CONFIRMATIONAL GROUNDWATER MONITORING REPORT
April 2025 Sampling Event

SeaTac Development Site (MasterPark Lot C Property)
SeaTac, Washington

June 6, 2025

Prepared for

SeaTac Investments, LLC
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Confirmational Groundwater Monitoring Report
April 2025 Sampling Event
SeaTac Development Site
SeaTac, Washington

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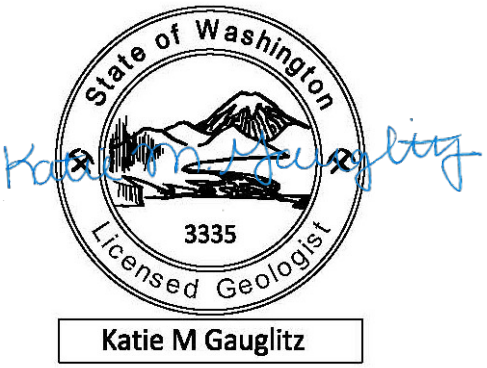

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LIST OF ABBREVIATIONS AND ACRONYMS

µg/L ..... micrograms per liter
Apex ..... Apex Laboratories, LLC
BTEX ..... benzene, toluene, ethylbenzene, and xylenes
CMP ..... compliance monitoring plan
COC ..... contaminant of concern
DO ..... dissolved oxygen
Ecology ..... Washington State Department of Ecology
EDB 1,2-dibromoethane
EPA ..... US Environmental Protection Agency
ft ..... feet, foot
Golder ..... Golder Associates, Inc.
GRO ..... gasoline-range organics
IAS/SVE ..... *in situ* air sparging and soil vapor extraction
Landau ..... Landau Associates, Inc.
mg/L ..... milligrams per liter
MNA ..... monitored natural attenuation
MRL ..... method reporting limit
MSL ..... mean sea level
MTCA ..... Model Toxics Control Act
ORP ..... oxidation reduction potential
Site ..... SeaTac Development Site (MasterPark Lot C Property)
SLR ..... SLR International Corporation
subject property ..... 16025 International Boulevard, SeaTac, Washington
UJ-qualified ..... analyte was not detected, and the reporting limit is estimated
J-qualified ..... the reported result is an estimated value

1.0 INTRODUCTION

On April 17, 2025, Landau Associates, Inc. (Landau) conducted quarterly confirmational groundwater monitoring at the SeaTac Development Site (Site), which is primarily located at 16025 International Boulevard in SeaTac, Washington (subject property). The location of the subject property, which is occupied by the MasterPark Lot C parking lot, is shown on Figure 1.

An *in situ* air sparging and soil vapor extraction (IAS/SVE) system was operated at the Site by Golder Associates, Inc. (Golder) from approximately May to July 2013, and December 2013 through July 2017 to remediate petroleum hydrocarbon-impacted groundwater. After the IAS/SVE system was deactivated in July 2017, performance groundwater monitoring was conducted on a semiannual basis from November 2017 through July 2019 to monitor changes in the petroleum hydrocarbon concentrations over time. The results of the performance groundwater monitoring showed that petroleum hydrocarbon concentrations in the groundwater beneath the northern and northwestern parts of the subject property remained above the Model Toxics Control Act (MTCA) Method A cleanup levels by July 2019 (SLR International Corporation [SLR] 2019). To reduce the remaining petroleum hydrocarbon concentrations in groundwater, SLR reactivated the IAS/SVE system on September 5, 2019. The system was operated through July 15, 2020, when it was deactivated prior to the July 2020 performance groundwater monitoring event. Based on the results of the January and July 2020 performance groundwater monitoring events (SLR 2020a, b), it appeared that the IAS/SVE system had effectively reduced the petroleum hydrocarbon concentrations in the groundwater beneath the subject property to levels that should naturally attenuate to below cleanup levels within a reasonable time frame. It was also determined that the system performance had reached asymptotic conditions. Therefore, the IAS/SVE system was not reactivated after the July 2020 performance groundwater monitoring event and has not been active at the Site since July 2020.

In accordance with the Compliance Monitoring Plan (CMP; Golder 2011) for the Site, the confirmational groundwater monitoring program has been conducted to evaluate the potential rebound of contaminant concentrations after the deactivation of the IAS/SVE system, and, if there is minimal rebound, to demonstrate that the contaminant concentrations have been reduced to below the cleanup levels or to concentrations that will naturally attenuate to below the cleanup levels within a reasonable time frame. Quarterly confirmational groundwater monitoring events were conducted in October 2020, January 2021, April 2021, and July 2021. The groundwater sample analytical results showed some localized rebound of the gasoline-range organics (GRO) concentrations at monitoring wells MW-07, MW-12, and MW-22; however, the GRO concentrations were not at levels that justified reactivation of the IAS/SVE system (SLR 2020d, 2021a, b, c).

Semiannual confirmational groundwater monitoring was conducted in January and July 2022 in accordance with the CMP for the Site, as well as with the modifications to the confirmational groundwater monitoring program (SLR 2020c) that were approved by the Washington State Department of Ecology (Ecology; 2020). The groundwater sample analytical results from January 2022 showed that the sample from well MW-07 contained a GRO concentration that exceeded the MTCA Method A cleanup level. The groundwater samples from the other sampled wells did not contain analyte

concentrations greater than the Method A or Method B cleanup levels (SLR 2022a). In July 2022, none of the groundwater samples contained analyte concentrations greater than the MTCA Method A or Method B cleanup levels (SLR 2022b). Because there were no groundwater contaminant of concern (COC) concentrations greater than the Site cleanup levels, SLR verbally requested to Ecology that the confirmational groundwater monitoring proceed on a quarterly basis and that the July 2022 sampling event be considered the first quarterly sampling event, with subsequent sampling events to be conducted in October 2022, January 2023, and April 2023. To support that request, SLR formally requested modifications to the confirmational groundwater monitoring program (Staton 2022). On October 10, 2022, Ecology agreed with the requested changes to the confirmational groundwater monitoring program as long as the groundwater COC concentrations remain below the Site cleanup levels (Atkins 2022).

The groundwater sample analytical results from the October 2022 and January 2023 quarterly monitoring events showed that none of the samples contained analyte concentrations greater than the Site cleanup levels (SLR 2023a, b). The groundwater sample analytical results from the April 2023 quarterly monitoring event showed that samples collected from only one location, MW-12, contained analyte concentrations greater than Site cleanup levels (SLR 2023c). The sample from MW-12 contained a benzene concentration (7.02 micrograms per liter [µg/L]) that exceeded the cleanup level; a duplicate sample collected from MW-12 contained a GRO concentration (0.90 milligrams per liter [mg/L]) and a benzene concentration (8.04 µg/L) that exceeded the cleanup levels. Because the four quarterly confirmational sampling event results showed that the contaminant concentrations have been reduced to below the cleanup levels or, at one localized area, to concentrations that will naturally attenuate to below the cleanup levels within a reasonable time frame, Landau formally requested Ecology's approval to discontinue the groundwater monitoring program at the Site to conclude the confirmational groundwater monitoring phase and proceed with Site closure (Landau 2023c). The request letter also emphasized that there is already a restrictive covenant in place for the subject property that states that "No groundwater may be taken for any use from the property excepting for purposes required by possible remedial actions." Ecology agreed to review the request but asked that the July 2023 quarterly confirmational groundwater monitoring event be conducted in the meantime. The results of the July 2023 monitoring event showed that the GRO concentration (an estimated value of 1.05 mg/L) at MW-12 exceeded the cleanup level. Based on these results, Ecology requested quarterly monitoring be conducted at MW-12 only, for 1 year, to evaluate if rebound is occurring at this location (Ecology 2023).

Quarterly monitoring resumed at MW-12 in October 2023. The sample analytical results showed that the sample from MW-12 contained a benzene concentration that was below the MTCA Method A cleanup level. The other analytes were not detected at concentrations above the laboratory's method reporting limits (MRLs; Landau 2023a). In January 2024, Ecology requested that monitored natural attenuation (MNA) sampling and analysis be added to the quarterly groundwater monitoring program over four quarters (Ecology 2024). In accordance with Ecology's request, quarterly confirmational monitoring was completed in January 2024 at MW-12, and MNA sampling was completed at wells MW-07, MW-12, MW-17A, and MW-19 as proposed in Landau's letter dated December 6, 2023 (Landau 2023b). The sample analytical results of the January 2024 monitoring event showed that the sample

from MW-12 contained a GRO concentration (0.5 mg/L) and a benzene concentration (0.52 µg/L) that were below the MTCA Method A cleanup levels. The other analytes were not detected at concentrations above the MTCA Method A or Method B cleanup levels (Landau 2024b). The groundwater monitoring event occurred prior to Ecology's request to add well MW-16 to the MNA monitoring along with adding manganese, methane, and alkalinity to the MNA analytical parameters (Ecology 2024). The additional well and MNA analytical parameters were added to the sampling program in April 2024. The sample analytical results of the April 2024 monitoring event showed that the sample from MW-12 did not contain concentrations of Site COCs above the MTCA Method A or Method B cleanup levels (Landau 2024a).

Based on the previous performance and age of the IAS/SVE system equipment, Ecology approved the decommissioning of the IAS/SVE system in its letter dated January 30, 2024 (Ecology 2024). System decommissioning was completed in May 2024.

Quarterly confirmational monitoring at MW-12 continued in July and October 2024. In July 2024, the sample from MW-12 contained GRO and benzene concentrations of 4.13 mg/L and 11.6 µg/L, respectively, that exceeded the MTCA Method A cleanup levels. MW-12 was resampled in August 2024 to confirm the results of the July sampling event, and the results showed that the GRO and benzene concentrations (5.20 mg/L and 10.6 µg/L, respectively) were above the MTCA Method A cleanup levels. The other analytes were not detected at concentrations above the Method A or Method B cleanup levels in the July and August 2024 samples (Landau 2024c). In October 2024, the sample from MW-12 contained GRO and benzene concentrations of 2.84 mg/L and 6.32 µg/L, respectively, that exceeded the MTCA Method A cleanup levels. The other analytes were not detected at concentrations above the Method A or Method B cleanup levels (Landau 2025a). The October 2024 monitoring event was the fourth and final quarterly monitoring event that also included MNA sampling.

Quarterly confirmational monitoring at MW-12 continued in January 2025. The groundwater sample analytical results from January 2025 showed that MW-12 contained a GRO concentration of 1.65 mg/L that exceeded the MTCA Method A cleanup level. No other Site COCs were detected at concentrations above the applicable cleanup levels (Landau 2025b).

Quarterly confirmational monitoring was completed in April 2025 at MW-12. The results of the April 2025 monitoring event are reported in the following sections.

2.0 APRIL 2025 GROUNDWATER MONITORING EVENT

On April 17, 2025, Landau personnel collected a groundwater sample from monitoring well MW-12. The location of the well is shown on Figure 2.

Prior to collecting the groundwater sample, Landau personnel measured the depths to groundwater in the Site monitoring wells (with the exception of those located within South 160th Street due to access restrictions) by using an electronic water level meter. During sample collection, Landau used the existing dedicated submersible bladder pumping system located in the well to purge approximately 1 gallon of water from the well. The pH, conductivity, temperature, oxidation reduction potential (ORP), dissolved oxygen (DO), and turbidity of the extracted water were measured approximately every 3 minutes. A groundwater sample was collected from the well following the stabilization of the field parameter measurements. Landau documented the groundwater purging and sampling activities on a Low-Flow Groundwater Sampling Field Data Sheet, which is presented in Appendix A. The final field parameter readings prior to sample collection are available in Appendix B. The groundwater sample was collected in the appropriate sample containers provided by Apex Laboratories, LLC (Apex) of Tigard, Oregon.

In accordance with the CMP and the modifications to the confirmational groundwater monitoring program, the groundwater sample from MW-12 was submitted to Apex for analysis of the groundwater COCs for the Site (benzene, toluene, ethylbenzene, total xylenes [BTEX], naphthalene, and n-hexane by US Environmental Protection Agency [EPA] Method 8260D; 1,2-dibromoethane [EDB] by EPA Method 8260D selected ion monitoring; and GRO by Ecology Method NWTPH-Gx).

The sampling purge water is stored in a properly labeled 55-gallon drum at the subject property. The water will be transported to a licensed facility for offsite treatment and disposal.

2.1 Groundwater Monitoring Results

On April 17, 2025, the depths to groundwater in the monitoring wells ranged from 47.58 to 108.15 feet (ft) below the top of each well casing. The groundwater elevations in the wells ranged from 308.46 to 309.07 ft above mean sea level (MSL). The depth to groundwater measurements and groundwater elevations in the monitoring wells on April 17, 2025 are presented in Table 1.

Based on the groundwater elevations on April 17, 2025, the general groundwater flow direction beneath the subject property area was primarily to the southwest with a localized western flow component near wells MW-13 and MW-17A. Due to an anomalous depth to groundwater measurement, the groundwater elevation in well MW-05 was not used to evaluate the groundwater flow direction. The groundwater elevation in MW-10 is consistently not used to evaluate the groundwater flow direction because the top of the well screen is more than 30 ft below the groundwater table. Well MW-01 was dry at the time of the depth to groundwater measurements. A groundwater elevation contour map of the data collected on April 17, 2025 is presented on Figure 3.

2.2 Groundwater Sample Analytical Results

The groundwater sample analytical results showed that the sample from MW-12 contained GRO and benzene concentrations (approximately 0.429 mg/L and 1.13 µg/L, respectively) that were below the MTCA Method A cleanup levels (0.8 mg/L and 5.0 µg/L, respectively). The other analyte concentrations were either below the method reporting limits or the applicable cleanup levels.

The April 2025 groundwater sample analytical results are presented in Table 2, and the GRO and benzene concentrations are also presented on Figure 2. The groundwater sample analytical results (COCs only) from MW-12 in April 2025, as well as during the previous groundwater monitoring events, are presented in a data table and on a trend plot in Appendix B. The laboratory report from the April 2025 sampling event is included in Appendix C.

3.0 DATA QUALITY ASSURANCE AND VALIDATION

Based on the results of a data validation review, the groundwater sample analytical data were acceptable with the following data qualifications for the sample collected from MW-12. Naphthalene was UJ-qualified due to low continuing calibration verification and laboratory control sample recoveries. BTEX and GRO were J-qualified due to a relative percent difference of greater than 30 percent between the sample and the laboratory duplicate sample.

Landau collected an equipment blank sample, and a trip blank sample was provided by the laboratory. Both samples were analyzed for BTEX and GRO. The analytical results showed that the equipment blank and trip blank samples did not contain any analyte concentrations greater than the laboratory's MRLs, indicating the analyzed concentrations in the samples were not affected by potential field contamination.

4.0 CONCLUSIONS

On April 17, 2025, Landau conducted a quarterly confirmational groundwater monitoring event at the SeaTac Development Site. The objectives of the confirmational groundwater monitoring program are to evaluate the potential rebound of contaminant concentrations after the deactivation of the IAS/SVE system in July 2020 and evaluate if natural attenuation of the remaining petroleum hydrocarbon concentrations is occurring.

The groundwater sample analytical results from the 12 quarterly confirmational monitoring events since July 2022 indicate localized, seasonal increases of GRO and benzene concentrations beneath the northwestern corner of the subject property; however, the previous IAS/SVE operations and natural attenuation have reduced the volatile petroleum hydrocarbon concentrations at the Site to below the cleanup levels or to levels that should naturally attenuate to below the cleanup levels within a reasonable time frame. The low DO concentrations observed during the past five monitoring events and the groundwater sample analytical results at MW-12 indicate that the remaining GRO and benzene contamination at that area should naturally degrade to concentrations consistently below the MTCA Method A cleanup levels. Based on natural attenuation and the existing institutional controls that prevent use of the groundwater beneath the property, the risk associated with the remaining contamination at the Site is low.

5.0 USE OF THIS REPORT

This report has been prepared for the exclusive use of SeaTac Investments, LLC and Scarsella Bros., Inc., for specific application to the SeaTac Development Site. No other party is entitled to rely on the information, conclusions, and recommendations included in this document without the express written consent of Landau. Further, the reuse of information, conclusions, and recommendations provided herein for extensions of the project or for any other project, without review and authorization by Landau, shall be at the user's sole risk. Landau warrants that within the limitations of scope, schedule, and budget, our services have been provided in a manner consistent with that level of care and skill ordinarily exercised by members of the profession currently practicing in the same locality under similar conditions as this project. Landau makes no other warranty, either express or implied.

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SLR. 2022b. Confirmational Groundwater Monitoring Report—July 2022 Sampling Event, SeaTac Development Site (MasterPark Lot C Property). SLR International Corporation. September.

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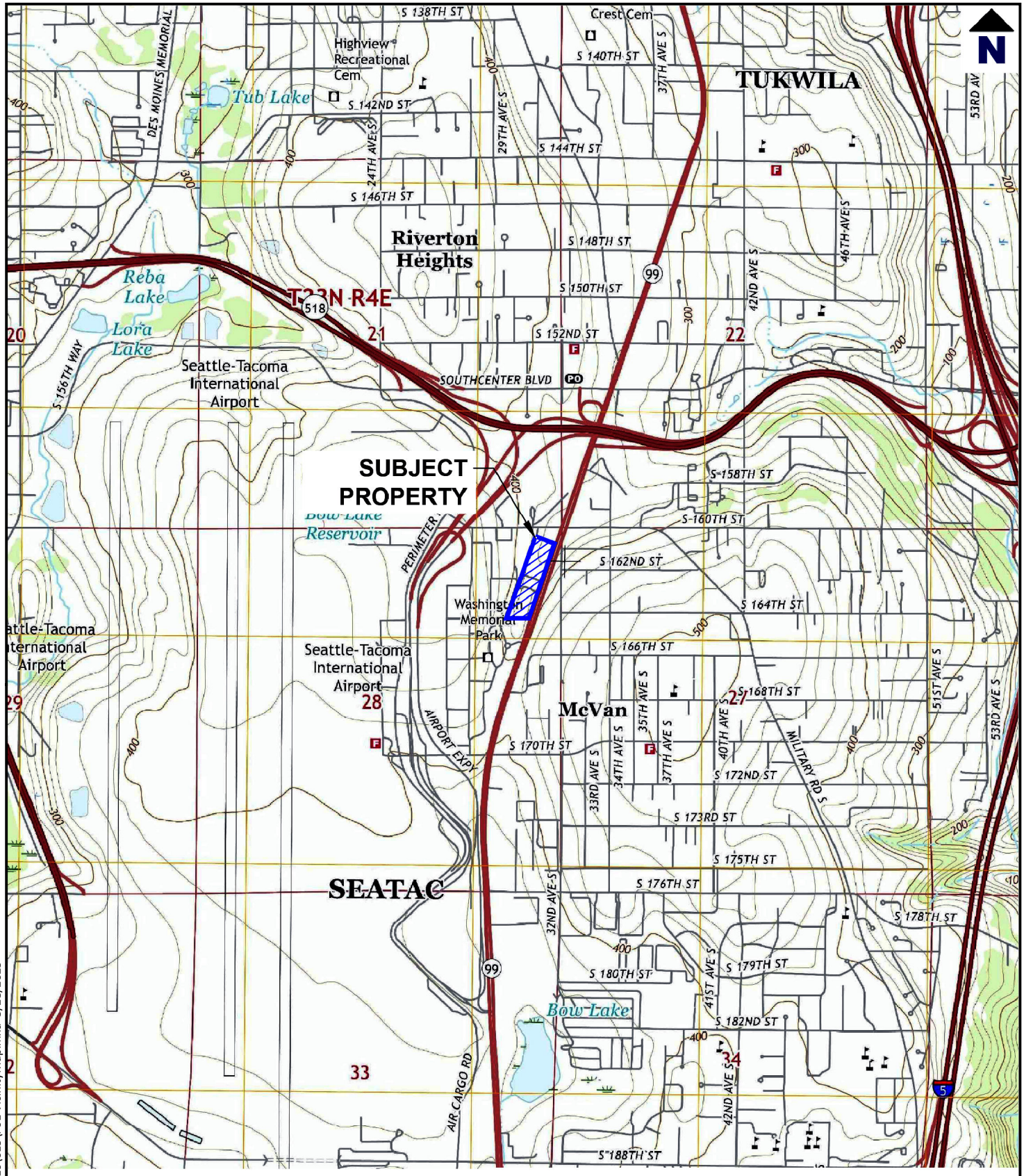

REFERENCED FROM :
USGS 7.5 MINUTE QUADRANGLE DES MOINES, 2017

0 2000' 4000'

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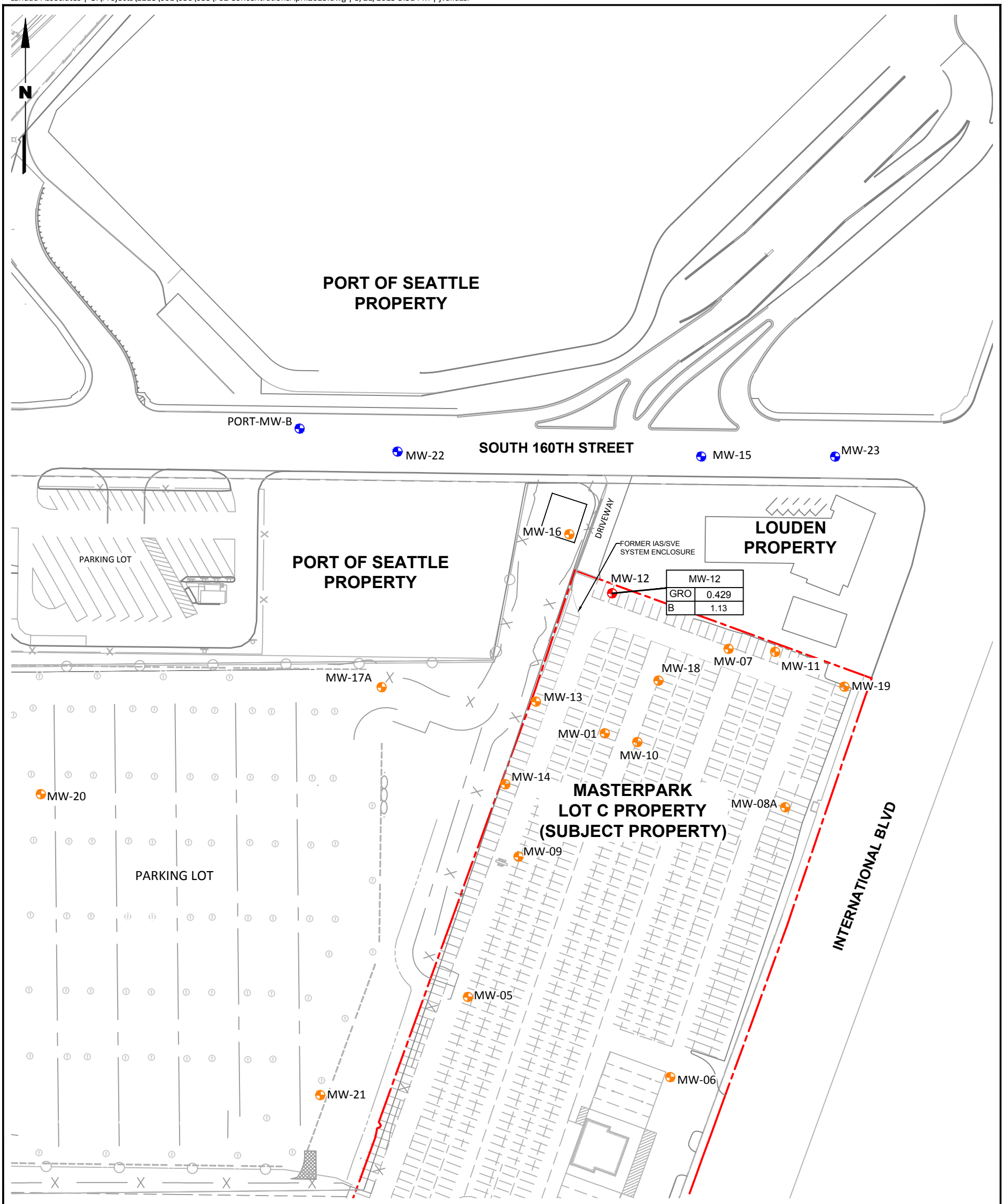
SeaTac Development Site SeaTac, Washington	**Subject Property Location Map**	Figure 1



Legend

- MW-14 — SITE MONITORING WELL LOCATION AND DESIGNATION - GROUNDWATER ELEVATIONS MEASURED
- MW-12 — SITE MONITORING WELL LOCATION AND DESIGNATION - CONFIRMATIONAL MONITORING WELL
- MW-22 — SITE MONITORING WELL LOCATION AND DESIGNATION
- SUBJECT PROPERTY LINE
- FENCE

MW-12	
GRO (GASOLINE-RANGE ORGANICS)	0.50
B (BENZENE)	0.52

SAMPLE LOCATION
ANALYTICAL RESULT IN mg/L
ANALYTICAL RESULT IN µg/L

Notes

1. BASE MAP BASED ON IAS AND SVE PIPING LAYOUT FIGURE (12/02/15) AND GROUNDWATER MONITORING LOCATIONS MAP (05/01/19) PRODUCED BY GOLDER ASSOCIATES, INC.
2. CONCENTRATIONS IN **BOLD AND RED** EXCEEDED THE MTCA METHOD A GROUNDWATER CLEANUP LEVEL.
3. mg/L = MILIGRAMS PER LITER
4. µg/L = MICROGRAMS PER LITER
5. BLACK AND WHITE REPRODUCTION OF THIS COLOR ORIGINAL MAY REDUCE ITS EFFECTIVENESS AND LEAD TO INCORRECT INTERPRETATION.

Source: SLR, 2023

0 100 200
Scale in Feet

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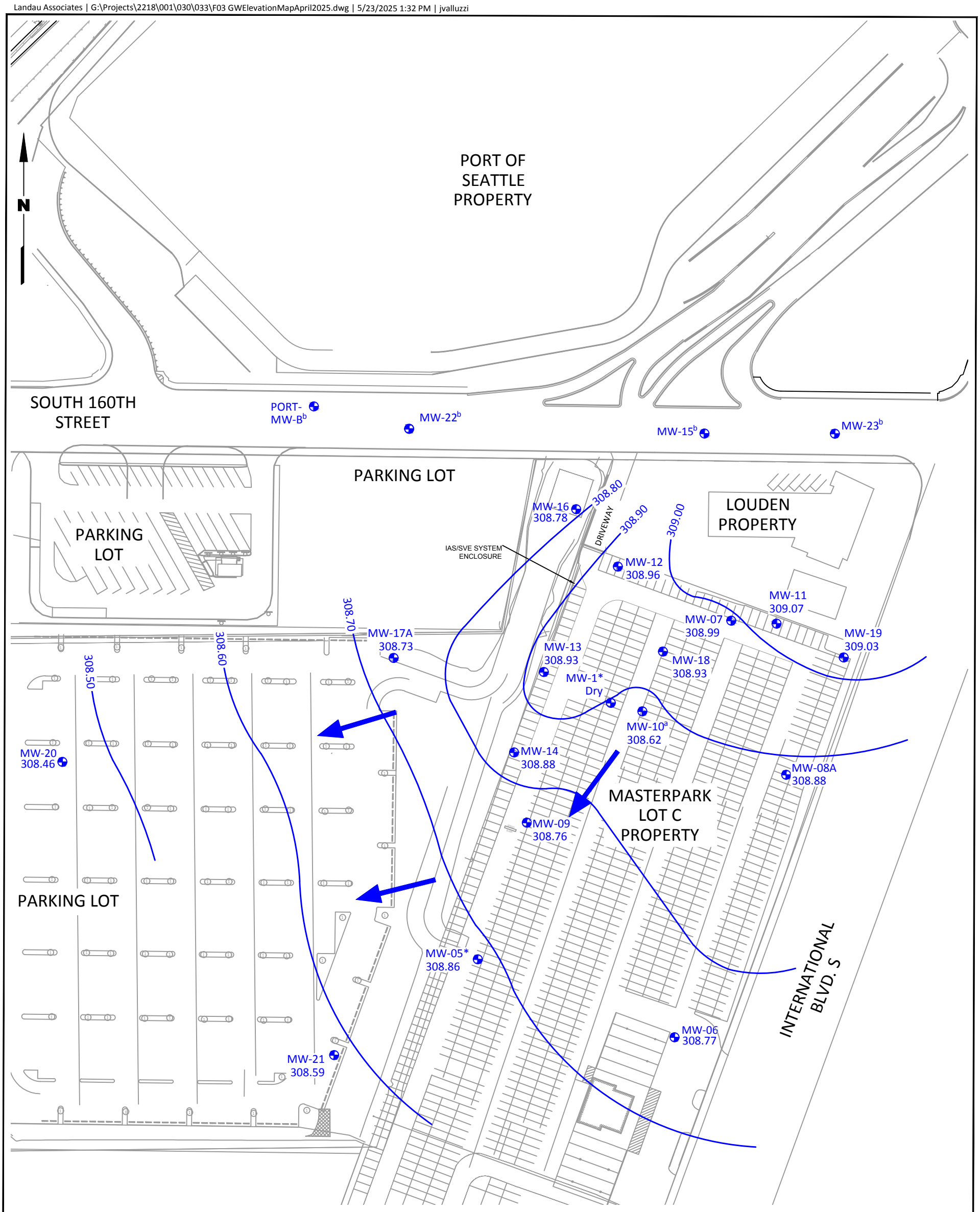
Seatac Development Site
Seatac, Washington

GRO and Benzene Concentrations in Groundwater Samples April 2025

Figure 2



NOTES

1. BASEMAP BASED ON IAS AND SVE PIPING LAYOUT FIGURE (12/02/15) AND GROUNDWATER MONITORING LOCATIONS MAP (05/01/19) PRODUCED BY GOLDER ASSOCIATES, INC.
2. * = DUE TO AN ANOMALOUS DEPTH TO GROUNDWATER MEASUREMENT, THE GROUNDWATER ELEVATION WAS NOT USED FOR CONTOURING.
3. a = SINCE WELL MW-10 IS SCREENED OVER 30 FEET BELOW THE GROUNDWATER TABLE, THE GROUNDWATER ELEVATION IN MW-10 WAS NOT USED FOR CONTOURING.
4. b = DUE TO ACCESS RESTRICTIONS, THE WELL WAS NOT MEASURED DURING THE APRIL 2025 EVENT.
5. BLACK AND WHITE REPRODUCTION OF THIS COLOR ORIGINAL MAY REDUCE ITS EFFECTIVENESS AND LEAD TO INCORRECT INTERPRETATION.

LEGEND

MW-21	SITE MONITORING WELL LOCATION AND DESIGNATION
310.17	GROUNDWATER SURFACE ELEVATION (IN FEET ABOVE MEAN SEA LEVEL) ON APRIL 17, 2025
310.10'	GROUNDWATER SURFACE ELEVATION CONTOUR LINE (IN FEET ABOVE MEAN SEA LEVEL)
→	GENERAL GROUNDWATER FLOW DIRECTION

0 100 200
Scale in Feet

Source: SLR, 2023

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Seatac Development Site
Seatac, Washington

Groundwater Elevation Contour Map April 2025

Figure 3

Table 1
Groundwater Monitoring Data - April 2025
SeaTac Development Site
SeaTac, Washington

Well Number	Top of Casing Elevation[a] (ft)	Approximate Depth of Well Screen (ft bgs)	Date Measured	Depth to Groundwater (ft)	Groundwater Elevation (ft)
MW-01	361.38	41 to 51	4/17/2025	DRY	--
MW-05	364.26	48 to 58	4/17/2025	55.40	308.86
MW-06	369.68	50 to 60	4/17/2025	60.91	308.77
MW-07	358.69	43.5 to 53.5	4/17/2025	49.70	308.99
MW-08A	359.16	44 to 54	4/17/2025	50.28	308.88
MW-09	362.13	47.5 to 57	4/17/2025	53.37	308.76
MW-10	360.18	80 to 90	4/17/2025	51.56	308.62
MW-11	357.53	42 to 57	4/17/2025	48.46	309.07
MW-12	364.83	52 to 67	4/17/2025	55.87	308.96
MW-13	365.42	50 to 65	4/17/2025	56.49	308.93
MW-14	363.76	50 to 65	4/17/2025	54.88	308.88
MW-16	377.63	64 to 74	4/17/2025	68.85	308.78
MW-17A	394.44	80 to 95	4/17/2025	85.71	308.73
MW-18	360.45	47 to 62	4/17/2025	51.52	308.93
MW-19	356.61	43 to 58	4/17/2025	47.58	309.03
MW-20	416.61	103 to 113	4/17/2025	108.15	308.46
MW-21	412.85	95 to 110	4/17/2025	104.26	308.59

Notes:

[a] The top of well casing elevations were surveyed relative to mean sea level.

Abbreviations and Acronyms:

bgs = below ground surface

ft = feet

Table 2
Groundwater Sample Analytical Results for Groundwater COCs
April 2025 Sampling Event
SeaTac Development Site
SeaTac, Washington

Well ID	Date Sampled	Analytical Data							
		GRO[a] (mg/L)	Benzene[b] (µg/L)	Toluene[b] (µg/L)	Ethylbenzene[b] (µg/L)	Total Xylenes[b] (µg/L)	EDB[c] (µg/L)	N-hexane[b] (µg/L)	Naphthalene[b] (µg/L)
MTCA Method A Groundwater Cleanup Levels[e]		**0.8[f]/1.0[g]**	**5.0**	**1,000**	**700**	**1,000**	**0.01**	**480[h]**	**160**
MW-12	4/17/2025	0.429 J	1.13 J	2.63 J	21.2 J	31.5 J	<0.0200[i]	<5.00	<5.00 J

Notes:

< = The analyte was analyzed for, but was not detected above the level of the reported sample quantitation limit.

J = The result is an estimated quantity. The associated numerical value is the approximate concentration of the analyte in the sample.

[a] Analyzed by Ecology Method NWTPH-Gx.

[b] Analyzed by EPA Method 8260D.

[c] Analyzed by EPA Method 8260D SIM.

[d] Analyzed by Ecology Method NWTPH-Dx.

[e] Ecology's Model Toxics Control Act (MTCA) Cleanup Regulation (Chapter 173-340 WAC), Tables 720-1, Method A Cleanup Levels for Groundwater.

[f] When benzene is present.

[g] When benzene is not present.

[h] Method B cleanup level used because Method A cleanup level is not established. Standard formula values, direct contact Method B groundwater cleanup levels as published on Ecology's Cleanup Level and Risk Calculation (CLARC) online database (February 2025).

[i] The analyte was not detected at or above the method detection limit (MDL); however, the MDL exceeded the cleanup level.

Abbreviations and Acronyms:

µg/L = micrograms per liter
DRO = diesel-range organics
EDB = 1,2-dibromoethane
GRO = gasoline-range organics
ID = identification
mg/L = milligrams per liter
NA = not analyzed
ORO = oil-range organics

APPENDIX A

Low-Flow Groundwater Sampling Field Data Sheet

// GROUNDWATER LOW-FLOW SAMPLE COLLECTION FORM

Project Name: SeaTac Development | Project Number: 2218001.030.032
Event: Quarterly Groundwater Sampling | Well ID: MW-12
Weather: Clear, 60's | Sample ID: MW-12- 250417
Landau Rep.: ETC | Date: 04/17/25 | Time: 11:45

WELL INFORMATION

Screened Interval: Top (ft): 52.00 | Bottom (ft): 67.00 | Well Secure? ☐ No ☑ Yes | Damaged? ☑ No ☐ Yes
DTW After Cap Opened (ft): 55.87 | Time: 10:13 | Describe:
Static DTW (ft): 55.87 | Time: 11:17 | Flow-Thru Cell Vol.: 200 mL | WQM No.: YSI 5
Begin Purge (Date/Time): 04/17/25 11:19 | End Purge (Date/Time): 04/17/25 11:44 | Gallons Purged: 0.5
Water Disposal: ☑ 55-gal drum ☐ Storage tank ☐ Ground ☐ Other:

PURGE DATA

Cell shading indicating purge stabilization is for informational purposes only.

Time	Temp (°C)	DO (mg/L)	Cond (µS/cm)	pH (S.U)	ORP (mV)	Turbidity (NTU)	DTW (ft)	Purge Vol ≥1 flow-thru cell vol.	Comments/ Observations
Stabilization →	± 3%	± 10%	± 3%	± 0.1 units	± 10 mV	± 10%	± 0.00 ft	(Yes/No)	
11:22	16.7	1.50	295.1	6.52	366.1	16.7	55.92	Yes	
11:25	17.1	1.17	299.1	6.35	348.0	27.9	55.92	Yes	
11:28	17.3	0.98	300.4	6.31	339.1	23.3	55.92	Yes	
11:31	17.4	0.79	301.2	6.30	331.3	24.4	55.92	Yes	
11:34	17.3	0.71	302.2	6.30	328.6	18.6	55.92	Yes	
11:37	17.5	0.65	304.6	6.31	314.9	10.9	55.92	Yes	
11:40	17.6	0.62	306.1	6.31	308.4	13.9	55.92	Yes	
11:43	17.7	0.59	309.5	6.32	310.6	7.2	55.92	Yes	
11:46									
11:49									

Sample Description (turbidity, color, odor, sheen): Clear, colorless, no odor, no sheen | Fe 2^{+} (mg/L):

PUMP AND MATERIAL INFORMATION

Collection Method: ☐ Bailer ☑ Pump | Type: bladder
Material: ☑ Stainless Steel ☐ PVC ☐ Teflon ☑ Polyethylene ☐ Other ☑ Dedicated
Decon Procedure: ☑ Alconox Wash ☐ Tap Rinse ☑ DI Water ☐ Dedicated
☐ Other (describe sequence):

CONFIRMATION PARAMETERS (if applicable per Landau Field Manual)

☑ Applicable

Time	Temp (°C)	DO (mg/L)	Cond (µS/cm)	pH (S.U)	ORP (mV)	Turbidity (NTU)	DTW (ft)	Comments/Observations
12:35	**14.4**	**0.31**	**346.7**	**7.3**	**15.7**	**0.67**	**56.31**	

Scheduled Analysis (Circle/Bold Applicable)							Bottle Information	
							Number	Type
Volatiles:	**8260D**	**8260D SIM**	8021	524	624		3	40 mL HCl pres. VOAs
Semivolatiles:	8270	8270 SIM	8011	625				
Petroleum Hydrocarbons:	NWTPH-HCID	**NWTPH-Gx**	NWTPH-Dx	NWTPH-Dx SGC			3	40 mL HCl pres. VOAs
Total/Dissolved Metals:	6010	6020	200.7	200.8	7471	☐ Field Filtered		
PCBs & Nitroaromatics:	8082	1668	608	8330				
Dioxin-Furans:	1613	8290						
PFAS:	1633	537.1	533	SOP				
Conventionals:	300.0	SM2450C	SM2450D	SM5310C	RSK175			
Other:	SM4500-NH3 G		SM 2320B					

Duplicate or Parent Sample ID: Equipment Blank-250417 @12:15 ☐ MS/MSD
Comments:
Signature: Emerson Cole | Date: 04/17/25

APPENDIX B

MW-12 Data Table and Trend Graph

Table B-1
Summary of Groundwater Sampling Results - Well MW-12
SeaTac Development Site
SeaTac, Washington

Date Sampled	Top of Casing Elevation (feet)	Depth to Groundwater (feet)	Groundwater Elevation (feet)	Field Parameters					Analytical Data											
				pH	Temperature (°C)	Conductivity (µmhos/cm)	Dissolved Oxygen (mg/L)	Turbidity (NTU)	GRO (mg/L)	Benzene (µg/L)	Toluene (µg/L)	Ethylbenzene (µg/L)	Total Xylenes (µg/L)	EDB (µg/L)	N-hexane (µg/L)	Naphthalene (µg/L)	DRO (mg/L)	ORO (mg/L)	DRO after Silica Gel Cleanup (mg/L)	ORO after Silica Gel Cleanup (mg/L)
MTCA Method A Groundwater Cleanup Levels[a]									**0.8[b]/1.0[c]**	**5.0**	**1,000**	**700**	**1,000**	**0.01**	**480[d]**	**160**	**0.5**	**0.5**	**0.5**	**0.5**
08/16/07	364.88	NM	NM	NM	NM	NM	NM	NM	**92**	**710**	**7,600**	**1,800**	**11,000**	NA	NA	NA	NA	NA	NA	NA
05/21/09	364.88	54.99	309.87	6.43	17.8	416	0.19	33.7	**110**	**1,600**	**11,000**	**2,100**	**10,000**	**0.70**	< 500[e]	**580**	NA	NA	NA	NA
12/07/09	364.88	55.29	309.59	7.58	12.0	452	0.06	NM	**38**	**390**	**2,600**	**1,200**	**4,990**	**0.21**	110	**540**	NA	NA	NA	NA
03/15/10	364.88	54.99	309.89	6.38	14.5	472	0.03	40.8	**36**	**230**	**2,400**	**1,300**	**5,140**	**0.16**	210	**520**	NS	NS	NS	NS
02/13/14	364.83	55.02	309.81	7.76	14.1	125	10.50	3.43	**8.6**	**79**	410	79	970	< 3.8[e]	< 10	25	**1.1 J**	< 0.20	NA	NA
05/29/14	364.83	51.58	313.25	7.87	16.7	252	11.77	5.99	0.12	2.0	4.3	1.6	4.2	< 0.070[e]	< 0.20	< 0.50	0.34 J	< 0.20	NA	NA
09/11/14	364.83	54.87	309.96	8.04	18.1	255	11.80	38.8	0.11	2.5	2.6	1.5	5.3	< 0.010	0.78	0.53 B J	0.35	< 0.20	NA	NA
12/04/14	364.83	54.87	309.96	8.04	15.1	258	11.51	153	< 0.10	< 0.25	< 0.25	0.73	6.0	< 0.070[e]	0.18 J	0.68	0.20	< 0.20	NA	NA
06/18/15	364.83	NM	NM	8.09	16.3	208	9.90	2.44	< 0.25	< 0.20	< 0.20	0.10 J	2.1	< 0.070[e]	0.26	< 0.50	0.45	< 0.20	NA	NA
12/03/15	364.83	56.74	308.09	NM	NM	NM	NM	NM	< 0.25	< 0.20	< 0.20	< 0.20	<0.40	<0.020[e]	< 0.20	< 0.50	0.29	< 0.20	NA	NA
05/04/16	364.83	55.53	309.30	7.68	15.1	226	7.72	3.48	<0.10	<0.20	<0.20	<0.20	<0.40	<0.20[e]	<0.20	<0.50	0.18 J	<0.20	NA	NA
11/16/16	364.83	55.20	309.63	7.84	14.9	199	8.45	13.4	<0.10	<0.20	<0.20	<0.20	<0.40	<0.20[e]	<0.20	<0.50	0.16	<0.20	NA	NA
05/03/17	364.83	59.02	305.81	7.53	15.9	80	8.01	4.96	<0.10	<0.20	<0.20	<0.20	<0.40	<0.20[e]	<0.20	<0.50	**0.89**	<0.22	NA	NA
11/15/17	364.83	53.37	311.46	7.69	14.9	301	0.99	18.9	**2.23**	1.75	17.8	10.6	113	<0.20[e]	29	33	**1.0**	0.30	NA	NA
01/18/18	364.83	53.13	311.70	7.29	14.4	314	0.35	30.1	**2.20**	1.72	11.5	25.6	90	<0.20[e]	29	30	**1.6**	<0.20	NA	NA
03/09/18	364.83	NM	NM	NM	NM	NM	NM	NM	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS
05/16/18	364.83	52.31	312.52	7.06	15.3	374	0.27	3.02	**2.82**	**17**	2.05	23.8	43.0	<0.010	26	19	**2.9**	<0.20	NA	NA
11/08/18	364.83	52.55	312.28	7.98	14.7	354	0.36	6.60	**3.61**	**26**	2.48	24.3	25.0	<0.010	48 J	17	<0.10	<0.20	NA	NA
07/29/19	364.83	53.01	311.82	7.28	16.0	455	0.89	NM	**2.29**	**8.2**	2.90	16.0	25.0	<0.0030	8.4	14	**1.85**	<0.20	<0.10	<0.20
01/29/20	364.83	63.90	300.93	7.18	12.6	10	13.47	NM	<0.10	<0.10	<0.50	<0.25	<0.75	<0.010	<1.0	<1.0	NA	NA	<0.078	<0.16
07/22/20	364.83	54.60	310.23	6.36	15.2	185	0.24	NM	<0.10	<0.20	<1.0	<0.50	<1.50	<0.010	<2.0	<2.0	NA	NA	NA	NA
10/19/20	364.83	54.97	309.86	6.85	15.5	129	1.58	2.87	0.13	<0.20	<1.0	<0.50	6.16	<0.010	2.05	<4.0	NA	NA	NA	NA
01/18/21	364.83	55.23	309.60	6.28	14.3	68	0.48	5.04	0.48	0.37	1.97	3.56	40.3	<0.010	9.68	9.24	NA	NA	NA	NA
04/26/21	364.83	54.85	309.98	7.01	15.1	363	0.28	3.25	**0.97**	0.61	8.84	42.9	66.8	<0.010	21 J	22.4	NA	NA	NA	NA
07/26/21	364.83	55.05	309.78	7.23	15.8	278	0.24	1.01	**3.57**	1.95	13.9	114.0	378	<0.020[e]	58	72.2	NA	NA	NA	NA
01/24/22	364.83	54.73	310.10	7.20	14.4	819	0.20	4.75	0.31	4.21	1.70	11.6	28.3	<0.020[e]	<2.5	3.22	NA	NA	NA	NA
07/26/22	364.83	53.89	310.94	6.57	16.1	251	2.19	1.52	0.51	1.03	4.59	28.7	62.9	<0.010	2.6	5.80	NA	NA	NA	NA
10/25/22	364.83	54.23	310.60	5.77	13.1	17	8.47	8.09	<0.10	<0.20	<1.0	<0.50	<1.5	<0.010	<2.0	<2.0	NA	NA	NA	NA
01/31/23	364.83	54.38	310.45	7.13	14.1	188	0.49	0.86	0.34	3.30	2.25	14.9	27.2	<0.020e	<2.0	2.86	NA	NA	NA	NA
04/11/23	364.83	54.09	310.74	7.29	14.5	148	0.40	0.74	**0.9[f]**	**8.04[f]**	13.00	30.3	74.5	<0.250[e]	5.83	5.15	NA	NA	NA	NA
07/31/23	364.83	54.82	310.01	7.41	16.1	248	0.53	1.58	**1.05 J**	3.26 J	4.96 J	44.4	143 J	<0.0100	6.06 J	8.28 J	NA	NA	NA	NA
10/24/23	364.83	55.43	309.40	6.68	15.2	72.1	1.25	4.62	<0.1	0.240	<1.00	<0.500	<1.50	<0.0100	<10.0	<5.00	NA	NA	NA	NA

Table B-1
Summary of Groundwater Sampling Results - Well MW-12
SeaTac Development Site
SeaTac, Washington

Date Sampled	Top of Casing Elevation (feet)	Depth to Groundwater (feet)	Groundwater Elevation (feet)	Field Parameters					Analytical Data											
				pH	Temperature (°C)	Conductivity (µmhos/cm)	Dissolved Oxygen (mg/L)	Turbidity (NTU)	GRO (mg/L)	Benzene (µg/L)	Toluene (µg/L)	Ethylbenzene (µg/L)	Total Xylenes (µg/L)	EDB (µg/L)	N-hexane (µg/L)	Naphthalene (µg/L)	DRO (mg/L)	ORO (mg/L)	DRO after Silica Gel Cleanup (mg/L)	ORO after Silica Gel Cleanup (mg/L)
MTCA Method A Groundwater Cleanup Levels[a]									**0.8[b]/1.0[c]**	**5.0**	**1,000**	**700**	**1,000**	**0.01**	**480[d]**	**160**	**0.5**	**0.5**	**0.5**	**0.5**
01/17/24	364.83	55.40	309.43	6.89	11.9	77.6	2.41	26.19	0.5	0.52	1.11	10.1	34.3	<0.0100	5.30 J	3.79 J	NA	NA	NA	NA
04/04/24	364.83	55.13	309.70	5.47	13.5	63.6	5.89	13.21	<0.1	<0.200	<1.00	<0.500	<1.50	<0.0200	<10.0	<5.00	NA	NA	NA	NA
07/10/24	364.83	55.72	309.11	6.98	16.6	388.1	0.17	3.29	**4.13**	**11.6**	31.2	194	396	<0.0900[e]	38.3	36.3	NA	NA	NA	NA
08/08/24	364.83	55.89	308.94	7.33	15.6	486.3	0.76	2.24	**5.2**	**10.6**	37.4	198	468	NA	NA	NA	NA	NA	NA	NA
10/23/24	364.83	56.01	308.82	7.23	14.5	319.2	0.31	0.65	**2.84**	**6.32**	21.0	96.1	329	<0.0600[e]	NA	NA	NA	NA	NA	NA
01/27/25	364.83	56.03	308.80	6.83	13.2	246.8	0.49	6.61	**1.65**	2.73	9.5	69	165	<0.0200[e]	7.6	11.1	NA	NA	NA	NA
04/17/25	364.83	55.87	308.96	6.32	17.7	309.5	0.59	7.2	0.429 J	1.13 J	2.63 J	21.2 J	31.5 J	<0.0200[e]	<5.00	<5.00 J	NA	NA	NA	NA

Notes:

Values in bold and **red** exceed MTCA Method A Cleanup Levels.

< = The analyte was analyzed for, but was not detected above the level of the reported sample quantitation limit.

J = The result is an estimated quantity. The associated numerical value is the approximate concentration of the analyte in the sample.

[a] Ecology's Model Toxics Control Act (MTCA) Cleanup Regulation (Chapter 173-340 WAC), Tables 720-1, Method A Cleanup Levels for Groundwater.

[b] When benzene is present.

[c] When benzene is not present.

[d] Method B cleanup level used because Method A cleanup level is not established. Standard formula values, direct contact Method B groundwater cleanup levels as published on Ecology's Cleanup Level and Risk Calculation (CLARC) on-line database (February 2025).

[e] The analyte was not detected at or above the method detection limit (MDL); however, the MDL exceeded the cleanup level.

[f] Concentration, which is from a duplicate sample, exceeded the concentration in the designated sample from MW-12.

Abbreviations and Acronyms:

°C = degrees Celsius
µg/L = micrograms per liter
µmhos/cm = micromhos per centimeter
mg/L = milligrams per liter
EDB = 1,2-dibromoethane
GRO = gasoline-range organics
DRO = diesel-range organics
ORO = oil-range organics
NA = not analyzed
NM = not measured
NS = not sampled
NTU = nephelometric turbidity unit

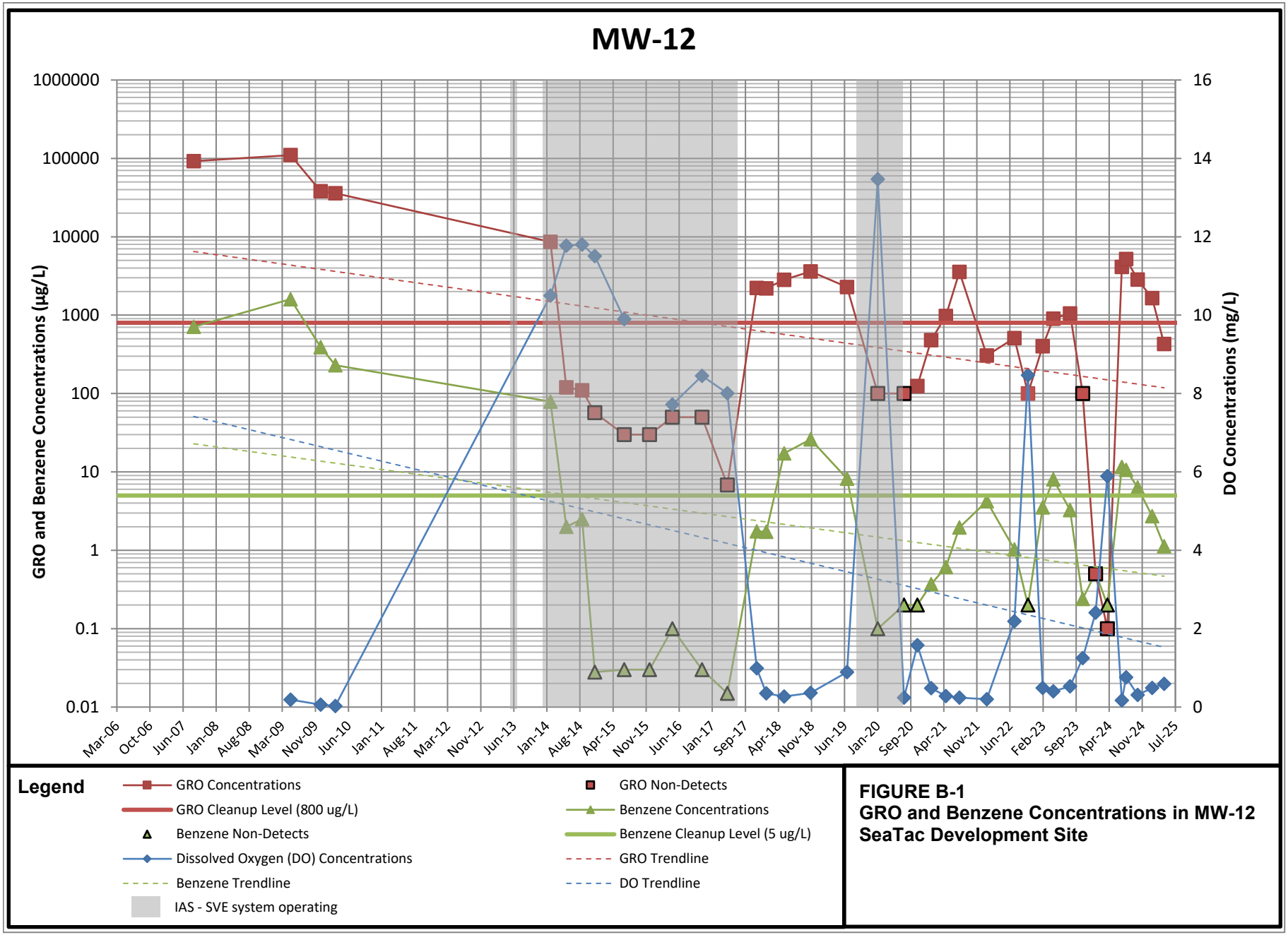

FIGURE B-1
GRO and Benzene Concentrations in MW-12
SeaTac Development Site

APPENDIX C

Analytical Laboratory Data Report

Apex Laboratories, LLC
6700 S.W. Sandburg Street
Tigard, OR 97223
503-718-2323
ORELAP ID: **OR100062**

ANALYTICAL REPORT

Thursday, May 1, 2025

Kate Gauglitz
Landau Associates (Northgate)
155 NE 100th St #302
Seattle, WA 98125

RE: A5D1586 - Sea-Tac Development Site - 2218001.030.032

Thank you for using Apex Laboratories. We greatly appreciate your business and strive to provide the highest quality services to the environmental industry.

Enclosed are the results of analyses for work order A5D1586, which was received by the laboratory on 4/18/2025 at 9:58:00AM.

If you have any questions concerning this report or the services we offer, please feel free to contact me by email at: pnerenberg@apex-labs.com, or by phone at 503-718-2323.

Please note: All samples will be disposed of within 30 days of sample receipt, unless prior arrangements have been made.

Cooler Receipt Information
Acceptable Receipt Temperature is less than, or equal to, 6 degC (not frozen), or received on ice the same day as sampling.
(See Cooler Receipt Form for details)
Default Cooler 4.6 degC

This Final Report is the official version of the data results for this sample submission, unless superseded by a subsequent, labeled amended report.
All other deliverables derived from this data, including Electronic Data Deliverables (EDDs), CLP-like forms, client requested summary sheets, and all other products are considered secondary to this report.

Apex Laboratories

Philip Nerenberg

Philip Nerenberg, Lab Director

The results in this report apply to the samples analyzed in accordance with the chain of custody document(s) and updated by any subsequent written communications. This analytical report must be reproduced in its entirety.

Apex Laboratories, LLC
6700 S.W. Sandburg Street
Tigard, OR 97223
503-718-2323
ORELAP ID: **OR100062**

ANALYTICAL REPORT

Landau Associates (Northgate)	Project: **Sea-Tac Development Site**	
155 NE 100th St #302	Project Number: **2218001.030.032**	**Report ID:**
Seattle, WA 98125	Project Manager: **Kate Gauglitz**	**A5D1586 - 05 01 25 1647**

ANALYTICAL REPORT FOR SAMPLES

SAMPLE INFORMATION

Client Sample ID	Laboratory ID	Matrix	Date Sampled	Date Received
MW-12-250417	A5D1586-01	Water	04/17/25 11:45	04/18/25 09:58
Equipment Blank-250417	A5D1586-02	Water	04/17/25 12:15	04/18/25 09:58
Trip Blank-250417	A5D1586-03	Water	04/17/25 00:00	04/18/25 09:58

Apex Laboratories

Philip Nerenberg, Lab Director

The results in this report apply to the samples analyzed in accordance with the chain of custody document(s) and updated by any subsequent written communications. This analytical report must be reproduced in its entirety.

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6700 S.W. Sandburg Street
Tigard, OR 97223
503-718-2323
ORELAP ID: OR100062

ANALYTICAL REPORT

Landau Associates (Northgate)	Project: Sea-Tac Development Site	
155 NE 100th St #302	Project Number: 2218001.030.032	Report ID:
Seattle, WA 98125	Project Manager: Kate Gauglitz	A5D1586 - 05 01 25 1647

ANALYTICAL SAMPLE RESULTS

Gasoline Range Hydrocarbons (Benzene through Naphthalene) by NWTPH-Gx

Analyte	Sample Result	Detection Limit	Reporting Limit	Units	Dilution	Date Analyzed	Method Ref.	Notes
MW-12-250417 (A5D1586-01)				**Matrix: Water**		**Batch: 25D0868**		
Gasoline Range Organics	**429**	50.0	100	ug/L	1	04/22/25 12:06	NWTPH-Gx (MS)	**Q-42**
Surrogate: 4-Bromofluorobenzene (Sur)		*Recovery: 95 %*		*Limits: 50-150 %*	*1*	*04/22/25 12:06*	*NWTPH-Gx (MS)*	
1,4-Difluorobenzene (Sur)		*105 %*		*50-150 %*	*1*	*04/22/25 12:06*	*NWTPH-Gx (MS)*	
Equipment Blank-250417 (A5D1586-02)				**Matrix: Water**		**Batch: 25D0868**		
Gasoline Range Organics	ND	50.0	100	ug/L	1	04/22/25 11:43	NWTPH-Gx (MS)	
Surrogate: 4-Bromofluorobenzene (Sur)		*Recovery: 88 %*		*Limits: 50-150 %*	*1*	*04/22/25 11:43*	*NWTPH-Gx (MS)*	
1,4-Difluorobenzene (Sur)		*109 %*		*50-150 %*	*1*	*04/22/25 11:43*	*NWTPH-Gx (MS)*	
Trip Blank-250417 (A5D1586-03)				**Matrix: Water**		**Batch: 25D0868**		
Gasoline Range Organics	ND	50.0	100	ug/L	1	04/22/25 11:21	NWTPH-Gx (MS)	
Surrogate: 4-Bromofluorobenzene (Sur)		*Recovery: 102 %*		*Limits: 50-150 %*	*1*	*04/22/25 11:21*	*NWTPH-Gx (MS)*	
1,4-Difluorobenzene (Sur)		*112 %*		*50-150 %*	*1*	*04/22/25 11:21*	*NWTPH-Gx (MS)*	

Apex Laboratories

Philip Nerenberg, Lab Director

The results in this report apply to the samples analyzed in accordance with the chain of custody document(s) and updated by any subsequent written communications. This analytical report must be reproduced in its entirety.

Apex Laboratories, LLC
6700 S.W. Sandburg Street
Tigard, OR 97223
503-718-2323
ORELAP ID: OR100062

ANALYTICAL REPORT

Landau Associates (Northgate)	Project: Sea-Tac Development Site	
155 NE 100th St #302	Project Number: 2218001.030.032	Report ID:
Seattle, WA 98125	Project Manager: Kate Gauglitz	A5D1586 - 05 01 25 1647

ANALYTICAL SAMPLE RESULTS

BTEX Compounds by EPA 8260D

Analyte	Sample Result	Detection Limit	Reporting Limit	Units	Dilution	Date Analyzed	Method Ref.	Notes
Equipment Blank-250417 (A5D1586-02)				**Matrix: Water**		**Batch: 25D0868**		
Benzene	ND	0.100	0.200	ug/L	1	04/22/25 11:43	EPA 8260D	
Toluene	ND	0.500	1.00	ug/L	1	04/22/25 11:43	EPA 8260D	
Ethylbenzene	ND	0.250	0.500	ug/L	1	04/22/25 11:43	EPA 8260D	
Xylenes, total	ND	0.750	1.50	ug/L	1	04/22/25 11:43	EPA 8260D	
Surrogate: 1,4-Difluorobenzene (Surr)		*Recovery:*	*110 %*	*Limits: 80-120 %*	*1*	*04/22/25 11:43*	*EPA 8260D*	
Toluene-d8 (Surr)			*107 %*	*80-120 %*	*1*	*04/22/25 11:43*	*EPA 8260D*	
4-Bromofluorobenzene (Surr)			*98 %*	*80-120 %*	*1*	*04/22/25 11:43*	*EPA 8260D*	
Trip Blank-250417 (A5D1586-03)				**Matrix: Water**		**Batch: 25D0868**		
Benzene	ND	0.100	0.200	ug/L	1	04/22/25 11:21	EPA 8260D	
Toluene	ND	0.500	1.00	ug/L	1	04/22/25 11:21	EPA 8260D	
Ethylbenzene	ND	0.250	0.500	ug/L	1	04/22/25 11:21	EPA 8260D	
Xylenes, total	ND	0.750	1.50	ug/L	1	04/22/25 11:21	EPA 8260D	
Surrogate: 1,4-Difluorobenzene (Surr)		*Recovery:*	*112 %*	*Limits: 80-120 %*	*1*	*04/22/25 11:21*	*EPA 8260D*	
Toluene-d8 (Surr)			*100 %*	*80-120 %*	*1*	*04/22/25 11:21*	*EPA 8260D*	
4-Bromofluorobenzene (Surr)			*99 %*	*80-120 %*	*1*	*04/22/25 11:21*	*EPA 8260D*	

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Philip Nerenberg

Philip Nerenberg, Lab Director

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Apex Laboratories, LLC
6700 S.W. Sandburg Street
Tigard, OR 97223
503-718-2323
ORELAP ID: **OR100062**

ANALYTICAL REPORT

Landau Associates (Northgate)	Project: **Sea-Tac Development Site**	
155 NE 100th St #302	Project Number: **2218001.030.032**	**Report ID:**
Seattle, WA 98125	Project Manager: **Kate Gauglitz**	**A5D1586 - 05 01 25 1647**

ANALYTICAL SAMPLE RESULTS

Selected Volatile Organic Compounds by EPA 8260D

Analyte	Sample Result	Detection Limit	Reporting Limit	Units	Dilution	Date Analyzed	Method Ref.	Notes
MW-12-250417 (A5D1586-01)				**Matrix: Water**		**Batch: 25D0868**		
Benzene	**1.13**	0.100	0.200	ug/L	1	04/22/25 12:06	EPA 8260D	**Q-42**
Toluene	**2.63**	0.500	1.00	ug/L	1	04/22/25 12:06	EPA 8260D	**Q-42**
Ethylbenzene	**21.2**	0.250	0.500	ug/L	1	04/22/25 12:06	EPA 8260D	**Q-42**
Xylenes, total	**31.5**	0.750	1.50	ug/L	1	04/22/25 12:06	EPA 8260D	**Q-42**
Naphthalene	ND	5.00	5.00	ug/L	1	04/22/25 12:06	EPA 8260D	Q-54
n-Hexane	ND	5.00	10.0	ug/L	1	04/22/25 12:06	EPA 8260D	
Surrogate: 1,4-Difluorobenzene (Surr)		*Recovery:*	*106 %*	*Limits: 80-120 %*	*1*	*04/22/25 12:06*	*EPA 8260D*	
Toluene-d8 (Surr)			*106 %*	*80-120 %*	*1*	*04/22/25 12:06*	*EPA 8260D*	
4-Bromofluorobenzene (Surr)			*91 %*	*80-120 %*	*1*	*04/22/25 12:06*	*EPA 8260D*	

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ANALYTICAL REPORT

Landau Associates (Northgate)	Project: **Sea-Tac Development Site**	
155 NE 100th St #302	Project Number: **2218001.030.032**	**Report ID:**
Seattle, WA 98125	Project Manager: **Kate Gauglitz**	**A5D1586 - 05 01 25 1647**

ANALYTICAL SAMPLE RESULTS

1,2-Dibromoethane (EDB) by EPA 8260D SIM

Analyte	Sample Result	Detection Limit	Reporting Limit	Units	Dilution	Date Analyzed	Method Ref.	Notes
MW-12-250417 (A5D1586-01)				**Matrix: Water**		**Batch: 25D1060**		
1,2-Dibromoethane (EDB)	ND	0.0200	0.0200	ug/L	1	04/25/25 21:37	EPA 8260D SIM	
Surrogate: 1,4-Difluorobenzene (Surr)		*Recovery:*	*96 %*	*Limits: 80-120 %*	*1*	*04/25/25 21:37*	*EPA 8260D SIM*	
Toluene-d8 (Surr)			*96 %*	*80-120 %*	*1*	*04/25/25 21:37*	*EPA 8260D SIM*	
4-Bromofluorobenzene (Surr)			*86 %*	*80-120 %*	*1*	*04/25/25 21:37*	*EPA 8260D SIM*	

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ANALYTICAL REPORT

Landau Associates (Northgate)	Project: Sea-Tac Development Site	
155 NE 100th St #302	Project Number: 2218001.030.032	Report ID:
Seattle, WA 98125	Project Manager: Kate Gauglitz	A5D1586 - 05 01 25 1647

QUALITY CONTROL (QC) SAMPLE RESULTS

Gasoline Range Hydrocarbons (Benzene through Naphthalene) by NWTPH-Gx

Analyte	Result	Detection Limit	Reporting Limit	Units	Dilution	Spike Amount	Source Result	% REC	% REC Limits	RPD	RPD Limit	Notes
Batch 25D0868 - EPA 5030C									Water			
Blank (25D0868-BLK1)			Prepared: 04/22/25 08:04		Analyzed: 04/22/25 10:13							
NWTPH-Gx (MS)												
Gasoline Range Organics	ND	50.0	100	ug/L	1	---	---	---	---	---	---	
Surr: 4-Bromofluorobenzene (Sur)			*Recovery: 90 %*		*Limits: 50-150 %*				*Dilution: 1x*			
1,4-Difluorobenzene (Sur)			*109 %*		*50-150 %*				*"*			
LCS (25D0868-BS2)			Prepared: 04/22/25 08:04		Analyzed: 04/22/25 09:51							
NWTPH-Gx (MS)												
Gasoline Range Organics	587	50.0	100	ug/L	1	500	---	117	80-120%	---	---	
Surr: 4-Bromofluorobenzene (Sur)			*Recovery: 93 %*		*Limits: 50-150 %*				*Dilution: 1x*			
1,4-Difluorobenzene (Sur)			*102 %*		*50-150 %*				*"*			
Duplicate (25D0868-DUP1)			Prepared: 04/22/25 08:04		Analyzed: 04/22/25 12:28							
QC Source Sample: MW-12-250417 (A5D1586-01)												
NWTPH-Gx (MS)												
Gasoline Range Organics	**678**	50.0	100	ug/L	1	---	429	---	---	**45**	**30%**	Q-17
Surr: 4-Bromofluorobenzene (Sur)			*Recovery: 95 %*		*Limits: 50-150 %*				*Dilution: 1x*			
1,4-Difluorobenzene (Sur)			*103 %*		*50-150 %*				*"*			
Duplicate (25D0868-DUP2)			Prepared: 04/22/25 08:04		Analyzed: 04/22/25 18:50							
QC Source Sample: Non-SDG (A5D1602-11)												
Gasoline Range Organics	ND	50.0	100	ug/L	1	---	ND	---	---	---	30%	
Surr: 4-Bromofluorobenzene (Sur)			*Recovery: 93 %*		*Limits: 50-150 %*				*Dilution: 1x*			
1,4-Difluorobenzene (Sur)			*111 %*		*50-150 %*				*"*			

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Philip Nerenberg

Philip Nerenberg, Lab Director

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ANALYTICAL REPORT

Landau Associates (Northgate)	Project: Sea-Tac Development Site	
155 NE 100th St #302	Project Number: 2218001.030.032	Report ID:
Seattle, WA 98125	Project Manager: Kate Gauglitz	A5D1586 - 05 01 25 1647

QUALITY CONTROL (QC) SAMPLE RESULTS

BTEX Compounds by EPA 8260D

Analyte	Result	Detection Limit	Reporting Limit	Units	Dilution	Spike Amount	Source Result	% REC	% REC Limits	RPD	RPD Limit	Notes
Batch 25D0868 - EPA 5030C												**Water**
Blank (25D0868-BLK1)				Prepared: 04/22/25 08:04 Analyzed: 04/22/25 10:13								
EPA 8260D												
Benzene	ND	0.100	0.200	ug/L	1	---	---	---	---	---	---	
Toluene	ND	0.500	1.00	ug/L	1	---	---	---	---	---	---	
Ethylbenzene	ND	0.250	0.500	ug/L	1	---	---	---	---	---	---	
Xylenes, total	ND	0.750	1.50	ug/L	1	---	---	---	---	---	---	
Surr: 1,4-Difluorobenzene (Surr)			*Recovery: 110 %*		*Limits: 80-120 %*			*Dilution: 1x*				
Toluene-d8 (Surr)			*105 %*		*80-120 %*			*"*				
4-Bromofluorobenzene (Surr)			*100 %*		*80-120 %*			*"*				
LCS (25D0868-BS1)				Prepared: 04/22/25 08:04 Analyzed: 04/22/25 09:28								
EPA 8260D												
Benzene	20.1	0.100	0.200	ug/L	1	20.0	---	100	80-120%	---	---	
Toluene	19.4	0.500	1.00	ug/L	1	20.0	---	97	80-120%	---	---	
Ethylbenzene	20.3	0.250	0.500	ug/L	1	20.0	---	102	80-120%	---	---	
Xylenes, total	58.8	0.750	1.50	ug/L	1	60.0	---	98	80-120%	---	---	
Surr: 1,4-Difluorobenzene (Surr)			*Recovery: 103 %*		*Limits: 80-120 %*			*Dilution: 1x*				
Toluene-d8 (Surr)			*97 %*		*80-120 %*			*"*				
4-Bromofluorobenzene (Surr)			*90 %*		*80-120 %*			*"*				
Duplicate (25D0868-DUP1)				Prepared: 04/22/25 08:04 Analyzed: 04/22/25 12:28								
QC Source Sample: MW-12-250417 (A5D1586-01)												
EPA 8260D												
Benzene	**1.65**	0.100	0.200	ug/L	1	---	1.13	---	---	**37**	**30%**	Q-17
Toluene	**3.94**	0.500	1.00	ug/L	1	---	2.63	---	---	**40**	**30%**	Q-17
Ethylbenzene	**34.6**	0.250	0.500	ug/L	1	---	21.2	---	---	**48**	**30%**	Q-17
Xylenes, total	**52.6**	0.750	1.50	ug/L	1	---	31.5	---	---	**50**	**30%**	Q-17
Surr: 1,4-Difluorobenzene (Surr)			*Recovery: 102 %*		*Limits: 80-120 %*			*Dilution: 1x*				
Toluene-d8 (Surr)			*105 %*		*80-120 %*			*"*				
4-Bromofluorobenzene (Surr)			*92 %*		*80-120 %*			*"*				
Duplicate (25D0868-DUP2)				Prepared: 04/22/25 08:04 Analyzed: 04/22/25 18:50								
QC Source Sample: Non-SDG (A5D1602-11)												
Benzene	ND	0.100	0.200	ug/L	1	---	ND	---	---	---	30%	

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Landau Associates (Northgate)	Project: **Sea-Tac Development Site**	
155 NE 100th St #302	Project Number: **2218001.030.032**	**Report ID:**
Seattle, WA 98125	Project Manager: **Kate Gauglitz**	**A5D1586 - 05 01 25 1647**

QUALITY CONTROL (QC) SAMPLE RESULTS

BTEX Compounds by EPA 8260D

Analyte	Result	Detection Limit	Reporting Limit	Units	Dilution	Spike Amount	Source Result	% REC	% REC Limits	RPD	RPD Limit	Notes
Batch 25D0868 - EPA 5030C							**Water**					
Duplicate (25D0868-DUP2)			Prepared: 04/22/25 08:04 Analyzed: 04/22/25 18:50									
QC Source Sample: Non-SDG (A5D1602-11)												
Toluene	ND	0.500	1.00	ug/L	1	---	ND	---	---	---	30%	
Ethylbenzene	ND	0.250	0.500	ug/L	1	---	ND	---	---	---	30%	
Xylenes, total	ND	0.750	1.50	ug/L	1	---	ND	---	---	---	30%	
Surr: 1,4-Difluorobenzene (Surr)			*Recovery: 110 %*		*Limits: 80-120 %*		*Dilution: 1x*					
Toluene-d8 (Surr)			*108 %*		*80-120 %*		*"*					
4-Bromofluorobenzene (Surr)			*98 %*		*80-120 %*		*"*					
Matrix Spike (25D0868-MS1)			Prepared: 04/22/25 08:04 Analyzed: 04/22/25 19:12									
QC Source Sample: Non-SDG (A5D1602-01)												
EPA 8260D												
Benzene	21.2	0.100	0.200	ug/L	1	20.0	ND	106	79-120%	---	---	
Toluene	20.4	0.500	1.00	ug/L	1	20.0	ND	102	80-121%	---	---	
Ethylbenzene	21.2	0.250	0.500	ug/L	1	20.0	ND	106	79-121%	---	---	
Xylenes, total	61.6	0.750	1.50	ug/L	1	60.0	ND	103	79-121%	---	---	
Surr: 1,4-Difluorobenzene (Surr)			*Recovery: 103 %*		*Limits: 80-120 %*		*Dilution: 1x*					
Toluene-d8 (Surr)			*98 %*		*80-120 %*		*"*					
4-Bromofluorobenzene (Surr)			*89 %*		*80-120 %*		*"*					

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ANALYTICAL REPORT

Landau Associates (Northgate)	Project: Sea-Tac Development Site	
155 NE 100th St #302	Project Number: 2218001.030.032	Report ID:
Seattle, WA 98125	Project Manager: Kate Gauglitz	A5D1586 - 05 01 25 1647

QUALITY CONTROL (QC) SAMPLE RESULTS

Selected Volatile Organic Compounds by EPA 8260D

Analyte	Result	Detection Limit	Reporting Limit	Units	Dilution	Spike Amount	Source Result	% REC	% REC Limits	RPD	RPD Limit	Notes
Batch 25D0868 - EPA 5030C												**Water**
Blank (25D0868-BLK1)			Prepared: 04/22/25 08:04 Analyzed: 04/22/25 10:13									
EPA 8260D												
Benzene	ND	0.100	0.200	ug/L	1	---	---	---	---	---	---	
Toluene	ND	0.500	1.00	ug/L	1	---	---	---	---	---	---	
Ethylbenzene	ND	0.250	0.500	ug/L	1	---	---	---	---	---	---	
Xylenes, total	ND	0.750	1.50	ug/L	1	---	---	---	---	---	---	
Methyl tert-butyl ether (MTBE)	ND	0.500	1.00	ug/L	1	---	---	---	---	---	---	
Naphthalene	ND	5.00	5.00	ug/L	1	---	---	---	---	---	---	
1,2-Dibromoethane (EDB)	ND	0.250	0.500	ug/L	1	---	---	---	---	---	---	
1,2-Dichloroethane (EDC)	ND	0.200	0.400	ug/L	1	---	---	---	---	---	---	
Isopropylbenzene	ND	0.500	1.00	ug/L	1	---	---	---	---	---	---	
1,2,4-Trimethylbenzene	ND	0.500	1.00	ug/L	1	---	---	---	---	---	---	
1,3,5-Trimethylbenzene	ND	0.500	1.00	ug/L	1	---	---	---	---	---	---	
n-Hexane	ND	5.00	10.0	ug/L	1	---	---	---	---	---	---	
Surr: 1,4-Difluorobenzene (Surr)			*Recovery: 110 %*		*Limits: 80-120 %*			*Dilution: 1x*				
Toluene-d8 (Surr)			*105 %*		*80-120 %*			*"*				
4-Bromofluorobenzene (Surr)			*100 %*		*80-120 %*			*"*				
LCS (25D0868-BS1)			Prepared: 04/22/25 08:04 Analyzed: 04/22/25 09:28									
EPA 8260D												
Benzene	20.1	0.100	0.200	ug/L	1	20.0	---	100	80-120%	---	---	
Toluene	19.4	0.500	1.00	ug/L	1	20.0	---	97	80-120%	---	---	
Ethylbenzene	20.3	0.250	0.500	ug/L	1	20.0	---	102	80-120%	---	---	
Xylenes, total	58.8	0.750	1.50	ug/L	1	60.0	---	98	80-120%	---	---	
Methyl tert-butyl ether (MTBE)	17.5	0.500	1.00	ug/L	1	20.0	---	87	80-120%	---	---	
Naphthalene	11.3	5.00	5.00	ug/L	1	20.0	---	**57**	**80-120%**	---	---	Q-55
1,2-Dibromoethane (EDB)	20.5	0.250	0.500	ug/L	1	20.0	---	103	80-120%	---	---	
1,2-Dichloroethane (EDC)	23.3	0.200	0.400	ug/L	1	20.0	---	117	80-120%	---	---	
Isopropylbenzene	16.1	0.500	1.00	ug/L	1	20.0	---	81	80-120%	---	---	
1,2,4-Trimethylbenzene	20.6	0.500	1.00	ug/L	1	20.0	---	103	80-120%	---	---	
1,3,5-Trimethylbenzene	20.5	0.500	1.00	ug/L	1	20.0	---	102	80-120%	---	---	
n-Hexane	22.9	5.00	10.0	ug/L	1	20.0	---	114	80-120%	---	---	
Surr: 1,4-Difluorobenzene (Surr)			*Recovery: 103 %*		*Limits: 80-120 %*			*Dilution: 1x*				
Toluene-d8 (Surr)			*97 %*		*80-120 %*			*"*				
4-Bromofluorobenzene (Surr)			*90 %*		*80-120 %*			*"*				

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Seattle, WA 98125	Project Manager: Kate Gauglitz	A5D1586 - 05 01 25 1647

QUALITY CONTROL (QC) SAMPLE RESULTS

Selected Volatile Organic Compounds by EPA 8260D

Analyte	Result	Detection Limit	Reporting Limit	Units	Dilution	Spike Amount	Source Result	% REC	% REC Limits	RPD	RPD Limit	Notes
Batch 25D0868 - EPA 5030C											Water	
Duplicate (25D0868-DUP1)				Prepared: 04/22/25 08:04 Analyzed: 04/22/25 12:28								
QC Source Sample: MW-12-250417 (A5D1586-01)												
EPA 8260D												
Benzene	**1.65**	0.100	0.200	ug/L	1	---	1.13	---	---	**37**	**30%**	Q-17
Toluene	**3.94**	0.500	1.00	ug/L	1	---	2.63	---	---	**40**	**30%**	Q-17
Ethylbenzene	**34.6**	0.250	0.500	ug/L	1	---	21.2	---	---	**48**	**30%**	Q-17
Xylenes, total	**52.6**	0.750	1.50	ug/L	1	---	31.5	---	---	**50**	**30%**	Q-17
Methyl tert-butyl ether (MTBE)	ND	0.500	1.00	ug/L	1	---	ND	---	---	---	30%	
Naphthalene	ND	5.00	5.00	ug/L	1	---	ND	---	---	---	30%	Q-54
1,2-Dibromoethane (EDB)	ND	0.250	0.500	ug/L	1	---	ND	---	---	---	30%	
1,2-Dichloroethane (EDC)	ND	0.200	0.400	ug/L	1	---	ND	---	---	---	30%	
Isopropylbenzene	ND	1.00	1.00	ug/L	1	---	ND	---	---	---	30%	
1,2,4-Trimethylbenzene	**18.7**	0.500	1.00	ug/L	1	---	9.64	---	---	**64**	**30%**	Q-17
1,3,5-Trimethylbenzene	**1.82**	0.500	1.00	ug/L	1	---	0.990	---	---	**59**	**30%**	Q-17
n-Hexane	ND	5.00	10.0	ug/L	1	---	ND	---	---	---	30%	
Surr: 1,4-Difluorobenzene (Surr)			*Recovery: 102 %*		*Limits: 80-120 %*			*Dilution: 1x*				
Toluene-d8 (Surr)			*105 %*		*80-120 %*			*"*				
4-Bromofluorobenzene (Surr)			*92 %*		*80-120 %*			*"*				
Duplicate (25D0868-DUP2)				Prepared: 04/22/25 08:04 Analyzed: 04/22/25 18:50								
QC Source Sample: Non-SDG (A5D1602-11)												
Benzene	ND	0.100	0.200	ug/L	1	---	ND	---	---	---	30%	
Toluene	ND	0.500	1.00	ug/L	1	---	ND	---	---	---	30%	
Ethylbenzene	ND	0.250	0.500	ug/L	1	---	ND	---	---	---	30%	
Xylenes, total	ND	0.750	1.50	ug/L	1	---	ND	---	---	---	30%	
Methyl tert-butyl ether (MTBE)	ND	0.500	1.00	ug/L	1	---	ND	---	---	---	30%	
Naphthalene	ND	5.00	5.00	ug/L	1	---	ND	---	---	---	30%	
1,2-Dibromoethane (EDB)	ND	0.250	0.500	ug/L	1	---	ND	---	---	---	30%	
1,2-Dichloroethane (EDC)	ND	0.200	0.400	ug/L	1	---	ND	---	---	---	30%	
Isopropylbenzene	ND	0.500	1.00	ug/L	1	---	ND	---	---	---	30%	
1,2,4-Trimethylbenzene	ND	0.500	1.00	ug/L	1	---	ND	---	---	---	30%	
1,3,5-Trimethylbenzene	ND	0.500	1.00	ug/L	1	---	ND	---	---	---	30%	
n-Hexane	ND	5.00	10.0	ug/L	1	---	ND	---	---	---	30%	
Surr: 1,4-Difluorobenzene (Surr)			*Recovery: 110 %*		*Limits: 80-120 %*			*Dilution: 1x*				

Apex Laboratories

Philip Nerenberg

Philip Nerenberg, Lab Director

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Apex Laboratories, LLC
6700 S.W. Sandburg Street
Tigard, OR 97223
503-718-2323
ORELAP ID: OR100062

ANALYTICAL REPORT

Landau Associates (Northgate)	Project: Sea-Tac Development Site	
155 NE 100th St #302	Project Number: 2218001.030.032	Report ID:
Seattle, WA 98125	Project Manager: Kate Gauglitz	A5D1586 - 05 01 25 1647

QUALITY CONTROL (QC) SAMPLE RESULTS

Selected Volatile Organic Compounds by EPA 8260D

Analyte	Result	Detection Limit	Reporting Limit	Units	Dilution	Spike Amount	Source Result	% REC	% REC Limits	RPD	RPD Limit	Notes
Batch 25D0868 - EPA 5030C							**Water**					
Duplicate (25D0868-DUP2)			Prepared: 04/22/25 08:04 Analyzed: 04/22/25 18:50									
QC Source Sample: Non-SDG (A5D1602-11)												
Surr: Toluene-d8 (Surr)			*Recovery: 108 %*	*Limits: 80-120 %*			*Dilution: 1x*					
4-Bromofluorobenzene (Surr)			*98 %*	*80-120 %*			*"*					
Matrix Spike (25D0868-MS1)			Prepared: 04/22/25 08:04 Analyzed: 04/22/25 19:12									
QC Source Sample: Non-SDG (A5D1602-01)												
EPA 8260D												
Benzene	21.2	0.100	0.200	ug/L	1	20.0	ND	106	79-120%	---	---	
Toluene	20.4	0.500	1.00	ug/L	1	20.0	ND	102	80-121%	---	---	
Ethylbenzene	21.2	0.250	0.500	ug/L	1	20.0	ND	106	79-121%	---	---	
Xylenes, total	61.6	0.750	1.50	ug/L	1	60.0	ND	103	79-121%	---	---	
Methyl tert-butyl ether (MTBE)	17.8	0.500	1.00	ug/L	1	20.0	ND	89	71-124%	---	---	
Naphthalene	11.2	5.00	5.00	ug/L	1	20.0	ND	**56**	**61-128%**	---	---	Q-54
1,2-Dibromoethane (EDB)	21.0	0.250	0.500	ug/L	1	20.0	ND	105	77-121%	---	---	
1,2-Dichloroethane (EDC)	24.3	0.200	0.400	ug/L	1	20.0	ND	122	73-128%	---	---	
Isopropylbenzene	16.6	0.500	1.00	ug/L	1	20.0	ND	83	72-131%	---	---	
1,2,4-Trimethylbenzene	20.8	0.500	1.00	ug/L	1	20.0	ND	104	76-124%	---	---	
1,3,5-Trimethylbenzene	20.7	0.500	1.00	ug/L	1	20.0	ND	104	75-124%	---	---	
n-Hexane	19.8	5.00	10.0	ug/L	1	20.0	ND	99	48-143%	---	---	
Surr: 1,4-Difluorobenzene (Surr)			*Recovery: 103 %*	*Limits: 80-120 %*			*Dilution: 1x*					
Toluene-d8 (Surr)			*98 %*	*80-120 %*			*"*					
4-Bromofluorobenzene (Surr)			*89 %*	*80-120 %*			*"*					

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155 NE 100th St #302	Project Number: 2218001.030.032	Report ID:
Seattle, WA 98125	Project Manager: Kate Gauglitz	A5D1586 - 05 01 25 1647

QUALITY CONTROL (QC) SAMPLE RESULTS

1,2-Dibromoethane (EDB) by EPA 8260D SIM

Analyte	Result	Detection Limit	Reporting Limit	Units	Dilution	Spike Amount	Source Result	% REC	% REC Limits	RPD	RPD Limit	Notes
Batch 25D1060 - EPA 5030C									Water			
Blank (25D1060-BLK1)			Prepared: 04/25/25 11:57 Analyzed: 04/25/25 14:51									
EPA 8260D SIM												
1,2-Dibromoethane (EDB)	ND	0.0100	0.0200	ug/L	1	---	---	---	---	---	---	
Surr: 1,4-Difluorobenzene (Surr)			*Recovery: 93 %*		*Limits: 80-120 %*				*Dilution: 1x*			
Toluene-d8 (Surr)			*95 %*		*80-120 %*				*"*			
4-Bromofluorobenzene (Surr)			*100 %*		*80-120 %*				*"*			
LCS (25D1060-BS1)			Prepared: 04/25/25 11:57 Analyzed: 04/25/25 13:55									
EPA 8260D SIM												
1,2-Dibromoethane (EDB)	0.214	0.0100	0.0200	ug/L	1	0.200	---	107	80-120%	---	---	
Surr: 1,4-Difluorobenzene (Surr)			*Recovery: 99 %*		*Limits: 80-120 %*				*Dilution: 1x*			
Toluene-d8 (Surr)			*95 %*		*80-120 %*				*"*			
4-Bromofluorobenzene (Surr)			*91 %*		*80-120 %*				*"*			
Duplicate (25D1060-DUP1)			Prepared: 04/25/25 11:57 Analyzed: 04/25/25 22:04									
QC Source Sample: MW-12-250417 (A5D1586-01)												
EPA 8260D SIM												
1,2-Dibromoethane (EDB)	ND	0.0100	0.0200	ug/L	1	---	ND	---	---	---	30%	
Surr: 1,4-Difluorobenzene (Surr)			*Recovery: 96 %*		*Limits: 80-120 %*				*Dilution: 1x*			
Toluene-d8 (Surr)			*95 %*		*80-120 %*				*"*			
4-Bromofluorobenzene (Surr)			*86 %*		*80-120 %*				*"*			
Matrix Spike (25D1060-MS1)			Prepared: 04/25/25 11:57 Analyzed: 04/25/25 23:25									
QC Source Sample: Non-SDG (A5D1701-02)												
EPA 8260D SIM												
1,2-Dibromoethane (EDB)	0.436	0.0200	0.0400	ug/L	2	0.400	ND	109	77-121%	---	---	
Surr: 1,4-Difluorobenzene (Surr)			*Recovery: 96 %*		*Limits: 80-120 %*				*Dilution: 1x*			
Toluene-d8 (Surr)			*92 %*		*80-120 %*				*"*			
4-Bromofluorobenzene (Surr)			*89 %*		*80-120 %*				*"*			

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155 NE 100th St #302	Project Number: **2218001.030.032**	**Report ID:**
Seattle, WA 98125	Project Manager: **Kate Gauglitz**	**A5D1586 - 05 01 25 1647**

SAMPLE PREPARATION INFORMATION

Gasoline Range Hydrocarbons (Benzene through Naphthalene) by NWTPH-Gx

Prep: EPA 5030C

Lab Number	Matrix	Method	Sampled	Prepared	Sample Initial/Final	Default Initial/Final	RL Prep Factor
Batch: 25D0868							
A5D1586-01	Water	NWTPH-Gx (MS)	04/17/25 11:45	04/22/25 10:02	5mL/5mL	5mL/5mL	1.00
A5D1586-02	Water	NWTPH-Gx (MS)	04/17/25 12:15	04/22/25 10:02	5mL/5mL	5mL/5mL	1.00
A5D1586-03	Water	NWTPH-Gx (MS)	04/17/25 00:00	04/22/25 10:02	5mL/5mL	5mL/5mL	1.00

BTEX Compounds by EPA 8260D

Prep: EPA 5030C

Lab Number	Matrix	Method	Sampled	Prepared	Sample Initial/Final	Default Initial/Final	RL Prep Factor
Batch: 25D0868							
A5D1586-02	Water	EPA 8260D	04/17/25 12:15	04/22/25 10:02	5mL/5mL	5mL/5mL	1.00
A5D1586-03	Water	EPA 8260D	04/17/25 00:00	04/22/25 10:02	5mL/5mL	5mL/5mL	1.00

Selected Volatile Organic Compounds by EPA 8260D

Prep: EPA 5030C

Lab Number	Matrix	Method	Sampled	Prepared	Sample Initial/Final	Default Initial/Final	RL Prep Factor
Batch: 25D0868							
A5D1586-01	Water	EPA 8260D	04/17/25 11:45	04/22/25 10:02	5mL/5mL	5mL/5mL	1.00

1,2-Dibromoethane (EDB) by EPA 8260D SIM

Prep: EPA 5030C

Lab Number	Matrix	Method	Sampled	Prepared	Sample Initial/Final	Default Initial/Final	RL Prep Factor
Batch: 25D1060							
A5D1586-01	Water	EPA 8260D SIM	04/17/25 11:45	04/25/25 11:57	5mL/5mL	5mL/5mL	1.00

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QUALIFIER DEFINITIONS

Client Sample and Quality Control (QC) Sample Qualifier Definitions:

Apex Laboratories

Q-17 RPD between original and duplicate sample, or spike duplicates, is outside of established control limits.

Q-42 Matrix Spike and/or Duplicate analysis was performed on this sample. % Recovery or RPD for this analyte is outside laboratory control limits. (Refer to the QC Section of Analytical Report.)

Q-54 Daily Continuing Calibration Verification recovery for this analyte failed the +/-20% criteria listed in EPA method 8260/8270 by -23%. The results are reported as Estimated Values.

Q-55 Daily CCV/LCS recovery for this analyte was below the +/-20% criteria listed in EPA 8260, however there is adequate sensitivity to ensure detection at the reporting level.

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REPORTING NOTES AND CONVENTIONS:

Abbreviations:

DET Analyte DETECTED at or above the detection or reporting limit.

ND Analyte NOT DETECTED at or above the detection or reporting limit.

NR Result Not Reported

RPD Relative Percent Difference. RPDs for Matrix Spikes and Matrix Spike Duplicates are based on concentration, not recovery.

Detection Limits: Limit of Detection (LOD)

Validated Limits of Detection (LODs) are normally set at a level of one half the validated Limit of Quantitation (LOQ).
If no value is listed ('-----'), then the data has not been evaluated below the Reporting Limit.

Reporting Limits: Limit of Quantitation (LOQ)

Validated Limits of Quantitation (LOQs) are reported as the Reporting Limits for all analyses where the LOQ, MRL, PQL or CRL are requested. The LOQ represents a level at or above the low point of the calibration curve, that has been validated according to Apex Laboratories' comprehensive LOQ policies and procedures.

Reporting and Detection Limits: Default Limits

Default Reporting and Detection Limits are based on 100% dry weight with the minimum dilution for the analysis. Reporting and Detection Limits are raised due to moisture content, additional dilutions required for analysis, matrix interferences and in other cases, as necessary.

Reporting Conventions:

Basis: Results for soil samples are generally reported on a 100% dry weight basis.
The Result Basis is listed following the units as " dry", " wet", or " " (blank) designation.

" dry" Sample results and Reporting Limits are reported on a dry weight basis. (i.e. "ug/kg dry")
See Percent Solids section for details of dry weight analysis.

" wet" Sample results and Reporting Limits for this analysis are normally dry weight corrected, but have not been modified in this case.

" " Results without 'wet' or 'dry' designation are not normally dry weight corrected. These results are considered 'As Received'.

Results for Volatiles analyses on soils and sediments that are reported on a “dry weight” basis include the water miscible solvent (WMS) correction referenced in the EPA 8000 Method guidance documents. Solid and Liquid samples reported on an “As Received” basis do not have the WMS correction applied, as dry weight was not performed.

QC Source:

In cases where there is insufficient sample provided for Sample Duplicates and/or Matrix Spikes, a Lab Control Sample Duplicate (LCS Dup) may be analyzed to demonstrate accuracy and precision of the extraction batch.
Non-Client Batch QC Samples (Duplicates and Matrix Spike/Duplicates) may not be included in this report. Please request a Full QC report if this data is required.

Miscellaneous Notes:

" --- " QC results are not applicable. For example, % Recoveries for Blanks and Duplicates, % RPD for Blanks, Blank Spikes and Matrix Spikes, etc.

" *** " Used to indicate a possible discrepancy with the Sample and Sample Duplicate results when the %RPD is not available. In this case, either the Sample or the Sample Duplicate has a reportable result for this analyte, while the other is Non Detect (ND).

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REPORTING NOTES AND CONVENTIONS (Cont.):

Blanks:

Standard practice is to evaluate the results from Blank QC Samples down to a level equal to one half of the Reporting Limit (RL).
Blank results for gravimetric analyses are evaluated to the Reporting Level, not to half of the Reporting Level.
-For Blank hits falling between ½ the RL and the RL (J flagged hits), the associated sample and QC data will receive a 'B-02' qualifier.
-For Blank hits above the RL, the associated sample and QC data will receive a 'B' qualifier, per Apex Laboratories' Blank Policy.
For further details, please request a copy of this document.
-Sample results flagged with a 'B' or 'B-02' qualifier are potentially biased high if the sample results are less than ten times the level found in the blank for inorganic analyses, or less than five times the level found in the blank for organic analyses.
'B' and 'B-02' qualifications are only applied to sample results detected above the Reporting Level, if results are not reported to the MDL.

Preparation Notes:

Mixed Matrix Samples:

Water Samples:

Water samples containing significant amounts of sediment are decanted or separated prior to extraction, and only the water portion analyzed, unless otherwise directed by the client.

Soil and Sediment Samples:

Soil and Sediment samples containing significant amounts of water are decanted prior to extraction, and only the solid portion analyzed, unless otherwise directed by the client.

Sampling and Preservation Notes:

Certain regulatory programs, such as National Pollutant Discharge Elimination System (NPDES), require that activities such as sample filtration (for dissolved metals, orthophosphate, hexavalent chromium, etc.) and testing of short hold analytes (pH, Dissolved Oxygen, etc.) be performed in the field (on-site) within a short time window. In addition, sample matrix spikes are required for some analyses, and sufficient volume must be provided, and billable site specific QC requested, if this is required. All regulatory permits should be reviewed to ensure that these requirements are being met.

Data users should be aware of which regulations pertain to the samples they submit for testing. If related sample collection activities are not approved for a particular regulatory program, results should be considered estimates. Apex Laboratories will qualify these analytes according to the most stringent requirements, however results for samples that are for non-regulatory purposes may be acceptable.

Samples that have been filtered and preserved at Apex Laboratories per client request are listed in the preparation section of the report with the date and time of filtration listed.

Apex Laboratories maintains detailed records on sample receipt, including client label verification, cooler temperature, sample preservation, hold time compliance and field filtration. Data is qualified as necessary, and the lack of qualification indicates compliance with required parameters.

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Decanted Samples:

Soils/Sediments:
Unless TCLP analysis is required or there is notification otherwise for a specific project, all Soil and Sediments containing excess water are decanted prior to analysis in order to provide the most representative sample for analysis.

Water Samples:
Water samples containing solids and sediment may need to be decanted in order to eliminate these particulates from the water extractions. In the case of organics extractions, a solvent rinse of the container will not be performed.

Volatiles Soils (5035s)
Samples that are field preserved by 5035 for volatiles are dry weight corrected using the same dry weight corretion as for normal analyses. In the case of decanted samples, the dry weight may be performed on a decanted sample, while the aliquot for 5035 may not have been treated the same way. If this is a concern, please submit separate containers for dry weight analysis for volatiles can be provided.

All samples decanted in the laboratory are noted in this report with the DCNT qualifier indicating the sample was decanted.

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LABORATORY ACCREDITATION INFORMATION

ORELAP Certification ID: OR100062 (Primary Accreditation) - EPA ID: OR01039

All methods and analytes reported from work performed at Apex Laboratories are included on Apex Laboratories' ORELAP Scope of Certification, with the exception of any analyte(s) listed below:

Apex Laboratories

Matrix	Analysis	TNI_ID	Analyte	TNI_ID	Accreditation

All reported analytes are included in Apex Laboratories' current ORELAP scope.

Secondary Accreditations

Apex Laboratories also maintains reciprocal accreditation with non-TNI states (Washington DOE), as well as other state specific accreditations not listed here.

Subcontract Laboratory Accreditations

Subcontracted data falls outside of Apex Laboratories' Scope of Accreditation.
Please see the Subcontract Laboratory report for full details, or contact your Project Manager for more information.

Field Testing Parameters

Results for Field Tested data are provded by the client or sampler, and fall outside of Apex Laboratories' Scope of Accreditation.

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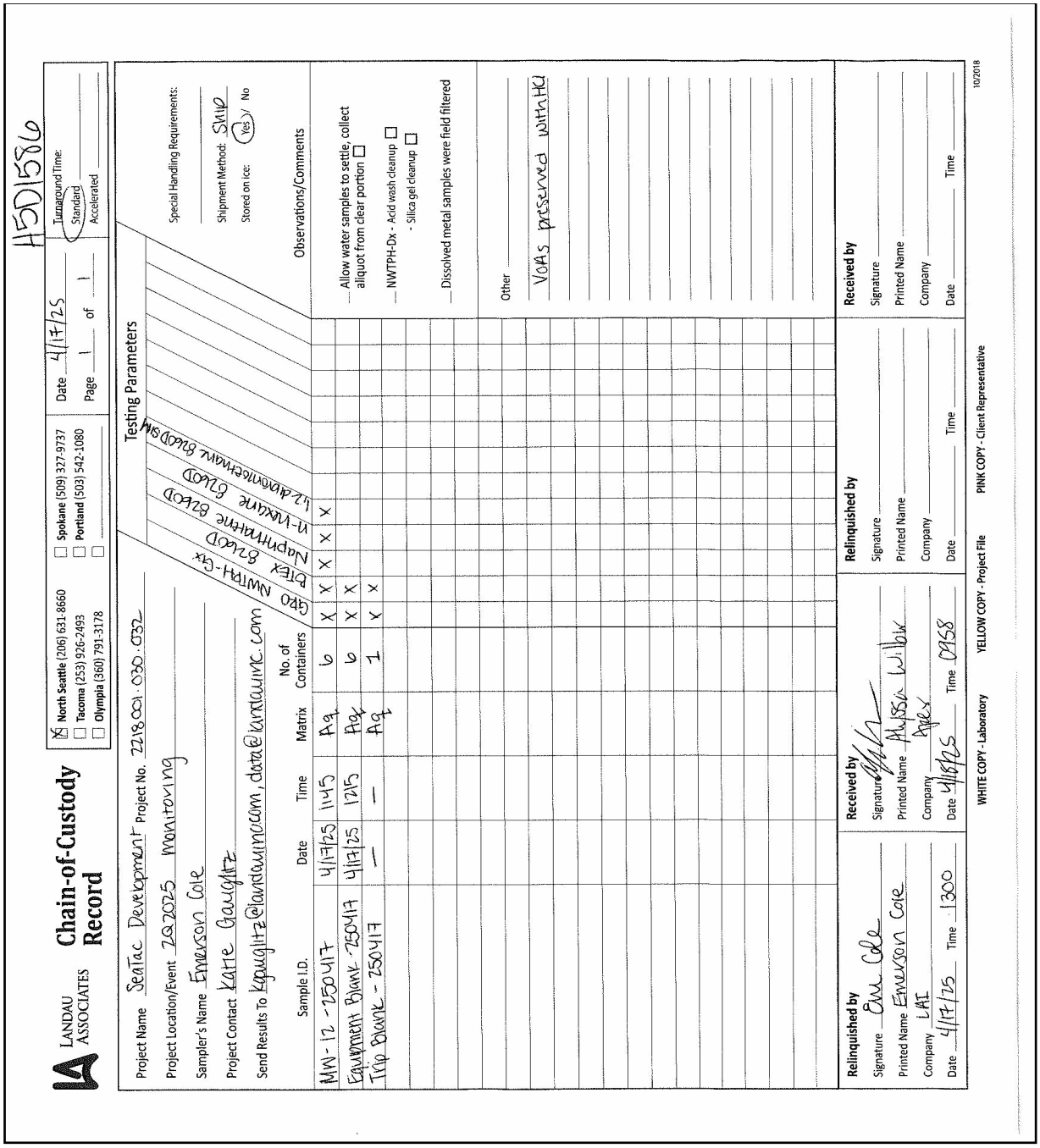

LANDAU ASSOCIATES — Chain-of-Custody Record

A5D1586

☒ North Seattle (206) 631-8660 ☐ Tacoma (253) 926-2493 ☐ Olympia (360) 791-3178 ☐ Spokane (509) 327-9737 ☐ Portland (503) 542-1080 ☐ _____

Date 4/17/25 Page 1 of 1

Turnaround Time: ☐ Standard ☐ Accelerated

Project Name Seatac Development Project No. 2218.001.030.032
Project Location/Event 2Q2025 monitoring
Sampler's Name Emerson Cole
Project Contact Kate Gauglitz
Send Results To kgauglitz@landauinc.com, data@landauinc.com

Special Handling Requirements:
Shipment Method: Skip
Stored on ice: (Yes) / No

Sample I.D.	Date	Time	Matrix	No. of Containers	Testing Parameters: GRO NWTPH-Gx	BTEX 8260D	Naphthalene 8260D	n-Hexane 8260D	1,2-dibromoethane 8260D SIM	Observations/Comments
MW-12-250417	4/17/25	1145	Aq	6	X	X	X	X	X	
Equipment Blank-250417	4/17/25	1215	Aq	6	X	X				
Trip Blank-250417	—	—	Aq	1	X	X				

Observations/Comments:
- ☐ Allow water samples to settle, collect aliquot from clear portion
- ☐ NWTPH-Dx - Acid wash cleanup ☐ - Silica gel cleanup ☐
- ☐ Dissolved metal samples were field filtered

Other: VOAs preserved with HCl

Relinquished by	Received by	Relinquished by	Received by
Signature Erin Cole	Signature	Signature	Signature
Printed Name Emerson Cole	Printed Name Alyssa Wilbur	Printed Name	Printed Name
Company LAI	Company Apex	Company	Company
Date 4/17/25 Time 1300	Date 4/18/25 Time 0958	Date Time	Date Time

WHITE COPY - Laboratory YELLOW COPY - Project File PINK COPY - Client Representative

10/2018

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APEX LABS COOLER RECEIPT FORM

Client: Landau Associates Element WO#: A5 D15866

Project/Project #: Sea Tac Development

Delivery Info:

Date/time received: 4/18/25 @ 0958 By: AAW

Delivered by: Apex__Client__ESS___FedEx__UPS_X_Radio___Morgan ___SDS___Evergreen___Other ___

From USDA Regulated Origin? Yes _____ No _X_

Cooler Inspection Date/time inspected: 4/18/25 @ 0958 By: AAW

Chain of Custody included? Yes _X_ No _____

Signed/dated by client? Yes _X_ No _____

Contains USDA Reg. Soils? Yes _____ No _X_ Unsure (email RegSoils) _____

	Cooler #1	Cooler #2	Cooler #3	Cooler #4	Cooler #5	Cooler #6	Cooler #7
Temperature (°C)	4.6						
Custody seals? (Y/N)	N						
Received on ice? (Y/N)	Y						
Temp. blanks? (Y/N)	N						
Ice type: (Gel/Real/Other)	Real						
Condition (In/Out):	In						

Cooler out of temp? (Y/N) Possible reason why: _____

Green dots applied to out of temperature samples? Yes/No

Out of temperature samples form initiated? Yes/No

Sample Inspection: Date/time inspected: 4/18/25 @ 1144 By: JS

All samples intact? Yes _X_ No ___ Comments: _____

Bottle labels/COCs agree? Yes _X_ No ___ Comments: _____

COC/container discrepancies form initiated? Yes ___ No _X_

Containers/volumes received appropriate for analysis? Yes _X_ No ___ Comments: _____

Do VOA vials have visible headspace? Yes ___ No _X_ NA ____

Comments _____

Water samples: pH checked: Yes___No___NA _X_ pH appropriate? Yes___No___NA _X_ pH ID:_____

Comments: Temp ID: 3698

12 CIB 065 01 1795 8529

Labeled by: JS Witness: VJ Cooler Inspected by: JS

Form Y-003 R-02

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Philip Nerenberg

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