE RPD IS 35%

ANALYSES PERFORMED BY: Sherry Chilcutt

Laboratory Control Sample

Date Analyzed: 1/15/2023

	Spiked Conc. (µg/L)	LCS Response (µg/L)	LCS Recovery (%)	Recovery Limits (%)	Data Flag
Benzene	5.0	5.6	112	65-118	
Toluene	5.0	5.8	116	68-125	
Ethylbenzene	5.0	5.4	107	49-144	
Total Xylenes	15.0	16.6	111	38-140	

Surrogate Recovery		
Dibromofluoromethane	109	27-188
1,2-Dichloroethane-d4	96	17-212
Toluene-d8	98	41-142
4-Bromofluorobenzene	97	47-167

ANALYSES PERFORMED BY: Sherry Chilcutt

Libby Environmental, Inc.

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CHINOOK DEVELOPMENT PROJECT
AEG an Atlas Geosciences NW Company
Seattle, Washington
Libby Project # L23A040
Client Project # 21-101

Volatile Organic Compounds by EPA Method 8260D in Water

Sample Description		Method Blank	MW-4R	MW-5R
Date Sampled		N/A	1/10/2023	1/10/2023
Date Analyzed	PQL (µg/L)	1/15/2023 (µg/L)	1/15/2023 (µg/L)	1/15/2023 (µg/L)
Vinyl Chloride (VC)	0.2	nd	nd	nd
1,1-Dichloroethene	0.5	nd	nd	nd
trans-1,2-Dichloroethene	1.0	nd	nd	nd
cis -1,2-Dichloroethene	1.0	nd	nd	nd
Trichloroethene (TCE)	0.4	nd	nd	nd
Tetrachloroethene (PCE)	1.0	nd	nd	nd

Surrogate Recovery	Acceptable Limits (%)			
Dibromofluoromethane	27-188	107	112	107
1,2-Dichloroethane-d4	17-212	99	100	99
Toluene-d8	41-142	96	93	95
4-Bromofluorobenzene	47-167	90	88	91

"nd" Indicates not detected at listed detection limit.
"int" Indicates that interference prevents determination.

ANALYSES PERFORMED BY: Sherry Chilcutt

Libby Environmental, Inc.

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CHINOOK DEVELOPMENT PROJECT
AEG an Atlas Geosciences NW Company
Seattle, Washington
Libby Project # L23A040
Client Project # 21-101

QA/QC for Volatile Organic Compounds by EPA Method 8260D in Water

Matrix Spike Sample Identification: L23A042-07
Date Analyzed: 1/15/2023

	Spiked Conc. (µg/L)	MS Response (µg/L)	MSD Response (µg/L)	MS Recovery (%)	MSD Recovery (%)	RPD (%)	Recovery Limits (%)	Data Flag
Vinyl chloride	5.0	4.1	4.2	82	84	2.4	10-234	
1,1-Dichloroethene	5.0	4.9	5.4	97	108	10.5	15-233	
trans-1,2-Dichloroethene	5.0	5.0	5.3	100	105	4.8	54-165	
cis-1,2-Dichloroethene	5.0	5.1	5.1	102	103	1.0	35-167	
Trichloroethene (TCE)	5.0	5.7	5.6	114	112	2.4	64-141	
Tetrachloroethene (PCE)	5.0	6.2	6.1	124	122	1.8	42-173	

Surrogate Recovery (%)	MS	MSD	
Dibromofluoromethane	108	109	27-188
1,2-Dichloroethane-d4	100	98	17-212
Toluene-d8	96	98	41-142
4-Bromofluorobenzene	97	96	47-167

ACCEPTABLE RPD IS 35%

ANALYSES PERFORMED BY: Sherry Chilcutt

Laboratory Control Sample

Date Analyzed: 1/15/2023

	Spiked Conc. (µg/L)	LCS Response (µg/L)	LCS Recovery (%)	Recovery Limits (%)	Data Flag
Vinyl chloride	5.0	4.0	80	15-226	
1,1-Dichloroethene	5.0	5.1	102	38-193	
trans-1,2-Dichloroethene	5.0	5.5	109	53-156	
cis-1,2-Dichloroethene	5.0	5.2	104	10-219	
Trichloroethene (TCE)	5.0	6.0	120	37-121	
Tetrachloroethene (PCE)	5.0	6.6	133	46-159	

Surrogate Recovery			
Dibromofluoromethane	109	27-188	
1,2-Dichloroethane-d4	96	17-212	
Toluene-d8	98	41-142	
4-Bromofluorobenzene	97	47-167	

ANALYSES PERFORMED BY: Sherry Chilcutt

Libby Environmental, Inc.

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CHINOOK DEVELOPMENT PROJECT
AEG an Atlas Geosciences NW Company
Seattle, Washington
Libby Project # L23A040
Client Project # 21-101

Analyses of Diesel & Oil (NWTPH-Dx/Dx Extended) in Water

Sample Number	Date Analyzed	Surrogate Recovery (%)	Diesel (µg/L)	Oil (µg/L)
Method Blank	1/17/2023	124	nd	nd
MW-4R	1/17/2023	128	nd	nd
MW-5R	1/17/2023	105	470	nd
Practical Quantitation Limit			200	400

"nd" Indicates not detected at the listed detection limits.

ACCEPTABLE RECOVERY LIMITS FOR SURROGATE (2-F Biphenyl): 42% TO 150%

ANALYSES PERFORMED BY: Lucy Owens

Libby Environmental, Inc.

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CHINOOK DEVELOPMENT PROJECT
AEG an Atlas Geosciences NW Company
Libby Project # L23A040
Date Received 1/11/23 12:33

Received By JA

Sample Receipt Checklist

Chain of Custody

1. Is the Chain of Custody complete?	☑ Yes	☐ No	
2. How was the sample delivered?	☑ Hand Delivered	☐ Picked Up	☐ Shipped

Log In

3. Cooler or Shipping Container is present.	☑ Yes	☐ No	☐ N/A
4. Cooler or Shipping Container is in good condition.	☑ Yes	☐ No	☐ N/A
5. Cooler or Shipping Container has Custody Seals present.	☐ Yes	☑ No	☐ N/A
6. Was an attempt made to cool the samples?	☑ Yes	☐ No	☐ N/A
7. Temperature of cooler (0°C to 8°C recommended)	2.8 °C		
8. Temperature of sample(s) (0°C to 8°C recommended)	4.4 °C		
9. Did all containers arrive in good condition (unbroken)?	☑ Yes	☐ No	
10. Is it clear what analyses were requested?	☑ Yes	☐ No	
11. Did container labels match Chain of Custody?	☑ Yes	☐ No	
12. Are matrices correctly identified on Chain of Custody?	☑ Yes	☐ No	
13. Are correct containers used for the analysis indicated?	☑ Yes	☐ No	
14. Is there sufficient sample volume for indicated analysis?	☑ Yes	☐ No	
15. Were all containers properly preserved per each analysis?	☑ Yes	☐ No	
16. Were VOA vials collected correctly (no headspace)?	☑ Yes	☐ No	☐ N/A
17. Were all holding times able to be met?	☑ Yes	☐ No	

Discrepancies/ Notes

18. Was client notified of all discrepancies? ☐ Yes ☐ No ☑ N/A

Person Notified: _____ Date: _____

By Whom: _____ Via: _____

Regarding: _____

19. Comments. _____