

March 8, 2024

Heather Vick
Voluntary Cleanup Program Site Manager
Toxics Cleanup Program – Northwest Regional Office
Washington Department of Ecology
3190 160th Ave SE
Bellevue, Washington 98008

**RE: Annual Groundwater Sampling Results
Recreational Equipment Inc – Legacy, 1525 11th Ave Seattle, WA
Ecology Cleanup Site ID: 3298
VCP Project No.: NW3198**

Ms. Vick,

CRETE Consulting Incorporated, PC (CRETE), on behalf of JG Capital Hill, LLC, completed groundwater sampling at the Former Recreational Equipment (REI) Site located at 1525 11th Ave in Seattle, Washington (Site). This letter provides a summary of the results of the groundwater sampling efforts for samples collected in 2023.

Groundwater Sampling

Groundwater samples collected from monitoring wells MW-1 through 3, shown on Figure 1, were analyzed for the following:

- MW-1 – chlorinated volatile organic compounds (cVOCs)
- MW-2 – Northwest total petroleum hydrocarbon (NWTPH) gasoline (Gx) and NWTPH diesel (Dx) with and without silica gel cleanup
- MW-3 – cVOCs, NWTPH-Gx and NWTPH-Dx with and without silica gel cleanup

Groundwater samples were collected twice per year, once during the low rainfall months (summer; June 28, 2023) and once during the high rainfall months (winter; December 21, 2023). Monitoring well construction details are summarized on Table 1 and groundwater results are summarized on Tables 2 and 3, laboratory reports are attached. Groundwater samples were collected using low flow sampling methods with clean new tubing and filters used during each event, sample collection methods were consistent with previous sample collection methods.

Table 2 summarizes the groundwater results for compounds detected above Model Toxics Control Act (MTCA) Cleanup Levels (CULs), Table 3 summarizes the results of all the compounds sampled at the site since the monitoring wells were installed in August 2019. Well locations are shown on Figure 1.

Groundwater samples from MW-2 and MW-3 are below cleanup levels for all compounds sampled in 2021 through 2023 (Table 3). Total petroleum hydrocarbon (TPH) samples were only analyzed with silica gel cleanup preparation during the June event. This cleanup preparation method was discontinued because TPH detections remain below cleanup levels.

Vinyl chloride was detected in groundwater sampled from MW-1, and the duplicate, above the MTCA Method A cleanup level of 0.20 micrograms per liter (ug/L) in June (detected at MW-1 and the duplicate sample, at 0.20 and 0.21 ug/L, respectively) but below cleanup levels in December (detected at MW-1 and the duplicate sample, at 0.16 and 0.14 ug/L, respectively; Tables 2 and 3). No other compounds were detected above MTCA cleanup levels (Table 3).

The groundwater results presented in this report will be submitted to Ecology through the EIM data submittal process. If you have any questions or would like to discuss these results, please contact me at the number listed below.

Sincerely,

CRETE CONSULTING INCORPORATED, PC



Jamie Stevens, P.E.
Senior Engineer
206-799-2744

Cc: Elizabeth Stoner – Legacy Commercial LLC

Attachments:

Tables and Figures
Laboratory Reports – June and December 2023 Sampling Events

Tables and Figures

Table 1 - Monitoring Well Construction Details
Legacy, 1525 11th AVE

Well ID	MW-1	MW-2	MW-3
General Location	Atrium	Tank 1	Downgradient
Date Installed	8/14/19	8/14/19	8/14/19
Elevation Rim Surface	297.9	297.9	298.3
Elevation Top of Casing	297.6	297.6	298.0
Latitude coordinate	47.6146404	47.6146404	47.6146404
Longitude coordinate	-122.3187506	-122.3187506	-122.3187506
Top of Well Screen (Ft bgs)	6.5	4	5
Bottom of Well Screen (Ft bgs)	11.5	9	10
Bottom of Well (Ft bgs)	11.5	9	10
Well Diameter	2 inch	2 inch	2 inch
Completion Type	Flush mount	Flush mount	Flush mount
Ecology Well Tag	BMF-626	BMF-625	BMF-624

Notes:

Elevations based are in NAVD88. Elevations are based on final as built survey details.

Coordinates based on Google Earth, WGS84- World Geodetic System of 1984.

Ft bgs = feet below ground surface

Table 2 - Groundwater Results from Monitoring Wells - Compounds Detected Above CULs
Legacy, 1525 11th AVE

ID:	MW-1	MW-1	MW-1	MW-1	MW-1	MW-1	MW-1	MW-1 / DUP1	MW-1 / DUP-1222	MW-1 / DUP-1222	MW-1 / DUP-1222	MW-2	MW-2	MW-2	MW-2	MW-2	MW-2	MW-2	MW-2	MW-2	
General Location:	Atrium								Tank 1												
Well Screen:	6.5-11.5	6.5-11.5	6.5-11.5	6.5-11.5	6.5-11.5	6.5-11.5	6.5-11.5	6.5-11.5	6.5-11.5	6.5-11.5	6.5-11.5	4-9	4-9	4-9	4-9	4-9	4-9	4-9	4-9	4-9	
Sample Date:	9/12/19	12/13/19	3/6/20	8/20/20	12/17/20	6/18/21	12/30/21	6/22/22	12/2/22	6/28/23	12/20/23	9/12/19	12/13/19	3/6/20	8/20/20	12/17/20	6/18/21	12/30/21	6/22/22	12/2/22	
Units:	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L
Total Petroleum Hydrocarbon																					
Total TPH	98 x	85 x	100 x	81 x	NS	NS	NS	NS	NS	NS	NS	1,700 x	110 x	140 x	200 x	120 x	89 x	160 x	220 x	180 x	
Volatile Organic Compounds																					
Vinyl chloride	0.2 U	0.2 U	0.36	0.73	4.8	2.5	2.6	1.2 / 1.1	2.5 / 2.5	0.20 / 0.21	0.16 / 0.14	0.2 U	0.2 U	0.2 U	0.2 U	NS	NS	NS	NS	NS	

Table 2 - Groundwater Results from Monitoring Wells - Compounds Detected Above CULs
Legacy, 1525 11th AVE

ID:	MW-2	MW-2	MW-3	MW-3	MW-3	MW-3	MW-3	MW-3	MW-3	MW-3	MW-3	MW-3	MW-3	MW-3	CUL	CUL Source
General Location:	Downgradient															
Well Screen:	4-9	4-9	5-10	5-10	5-10	5-10	5-10	5-10	5-10	5-10	5-10	5-10	5-10	5-10		
Sample Date:	6/28/23	12/20/23	9/12/19	2/6/2020 ¹	3/6/20	8/20/20	12/17/20	6/18/21	12/30/21	6/22/22	12/2/22	6/28/23	12/20/23			
Units:	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L		
Total Petroleum Hydrocarbon																
Total TPH	84 x	56 x	170 x	20,690 x	4,300 x	2,900 x	350 U	130 x	250 x	290 x	140 x	81 x	50 U	500	1	
Volatile Organic Compounds																
Vinyl chloride	NS	NS	1 U	0.2 U	0.2 U	0.2 U	0.2 U	0.2 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.20	1

Notes -

- MW-3 went dry during the 12/13/19 event and remained dry through the next 2 weeks. The well was sampled on 2/6/20.
- Groundwater pH measured in the field prior to collection of groundwater samples. Some wells went dry prior to collecting pH values, no pH is entered for these wells.

x -The sample chromatographic pattern does not resemble the fuel standard used for quantitation.

ug/L - micrograms per liter

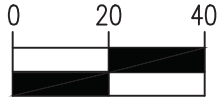
NV - no value

NS - not sampled

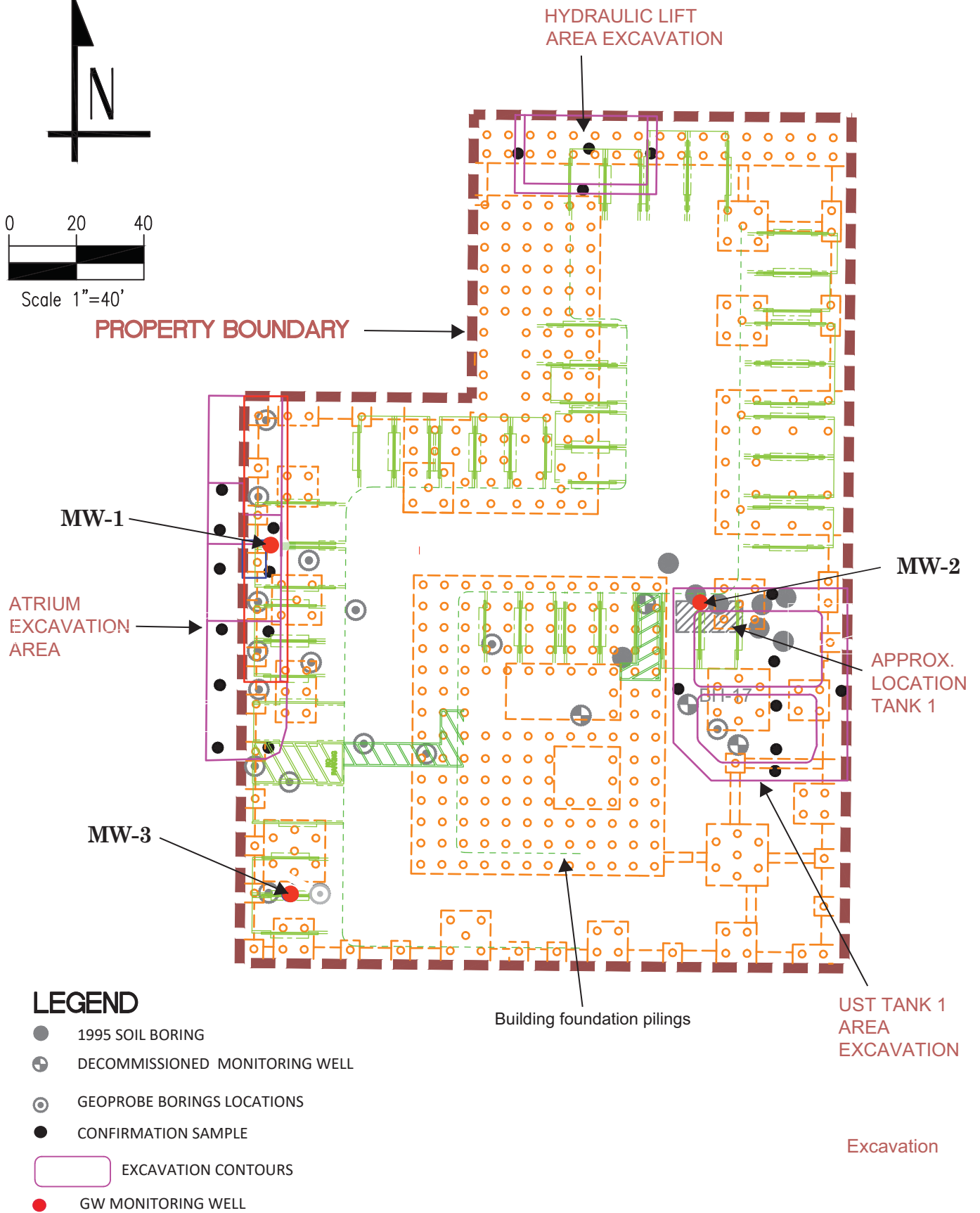
Bold = detected

Source for Cleanup Level (CUL)

1 - MTCA Groundwater Method A



Scale 1"=40'



Groundwater Report
1525 11th Ave Seattle, 98101

Site Map

DATE: 8/25/202

DRWN: RJ

Figure 1

**Laboratory Reports
June and December 2023 Sampling Events**

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.

5500 4th Avenue South
Seattle, WA 98108
(206) 285-8282
fbi@isomedia.com
www.friedmanandbruya.com

July 6, 2023

Rusty Jones, Project Manager
Crete Consulting
16300 Christensen Road, Suite 214
Tukwila, WA 98188

Dear Mr Jones:

Included are the results from the testing of material submitted on June 28, 2023 from the Legacy Commerical 1525 11th Ave, F&BI 306439 project. There are 13 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
c: Jamie Stevens
CTC0706R.DOC

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

CASE NARRATIVE

This case narrative encompasses samples received on June 28, 2023 by Friedman & Bruya, Inc. from the Crete Consulting Legacy Commercial 1525 11th Ave, F&BI 306439 project. Samples were logged in under the laboratory ID's listed below.

<u>Laboratory ID</u>	<u>Crete Consulting</u>
306439 -01	DUP01-0623
306439 -02	MW1-0623
306439 -03	MW2-0623
306439 -04	MW3-0623

The 8260D methylene chloride calibration standard exceeded the acceptance criteria for the method blank. The compound was not detected, therefore the results do not represent an out of control condition.

All quality control requirements were acceptable.

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Date of Report: 07/06/23

Date Received: 06/28/23

Project: Legacy Commerical 1525 11th Ave, F&BI 306439

Date Extracted: 06/30/23

Date Analyzed: 06/30/23

**RESULTS FROM THE ANALYSIS OF WATER SAMPLES
FOR TOTAL PETROLEUM HYDROCARBONS AS GASOLINE
USING METHOD NWTPH-Gx**
Results Reported as ug/L (ppb)

<u>Sample ID</u> Laboratory ID	<u>Gasoline Range</u>	<u>Surrogate</u> <u>(% Recovery)</u> (Limit 50-150)
MW2-0623 306439-03	<100	116
MW3-0623 306439-04	<100	113
Method Blank 03-1409 MB	<100	115

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Date of Report: 07/06/23

Date Received: 06/28/23

Project: Legacy Commerical 1525 11th Ave, F&BI 306439

Date Extracted: 06/29/23

Date Analyzed: 07/03/23

**RESULTS FROM THE ANALYSIS OF WATER SAMPLES
FOR TOTAL PETROLEUM HYDROCARBONS AS
DIESEL AND MOTOR OIL
USING METHOD NWTPH-D_x
Sample Extracts Passed Through a
Silica Gel Column Prior to Analysis
Results Reported as ug/L (ppb)**

<u>Sample ID</u> Laboratory ID	<u>Diesel Range</u> (C ₁₀ -C ₂₅)	<u>Motor Oil Range</u> (C ₂₅ -C ₃₆)	<u>Surrogate</u> <u>(% Recovery)</u> (Limit 50-150)
MW2-0623 306439-03 1/1.4	<70	<350	98
MW3-0623 306439-04	<50	<250	90
Method Blank 03-1565 MB2	<50	<250	112

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Date of Report: 07/06/23

Date Received: 06/28/23

Project: Legacy Commerical 1525 11th Ave, F&BI 306439

Date Extracted: 06/29/23

Date Analyzed: 06/29/23

**RESULTS FROM THE ANALYSIS OF WATER SAMPLES
FOR TOTAL PETROLEUM HYDROCARBONS AS
DIESEL AND MOTOR OIL
USING METHOD NWTPH-D_x**
Results Reported as ug/L (ppb)

<u>Sample ID</u> Laboratory ID	<u>Diesel Range</u> (C ₁₀ -C ₂₅)	<u>Motor Oil Range</u> (C ₂₅ -C ₃₆)	<u>Surrogate</u> (% Recovery) (Limit 50-150)
MW2-0623 306439-03 1/1.4	84 x	<350	108
MW3-0623 306439-04	81 x	<250	97
Method Blank 03-1565 MB2	<50	<250	118

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Analysis For Volatile Compounds By EPA Method 8260D Dual Acquisition

Client Sample ID:	DUP01-0623	Client:	Crete Consulting
Date Received:	06/28/23	Project:	Legacy Commerical 1525 11th Ave
Date Extracted:	07/03/23	Lab ID:	306439-01
Date Analyzed:	07/03/23	Data File:	070337.D
Matrix:	Water	Instrument:	GCMS13
Units:	ug/L (ppb)	Operator:	MD

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
1,2-Dichloroethane-d4	92	71	132
Toluene-d8	92	68	139
4-Bromofluorobenzene	98	62	136

Compounds:	Concentration ug/L (ppb)
Vinyl chloride	0.21
Chloroethane	<1
1,1-Dichloroethene	<1
Methylene chloride	<5
trans-1,2-Dichloroethene	<1
1,1-Dichloroethane	<1
cis-1,2-Dichloroethene	<1
1,2-Dichloroethane (EDC)	<0.2
1,1,1-Trichloroethane	<1
Trichloroethene	3.8
Tetrachloroethene	<1

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Analysis For Volatile Compounds By EPA Method 8260D Dual Acquisition

Client Sample ID:	MW1-0623	Client:	Crete Consulting
Date Received:	06/28/23	Project:	Legacy Commerical 1525 11th Ave
Date Extracted:	07/03/23	Lab ID:	306439-02
Date Analyzed:	07/03/23	Data File:	070338.D
Matrix:	Water	Instrument:	GCMS13
Units:	ug/L (ppb)	Operator:	MD

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
1,2-Dichloroethane-d4	91	71	132
Toluene-d8	94	68	139
4-Bromofluorobenzene	97	62	136

Compounds:	Concentration ug/L (ppb)
Vinyl chloride	0.20
Chloroethane	<1
1,1-Dichloroethene	<1
Methylene chloride	<5
trans-1,2-Dichloroethene	<1
1,1-Dichloroethane	<1
cis-1,2-Dichloroethene	<1
1,2-Dichloroethane (EDC)	<0.2
1,1,1-Trichloroethane	<1
Trichloroethene	3.8
Tetrachloroethene	<1

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Analysis For Volatile Compounds By EPA Method 8260D Dual Acquisition

Client Sample ID:	MW3-0623	Client:	Crete Consulting
Date Received:	06/28/23	Project:	Legacy Commerical 1525 11th Ave
Date Extracted:	07/03/23	Lab ID:	306439-04
Date Analyzed:	07/03/23	Data File:	070339.D
Matrix:	Water	Instrument:	GCMS13
Units:	ug/L (ppb)	Operator:	MD

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
1,2-Dichloroethane-d4	99	71	132
Toluene-d8	99	68	139
4-Bromofluorobenzene	99	62	136

Compounds:	Concentration ug/L (ppb)
Vinyl chloride	<0.02
Chloroethane	<1
1,1-Dichloroethene	<1
Methylene chloride	<5
trans-1,2-Dichloroethene	<1
1,1-Dichloroethane	<1
cis-1,2-Dichloroethene	<1
1,2-Dichloroethane (EDC)	<0.2
1,1,1-Trichloroethane	<1
Trichloroethene	<0.5
Tetrachloroethene	<1

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Analysis For Volatile Compounds By EPA Method 8260D Dual Acquisition

Client Sample ID:	Method Blank	Client:	Crete Consulting
Date Received:	Not Applicable	Project:	Legacy Commerical 1525 11th Ave
Date Extracted:	07/03/23	Lab ID:	03-1530 mb
Date Analyzed:	07/03/23	Data File:	070314.D
Matrix:	Water	Instrument:	GCMS11
Units:	ug/L (ppb)	Operator:	MD

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
1,2-Dichloroethane-d4	102	78	126
Toluene-d8	100	84	115
4-Bromofluorobenzene	102	72	130

Compounds:	Concentration ug/L (ppb)
Vinyl chloride	<0.02
Chloroethane	<1
1,1-Dichloroethene	<1
Methylene chloride	<5 k
trans-1,2-Dichloroethene	<1
1,1-Dichloroethane	<1
cis-1,2-Dichloroethene	<1
1,2-Dichloroethane (EDC)	<0.2
1,1,1-Trichloroethane	<1
Trichloroethene	<0.5
Tetrachloroethene	<1

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Date of Report: 07/06/23

Date Received: 06/28/23

Project: Legacy Commerical 1525 11th Ave, F&BI 306439

**QUALITY ASSURANCE RESULTS FOR THE ANALYSIS OF WATER
SAMPLES FOR TPH AS GASOLINE
USING METHOD NWTPH-G_x**

Laboratory Code: 306439-04 (Duplicate)

Analyte	Reporting Units	Sample Result	Duplicate Result	RPD (Limit 20)
Gasoline	ug/L (ppb)	<100	<100	nm

Laboratory Code: Laboratory Control Sample

Analyte	Reporting Units	Spike Level	Percent Recovery LCS	Acceptance Criteria
Gasoline	ug/L (ppb)	1,000	97	70-130

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Date of Report: 07/06/23

Date Received: 06/28/23

Project: Legacy Commerical 1525 11th Ave, F&BI 306439

**QUALITY ASSURANCE RESULTS FOR THE ANALYSIS OF WATER
SAMPLES FOR TOTAL PETROLEUM HYDROCARBONS AS
DIESEL EXTENDED USING METHOD NWTPH-D_x**

Analyte	Reporting Units	Spike Level	Percent Recovery LCS	Percent Recovery LCSD	Acceptance Criteria	RPD (Limit 20)
Diesel Extended	ug/L (ppb)	2,500	96	104	72-139	8

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Date of Report: 07/06/23

Date Received: 06/28/23

Project: Legacy Commerical 1525 11th Ave, F&BI 306439

**QUALITY ASSURANCE RESULTS FOR THE ANALYSIS OF WATER
SAMPLES FOR TOTAL PETROLEUM HYDROCARBONS AS
DIESEL EXTENDED USING METHOD NWTPH-D_x**

Laboratory Code: Laboratory Control Sample

Analyte	Reporting Units	Spike Level	Percent Recovery LCS	Percent Recovery LCSD	Acceptance Criteria	RPD (Limit 20)
Diesel Extended	ug/L (ppb)	2,500	104	116	65-151	11

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Date of Report: 07/06/23

Date Received: 06/28/23

Project: Legacy Commerical 1525 11th Ave, F&BI 306439

**QUALITY ASSURANCE RESULTS FOR THE ANALYSIS OF WATER
SAMPLES FOR VOLATILES BY EPA METHOD 8260D**

Laboratory Code: 306490-01 (Matrix Spike)

Analyte	Reporting Units	Spike Level	Sample Result	Percent	Acceptance
				Recovery MS	Criteria
Vinyl chloride	ug/L (ppb)	10	<0.02	130	50-150
Chloroethane	ug/L (ppb)	10	<1	107	50-150
1,1-Dichloroethene	ug/L (ppb)	10	<1	109	50-150
Methylene chloride	ug/L (ppb)	10	<5	114	50-150
trans-1,2-Dichloroethene	ug/L (ppb)	10	<1	110	50-150
1,1-Dichloroethane	ug/L (ppb)	10	<1	108	50-150
cis-1,2-Dichloroethene	ug/L (ppb)	10	<1	107	10-211
1,2-Dichloroethane (EDC)	ug/L (ppb)	10	<0.2	108	50-150
1,1,1-Trichloroethane	ug/L (ppb)	10	<1	107	50-150
Trichloroethene	ug/L (ppb)	10	<0.5	106	35-149
Tetrachloroethene	ug/L (ppb)	10	<1	102	50-150

Laboratory Code: Laboratory Control Sample

Analyte	Reporting Units	Spike Level	Percent	Percent	Acceptance Criteria	RPD (Limit 20)
			Recovery LCS	Recovery LCSD		
Vinyl chloride	ug/L (ppb)	10	115	122	64-142	6
Chloroethane	ug/L (ppb)	10	94	104	70-130	10
1,1-Dichloroethene	ug/L (ppb)	10	88	98	64-140	11
Methylene chloride	ug/L (ppb)	10	91	91	43-134	0
trans-1,2-Dichloroethene	ug/L (ppb)	10	89	93	70-130	4
1,1-Dichloroethane	ug/L (ppb)	10	88	91	70-130	3
cis-1,2-Dichloroethene	ug/L (ppb)	10	84	88	70-130	5
1,2-Dichloroethane (EDC)	ug/L (ppb)	10	87	94	70-130	8
1,1,1-Trichloroethane	ug/L (ppb)	10	87	92	70-130	6
Trichloroethene	ug/L (ppb)	10	84	89	70-130	6
Tetrachloroethene	ug/L (ppb)	10	83	87	70-130	5

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

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, biased low; or, the calibration results for the analyte were outside of acceptance criteria, biased high, with a detection for the analyte in the sample. 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 standard reporting limit. 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.
- k - The calibration results for the analyte were outside of acceptance criteria, biased high, and the analyte was not detected in the sample.
- 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.

306433 AP 306439

SAMPLE CHAIN OF CUSTODY

06/28/23

I 2 / V W 2

Report To R. Jones, J. Stevens

Company Crete Consulting

Address _____

City, State, ZIP _____

Phone _____ Email _____

SAMPLERS (signature) <u>R. Jones</u>		Rusty Jones	
PROJECT NAME	<u>Legacy Commercial</u>		
REMARKS	<u>Limited volumes available for some analysts</u>		
PROJECT NAME	<u>1525 11th Ave</u>		
INVOICE TO	<u>CRETE</u>		
PO #	_____		
Project specific RIs? - Yes / No	_____		

Page # 1 of 1

TURNAROUND TIME

Standard turnaround

RUSH

Rush charges authorized by: _____

SAMPLE DISPOSAL

Archive samples

Other _____

Default: Dispose after 30 days

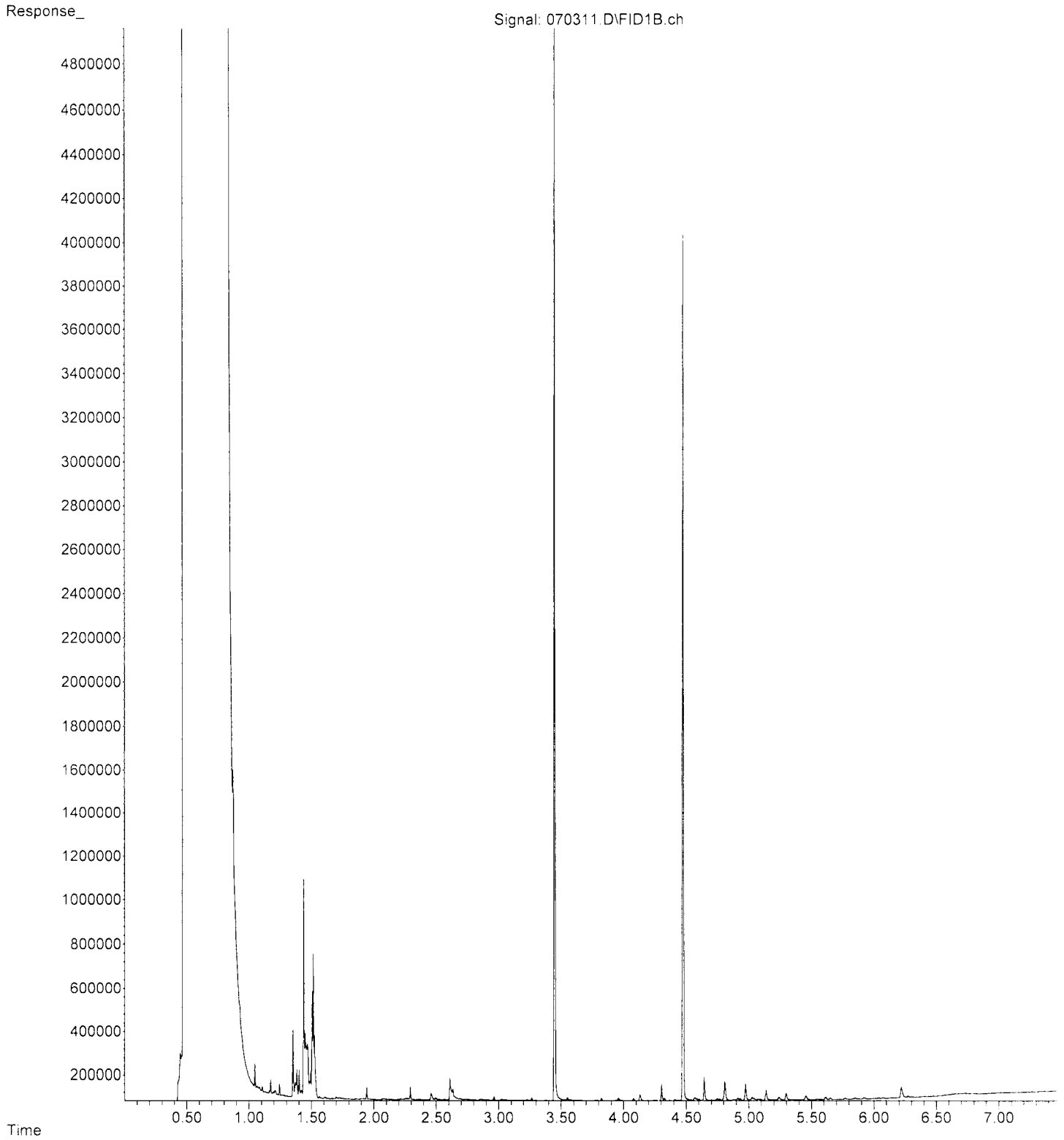
Sample ID	Lab ID	Date Sampled	Time Sampled	Sample Type	# of Jars	ANALYSES REQUESTED							Notes								
						NWTPH-Dx	NWTPH-Gx	BTEX EPA 8021	NWTPH-HCID	VOCs EPA 8260	PAHs EPA 8270	PCBs EPA 8082									
DUP01-0623	01 A-C	6/28/23	0001	water	3																
MW1-0623	02 ↓		1007		3															Limited TPH-Dx volume	
MW2-0623	03 A-D		1034		4	X	X													Limited TPH-Dx volume *	
MW3-0623	04 A-F		1102		6	X	X														
																					Samples received at <u>ACC</u>

*TPH-Dx with and without SGC if sufficient volumes *

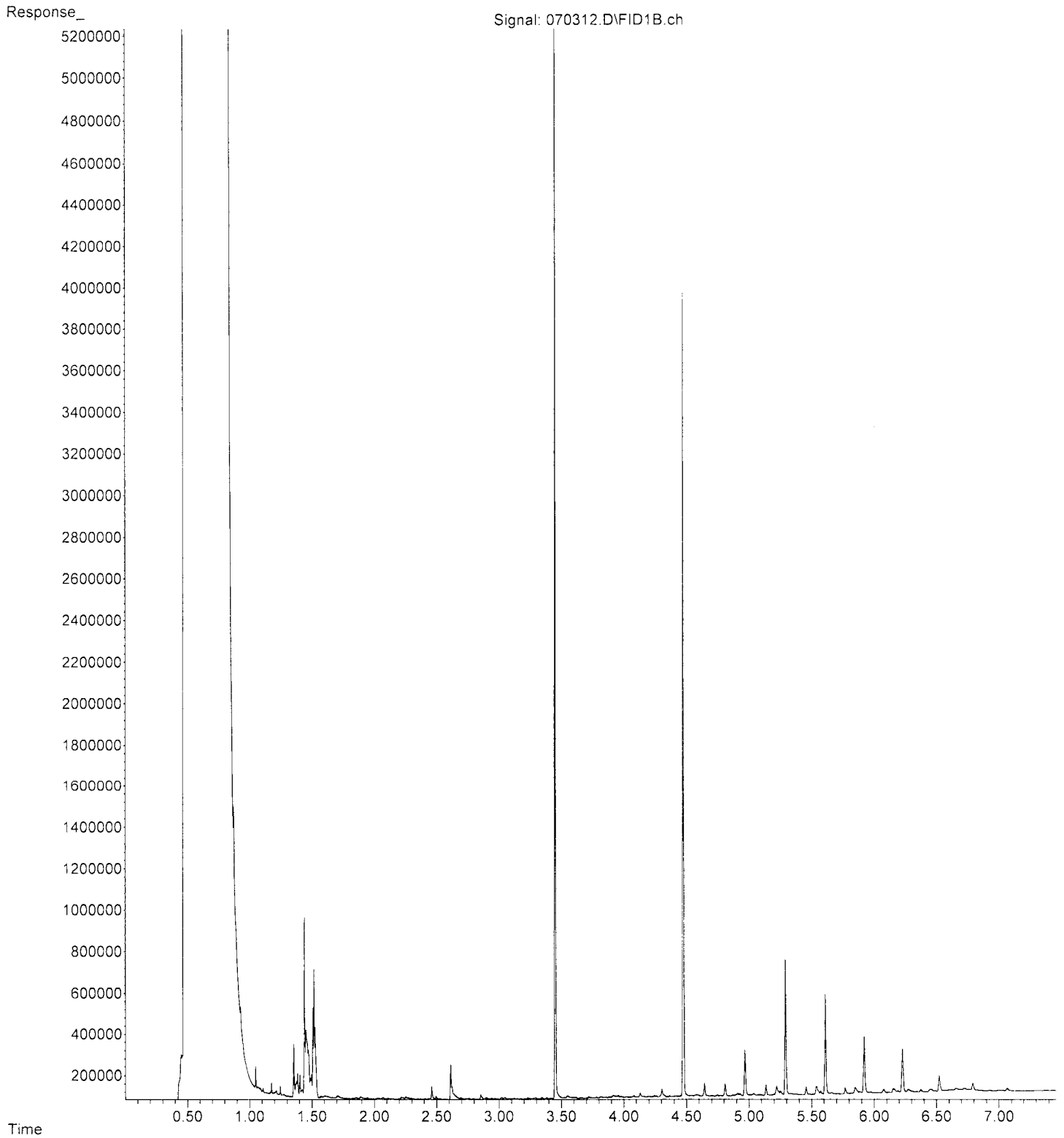
SIGNATURE	PRINT NAME	COMPANY	DATE	TIME
<u>R. Jones</u>	<u>Rusty Jones</u>	<u>CRETE</u>	<u>6/28/23</u>	<u>1208</u>
Relinquished by:				
Received by:	<u>ANH PHAN</u>	<u>FRB</u>	<u>06/28/23</u>	<u>12:08</u>
Relinquished by:				
Received by:				

Friedman & Bruya, Inc.
Ph. (206) 285-8282

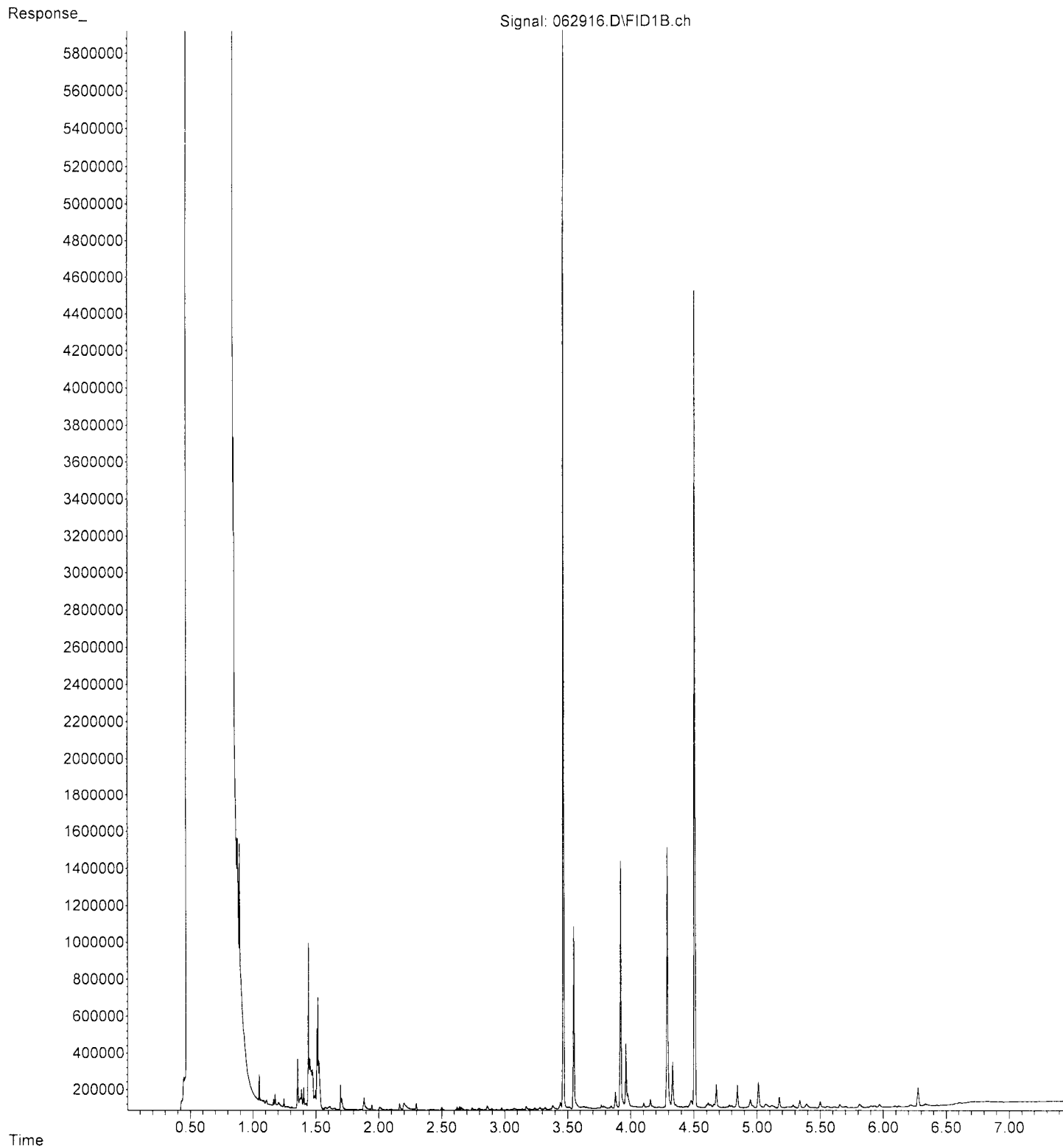
File : P:\Proc_GC10\07-03-23\070311.D
Operator : TL
Acquired : 03 Jul 2023 11:29 am using AcqMethod DX.M
Instrument : GC10
Sample Name: 306439-03 sg
Misc Info :
Vial Number: 13



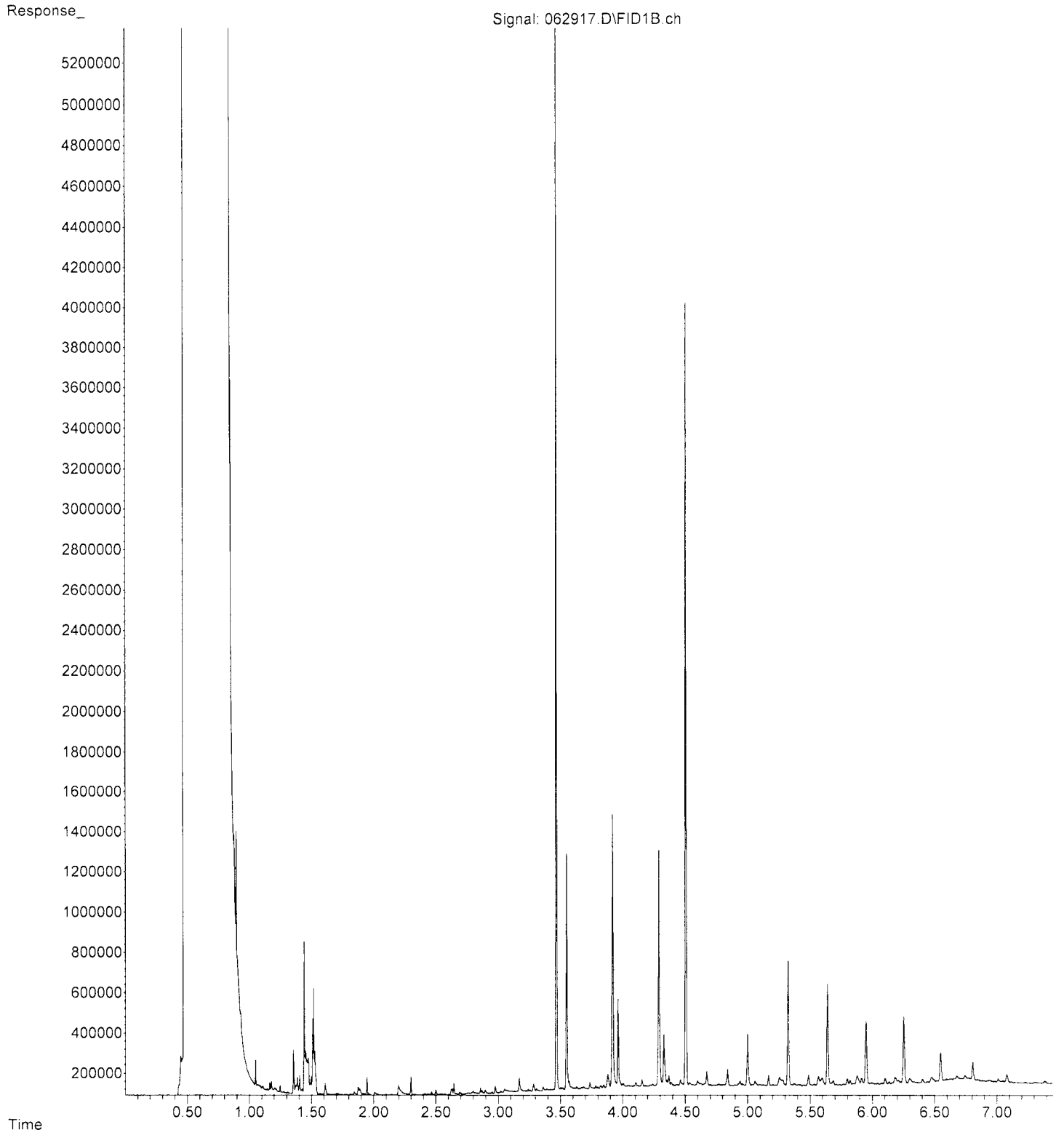
File : P:\Proc_GC10\07-03-23\070312.D
Operator : TL
Acquired : 03 Jul 2023 11:41 am using AcqMethod DX.M
Instrument : GC10
Sample Name: 306439-04 sg
Misc Info :
Vial Number: 14



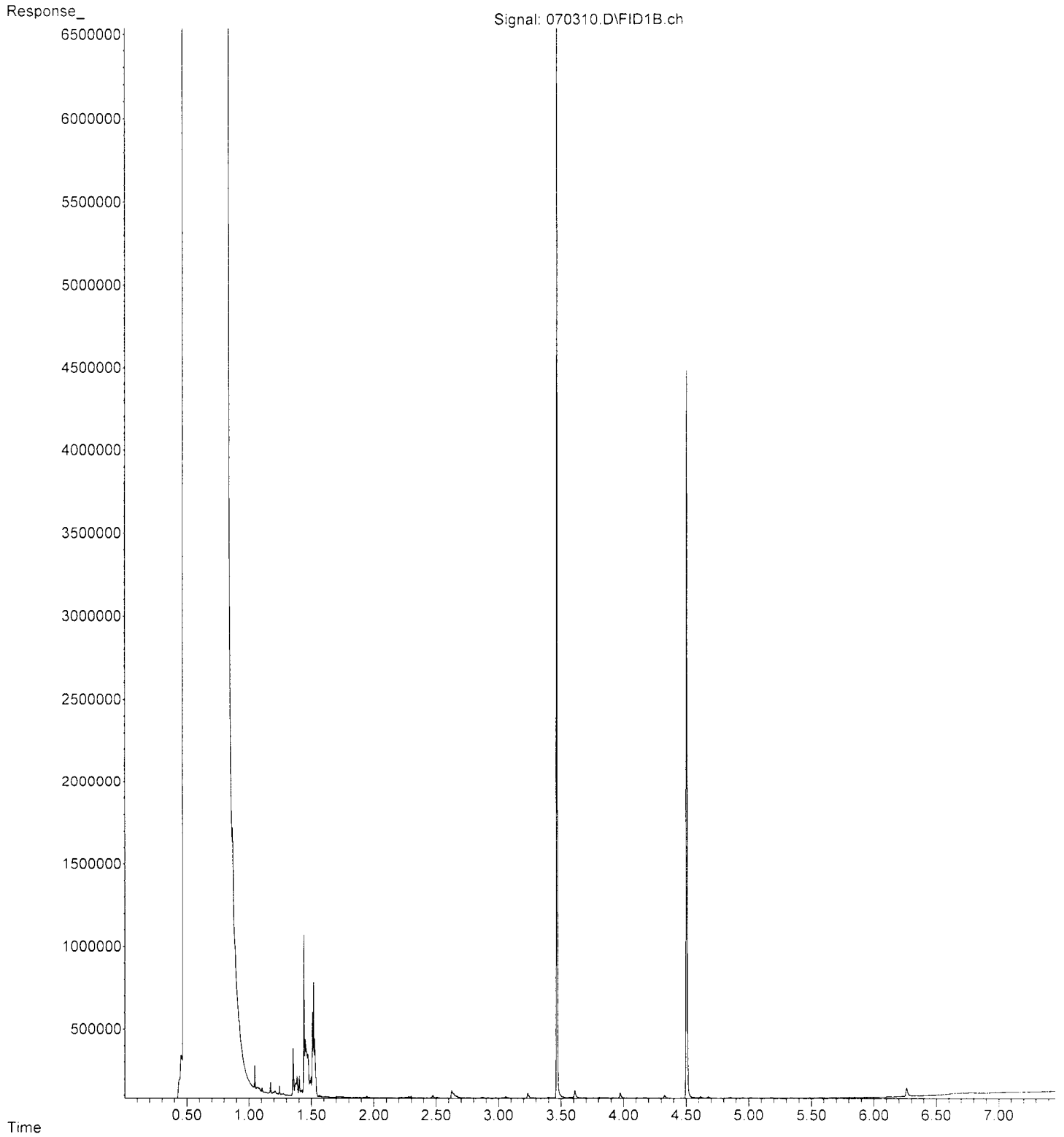
File : Q:\GC10\GC10_Data\06-29-23\062916.D
Operator : TL
Acquired : 29 Jun 2023 12:41 pm using AcqMethod DX.M
Instrument : GC10
Sample Name: 306439-03 rr
Misc Info :
Vial Number: 8



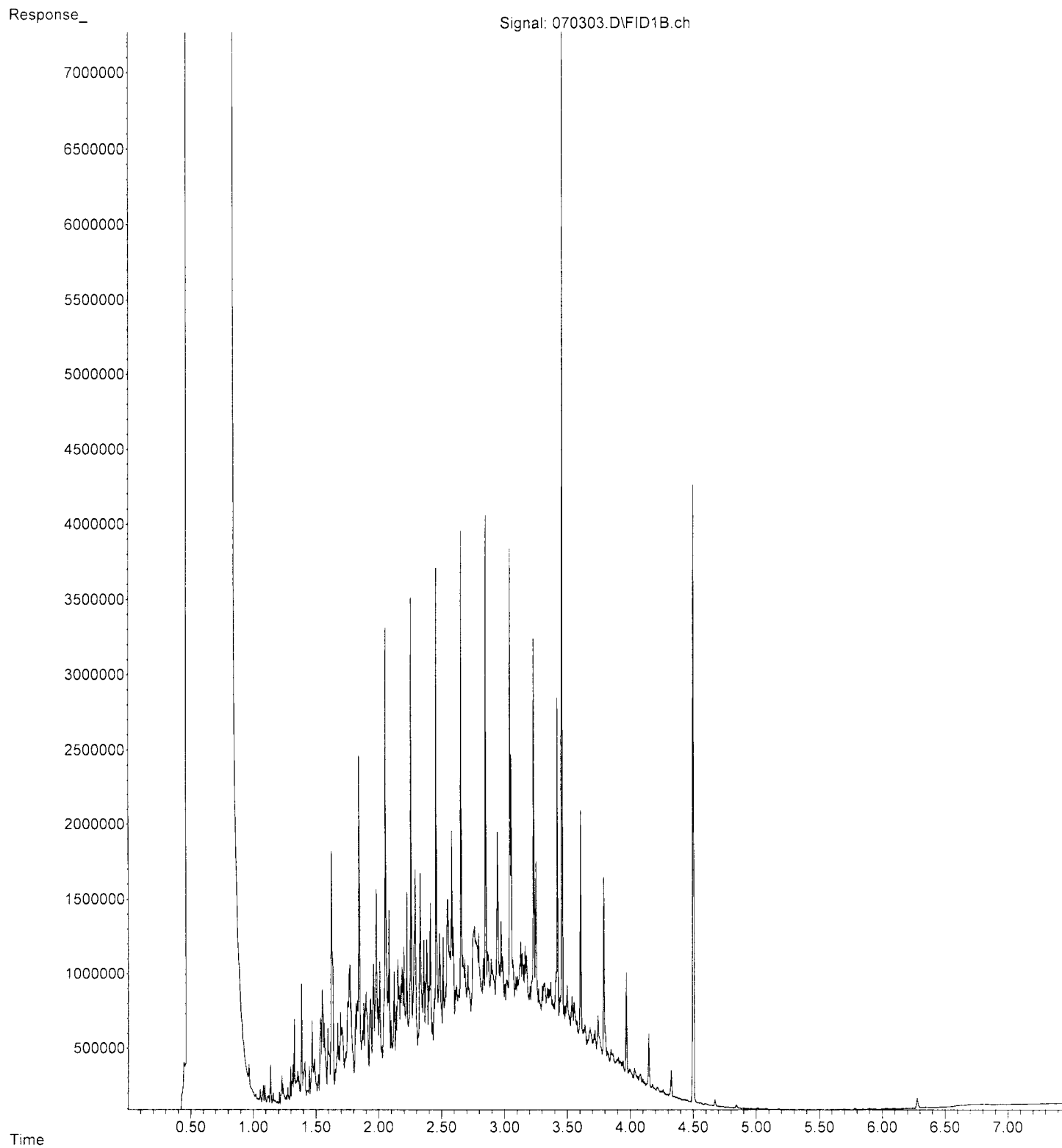
File :Q:\GC10\GC10_Data\06-29-23\062917.D
Operator : TL
Acquired : 29 Jun 2023 12:52 pm using AcqMethod DX.M
Instrument : GC10
Sample Name: 306439-04 rr
Misc Info :
Vial Number: 9



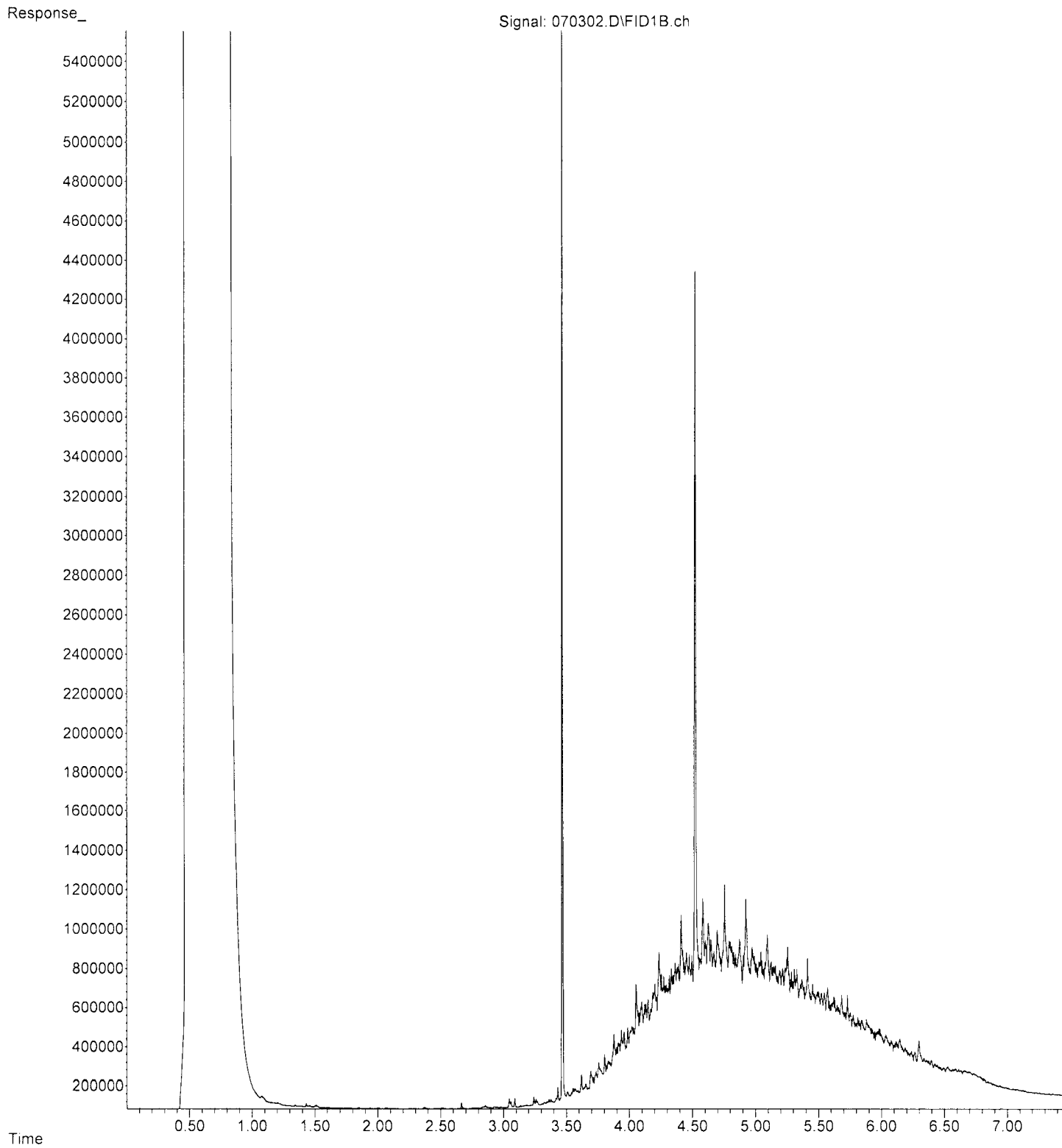
File :P:\Proc_GC10\07-03-23\070310.D
Operator : TL
Acquired : 03 Jul 2023 11:17 am using AcqMethod DX.M
Instrument : GC10
Sample Name: 03-1565 mb2 sg
Misc Info :
Vial Number: 12



File :P:\Proc_GC10\07-03-23\070303.D
Operator : TL
Acquired : 03 Jul 2023 07:17 am using AcqMethod DX.M
Instrument : GC10
Sample Name: 500 DX 68-66J
Misc Info :
Vial Number: 3



File : P:\Proc_GC10\07-03-23\070302.D
Operator : TL
Acquired : 03 Jul 2023 07:06 am using AcqMethod DX.M
Instrument : GC10
Sample Name: 500 MO 69-16D
Misc Info :
Vial Number: 2



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.

5500 4th Avenue South
Seattle, WA 98108
(206) 285-8282
fbi@isomedia.com
www.friedmanandbruya.com

December 28, 2023

Rusty Jones, Project Manager
Crete Consulting
16300 Christensen Road, Suite 214
Tukwila, WA 98188

Dear Mr Jones:

Included are the results from the testing of material submitted on December 20, 2023 from the Legacy Commercial 1525 11th Ave LEGACY, F&BI 312387 project. There are 11 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
c: Jamie Stevens
CTC1228R.DOC

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

CASE NARRATIVE

This case narrative encompasses samples received on December 20, 2023 by Friedman & Bruya, Inc. from the Crete Consulting Legacy Commercial 1525 11th Ave LEGACY, F&BI 312387 project. Samples were logged in under the laboratory ID's listed below.

<u>Laboratory ID</u>	<u>Crete Consulting</u>
312387 -01	Dup-1223
312387 -02	MW1-1223
312387 -03	MW2-1223
312387 -04	MW3-1223

All quality control requirements were acceptable.

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Date of Report: 12/28/23

Date Received: 12/20/23

Project: Legacy Commercial 1525 11th Ave LEGACY, F&BI 312387

Date Extracted: 12/21/23

Date Analyzed: 12/21/23

**RESULTS FROM THE ANALYSIS OF WATER SAMPLES
FOR TOTAL PETROLEUM HYDROCARBONS AS GASOLINE
USING METHOD NWTPH-Gx**
Results Reported as ug/L (ppb)

<u>Sample ID</u> Laboratory ID	<u>Gasoline Range</u>	<u>Surrogate</u> <u>(% Recovery)</u> (Limit 50-150)
MW2-1223 312387-03	<100	92
MW3-1223 312387-04	<100	92
Method Blank 03-2850 MB	<100	97

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Date of Report: 12/28/23

Date Received: 12/20/23

Project: Legacy Commercial 1525 11th Ave LEGACY, F&BI 312387

Date Extracted: 12/21/23

Date Analyzed: 12/21/23

**RESULTS FROM THE ANALYSIS OF WATER SAMPLES
FOR TOTAL PETROLEUM HYDROCARBONS AS
DIESEL AND MOTOR OIL
USING METHOD NWTPH-D_x**
Results Reported as ug/L (ppb)

<u>Sample ID</u> Laboratory ID	<u>Diesel Range</u> (C ₁₀ -C ₂₅)	<u>Motor Oil Range</u> (C ₂₅ -C ₃₆)	<u>Surrogate</u> (% Recovery) (Limit 50-150)
MW2-1223 312387-03	56 x	<250	105
MW3-1223 312387-04	<50	<250	112
Method Blank 03-2942 MB	<50	<250	109

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Analysis For Volatile Compounds By EPA Method 8260D Dual Acquisition

Client Sample ID:	Dup-1223	Client:	Crete Consulting
Date Received:	12/20/23	Project:	Legacy Commercial 1525 11th Ave
Date Extracted:	12/22/23	Lab ID:	312387-01
Date Analyzed:	12/22/23	Data File:	122215.D
Matrix:	Water	Instrument:	GCMS13
Units:	ug/L (ppb)	Operator:	MD

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
1,2-Dichloroethane-d4	94	71	132
Toluene-d8	97	68	139
4-Bromofluorobenzene	98	62	136

Compounds:	Concentration ug/L (ppb)
Vinyl chloride	0.14
Chloroethane	<1
1,1-Dichloroethene	<1
Methylene chloride	<5
trans-1,2-Dichloroethene	<1
1,1-Dichloroethane	<1
cis-1,2-Dichloroethene	1.5
1,2-Dichloroethane (EDC)	<0.2
1,1,1-Trichloroethane	<1
Trichloroethene	3.0
Tetrachloroethene	<1

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Analysis For Volatile Compounds By EPA Method 8260D Dual Acquisition

Client Sample ID:	MW1-1223	Client:	Crete Consulting
Date Received:	12/20/23	Project:	Legacy Commercial 1525 11th Ave
Date Extracted:	12/22/23	Lab ID:	312387-02
Date Analyzed:	12/22/23	Data File:	122216.D
Matrix:	Water	Instrument:	GCMS13
Units:	ug/L (ppb)	Operator:	MD

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
1,2-Dichloroethane-d4	94	71	132
Toluene-d8	95	68	139
4-Bromofluorobenzene	99	62	136

Compounds:	Concentration ug/L (ppb)
Vinyl chloride	0.16
Chloroethane	<1
1,1-Dichloroethene	<1
Methylene chloride	<5
trans-1,2-Dichloroethene	<1
1,1-Dichloroethane	<1
cis-1,2-Dichloroethene	1.6
1,2-Dichloroethane (EDC)	<0.2
1,1,1-Trichloroethane	<1
Trichloroethene	3.0
Tetrachloroethene	<1

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Analysis For Volatile Compounds By EPA Method 8260D Dual Acquisition

Client Sample ID:	MW3-1223	Client:	Crete Consulting
Date Received:	12/20/23	Project:	Legacy Commercial 1525 11th Ave
Date Extracted:	12/22/23	Lab ID:	312387-04
Date Analyzed:	12/22/23	Data File:	122217.D
Matrix:	Water	Instrument:	GCMS13
Units:	ug/L (ppb)	Operator:	MD

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
1,2-Dichloroethane-d4	101	71	132
Toluene-d8	101	68	139
4-Bromofluorobenzene	101	62	136

Compounds:	Concentration ug/L (ppb)
Vinyl chloride	<0.02
Chloroethane	<1
1,1-Dichloroethene	<1
Methylene chloride	<5
trans-1,2-Dichloroethene	<1
1,1-Dichloroethane	<1
cis-1,2-Dichloroethene	<1
1,2-Dichloroethane (EDC)	<0.2
1,1,1-Trichloroethane	<1
Trichloroethene	<0.5
Tetrachloroethene	<1

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Analysis For Volatile Compounds By EPA Method 8260D Dual Acquisition

Client Sample ID:	Method Blank	Client:	Crete Consulting
Date Received:	Not Applicable	Project:	Legacy Commercial 1525 11th Ave
Date Extracted:	12/22/23	Lab ID:	03-2954 mb
Date Analyzed:	12/22/23	Data File:	122208.D
Matrix:	Water	Instrument:	GCMS13
Units:	ug/L (ppb)	Operator:	MD

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
1,2-Dichloroethane-d4	87	71	132
Toluene-d8	97	68	139
4-Bromofluorobenzene	97	62	136

Compounds:	Concentration ug/L (ppb)
Vinyl chloride	<0.02
Chloroethane	<1
1,1-Dichloroethene	<1
Methylene chloride	<5
trans-1,2-Dichloroethene	<1
1,1-Dichloroethane	<1
cis-1,2-Dichloroethene	<1
1,2-Dichloroethane (EDC)	<0.2
1,1,1-Trichloroethane	<1
Trichloroethene	<0.5
Tetrachloroethene	<1

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Date of Report: 12/28/23

Date Received: 12/20/23

Project: Legacy Commercial 1525 11th Ave LEGACY, F&BI 312387

**QUALITY ASSURANCE RESULTS FOR THE ANALYSIS OF WATER
SAMPLES FOR TPH AS GASOLINE
USING METHOD NWTPH-G_x**

Laboratory Code: 312387-03 (Duplicate)

Analyte	Reporting Units	Sample Result	Duplicate Result	RPD (Limit 20)
Gasoline	ug/L (ppb)	<100	<100	nm

Laboratory Code: Laboratory Control Sample

Analyte	Reporting Units	Spike Level	Percent Recovery LCS	Acceptance Criteria
Gasoline	ug/L (ppb)	1,000	100	70-130

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Date of Report: 12/28/23

Date Received: 12/20/23

Project: Legacy Commercial 1525 11th Ave LEGACY, F&BI 312387

**QUALITY ASSURANCE RESULTS FOR THE ANALYSIS OF WATER
SAMPLES FOR TOTAL PETROLEUM HYDROCARBONS AS
DIESEL EXTENDED USING METHOD NWTPH-D_x**

Laboratory Code: Laboratory Control Sample

Analyte	Reporting Units	Spike Level	Percent Recovery LCS	Percent Recovery LCSD	Acceptance Criteria	RPD (Limit 20)
Diesel Extended	ug/L (ppb)	2,500	92	76	65-151	19

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Date of Report: 12/28/23

Date Received: 12/20/23

Project: Legacy Commercial 1525 11th Ave LEGACY, F&BI 312387

**QUALITY ASSURANCE RESULTS FOR THE ANALYSIS OF WATER
SAMPLES FOR VOLATILES BY EPA METHOD 8260D**

Laboratory Code: 312396-26 (Matrix Spike)

Analyte	Reporting Units	Spike Level	Sample Result	Percent	Acceptance
				Recovery MS	Criteria
Vinyl chloride	ug/L (ppb)	10	<0.02	73	16-176
Chloroethane	ug/L (ppb)	10	<1	77	50-150
1,1-Dichloroethene	ug/L (ppb)	10	<1	85	50-150
Methylene chloride	ug/L (ppb)	10	<5	84	40-143
trans-1,2-Dichloroethene	ug/L (ppb)	10	<1	83	50-150
1,1-Dichloroethane	ug/L (ppb)	10	<1	80	50-150
cis-1,2-Dichloroethene	ug/L (ppb)	10	<1	85	50-150
1,2-Dichloroethane (EDC)	ug/L (ppb)	10	<0.2	82	50-150
1,1,1-Trichloroethane	ug/L (ppb)	10	<1	83	50-150
Trichloroethene	ug/L (ppb)	10	<0.5	79	43-133
Tetrachloroethene	ug/L (ppb)	10	<1	80	50-150

Laboratory Code: Laboratory Control Sample

Analyte	Reporting Units	Spike Level	Percent	Percent	Acceptance Criteria	RPD (Limit 20)
			Recovery LCS	Recovery LCSD		
Vinyl chloride	ug/L (ppb)	10	83	76	43-149	9
Chloroethane	ug/L (ppb)	10	92	83	59-157	10
1,1-Dichloroethene	ug/L (ppb)	10	105	95	67-138	10
Methylene chloride	ug/L (ppb)	10	108	93	29-192	15
trans-1,2-Dichloroethene	ug/L (ppb)	10	103	93	70-130	10
1,1-Dichloroethane	ug/L (ppb)	10	98	91	70-130	7
cis-1,2-Dichloroethene	ug/L (ppb)	10	104	95	70-130	9
1,2-Dichloroethane (EDC)	ug/L (ppb)	10	100	92	70-130	8
1,1,1-Trichloroethane	ug/L (ppb)	10	105	96	70-130	9
Trichloroethene	ug/L (ppb)	10	97	88	70-130	10
Tetrachloroethene	ug/L (ppb)	10	98	96	70-130	2

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

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, biased low; or, the calibration results for the analyte were outside of acceptance criteria, biased high, with a detection for the analyte in the sample. 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 standard reporting limit. 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.
- k - The calibration results for the analyte were outside of acceptance criteria, biased high, and the analyte was not detected in the sample.
- 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.

312387

SAMPLE CHAIN OF CUSTODY

12/20/23

I 2 / V W 2

Page # 1 of 1

Report To R. Jones / J. Stevens

Company Create Consulting Inc

Address _____

City, State, ZIP _____

Phone 832.332.1359 Email _____

SAMPLERS (signature) R. Jones

PROJECT NAME Rusty Jones

REMARKS Legacy Commercial-1525 11th Ave LEGACY

PO # _____

INVOICE TO CREATE

Project specific PLS? - Yes / No

TURNAROUND TIME
 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	ANALYSES REQUESTED							Notes		
						NWTPH-Dx	NWTPH-Gx	BTEX EPA 8021	NWTPH-HCID	VOCs EPA 8260	PAHs EPA 8270	PCBs EPA 8082			
DUP-1223	01 A-C	12/20/23	0001	WATER	3							X			
MW1-1223	02 ↓		1059		3							X			
MW2-1223	03 A-G		1125		7							X			HELD ATFA Voks
MW3-1223	04 ↓		1204		7							X			
Samples received at 4:00															

SIGNATURE

PRINT NAME

COMPANY

DATE

TIME

Relinquished by: R. Jones

Rusty Jones

CREATE

12/20/23

1307

Received by: ml Jones

Nhan Phan

FEET

12/20/23

1307

Received by:

Friedman & Bruya, Inc.
Ph. (206) 285-8282