

**Quarterly Groundwater Compliance Monitoring
Third Quarter 2022**

Ultra Custom Cleaners
2222 NW Bucklin Hill Road
Silverdale, Washington

CSID 14334
FSID 18955

for
Bucklin Place LLC

March 1, 2024

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March 1, 2024



2101 4th Avenue, Suite 950
Seattle, Washington 98121
253.383.4940

**Quarterly Groundwater Compliance Monitoring
Third Quarter 2022**

**Ultra Custom Cleaners Site
2222 NW Bucklin Hill Road
Silverdale, Washington**

**CSID 14334
FSID 18955**

File No. 22828-001-05

March 1, 2024

Prepared for:

Bucklin Place, LLC
8192 NW Hidden Cover Road
Bainbridge Island, Washington 98110

Attention: Bill Matthews

Prepared by:

GeoEngineers, Inc.
2101 4th Avenue, Suite 950
Seattle, Washington 98121
253.383.4940



Ian D. Young, LG
Senior Geologist



Tim L. Syverson, LHG
Associate



TIMOTHY L. SYVERSON

KJ:IDY:mce:nl

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1.0 INTRODUCTION

This report summarizes the quarterly groundwater compliance monitoring during the Third Quarter 2022 (3Q2022) completed for the Model Toxics Control Act (MTCA) cleanup site (Site) known as “Ultra Custom Cleaners” located at 2222 NW Bucklin Hill Road in Silverdale, Washington (subject property). The property consists of a single parcel: Kitsap County tax parcel 162501-4-111-2006. The subject property is shown relative to surrounding physical features, as shown on the Vicinity Map, Figure 1. The Site is located at the Suite 105 tenant space at the strip mall on the property. The northeast border of the property has a retaining wall abutting the higher elevation to the east side of the wall.

2.0 SITE HISTORY

Environmental investigations conducted to date at the subject property have identified volatile organic compound (VOC) contamination, including the chlorinated solvents tetrachloroethylene (PCE) in soil and groundwater, and PCE and trichloroethylene (TCE) in indoor air, or sub-slab soil vapor at, or adjacent to, Suite 105. Based on the findings of GeoEngineers’ investigation in 2021, the PCE impacts to soil and perched groundwater appear to be limited in lateral extent to within or just beyond the footprint of the Suite 105 tenant space, and evidence collected to date has not indicated that the VOCs detected at the Site have affected the deeper area-wide groundwater aquifer. The discovery of a release of VOCs to soil, groundwater, and indoor air at the UCC Site was reported to the Washington State Department of Ecology (Ecology) Northwest Regional Office (NWRO) in August 2016, and Ecology’s current listed status for the Site is “Awaiting Cleanup.”

An interim cleanup action has been completed for the subject property to meet the requirements of the Ecology MTCA cleanup regulation (Washington Administrative Code [WAC] 173 340). The cleanup action was initiated while Suite 105 was vacant during 2021 to allow focused soil excavation to remove the soil with the highest concentrations of PCE as a source control measure. The source removal was followed by application of an amendment product to facilitate the bioremediation of the contaminants in shallow soil and groundwater beneath the Suite 105 footprint.

In August 2022, following two rounds of compliance groundwater monitoring, the bioremediation amendment was injected into the January 2022 soil remediation zone via a treatment injection/infiltration system installed at the time of excavation and restoration. Approximately 1,000 pounds of the bioremediation substrate were injected via a water solution totaling an estimated 2,000 gallons of water.

The objective of compliance groundwater monitoring is to characterize groundwater conditions and delineate concentrations of chlorinated solvents associated with historical dry-cleaning operations in Site soil and groundwater.

3.0 GROUNDWATER SAMPLING

GeoEngineers conducted groundwater sampling and documented groundwater conditions in monitoring wells MW-1 through MW-6 on October 5, 2022. Groundwater samples collected from each well were submitted for chemical analysis of the following analytes: PCE, TCE, cis-1,2-DCE, trans-1,2-DCE, and vinyl chloride by US Environmental Protection Agency (EPA) Method 8260. Groundwater conditions encountered

during sampling and chemical analytical results are described in the sections below. Field procedures are presented in Appendix A.

3.1. Groundwater Conditions

Depths to groundwater were measured on October 5, 2022. Depths to groundwater ranged between 5.94 feet below ground surface (bgs) (MW-6) and 7.78 feet bgs (MW-5); MW-1 produced groundwater under artesian pressure. Groundwater elevations ranged from 39.20 feet (MW-2) to 40.16 feet (MW-6) (North American Vertical Datum of 1988 [NAVD88]) and reflect seasonal changes. The groundwater flow direction was generally toward the west-southwest. Depths to groundwater and groundwater elevations are summarized in Table 1. The groundwater elevations and groundwater elevation contours are shown in Figure 2.

3.2. Groundwater Analytical Results – Third Quarter 2022

Groundwater samples were collected from each of the monitoring wells on October 5, 2022. The chemical analytical results are described below, summarized in Table 1 and shown on Figure 3. A copy of the laboratory analytical report is provided in Appendix B.

PCE was detected at a concentration less than the MTCA Method A cleanup level (5 µg/L) at MW-2 (0.686 micrograms per liter [µg/L]) and MW-5 (0.581 µg/L). PCE was not detected at a concentration greater than the laboratory reporting limit at MW-3, MW-4 or MW-6, nor in the deeper aquifer well MW-1. TCE was detected at a concentration less than the MTCA Method A cleanup level at MW-5 (0.575 µg/L). There were no detections of TCE, cis-1,2-DCE, trans-1,2-DCE and vinyl chloride greater than the laboratory reporting limit for MW-1 through MW-4 and MW-6. These analytical results are depicted on Figure 3.

Following the injection of the bioremediation amendment to the January 2022 soil remediation zone in August 2022, concentrations of PCE in Site perched groundwater diminished significantly to concentrations either less than the MTCA Method A cleanup level or less than the laboratory reporting limit. The detection of TCE in the sample from MW-5 is interpreted as a breakdown product from the biochemical breakdown of PCE.

4.0 LIMITATIONS

We have prepared this letter report for use by Bucklin Place and their authorized agents as part of their evaluation of environmental conditions at the site. This report may be provided to regulatory agencies for review and information. Our work was completed in accordance with Bucklin Place signed agreement dated March 13, 2017 (GEI File No. 22828-001-00). No other party may rely on the product of our services unless we agree in advance and in writing to such reliance. This is to provide our firm with reasonable protection against open-ended liability claims by third parties with whom there would otherwise be no contractual limits to their actions.

Please refer to Appendix C, titled “Report Limitations and Guidelines for Use,” for additional information pertaining to use of this report.

Table 1
Groundwater Chemical Analytical Results (VOCs)

Ultra Custom Cleaners
2222 NW Bucklin Hill Road
Silverdale, Washington

Sample ID ¹	Sample Date	Depth to Groundwater (from TOC)	Groundwater Elevation (feet NAVD88)	VOCs ² (µg/L)					
				Tetrachloroethene (PCE)	Trichloroethene (TCE)	cis-1,2-Dichloroethene	trans-1,2-Dichloroethene	1,1-Dichloroethene	Vinyl Chloride
Quarterly Groundwater Monitoring									
MW-1									
MW-1-211121	11/21/2021	0.00	< 46.46 ³	< 0.400	< 0.500	< 0.500	< 0.500	< 0.500	< 0.200
MW-1-220317	3/17/2022	0.00	< 46.46 ³	< 0.400	< 0.500	< 0.500	< 0.500	< 0.500	< 0.200
MW-1-220628	6/28/2022	0.00	< 46.46 ³	< 0.400	< 0.500	< 0.500	< 0.500	< 0.500	< 0.200
MW-1-221005	10/5/2022	0.00	< 46.46 ³	< 0.400	< 0.500	< 0.500	< 0.500	< 0.500	< 0.200
MW-2									
MW-2-211121	11/21/2021	6.91	39.76	0.840	< 0.500	< 0.500	< 0.500	< 0.500	< 0.200
MW-2-220317	3/17/2022	6.97	39.70	< 0.400	< 0.500	< 0.500	< 0.500	< 0.500	< 0.200
MW-2-220628	6/28/2022	6.96	39.71	4.90	< 0.500	< 0.500	< 0.500	< 0.500	< 0.200
MW-2-221005	10/5/2022	7.47	39.20	0.686	< 0.500	< 0.500	< 0.500	< 0.500	< 0.200
MW-3									
MW-3-211121	11/21/2021	5.96	40.70	< 0.400	< 0.500	< 0.500	< 0.500	< 0.500	< 0.200
MW-3-220316	3/16/2022	5.94	40.72	< 0.400	< 0.500	< 0.500	< 0.500	< 0.500	< 0.200
MW-3-220628	6/28/2022	5.98	40.68	< 0.400	< 0.500	< 0.500	< 0.500	< 0.500	< 0.200
MW-3-221005	10/5/2022	6.91	39.75	< 0.400	< 0.500	< 0.500	< 0.500	< 0.500	< 0.200
MW-4									
MW-4-211121	11/21/2021	6.25	40.64	1.24	< 0.500	< 0.500	< 0.500	< 0.500	< 0.200
MW-4-220316	3/16/2022	6.68	40.21	< 0.400	< 0.500	< 0.500	< 0.500	< 0.500	< 0.200
MW-4-220628	6/28/2022	6.72	40.17	0.730	< 0.500	< 0.500	< 0.500	< 0.500	< 0.200
MW-4-221005	10/5/2022	7.41	39.48	< 0.400	< 0.500	< 0.500	< 0.500	< 0.500	< 0.200
MW-5									
MW-5-211121	11/21/2021	6.37	41.29	1.27	< 0.500	< 0.500	< 0.500	< 0.500	< 0.200
MW-5-220316	3/16/2022	6.76	40.90	< 0.400	< 0.500	< 0.500	< 0.500	< 0.500	< 0.200
MW-5-220628	6/28/2022	6.25	41.41	9.75	< 0.500	< 0.500	< 0.500	< 0.500	< 0.200
MW-5-221005	10/5/2022	7.78	39.88	0.581	0.575	< 0.500	< 0.500	< 0.500	< 0.200
MW-6									
MW-6-212221	11/21/2021	5.28	40.82	< 0.400	< 0.500	< 0.500	< 0.500	< 0.500	< 0.200
MW-6-220316	3/16/2022	5.27	40.83	< 0.400	< 0.500	< 0.500	< 0.500	< 0.500	< 0.200
MW-6-220628	6/28/2022	5.53	40.57	< 0.400	< 0.500	< 0.500	< 0.500	< 0.500	< 0.200
MW-6-221005	10/5/2022	5.94	40.16	< 0.400	< 0.500	< 0.500	< 0.500	< 0.500	< 0.200
MTCA Method A or B Screening Level Protective of Drinking Water				5	5	16 ⁴	160 ⁴	400 ⁴	0.2

Notes:

¹Sampling locations shown on Figure 3.

²Volatile Organic Compounds (VOCs) analyzed by U.S. Environmental Protection Agency (EPA) Method 8260C. Refer to laboratory report for individual analytes and detection limits.

³MW-1 screened in deep groundwater aquifer; groundwater under hydrostatic head and rising above TOC.

⁴Method B Non-Cancer screening level.

µg/L = micrograms per liter

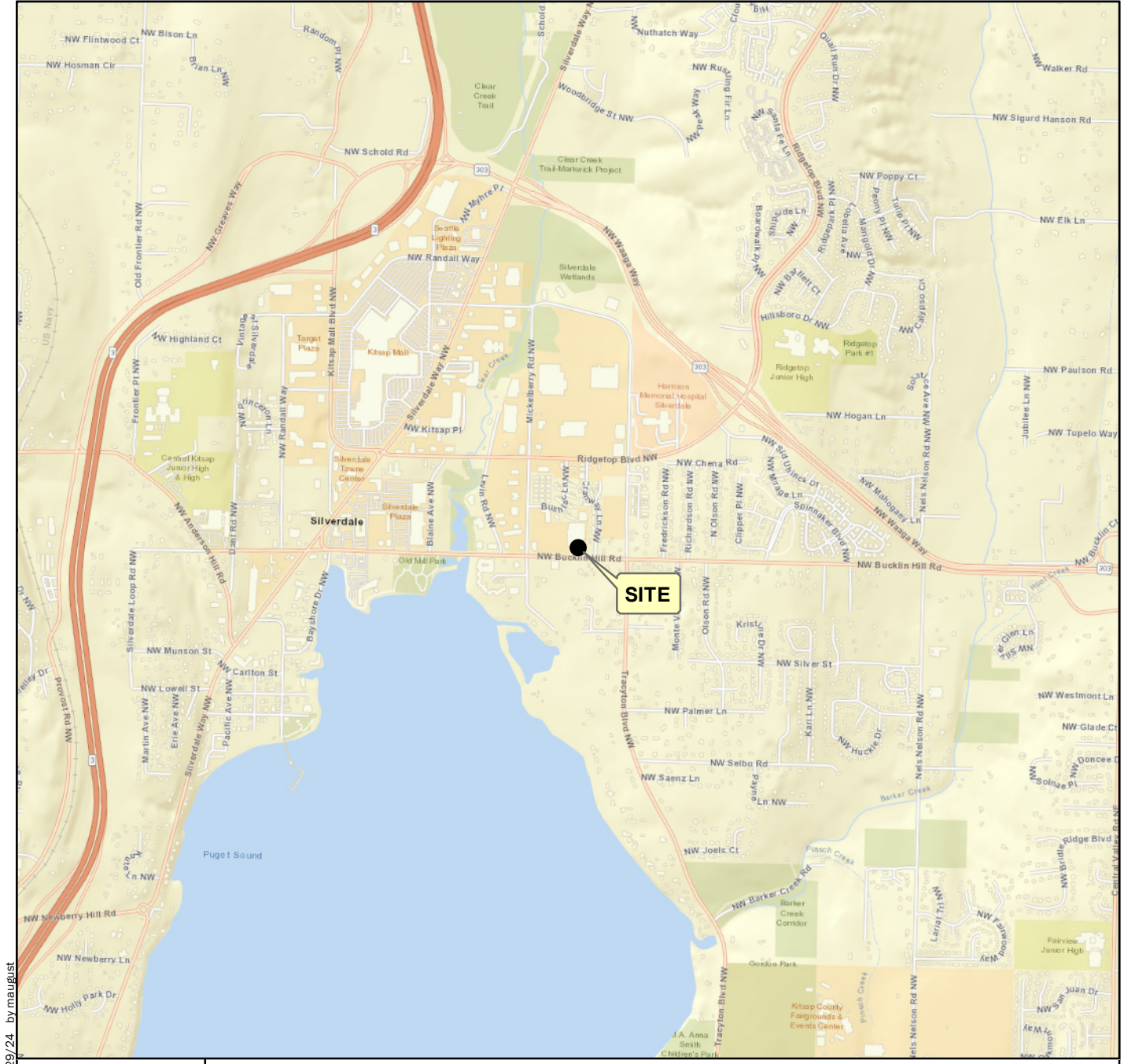
ND = Not Detected

TOC = top of casing

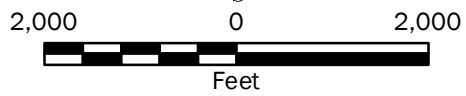
Bolding indicates analyte was detected.

Shading indicates exceedance of Model Toxics Control Act (MTCA) cleanup level.

GeoEngineers' chemical analytical testing by Fremont Analytical in Seattle, Washington. Laboratory analytical reports in Appendix C.



P:\22\22828001\GIS\MXD\22828001_F01_VicinityMap.mxd Date Exported: 02/29/24 by maugust



Notes:

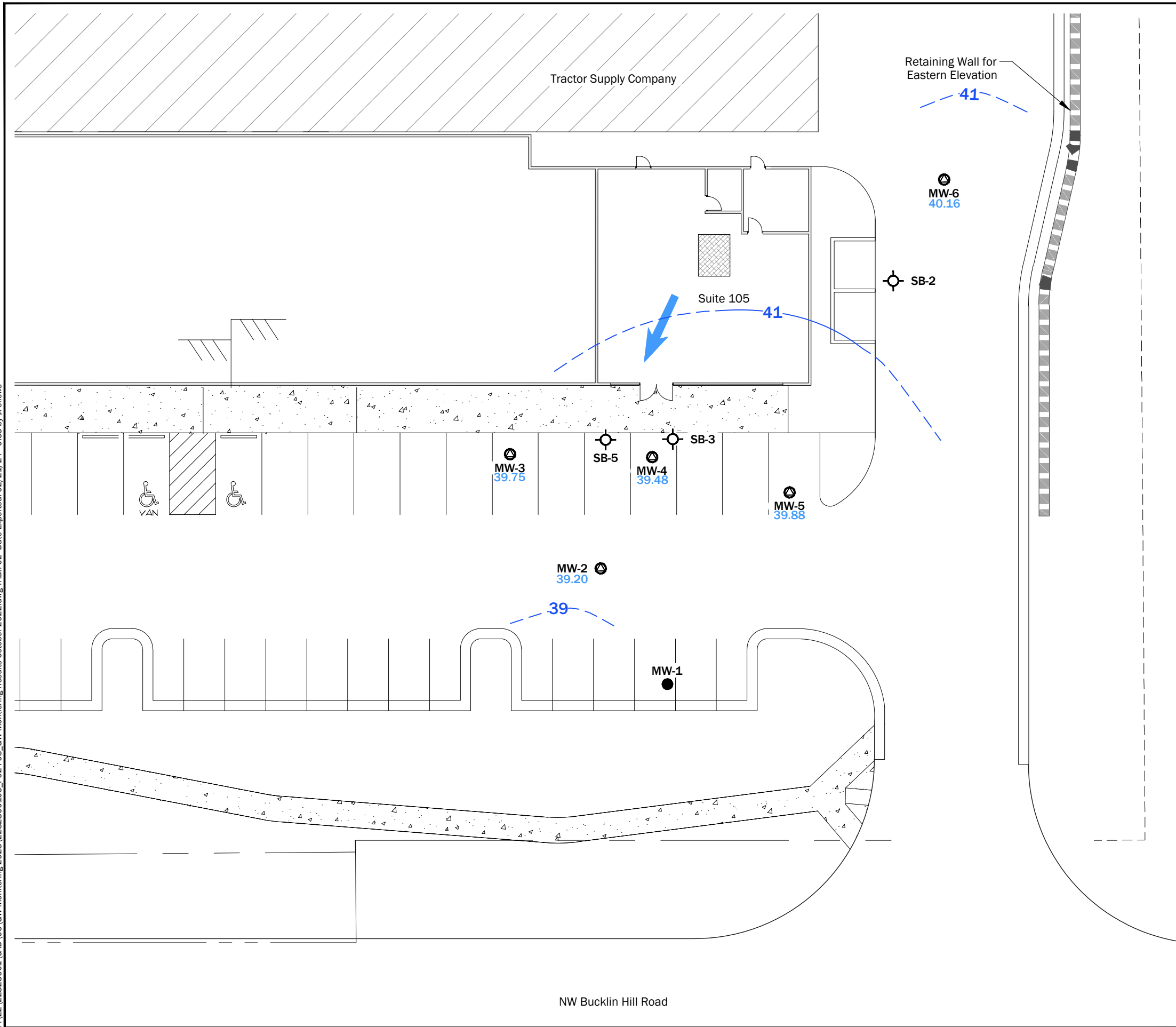
1. The locations of all features shown are approximate.
2. This drawing is for information purposes. It is intended to assist in showing features discussed in an attached document. GeoEngineers, Inc. cannot guarantee the accuracy and content of electronic files. The master file is stored by GeoEngineers, Inc. and will serve as the official record of this communication.

Data Source: Mapbox Open Street Map, 2017

Projection: NAD 1983 StatePlane Washington North FIPS 4601 Feet

Vicinity Map	
Ultra Custom Cleaners 2222 NW Bucklin Hill Road Silverdale, Washington	
GEOENGINEERS	Figure 1

P:\22\22828001\CAD\05\GW Monitoring 2023\2282800105_F02-F03_GW Monitoring Results October 2022.dwg TAB:F02 Date Exported: 02/21/24 - 9:53 by JFellows



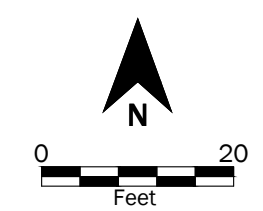
- Legend**
- MW-2 Monitoring Well by GeoEngineers, Inc., 2022
 - MW-1 Monitoring Well by GeoEngineers, Inc., 2018
 - SB-2 Boring by Landau, 2016
 - Approximate Former Location of Dry Cleaning Machine
 - 39.71 Groundwater Elevation
 - 40 Interpreted Groundwater Contour
 - Interpreted Groundwater Flow Direction

Source(s):

- Background Data Received 9/08/21

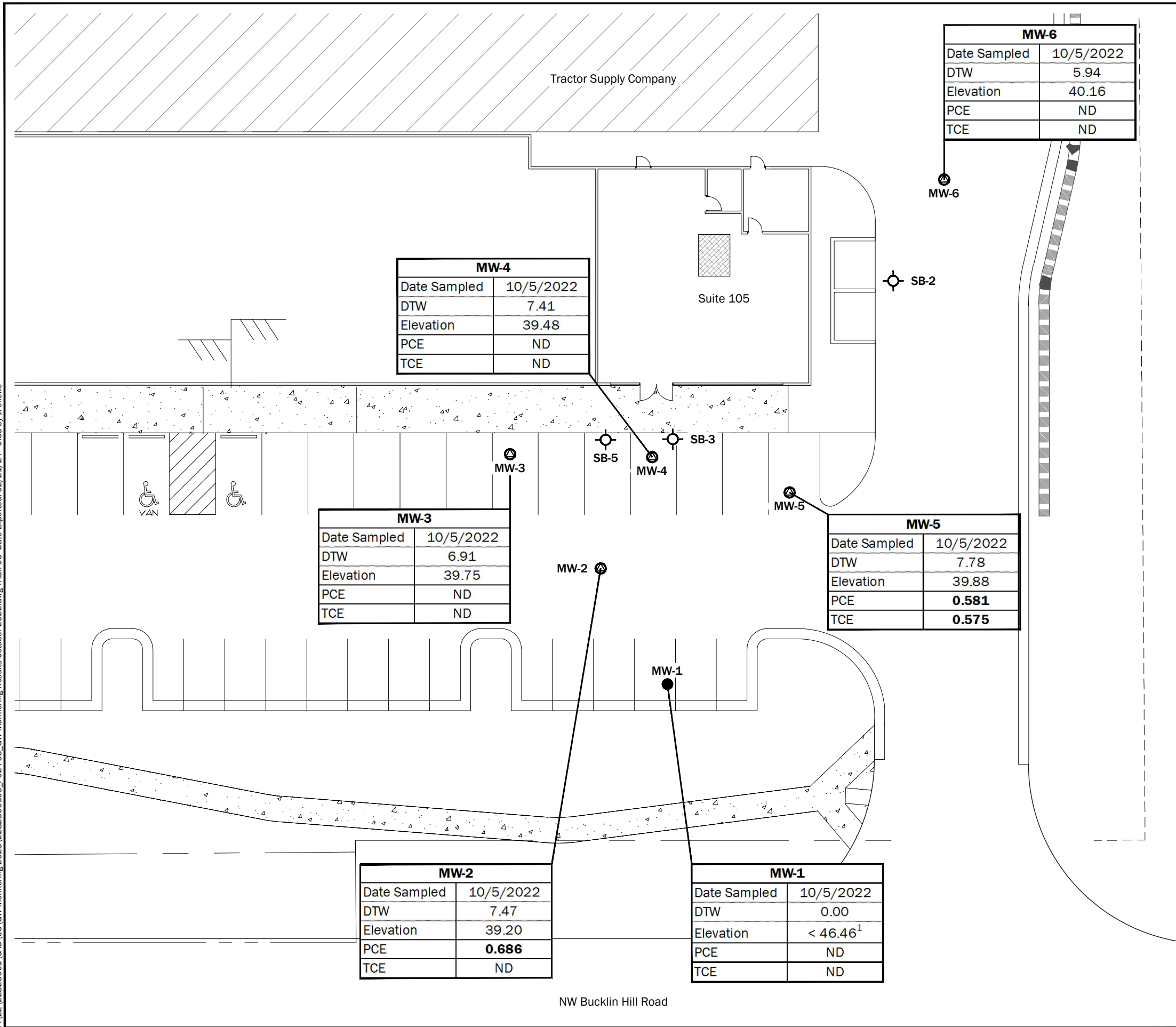
Projection: WA State Plane, North Zone, NAD83, US Foot

Disclaimer: This figure was created for a specific purpose and project. Any use of this figure for any other project or purpose shall be at the user's sole risk and without liability to GeoEngineers. The locations of features shown may be approximate. GeoEngineers makes no warranty or representation as to the accuracy, completeness, or suitability of the figure, or data contained therein. The file containing this figure is a copy of a master document, the original of which is retained by GeoEngineers and is the official document of record.



Groundwater Contour Map October 2022	
Ultra Custom Cleaners 2222 NW Bucklin Hill Road Silverdale, Washington	
	Figure 2

P:\22\22828001\CAD\05\GW Monitoring 2023\2282800105_F02-F03_GW Monitoring Results October 2022.dwg TAB:F03 Date Exported: 02/21/24 - 9:53 by JFellows



Legend

- MW-2 Monitoring Well by GeoEngineers, Inc., 2022
- MW-1 Monitoring Well by GeoEngineers, Inc., 2018
- SB-2 Boring by Landau, 2016
- Approximate Former Location of Dry Cleaning Machine

MTCA Method A Cleanup Levels	
PCE	5
TCE	5

DTW = Depth to water from top of well casing

¹ MW-1 screened in deep groundwater aquifer; groundwater under hydrostatic head and rising above TOC

MTCA = Model Toxics Control Act

ND = Analyte not detected at or above laboratory reporting limit

PCE = Tetrachloroethylene

TCE = Trichloroethylene

1.27 **Bolding** indicates analyte was detected.

Shading indicates a concentration greater than Model Toxics Control Act (MTCA) cleanup level.

Elevations expressed in feet from top of well casing relative NAVD88.

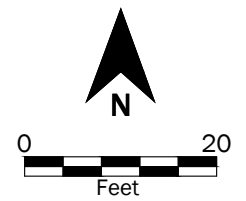
All concentrations expressed in micrograms per liter (µg/L).

Source(s):

- Background Data Received 9/08/21

Projection: WA State Plane, North Zone, NAD83, US Foot

Disclaimer: This figure was created for a specific purpose and project. Any use of this figure for any other project or purpose shall be at the user's sole risk and without liability to GeoEngineers. The locations of features shown may be approximate. GeoEngineers makes no warranty or representation as to the accuracy, completeness, or suitability of the figure, or data contained therein. The file containing this figure is a copy of a master document, the original of which is retained by GeoEngineers and is the official document of record.



Groundwater Analytical Results October 2022	
Ultra Custom Cleaners 2222 NW Bucklin Hill Road Silverdale, Washington	
	Figure 3

APPENDIX A

Field Procedures

APPENDIX A FIELD PROCEDURES

Groundwater Monitoring

Depth to Groundwater

The depths to the groundwater table relative to ground surface were measured using an electric water level indicator (e-tape). The e-tape was cleaned with an Alconox® solution wash and a distilled water rinse prior to use in each well to avoid any potential cross contamination between wells on site. Well lids and caps were removed 20 minutes prior to depth to water measurements to allow for atmospheric equilibration.

Groundwater Sampling

Groundwater samples were obtained using a low-flow sampling method and a peristaltic pump with new plastic tubing. Purge rates ranged from 100 to 300 milliliters (mL) per minute and a groundwater sample was collected after parameters stabilized or three well volumes were removed. The laboratory-provided sample containers were filled completely to eliminate headspace. The water samples were placed on ice in a cooler during transport to Fremont Analytical Laboratory in Seattle, Washington. Chain-of-custody procedures were followed in transporting the water samples to the testing laboratory.

Investigative Waste Storage and Disposal

Monitoring well purge water was temporarily stored on site in a labeled 55-gallon drum. The purge water was removed from the site and was transported off site by a subcontractor for disposal to the waste handler's permitted discharge system.

APPENDIX B
Laboratory Analytical Data Reports

APPENDIX B

LABORATORY ANALYTICAL DATA REPORTS

Analytical Methods

Chain-of-custody procedures were followed during the transport of the groundwater samples to the analytical laboratory. The samples were held in cold storage pending extraction and/or analysis. The analytical results, analytical methods reference and laboratory quality control (QC) records are included in this appendix. The analytical results are also summarized in the text and tables of this report.

Analytical Data Review

The laboratory maintains an internal quality assurance program as documented in its laboratory quality assurance manual. The laboratory uses a combination of blanks, surrogate recoveries, duplicates, matrix spike recoveries, matrix spike duplicate recoveries, blank spike recoveries and blank spike duplicate recoveries to evaluate the validity of the analytical results. The laboratory also uses data quality goals for individual chemicals or groups of chemicals based on the long-term performance of the test methods. The data quality goals were included in the laboratory reports. The laboratory compared each group of samples with the existing data quality goals and noted any exceptions in the laboratory report. Data quality exceptions documented by the accredited laboratory were reviewed by GeoEngineers and are addressed in the analytical data review summary of this appendix.

Analytical Data Review Summary

There were no data quality exceptions noted in the laboratory report. Based on our data quality review, it is our opinion that the sample results are considered of acceptable quality for their intended use in this report.



3600 Fremont Ave. N.
Seattle, WA 98103
T: (206) 352-3790
F: (206) 352-7178
info@fremontanalytical.com

GeoEngineers - Tacoma

Ian Young
1101 S Fawcett Ave
Tacoma, WA 98401

RE: Bucklin

Work Order Number: 2210119

October 14, 2022

Attention Ian Young:

Fremont Analytical, Inc. received 7 sample(s) on 10/7/2022 for the analyses presented in the following report.

Total Organic Carbon by SM 5310C
Volatile Organic Compounds by EPA Method 8260D

This report consists of the following:

- Case Narrative
- Analytical Results
- Applicable Quality Control Summary Reports
- Chain of Custody

All analyses were performed consistent with the Quality Assurance program of Fremont Analytical, Inc. Please contact the laboratory if you should have any questions about the results.

Thank you for using Fremont Analytical.

Sincerely,

A handwritten signature in blue ink, appearing to read "Brianna Barnes".

Brianna Barnes
Project Manager

DoD-ELAP Accreditation #79636 by PJLA, ISO/IEC 17025:2017 and QSM 5.3 for Environmental Testing
ORELAP Certification: WA 100009 (NELAP Recognized) for Environmental Testing
Washington State Department of Ecology Accredited for Environmental Testing, Lab ID C910

Original



CLIENT: GeoEngineers - Tacoma
Project: Bucklin
Work Order: 2210119

Work Order Sample Summary

Lab Sample ID	Client Sample ID	Date/Time Collected	Date/Time Received
2210119-001	MW-1-221005	10/05/2022 8:00 AM	10/07/2022 1:26 PM
2210119-002	MW-2-221005	10/05/2022 7:30 AM	10/07/2022 1:26 PM
2210119-003	MW-3-221005	10/05/2022 8:35 AM	10/07/2022 1:26 PM
2210119-004	MW-4-221005	10/05/2022 9:10 AM	10/07/2022 1:26 PM
2210119-005	MW-5-221005	10/05/2022 9:50 AM	10/07/2022 1:26 PM
2210119-006	MW-6-221005	10/05/2022 10:30 AM	10/07/2022 1:26 PM
2210119-007	TB-1		10/07/2022 1:26 PM

Note: If no "Time Collected" is supplied, a default of 12:00AM is assigned

CLIENT: GeoEngineers - Tacoma

Project: Bucklin

I. SAMPLE RECEIPT:

Samples receipt information is recorded on the attached Sample Receipt Checklist.

II. GENERAL REPORTING COMMENTS:

Results are reported on a wet weight basis unless dry-weight correction is denoted in the units field on the analytical report ("mg/kg-dry" or "ug/kg-dry").

Matrix Spike (MS) and MS Duplicate (MSD) samples are tested from an analytical batch of "like" matrix to check for possible matrix effect. The MS and MSD will provide site specific matrix data only for those samples which are spiked by the laboratory. The sample chosen for spike purposes may or may not have been a sample submitted in this sample delivery group. The validity of the analytical procedures for which data is reported in this analytical report is determined by the Laboratory Control Sample (LCS) and the Method Blank (MB). The LCS and the MB are processed with the samples and the MS/MSD to ensure method criteria are achieved throughout the entire analytical process.

III. ANALYSES AND EXCEPTIONS:

Exceptions associated with this report will be footnoted in the analytical results page(s) or the quality control summary page(s) and/or noted below.

Qualifiers:

- * - Flagged value is not within established control limits
- B - Analyte detected in the associated Method Blank
- D - Dilution was required
- E - Value above quantitation range
- H - Holding times for preparation or analysis exceeded
- I - Analyte with an internal standard that does not meet established acceptance criteria
- J - Analyte detected below Reporting Limit
- N - Tentatively Identified Compound (TIC)
- Q - Analyte with an initial or continuing calibration that does not meet established acceptance criteria
- S - Spike recovery outside accepted recovery limits
- ND - Not detected at the Reporting Limit
- R - High relative percent difference observed

Acronyms:

- %Rec - Percent Recovery
- CCB - Continued Calibration Blank
- CCV - Continued Calibration Verification
- DF - Dilution Factor
- DUP - Sample Duplicate
- HEM - Hexane Extractable Material
- ICV - Initial Calibration Verification
- LCS/LCSD - Laboratory Control Sample / Laboratory Control Sample Duplicate
- MCL - Maximum Contaminant Level
- MB or MBLANK - Method Blank
- MDL - Method Detection Limit
- MS/MSD - Matrix Spike / Matrix Spike Duplicate
- PDS - Post Digestion Spike
- Ref Val - Reference Value
- REP - Sample Replicate
- RL - Reporting Limit
- RPD - Relative Percent Difference
- SD - Serial Dilution
- SGT - Silica Gel Treatment
- SPK - Spike
- Surr - Surrogate



Client: GeoEngineers - Tacoma
Project: Bucklin
Lab ID: 2210119-001
Client Sample ID: MW-1-221005

Collection Date: 10/5/2022 8:00:00 AM
Matrix: Groundwater

Analyses	Result	RL	Qual	Units	DF	Date Analyzed
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Volatile Organic Compounds by EPA Method 8260D

Batch ID: 38114

Analyst: LAC

Vinyl chloride	ND	0.200		µg/L	1	10/12/2022 2:36:59 AM
1,1-Dichloroethene	ND	0.500		µg/L	1	10/12/2022 2:36:59 AM
trans-1,2-Dichloroethene	ND	0.500		µg/L	1	10/12/2022 2:36:59 AM
cis-1,2-Dichloroethene	ND	0.500		µg/L	1	10/12/2022 2:36:59 AM
Trichloroethene (TCE)	ND	0.500		µg/L	1	10/12/2022 2:36:59 AM
Tetrachloroethene (PCE)	ND	0.400		µg/L	1	10/12/2022 2:36:59 AM
Surr: Dibromofluoromethane	115	80 - 120		%Rec	1	10/12/2022 2:36:59 AM
Surr: Toluene-d8	105	80 - 120		%Rec	1	10/12/2022 2:36:59 AM
Surr: 1-Bromo-4-fluorobenzene	88.1	80 - 120		%Rec	1	10/12/2022 2:36:59 AM



Client: GeoEngineers - Tacoma

Collection Date: 10/5/2022 7:30:00 AM

Project: Bucklin

Lab ID: 2210119-002

Matrix: Groundwater

Client Sample ID: MW-2-221005

Analyses	Result	RL	Qual	Units	DF	Date Analyzed
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Volatile Organic Compounds by EPA Method 8260D

Batch ID: 38114

Analyst: LAC

Vinyl chloride	ND	0.200		µg/L	1	10/12/2022 2:40:28 PM
1,1-Dichloroethene	ND	0.500		µg/L	1	10/12/2022 2:40:28 PM
trans-1,2-Dichloroethene	ND	0.500		µg/L	1	10/12/2022 2:40:28 PM
cis-1,2-Dichloroethene	ND	0.500		µg/L	1	10/12/2022 2:40:28 PM
Trichloroethene (TCE)	ND	0.500		µg/L	1	10/12/2022 2:40:28 PM
Tetrachloroethene (PCE)	0.686	0.400		µg/L	1	10/12/2022 2:40:28 PM
Surr: Dibromofluoromethane	114	80 - 120		%Rec	1	10/12/2022 2:40:28 PM
Surr: Toluene-d8	107	80 - 120		%Rec	1	10/12/2022 2:40:28 PM
Surr: 1-Bromo-4-fluorobenzene	92.1	80 - 120		%Rec	1	10/12/2022 2:40:28 PM

Total Organic Carbon by SM 5310C

Batch ID: R79029

Analyst: ALT

Total Organic Carbon	32.3	2.00	D	mg/L	4	10/13/2022 5:38:00 PM
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Client: GeoEngineers - Tacoma
Project: Bucklin
Lab ID: 2210119-003
Client Sample ID: MW-3-221005

Collection Date: 10/5/2022 8:35:00 AM
Matrix: Groundwater

Analyses	Result	RL	Qual	Units	DF	Date Analyzed
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Volatile Organic Compounds by EPA Method 8260D

Batch ID: 38114 Analyst: LAC

Vinyl chloride	ND	0.200		µg/L	1	10/12/2022 3:10:35 PM
1,1-Dichloroethene	ND	0.500		µg/L	1	10/12/2022 3:10:35 PM
trans-1,2-Dichloroethene	ND	0.500		µg/L	1	10/12/2022 3:10:35 PM
cis-1,2-Dichloroethene	ND	0.500		µg/L	1	10/12/2022 3:10:35 PM
Trichloroethene (TCE)	ND	0.500		µg/L	1	10/12/2022 3:10:35 PM
Tetrachloroethene (PCE)	ND	0.400		µg/L	1	10/12/2022 3:10:35 PM
Surr: Dibromofluoromethane	113	80 - 120		%Rec	1	10/12/2022 3:10:35 PM
Surr: Toluene-d8	107	80 - 120		%Rec	1	10/12/2022 3:10:35 PM
Surr: 1-Bromo-4-fluorobenzene	90.0	80 - 120		%Rec	1	10/12/2022 3:10:35 PM

Total Organic Carbon by SM 5310C

Batch ID: R79029 Analyst: ALT

Total Organic Carbon	1.00	0.500		mg/L	1	10/13/2022 5:59:00 PM
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Client: GeoEngineers - Tacoma
Project: Bucklin
Lab ID: 2210119-004
Client Sample ID: MW-4-221005

Collection Date: 10/5/2022 9:10:00 AM
Matrix: Groundwater

Analyses	Result	RL	Qual	Units	DF	Date Analyzed
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Volatile Organic Compounds by EPA Method 8260D

Batch ID: 38114 Analyst: LAC

Vinyl chloride	ND	0.200		µg/L	1	10/12/2022 3:40:44 PM
1,1-Dichloroethene	ND	0.500		µg/L	1	10/12/2022 3:40:44 PM
trans-1,2-Dichloroethene	ND	0.500		µg/L	1	10/12/2022 3:40:44 PM
cis-1,2-Dichloroethene	ND	0.500		µg/L	1	10/12/2022 3:40:44 PM
Trichloroethene (TCE)	ND	0.500		µg/L	1	10/12/2022 3:40:44 PM
Tetrachloroethene (PCE)	ND	0.400		µg/L	1	10/12/2022 3:40:44 PM
Surr: Dibromofluoromethane	115	80 - 120		%Rec	1	10/12/2022 3:40:44 PM
Surr: Toluene-d8	108	80 - 120		%Rec	1	10/12/2022 3:40:44 PM
Surr: 1-Bromo-4-fluorobenzene	92.2	80 - 120		%Rec	1	10/12/2022 3:40:44 PM

Total Organic Carbon by SM 5310C

Batch ID: R79029 Analyst: ALT

Total Organic Carbon	1.57	0.500		mg/L	1	10/13/2022 6:20:00 PM
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Client: GeoEngineers - Tacoma

Collection Date: 10/5/2022 9:50:00 AM

Project: Bucklin

Lab ID: 2210119-005

Matrix: Groundwater

Client Sample ID: MW-5-221005

Analyses	Result	RL	Qual	Units	DF	Date Analyzed
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Volatile Organic Compounds by EPA Method 8260D

Batch ID: 38114

Analyst: LAC

Vinyl chloride	ND	0.200		µg/L	1	10/12/2022 4:41:03 PM
1,1-Dichloroethene	ND	0.500		µg/L	1	10/12/2022 4:41:03 PM
trans-1,2-Dichloroethene	ND	0.500		µg/L	1	10/12/2022 4:41:03 PM
cis-1,2-Dichloroethene	ND	0.500		µg/L	1	10/12/2022 4:41:03 PM
Trichloroethene (TCE)	0.575	0.500		µg/L	1	10/12/2022 4:41:03 PM
Tetrachloroethene (PCE)	0.581	0.400		µg/L	1	10/12/2022 4:41:03 PM
Surr: Dibromofluoromethane	118	80 - 120		%Rec	1	10/12/2022 4:41:03 PM
Surr: Toluene-d8	111	80 - 120		%Rec	1	10/12/2022 4:41:03 PM
Surr: 1-Bromo-4-fluorobenzene	91.2	80 - 120		%Rec	1	10/12/2022 4:41:03 PM

Total Organic Carbon by SM 5310C

Batch ID: R79029

Analyst: ALT

Total Organic Carbon	1.45	0.500		mg/L	1	10/13/2022 6:41:00 PM
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Client: GeoEngineers - Tacoma
Project: Bucklin
Lab ID: 2210119-006
Client Sample ID: MW-6-221005

Collection Date: 10/5/2022 10:30:00 AM
Matrix: Groundwater

Analyses	Result	RL	Qual	Units	DF	Date Analyzed
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Volatile Organic Compounds by EPA Method 8260D

Batch ID: 38114 Analyst: LAC

Vinyl chloride	ND	0.200		µg/L	1	10/12/2022 5:11:11 PM
1,1-Dichloroethene	ND	0.500		µg/L	1	10/12/2022 5:11:11 PM
trans-1,2-Dichloroethene	ND	0.500		µg/L	1	10/12/2022 5:11:11 PM
cis-1,2-Dichloroethene	ND	0.500		µg/L	1	10/12/2022 5:11:11 PM
Trichloroethene (TCE)	ND	0.500		µg/L	1	10/12/2022 5:11:11 PM
Tetrachloroethene (PCE)	ND	0.400		µg/L	1	10/12/2022 5:11:11 PM
Surr: Dibromofluoromethane	114	80 - 120		%Rec	1	10/12/2022 5:11:11 PM
Surr: Toluene-d8	108	80 - 120		%Rec	1	10/12/2022 5:11:11 PM
Surr: 1-Bromo-4-fluorobenzene	89.8	80 - 120		%Rec	1	10/12/2022 5:11:11 PM

Total Organic Carbon by SM 5310C

Batch ID: R79029 Analyst: ALT

Total Organic Carbon	1.69	0.500		mg/L	1	10/13/2022 7:02:00 PM
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Client: GeoEngineers - Tacoma
Project: Bucklin
Lab ID: 2210119-007
Client Sample ID: TB-1

Collection Date:
Matrix: Groundwater

Analyses	Result	RL	Qual	Units	DF	Date Analyzed
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Volatile Organic Compounds by EPA Method 8260D

Batch ID: 38114 Analyst: LAC

Vinyl chloride	ND	0.200		µg/L	1	10/12/2022 2:10:21 PM
1,1-Dichloroethene	ND	0.500		µg/L	1	10/12/2022 2:10:21 PM
trans-1,2-Dichloroethene	ND	0.500		µg/L	1	10/12/2022 2:10:21 PM
cis-1,2-Dichloroethene	ND	0.500		µg/L	1	10/12/2022 2:10:21 PM
Trichloroethene (TCE)	ND	0.500		µg/L	1	10/12/2022 2:10:21 PM
Tetrachloroethene (PCE)	ND	0.400		µg/L	1	10/12/2022 2:10:21 PM
Surr: Dibromofluoromethane	113	80 - 120		%Rec	1	10/12/2022 2:10:21 PM
Surr: Toluene-d8	108	80 - 120		%Rec	1	10/12/2022 2:10:21 PM
Surr: 1-Bromo-4-fluorobenzene	91.2	80 - 120		%Rec	1	10/12/2022 2:10:21 PM

Work Order: 2210119
 CLIENT: GeoEngineers - Tacoma
 Project: Bucklin

QC SUMMARY REPORT
Total Organic Carbon by SM 5310C

Sample ID: MB-79029	SampType: MBLK	Units: mg/L	Prep Date: 10/13/2022	RunNo: 79029							
Client ID: MBLKW	Batch ID: R79029	Analysis Date: 10/13/2022	SeqNo: 1627239								
Analyte	Result	RL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
Total Organic Carbon	ND	0.500									

Sample ID: LCS-79029	SampType: LCS	Units: mg/L	Prep Date: 10/13/2022	RunNo: 79029							
Client ID: LCSW	Batch ID: R79029	Analysis Date: 10/13/2022	SeqNo: 1627240								
Analyte	Result	RL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
Total Organic Carbon	5.04	0.500	5.000	0	101	90	110				

Sample ID: 2210119-006BDUP	SampType: DUP	Units: mg/L	Prep Date: 10/13/2022	RunNo: 79029							
Client ID: MW-6-221005	Batch ID: R79029	Analysis Date: 10/13/2022	SeqNo: 1627246								
Analyte	Result	RL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
Total Organic Carbon	1.68	0.500						1.688	0.416	20	

Sample ID: 2210119-006BMS	SampType: MS	Units: mg/L	Prep Date: 10/13/2022	RunNo: 79029							
Client ID: MW-6-221005	Batch ID: R79029	Analysis Date: 10/13/2022	SeqNo: 1627247								
Analyte	Result	RL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
Total Organic Carbon	6.39	0.500	5.000	1.688	94.1	68.3	120				

Sample ID: 2210119-006BMSD	SampType: MSD	Units: mg/L	Prep Date: 10/13/2022	RunNo: 79029							
Client ID: MW-6-221005	Batch ID: R79029	Analysis Date: 10/13/2022	SeqNo: 1627248								
Analyte	Result	RL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
Total Organic Carbon	6.25	0.500	5.000	1.688	91.2	68.3	120	6.391	2.28	30	

Work Order: 2210119
 CLIENT: GeoEngineers - Tacoma
 Project: Bucklin

QC SUMMARY REPORT
Volatile Organic Compounds by EPA Method 8260D

Sample ID: LCS-38114	SampType: LCS	Units: µg/L	Prep Date: 10/11/2022	RunNo: 79035							
Client ID: LCSW	Batch ID: 38114		Analysis Date: 10/11/2022	SeqNo: 1627392							
Analyte	Result	RL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
Vinyl chloride	16.9	0.200	20.00	0	84.3	80	120				
1,1-Dichloroethene	17.3	0.500	20.00	0	86.5	80	120				
trans-1,2-Dichloroethene	17.6	0.500	20.00	0	87.8	80	120				
cis-1,2-Dichloroethene	19.4	0.500	20.00	0	97.1	80	120				
Trichloroethene (TCE)	18.2	0.500	20.00	0	90.9	80	120				
Tetrachloroethene (PCE)	16.8	0.400	20.00	0	84.0	80	120				
Surr: Dibromofluoromethane	25.5		25.00		102	80	120				
Surr: Toluene-d8	26.6		25.00		106	80	120				
Surr: 1-Bromo-4-fluorobenzene	26.7		25.00		107	80	120				

Sample ID: MB-38114	SampType: MBLK	Units: µg/L	Prep Date: 10/11/2022	RunNo: 79035							
Client ID: MBLKW	Batch ID: 38114		Analysis Date: 10/11/2022	SeqNo: 1627381							
Analyte	Result	RL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
Vinyl chloride	ND	0.200									
1,1-Dichloroethene	ND	0.500									
trans-1,2-Dichloroethene	ND	0.500									
cis-1,2-Dichloroethene	ND	0.500									
Trichloroethene (TCE)	ND	0.500									
Tetrachloroethene (PCE)	ND	0.400									
Surr: Dibromofluoromethane	27.0		25.00		108	80	120				
Surr: Toluene-d8	26.0		25.00		104	80	120				
Surr: 1-Bromo-4-fluorobenzene	22.0		25.00		88.0	80	120				

Sample ID: 2210119-001ADUP	SampType: DUP	Units: µg/L	Prep Date: 10/11/2022	RunNo: 79035							
Client ID: MW-1-221005	Batch ID: 38114		Analysis Date: 10/12/2022	SeqNo: 1627366							
Analyte	Result	RL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
Vinyl chloride	ND	0.200						0		30	
1,1-Dichloroethene	ND	0.500						0		30	
trans-1,2-Dichloroethene	ND	0.500						0		30	

Work Order: 2210119
 CLIENT: GeoEngineers - Tacoma
 Project: Bucklin

QC SUMMARY REPORT
Volatile Organic Compounds by EPA Method 8260D

Sample ID: 2210119-001ADUP	SampType: DUP	Units: µg/L			Prep Date: 10/11/2022	RunNo: 79035					
Client ID: MW-1-221005	Batch ID: 38114				Analysis Date: 10/12/2022	SeqNo: 1627366					
Analyte	Result	RL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
cis-1,2-Dichloroethene	ND	0.500						0		30	
Trichloroethene (TCE)	ND	0.500						0		30	
Tetrachloroethene (PCE)	ND	0.400						0		30	
Surr: Dibromofluoromethane	28.8		25.00		115	80	120		0		
Surr: Toluene-d8	26.0		25.00		104	80	120		0		
Surr: 1-Bromo-4-fluorobenzene	21.9		25.00		87.4	80	120		0		

Sample ID: 2210119-002AMS	SampType: MS	Units: µg/L			Prep Date: 10/11/2022	RunNo: 79035					
Client ID: MW-2-221005	Batch ID: 38114				Analysis Date: 10/12/2022	SeqNo: 1627368					
Analyte	Result	RL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
Vinyl chloride	17.6	0.200	20.00	0	87.9	52.3	147				
1,1-Dichloroethene	22.2	0.500	20.00	0	111	68	152				
trans-1,2-Dichloroethene	19.2	0.500	20.00	0	95.9	79.1	131				
cis-1,2-Dichloroethene	20.7	0.500	20.00	0	104	78.3	131				
Trichloroethene (TCE)	20.8	0.500	20.00	0	104	75	133				
Tetrachloroethene (PCE)	22.7	0.400	20.00	0.6862	110	78	131				
Surr: Dibromofluoromethane	26.6		25.00		106	80	120				
Surr: Toluene-d8	28.6		25.00		114	80	120				
Surr: 1-Bromo-4-fluorobenzene	27.0		25.00		108	80	120				

Client Name: GEIT
 Logged by: Gabrielle Coeuille

Work Order Number: 2210119
 Date Received: 10/7/2022 1:26:00 PM

Chain of Custody

1. Is Chain of Custody complete? Yes No Not Present
 2. How was the sample delivered? Courier

Log In

3. Coolers are present? Yes No NA
 4. Shipping container/cooler in good condition? Yes No
 5. Custody Seals present on shipping container/cooler?
 (Refer to comments for Custody Seals not intact) Yes No Not Present
 6. Was an attempt made to cool the samples? Yes No NA
 7. Were all items received at a temperature of >2°C to 6°C * Yes No NA
 8. Sample(s) in proper container(s)? Yes No
 9. Sufficient sample volume for indicated test(s)? Yes No
 10. Are samples properly preserved? Yes No
 11. Was preservative added to bottles? Yes No NA
 12. Is there headspace in the VOA vials? Yes No NA
 13. Did all samples containers arrive in good condition(unbroken)? Yes No
 14. Does paperwork match bottle labels? Yes No
 15. Are matrices correctly identified on Chain of Custody? Yes No
 16. Is it clear what analyses were requested? Yes No
 17. Were all holding times able to be met? Yes No

Special Handling (if applicable)

18. Was client notified of all discrepancies with this order? Yes No NA

Person Notified:	<input type="text"/>	Date:	<input type="text"/>
By Whom:	<input type="text"/>	Via:	<input type="checkbox"/> eMail <input type="checkbox"/> Phone <input type="checkbox"/> Fax <input type="checkbox"/> In Person
Regarding:	<input type="text"/>		
Client Instructions:	<input type="text"/>		

19. Additional remarks:

Item Information

Item #	Temp °C
Sample 1	1.3

* Note: DoD/ELAP and TNI require items to be received at 4°C +/- 2°C

APPENDIX C
Report Limitations and Guidelines for Use

APPENDIX C REPORT LIMITATIONS AND GUIDELINES FOR USE¹

This appendix provides information to help you manage your risks with respect to the use of this report. Please confer with GeoEngineers if you need to know more about how these “Report Limitations and Guidelines for Use” apply to your project or property.

Read These Provisions Closely

It is important to recognize that environmental engineering and geoscience practices (geotechnical engineering, geology and environmental science) are less exact than other engineering and natural science disciplines. GeoEngineers includes these explanatory “limitations” provisions in our reports to help reduce the risk of misunderstandings or unrealistic expectations that lead to disappointments, claims and disputes.

Environmental Services Are Performed for Specific Purposes, Persons and Projects

GeoEngineers has performed Groundwater Compliance Monitoring for use by Bucklin Place for the Ultra Custom Cleaners Site located at 2222 NW Bucklin Hill in Silverdale, Washington in general accordance with the scope and limitations of our proposal dated October 15, 2021. This report has been prepared for the exclusive use of Bucklin Place. This report is not intended for use by others, and the information contained herein is not applicable to other properties.

GeoEngineers structures its services to meet the specific needs of its clients. For example, an ESA study conducted for a property owner may not fulfill the needs of a prospective purchaser of the same property. Because each environmental study is unique, each environmental report is unique, prepared solely for the specific client and property. Use of this report is not recommended for any purpose or project other than as expressly stated in this report.

This Environmental Report is Based on a Unique Set of Project-Specific Factors

This report has been prepared for Bucklin Place. GeoEngineers considered a number of unique, project-specific factors when establishing the scope of services for this Project. Unless GeoEngineers specifically indicates otherwise, it is important not to rely on this report if it was:

- Not prepared for you,
- Not prepared for your Project,
- Not prepared for the specific site explored, or
- Completed before Project changes were made.

If changes to the Project or property occur after the date of this report, GeoEngineers cannot be responsible for any consequences of such changes in relation to this report unless we have been given the opportunity

¹ Developed based on material provided by ASFE, Professional Firms Practicing in the Geosciences; www.asfe.org.

to review our interpretations and recommendations in the context of such changes. Based on that review, we can provide written modifications or confirmation, as appropriate.

Reliance Conditions for Third Parties

This report was prepared for the exclusive use of the party to whom this report is addressed. No other party may rely on the product of our services unless we agree to such reliance in advance and in writing. Within the limitations of the agreed Project scope, schedule and budget, our services have been executed in accordance with our Agreement with the Client and generally accepted environmental practices in this area at the time this report was prepared.

Environmental Regulations Change and Evolve

Some substances may be present in the vicinity of the Site in quantities or under conditions that may have led, or may lead, to contamination of the Site, but are not included in current local, state or federal regulatory definitions of hazardous substances or do not otherwise present current potential liability. GeoEngineers cannot be responsible if the standards for appropriate inquiry, or regulatory definitions of hazardous substances, change or if more stringent environmental standards are developed in the future.

Subsurface Conditions Can Change

This environmental report is based on conditions that existed at the time the study was performed. The findings and conclusions of this report may be affected by the passage of time, by man-made events such as construction on or adjacent to the Site, by new releases of hazardous substances, new information or technology that become available subsequent to the report date, or by natural events such as floods, earthquakes, slope instability or groundwater fluctuations. Please contact GeoEngineers before applying this report for its intended purpose so that GeoEngineers may evaluate whether changed conditions affect the continued applicability of the report.

Most Environmental Findings Are Professional Opinions

Our interpretations of subsurface conditions are based on field observations and chemical analytical data from widely spaced sampling locations at the Site. Site exploration identifies subsurface conditions only at those points where subsurface tests are conducted or samples are taken. GeoEngineers reviewed field and laboratory data and then applied its professional judgment to render an informed opinion about subsurface conditions throughout the property. Actual subsurface conditions may differ significantly from those indicated in this report. Our report, conclusions and interpretations should not be construed as a warranty of the subsurface conditions.

Biological Pollutants

GeoEngineers' Scope of Work specifically excludes the investigation, detection, prevention or assessment of the presence of Biological Pollutants. Accordingly, this report does not include any interpretations, recommendations, findings or conclusions regarding the detecting, assessing, preventing or abating of Biological Pollutants, and no conclusions or inferences should be drawn regarding Biological Pollutants as they may relate to this Project. The term "Biological Pollutants" includes, but is not limited to, molds, fungi, spores, bacteria and viruses, and/or any of their byproducts.

A Client that desires these specialized services is advised to obtain them from a consultant who offers services in this specialized field.

