

Memorandum

To: David Unruh, Washington State Department of Ecology

Copies: Geoff Lakman, Lakeshore Corporation

From: Nathan Schachtman, Kristin Anderson, and Maddie Steenis, Floyd|Snider

Date: September 29, 2025

Project ID: Lakeshore-Panda

Re: Site Characterization Data Summary

INTRODUCTION

This Site Characterization Data Summary memorandum has been prepared to summarize the investigation conducted in response to the Washington State Department of Ecology's (Ecology's) First Periodic Review and subsequent January 10, 2024, Notice Letter for Panda Dry Cleaners, requiring additional site characterization to avoid rescission of the site's 2006 No Further Action (NFA) determination (Ecology 2006, 2023, 2024a). In response to Ecology's First Periodic Review, a Site Characterization Work Plan (Work Plan) was prepared to address incomplete site characterization, detailed in the next section (Floyd|Snider 2024). The Work Plan was approved by Ecology on July 25, 2024 (Ecology 2024b). The site was accepted into Ecology's Volunteer Cleanup Program (VCP) under project number NW3395 on June 6, 2024 (Ecology 2024c).

The Site constitutes a small retail space (Unit 6 in Building B) that previously hosted Panda Dry Cleaners, located at 17408 Highway 9 in Snohomish County, Washington (Figure 1; Appendix A of Ecology 2023). The property that encompasses the Site (Snohomish County tax parcel 27051100409400) is located within Clearview Plaza and includes multiple adjacent retail spaces and a paved parking area. Currently, the Site retail space is occupied by Highway 9 Smokes, a tobacco product and accessories retailer. Adjacent retail spaces are occupied by a Subway sandwich shop and Safeway supermarket.

SITE AND REGULATORY BACKGROUND

A June 2005 Phase I Environmental Site Assessment (ESA) for Clearview Plaza identified Panda Dry Cleaners, a dry cleaner that operated at the Site between approximately 1996 and 2006, as a possible recognized environmental condition due to documented tetrachloroethene (PCE) usage in operations (LandAmerica 2005a). Based on this recommendation, a follow-up Phase II Limited Subsurface ESA was conducted in August 2005 that included two borings within the

Panda Dry Cleaners space and two borings on the east and west sides of the building (LandAmerica 2005b). Sample results from the 2005 investigation are shown in Figure 2 and indicated that soil below the retail space contained concentrations of PCE greater than Model Toxics Control Act (MTCA) Method A cleanup levels (CULs).

Based on the results of the Phase II ESA, the Site was entered into the VCP in February 2006 (VCP number NW1588), and in July 2006, the property owners submitted an Assessment of Environmental Conditions that included a request for an NFA determination (URS 2006) with a restrictive covenant on the property to prevent exposures to PCE contamination. In October 2006, the concrete floor around the dry cleaning and chemical storage areas was sealed with a product resistant to both liquid- and vapor-phase chlorinated solvents. On November 13, 2006, an NFA letter was issued for the Site requiring that a restrictive covenant be placed on the property to retain and maintain the building and integrity of concrete floor that overlies the PCE-impacted soil (Ecology 2006).

In December 2023, Ecology prepared its First Periodic Review for the Site to confirm that the restrictive covenant continued to protect human health and the environment (Ecology 2023). The periodic review found that the covenant continues to be protective of human health and the environment in regard to direct contact with PCE-contaminated soil under the building. However, Ecology also identified the following issues through the course of its periodic review related to incomplete Site characterization, reproduced as follows:

- “The horizontal and vertical extent of residual contaminated soil and potentially affected groundwater has not been fully delineated. The Covenant is only protective of soil beneath the subject property and does not apply to other potentially impacted media at the subject property, or any potential impacts to adjacent properties (such as the supermarket). In addition, it is unclear whether the Covenant includes the adjacent tenant spaces on the subject property, or includes only the former dry cleaner unit, due to inconsistencies in the Covenant. Therefore, the remedy may be ineffective long-term in protecting adjacent properties and/or adjacent units, if they are impacted.”
- “A VI assessment has not been conducted at the Site. To ensure that the concentrations of PCE (and breakdown products) remaining at the Site are protective of human health, a VI assessment should be conducted per Ecology’s 2022 Guidance for Evaluating Vapor Intrusion in Washington State: Investigation and Remedial Action. Soil gas and/or indoor air sampling (as appropriate) should be conducted in the Highway 9 Smokes space (former dry cleaner), as well as the adjacent tenant spaces and buildings, based on their close proximity to the remaining soil contamination (which has an unknown extent). Adjacent owners and occupants should be notified, and access requested.”

- “Additional characterization work is needed to delineate the extent of chlorinated solvents in soil, soil vapor, and groundwater beneath adjacent properties and adjacent tenant spaces.”

FIELD INVESTIGATION SUMMARY

The field activities implemented at the Site per the Work Plan were completed between November 25, 2024, and July 16, 2025. Figure 1 shows the investigation locations, and Table 1 of the Work Plan shows the target analytes, analytical methods, and CULs.

Soil Sampling

Five soil borings were advanced using a direct push drill rig (FS-01, FS-02, FS-03, FS-05, and FS-07) in accordance with the Work Plan, on November 26, 2024. Four of the borings were advanced vertically, outside of the Highway 9 Smokes tenant space: FS-07 to a depth of 10 feet below ground surface (bgs), FS-01 and FS-03 to refusal depths of 14 feet bgs, and FS-05 to refusal depth of 18 feet bgs. One angled boring, FS-02, was advanced to refusal, a vertical depth of approximately 12 feet bgs, to characterize the soils beneath Highway 9 Smokes. Two additional angled soil borings were proposed west of the building (FS-04 and FS-06); however, because of utilities running parallel with the building in the sidewalk, these borings could not be completed. Stepping out farther from the building would have resulted in the angled borings not reaching beneath Highway 9 Smokes, as intended per the Work Plan. Additionally, FS-03 and FS-05 were moved slightly south due to additional utilities coming out from the building. Soil was screened using a photoionization detector (PID) for any field indications (i.e., elevated PID readings, odor, or discoloration). Two soil samples were collected from each boring in accordance with the Work Plan between approximately 2 to 3 feet bgs and 4 to 8 feet bgs, corresponding to the depth of historical MTCA CUL exceedances of PCE and interval of soil where elevated PID readings were observed in historical sampling, respectively (LandAmerica 2005b). Soil samples were collected using U.S. Environmental Protection Agency (USEPA) Method 8260D, put on ice and transferred under chain of custody to Alliance Technical Group in Seattle, Washington, where they were analyzed for chlorinated volatile organic compounds (CVOCs) by USEPA Method 8260B.

Grab Groundwater Sampling

Three of the vertical borings were completed as temporary groundwater monitoring wells, including FS-01, FS-03, and FS-07. According to the Work Plan, FS-05 was scheduled to be completed as a temporary groundwater monitoring well; however, no water was encountered during drilling or when a temporary well was installed. Therefore, a grab groundwater sample was instead collected from FS-03, which did not have visible water in the core, but produced water when a temporary well was installed. Per the Work Plan, static depth to groundwater was measured after groundwater levels in the temporary wells had stabilized, and each temporary well was purged for a minimum of 5 minutes. After purging, turbidity was measured and then the samples were collected. Per the Work Plan, samples were to be collected when turbidity was

measured at less than 15 nephelometric turbidity units or when three well volumes were removed. This was only possible at FS-07, where three well volumes were removed. FS-01 and FS-03 did not produce enough water to extract three well volumes, instead they were pumped dry four times before sampling. Grab groundwater samples were analyzed for CVOCs by Method 8260D.

Indoor Air Sampling

Two rounds of indoor air sampling were conducted during two temperature extremes, in December 2024 and July 2025, following the methodology presented in the Work Plan and in accordance with the Tier II assessment outlined in Ecology's Guidance for Evaluating Vapor Intrusion in Washington State: Investigation and Remedial Action (Ecology 2022). A pre-sampling survey was conducted in building spaces to document potential activities or storage items that could cause interference with sample results.

During each sampling event, one indoor air sample (IA) was collected from inside the Highway 9 Smokes Shop. Additionally, an outdoor ambient air sample (AA) was collected in November 2024, upwind of the Site. Both air samples were analyzed for CVOCs by Method TO-15.

FIELD INVESTIGATION RESULTS

This section summarizes field and analytical results from the Site characterization investigation activities. Tables 1 through 3 present analytical results for soil, groundwater, and air, respectively, compared to MTCA CULs presented in Table 1 of the Work Plan. Figure 2 summarizes results for PCE in soil and groundwater, including historical data. The boring logs are provided as Attachment 1. The laboratory analytical reports associated with the samples submitted for analysis and the data validation summaries are included as Attachment 2.

Soil Results

Soils encountered at the Site consisted of 6 to 18 feet of dense, moist, well graded sand with rounded to subrounded gravels at the surface followed by poorly graded sand with silt and gravel. There were a few lenses of wet soil encountered between 7.5 and 9.5 feet bgs. No field indications of contamination, including elevated PID readings, sheen, or odor were observed during soil sampling and drilling activities. Soil boring logs are included as Attachment 1.

Soil sample analytical results were compared to MTCA CULs in Table 1 of the Work Plan. For all soil samples, CVOCs were not detected at concentrations greater than the laboratory reporting limits and all laboratory detection limits were less than the MTCA CULs in Table 1 of the Work Plan. Soil analytical results for samples collected during this investigation and historical sampling are presented in Table 1.

Groundwater Results

Groundwater was encountered at between 7 and 8 feet bgs at the Site. Depth to water measurements were collected from temporary groundwater wells on November 26, 2024, from temporary wells, after water levels had stabilized and prior to collecting grab groundwater samples. Groundwater elevations were then calculated using approximate ground surface elevations from Google Earth and are listed below:

- FS-01: 600 feet North American Vertical Datum of 1988 (NAVD 88)
- FS-03: 602 feet NAVD 88
- FS-07: 604 feet NAVD 88

These groundwater elevations show a flow direction generally from the west to east, as depicted in Figure 2.

Groundwater analytical results for samples collected during this investigation and historical sampling are presented in Table 2. For all three grab groundwater samples, CVOCs were not detected at concentrations greater than the laboratory reporting limits and all laboratory reporting limits were less than the MTCA CULs in Table 1 of the Work Plan.

Indoor Air Results

Table 3 shows indoor and outdoor air sample results compared to MTCA Method B CULs protective of a commercial worker scenario. For all indoor air results, background-adjusted concentrations were not calculated because no analytes were detected at a concentration greater than the laboratory reporting limit in the outdoor ambient air sample.

For both the November 2024 (wet season) and July 2025 (dry season) sampling events, CVOC concentrations for the indoor air samples collected from the sales counter (IA) were either not detected at concentrations greater than the reporting limits, or detected at concentrations less than applicable CULs (Table 3).

Data Validation Summary

A Compliance Screening (Stage 2A) data quality review was performed on all data from laboratory analysis. The data were reviewed and qualified as appropriate. Based on this data quality review, data are determined to be of acceptable quality for use as reported or qualified. A summary of data validation results is included with the laboratory reports in Appendix B.

CONCLUSIONS AND NEXT STEPS

The memorandum summarizes additional soil, groundwater, and indoor air data collected at the Site to fill data gaps identified in Ecology's 2023 Periodic Review. The status of soil, groundwater, and vapor data gaps are summarized as follows:

- The vertical and horizontal extents of the historical PCE-impacted soils beneath the building have been delineated. Soil with PCE concentrations greater than the MTCA Method A CUL are present between 1 and 2 feet bgs, confined to beneath Highway 9 Smokes tenant space, and do not extend outside the building footprint (Figure 2).
- Groundwater samples with non-detect concentrations of CVOCs both up and downgradient of the PCE-impacted soils indicate that these shallow PCE-impacted soils are not impacting Site groundwater quality. Additionally, field observations and depth-to-water measurements confirm that groundwater is not in contact with the shallow PCE-impacted soil.
- The PCE-impacted soils below the Highway 9 Smokes tenant space do not pose a vapor intrusion risk to indoor occupants/workers based on results from a Tier II VI assessment. Based on these results and per the Work Plan, no additional VI sampling is needed in adjacent tenant spaces, and VI results confirm that the institutional controls are protective at the Site.

Based on the results of this investigation, it is recommended that the site maintains its NFA status. Additionally, this memorandum will serve as the basis of an updated restrictive covenant that clearly defines the maximum extent of residual soil contamination resulting from historical operations at the Site. The restrictive covenant will be updated to clarify inconsistencies that were identified by Ecology in its periodic review. Updates will include specifying that the restrictive covenant only applies to Unit 6 of Lot 6 on Snohomish County tax parcel number 27051100409400 (i.e., unit that was formerly occupied by Panda Dry Cleaners) and not the entire tax parcel.

REFERENCES

Floyd|Snider. 2024. *Site Characterization Work Plan*. Memorandum from Nathan Schachtman, Kristin Anderson, and Gabe Cisneros, Floyd|Snider, to Tamara Welty, Sonia Fernández, and David Unruh, Washington State Department of Ecology. 15 July.

GHD. 2021. *Site Investigation Report, Jacksons Food Store No. 612*. 15 March.

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_____. 2005b. *Phase II Limited Subsurface Investigation Report, Clearview Plaza*. Prepared for Commercial Real Estate Group. 8 August.

URS Corporation (URS). 2006. *Assessment of Environmental Conditions, Panda Dry Cleaners*. Letter report from David Raubvogel and Geoff Garrison, URS Corporation, to Mark Edens, Washington State Department of Ecology. 13 July.

Washington State Department of Ecology (Ecology). 2006. *No Further Action Determination under WAC 173-340-515(5) for the Following Hazardous Waste Site: Panda Dry Cleaners*. Letter from Mark H. Edens, Washington State Department of Ecology, to Michael LaMarche, Clearview Plaza LLC. 13 November.

_____. 2022. *Guidance for Evaluating Vapor Intrusion in Washington State: Investigation and Remedial Action*. Publication no. 09-09-047. Originally published October 2009. Revised February 2016, April 2018, November 2021, and March 2022.

_____. 2023. *First Periodic Review, Panda Dry Cleaners*. December.

_____. 2024a. *Notice of Periodic Review Conducted at the Following Cleanup Site: Panda Dry Cleaners*. Letter from Tamara Welty, Washington State Department of Ecology, to Geoff Lakman, Lake Street Mall LLC. 10 January.

_____. 2024b. *Opinion pursuant to WAC 173-340-515(5) on Remedial Action for the following Hazardous Waste Site: Panda Dry Cleaners*. 25 July.

_____. 2024c. *Application acceptance – Voluntary Cleanup Program: Panda Dry Cleaners*. 6 June.

Welty, T. 2024. Email message “Re: Panda Dry Cleaners Site #4239” to Kristin Anderson, Floyd|Snider, and Sonia Fernandez, Washington State Department of Ecology. 26 February.

LIST OF ATTACHMENTS

Table 1	Soil CVOC Analytical Results
Table 2	Groundwater CVOC Analytical Results
Table 3	Indoor Air CVOC Analytical Results
Figure 1	Site Vicinity Map and Site Sample Locations
Figure 2	PCE Sample Results and Groundwater Flow Direction
Attachment 1	Boring Logs
Attachment 2	Laboratory Reports and Data Validation Reports

Tables

Table 1
Soil CVOC Analytical Results

Location Name				B-1	B-2	B-3	B-4	FS-01		FS-02		FS-03		FS-05		FS-07	
Sample Name				S1-8.5	S2-1	S3-1	S4-2	FS-01-03-04	FS-01-07-08	FS-02-4-5	FS-02-8.5-9.5	FS-03-03-04	FS-03-08-09	FS-05-03-04	FS-05-07-08	FS-07-03-04	FS-07-07-08
Sample Date				8/2/2005	8/2/2005	8/2/2005	8/2/2005	11/26/2024	11/26/2024	11/26/2024	11/26/2024	11/26/2024	11/26/2024	11/26/2024	11/26/2024	11/26/2024	11/26/2024
Sample Depth (feet bgs) ⁽¹⁾				8-8.5	1-2	1-1	2-2	1.7-3.3	7-8	3.6-4.5	7.7-8.6	1.7-3.3	8-9	1.7-3.3	7-8	2.8-4.2	7-8
Analyte	CAS No.	MTCA Method A CUL	Unit														
CVOCs																	
cis-1,2-Dichloroethene	156-59-2	160	mg/kg	0.10 U	0.10 U	0.10 U	0.10 U	0.029 U	0.020 U	0.020 U	0.016 U	0.017 U	0.015 U	0.023 U	0.016 U	0.012 U	0.013 U
Tetrachloroethene	127-18-4	0.05	mg/kg	ND ⁽²⁾	ND ⁽²⁾	0.10	0.30	0.029 U	0.020 U	0.020 U	0.016 U	0.017 U	0.015 U	0.023 U	0.016 U	0.012 U	0.013 U
trans-1,2-Dichloroethene	156-60-5	1,600	mg/kg	0.10 U	0.10 U	0.10 U	0.10 U	0.029 U	0.020 U	0.020 U	0.016 U	0.017 U	0.015 U	0.023 U	0.016 U	0.012 U	0.013 U
Trichloroethene	79-01-6	0.03	mg/kg	<i>0.10 U</i>	<i>0.10 U</i>	<i>0.10 U</i>	<i>0.10 U</i>	0.029 U	0.020 U	0.020 U	0.016 U	0.017 U	0.015 U	0.023 U	0.016 U	0.012 U	0.013 U
Vinyl chloride	75-01-4	6.7	mg/kg	0.10 U	0.10 U	0.10 U	0.10 U	0.029 U	0.020 U	0.020 U	0.016 U	0.017 U	0.015 U	0.023 U	0.016 U	0.012 U	0.013 U

Notes:

All results are rounded to two significant figures.

Italic Analyte was not detected at a reporting limit greater than the MTCA Method A CUL.

RED/BOLD Analyte was detected at a concentration greater than the MTCA Method A CUL.

1 Soil sample depths correspond to the in situ depth after correction for compaction; sample name depths were assigned based on the recovered material in the sample.

2 Result was reported as non-detect with a reporting limit of 0. Assumed to be historical lab report error, reporting limit is unknown.

Abbreviations:

- bgs Below ground surface
- CAS Chemical Abstracts Service
- CUL Cleanup level
- CVOC Chlorinated volatile organic compound
- mg/kg Milligrams per kilogram
- MTCA Model Toxics Control Act
- ND Non-detect

Qualifier:

U Analyte was not detected at the associated reporting limit.

**Table 2
Groundwater CVOC Analytical Results**

Location Name				B-1	FS-01	FS-03	FS-07
Sample Name				W-2	FS-01-GW-112624	FS-03-GW-112624	FS-07-GW-112624
Sample Date				8/2/2005	11/26/2024	11/26/2024	11/26/2024
Analyte	CAS No.	MTCA Method A CUL	Unit				
CVOCs							
cis-1,2-Dichloroethene	156-59-2	16	µg/L	3.0 U	0.50 U	0.50 U	0.50 U
Tetrachloroethene	127-18-4	5	µg/L	2.0 U	0.50 U	0.50 U	0.50 U
trans-1,2-Dichloroethene	156-60-5	160	µg/L	2.0 U	0.50 U	0.50 U	0.50 U
Trichloroethene	79-01-6	5	µg/L	2.0 U	0.50 U	0.50 U	0.50 U
Vinyl chloride	75-01-4	0.2	µg/L	4.0 U	0.20 U	0.20 U	0.20 U

Notes:

All results are rounded to two significant figures.

Italic Analyte was not detected at a reporting limit greater than the MTCA Method A CUL.

Abbreviations:

- bgs Below ground surface
- CAS Chemical Abstracts Service
- CUL Cleanup level
- CVOC Chlorinated volatile organic compound
- µg/L Micrograms per liter
- MTCA Model Toxics Control Act

Qualifier:

U Analyte was not detected at the associated reporting limit.

**Table 3
Indoor Air CVOC Analytical Results**

Location Name					AA	IA	
Sample Type					Outdoor Air	Indoor Air	
Sample Name					AA-112624	IA-112624	IA-071525
Sample Date ⁽¹⁾					11/26/2024	11/26/2024	7/16/2025
Analyte	CAS No.	Modified MTCA Method B Indoor Air CUL ⁽²⁾	Non-Residential Short-Term Risk CUL ⁽³⁾	Unit			
CVOCs							
cis-1,2-Dichloroethene	156-59-2	150	--	µg/m ³	0.198 U	0.198 U	0.198 U
Tetrachloroethene	127-18-4	37	--	µg/m ³	3.39 U	3.39 U	6.64
trans-1,2-Dichloroethene	156-60-5	150	--	µg/m ³	0.198 U	0.198 U	0.198 U
Trichloroethene	79-01-6	2.3	7.5	µg/m ³	0.0537 U	0.0537 U	0.0537 U
Vinyl chloride	75-01-4	1.1	--	µg/m ³	0.128 U	0.128 U	0.128 U

Notes:

- All results are rounded to three significant figures.
- Not available or not applicable to media for the purposes of this investigation.
- 1 Sample dates represent when summa canister was collected. Canisters were placed approximately 8 hours prior to collection.
- 2 MTCA Method B CULs were modified for a commercial worker scenario per Ecology's vapor intrusion guidance (Ecology 2022).
- 3 The short-term risk CUL for tetrachloroethene was obtained from Ecology's vapor intrusion guidance (Ecology 2022).

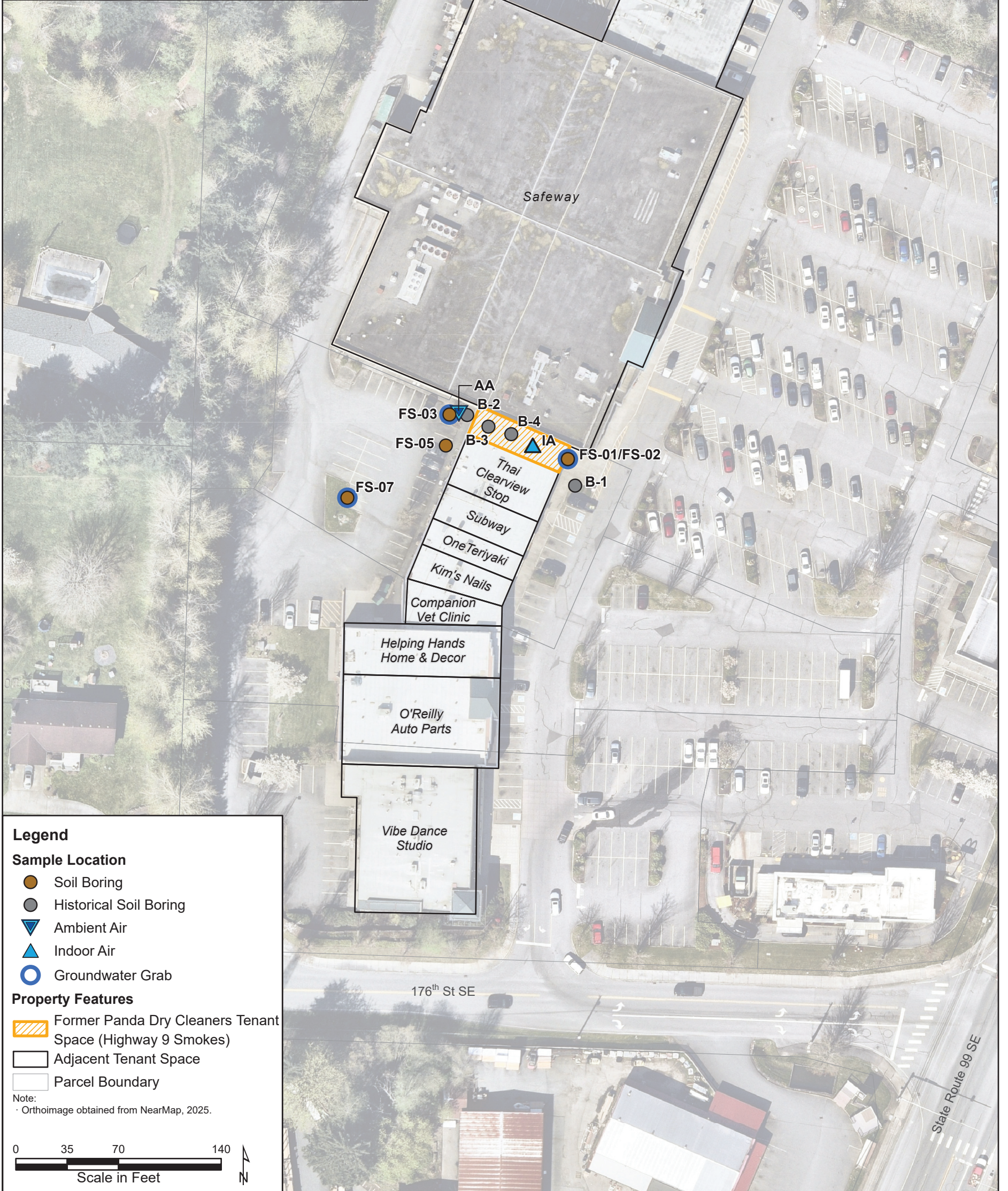
Abbreviations:

- CAS Chemical Abstracts Service
- CUL Cleanup level
- CVOC Chlorinated volatile organic compound
- Ecology Washington State Department of Ecology
- µg/m³ Micrograms per cubic meter
- MTCA Model Toxics Control Act

Qualifier:

- U Analyte was not detected at the associated reporting limit.

Figures



Legend

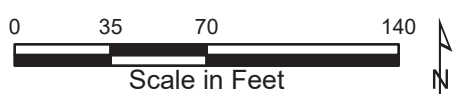
Sample Location

- Soil Boring
- Historical Soil Boring
- ▼ Ambient Air
- ▲ Indoor Air
- Groundwater Grab

Property Features

- ▨ Former Panda Dry Cleaners Tenant Space (Highway 9 Smokes)
- ▭ Adjacent Tenant Space
- ▭ Parcel Boundary

Note:
· Orthoimage obtained from NearMap, 2025.



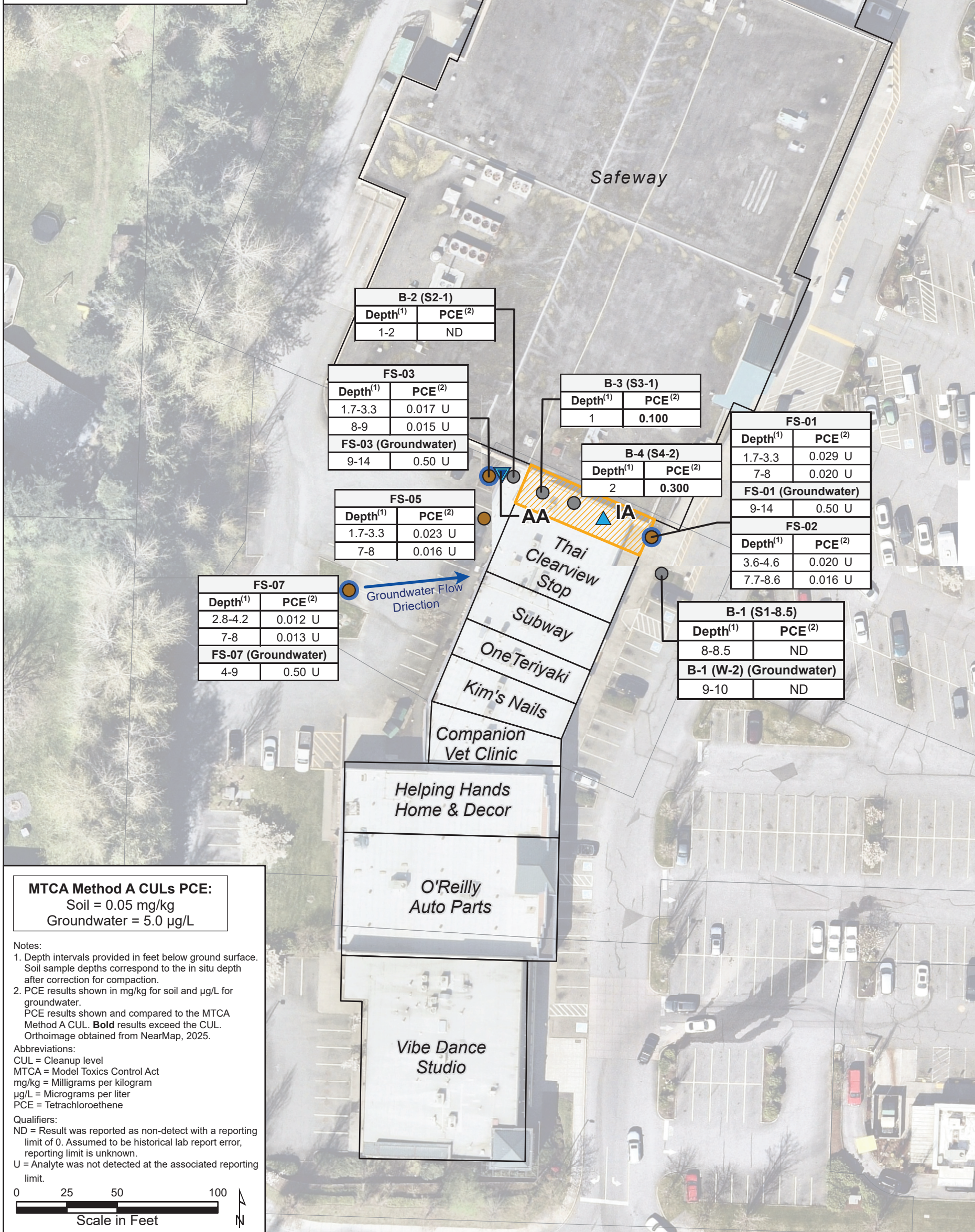
Legend

Sample Location

- Soil Boring
- Historical Soil Boring
- ▼ Ambient Air
- ▲ Indoor Air
- Groundwater Grab

Property Features

- Former Panda Dry Cleaners Tenant Space (Highway 9 Smokes)
- Adjacent Tenant Space
- Parcel Boundary



B-2 (S2-1)	
Depth ⁽¹⁾	PCE ⁽²⁾
1-2	ND

FS-03	
Depth ⁽¹⁾	PCE ⁽²⁾
1.7-3.3	0.017 U
8-9	0.015 U
FS-03 (Groundwater)	
9-14	0.50 U

B-3 (S3-1)	
Depth ⁽¹⁾	PCE ⁽²⁾
1	0.100

FS-01	
Depth ⁽¹⁾	PCE ⁽²⁾
1.7-3.3	0.029 U
7-8	0.020 U
FS-01 (Groundwater)	
9-14	0.50 U
FS-02	
Depth ⁽¹⁾	PCE ⁽²⁾
3.6-4.6	0.020 U
7.7-8.6	0.016 U

FS-05	
Depth ⁽¹⁾	PCE ⁽²⁾
1.7-3.3	0.023 U
7-8	0.016 U

B-4 (S4-2)	
Depth ⁽¹⁾	PCE ⁽²⁾
2	0.300

FS-07	
Depth ⁽¹⁾	PCE ⁽²⁾
2.8-4.2	0.012 U
7-8	0.013 U
FS-07 (Groundwater)	
4-9	0.50 U

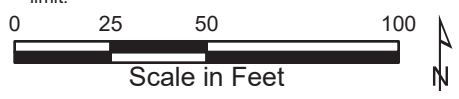
B-1 (S1-8.5)	
Depth ⁽¹⁾	PCE ⁽²⁾
8-8.5	ND
B-1 (W-2) (Groundwater)	
9-10	ND

MTCA Method A CULs PCE:
 Soil = 0.05 mg/kg
 Groundwater = 5.0 µg/L

Notes:
 1. Depth intervals provided in feet below ground surface. Soil sample depths correspond to the in situ depth after correction for compaction.
 2. PCE results shown in mg/kg for soil and µg/L for groundwater. PCE results shown and compared to the MTCA Method A CUL. **Bold** results exceed the CUL. Orthoimage obtained from NearMap, 2025.

Abbreviations:
 CUL = Cleanup level
 MTCA = Model Toxics Control Act
 mg/kg = Milligrams per kilogram
 µg/L = Micrograms per liter
 PCE = Tetrachloroethene

Qualifiers:
 ND = Result was reported as non-detect with a reporting limit of 0. Assumed to be historical lab report error, reporting limit is unknown.
 U = Analyte was not detected at the associated reporting limit.



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 8/22/2025

Attachment 1
Boring Logs

PROJECT:
Lakeshore-Panda

SITE ADDRESS:
17408 Hwy 9
Snohomish, WA

BORING ID:
FS-01

LOGGED BY:
MS

BORING LOCATION:
Outside east entrance of Hwy 9 Smoke Shop.

DRILLED BY:
Holocene

NORTHING:
-122.12528298794

EASTING:
47.83853840378

DRILLING EQUIPMENT:
Geoprobe 7822DT

GROUND SURFACE ELEVATION: 606

COORDINATE SYSTEM:
GCS_WGS_1984

DRILLING METHOD:
Direct Push

TOTAL DEPTH (ft bgs):
14

DEPTH TO WATER (ft bgs):
N/A

SAMPLING METHOD/SAMPLER LENGTH:
Continuous, acetate liners, stainless steel bowls/spoons.

BORING DIAMETER:
2"

DRILL DATE:
11/26/2024

Depth (feet)	USCS Symbol	Soil Description and Observations (color, texture, moisture, MAJOR CONSTITUENT , odor, staining, sheen, debris, etc.)	Drive/Recovery	PID (ppm)	Sample ID
0	CONC	12" concrete.			
1	SP	Gray, poorly graded, fine to medium SAND with fine rounded gravel and silt, dense, moist.			
2					
3	SP	Brown, poorly graded, fine to medium SAND with rounded well graded gravel and silt, dense, moist, intermittent coarse sand.		0.0	FS-01-03-04
4				0.0	
5					
6					
7	SM	from 7.5 to 8.5 ft. rust staining. from 7.75 to 8 ft. wet lense. at 8 ft. becomes very dense, moist.			FS-01-07-08
8				0.0	
9					
10	SM	Brown, poorly graded, fine to very fine SILTY SAND , trace gravel, dense, moist.			
11					
12		at 12.25 ft. definite line change to gray, becomes medium dense.			
13					
14		Hit refusal at 14 feet bgs.		0.0	FS-01-13-14
15					
16					
17					
18					
19					
20					

ABBREVIATIONS:
ft bgs = feet below ground surface USCS = Unified Soil Classification System
ppm = parts per million ▼ = denotes groundwater table

NOTES: Temporary well set at 14 ft. with 5 ft. of screen. Depth to water measured at 11.10 ft. bgs. Sample depths on log not corrected for compaction.

PROJECT:
Lakeshore-Panda

SITE ADDRESS:
17408 Hwy 9
Snohomish, WA

BORING ID:
FS-02

LOGGED BY:
MS

BORING LOCATION:
Outside east entrance of Hwy 9 Smoke Shop.

DRILLED BY:
Holocene

NORTHING:
-122.12528298794

EASTING:
47.83853840378

DRILLING EQUIPMENT:
Geoprobe 7822DT

GROUND SURFACE ELEVATION: 606

COORDINATE SYSTEM:
GCS_WGS_1984

DRILLING METHOD:
Direct Push

TOTAL DEPTH (ft bgs):
11.78

DEPTH TO WATER (ft bgs):
8

SAMPLING METHOD/SAMPLER LENGTH:
Continuous, acetate liners, stainless steel bowls/spoons.

BORING DIAMETER:
2"

DRILL DATE:
11/26/2024

Depth (feet)	USCS Symbol	Soil Description and Observations (color, texture, moisture, MAJOR CONSTITUENT , odor, staining, sheen, debris, etc.)	Drive/Recovery	PID (ppm)	Sample ID
0	CONC	12" concrete.			
1	SP	Gray, poorly graded, medium to coarse SAND with rounded, coarse gravel, trace silt, dense, moist.		0.0	
2					
3	SP	Brown, poorly graded, fine to medium SAND with rounded, medium to coarse gravel and silt, dense, moist.		0.0	
4				0.0	FS-02-03.6-04.5
5		Brown, well graded SAND with silt and rounded, fine gravel, trace rounded coarse gravel.		0.0	
6				0.0	
7				0.0	
8	SW	at 7.25 ft. becomes medium dense, light brown/gray and saturated.		0.0	FS-02-07.7-08.6
9		at 8.6 ft. orange/rust staining. at 8.7 ft. becomes moist, very dense.		0.1	
10		at 9.5 ft. grades to very fine sand.		0.0	
11				0.0	
12		Hit refusal at 13 feet bgs at a 25 degree angle (or 11.78 ft. bgs).			
13					
14					
15					
16					
17					
18					
19					
20					

ABBREVIATIONS:
ft bgs = feet below ground surface USCS = Unified Soil Classification System
ppm = parts per million ▼ = denotes groundwater table

NOTES: Boring advanced at 25 degree angle to the west, towards the Hwy 9 Smoke Shop entrance. Sample depths on log not corrected for compaction.

PROJECT:
Lakeshore-Panda

SITE ADDRESS:
17408 Hwy 9
Snohomish, WA

BORING ID:
FS-03

LOGGED BY:
MS

BORING LOCATION:
South west corner of planter outside west side of
Hwy 9 Smoke Shop.

DRILLED BY:
Holocene

NORTHING:
-122.12563251722

EASTING:
47.838604209486

DRILLING EQUIPMENT:
Geoprobe 7822DT

**GROUND SURFACE
ELEVATION:** 605

COORDINATE SYSTEM:
GCS_WGS_1984

DRILLING METHOD:
Direct Push

TOTAL DEPTH (ft bgs):
14

DEPTH TO WATER (ft bgs):
N/A

SAMPLING METHOD/SAMPLER LENGTH:
Continuous, acetate liners, stainless steel bowls/spoons.

BORING DIAMETER:
2"

DRILL DATE:
11/26/2024

Depth (feet)	USCS Symbol	Soil Description and Observations (color, texture, moisture, MAJOR CONSTITUENT , odor, staining, sheen, debris, etc.)	Drive/Recovery	PID (ppm)	Sample ID
0	SOIL	6" top soil.			
1		Brown, well graded SAND with rootlets, silt and subangular gravel, dense, moist.			
2				0.0	
3		at 2.75 ft. crushed rock fragments.			
3		at 3 ft. trace cobbles (1 to 1.5 inches).		0.0	FS-03-03-04
4		at 3.5 ft. gravel becomes subrounded.		0.0	
4	SW				
5					
6				0.0	
7		at 6.5 ft. becomes medium dense (3 inches).			
8		Light gray, poorly graded, fine SAND with silt and trace rounded, fine rounded gravel, dense, moist.		0.0	FS-03-08-09
9					
10		from 9.75 to 10.5 ft. orange mottling.			
11	SP			0.0	
12				0.0	
13				0.0	
14		Hit refusal at 14 feet bgs.			
15					
16					
17					
18					
19					
20					

ABBREVIATIONS:
ft bgs = feet below ground surface USCS = Unified Soil Classification System
ppm = parts per million ▼ = denotes groundwater table

NOTES: Temporary well set at 14 ft. with 5 ft. of screen. Depth to water measured at 8.35 ft. bgs. Sample depths on log not corrected for compaction.

PROJECT:
Lakeshore-Panda

SITE ADDRESS:
17408 Hwy 9
Snohomish, WA

BORING ID:
FS-05

LOGGED BY:
MS

BORING LOCATION:
Third parking spot south of planter outside east side of Hwy 9 Smoke Shop

DRILLED BY:
Holocene

NORTHING:
-122.12565951338

EASTING:
47.838520283356

DRILLING EQUIPMENT:
Geoprobe 7822DT

GROUND SURFACE ELEVATION: 605

COORDINATE SYSTEM:
GCS_WGS_1984

DRILLING METHOD:
Direct Push

TOTAL DEPTH (ft bgs):
18

DEPTH TO WATER (ft bgs):
N/A

SAMPLING METHOD/SAMPLER LENGTH:
Continuous, acetate liners, stainless steel bowls/spoons.

BORING DIAMETER:
2"

DRILL DATE:
11/26/2024

Depth (feet)	USCS Symbol	Soil Description and Observations (color, texture, moisture, MAJOR CONSTITUENT , odor, staining, sheen, debris, etc.)	Drive/Recovery	PID (ppm)	Sample ID
0	ASPH	6" asphalt.			
1		Brown, well graded SAND with silt and trace rounded gravel, moist to wet.		0.0	
2				0.0	
3				0.0	
4				0.0	FS-05-03-04
5	SW	at 4.5 ft. light brown/gray silt and gravel lense, very dense (2 inches).		0.0	
6				0.0	
7				0.0	
8		at 8 ft. light brown/gray lense (3 inches).		0.0	FS-05-07-08
9		at 9 ft. orange/rust staining (3 inches).		0.0	
10		Light brown, poorly graded, fine SAND with silt, dense, moist to wet. at 9.75 ft. becomes very dense and moist.			
11		at 11 ft. trace to some, fine, rounded gravel, moist.		0.0	
12				0.0	
13		at 13 ft. becomes very dense.		0.0	
14	SP			0.0	
15				0.0	
16		at 16 ft. becomes light gray.		0.0	
17				0.0	
18		Hit refusal at 18 ft.		0.0	
19					
20					

ABBREVIATIONS:
ft bgs = feet below ground surface USCS = Unified Soil Classification System
ppm = parts per million ▼ = denotes groundwater table

NOTES: Water was not encountered in samples nor in the borehole after drilling. No groundwater sample was collected. Sample depths on log not corrected for compaction.

PROJECT:
Lakeshore-Panda

SITE ADDRESS:
17408 Hwy 9
Snohomish, WA

BORING ID:
FS-07

LOGGED BY:
MS

BORING LOCATION:
First parking sapce north of septic system.

DRILLED BY:
Holocene

NORTHING:
-122.12589324332

EASTING:
47.838459246084

DRILLING EQUIPMENT:
Geoprobe 7822DT

GROUND SURFACE ELEVATION: 604

COORDINATE SYSTEM:
GCS_WGS_1984

DRILLING METHOD:
Direct Push

TOTAL DEPTH (ft bgs):
10

DEPTH TO WATER (ft bgs):
7.5

SAMPLING METHOD/SAMPLER LENGTH:
Continuous, acetate liners, stainless steel bowls/spoons.

BORING DIAMETER:
2"

DRILL DATE:
11/26/2024

Depth (feet)	USCS Symbol	Soil Description and Observations (color, texture, moisture, MAJOR CONSTITUENT , odor, staining, sheen, debris, etc.)	Drive/Recovery	PID (ppm)	Sample ID
0	ASPH	6" asphalt.			
1	BC	6" Base coarse.			
1		Brown, well graded SAND with silt, dense, moist.		0.0	
2				0.0	
3		at 2.5 ft. trace subrounded, fine to medium gravel. at 2.75 ft. silty lense (2 inches).		0.0	FS-07-03-04
4	SW	at 4 ft. gray pocket.		0.0	
5		at 4.5 ft. silty lense, moist to wet (2 inches).		0.0	
6		at 5.5 ft. dark brown lense (1 inch).		0.0	
7		Light brown, fine SILTY SAND , trace very fine sounded gravel, dense, wet.		0.0	
8		at 7.5 ft. becomes soft to medium dense and saturated.		0.0	FS-07-07-08
9	SM	at 8.25 ft. becomes dense. at 8.5 ft. orange/rust staining (1 inch).		0.0	
10		at 9.5 ft. becomes very dense. Bottom of boring at 10 feet bgs.		0.0	
11					
12					
13					
14					
15					
16					
17					
18					
19					
20					

ABBREVIATIONS:
ft bgs = feet below ground surface USCS = Unified Soil Classification System
ppm = parts per million ▼ = denotes groundwater table

NOTES: Temporary well placed at 9 ft. with 5 ft. of screen. Depth to water measured at 4.95 ft. bgs. Sample depths on log not corrected for compaction.

Attachment 2
Laboratory Reports and Data Validation Reports

Floyd | Snider

Nathan Schachtman
601 Union St, Suite 600
Seattle, WA 98101

**RE: Lakeshore-Panda (LP),
Work Order Number: 2411545**

December 04, 2024

Attention Nathan Schachtman:

Fremont Analytical, Inc, an Alliance Technical Group company, received 15 sample(s) on 11/27/2024 for the analyses presented in the following report.

***Sample Moisture (Percent Moisture)
Volatile Organic Compounds by EPA 8260D***

All analyses were performed according to our accredited Quality Assurance program. Please contact the laboratory if you should have any questions about the results.

Please note, while the appearance of our logo and branding will update, our commitment to accuracy, speed, and customer service remain values celebrated and shared by Alliance Technical Group. Thank you for the opportunity to serve you.

Sincerely,



Lyann Rivera
Project Manager

CC:

Lab Data

Maddie Steenis

DoD-ELAP Accreditation #79636 by PJLA, ISO/IEC 17025:2017 and QSM 5.4 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: Floyd | Snider
Project: Lakeshore-Panda (LP)
Work Order: 2411545

Work Order Sample Summary

Lab Sample ID	Client Sample ID	Date/Time Collected	Date/Time Received
2411545-001	FS-01-03-04	11/26/2024 1:55 PM	11/27/2024 9:30 AM
2411545-002	FS-01-07-08	11/26/2024 2:00 PM	11/27/2024 9:30 AM
2411545-003	FS-01-13-14	11/26/2024 2:25 PM	11/27/2024 9:30 AM
2411545-004	FS-02-04-05	11/26/2024 1:25 PM	11/27/2024 9:30 AM
2411545-005	FS-02-8.5-9.5	11/26/2024 1:30 PM	11/27/2024 9:30 AM
2411545-006	FS-03-03-04	11/26/2024 11:50 AM	11/27/2024 9:30 AM
2411545-007	FS-03-08-09	11/26/2024 11:55 AM	11/27/2024 9:30 AM
2411545-008	FS-05-03-04	11/26/2024 11:00 AM	11/27/2024 9:30 AM
2411545-009	FS-05-07-08	11/26/2024 11:05 AM	11/27/2024 9:30 AM
2411545-010	FS-07-03-04	11/26/2024 9:40 AM	11/27/2024 9:30 AM
2411545-011	FS-07-07-08	11/26/2024 9:50 AM	11/27/2024 9:30 AM
2411545-012	FS-01-GW-112624	11/26/2024 2:46 PM	11/27/2024 9:30 AM
2411545-013	FS-03-GW-112624	11/26/2024 3:25 PM	11/27/2024 9:30 AM
2411545-014	FS-07-GW-112624	11/26/2024 10:40 AM	11/27/2024 9:30 AM
2411545-015	Trip Blank	11/25/2024 8:15 AM	11/27/2024 9:30 AM

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

CLIENT: Floyd | Snider
Project: Lakeshore-Panda (LP)

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: Floyd | Snider
Project: Lakeshore-Panda (LP)

Lab ID: 2411545-001 **Collection Date:** 11/26/2024 1:55:00 PM
Client Sample ID: FS-01-03-04 **Matrix:** Soil

Analyses	Result	RL	Qual	Units	DF	Date Analyzed
<u>Volatile Organic Compounds by EPA 8260D</u>			Batch ID: 45976		Analyst: FG	
Vinyl chloride	ND	0.0288		mg/Kg-dry	1	11/28/2024 7:49:41 AM
trans-1,2-Dichloroethene	ND	0.0288		mg/Kg-dry	1	11/28/2024 7:49:41 AM
cis-1,2-Dichloroethene	ND	0.0288		mg/Kg-dry	1	11/28/2024 7:49:41 AM
Trichloroethene (TCE)	ND	0.0288		mg/Kg-dry	1	11/28/2024 7:49:41 AM
Tetrachloroethene (PCE)	ND	0.0288		mg/Kg-dry	1	11/28/2024 7:49:41 AM
Surr: Dibromofluoromethane	98.5	68.4 - 132		%Rec	1	11/28/2024 7:49:41 AM
Surr: Toluene-d8	100	77.5 - 125		%Rec	1	11/28/2024 7:49:41 AM
Surr: 1-Bromo-4-fluorobenzene	99.2	52.8 - 144		%Rec	1	11/28/2024 7:49:41 AM

<u>Sample Moisture (Percent Moisture)</u>			Batch ID: R96021		Analyst: ZD	
Percent Moisture	9.90	0.500		wt%	1	12/2/2024 9:32:17 AM

Lab ID: 2411545-002 **Collection Date:** 11/26/2024 2:00:00 PM
Client Sample ID: FS-01-07-08 **Matrix:** Soil

Analyses	Result	RL	Qual	Units	DF	Date Analyzed
<u>Volatile Organic Compounds by EPA 8260D</u>			Batch ID: 45976		Analyst: FG	
Vinyl chloride	ND	0.0201		mg/Kg-dry	1	11/28/2024 8:19:58 AM
trans-1,2-Dichloroethene	ND	0.0201		mg/Kg-dry	1	11/28/2024 8:19:58 AM
cis-1,2-Dichloroethene	ND	0.0201		mg/Kg-dry	1	11/28/2024 8:19:58 AM
Trichloroethene (TCE)	ND	0.0201		mg/Kg-dry	1	11/28/2024 8:19:58 AM
Tetrachloroethene (PCE)	ND	0.0201		mg/Kg-dry	1	11/28/2024 8:19:58 AM
Surr: Dibromofluoromethane	96.1	68.4 - 132		%Rec	1	11/28/2024 8:19:58 AM
Surr: Toluene-d8	98.8	77.5 - 125		%Rec	1	11/28/2024 8:19:58 AM
Surr: 1-Bromo-4-fluorobenzene	99.6	52.8 - 144		%Rec	1	11/28/2024 8:19:58 AM

<u>Sample Moisture (Percent Moisture)</u>			Batch ID: R96021		Analyst: ZD	
Percent Moisture	11.7	0.500		wt%	1	12/2/2024 9:32:17 AM

CLIENT: Floyd | Snider
Project: Lakeshore-Panda (LP)

Lab ID: 2411545-004

Collection Date: 11/26/2024 1:25:00 PM

Client Sample ID: FS-02-04-05

Matrix: Soil

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

Batch ID: 45976

Analyst: FG

Vinyl chloride	ND	0.0203		mg/Kg-dry	1	11/28/2024 8:50:16 AM
trans-1,2-Dichloroethene	ND	0.0203		mg/Kg-dry	1	11/28/2024 8:50:16 AM
cis-1,2-Dichloroethene	ND	0.0203		mg/Kg-dry	1	11/28/2024 8:50:16 AM
Trichloroethene (TCE)	ND	0.0203		mg/Kg-dry	1	11/28/2024 8:50:16 AM
Tetrachloroethene (PCE)	ND	0.0203		mg/Kg-dry	1	11/28/2024 8:50:16 AM
Surr: Dibromofluoromethane	97.1	68.4 - 132		%Rec	1	11/28/2024 8:50:16 AM
Surr: Toluene-d8	98.7	77.5 - 125		%Rec	1	11/28/2024 8:50:16 AM
Surr: 1-Bromo-4-fluorobenzene	97.9	52.8 - 144		%Rec	1	11/28/2024 8:50:16 AM

Sample Moisture (Percent Moisture)

Batch ID: R96021

Analyst: ZD

Percent Moisture	9.03	0.500		wt%	1	12/2/2024 9:32:17 AM
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Lab ID: 2411545-005

Collection Date: 11/26/2024 1:30:00 PM

Client Sample ID: FS-02-8.5-9.5

Matrix: Soil

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

Batch ID: 45976

Analyst: FG

Vinyl chloride	ND	0.0157		mg/Kg-dry	1	11/28/2024 9:20:41 AM
trans-1,2-Dichloroethene	ND	0.0157		mg/Kg-dry	1	11/28/2024 9:20:41 AM
cis-1,2-Dichloroethene	ND	0.0157		mg/Kg-dry	1	11/28/2024 9:20:41 AM
Trichloroethene (TCE)	ND	0.0157		mg/Kg-dry	1	11/28/2024 9:20:41 AM
Tetrachloroethene (PCE)	ND	0.0157		mg/Kg-dry	1	11/28/2024 9:20:41 AM
Surr: Dibromofluoromethane	95.7	68.4 - 132		%Rec	1	11/28/2024 9:20:41 AM
Surr: Toluene-d8	98.4	77.5 - 125		%Rec	1	11/28/2024 9:20:41 AM
Surr: 1-Bromo-4-fluorobenzene	98.6	52.8 - 144		%Rec	1	11/28/2024 9:20:41 AM

Sample Moisture (Percent Moisture)

Batch ID: R96021

Analyst: ZD

Percent Moisture	15.7	0.500		wt%	1	12/2/2024 9:32:17 AM
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CLIENT: Floyd | Snider
Project: Lakeshore-Panda (LP)

Lab ID: 2411545-006

Collection Date: 11/26/2024 11:50:00 AM

Client Sample ID: FS-03-03-04

Matrix: Soil

Analyses	Result	RL	Qual	Units	DF	Date Analyzed
<u>Volatile Organic Compounds by EPA 8260D</u>			Batch ID: 45976		Analyst: FG	
Vinyl chloride	ND	0.0168		mg/Kg-dry	1	11/28/2024 9:51:03 AM
trans-1,2-Dichloroethene	ND	0.0168		mg/Kg-dry	1	11/28/2024 9:51:03 AM
cis-1,2-Dichloroethene	ND	0.0168		mg/Kg-dry	1	11/28/2024 9:51:03 AM
Trichloroethene (TCE)	ND	0.0168		mg/Kg-dry	1	11/28/2024 9:51:03 AM
Tetrachloroethene (PCE)	ND	0.0168		mg/Kg-dry	1	11/28/2024 9:51:03 AM
Surr: Dibromofluoromethane	97.1	68.4 - 132		%Rec	1	11/28/2024 9:51:03 AM
Surr: Toluene-d8	99.1	77.5 - 125		%Rec	1	11/28/2024 9:51:03 AM
Surr: 1-Bromo-4-fluorobenzene	98.0	52.8 - 144		%Rec	1	11/28/2024 9:51:03 AM

<u>Sample Moisture (Percent Moisture)</u>			Batch ID: R96021		Analyst: ZD	
Percent Moisture	10.3	0.500		wt%	1	12/2/2024 9:32:17 AM

Lab ID: 2411545-007

Collection Date: 11/26/2024 11:55:00 AM

Client Sample ID: FS-03-08-09

Matrix: Soil

Analyses	Result	RL	Qual	Units	DF	Date Analyzed
<u>Volatile Organic Compounds by EPA 8260D</u>			Batch ID: 45976		Analyst: FG	
Vinyl chloride	ND	0.0148		mg/Kg-dry	1	11/28/2024 10:21:25 AM
trans-1,2-Dichloroethene	ND	0.0148		mg/Kg-dry	1	11/28/2024 10:21:25 AM
cis-1,2-Dichloroethene	ND	0.0148		mg/Kg-dry	1	11/28/2024 10:21:25 AM
Trichloroethene (TCE)	ND	0.0148		mg/Kg-dry	1	11/28/2024 10:21:25 AM
Tetrachloroethene (PCE)	ND	0.0148		mg/Kg-dry	1	11/28/2024 10:21:25 AM
Surr: Dibromofluoromethane	95.2	68.4 - 132		%Rec	1	11/28/2024 10:21:25 AM
Surr: Toluene-d8	99.1	77.5 - 125		%Rec	1	11/28/2024 10:21:25 AM
Surr: 1-Bromo-4-fluorobenzene	100	52.8 - 144		%Rec	1	11/28/2024 10:21:25 AM

<u>Sample Moisture (Percent Moisture)</u>			Batch ID: R96021		Analyst: ZD	
Percent Moisture	15.1	0.500		wt%	1	12/2/2024 9:32:17 AM

CLIENT: Floyd | Snider
Project: Lakeshore-Panda (LP)

Lab ID: 2411545-008 **Collection Date:** 11/26/2024 11:00:00 AM
Client Sample ID: FS-05-03-04 **Matrix:** Soil

Analyses	Result	RL	Qual	Units	DF	Date Analyzed
<u>Volatile Organic Compounds by EPA 8260D</u>			Batch ID: 45976		Analyst: FG	
Vinyl chloride	ND	0.0229		mg/Kg-dry	1	11/28/2024 10:51:46 AM
trans-1,2-Dichloroethene	ND	0.0229		mg/Kg-dry	1	11/28/2024 10:51:46 AM
cis-1,2-Dichloroethene	ND	0.0229		mg/Kg-dry	1	11/28/2024 10:51:46 AM
Trichloroethene (TCE)	ND	0.0229		mg/Kg-dry	1	11/28/2024 10:51:46 AM
Tetrachloroethene (PCE)	ND	0.0229		mg/Kg-dry	1	11/28/2024 10:51:46 AM
Surr: Dibromofluoromethane	95.0	68.4 - 132		%Rec	1	11/28/2024 10:51:46 AM
Surr: Toluene-d8	98.7	77.5 - 125		%Rec	1	11/28/2024 10:51:46 AM
Surr: 1-Bromo-4-fluorobenzene	99.9	52.8 - 144		%Rec	1	11/28/2024 10:51:46 AM

<u>Sample Moisture (Percent Moisture)</u>			Batch ID: R96021		Analyst: ZD	
Percent Moisture	10.5	0.500		wt%	1	12/2/2024 9:32:17 AM

Lab ID: 2411545-009 **Collection Date:** 11/26/2024 11:05:00 AM
Client Sample ID: FS-05-07-08 **Matrix:** Soil

Analyses	Result	RL	Qual	Units	DF	Date Analyzed
<u>Volatile Organic Compounds by EPA 8260D</u>			Batch ID: 45994		Analyst: FG	
Vinyl chloride	ND	0.0155		mg/Kg-dry	1	12/3/2024 3:58:01 AM
trans-1,2-Dichloroethene	ND	0.0155		mg/Kg-dry	1	12/3/2024 3:58:01 AM
cis-1,2-Dichloroethene	ND	0.0155		mg/Kg-dry	1	12/3/2024 3:58:01 AM
Trichloroethene (TCE)	ND	0.0155		mg/Kg-dry	1	12/3/2024 3:58:01 AM
Tetrachloroethene (PCE)	ND	0.0155		mg/Kg-dry	1	12/3/2024 3:58:01 AM
Surr: Dibromofluoromethane	96.2	68.4 - 132		%Rec	1	12/3/2024 3:58:01 AM
Surr: Toluene-d8	98.8	77.5 - 125		%Rec	1	12/3/2024 3:58:01 AM
Surr: 1-Bromo-4-fluorobenzene	99.8	52.8 - 144		%Rec	1	12/3/2024 3:58:01 AM

<u>Sample Moisture (Percent Moisture)</u>			Batch ID: R96021		Analyst: ZD	
Percent Moisture	10.1	0.500		wt%	1	12/2/2024 9:32:17 AM

CLIENT: Floyd | Snider
Project: Lakeshore-Panda (LP)

Lab ID: 2411545-010

Collection Date: 11/26/2024 9:40:00 AM

Client Sample ID: FS-07-03-04

Matrix: Soil

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

Batch ID: 45994

Analyst: FG

Vinyl chloride	ND	0.0115		mg/Kg-dry	1	12/3/2024 4:28:24 AM
trans-1,2-Dichloroethene	ND	0.0115		mg/Kg-dry	1	12/3/2024 4:28:24 AM
cis-1,2-Dichloroethene	ND	0.0115		mg/Kg-dry	1	12/3/2024 4:28:24 AM
Trichloroethene (TCE)	ND	0.0115		mg/Kg-dry	1	12/3/2024 4:28:24 AM
Tetrachloroethene (PCE)	ND	0.0115		mg/Kg-dry	1	12/3/2024 4:28:24 AM
Surr: Dibromofluoromethane	97.1	68.4 - 132		%Rec	1	12/3/2024 4:28:24 AM
Surr: Toluene-d8	99.0	77.5 - 125		%Rec	1	12/3/2024 4:28:24 AM
Surr: 1-Bromo-4-fluorobenzene	98.5	52.8 - 144		%Rec	1	12/3/2024 4:28:24 AM

Sample Moisture (Percent Moisture)

Batch ID: R96021

Analyst: ZD

Percent Moisture	9.58	0.500		wt%	1	12/2/2024 9:32:17 AM
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Lab ID: 2411545-011

Collection Date: 11/26/2024 9:50:00 AM

Client Sample ID: FS-07-07-08

Matrix: Soil

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

Batch ID: 45994

Analyst: FG

Vinyl chloride	ND	0.0127		mg/Kg-dry	1	12/3/2024 4:58:45 AM
trans-1,2-Dichloroethene	ND	0.0127		mg/Kg-dry	1	12/3/2024 4:58:45 AM
cis-1,2-Dichloroethene	ND	0.0127		mg/Kg-dry	1	12/3/2024 4:58:45 AM
Trichloroethene (TCE)	ND	0.0127		mg/Kg-dry	1	12/3/2024 4:58:45 AM
Tetrachloroethene (PCE)	ND	0.0127		mg/Kg-dry	1	12/3/2024 4:58:45 AM
Surr: Dibromofluoromethane	97.4	68.4 - 132		%Rec	1	12/3/2024 4:58:45 AM
Surr: Toluene-d8	98.5	77.5 - 125		%Rec	1	12/3/2024 4:58:45 AM
Surr: 1-Bromo-4-fluorobenzene	99.4	52.8 - 144		%Rec	1	12/3/2024 4:58:45 AM

Sample Moisture (Percent Moisture)

Batch ID: R96021

Analyst: ZD

Percent Moisture	17.2	0.500		wt%	1	12/2/2024 9:32:17 AM
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CLIENT: Floyd | Snider
Project: Lakeshore-Panda (LP)

Lab ID: 2411545-012 **Collection Date:** 11/26/2024 2:46:00 PM
Client Sample ID: FS-01-GW-112624 **Matrix:** Groundwater

Analyses	Result	RL	Qual	Units	DF	Date Analyzed
<u>Volatile Organic Compounds by EPA 8260D</u>						
				Batch ID: 45992	Analyst: KJ	
Vinyl chloride	ND	0.200		µg/L	1	12/2/2024 3:21:55 PM
trans-1,2-Dichloroethene	ND	0.500		µg/L	1	12/2/2024 3:21:55 PM
cis-1,2-Dichloroethene	ND	0.500		µg/L	1	12/2/2024 3:21:55 PM
Trichloroethene (TCE)	ND	0.500		µg/L	1	12/2/2024 3:21:55 PM
Tetrachloroethene (PCE)	ND	0.500		µg/L	1	12/2/2024 3:21:55 PM
Surr: Dibromofluoromethane	103	81.7 - 121.7		%Rec	1	12/2/2024 3:21:55 PM
Surr: Toluene-d8	101	82.2 - 122.2		%Rec	1	12/2/2024 3:21:55 PM
Surr: 1-Bromo-4-fluorobenzene	95.4	80.9 - 120.9		%Rec	1	12/2/2024 3:21:55 PM

Lab ID: 2411545-013 **Collection Date:** 11/26/2024 3:25:00 PM
Client Sample ID: FS-03-GW-112624 **Matrix:** Groundwater

Analyses	Result	RL	Qual	Units	DF	Date Analyzed
<u>Volatile Organic Compounds by EPA 8260D</u>						
				Batch ID: 45992	Analyst: KJ	
Vinyl chloride	ND	0.200		µg/L	1	12/2/2024 3:54:56 PM
trans-1,2-Dichloroethene	ND	0.500		µg/L	1	12/2/2024 3:54:56 PM
cis-1,2-Dichloroethene	ND	0.500		µg/L	1	12/2/2024 3:54:56 PM
Trichloroethene (TCE)	ND	0.500		µg/L	1	12/2/2024 3:54:56 PM
Tetrachloroethene (PCE)	ND	0.500		µg/L	1	12/2/2024 3:54:56 PM
Surr: Dibromofluoromethane	103	81.7 - 121.7		%Rec	1	12/2/2024 3:54:56 PM
Surr: Toluene-d8	98.4	82.2 - 122.2		%Rec	1	12/2/2024 3:54:56 PM
Surr: 1-Bromo-4-fluorobenzene	95.0	80.9 - 120.9		%Rec	1	12/2/2024 3:54:56 PM



Analytical Report

Work Order: 2411545
Date Reported: 12/4/2024

CLIENT: Floyd | Snider
Project: Lakeshore-Panda (LP)

Lab ID: 2411545-014 **Collection Date:** 11/26/2024 10:40:00 AM
Client Sample ID: FS-07-GW-112624 **Matrix:** Groundwater

Analyses	Result	RL	Qual	Units	DF	Date Analyzed
<u>Volatile Organic Compounds by EPA 8260D</u>				Batch ID: 45992		Analyst: KJ
Vinyl chloride	ND	0.200		µg/L	1	12/2/2024 4:27:58 PM
trans-1,2-Dichloroethene	ND	0.500		µg/L	1	12/2/2024 4:27:58 PM
cis-1,2-Dichloroethene	ND	0.500		µg/L	1	12/2/2024 4:27:58 PM
Trichloroethene (TCE)	ND	0.500		µg/L	1	12/2/2024 4:27:58 PM
Tetrachloroethene (PCE)	ND	0.500		µg/L	1	12/2/2024 4:27:58 PM
Surr: Dibromofluoromethane	101	81.7 - 121.7		%Rec	1	12/2/2024 4:27:58 PM
Surr: Toluene-d8	98.6	82.2 - 122.2		%Rec	1	12/2/2024 4:27:58 PM
Surr: 1-Bromo-4-fluorobenzene	95.7	80.9 - 120.9		%Rec	1	12/2/2024 4:27:58 PM

Work Order: 2411545
CLIENT: Floyd | Snider
Project: Lakeshore-Panda (LP)

QC SUMMARY REPORT
Volatile Organic Compounds by EPA 8260D

Sample ID: LCS-45976		SampType: LCS		Units: µg/L		Prep Date: 11/27/2024		RunNo: 96037			
Client ID: LCSS		Batch ID: 45976				Analysis Date: 11/27/2024		SeqNo: 2003784			
Analyte	Result	RL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
Vinyl chloride	0.943	0.0250	1.000	0	94.3	80	120				
trans-1,2-Dichloroethene	1.03	0.0250	1.000	0	103	80	120				
cis-1,2-Dichloroethene	1.02	0.0250	1.000	0	102	80	120				
Trichloroethene (TCE)	0.983	0.0250	1.000	0	98.3	80	120				
Tetrachloroethene (PCE)	1.01	0.0250	1.000	0	101	80	120				
Surr: Dibromofluoromethane	1.29		1.250		103	80	120				
Surr: Toluene-d8	1.27		1.250		102	80	120				
Surr: 1-Bromo-4-fluorobenzene	1.22		1.250		97.6	80	120				

Sample ID: MB-45976		SampType: MBLK		Units: mg/Kg		Prep Date: 11/27/2024		RunNo: 96037			
Client ID: MBLKS		Batch ID: 45976				Analysis Date: 11/27/2024		SeqNo: 2003759			
Analyte	Result	RL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
Vinyl chloride	ND	0.0250									
trans-1,2-Dichloroethene	ND	0.0250									
cis-1,2-Dichloroethene	ND	0.0250									
Trichloroethene (TCE)	ND	0.0250									
Tetrachloroethene (PCE)	ND	0.0250									
Surr: Dibromofluoromethane	1.24		1.250		99.6	79.5	124				
Surr: Toluene-d8	1.24		1.250		98.9	77.5	124				
Surr: 1-Bromo-4-fluorobenzene	1.23		1.250		98.2	60.5	139				

Sample ID: 2411535-001BDUP		SampType: DUP		Units: mg/Kg-dry		Prep Date: 11/27/2024		RunNo: 96037			
Client ID: BATCH		Batch ID: 45976				Analysis Date: 11/27/2024		SeqNo: 2003762			
Analyte	Result	RL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
Vinyl chloride	ND	0.0224						0		30	
trans-1,2-Dichloroethene	ND	0.0224						0		30	
cis-1,2-Dichloroethene	ND	0.0224						0		30	
Trichloroethene (TCE)	ND	0.0224						0		30	
Tetrachloroethene (PCE)	ND	0.0224						0		30	

Work Order: 2411545
CLIENT: Floyd | Snider
Project: Lakeshore-Panda (LP)

QC SUMMARY REPORT
Volatile Organic Compounds by EPA 8260D

Sample ID: 2411535-001BDUP	SampType: DUP	Units: mg/Kg-dry		Prep Date: 11/27/2024	RunNo: 96037						
Client ID: BATCH	Batch ID: 45976			Analysis Date: 11/27/2024	SeqNo: 2003762						
Analyte	Result	RL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
Surr: Dibromofluoromethane	1.09		1.118		97.4	68.4	132		0		
Surr: Toluene-d8	1.10		1.118		98.7	77.5	125		0		
Surr: 1-Bromo-4-fluorobenzene	1.10		1.118		98.4	52.8	144		0		

Sample ID: 2411535-002BDUP	SampType: DUP	Units: mg/Kg-dry		Prep Date: 11/27/2024	RunNo: 96037						
Client ID: BATCH	Batch ID: 45976			Analysis Date: 11/27/2024	SeqNo: 2003764						
Analyte	Result	RL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
Vinyl chloride	ND	0.0269						0		30	
trans-1,2-Dichloroethene	ND	0.0269						0		30	
cis-1,2-Dichloroethene	ND	0.0269						0		30	
Trichloroethene (TCE)	ND	0.0269						0		30	
Tetrachloroethene (PCE)	ND	0.0269						0		30	
Surr: Dibromofluoromethane	1.31		1.347		97.4	68.4	132		0		
Surr: Toluene-d8	1.34		1.347		99.5	77.5	125		0		
Surr: 1-Bromo-4-fluorobenzene	1.33		1.347		98.7	52.8	144		0		

Sample ID: 2411535-003BMS	SampType: MS	Units: mg/Kg-dry		Prep Date: 11/27/2024	RunNo: 96037						
Client ID: BATCH	Batch ID: 45976			Analysis Date: 11/28/2024	SeqNo: 2003775						
Analyte	Result	RL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
Vinyl chloride	0.980	0.0279	1.118	0	87.7	44.3	158				
trans-1,2-Dichloroethene	1.07	0.0279	1.118	0	96.0	60.8	143				
cis-1,2-Dichloroethene	1.07	0.0279	1.118	0	95.4	63.2	134				
Trichloroethene (TCE)	1.01	0.0279	1.118	0	90.0	60.6	147				
Tetrachloroethene (PCE)	1.03	0.0279	1.118	0	92.3	64.9	138				
Surr: Dibromofluoromethane	1.44		1.397		103	68.4	132				
Surr: Toluene-d8	1.43		1.397		102	77.5	125				
Surr: 1-Bromo-4-fluorobenzene	1.37		1.397		98.1	52.8	144				

Work Order: 2411545
CLIENT: Floyd | Snider
Project: Lakeshore-Panda (LP)

QC SUMMARY REPORT
Volatile Organic Compounds by EPA 8260D

Sample ID: LCS-45994		SampType: LCS		Units: µg/L		Prep Date: 12/2/2024		RunNo: 96071			
Client ID: LCSS		Batch ID: 45994				Analysis Date: 12/2/2024		SeqNo: 2004305			
Analyte	Result	RL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
Vinyl chloride	1.03	0.0250	1.000	0	103	80	120				
trans-1,2-Dichloroethene	1.06	0.0250	1.000	0	106	80	120				
cis-1,2-Dichloroethene	1.05	0.0250	1.000	0	105	80	120				
Trichloroethene (TCE)	1.01	0.0250	1.000	0	101	80	120				
Tetrachloroethene (PCE)	1.05	0.0250	1.000	0	105	80	120				
Surr: Dibromofluoromethane	1.30		1.250		104	80	120				
Surr: Toluene-d8	1.28		1.250		103	80	120				
Surr: 1-Bromo-4-fluorobenzene	1.24		1.250		99.1	80	120				

Sample ID: MB-45994		SampType: MBLK		Units: mg/Kg		Prep Date: 12/2/2024		RunNo: 96071			
Client ID: MBLKS		Batch ID: 45994				Analysis Date: 12/2/2024		SeqNo: 2004280			
Analyte	Result	RL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
Vinyl chloride	ND	0.0250									
trans-1,2-Dichloroethene	ND	0.0250									
cis-1,2-Dichloroethene	ND	0.0250									
Trichloroethene (TCE)	ND	0.0250									
Tetrachloroethene (PCE)	ND	0.0250									
Surr: Dibromofluoromethane	1.24		1.250		99.1	79.5	124				
Surr: Toluene-d8	1.26		1.250		101	77.5	124				
Surr: 1-Bromo-4-fluorobenzene	1.27		1.250		102	60.5	139				

Sample ID: 2411554-001BDUP		SampType: DUP		Units: mg/Kg		Prep Date: 12/2/2024		RunNo: 96071			
Client ID: BATCH		Batch ID: 45994				Analysis Date: 12/2/2024		SeqNo: 2004282			
Analyte	Result	RL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
Vinyl chloride	ND	0.0241						0		30	
trans-1,2-Dichloroethene	ND	0.0241						0		30	
cis-1,2-Dichloroethene	ND	0.0241						0		30	
Trichloroethene (TCE)	ND	0.0241						0		30	
Tetrachloroethene (PCE)	ND	0.0241						0		30	

Work Order: 2411545
CLIENT: Floyd | Snider
Project: Lakeshore-Panda (LP)

QC SUMMARY REPORT
Volatile Organic Compounds by EPA 8260D

Sample ID: 2411554-001BDUP	SampType: DUP	Units: mg/Kg				Prep Date: 12/2/2024	RunNo: 96071				
Client ID: BATCH	Batch ID: 45994					Analysis Date: 12/2/2024	SeqNo: 2004282				
Analyte	Result	RL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
Surr: Dibromofluoromethane	1.21		1.205		100	68.4	132		0		
Surr: Toluene-d8	1.20		1.205		99.5	77.5	125		0		
Surr: 1-Bromo-4-fluorobenzene	1.22		1.205		101	52.8	144		0		

Sample ID: 2411554-002BDUP	SampType: DUP	Units: mg/Kg				Prep Date: 12/2/2024	RunNo: 96071				
Client ID: BATCH	Batch ID: 45994					Analysis Date: 12/2/2024	SeqNo: 2004284				
Analyte	Result	RL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
Vinyl chloride	ND	0.0251						0		30	
trans-1,2-Dichloroethene	ND	0.0251						0		30	
cis-1,2-Dichloroethene	ND	0.0251						0		30	
Trichloroethene (TCE)	ND	0.0251						0		30	
Tetrachloroethene (PCE)	ND	0.0251						0		30	
Surr: Dibromofluoromethane	1.28		1.256		102	68.4	132		0		
Surr: Toluene-d8	1.27		1.256		101	77.5	125		0		
Surr: 1-Bromo-4-fluorobenzene	1.25		1.256		99.9	52.8	144		0		

Sample ID: 2411554-003BMS	SampType: MS	Units: mg/Kg				Prep Date: 12/2/2024	RunNo: 96071				
Client ID: BATCH	Batch ID: 45994					Analysis Date: 12/2/2024	SeqNo: 2004291				
Analyte	Result	RL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
Vinyl chloride	0.959	0.0225	0.8988	0	107	44.3	158				
trans-1,2-Dichloroethene	0.943	0.0225	0.8988	0	105	60.8	143				
cis-1,2-Dichloroethene	0.915	0.0225	0.8988	0	102	63.2	134				
Trichloroethene (TCE)	0.903	0.0225	0.8988	0	100	60.6	147				
Tetrachloroethene (PCE)	0.953	0.0225	0.8988	0	106	64.9	138				
Surr: Dibromofluoromethane	1.14		1.123		102	68.4	132				
Surr: Toluene-d8	1.14		1.123		102	77.5	125				
Surr: 1-Bromo-4-fluorobenzene	1.10		1.123		97.8	52.8	144				

Work Order: 2411545
CLIENT: Floyd | Snider
Project: Lakeshore-Panda (LP)

QC SUMMARY REPORT
Volatile Organic Compounds by EPA 8260D

Sample ID: LCS-45992		SampType: LCS		Units: µg/L		Prep Date: 12/2/2024		RunNo: 96072			
Client ID: LCSW		Batch ID: 45992				Analysis Date: 12/2/2024		SeqNo: 2004342			
Analyte	Result	RL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
Vinyl chloride	17.1	0.200	20.00	0	85.6	80	120				
trans-1,2-Dichloroethene	19.1	0.500	20.00	0	95.5	80	120				
cis-1,2-Dichloroethene	19.2	0.500	20.00	0	96.0	80	120				
Trichloroethene (TCE)	19.4	0.500	20.00	0	97.2	80	120				
Tetrachloroethene (PCE)	20.9	0.500	20.00	0	104	80	120				
Surr: Dibromofluoromethane	25.3		25.00		101	81.7	122				
Surr: Toluene-d8	25.0		25.00		100	82.2	122				
Surr: 1-Bromo-4-fluorobenzene	24.9		25.00		99.6	80.9	121				

Sample ID: MB-45992		SampType: MBLK		Units: µg/L		Prep Date: 12/2/2024		RunNo: 96072			
Client ID: MBLKW		Batch ID: 45992				Analysis Date: 12/2/2024		SeqNo: 2004312			
Analyte	Result	RL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
Vinyl chloride	ND	0.200									
trans-1,2-Dichloroethene	ND	0.500									
cis-1,2-Dichloroethene	ND	0.500									
Trichloroethene (TCE)	ND	0.500									
Tetrachloroethene (PCE)	ND	0.500									
Surr: Dibromofluoromethane	25.5		25.00		102	80	120				
Surr: Toluene-d8	24.5		25.00		98.1	80	120				
Surr: 1-Bromo-4-fluorobenzene	24.2		25.00		96.7	80	120				

Sample ID: 2411548-001ADUP		SampType: DUP		Units: µg/L		Prep Date: 12/2/2024		RunNo: 96072			
Client ID: BATCH		Batch ID: 45992				Analysis Date: 12/2/2024		SeqNo: 2004315			
Analyte	Result	RL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
Vinyl chloride	ND	0.200						0		30	
trans-1,2-Dichloroethene	ND	0.500						0		30	
cis-1,2-Dichloroethene	ND	0.500						0		30	
Trichloroethene (TCE)	ND	0.500						0		30	
Tetrachloroethene (PCE)	ND	0.500						0		30	

Work Order: 2411545
 CLIENT: Floyd | Snider
 Project: Lakeshore-Panda (LP)

QC SUMMARY REPORT
Volatile Organic Compounds by EPA 8260D

Sample ID: 2411548-001ADUP	SampType: DUP	Units: µg/L	Prep Date: 12/2/2024	RunNo: 96072							
Client ID: BATCH	Batch ID: 45992	Analysis Date: 12/2/2024	SeqNo: 2004315								
Analyte	Result	RL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
Surr: Dibromofluoromethane	26.0		25.00		104	81.7	121.7		0		
Surr: Toluene-d8	25.0		25.00		100	82.2	122.2		0		
Surr: 1-Bromo-4-fluorobenzene	24.2		25.00		96.8	80.9	120.9		0		

Sample ID: 2411530-001BMS	SampType: MS	Units: µg/L	Prep Date: 12/2/2024	RunNo: 96072							
Client ID: BATCH	Batch ID: 45992	Analysis Date: 12/2/2024	SeqNo: 2004323								
Analyte	Result	RL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
Vinyl chloride	20.2	0.200	20.00	0	101	63.7	160				
trans-1,2-Dichloroethene	20.1	0.500	20.00	0	101	59.5	171				
cis-1,2-Dichloroethene	19.8	0.500	20.00	0	99.0	47.3	158				
Trichloroethene (TCE)	20.6	0.500	20.00	0	103	61.2	157				
Tetrachloroethene (PCE)	23.9	0.500	20.00	0	120	68.3	160				
Surr: Dibromofluoromethane	25.7		25.00		103	81.7	122				
Surr: Toluene-d8	25.9		25.00		104	82.2	122				
Surr: 1-Bromo-4-fluorobenzene	25.1		25.00		100	80.9	121				

Client Name: FS	Work Order Number: 2411545
Logged by: Morgan Wilson	Date Received: 11/27/2024 9:30:00 AM

Chain of Custody

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

Log In

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

Special Handling (if applicable)

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

Person Notified:	Maddie Steenis, Kristin An	Date:	11/27/2024
By Whom:	Clare Griqqs	Via:	<input checked="" type="checkbox"/> eMail <input type="checkbox"/> Phone <input type="checkbox"/> Fax <input type="checkbox"/> In Person
Regarding:	CVOCs Full List vs PCE&Break		
Client Instructions:	PCE & Break (except 1.1DCE)		

17. Additional remarks:

Item Information

Item #	Temp °C
Sample	3.0

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



Fremont
Analytical
An Alliance Technical Group Company

3600 Fremont Ave N.
Seattle, WA 98103
Tel: 206-352-3790

Chain of Custody Record & Laboratory Services Agreement

Date: 11/26/24 Page: 1 of 2 Laboratory Project No (Internal): 2411545

Project Name: Lakoshore-Panda (LP) Special Remarks:

Client: Floyd Snider

Address: 601 Union Street Suite 600

City, State, Zip: Seattle WA 98119 98101

Telephone: 206 292 2078

Email(s): nathan.schachtman@floydsnider.com
maddie.steenis

Project No:

Collected by: M. Steenis + M. McCann

Location: Snohomish, WA

Report To (PM): Nathan Schachtman

Disposal: Samples will be disposed in 30 days unless otherwise requested.
 Retain volume (specify above) Return to client

Sample Name	Sample Date	Sample Time	Sample Type (Matrix)*	# of Cont.	VOC (EPA 8260, 624)	BTEX	Gasoline Range Organics (GX)	Diesel/Heavy Oil Range Organics (HCO)	SVOCs (EPA 8270 / 625)	PCBs (EPA 8270 / 625)	Metal** (EPA 8082 / 608)	Total (M) (EPA 6020 / 200.8)	Anions (IC)** (EPA 8020 / 200.8)	EDB (9011)	Comments
1 FS-01-03-04	11/26/24	13:55	S	3											
2 FS-01-07-08		14:00													
3 FS-01-13-14		14:25													(X) Please hold
4 FS-02-04-05		13:25													
5 FS-02-08-09		13:30													
6 FS-03-03-04		11:50													
7 FS-03-08-09		11:55													
8 FS-05-03-04		11:00													
9 FS-05-07-08		11:05													
10 FS-07-03-04		9:40													

*Matrix: A = Air, AQ = Aqueous, B = Bulk, O = Other, P = Product, S = Soil, SD = Sediment, SL = Solid, W = Water, DW = Drinking Water, GW = Ground Water, SW = Storm Water, WW = Waste Water
 **Metals (Circle): MTCA-5 RCRA-8 Priority Pollutants TAL Individual: Ag Al As B Ba Be Ca Cd Co Cr Cu Fe Hg K Mg Mn Mo Na Ni Pb Sb Se Sr Sn Ti Tl V Zn
 ***Anions (Circle): Nitrate Nitrite Nitrate+Nitrite Fluoride Bromide Sulfate Chloride O-Phosphate Nitrate+Nitrite

I represent that I am authorized to enter into this Agreement with Fremont Analytical on behalf of the Client named above, that I have verified Client's agreement to each of the terms on the front and backside of this Agreement.

Relinquished (Signature) *Maddie Steenis* Date/Time 11/27/24 9:30
 Received (Signature) *Jane Jack VanHorne* Date/Time 11/27/24 9:30
 Relinquished (Signature) _____ Date/Time _____
 Received (Signature) _____ Date/Time _____

Turn-around Time:
 Standard Next Day
 3 Day Same Day
 2 Day _____ (specify)



Fremont Analytical
An Alliance Technical Group Company

3600 Fremont Ave N.
Seattle, WA 98103
Tel: 206-352-3790

Chain of Custody Record & Laboratory Services Agreement

Date: 11/26/24 Page: 2 of 2 Laboratory Project No (Internal): 2411545

Special Remarks:

Client: Floyd Snider

Address: 401 Union St Suite 600

City, State, Zip: Seattle, WA 98101

Telephone: 206 292 2078/206 355 6034

Email(s): nathan.schochtman@floydSnider.com
maddie.steenis

Collected by: M. Steenis + M. McCann

Location: Shehemish, WA

Report To (PM): Nathan Schochtman

Disposal: Samples will be disposed in 30 days unless otherwise requested.
 Retain volume (specify above) Return to client

Sample Name	Sample Date	Sample Time	Sample Type (Matrix)*	# of Cont.	VOCs (EPA 8260 / 624)	BTEX	Gasoline Range Organics (GX)	Hydrocarbon Identification (HDI)	SVOCs (EPA 8270 / 625)	PAHs (EPA 8270 / 625)	PCBs (EPA 8270 / 625)	Metals** (EPA 8082 / 608)	Total (T) / Dissolved (D)	Anions (C)*** (EPA 600 / 200.9)	EDB (8071)	Comments
1 FS-07-07-08	11/26/24	9:50	S	3												
2 FS-01-GW-112624		14:46	GW													X
3 FS-03-GW-112624		15:25														X
4 FS-07-GW-112624		10:40														X
5																
6																
7																
8																
9																
10																

*Matrix: A = Air, AQ = Aqueous, B = Bulk, O = Other, P = Product, S = Soil, SD = Sediment, SL = Solid, W = Water, DW = Drinking Water, GW = Ground Water, SW = Storm Water, WW = Waste Water
 **Metals (Circle): MTCA-5 RCRA-8 Priority Pollutants TAL Individual: Ag Al As B Ba Be Ca Cd Co Cr Cu Fe Hg K Mg Mn Mo Na Ni Pb Sb Se Sr Sn Ti Tl V Zn
 ***Anions (Circle): Nitrate Nitrite Nitrate + Nitrite Chloride Sulfate Bromide Fluoride Nitrate+Nitrite

I represent that I am authorized to enter into this Agreement with Fremont Analytical on behalf of the Client named above, that I have verified Client's agreement to each of the terms on the front and backside of this Agreement.

Relinquished (Signature) *MJAS* Date/Time 11/27/24 9:30
 Received (Signature) *Madeigh Steenis* Date/Time 11/27/24 9:30
 Relinquished (Signature) *Madeigh Steenis* Date/Time 11/27/24 9:30
 Received (Signature) *Madeigh Steenis* Date/Time 11/27/24 9:30

Print Name: Madeigh Steenis
 Date/Time: 11/27/24 9:30
 Print Name: Madeigh Steenis
 Date/Time: 11/27/24 9:30

Floyd | Snider
Maddie Steenis
601 Union St, Suite 600
Seattle, WA 98101

**RE: Lakeshore Panda,
Work Order Number: 2411546**

December 03, 2024

Attention Maddie Steenis:

Fremont Analytical, Inc, an Alliance Technical Group company, received 2 sample(s) on 11/27/2024 for the analyses presented in the following report.

Volatile Organic Compounds by EPA TO-15

All analyses were performed according to our accredited Quality Assurance program. Please contact the laboratory if you should have any questions about the results.

Please note, while the appearance of our logo and branding will update, our commitment to accuracy, speed, and customer service remain values celebrated and shared by Alliance Technical Group. Thank you for the opportunity to serve you.

Sincerely,



Lyann Rivera
Project Manager

CC:

Lab Data

Nathan Schachtman

*DoD-ELAP Accreditation #79636 by PJLA, ISO/IEC 17025:2017 and QSM 5.4 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: Floyd | Snider
Project: Lakeshore Panda
Work Order: 2411546

Work Order Sample Summary

Lab Sample ID	Client Sample ID	Date/Time Collected	Date/Time Received
2411546-001	IA-112624	11/26/2024 6:49 AM	11/27/2024 9:35 AM
2411546-002	AA-112624	11/26/2024 5:57 AM	11/27/2024 9:35 AM

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

CLIENT: Floyd | Snider
Project: Lakeshore Panda

I. SAMPLE RECEIPT:

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

II. GENERAL REPORTING COMMENTS:

Air samples are reported in ppbv and ug/m3.

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 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.

Standard temperature and pressure assumes 24.45 = (25C and 1 atm).

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: Floyd | Snider

WorkOrder: 2411546

Project: Lakeshore Panda

Client Sample ID: IA-112624

Date Sampled: 11/26/2024

Lab ID: 2411546-001A

Date Received: 11/27/2024

Sample Type: Summa Canister

Analyte	Concentration	Reporting Limit	Qual	Method	Date/Analyst
<u>Volatile Organic Compounds by EPA TO-15</u>					
	(ppbv)	(ug/m³)	(ppbv)	(ug/m³)	
cis-1,2-Dichloroethene	<0.0500	<0.198	0.0500	0.198	EPA-TO-15 11/27/2024 LB
Tetrachloroethene (PCE)	<0.500	<3.39	0.500	3.39	EPA-TO-15 11/27/2024 LB
trans-1,2-Dichloroethene	<0.0500	<0.198	0.0500	0.198	EPA-TO-15 11/27/2024 LB
Trichloroethene (TCE)	<0.0100	<0.0537	0.0100	0.0537	EPA-TO-15 11/27/2024 LB
Vinyl chloride	<0.0500	<0.128	0.0500	0.128	EPA-TO-15 11/27/2024 LB
Surr: 4-Bromofluorobenzene	95.4 %Rec	--	70-130	--	EPA-TO-15 11/27/2024 LB



Client: Floyd | Snider

WorkOrder: 2411546

Project: Lakeshore Panda

Client Sample ID: AA-112624

Date Sampled: 11/26/2024

Lab ID: 2411546-002A

Date Received: 11/27/2024

Sample Type: Summa Canister

Analyte	Concentration	Reporting Limit	Qual	Method	Date/Analyst
<u>Volatile Organic Compounds by EPA TO-15</u>					
	(ppbv)	(ug/m³)	(ppbv)	(ug/m³)	
cis-1,2-Dichloroethene	<0.0500	<0.198	0.0500	0.198	EPA-TO-15 11/27/2024 LB
Tetrachloroethene (PCE)	<0.500	<3.39	0.500	3.39	EPA-TO-15 11/27/2024 LB
trans-1,2-Dichloroethene	<0.0500	<0.198	0.0500	0.198	EPA-TO-15 11/27/2024 LB
Trichloroethene (TCE)	<0.0100	<0.0537	0.0100	0.0537	EPA-TO-15 11/27/2024 LB
Vinyl chloride	<0.0500	<0.128	0.0500	0.128	EPA-TO-15 11/27/2024 LB
Surr: 4-Bromofluorobenzene	98.3 %Rec	--	70-130	--	EPA-TO-15 11/27/2024 LB

Work Order: 2411546
CLIENT: Floyd | Snider
Project: Lakeshore Panda

QC SUMMARY REPORT
Volatile Organic Compounds by EPA TO-15

Sample ID: LCS-R96025	SampType: LCS	Units: ppbv	Prep Date: 11/27/2024	RunNo: 96025							
Client ID: LCSW	Batch ID: R96025		Analysis Date: 11/27/2024	SeqNo: 2003600							
Analyte	Result	RL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
Vinyl chloride	2.09	0.0500	2.000	0	104	70	130				
trans-1,2-Dichloroethene	2.17	0.0500	2.000	0	108	70	130				
cis-1,2-Dichloroethene	2.04	0.0500	2.000	0	102	70	130				
Trichloroethene (TCE)	2.13	0.0100	2.000	0	106	70	130				
Tetrachloroethene (PCE)	2.22	0.500	2.000	0	111	70	130				
Surr: 4-Bromofluorobenzene	3.99		4.000		99.7	70	130				

Sample ID: MB-R96025	SampType: MBLK	Units: ppbv	Prep Date: 11/27/2024	RunNo: 96025							
Client ID: MBLKW	Batch ID: R96025		Analysis Date: 11/27/2024	SeqNo: 2003601							
Analyte	Result	RL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
Vinyl chloride	ND	0.0500									
trans-1,2-Dichloroethene	ND	0.0500									
cis-1,2-Dichloroethene	ND	0.0500									
Trichloroethene (TCE)	ND	0.0100									
Tetrachloroethene (PCE)	ND	0.500									
Surr: 4-Bromofluorobenzene	3.55		4.000		88.9	70	130				

Sample ID: 2411460-002AREP	SampType: REP	Units: ppbv	Prep Date: 11/28/2024	RunNo: 96025							
Client ID: BATCH	Batch ID: R96025		Analysis Date: 11/28/2024	SeqNo: 2003612							
Analyte	Result	RL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
Vinyl chloride	ND	0.200						0		25	
trans-1,2-Dichloroethene	0.224	0.200						0.2206	1.65	25	
cis-1,2-Dichloroethene	0.919	0.200						0.9076	1.26	25	
Trichloroethene (TCE)	ND	0.0400						0		25	
Tetrachloroethene (PCE)	ND	2.00						0		25	
Surr: 4-Bromofluorobenzene	14.8		16.00		92.5	70	130		0		

Client Name: FS	Work Order Number: 2411546
Logged by: Clare Griggs	Date Received: 11/27/2024 9:35:00 AM

Chain of Custody

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

Log In

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

Special Handling (if applicable)

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

Person Notified:	<input type="text" value="Maddie Steenis"/>	Date:	<input type="text" value="11/27/2024"/>
By Whom:	<input type="text" value="Clare Griggs"/>	Via:	<input checked="" type="checkbox"/> eMail <input type="checkbox"/> Phone <input type="checkbox"/> Fax <input type="checkbox"/> In Person
Regarding:	<input type="text" value="Confirming select list."/>		
Client Instructions:	<input type="text" value="PCE & Breakdown"/>		

17. Additional remarks:

Item Information

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



3600 Fremont Ave N.
Seattle, WA 98103
Tel: 206-352-3790

Air Chain of Custody Record & Laboratory Services Agreement

Date: 11/20/24 Page: 1 of 1

Project Name: Lakeshore Panda

Project No:

Location: Snohomish, WA

Collected by: M. Steens

Reports to (PM):

Email (PM): Nathan Schachtman

Laboratory Project No (Internal): 2411546

Special Remarks:

* Indoor sample read @ on both regulator + canister

Disposal: Samples will be disposed of one week after report is submitted unless otherwise requested. Retain volume (specify above) Return to client

Sample Name	Canister / Flow Reg Serial #	Sample Type (Matrix) *	Container Type **	Expected Fill Time / Flow Rate	Sample Start Date & Time	Field Initial Sample Pressure (# Hg)	Sample End Date & Time	Field Final Sample Pressure (# Hg)	Analysis						Comments		
									Full list VOCs TO15	Select VOCs TO15 ***	APH TO15	Siloxanes TO15	Sulfur TO15	Major Gases 3C		Helium 3C Mod	VOCs 8260
IA-112024	17643	IA	6L	8hr	11/25/24	30	11/20/24	0	X	1-11							
	FR8-86				FR8-25	11/25/24	30	11/20/24			0	1-11					
AA-112024	37554	AA	6L	8hr	11/25/24	30	11/20/24	0	X	1-11							
	FR8-25				FR8-25	11/25/24	30	11/20/24			0	1-11					

Matrix Codes: AA = Ambient Air OA = Outdoor Air IA = Indoor Air S = Subslab / Soil Gas SVE = SVE
 Container Codes: BV = 1 Liter Bottle Vac GL = 6L Canister 1L = 1L Canister CVL = High Pressure Cylinder F = Filter S = Sorbent Tube TB = Tedlar Bag
 Select one: BTEXN & APH PCE & Breakdown Other, specify in comments

I represent that I am authorized to enter into this Agreement with Alliance Technical Group LLC on behalf of the Client named above, that I have verified Client's agreement to each of the terms on the front and backside of this Agreement.

Relinquished (Signature) Print Name: Madeilyn Steens Date/Time: 11/27/24 9:35

Relinquished (Signature) Print Name: Jm Fackelthorn Date/Time: 11/27/24 9:35

Turn-Around Time: Standard Next Day 3 Day Same Day 2 Day _____ specify _____

Data Validation Summary

Prepared by: Charlie Lentz

Date: September 12, 2025

Project ID: Lakeshore-Panda

Sample Event(s): November 2024 Sampling

Sample Delivery Group(s): 2411545, 2411546

Sample Media: Soil, Groundwater, and Air

A Compliance Screening (2A) data quality review was performed on volatile organic compounds data resulting from laboratory analysis. The data were reviewed using guidance and quality control (QC) criteria documented in the Site Characterization Work Plan (Floyd|Snider 2024), Test Methods for Evaluating Solid Waste: Physical/Chemical Methods (USEPA 1986), and National Functional Guidelines for Organic Superfund Methods Data Review (USEPA 2020).

A total of 10 soil, 3 groundwater, and 2 air samples were submitted to Alliance Technical Group (Alliance) in Seattle, Washington, for chemical analysis by USEPA 8260D and USEPA TO-15. Alliance reported results under two sample delivery groups: 2411545 and 2411546.

DATA QUALITY REVIEW

Field and laboratory QC parameters for all samples met project criteria.

DATA QUALITY SUMMARY

Based on the data quality review, data are determined to be of acceptable quality for use as reported or qualified.

REFERENCES

Floyd|Snider. 2024. *Site Characterization Work Plan*. Memorandum from Nathan Schachtman, Kristin Anderson, and Gabe Cisneros, Floyd|Snider, to Tamara Welty, Sonia Fernández, and David Unruh, Washington State Department of Ecology. 15 July.

U.S. Environmental Protection Agency (USEPA). 1986. *Test Methods for Evaluating Solid Waste: Physical/Chemical Methods*. EPA-530/SW-846.

_____. 2020. *National Functional Guidelines for Organic Superfund Methods Data Review*. EPA-540-R-20-005/OLEM 9240.0-51. November.

Floyd | Snider

Nathan Schachtman
601 Union St, Suite 600
Seattle, WA 98101

**RE: Lakeshore Panda,
Work Order Number: 2507245**

July 23, 2025

Attention Nathan Schachtman:

Alliance Technical Group, LLC - Seattle received 1 sample(s) on 7/16/2025 for the analyses presented in the following report.

Volatile Organic Compounds by EPA TO-15

All analyses were performed according to our accredited Quality Assurance program. Please contact the laboratory if you should have any questions about the results.

Alliance Technical Group is committed to accuracy, speed, and customer service. Thank you for choosing Alliance Technical Group's Seattle laboratory team for your analytical needs. We appreciate this opportunity to serve you!

Sincerely,



Lyann Rivera
Project Manager

CC:

Lab Data

*DoD-ELAP Accreditation #79636 by PJLA, ISO/IEC 17025:2017 and QSM 5.4 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



Date: 07/23/2025

CLIENT: Floyd | Snider
Project: Lakeshore Panda
Work Order: 2507245

Work Order Sample Summary

Lab Sample ID	Client Sample ID	Date/Time Collected	Date/Time Received
2507245-001	IA-071525	07/16/2025 5:48 AM	07/16/2025 10:25 AM

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

Original

CLIENT: Floyd | Snider
Project: Lakeshore Panda

I. SAMPLE RECEIPT:

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

II. GENERAL REPORTING COMMENTS:

Air samples are reported in ppbv and ug/m3.

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 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.

Standard temperature and pressure assumes 25C and 1 atm.

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: Floyd | Snider

WorkOrder: 2507245

Project: Lakeshore Panda

Client Sample ID: IA-071525

Date Sampled: 7/16/2025

Lab ID: 2507245-001A

Date Received: 7/16/2025

Sample Type: Summa Canister

Analyte	Concentration		Reporting Limit		Qual	Method	Date/Analyst	
<u>Volatile Organic Compounds by EPA TO-15</u>								
	(ppbv)	(ug/m ³)	(ppbv)	(ug/m ³)				
cis-1,2-Dichloroethene	<0.0500	<0.198	0.0500	0.198		EPA-TO-15	07/18/2025	LB
Tetrachloroethene (PCE)	0.979	6.64	0.500	3.39		EPA-TO-15	07/18/2025	LB
trans-1,2-Dichloroethene	<0.0500	<0.198	0.0500	0.198		EPA-TO-15	07/18/2025	LB
Trichloroethene (TCE)	<0.0100	<0.0537	0.0100	0.0537		EPA-TO-15	07/18/2025	LB
Vinyl chloride	<0.0500	<0.128	0.0500	0.128		EPA-TO-15	07/18/2025	LB
Surr: 4-Bromofluorobenzene	102 %Rec	--	70-130	--		EPA-TO-15	07/18/2025	LB

Work Order: 2507245
 CLIENT: Floyd | Snider
 Project: Lakeshore Panda

QC SUMMARY REPORT
Volatile Organic Compounds by EPA TO-15

Sample ID: LCS-R101470	SampType: LCS	Units: ppbv	Prep Date: 7/18/2025	RunNo: 101470							
Client ID: LCSW	Batch ID: R101470		Analysis Date: 7/18/2025	SeqNo: 2113881							
Analyte	Result	RL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
Vinyl chloride	2.80	0.0500	2.000	0	140	70	130				S
trans-1,2-Dichloroethene	2.23	0.0500	2.000	0	112	70	130				
cis-1,2-Dichloroethene	2.17	0.0500	2.000	0	109	70	130				
Trichloroethene (TCE)	2.02	0.0100	2.000	0	101	70	130				
Tetrachloroethene (PCE)	1.86	0.500	2.000	0	93.0	70	130				
Surr: 4-Bromofluorobenzene	5.07		5.000		101	70	130				

NOTES:

S - Outlying spike recovery observed (high bias). Samples are non-detect; result meets QC requirements.

Sample ID: MB-R101470	SampType: MBLK	Units: ppbv	Prep Date: 7/18/2025	RunNo: 101470							
Client ID: MBLKW	Batch ID: R101470		Analysis Date: 7/18/2025	SeqNo: 2113899							
Analyte	Result	RL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
Vinyl chloride	ND	0.0500									
trans-1,2-Dichloroethene	ND	0.0500									
cis-1,2-Dichloroethene	ND	0.0500									
Trichloroethene (TCE)	ND	0.0100									
Tetrachloroethene (PCE)	ND	0.500									
Surr: 4-Bromofluorobenzene	4.72		5.000		94.4	70	130				

Sample ID: 2507280-001AREP	SampType: REP	Units: ppbv	Prep Date: 7/18/2025	RunNo: 101470							
Client ID: BATCH	Batch ID: R101470		Analysis Date: 7/18/2025	SeqNo: 2113884							
Analyte	Result	RL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
Vinyl chloride	ND	0.200						0		25	
trans-1,2-Dichloroethene	ND	0.200						0		25	
cis-1,2-Dichloroethene	ND	0.200						0		25	
Trichloroethene (TCE)	ND	0.0400						0		25	
Tetrachloroethene (PCE)	ND	2.00						0		25	
Surr: 4-Bromofluorobenzene	19.3		20.00		96.7	70	130		0		

Client Name: FS	Work Order Number: 2507245
Logged by: Morgan Wilson	Date Received: 7/16/2025 10:25:00 AM

Chain of Custody

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

Log In

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

Special Handling (if applicable)

16. 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"/>	

17. Additional remarks:
Select List per Project Historical

Item Information

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



3600 Fremont Ave N.
Seattle, WA 98103
Tel: 206-352-3790

Air Chain of Custody Record & Laboratory Services Agreement

Date: 7/15/2025 Page: 1 of 1

Project Name: Lakeshore Panda

Laboratory Project No (Internal): 2507245
Special Remarks:

Client: Floyd Snider

Address: 101 Union Street, Suite 1000

City, State, Zip: Seattle WA 98101

Telephone: 206 292 2078

Location: Shohomish, WA
Collected by: Maddie Steenis
Reports to (PM): Nathan Schachtman
Email (PM): nathan.schachtman@floydsnider.com

Disposal: Samples will be disposed of one week after report is submitted unless otherwise requested. Retain volume (specify above) Return to client

Sample Name	Canister / Flow Reg Serial #	Sample Type (Matrix) *	Container Type **	Expected Fill Time / Flow Rate	Sample Start Date & Time	Field Initial Sample Pressure (”Hg)	Sample End Date & Time	Field Final Sample Pressure (”Hg)	Analysis							Comments		
									Full list VOCs TO15	Select VOCs TO15 ***	APH TO15	Siloxanes TO15	Sulfur TO15	Major Gases 3C	Helium 3C Mod		VOCs 8260	GX/BTEX 8260
IA-071525	17643 FR8-15	IA	6L	8HR	7/15/25 10:30	30	5:48	6										* See project list of VOCs

* Matrix Codes: AA = Ambient Air OA = Outdoor Air IA = Indoor Air S = Subslab / Soil Gas SVE = SVE RNG = Biogas / Landfill / Digester
 ** Container Codes: BV = 1 Liter Bottle Vac 6L = 6L Canister 1L = 1L Canister CYL = High Pressure Cylinder F = Filter S = Sorbent Tube TB = Tedlar Bag
 *** Select one: BTEXN & APH PCE & Breakdown Other, specify in comments

I represent that I am authorized to enter into this Agreement with Fremont Analytical on behalf of the Client named above, that I have verified Client's agreement to each of the terms on the front and backside of this Agreement.

Requisitioned (Signature) *Maddie Steenis* Print Name: Maddie Steenis Date/Time: 07/16/25 10:25
 Requisitioned (Signature) *Nathan Schachtman* Print Name: Nathan Schachtman Date/Time: 7/16/25 10:25
 Turn-Around Time: Standard Next Day Same Day
 2 Day 3 Day specify _____

Data Validation Summary

Prepared by: Chell Black

Date: September 12, 2025

Project ID: Lakeshore-Panda

Sample Event(s): 2025 Dry Season Indoor Air Sampling

Sample Delivery Group(s): 2507245

Sample Media: Air

A Compliance Screening (USEPA 2A) data quality review was performed on volatile organic compounds data resulting from laboratory analysis. The data were reviewed using guidance and quality control (QC) criteria documented in the Site Characterization Work Plan (Floyd|Snider 2024), Test Methods for Evaluating Solid Waste: Physical/Chemical Methods (USEPA 1986), and National Functional Guidelines for Organic Superfund Methods Data Review (USEPA 2020).

A total of one indoor air sample was submitted to Alliance Technical Group (Alliance) in Seattle, Washington, for chemical analysis by USEPA TO-15. Alliance reported sample results under sample delivery group 2507245.

DATA QUALITY REVIEW

Field and laboratory QC parameters for all samples met project criteria.

DATA QUALITY SUMMARY

All data are determined to be of acceptable quality for use as reported.

REFERENCES

Floyd|Snider. 2024. *Site Characterization Work Plan*. Memorandum from Nathan Schachtman, Kristin Anderson, and Gabe Cisneros, Floyd|Snider, to Tamara Welty, Sonia Fernández, and David Unruh, Washington State Department of Ecology. 15 July.

U.S. Environmental Protection Agency (USEPA). 1986. *Test Methods for Evaluating Solid Waste: Physical/Chemical Methods*. EPA-530/SW-846.

_____. 2020. *National Functional Guidelines for Organic Superfund Methods Data Review*. EPA-540-R-20-005/OLEM 9240.0-51. November.
