

**Focused Phase II Environmental
Site Assessment**

Shoreline III Development
Shoreline, Washington

for

Evergreen Point Development, LLC

February 29, 2024



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February 29, 2024

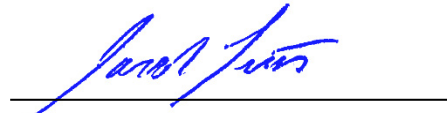
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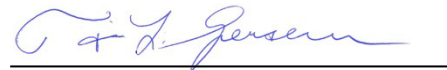
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1.0 INTRODUCTION

This report presents the results of the focused Phase II Environmental Site Assessment (ESA) for the proposed Evergreen Point – Shoreline III development project located in Shoreline, Washington (project site). The project site is approximately 1.75 acres in size and is comprised of 10 King County Parcels (parcel numbers 440810-0005, 440810-0010, 440810-0015, 440810-0020, 440810-0025, 440810-0030, 440810-0035, 440810-0040, 440810-0045, and 440810-0050). The project site is bounded by churches to the north, NE 147th Street to the south, 1st Avenue NE to the west, and Interstate 5 to the east. The project site is shown relative to surrounding physical features in the Vicinity Map (Figure 1) and Site Plan (Figure 2).

GeoEngineers, Inc. (GeoEngineers) understands that Evergreen Point Development, LLC (Evergreen) is planning for redevelopment of the project site with a seven-story mixed-use building with up to two below-grade parking levels. Excavation depths for the planned development are anticipated to range up to 25 feet below existing site grades. Each of the 10 parcels is developed with a single-family residential structure that was constructed in the 1950s. We understand that two of the houses are now being used as construction offices for the large redevelopment in progress across the street to the south. According to documents provided by Evergreen, heating oil underground storage tanks (USTs) have been decommissioned from at least three (3) of the houses, and additional tanks and/or residual petroleum hydrocarbon-containing soil may be present at the project site. The former/current presence of USTs and/or residual soil contamination will need to be addressed as part of planning for and implementation of project construction.

This focused Phase II ESA was completed at the request of Evergreen and was completed concurrent with a geotechnical evaluation of the project site. The results of the geotechnical evaluation are presented under separate cover (GeoEngineers 2023). Select soil and groundwater samples obtained from the geotechnical borings were submitted for laboratory chemical analysis for the purposes of this focused Phase II ESA. GeoEngineers' services have been completed in accordance with our consultant agreement with Evergreen Point Development, LLC executed on July 11, 2023.

2.0 SCOPE OF SERVICES

Our specific scope of services for this focused Phase II ESA included the following:

1. Field screen selected soil samples from the geotechnical explorations for evidence of petroleum hydrocarbons and volatile organics using visual, water sheen and headspace vapor screening methods.
2. Collect up to two (2) soil samples from each geotechnical boring for chemical analyses to evaluate and document the presence of potential contaminants of concern and plan for appropriate disposal of soil that will be removed from the project site for off-site disposal. Submit the collected soil samples for subcontracted laboratory chemical analysis for one or more of the following: RCRA 8 Metals by EPA 6000/7000 series methods; gasoline, diesel- and oil-range total petroleum hydrocarbons (TPH-G, TPH-D, and TPH-O) by Methods NWTPH-G and NWTPH-Dx; benzene, toluene, ethylbenzene, and xylenes (BTEX) by EPA Method 8021B; and polycyclic aromatic hydrocarbons (PAHs) by EPA Method 8270E/SIM.

3. Collect up to one (1) groundwater sample from each of the geotechnical monitoring wells (two total) for laboratory chemical analyses to evaluate and document the presence of potential contaminants of concern in groundwater and the need for further action to support project planning. Submit groundwater samples for subcontracted laboratory chemical analysis for one or more of the following: RCRA 8 Metals by EPA 6000/7000 series methods; TPH-G, TPH-D, and TPH-O by Methods NWTPH-G and NWTPH-Dx; VOCs including BTEX by EPA Method 8260; cPAHs by EPA Method 8270SIM or equivalent.
4. Evaluate the field and laboratory data relative to Washington State Department of Ecology (Ecology) Model Toxics Control Act (MTCA) cleanup levels.
5. Prepare this focused Phase II ESA letter report summarizing the results of the field screening, soil and groundwater sampling and laboratory analyses.
6. Profile soil and groundwater investigative-derived waste (IDW) for appropriate offsite disposal.

3.0 SUBSURFACE INVESTIGATION

Four geotechnical soil borings (GEI-1 through GEI-4) were completed at the project site on July 12 and 13, 2023 to depths of 35 feet bgs using hollow-stem auger drilling technologies. Soil samples were collected every 2.5 feet bgs to 10 feet bgs and every 5 feet thereafter in each boring to assess soil conditions. Drilling and well installation were monitored by a GeoEngineers' representative who visually classified and performed field screening tests on the soil samples obtained during drilling activities for evidence of petroleum hydrocarbons and organic vapors. Soil samples were selected for laboratory analysis based on the results of field screening and/or based on our understanding of the planned development and project objectives. Soil and groundwater contaminants of concern (COCs) for the focused Phase II ESA were determined based on our experience on similar projects and typical landfill testing requirements for soil disposal characterization. Approximate boring locations are shown on Figure 2. Soil field screening results are shown on the boring logs in Appendix A and in Table 1 for the samples submitted for chemical analytical testing. Field procedures are described in Appendix A.

Two of the borings (GEI-1 and GEI-4) were completed as permanent PVC monitoring wells with screen intervals extending between 25 and 35 feet bgs. The monitoring wells were developed by the drilling contractor following installation by purging the well until the water was relatively clear. One groundwater sample was collected from monitoring well GEI-4 on July 17, 2023 and submitted to the analytical laboratory for chemical analysis as described in Section 3.3 below. A groundwater sample was not collected from monitoring well GEI-1 because the well was dry at the time of sampling. The remaining borings were abandoned in accordance with state regulations at the completion of each day of the field investigation.

3.1. Soil Conditions

The soils encountered at the project site consist of shallow fill overlying glacially consolidated soils. The fill generally consists of loose to medium dense sand with variable silt and gravel content. The fill ranged up to approximately 8 feet thick at the boring locations (GeoEngineers 2023). Glacially consolidated soils consisting of medium dense to very dense sand with varying gravel and silt content were encountered below the fill deposits, and extended to the total depths explored. During subsurface exploration, cobbles were encountered at boring GEI-4. Occasional cobbles and boulders are typical of glacially consolidated soils and may be present at other locations on the project site. Soil conditions are described in detail in the geotechnical report for the site (GeoEngineers 2023) presented under separate cover.

3.1.1. Field Screening Results

Soil samples were field screened for evidence of organic compounds and petroleum contamination by visual examination, headspace vapor monitoring, and water-sheen testing (see Appendix A). Field screening results were less than one (1) part per million in screened subsurface soil. The screening results are included in Table 1 for soil samples with corresponding chemical analytical results.

3.2. Groundwater Conditions

Groundwater was not encountered during drilling in the borings except GEI-4. Groundwater was observed at a depth of approximately 11 feet bgs in monitoring well GEI-4 at the time of sampling (see Table 2).

3.3. Chemical Analytical Program

Eight (8) soil samples collected from the four borings and one groundwater sample collected from monitoring well GEI-4 were submitted to OnSite Environmental Inc., in Redmond, Washington for chemical analysis. Soil and groundwater chemical analytical data are summarized in Tables 1 and 2, respectively. Chemical analytical data reports are included in Appendix B.

3.3.1. Soil Chemical Analytical Results

3.3.1.1. Gasoline-, Diesel-, and Lube Oil-Range Petroleum Hydrocarbons

Gasoline-range total petroleum hydrocarbons were not detected at concentrations greater than the laboratory reporting limit in any of the analyzed soil samples. Diesel- and/or Lube oil-range total petroleum hydrocarbons were detected at concentrations greater than the laboratory reporting limits in the soil samples collected from borings GEI-2 at 30 feet bgs and GEI-4 at 7.5 feet bgs. The detected concentrations ranged between 45 and 140 mg/kg and were less than the MTCA Method A cleanup level (Table 1).

3.3.1.2. BTEX

BTEX analytes were not detected at concentrations greater than the respective laboratory reporting limits in any of the analyzed soil samples.

3.3.1.3. PAHs

PAH analytes were not detected at concentrations greater than the respective laboratory reporting limits in any of the analyzed soil samples.

3.3.1.4. Metals

Barium and chromium were detected in all collected soil samples at concentrations less than the applicable MTCA cleanup levels in the analyzed soil samples. The detected chromium concentrations were less than the published naturally occurring background concentrations (Table 1). Lead was detected in one soil sample collected from boring GEI-4 at a concentration less than the MTCA Method A cleanup level and slightly greater than the published naturally occurring background lead concentration.

3.3.2. Groundwater Chemical Analytical Results

3.3.2.1. Gasoline-Range Petroleum Hydrocarbons

Gasoline-range petroleum hydrocarbons were not detected at a concentration greater than the laboratory reporting limit in the groundwater sample collected from monitoring well GEI-4.

3.3.2.2. Diesel- and Lube Oil-Range Petroleum Hydrocarbons

Lube oil-range total petroleum hydrocarbons were detected in the groundwater sample collected from monitoring well GEI-4 at a concentration of 220 micrograms per liter ($\mu\text{g/L}$), which is less than the MTCA Method A cleanup level of 500 $\mu\text{g/L}$. Diesel-range petroleum hydrocarbons were not detected in the analyzed groundwater sample.

3.3.2.3. VOCs

Chloroform was detected in the groundwater sample collected from GEI-4 at a concentration of 0.42 $\mu\text{g/L}$, which is less than the MTCA Method A cleanup level of 700 $\mu\text{g/L}$. Other VOCs were not detected at concentrations greater than the respective laboratory reporting limits in the analyzed groundwater sample.

3.3.2.4. Metals

Arsenic and chromium concentrations (13 $\mu\text{g/L}$ and 84 $\mu\text{g/L}$, respectively) detected in the groundwater sample collected from GEI-4 were greater than their respective MTCA Method A cleanup levels of 0.058 $\mu\text{g/L}$ and 50 $\mu\text{g/L}$. Barium and lead were also detected in the groundwater sample at concentrations of 280 $\mu\text{g/L}$ and 15 $\mu\text{g/L}$, which are not greater than their respective MTCA cleanup levels.

4.0 CONCLUSIONS AND RECOMMENDATIONS

Eight soil samples and one groundwater sample were submitted for laboratory chemical analysis during this focused Phase II ESA. Soil chemical analytical results indicate that diesel- and/or oil-range petroleum hydrocarbons were detected in soil from boring GEI-2 at a depth of 30 feet bgs and boring GEI-4 at a depth of 7.5 feet bgs. The detected concentrations were less than MTCA cleanup levels. Barium, chromium and/or lead were detected at concentrations less than MTCA Method A cleanup levels and at concentrations generally consistent with published naturally occurring background metals concentrations.

Groundwater analytical results indicate that lube oil-range total petroleum hydrocarbons were detected in the groundwater sample collected from GEI-4 at a concentration less than the MTCA cleanup level. Arsenic, chromium and lead were detected in the groundwater sample collected from monitoring well GEI-4 at concentrations greater than the MTCA Method A cleanup levels. However, the arsenic, chromium and lead concentrations slightly greater than the respective MTCA cleanup levels are likely related to the presence of suspended solids in the groundwater sample collected from GEI-4.

4.1. Materials Management Considerations During Construction

Soil represented by the analyzed soil samples having detectable concentrations of diesel- and/or lube oil-range total petroleum hydrocarbons as described above will require special handling or disposal during construction based on our experience on similar projects. Soil represented by the soil samples collected from borings GEI-2 and GEI-4 having detectable concentrations of diesel and/or lube oil will likely classify as Class 2 for disposal. Class 2 soil may potentially be reused on site following Ecology guidance (Ecology 2016) and pending geotechnical suitability.

The groundwater chemical analytical results indicate the groundwater samples would meet the screening levels for discharge to the King County sanitary sewer. Recovered water containing detectable concentrations of petroleum hydrocarbons can typically be discharged to municipal or County sewers under permit or containerized and transported offsite for permitted disposal.

Based on the above considerations, a materials management plan should be developed for use by the contractor during construction to inform appropriate soil and water management procedures and disposal

options. An environmental contingency plan and budget should also be developed for use during site redevelopment in anticipation that residential USTs will be encountered, or if evidence of chemical contamination is identified during construction in areas not assessed during the focused Phase II ESA.

5.0 LIMITATIONS

We have prepared this report for the exclusive use by Evergreen Point Development, LLC for the project site located in Shoreline, Washington comprising the following 10 King County Parcels: 440810-0005, 440810-0010, 440810-0015, 440810-0020, 440810-0025, 440810-0030, 440810-0035, 440810-0040, 440810-0045, and 440810-0050. Evergreen Point Development, LLC may distribute copies of this report to authorized agents and regulatory agencies as may be required for the Project.

Within the limitations of scope, schedule, and budget, our services have been executed in accordance with generally accepted environmental science practices in this area at the time this report was prepared. The conclusions and opinions presented in this report are based on our professional knowledge, judgment, and experience. No warranty, express or implied, applies to this report.

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

6.0 REFERENCES

GeoEngineers, 2023. Draft Geotechnical Due Diligence Services, Shoreline III Development, Shoreline, Washington.

Washington State Department of Ecology (Ecology), 2016. Guidance for Remediation of Petroleum Contaminated Sites. Toxics Cleanup Program Publication No. 10-09-057. Revised June 2016.

Table 1
Soil Chemical Analytical Results¹
 Focused Phase II Environmental Site Assessment
 Evergreen Point - Shoreline Development Project
 Shoreline, Washington

Boring Identification ²	Sample Identification	Sample Date	Sample Depth (feet bgs)	Field Screening Results		Total Petroleum Hydrocarbons (mg/kg) ³			BTEX ⁴ (mg/kg)	PAHs ⁵ (mg/kg)	Metals ⁶ (mg/kg)							
				Headspace Vapors (ppm)	Sheen	Gasoline Range	Diesel Range	Lube Oil Range			Arsenic	Barium	Cadmium	Chromium	Lead	Mercury	Selenium	Silver
GEI-1	GEI-1-10'	07/13/23	10	<1	NS	4.9 U	26 U	52 U	--	ND	10 U	60	0.52 U	17	5.2 U	0.26 U	10 U	1.0 U
	GEI-1-20'	07/13/23	20	<1	NS	5.6 U	27 U	53 U	--	--	11 U	42	0.53 U	20	5.3 U	0.27 U	11 U	1.1 U
GEI-2	GEI-2-7.5'	07/13/23	7.5	<1	NS	6.4 U	27 U	54 U	--	--	11 U	53	0.54 U	26	5.4 U	0.27 U	11 U	1.1 U
	GEI-2-30'	07/13/23	30	<1	SS	5.6 U	45	54	ND	--	11 U	28	0.53 U	21	5.3 U	0.27 U	11 U	1.1 U
GEI-3	GEI-3-5'	07/12/23	5	<1	SS	5.7 U	26 U	53 U	ND	ND	11 U	46	0.53 U	19	5.3 U	0.26 U	11 U	1.1 U
	GEI-3-15'	07/12/23	15	<1	NS	5.9 U	27 U	55 U	--	--	11 U	43	0.55 U	20	5.5 U	0.27 U	11 U	1.1 U
GEI-4	GEI-4-5'	07/12/23	5	<1	NS	6.5 U	28 U	55 U	--	--	11 U	28	0.55 U	27	5.5 U	0.28 U	11 U	1.1 U
	GEI-4-7.5'	07/12/23	7.5	<1	NS	6.3 U	29 U	140	--	--	12 U	53	0.58 U	31	31	0.29 U	12 U	1.2 U
MTCA Method A or Method B Cleanup Level						100 ⁷	2,000 ⁸		Varies	Varies	20	16,000	2	2,000	250	2	400	400
Naturally Occurring Background Metals in Puget Sound Soils⁹						NA	NA		NA	NA	7	NA	1	48	24	0.07	NA	NA

Notes:

- ¹ Chemical analyses performed by OnSite Analytical, Inc. of Redmond, Washington. Chemical analytical laboratory reports are included in Appendix B.
- ² The approximate boring locations are shown on Figure 2.
- ³ Total petroleum hydrocarbons analyzed by Methods NWTPH-Gx and NWTPH-Dx.
- ⁴ Benzene, toluene, ethylbenzene and xylene (BTEX) analyzed by EPA Method 8021B
- ⁵ Polycyclic Aromatic Hydrocarbons (PAHs) analyzed by EPA Method 8270E/SIM.
- ⁶ Total RCRA Metals analyzed by EPA Methods 6020B and 7471B.
- ⁷ Cleanup level when benzene is not present.
- ⁸ Cleanup level is for the sum of diesel- and oil-range petroleum hydrocarbons.
- ⁹ 90th Percentile for natural background soil metals concentrations in Puget Sound region, Department of Ecology, publication #94-115, dated October 1994.

bgs = below ground surface
 mg/kg = milligrams per kilogram

VOCs = volatile organic compounds
 MTCA = Model Toxics Control Act

ND = not detected NA = Not Available
 NE = not established
 NS = no sheen SS = slight sheen
 -- = not analyzed

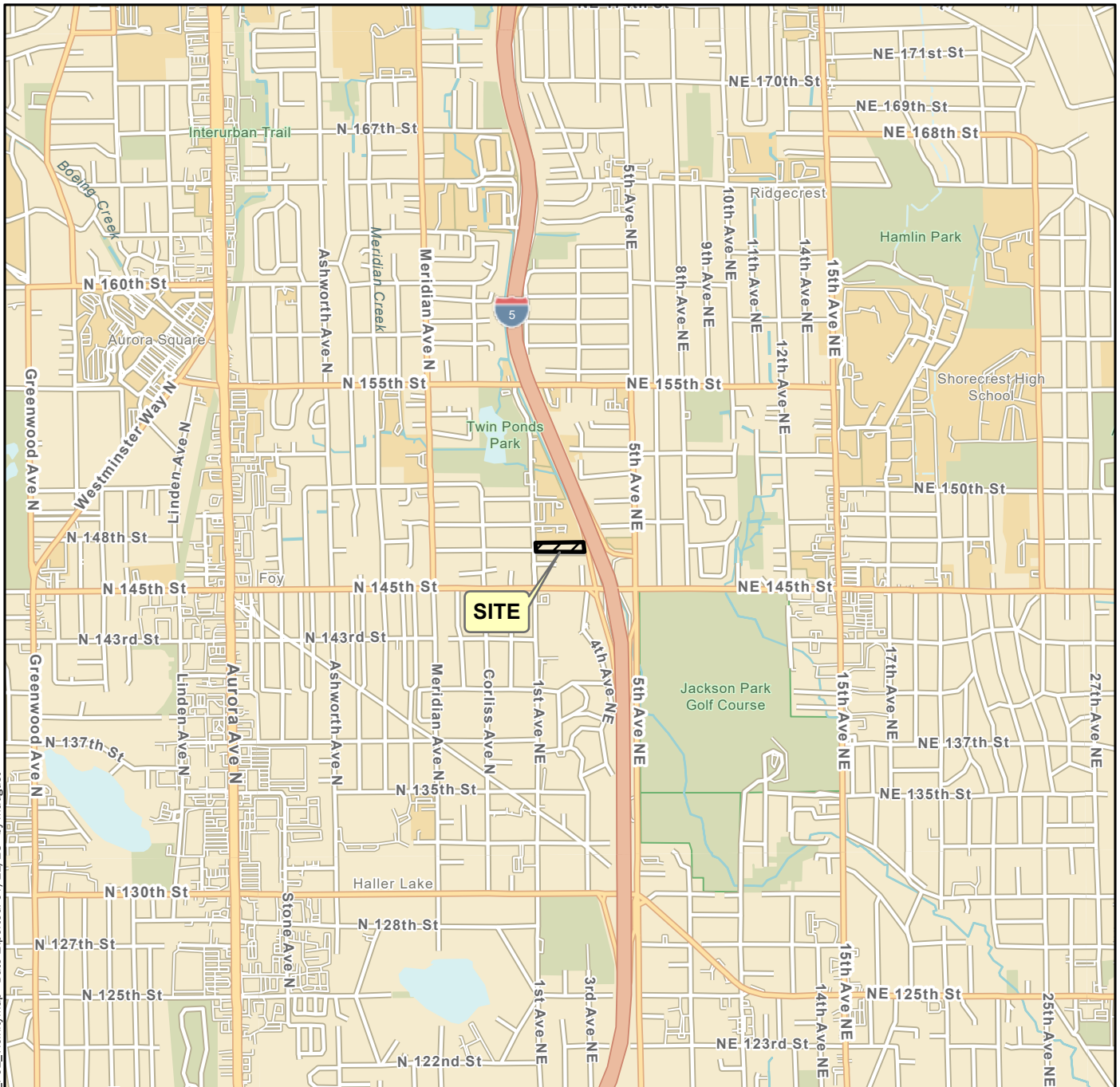
ppm = parts per million
 U = Analyte not detected at a concentration greater than the noted laboratory reporting limit.
Bolded value indicates analyte detected at the concentration shown.
 Grey shaded value indicates analyte exceeded the applicable MTCA cleanup level.

Table 2
Groundwater Elevations and Chemical Analytical Results¹
 Focused Phase II Environmental Site Assessment
 Evergreen Point - Shoreline Development Project
 Shoreline, Washington

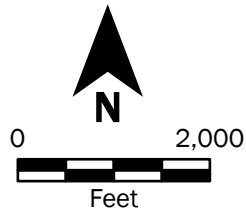
Monitoring Well Identification ²	Sample Identification	Sample Date	Screen Interval (ft bgs)	Depth to Groundwater ³ (ft bTOC)	Petroleum Hydrocarbons ⁴ (ug/L)			PAHs ⁵ (ug/L)	VOCs ⁶ (ug/L)	Total Metals ⁷ (ug/L)			
					Gasoline Range Organics	Diesel Range	Lube Oil Range			Chloroform	Arsenic	Barium	Chromium
GEI-1	GEI-1-20230717	07/17/23	25-35	Dry	--	--	--	--	--	--	--	--	--
GEI-4	GEI-4-20230717	07/17/23	25-35	11.10	100 U	0.13 U	220	ND	0.42	13	280	84	15
MTCA Method A or B Cleanup Level					1,000 ⁸	500	500	Varies	700	5	3,200	50	15

Notes:

- ¹ Chemical analyses performed by Onsite Environmental Inc., Redmond, Washington. Chemical analytical laboratory reports are included in Appendix B.
 - ² The approximate monitoring well locations are shown on Figure 2.
 - ³ Depth to groundwater is the static water level measured at time of sampling on March 9, 2022. Monitoring well GEI-1 was dry at time of sampling.
 - ⁴ Petroleum hydrocarbons analyzed by Methods NWTPH-Gx and NWTPH-Dx
 - ⁵ Polycyclic Aromatic Hydrocarbons (PAHs) analyzed by EPA Method 8270E/SIM. PAH compounds were not detected at concentrations greater than the laboratory reporting limit.
 - ⁶ Volatile organic compounds (VOCs) analyzed by EPA Method 8260D. Only VOCs detected at concentrations greater than the laboratory reporting limit are shown.
 - ⁷ Total RCRA metals analyzed by EPA Method 200.8/7470A. Only metals detected at concentrations greater than the laboratory reporting limit are shown.
 - ⁸ Cleanup level when benzene is not present.
- bgs = below ground surface
 bTOC = below top of well casing
 U = Analyte not detected at a concentration greater than the noted laboratory reporting limit.
 ug/L = micrograms per liter
 -- = Groundwater sample not collected for chemical analysis.
- Bolded** value indicates analyte detected at the concentration shown.
 Grey shaded value indicates detected concentration exceeds the cleanup level.




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Source(s):
• ESRI

Coordinate System: NAD 1983 UTM Zone 10N

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Vicinity Map	
Shoreline III Development Shoreline, Washington	
GEOENGINEERS 	Figure 1

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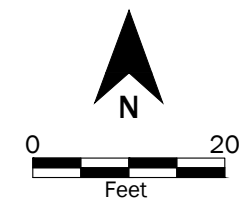
Source(s):

- Survey Basemap and Contours from Duncanson dated 05/28/2022.
- Lidar Extended Contours from King County West 2021.

Coordinate System: WA State Plane, North Zone, NAD83, US Foot

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- Legend**
- GEI-1 Boring by GeoEngineers, Inc., 2023
 - GEI-1 Boring by GeoEngineers, Inc., 2020



Site Plan	
Shoreline III Development Shoreline, Washington	
	Figure 2



APPENDIX A
Field Procedures and Boring Logs

APPENDIX A FIELD PROCEDURES AND BORING LOGS

Underground Utility Locate

An underground utility locate was conducted within the area of the proposed boring locations to identify any subsurface utilities and/or potential underground physical hazards prior to beginning drilling activities. An underground utility check consisting of contacting a local utility alert service and a private utility locating service was also performed.

Soil Sampling

Soil borings were advanced using hollow-stem auger drilling equipment operated by Advanced Drill Technologies, Inc., of Puyallup, Washington. Soil samples were collected in decontaminated 1.5-inch diameter split-spoon sampling devices at the above-mentioned depth intervals.

A GeoEngineers representative classified the soil encountered in each of the borings in general accordance with ASTM International (ASTM) D 248800.

Non-dedicated sampling equipment was decontaminated before each sampling attempt with an Alconox® solution wash and a distilled water rinse. Soil samples were obtained for field screening and possible chemical analysis. Soil samples obtained during the exploration activities were collected from the sampler with a new laboratory-supplied syringe and plunger (by United States Environmental Protection Agency [EPA] Method 5035), stainless-steel knife and/or spoon, or new nitrile gloves. A portion of selected soil samples was placed in laboratory-prepared sample jars for chemical analysis.

Samples submitted for chemical analysis are shown on the boring logs. Soil samples were placed in a cooler with ice for transport to Onsite Environmental Inc., Redmond, Washington following standard chain-of-custody procedures.

Field Screening of Soil Samples

Soil samples obtained from the borings were screened in the field for evidence of contamination using: (1) visual examination; (2) sheen screening; and (3) a photoionization detector (PID). The results of headspace and sheen screening are included on the boring logs and in Table 1 for soil samples tested by chemical analysis.

Visual screening consists of inspecting the soil for stains indicative of petroleum-related contamination. Visual screening is generally more effective when contamination is related to heavy petroleum hydrocarbons, such as motor oil or hydraulic oil, or when hydrocarbon concentrations are high. Sheen screening and headspace vapor screening are more sensitive methods that have been effective in detecting contamination at concentrations less than regulatory cleanup guidelines. Sheen screening involves placing soil in a pan of water and observing the water surface for signs of sheen. Sheen classifications are as follows:

- No Sheen (NS) No visible sheen on water surface.
- Slight Sheen (SS) Light, colorless, dull sheen; spread is irregular, not rapid; sheen dissipates rapidly. Natural organic matter in the soil may produce a slight sheen.
- Moderate Sheen (MS) Light to heavy sheen; may have some color/iridescence; spread is irregular to flowing, may be rapid; few remaining areas of no sheen on water surface.
- Heavy Sheen (HS) Heavy sheen with color/iridescence; spread is rapid; entire water surface may be covered with sheen.

Headspace vapor screening involves placing a portion of the soil sample in a plastic sample bag or clean 4-ounce jar covered with aluminum foil. Air is captured in the bag or jar and the bag or jar is shaken to expose the soil to the trapped air. The probe of a PID is inserted in the bag or used to puncture the aluminum foil covering the jar and the instrument measures the concentration of combustible vapor in the air removed from the sample headspace. The PID measures concentrations in parts per million (ppm) and is calibrated to isobutylene. The PID is designed to quantify combustible gas and organic vapor concentrations up to 2,500 ppm. Field screening results are site-specific and vary with soil type, soil moisture content, temperature, and type of contaminant.

Soil Logging

The field representative visually classified the soil in accordance with ASTM Method D 2488 and recorded soil descriptions and other relevant field screening details (e.g., staining, debris, odor etc.) in the field log. ASTM Method D 2488 is the visual-manual soil description method that corresponds to laboratory ASTM Method D 2487 (Unified Soil Classification System [USCS] method). The boring logs are presented in this appendix.

Groundwater Sampling

One groundwater sample was collected from the permanent groundwater monitoring well GEI-4 using low-flow sampling techniques. The groundwater sample was collected from the monitoring well using a peristaltic pump with new, disposable plastic tubing. Groundwater was pumped at approximately 0.5 liters per minute from the approximate midpoint of the screened interval. A water quality meter with a flow-through-cell was used to monitor water quality parameters including electric conductivity, dissolved oxygen, pH, oxidation-reduction potential, and temperature. Ambient groundwater conditions were assumed to have been reached and the purge complete once these parameters varied by less than 10 percent through three consecutive measurements. Field measurements were documented on the groundwater collection field form.

Once purging was complete, the flow-through-cell was disconnected, and the groundwater sample was placed directly from the disposable plastic tubing into laboratory-prepared vials/jars for chemical analytical testing. The groundwater sample was then placed in a cooler with ice for transport to the laboratory under standard chain-of-custody procedures within the proper hold-time.

Sample Nomenclature

Soil samples collected from the borings were identified using the following identification system: GEI-#-depth, where GEI-# is the boring number, and depth is the depth within the boring at which the

specific sample was collected (e.g., GEI-1-10' was collected from boring location GEI-1 at 10 feet bgs). The groundwater sample collected from the monitoring well GEI-4 was identified using the well ID followed by the date sampled (e.g., GEI-4-20230717).

Investigative-Derived Waste

Soil and water investigative-derived waste were transferred to separate 55-gallon steel drums and stored temporarily at the site pending characterization and coordination for disposal.

SOIL CLASSIFICATION CHART

MAJOR DIVISIONS			SYMBOLS		TYPICAL DESCRIPTIONS	
			GRAPH	LETTER		
COARSE GRAINED SOILS	GRAVEL AND GRAVELLY SOILS	CLEAN GRAVELS <small>(LITTLE OR NO FINES)</small>		GW	WELL-GRADED GRAVELS, GRAVEL - SAND MIXTURES	
		GRAVELS WITH FINES <small>(APPRECIABLE AMOUNT OF FINES)</small>		GP	POORLY-GRADED GRAVELS, GRAVEL - SAND MIXTURES	
		CLEAN SANDS <small>(LITTLE OR NO FINES)</small>		SW	WELL-GRADED SANDS, GRAVELLY SANDS	
		SANDS WITH FINES <small>(APPRECIABLE AMOUNT OF FINES)</small>		SP	POORLY-GRADED SANDS, GRAVELLY SAND	
	SAND AND SANDY SOILS	SANDS WITH FINES <small>(APPRECIABLE AMOUNT OF FINES)</small>		SM	SILTY SANDS, SAND - SILT MIXTURES	
		CLEAN SANDS <small>(LITTLE OR NO FINES)</small>		SC	CLAYEY SANDS, SAND - CLAY MIXTURES	
		SILTS AND CLAYS	LIQUID LIMIT LESS THAN 50		ML	INORGANIC SILTS, ROCK FLOUR, CLAYEY SILTS WITH SLIGHT PLASTICITY
			LIQUID LIMIT GREATER THAN 50		CL	INORGANIC CLAYS OF LOW TO MEDIUM PLASTICITY, GRAVELLY CLAYS, SANDY CLAYS, SILTY CLAYS, LEAN CLAYS
SILTS AND CLAYS	LIQUID LIMIT LESS THAN 50		OL	ORGANIC SILTS AND ORGANIC SILTY CLAYS OF LOW PLASTICITY		
	LIQUID LIMIT GREATER THAN 50		MH	INORGANIC SILTS, MICACEOUS OR DIATOMACEOUS SILTY SOILS		
	LIQUID LIMIT GREATER THAN 50		CH	INORGANIC CLAYS OF HIGH PLASTICITY		
SILTS AND CLAYS	LIQUID LIMIT GREATER THAN 50		OH	ORGANIC CLAYS AND SILTS OF MEDIUM TO HIGH PLASTICITY		
	HIGHLY ORGANIC SOILS			PT	PEAT, HUMUS, SWAMP SOILS WITH HIGH ORGANIC CONTENTS	

NOTE: Multiple symbols are used to indicate borderline or dual soil classifications

Sampler Symbol Descriptions

	2.4-inch I.D. split barrel / Dames & Moore (D&M)
	Standard Penetration Test (SPT)
	Shelby tube
	Piston
	Direct-Push
	Bulk or grab
	Continuous Coring

Blowcount is recorded for driven samplers as the number of blows required to advance sampler 12 inches (or distance noted). See exploration log for hammer weight and drop.

"P" indicates sampler pushed using the weight of the drill rig.

"WOH" indicates sampler pushed using the weight of the hammer.

NOTE: The reader must refer to the discussion in the report text and the logs of explorations for a proper understanding of subsurface conditions. Descriptions on the logs apply only at the specific exploration locations and at the time the explorations were made; they are not warranted to be representative of subsurface conditions at other locations or times.

ADDITIONAL MATERIAL SYMBOLS

SYMBOLS		TYPICAL DESCRIPTIONS
GRAPH	LETTER	
	AC	Asphalt Concrete
	CC	Cement Concrete
	CR	Crushed Rock/ Quarry Spalls
	SOD	Sod/Forest Duff
	TS	Topsoil

Groundwater Contact



Measured groundwater level in exploration, well, or piezometer



Measured free product in well or piezometer

Graphic Log Contact

Distinct contact between soil strata

Approximate contact between soil strata

Material Description Contact

Contact between geologic units

Contact between soil of the same geologic unit

Laboratory / Field Tests

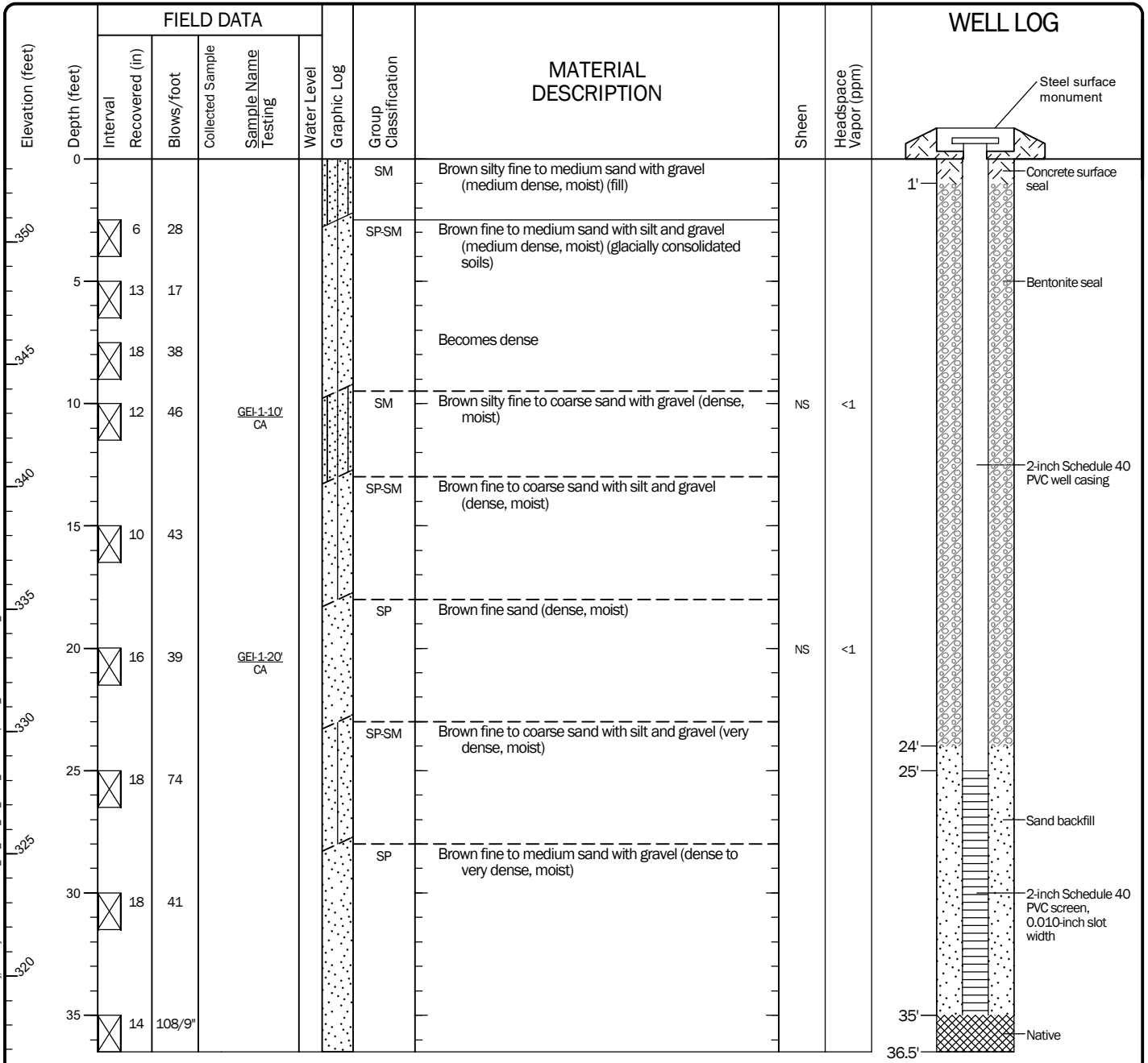
%F	Percent fines
%G	Percent gravel
AL	Atterberg limits
CA	Chemical analysis
CP	Laboratory compaction test
CS	Consolidation test
DD	Dry density
DS	Direct shear
HA	Hydrometer analysis
MC	Moisture content
MD	Moisture content and dry density
Mohs	Mohs hardness scale
OC	Organic content
PM	Permeability or hydraulic conductivity
PI	Plasticity index
PL	Point load test
PP	Pocket penetrometer
SA	Sieve analysis
TX	Triaxial compression
UC	Unconfined compression
UU	Unconsolidated undrained triaxial compression
VS	Vane shear

Sheen Classification

NS	No Visible Sheen
SS	Slight Sheen
MS	Moderate Sheen
HS	Heavy Sheen

Key to Exploration Logs

Start Drilled	7/13/2023	End	7/13/2023	Total Depth (ft)	36.5	Logged By	JE	Checked By	CRG	Driller	Advanced Drill Technologies, Inc.	Drilling Method	Hollow-stem Auger	
Hammer Data	Autohammer 140 (lbs) / 30 (in) Drop			Drilling Equipment	Diedrich D-50 Track Rig			DOE Well I.D.: BPR 247 A 2-in well was installed on 7/13/2023 to a depth of 35 ft.						
Surface Elevation (ft)	353.4 NAVD88			Top of Casing Elevation (ft)	353.20			Groundwater Date Measured		7/26/2023		Depth to Water (ft)	Dry	
Latitude	47.7355			Horizontal Datum	WA Decimal Degrees North WGS84 (feet)			Elevation (ft)						
Longitude	-122.3287													
Notes: Environmental sampling was completed as part of the environmental services, no sheen and headspace vapor less than 1 unless otherwise noted.														



Note: See Figure A-1 for explanation of symbols.
Coordinates Data Source: Horizontal approximated based on Aerial Imagery. Vertical approximated based on Topographic Survey.

Log of Monitoring Well GEI-1



Project: Shoreline III
Project Location: Shoreline, Washington
Project Number: 21104-002-00

Figure A-2
Sheet 1 of 1

MXU23-3073

Date: 9/6/23 Path: P:\21104-002\GINT\21104-002-00_ENVIRO\GPI_DB\Library\Library\GEOENGINEERS_DF_STD_US_JUNE_2017\GLB\GEB_ENVIRONMENTAL_WELL

Drilled	Start 7/13/2023	End 7/13/2023	Total Depth (ft)	36.5	Logged By Checked By	JE CRG	Driller	Advanced Drill Technologies, Inc.	Drilling Method	Hollow-stem Auger
Surface Elevation (ft) Vertical Datum	355 NAVD88			Hammer Data	Autohammer 140 (lbs) / 30 (in) Drop			Drilling Equipment	Diedrich D-50 Track Rig	
Latitude Longitude	47.7354 -122.3282			System Datum	WA Decimal Degrees North WGS84 (feet)			Groundwater not observed at time of exploration		
Notes: Environmental sampling was completed as part of the environmental services, no sheen and headspace vapor less than 1 unless otherwise noted.										

Elevation (feet)	FIELD DATA					Group Classification	MATERIAL DESCRIPTION	Sheen	Headspace Vapor (ppm)	REMARKS
	Depth (feet)	Interval Recovered (in)	Blows/foot	Collected Sample	Sample Name Testing					
0						SM	Light brown silty fine to medium sand with gravel (medium dense, moist) (fill)			
		18	15			SM	Brown silty fine sand with occasional gravel (medium dense, moist)			
350		18	24			SM	Brown silty fine to medium sand (medium dense, moist) (glacially consolidated soils)			
		18	29		GEI-2-7.5' CA		With occasional gravel	NS	<1	
345		18	23			SP-SM	Brown fine to medium sand with silt and gravel (medium dense, moist)			
		18	49				Becomes dense with occasional gravel			
340		18	53				Becomes very dense with gravel			
335		18	75							
330		18	65		GEI-2-30' CA			SS	<1	
325		18	86							
320		18								

Note: See Figure A-1 for explanation of symbols.
Coordinates Data Source: Horizontal approximated based on Aerial Imagery. Vertical approximated based on Topographic Survey.

Log of Boring GEI-2



Project: Shoreline III
Project Location: Shoreline, Washington
Project Number: 21104-002-00

Figure A-3
Sheet 1 of 1

MXU23-3073

Date: 8/23/23 Path: P:\21104\002\GINT\21104002\ENVIRO.GPJ\Library\Library\GEOENGINEERS_DF_STD_US_JUNE_2017.GLB\GEB_ENVIRONMENTAL_STANDARD_NO_GW

Drilled	Start 7/12/2023	End 7/12/2023	Total Depth (ft)	36.5	Logged By Checked By	JE CRG	Driller	Advanced Drill Technologies, Inc.	Drilling Method	Hollow-stem Auger
Surface Elevation (ft) Vertical Datum	349 NAVD88			Hammer Data	Autohammer 140 (lbs) / 30 (in) Drop			Drilling Equipment	Diedrich D-50 Track Rig	
Latitude Longitude	47.7355 -122.3274			System Datum	WA Decimal Degrees North WGS84 (feet)			Groundwater not observed at time of exploration		
Notes: Environmental sampling was completed as part of the environmental services, no sheen and headspace vapor less than 1 unless otherwise noted.										

Elevation (feet)	FIELD DATA					Group Classification	MATERIAL DESCRIPTION	Sheen	Headspace Vapor (ppm)	REMARKS
	Depth (feet)	Interval Recovered (in)	Blows/foot	Collected Sample	Sample Name Testing					
0						SM	Brown silty fine to medium sand with gravel (medium dense, moist) (fill)			
345	18	23				SM	Brown silty fine to medium sand and occasional gravel (medium dense, moist) (glacially consolidated soils)			
5	18	28		GEL-3-5' CA				SS	<1	
340	18	13				SP-SM	Brown fine to coarse sand with silt and gravel (medium dense, moist)			
10	16	24								
335	18	61		GEL-3-15' CA			Becomes very dense	NS	<1	
15	18	38					Becomes dense with occasional gravel			
20	18	38								
325	13	62					Becomes very dense			
25	18	39					Becomes dense			
320	18	39								
315	18	43								
30	18	43								

Note: See Figure A-1 for explanation of symbols.
Coordinates Data Source: Horizontal approximated based on Aerial Imagery. Vertical approximated based on Topographic Survey.

Log of Boring GEI-3



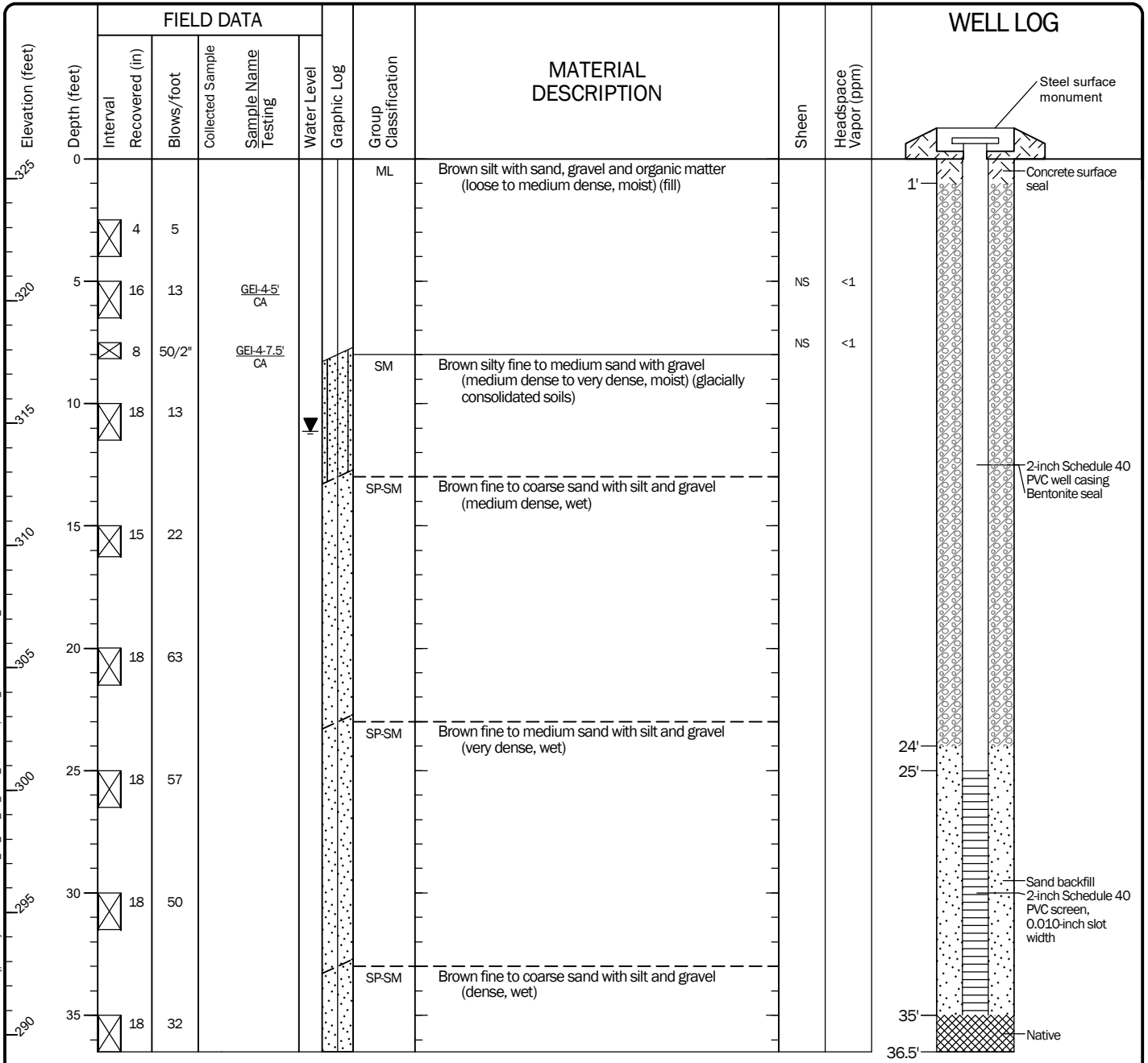
Project: Shoreline III
Project Location: Shoreline, Washington
Project Number: 21104-002-00

Figure A-4
Sheet 1 of 1

MXU23-3073

Date: 8/23/23 Path: P:\21104002\GINT\21104002\ENVIRO.GPJ\Library\Library\GEOENGINEERS_DF_STD_US_JUNE_2017.GLB\GEB_ENVIRONMENTAL_STANDARD_NO_GW

Start Drilled 7/12/2023	End 7/12/2023	Total Depth (ft)	36.5	Logged By Checked By	JE CRG	Driller	Advanced Drill Technologies, Inc.	Drilling Method	Hollow-stem Auger
Hammer Data	Autohammer 140 (lbs) / 30 (in) Drop			Drilling Equipment	Diedrich D-50 Track Rig		DOE Well I.D.: BPQ 246 A 2-in well was installed on 7/12/2023 to a depth of 35 ft.		
Surface Elevation (ft) Vertical Datum	325.8 NAVD88			Top of Casing Elevation (ft)	325.40		Groundwater Date Measured	Depth to Water (ft)	Elevation (ft)
Latitude Longitude	47.7357 -122.3266			Horizontal Datum	WA Decimal Degrees North WGS84 (feet)		7/26/2023	11.13	314.27
Notes: Environmental sampling was completed as part of the environmental services, no sheen and headspace vapor less than 1 unless otherwise noted.									



Note: See Figure A-1 for explanation of symbols.
Coordinates Data Source: Horizontal approximated based on Aerial Imagery. Vertical approximated based on Topographic Survey.

Log of Monitoring Well GEI-4



Project: Shoreline III
Project Location: Shoreline, Washington
Project Number: 21104-002-00

Figure A-5
Sheet 1 of 1

MXU23-3073

Date: 8/23/23 Path: P:\21104\002\GINT\21104002\ENVIRO.GPJ\DLibrary\Library\GEOENGINEERS_DF_STD_US_JUNE_2017\GLB\GEB_ENVIRONMENTAL_WELL

APPENDIX B
Chemical Analytical Laboratory Reports

APPENDIX B CHEMICAL ANALYTICAL DATA

Analytical Methods

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

Analytical Data Review

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

Analytical Data Review Summary

No data quality exceptions were noted in the laboratory reports during our review. Based on our data quality review, the samples/results were considered of acceptable quality for their intended use in this report.



14648 NE 95th Street, Redmond, WA 98052 • (425) 883-3881

July 24, 2023

Jacob Letts
GeoEngineers, Inc.
1101 Fawcett Avenue South, Suite 200
Tacoma, WA 98402

Re: Analytical Data for Project 21104-002-01
Laboratory Reference No. 2307-091

Dear Jacob:

Enclosed are the analytical results and associated quality control data for samples submitted on July 13, 2023.

The standard policy of OnSite Environmental, Inc. is to store your samples for 30 days from the date of receipt. If you require longer storage, please contact the laboratory.

We appreciate the opportunity to be of service to you on this project. If you have any questions concerning the data, or need additional information, please feel free to call me.

Sincerely,

A handwritten signature in black ink, appearing to read "DB", with a long horizontal flourish extending to the right.

David Baumeister
Project Manager

Enclosures



OnSite Environmental, Inc. 14648 NE 95th Street, Redmond, WA 98052 (425) 883-3881

This report pertains to the samples analyzed in accordance with the chain of custody,
and is intended only for the use of the individual or company to whom it is addressed.

MXU23-3073

Date of Report: July 24, 2023
Samples Submitted: July 13, 2023
Laboratory Reference: 2307-091
Project: 21104-002-01

Case Narrative

Samples were collected on July 12 and 13, 2023 and received by the laboratory on July 13, 2023. They were maintained at the laboratory at a temperature of 2°C to 6°C.

Please note that any and all soil sample results are reported on a dry-weight basis, unless otherwise noted below.

General QA/QC issues associated with the analytical data enclosed in this laboratory report will be indicated with a reference to a comment or explanation on the Data Qualifier page. More complex and involved QA/QC issues will be discussed in detail below.



Date of Report: July 24, 2023
Samples Submitted: July 13, 2023
Laboratory Reference: 2307-091
Project: 21104-002-01

ANALYTICAL REPORT FOR SAMPLES

Client ID	Laboratory ID	Matrix	Date Sampled	Date Received	Notes
GEI-4-5'	07-091-01	Soil	7-12-23	7-12-23	
GEI-4-7.5'	07-091-02	Soil	7-12-23	7-12-23	
GEI-3-5'	07-091-03	Soil	7-12-23	7-12-23	
GEI-3-15'	07-091-04	Soil	7-12-23	7-12-23	
GEI-2-7.5'	07-091-05	Soil	7-13-23	7-13-23	
GEI-2-30'	07-091-07	Soil	7-13-23	7-13-23	
GEI-1-10'	07-091-08	Soil	7-13-23	7-13-23	
GEI-1-20'	07-091-09	Soil	7-13-23	7-13-23	



Date of Report: July 24, 2023
 Samples Submitted: July 13, 2023
 Laboratory Reference: 2307-091
 Project: 21104-002-01

**GASOLINE RANGE ORGANICS/BTEX
 NWTPH-Gx/EPA 8021B**

Matrix: Soil
 Units: mg/kg (ppm)

Analyte	Result	PQL	Method	Date Prepared	Date Analyzed	Flags
Client ID:	GEI-4-5'					
Laboratory ID:	07-091-01					
Gasoline	ND	6.5	NWTPH-Gx	7-17-23	7-17-23	
<i>Surrogate:</i>	<i>Percent Recovery</i>	<i>Control Limits</i>				
Fluorobenzene	107	65-126				
Client ID:	GEI-4-7.5'					
Laboratory ID:	07-091-02					
Gasoline	ND	6.3	NWTPH-Gx	7-17-23	7-17-23	
<i>Surrogate:</i>	<i>Percent Recovery</i>	<i>Control Limits</i>				
Fluorobenzene	111	65-126				
Client ID:	GEI-3-5'					
Laboratory ID:	07-091-03					
Benzene	ND	0.020	EPA 8021B	7-17-23	7-17-23	
Toluene	ND	0.057	EPA 8021B	7-17-23	7-17-23	
Ethylbenzene	ND	0.057	EPA 8021B	7-17-23	7-17-23	
m,p-Xylene	ND	0.057	EPA 8021B	7-17-23	7-17-23	
o-Xylene	ND	0.057	EPA 8021B	7-17-23	7-17-23	
Gasoline	ND	5.7	NWTPH-Gx	7-17-23	7-17-23	
<i>Surrogate:</i>	<i>Percent Recovery</i>	<i>Control Limits</i>				
Fluorobenzene	112	65-126				
Client ID:	GEI-3-15'					
Laboratory ID:	07-091-04					
Gasoline	ND	5.9	NWTPH-Gx	7-17-23	7-17-23	
<i>Surrogate:</i>	<i>Percent Recovery</i>	<i>Control Limits</i>				
Fluorobenzene	109	65-126				
Client ID:	GEI-2-7.5'					
Laboratory ID:	07-091-05					
Gasoline	ND	6.4	NWTPH-Gx	7-17-23	7-17-23	
<i>Surrogate:</i>	<i>Percent Recovery</i>	<i>Control Limits</i>				
Fluorobenzene	110	65-126				



Date of Report: July 24, 2023
 Samples Submitted: July 13, 2023
 Laboratory Reference: 2307-091
 Project: 21104-002-01

**GASOLINE RANGE ORGANICS/BTEX
 NWTPH-Gx/EPA 8021B**

Matrix: Soil
 Units: mg/kg (ppm)

Analyte	Result	PQL	Method	Date Prepared	Date Analyzed	Flags
Client ID:	GEI-2-30'					
Laboratory ID:	07-091-07					
Benzene	ND	0.020	EPA 8021B	7-17-23	7-17-23	
Toluene	ND	0.056	EPA 8021B	7-17-23	7-17-23	
Ethylbenzene	ND	0.056	EPA 8021B	7-17-23	7-17-23	
m,p-Xylene	ND	0.056	EPA 8021B	7-17-23	7-17-23	
o-Xylene	ND	0.056	EPA 8021B	7-17-23	7-17-23	
Gasoline	ND	5.6	NWTPH-Gx	7-17-23	7-17-23	
<i>Surrogate:</i>	<i>Percent Recovery</i>	<i>Control Limits</i>				
Fluorobenzene	110	65-126				
Client ID:	GEI-1-10'					
Laboratory ID:	07-091-08					
Gasoline	ND	4.9	NWTPH-Gx	7-17-23	7-17-23	
<i>Surrogate:</i>	<i>Percent Recovery</i>	<i>Control Limits</i>				
Fluorobenzene	111	65-126				
Client ID:	GEI-1-20'					
Laboratory ID:	07-091-09					
Gasoline	ND	5.6	NWTPH-Gx	7-17-23	7-17-23	
<i>Surrogate:</i>	<i>Percent Recovery</i>	<i>Control Limits</i>				
Fluorobenzene	111	65-126				



Date of Report: July 24, 2023
 Samples Submitted: July 13, 2023
 Laboratory Reference: 2307-091
 Project: 21104-002-01

**DIESEL AND HEAVY OIL RANGE ORGANICS
 NWTPH-Dx**

Matrix: Soil
 Units: mg/Kg (ppm)

Analyte	Result	PQL	Method	Date Prepared	Date Analyzed	Flags
Client ID:	GEI-4-5'					
Laboratory ID:	07-091-01					
Diesel Range Organics	ND	28	NWTPH-Dx	7-14-23	7-24-23	
Lube Oil Range Organics	ND	55	NWTPH-Dx	7-14-23	7-24-23	
<i>Surrogate:</i>	<i>Percent Recovery</i>	<i>Control Limits</i>				
<i>o-Terphenyl</i>	65	50-150				

Client ID:	GEI-4-7.5'					
Laboratory ID:	07-091-02					
Diesel Range Organics	ND	29	NWTPH-Dx	7-14-23	7-14-23	
Lube Oil	140	58	NWTPH-Dx	7-14-23	7-14-23	
<i>Surrogate:</i>	<i>Percent Recovery</i>	<i>Control Limits</i>				
<i>o-Terphenyl</i>	65	50-150				

Client ID:	GEI-3-5'					
Laboratory ID:	07-091-03					
Diesel Range Organics	ND	26	NWTPH-Dx	7-14-23	7-14-23	
Lube Oil Range Organics	ND	53	NWTPH-Dx	7-14-23	7-14-23	
<i>Surrogate:</i>	<i>Percent Recovery</i>	<i>Control Limits</i>				
<i>o-Terphenyl</i>	70	50-150				

Client ID:	GEI-3-15'					
Laboratory ID:	07-091-04					
Diesel Range Organics	ND	27	NWTPH-Dx	7-14-23	7-14-23	
Lube Oil Range Organics	ND	55	NWTPH-Dx	7-14-23	7-14-23	
<i>Surrogate:</i>	<i>Percent Recovery</i>	<i>Control Limits</i>				
<i>o-Terphenyl</i>	75	50-150				

Client ID:	GEI-2-7.5'					
Laboratory ID:	07-091-05					
Diesel Range Organics	ND	27	NWTPH-Dx	7-14-23	7-14-23	
Lube Oil Range Organics	ND	54	NWTPH-Dx	7-14-23	7-14-23	
<i>Surrogate:</i>	<i>Percent Recovery</i>	<i>Control Limits</i>				
<i>o-Terphenyl</i>	76	50-150				

Client ID:	GEI-2-30'					
Laboratory ID:	07-091-07					
Diesel Range Organics	45	27	NWTPH-Dx	7-14-23	7-14-23	
Lube Oil Range Organics	54	53	NWTPH-Dx	7-14-23	7-14-23	
<i>Surrogate:</i>	<i>Percent Recovery</i>	<i>Control Limits</i>				
<i>o-Terphenyl</i>	69	50-150				



OnSite Environmental, Inc. 14648 NE 95th Street, Redmond, WA 98052 (425) 883-3881

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MXU23-3073

Date of Report: July 24, 2023
 Samples Submitted: July 13, 2023
 Laboratory Reference: 2307-091
 Project: 21104-002-01

**DIESEL AND HEAVY OIL RANGE ORGANICS
 NWTPH-Dx**

Matrix: Soil
 Units: mg/Kg (ppm)

Analyte	Result	PQL	Method	Date Prepared	Date Analyzed	Flags
Client ID:	GEI-1-10'					
Laboratory ID:	07-091-08					
Diesel Range Organics	ND	26	NWTPH-Dx	7-14-23	7-14-23	
Lube Oil Range Organics	ND	52	NWTPH-Dx	7-14-23	7-14-23	
<i>Surrogate:</i>	<i>Percent Recovery</i>	<i>Control Limits</i>				
<i>o-Terphenyl</i>	67	50-150				
Client ID:	GEI-1-20'					
Laboratory ID:	07-091-09					
Diesel Range Organics	ND	27	NWTPH-Dx	7-14-23	7-14-23	
Lube Oil Range Organics	ND	53	NWTPH-Dx	7-14-23	7-14-23	
<i>Surrogate:</i>	<i>Percent Recovery</i>	<i>Control Limits</i>				
<i>o-Terphenyl</i>	62	50-150				



Date of Report: July 24, 2023
 Samples Submitted: July 13, 2023
 Laboratory Reference: 2307-091
 Project: 21104-002-01

PAHs EPA 8270E/SIM

Matrix: Soil
 Units: mg/Kg

Analyte	Result	PQL	Method	Date Prepared	Date Analyzed	Flags
Client ID:	GEI-3-5'					
Laboratory ID:	07-091-03					
Naphthalene	ND	0.0070	EPA 8270E/SIM	7-17-23	7-18-23	
2-Methylnaphthalene	ND	0.0070	EPA 8270E/SIM	7-17-23	7-18-23	
1-Methylnaphthalene	ND	0.0070	EPA 8270E/SIM	7-17-23	7-18-23	
Acenaphthylene	ND	0.0070	EPA 8270E/SIM	7-17-23	7-18-23	
Acenaphthene	ND	0.0070	EPA 8270E/SIM	7-17-23	7-18-23	
Fluorene	ND	0.0070	EPA 8270E/SIM	7-17-23	7-18-23	
Phenanthrene	ND	0.0070	EPA 8270E/SIM	7-17-23	7-18-23	
Anthracene	ND	0.0070	EPA 8270E/SIM	7-17-23	7-18-23	
Fluoranthene	ND	0.0070	EPA 8270E/SIM	7-17-23	7-18-23	
Pyrene	ND	0.0070	EPA 8270E/SIM	7-17-23	7-18-23	
Benzo[a]anthracene	ND	0.0070	EPA 8270E/SIM	7-17-23	7-18-23	
Chrysene	ND	0.0070	EPA 8270E/SIM	7-17-23	7-18-23	
Benzo[b]fluoranthene	ND	0.0070	EPA 8270E/SIM	7-17-23	7-18-23	
Benzo(j,k)fluoranthene	ND	0.0070	EPA 8270E/SIM	7-17-23	7-18-23	
Benzo[a]pyrene	ND	0.0070	EPA 8270E/SIM	7-17-23	7-18-23	
Indeno(1,2,3-c,d)pyrene	ND	0.0070	EPA 8270E/SIM	7-17-23	7-18-23	
Dibenz[a,h]anthracene	ND	0.0070	EPA 8270E/SIM	7-17-23	7-18-23	
Benzo[g,h,i]perylene	ND	0.0070	EPA 8270E/SIM	7-17-23	7-18-23	
<i>Surrogate:</i>	<i>Percent Recovery</i>	<i>Control Limits</i>				
<i>2-Fluorobiphenyl</i>	<i>68</i>	<i>39-111</i>				
<i>Pyrene-d10</i>	<i>81</i>	<i>47-114</i>				
<i>Terphenyl-d14</i>	<i>82</i>	<i>44-121</i>				



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PAHs EPA 8270E/SIM

Matrix: Soil
 Units: mg/Kg

Analyte	Result	PQL	Method	Date Prepared	Date Analyzed	Flags
Client ID:	GEI-1-10'					
Laboratory ID:	07-091-08					
Naphthalene	ND	0.0069	EPA 8270E/SIM	7-17-23	7-18-23	
2-Methylnaphthalene	ND	0.0069	EPA 8270E/SIM	7-17-23	7-18-23	
1-Methylnaphthalene	ND	0.0069	EPA 8270E/SIM	7-17-23	7-18-23	
Acenaphthylene	ND	0.0069	EPA 8270E/SIM	7-17-23	7-18-23	
Acenaphthene	ND	0.0069	EPA 8270E/SIM	7-17-23	7-18-23	
Fluorene	ND	0.0069	EPA 8270E/SIM	7-17-23	7-18-23	
Phenanthrene	ND	0.0069	EPA 8270E/SIM	7-17-23	7-18-23	
Anthracene	ND	0.0069	EPA 8270E/SIM	7-17-23	7-18-23	
Fluoranthene	ND	0.0069	EPA 8270E/SIM	7-17-23	7-18-23	
Pyrene	ND	0.0069	EPA 8270E/SIM	7-17-23	7-18-23	
Benzo[a]anthracene	ND	0.0069	EPA 8270E/SIM	7-17-23	7-18-23	
Chrysene	ND	0.0069	EPA 8270E/SIM	7-17-23	7-18-23	
Benzo[b]fluoranthene	ND	0.0069	EPA 8270E/SIM	7-17-23	7-18-23	
Benzo(j,k)fluoranthene	ND	0.0069	EPA 8270E/SIM	7-17-23	7-18-23	
Benzo[a]pyrene	ND	0.0069	EPA 8270E/SIM	7-17-23	7-18-23	
Indeno(1,2,3-c,d)pyrene	ND	0.0069	EPA 8270E/SIM	7-17-23	7-18-23	
Dibenz[a,h]anthracene	ND	0.0069	EPA 8270E/SIM	7-17-23	7-18-23	
Benzo[g,h,i]perylene	ND	0.0069	EPA 8270E/SIM	7-17-23	7-18-23	
<i>Surrogate:</i>	<i>Percent Recovery</i>	<i>Control Limits</i>				
<i>2-Fluorobiphenyl</i>	<i>68</i>	<i>39-111</i>				
<i>Pyrene-d10</i>	<i>81</i>	<i>47-114</i>				
<i>Terphenyl-d14</i>	<i>81</i>	<i>44-121</i>				



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 Project: 21104-002-01

**TOTAL METALS
 EPA 6010D/7471B**

Matrix: Soil
 Units: mg/Kg (ppm)

Analyte	Result	PQL	Method	Date Prepared	Date Analyzed	Flags
Client ID:	GEI-4-5'					
Laboratory ID:	07-091-01					
Arsenic	ND	11	EPA 6010D	7-18-23	7-18-23	
Barium	28	2.8	EPA 6010D	7-18-23	7-18-23	
Cadmium	ND	0.55	EPA 6010D	7-18-23	7-18-23	
Chromium	27	0.55	EPA 6010D	7-18-23	7-18-23	
Lead	ND	5.5	EPA 6010D	7-18-23	7-18-23	
Mercury	ND	0.28	EPA 7471B	7-18-23	7-18-23	
Selenium	ND	11	EPA 6010D	7-18-23	7-18-23	
Silver	ND	1.1	EPA 6010D	7-18-23	7-18-23	

Client ID:	GEI-4-7.5'					
Laboratory ID:	07-091-02					
Arsenic	ND	12	EPA 6010D	7-18-23	7-18-23	
Barium	53	2.9	EPA 6010D	7-18-23	7-18-23	
Cadmium	ND	0.58	EPA 6010D	7-18-23	7-18-23	
Chromium	31	0.58	EPA 6010D	7-18-23	7-18-23	
Lead	31	5.8	EPA 6010D	7-18-23	7-18-23	
Mercury	ND	0.29	EPA 7471B	7-18-23	7-18-23	
Selenium	ND	12	EPA 6010D	7-18-23	7-18-23	
Silver	ND	1.2	EPA 6010D	7-18-23	7-18-23	

Client ID:	GEI-3-5'					
Laboratory ID:	07-091-03					
Arsenic	ND	11	EPA 6010D	7-18-23	7-18-23	
Barium	46	2.6	EPA 6010D	7-18-23	7-18-23	
Cadmium	ND	0.53	EPA 6010D	7-18-23	7-18-23	
Chromium	19	0.53	EPA 6010D	7-18-23	7-18-23	
Lead	ND	5.3	EPA 6010D	7-18-23	7-18-23	
Mercury	ND	0.26	EPA 7471B	7-18-23	7-18-23	
Selenium	ND	11	EPA 6010D	7-18-23	7-18-23	
Silver	ND	1.1	EPA 6010D	7-18-23	7-18-23	



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**TOTAL METALS
 EPA 6010D/7471B**

Matrix: Soil
 Units: mg/Kg (ppm)

Analyte	Result	PQL	Method	Date Prepared	Date Analyzed	Flags
Client ID:	GEI-3-15'					
Laboratory ID:	07-091-04					
Arsenic	ND	11	EPA 6010D	7-18-23	7-18-23	
Barium	43	2.7	EPA 6010D	7-18-23	7-18-23	
Cadmium	ND	0.55	EPA 6010D	7-18-23	7-18-23	
Chromium	20	0.55	EPA 6010D	7-18-23	7-18-23	
Lead	ND	5.5	EPA 6010D	7-18-23	7-18-23	
Mercury	ND	0.27	EPA 7471B	7-18-23	7-18-23	
Selenium	ND	11	EPA 6010D	7-18-23	7-18-23	
Silver	ND	1.1	EPA 6010D	7-18-23	7-18-23	

Client ID:	GEI-2-7.5'					
Laboratory ID:	07-091-05					
Arsenic	ND	11	EPA 6010D	7-18-23	7-18-23	
Barium	53	2.7	EPA 6010D	7-18-23	7-18-23	
Cadmium	ND	0.54	EPA 6010D	7-18-23	7-18-23	
Chromium	26	0.54	EPA 6010D	7-18-23	7-18-23	
Lead	ND	5.4	EPA 6010D	7-18-23	7-18-23	
Mercury	ND	0.27	EPA 7471B	7-18-23	7-18-23	
Selenium	ND	11	EPA 6010D	7-18-23	7-18-23	
Silver	ND	1.1	EPA 6010D	7-18-23	7-18-23	

Client ID:	GEI-2-30'					
Laboratory ID:	07-091-07					
Arsenic	ND	11	EPA 6010D	7-18-23	7-18-23	
Barium	28	2.7	EPA 6010D	7-18-23	7-18-23	
Cadmium	ND	0.53	EPA 6010D	7-18-23	7-18-23	
Chromium	21	0.53	EPA 6010D	7-18-23	7-18-23	
Lead	ND	5.3	EPA 6010D	7-18-23	7-18-23	
Mercury	ND	0.27	EPA 7471B	7-18-23	7-18-23	
Selenium	ND	11	EPA 6010D	7-18-23	7-18-23	
Silver	ND	1.1	EPA 6010D	7-18-23	7-18-23	



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**TOTAL METALS
 EPA 6010D/7471B**

Matrix: Soil
 Units: mg/Kg (ppm)

Analyte	Result	PQL	Method	Date Prepared	Date Analyzed	Flags
Client ID:	GEI-1-10'					
Laboratory ID:	07-091-08					
Arsenic	ND	10	EPA 6010D	7-18-23	7-18-23	
Barium	60	2.6	EPA 6010D	7-18-23	7-18-23	
Cadmium	ND	0.52	EPA 6010D	7-18-23	7-18-23	
Chromium	17	0.52	EPA 6010D	7-18-23	7-18-23	
Lead	ND	5.2	EPA 6010D	7-18-23	7-18-23	
Mercury	ND	0.26	EPA 7471B	7-18-23	7-18-23	
Selenium	ND	10	EPA 6010D	7-18-23	7-18-23	
Silver	ND	1.0	EPA 6010D	7-18-23	7-18-23	

Client ID:	GEI-1-20'					
Laboratory ID:	07-091-09					
Arsenic	ND	11	EPA 6010D	7-18-23	7-18-23	
Barium	42	2.7	EPA 6010D	7-18-23	7-18-23	
Cadmium	ND	0.53	EPA 6010D	7-18-23	7-18-23	
Chromium	20	0.53	EPA 6010D	7-18-23	7-18-23	
Lead	ND	5.3	EPA 6010D	7-18-23	7-18-23	
Mercury	ND	0.27	EPA 7471B	7-18-23	7-18-23	
Selenium	ND	11	EPA 6010D	7-18-23	7-18-23	
Silver	ND	1.1	EPA 6010D	7-18-23	7-18-23	



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 Project: 21104-002-01

**GASOLINE RANGE ORGANICS/BTEX
 NWTPH-Gx/EPA 8021B
 QUALITY CONTROL**

Matrix: Soil
 Units: mg/kg (ppm)

Analyte	Result	PQL	Method	Date Prepared	Date Analyzed	Flags
METHOD BLANK						
Laboratory ID:	MB0717S1					
Benzene	ND	0.020	EPA 8021B	7-17-23	7-17-23	
Toluene	ND	0.050	EPA 8021B	7-17-23	7-17-23	
Ethylbenzene	ND	0.050	EPA 8021B	7-17-23	7-17-23	
m,p-Xylene	ND	0.050	EPA 8021B	7-17-23	7-17-23	
o-Xylene	ND	0.050	EPA 8021B	7-17-23	7-17-23	
Gasoline	ND	5.0	NWTPH-Gx	7-17-23	7-17-23	
<i>Surrogate:</i>	<i>Percent Recovery</i>	<i>Control Limits</i>				
<i>Fluorobenzene</i>	109	65-126				

Analyte	Result	Spike Level	Source Result	Percent Recovery	Recovery Limits	RPD	RPD Limit	Flags
DUPLICATE								
Laboratory ID:	07-091-01							
	ORIG	DUP						
Benzene	ND	ND	NA	NA	NA	NA	30	
Toluene	ND	ND	NA	NA	NA	NA	30	
Ethylbenzene	ND	ND	NA	NA	NA	NA	30	
m,p-Xylene	ND	ND	NA	NA	NA	NA	30	
o-Xylene	ND	ND	NA	NA	NA	NA	30	
Gasoline	ND	ND	NA	NA	NA	NA	30	
<i>Surrogate:</i>								
<i>Fluorobenzene</i>				107	107	65-126		

SPIKE BLANKS

Laboratory ID:	SB0717S1								
	SB	SBD	SB	SBD	SB	SBD			
Benzene	1.03	1.03	1.00	1.00	103	103	77-113	0	10
Toluene	1.06	1.06	1.00	1.00	106	106	81-115	0	10
Ethylbenzene	1.05	1.05	1.00	1.00	105	105	80-115	0	10
m,p-Xylene	1.06	1.06	1.00	1.00	106	106	81-115	0	11
o-Xylene	1.07	1.07	1.00	1.00	107	107	82-115	0	11
<i>Surrogate:</i>									
<i>Fluorobenzene</i>					100	101	65-126		



Date of Report: July 24, 2023
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 Laboratory Reference: 2307-091
 Project: 21104-002-01

**DIESEL AND HEAVY OIL RANGE ORGANICS
 NWTPH-Dx
 QUALITY CONTROL**

Matrix: Soil
 Units: mg/Kg (ppm)

Analyte	Result	PQL	Method	Date Prepared	Date Analyzed	Flags
METHOD BLANK						
Laboratory ID:	MB0714S1					
Diesel Range Organics	ND	25	NWTPH-Dx	7-14-23	7-14-23	
Lube Oil Range Organics	ND	50	NWTPH-Dx	7-14-23	7-14-23	
<i>Surrogate:</i>	<i>Percent Recovery</i>	<i>Control Limits</i>				
<i>o-Terphenyl</i>	81	50-150				

Analyte	Result	Spike Level	Source Result	Percent Recovery	Recovery Limits	RPD	RPD Limit	Flags
DUPLICATE								
Laboratory ID:	07-078-01							
	ORIG	DUP						
Diesel Range	ND	ND	NA	NA	NA	NA	40	
Lube Oil	90.7	74.5	NA	NA	NA	20	40	
<i>Surrogate:</i>								
<i>o-Terphenyl</i>				78	77	50-150		



Date of Report: July 24, 2023
 Samples Submitted: July 13, 2023
 Laboratory Reference: 2307-091
 Project: 21104-002-01

**PAHs EPA 8270E/SIM
 QUALITY CONTROL**

Matrix: Soil
 Units: mg/Kg

Analyte	Result	PQL	Method	Date Prepared	Date Analyzed	Flags
METHOD BLANK						
Laboratory ID:	MB0717S1					
Naphthalene	ND	0.0067	EPA 8270E/SIM	7-17-23	7-18-23	
2-Methylnaphthalene	ND	0.0067	EPA 8270E/SIM	7-17-23	7-18-23	
1-Methylnaphthalene	ND	0.0067	EPA 8270E/SIM	7-17-23	7-18-23	
Acenaphthylene	ND	0.0067	EPA 8270E/SIM	7-17-23	7-18-23	
Acenaphthene	ND	0.0067	EPA 8270E/SIM	7-17-23	7-18-23	
Fluorene	ND	0.0067	EPA 8270E/SIM	7-17-23	7-18-23	
Phenanthrene	ND	0.0067	EPA 8270E/SIM	7-17-23	7-18-23	
Anthracene	ND	0.0067	EPA 8270E/SIM	7-17-23	7-18-23	
Fluoranthene	ND	0.0067	EPA 8270E/SIM	7-17-23	7-18-23	
Pyrene	ND	0.0067	EPA 8270E/SIM	7-17-23	7-18-23	
Benzo[a]anthracene	ND	0.0067	EPA 8270E/SIM	7-17-23	7-18-23	
Chrysene	ND	0.0067	EPA 8270E/SIM	7-17-23	7-18-23	
Benzo[b]fluoranthene	ND	0.0067	EPA 8270E/SIM	7-17-23	7-18-23	
Benzo(j,k)fluoranthene	ND	0.0067	EPA 8270E/SIM	7-17-23	7-18-23	
Benzo[a]pyrene	ND	0.0067	EPA 8270E/SIM	7-17-23	7-18-23	
Indeno(1,2,3-c,d)pyrene	ND	0.0067	EPA 8270E/SIM	7-17-23	7-18-23	
Dibenz[a,h]anthracene	ND	0.0067	EPA 8270E/SIM	7-17-23	7-18-23	
Benzo[g,h,i]perylene	ND	0.0067	EPA 8270E/SIM	7-17-23	7-18-23	
<i>Surrogate:</i>	<i>Percent Recovery</i>	<i>Control Limits</i>				
<i>2-Fluorobiphenyl</i>	<i>68</i>	<i>39-111</i>				
<i>Pyrene-d10</i>	<i>89</i>	<i>47-114</i>				
<i>Terphenyl-d14</i>	<i>88</i>	<i>44-121</i>				



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 Laboratory Reference: 2307-091
 Project: 21104-002-01

**PAHs EPA 8270E/SIM
 QUALITY CONTROL**

Matrix: Soil
 Units: mg/Kg

Analyte	Result		Spike Level		Percent Recovery		Recovery	RPD	RPD	Flags
					Recovery	Limits	RPD	Limit		
SPIKE BLANKS										
Laboratory ID:	SB0717S1									
	SB	SBD	SB	SBD	SB	SBD				
Naphthalene	0.0594	0.0601	0.0833	0.0833	71	72	57-116	1	16	
Acenaphthylene	0.0690	0.0688	0.0833	0.0833	83	83	59-124	0	15	
Acenaphthene	0.0663	0.0655	0.0833	0.0833	80	79	59-124	1	15	
Fluorene	0.0717	0.0718	0.0833	0.0833	86	86	62-122	0	15	
Phenanthrene	0.0736	0.0737	0.0833	0.0833	88	88	62-119	0	15	
Anthracene	0.0712	0.0707	0.0833	0.0833	85	85	64-123	1	15	
Fluoranthene	0.0804	0.0784	0.0833	0.0833	97	94	63-123	3	15	
Pyrene	0.0772	0.0779	0.0833	0.0833	93	94	62-124	1	15	
Benzo[a]anthracene	0.0771	0.0717	0.0833	0.0833	93	86	59-131	7	15	
Chrysene	0.0766	0.0822	0.0833	0.0833	92	99	61-124	7	15	
Benzo[b]fluoranthene	0.0836	0.0856	0.0833	0.0833	100	103	60-126	2	15	
Benzo(j,k)fluoranthene	0.0787	0.0758	0.0833	0.0833	94	91	63-121	4	17	
Benzo[a]pyrene	0.0750	0.0757	0.0833	0.0833	90	91	60-122	1	15	
Indeno(1,2,3-c,d)pyrene	0.0712	0.0725	0.0833	0.0833	85	87	58-127	2	15	
Dibenz[a,h]anthracene	0.0760	0.0768	0.0833	0.0833	91	92	60-124	1	15	
Benzo[g,h,i]perylene	0.0761	0.0757	0.0833	0.0833	91	91	58-124	1	15	
<i>Surrogate:</i>										
2-Fluorobiphenyl					75	76	39-111			
Pyrene-d10					86	90	47-114			
Terphenyl-d14					90	86	44-121			



Date of Report: July 24, 2023
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**TOTAL METALS
 EPA 6010D/7471B
 QUALITY CONTROL**

Matrix: Soil
 Units: mg/Kg (ppm)

Analyte	Result	PQL	Method	Date Prepared	Date Analyzed	Flags
METHOD BLANK						
Laboratory ID:	MB0718SM1					
Arsenic	ND	10	EPA 6010D	7-18-23	7-18-23	
Barium	ND	2.5	EPA 6010D	7-18-23	7-18-23	
Cadmium	ND	0.50	EPA 6010D	7-18-23	7-18-23	
Chromium	ND	0.50	EPA 6010D	7-18-23	7-18-23	
Lead	ND	5.0	EPA 6010D	7-18-23	7-18-23	
Selenium	ND	10	EPA 6010D	7-18-23	7-18-23	
Silver	ND	1.0	EPA 6010D	7-18-23	7-18-23	

Laboratory ID:	MB0718S1					
Mercury	ND	0.25	EPA 7471B	7-18-23	7-18-23	

Analyte	Result	Spike Level	Source Result	Percent Recovery	Recovery Limits	RPD	RPD Limit	Flags
DUPLICATE								
Laboratory ID:	07-091-05							
	ORIG	DUP						
Arsenic	ND	ND	NA	NA	NA	NA	NA	20
Barium	49.3	42.6	NA	NA	NA	NA	15	20
Cadmium	ND	ND	NA	NA	NA	NA	NA	20
Chromium	24.6	20.4	NA	NA	NA	NA	19	20
Lead	ND	ND	NA	NA	NA	NA	NA	20
Selenium	ND	ND	NA	NA	NA	NA	NA	20
Silver	ND	ND	NA	NA	NA	NA	NA	20

Laboratory ID:	07-091-05								
Mercury	ND	ND	NA	NA	NA	NA	NA	NA	20

MATRIX SPIKES

Laboratory ID:	07-091-05									
	MS	MSD	MS	MSD	MS	MSD				
Arsenic	106	104	100	100	ND	106	104	75-125	2	20
Barium	148	145	100	100	49.3	99	95	75-125	2	20
Cadmium	48.9	49.1	50.0	50.0	ND	98	98	75-125	1	20
Chromium	119	117	100	100	24.6	95	92	75-125	2	20
Lead	250	251	250	250	ND	100	100	75-125	0	20
Selenium	97.1	98.1	100	100	ND	97	98	75-125	1	20
Silver	23.8	24.1	25.0	25.0	ND	95	96	75-125	1	20

Laboratory ID:	07-091-05									
Mercury	0.502	0.506	0.500	0.500	0.0137	98	99	80-120	1	20



OnSite Environmental, Inc. 14648 NE 95th Street, Redmond, WA 98052 (425) 883-3881

This report pertains to the samples analyzed in accordance with the chain of custody, and is intended only for the use of the individual or company to whom it is addressed.

MXU23-3073

Date of Report: July 24, 2023
Samples Submitted: July 13, 2023
Laboratory Reference: 2307-091
Project: 21104-002-01

% MOISTURE

Client ID	Lab ID	% Moisture	Date Analyzed
GEI-4-5'	07-091-01	10	7-17-23
GEI-4-7.5'	07-091-02	14	7-17-23
GEI-3-5'	07-091-03	5	7-17-23
GEI-3-15'	07-091-04	9	7-17-23
GEI-2-7.5'	07-091-05	7	7-17-23
GEI-2-30'	07-091-07	6	7-17-23
GEI-1-10'	07-091-08	4	7-17-23
GEI-1-20'	07-091-09	6	7-17-23





Data Qualifiers and Abbreviations

- A - Due to a high sample concentration, the amount spiked is insufficient for meaningful MS/MSD recovery data.
 - B - The analyte indicated was also found in the blank sample.
 - C - The duplicate RPD is outside control limits due to high result variability when analyte concentrations are within five times the quantitation limit.
 - E - The value reported exceeds the quantitation range and is an estimate.
 - F - Surrogate recovery data is not available due to the high concentration of coeluting target compounds.
 - H - The analyte indicated is a common laboratory solvent and may have been introduced during sample preparation, and be impacting the sample result.
 - I - Compound recovery is outside of the control limits.
 - J - The value reported was below the practical quantitation limit. The value is an estimate.
 - K - Sample duplicate RPD is outside control limits due to sample inhomogeneity. The sample was re-extracted and re-analyzed with similar results.
 - L - The RPD is outside of the control limits.
 - M - Hydrocarbons in the gasoline range are impacting the diesel range result.
 - M1 - Hydrocarbons in the gasoline range (toluene-naphthalene) are present in the sample.
 - N - Hydrocarbons in the lube oil range are impacting the diesel range result.
 - N1 - Hydrocarbons in diesel range are impacting lube oil range results.
 - O - Hydrocarbons indicative of heavier fuels are present in the sample and are impacting the gasoline result.
 - P - The RPD of the detected concentrations between the two columns is greater than 40.
 - Q - Surrogate recovery is outside of the control limits.
 - S - Surrogate recovery data is not available due to the necessary dilution of the sample.
 - T - The sample chromatogram is not similar to a typical _____.
 - U - The analyte was analyzed for, but was not detected above the reported sample quantitation limit.
 - U1 - The practical quantitation limit is elevated due to interferences present in the sample.
 - V - Matrix Spike/Matrix Spike Duplicate recoveries are outside control limits due to matrix effects.
 - W - Matrix Spike/Matrix Spike Duplicate RPD are outside control limits due to matrix effects.
 - X - Sample extract treated with a mercury cleanup procedure.
 - X1 - Sample extract treated with a sulfuric acid/silica gel cleanup procedure.
 - X2 - Sample extract treated with a silica gel cleanup procedure.
 - Y - The calibration verification for this analyte exceeded the 20% drift specified in methods 8260 & 8270, and therefore the reported result should be considered an estimate. The overall performance of the calibration verification standard met the acceptance criteria of the method.
 - Y1 - Negative effects of the matrix from this sample on the instrument caused values for this analyte in the bracketing continuing calibration verification standard (CCVs) to be outside of 20% acceptance criteria. Because of this, quantitation limits and sample concentrations should be considered estimates.
 - Z -
- ND - Not Detected at PQL
 PQL - Practical Quantitation Limit
 RPD - Relative Percent Difference





14648 NE 95th Street, Redmond, WA 98052 • (425) 883-3881

July 26, 2023

Jacob Letts
GeoEngineers, Inc.
1101 Fawcett Avenue South, Suite 200
Tacoma, WA 98402

Re: Analytical Data for Project 21104-002-01
Laboratory Reference No. 2307-109

Dear Jacob:

Enclosed are the analytical results and associated quality control data for samples submitted on July 17, 2023.

The standard policy of OnSite Environmental, Inc. is to store your samples for 30 days from the date of receipt. If you require longer storage, please contact the laboratory.

We appreciate the opportunity to be of service to you on this project. If you have any questions concerning the data, or need additional information, please feel free to call me.

Sincerely,

A handwritten signature in black ink, appearing to read "DB", with a long horizontal flourish extending to the right.

David Baumeister
Project Manager

Enclosures



OnSite Environmental, Inc. 14648 NE 95th Street, Redmond, WA 98052 (425) 883-3881

This report pertains to the samples analyzed in accordance with the chain of custody, and is intended only for the use of the individual or company to whom it is addressed.

MXU23-3073

Date of Report: July 26, 2023
Samples Submitted: July 17, 2023
Laboratory Reference: 2307-109
Project: 21104-002-01

Case Narrative

Samples were collected on July 17, 2023 and received by the laboratory on July 17, 2023. They were maintained at the laboratory at a temperature of 2°C to 6°C.

Please note that any and all soil sample results are reported on a dry-weight basis, unless otherwise noted below.

General QA/QC issues associated with the analytical data enclosed in this laboratory report will be indicated with a reference to a comment or explanation on the Data Qualifier page. More complex and involved QA/QC issues will be discussed in detail below.



Date of Report: July 26, 2023
Samples Submitted: July 17, 2023
Laboratory Reference: 2307-109
Project: 21104-002-01

ANALYTICAL REPORT FOR SAMPLES

Client ID	Laboratory ID	Matrix	Date Sampled	Date Received	Notes
GEI-4-20230717	07-109-01	Water	7-17-23	7-17-23	



Date of Report: July 26, 2023
 Samples Submitted: July 17, 2023
 Laboratory Reference: 2307-109
 Project: 21104-002-01

GASOLINE RANGE ORGANICS
NWTPH-Gx

Matrix: Water
 Units: ug/L (ppb)

Analyte	Result	PQL	Method	Date Prepared	Date Analyzed	Flags
Client ID:	GEI-4-20230717					
Laboratory ID:	07-109-01					
Gasoline	ND	100	NWTPH-Gx	7-20-23	7-20-23	
<i>Surrogate:</i>	<i>Percent Recovery</i>	<i>Control Limits</i>				
<i>Fluorobenzene</i>	92	65-122				



Date of Report: July 26, 2023
 Samples Submitted: July 17, 2023
 Laboratory Reference: 2307-109
 Project: 21104-002-01

**DIESEL AND HEAVY OIL RANGE ORGANICS
 NWTPH-Dx**

Matrix: Water
 Units: mg/L (ppm)

Analyte	Result	PQL	Method	Date Prepared	Date Analyzed	Flags
Client ID:	GEI-4-20230717					
Laboratory ID:	07-109-01					
Diesel Range Organics	ND	0.13	NWTPH-Dx	7-18-23	7-18-23	
Lube Oil Range Organics	0.22	0.20	NWTPH-Dx	7-18-23	7-18-23	
<i>Surrogate:</i>	<i>Percent Recovery</i>	<i>Control Limits</i>				
<i>o-Terphenyl</i>	67	50-150				



Date of Report: July 26, 2023
 Samples Submitted: July 17, 2023
 Laboratory Reference: 2307-109
 Project: 21104-002-01

VOLATILE ORGANICS EPA 8260D
 page 1 of 2

Matrix: Water
 Units: ug/L

Analyte	Result	PQL	Method	Date Prepared	Date Analyzed	Flags
Client ID:	GEI-4-20230717					
Laboratory ID:	07-109-01					
Dichlorodifluoromethane	ND	0.20	EPA 8260D	7-18-23	7-18-23	
Chloromethane	ND	1.0	EPA 8260D	7-18-23	7-18-23	
Vinyl Chloride	ND	0.20	EPA 8260D	7-18-23	7-18-23	
Bromomethane	ND	1.0	EPA 8260D	7-18-23	7-18-23	
Chloroethane	ND	1.0	EPA 8260D	7-18-23	7-18-23	
Trichlorofluoromethane	ND	0.20	EPA 8260D	7-18-23	7-18-23	
1,1-Dichloroethene	ND	0.20	EPA 8260D	7-18-23	7-18-23	
Acetone	ND	5.0	EPA 8260D	7-18-23	7-18-23	
Iodomethane	ND	6.5	EPA 8260D	7-18-23	7-18-23	
Carbon Disulfide	ND	0.27	EPA 8260D	7-18-23	7-18-23	
Methylene Chloride	ND	1.0	EPA 8260D	7-18-23	7-18-23	
(trans) 1,2-Dichloroethene	ND	0.20	EPA 8260D	7-18-23	7-18-23	
Methyl t-Butyl Ether	ND	0.20	EPA 8260D	7-18-23	7-18-23	
1,1-Dichloroethane	ND	0.20	EPA 8260D	7-18-23	7-18-23	
Vinyl Acetate	ND	1.0	EPA 8260D	7-18-23	7-18-23	
2,2-Dichloropropane	ND	0.20	EPA 8260D	7-18-23	7-18-23	
(cis) 1,2-Dichloroethene	ND	0.20	EPA 8260D	7-18-23	7-18-23	
2-Butanone	ND	5.0	EPA 8260D	7-18-23	7-18-23	
Bromochloromethane	ND	0.20	EPA 8260D	7-18-23	7-18-23	
Chloroform	0.42	0.20	EPA 8260D	7-18-23	7-18-23	
1,1,1-Trichloroethane	ND	0.20	EPA 8260D	7-18-23	7-18-23	
Carbon Tetrachloride	ND	0.20	EPA 8260D	7-18-23	7-18-23	
1,1-Dichloropropene	ND	0.20	EPA 8260D	7-18-23	7-18-23	
Benzene	ND	0.20	EPA 8260D	7-18-23	7-18-23	
1,2-Dichloroethane	ND	0.20	EPA 8260D	7-18-23	7-18-23	
Trichloroethene	ND	0.20	EPA 8260D	7-18-23	7-18-23	
1,2-Dichloropropane	ND	0.20	EPA 8260D	7-18-23	7-18-23	
Dibromomethane	ND	0.20	EPA 8260D	7-18-23	7-18-23	
Bromodichloromethane	ND	0.20	EPA 8260D	7-18-23	7-18-23	
(cis) 1,3-Dichloropropene	ND	0.20	EPA 8260D	7-18-23	7-18-23	
Methyl Isobutyl Ketone	ND	2.0	EPA 8260D	7-18-23	7-18-23	
Toluene	ND	1.0	EPA 8260D	7-18-23	7-18-23	
(trans) 1,3-Dichloropropene	ND	0.20	EPA 8260D	7-18-23	7-18-23	



Date of Report: July 26, 2023
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VOLATILE ORGANICS EPA 8260D
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Analyte	Result	PQL	Method	Date Prepared	Date Analyzed	Flags
Client ID:	GEI-4-20230717					
Laboratory ID:	07-109-01					
1,1,2-Trichloroethane	ND	0.20	EPA 8260D	7-18-23	7-18-23	
Tetrachloroethene	ND	0.20	EPA 8260D	7-18-23	7-18-23	
1,3-Dichloropropane	ND	0.20	EPA 8260D	7-18-23	7-18-23	
2-Hexanone	ND	2.0	EPA 8260D	7-18-23	7-18-23	
Dibromochloromethane	ND	0.20	EPA 8260D	7-18-23	7-18-23	
1,2-Dibromoethane	ND	0.20	EPA 8260D	7-18-23	7-18-23	
Chlorobenzene	ND	0.20	EPA 8260D	7-18-23	7-18-23	
1,1,1,2-Tetrachloroethane	ND	0.20	EPA 8260D	7-18-23	7-18-23	
Ethylbenzene	ND	0.20	EPA 8260D	7-18-23	7-18-23	
m,p-Xylene	ND	0.40	EPA 8260D	7-18-23	7-18-23	
o-Xylene	ND	0.20	EPA 8260D	7-18-23	7-18-23	
Styrene	ND	0.20	EPA 8260D	7-18-23	7-18-23	
Bromoform	ND	1.0	EPA 8260D	7-18-23	7-18-23	
Isopropylbenzene	ND	0.20	EPA 8260D	7-18-23	7-18-23	
Bromobenzene	ND	0.20	EPA 8260D	7-18-23	7-18-23	
1,1,2,2-Tetrachloroethane	ND	0.20	EPA 8260D	7-18-23	7-18-23	
1,2,3-Trichloropropane	ND	0.20	EPA 8260D	7-18-23	7-18-23	
n-Propylbenzene	ND	0.20	EPA 8260D	7-18-23	7-18-23	
2-Chlorotoluene	ND	0.20	EPA 8260D	7-18-23	7-18-23	
4-Chlorotoluene	ND	0.20	EPA 8260D	7-18-23	7-18-23	
1,3,5-Trimethylbenzene	ND	0.20	EPA 8260D	7-18-23	7-18-23	
tert-Butylbenzene	ND	0.20	EPA 8260D	7-18-23	7-18-23	
1,2,4-Trimethylbenzene	ND	0.20	EPA 8260D	7-18-23	7-18-23	
sec-Butylbenzene	ND	0.20	EPA 8260D	7-18-23	7-18-23	
1,3-Dichlorobenzene	ND	0.20	EPA 8260D	7-18-23	7-18-23	
p-Isopropyltoluene	ND	0.20	EPA 8260D	7-18-23	7-18-23	
1,4-Dichlorobenzene	ND	0.20	EPA 8260D	7-18-23	7-18-23	
1,2-Dichlorobenzene	ND	0.20	EPA 8260D	7-18-23	7-18-23	
n-Butylbenzene	ND	0.20	EPA 8260D	7-18-23	7-18-23	
1,2-Dibromo-3-chloropropane	ND	1.0	EPA 8260D	7-18-23	7-18-23	
1,2,4-Trichlorobenzene	ND	0.20	EPA 8260D	7-18-23	7-18-23	
Hexachlorobutadiene	ND	1.0	EPA 8260D	7-18-23	7-18-23	
Naphthalene	ND	1.0	EPA 8260D	7-18-23	7-18-23	
1,2,3-Trichlorobenzene	ND	0.20	EPA 8260D	7-18-23	7-18-23	
<i>Surrogate:</i>	<i>Percent Recovery</i>	<i>Control Limits</i>				
<i>Dibromofluoromethane</i>	<i>104</i>	<i>75-127</i>				
<i>Toluene-d8</i>	<i>98</i>	<i>80-127</i>				
<i>4-Bromofluorobenzene</i>	<i>103</i>	<i>78-125</i>				



Date of Report: July 26, 2023
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 Laboratory Reference: 2307-109
 Project: 21104-002-01

PAHs EPA 8270E/SIM

Matrix: Water
 Units: ug/L

Analyte	Result	PQL	Method	Date Prepared	Date Analyzed	Flags
Client ID:	GEI-4-20230717					
Laboratory ID:	07-109-01					
Benzo[a]anthracene	ND	0.0095	EPA 8270E/SIM	7-18-23	7-18-23	
Chrysene	ND	0.0095	EPA 8270E/SIM	7-18-23	7-18-23	
Benzo[b]fluoranthene	ND	0.0095	EPA 8270E/SIM	7-18-23	7-18-23	
Benzo(j,k)fluoranthene	ND	0.0095	EPA 8270E/SIM	7-18-23	7-18-23	
Benzo[a]pyrene	ND	0.0095	EPA 8270E/SIM	7-18-23	7-18-23	
Indeno(1,2,3-c,d)pyrene	ND	0.0095	EPA 8270E/SIM	7-18-23	7-18-23	
Dibenz[a,h]anthracene	ND	0.0095	EPA 8270E/SIM	7-18-23	7-18-23	
<i>Surrogate:</i>	<i>Percent Recovery</i>	<i>Control Limits</i>				
<i>2-Fluorobiphenyl</i>	53	26-106				
<i>Pyrene-d10</i>	66	45-104				
<i>Terphenyl-d14</i>	65	43-114				



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**TOTAL METALS
 EPA 200.8/7470A**

Matrix: Water
 Units: ug/L (ppb)

Analyte	Result	PQL	Method	Date Prepared	Date Analyzed	Flags
Client ID:	GEI-4-20230717					
Laboratory ID:	07-109-01					
Arsenic	13	3.3	EPA 200.8	7-24-23	7-24-23	
Barium	280	28	EPA 200.8	7-24-23	7-24-23	
Cadmium	ND	4.4	EPA 200.8	7-24-23	7-24-23	
Chromium	84	11	EPA 200.8	7-24-23	7-24-23	
Lead	15	1.1	EPA 200.8	7-24-23	7-24-23	
Mercury	ND	0.50	EPA 7470A	7-19-23	7-19-23	
Selenium	ND	5.6	EPA 200.8	7-24-23	7-24-23	
Silver	ND	11	EPA 200.8	7-24-23	7-24-23	



Date of Report: July 26, 2023
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**GASOLINE RANGE ORGANICS
 NWTPH-Gx
 QUALITY CONTROL**

Matrix: Water
 Units: ug/L (ppb)

Analyte	Result	PQL	Method	Date Prepared	Date Analyzed	Flags
METHOD BLANK						
Laboratory ID:	MB0720W1					
Gasoline	ND	100	NWTPH-Gx	7-20-23	7-20-23	
<i>Surrogate:</i>	<i>Percent Recovery</i>	<i>Control Limits</i>				
<i>Fluorobenzene</i>	86	65-122				

Analyte	Result	Spike Level	Source Result	Percent Recovery	Recovery Limits	RPD	RPD Limit	Flags
DUPLICATE								
Laboratory ID:	07-109-01							
	ORIG	DUP						
Gasoline	ND	ND	NA	NA	NA	NA	30	
<i>Surrogate:</i>								
<i>Fluorobenzene</i>				92	86	65-122		



Date of Report: July 26, 2023
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 Project: 21104-002-01

**DIESEL AND HEAVY OIL RANGE ORGANICS
 NWTPH-Dx
 QUALITY CONTROL**

Matrix: Water
 Units: mg/L (ppm)

Analyte	Result	PQL	Method	Date Prepared	Date Analyzed	Flags
METHOD BLANK						
Laboratory ID:	MB0718W1					
Diesel Range Organics	ND	0.10	NWTPH-Dx	7-18-23	7-18-23	
Lube Oil Range Organics	ND	0.16	NWTPH-Dx	7-18-23	7-18-23	
<i>Surrogate:</i>	<i>Percent Recovery</i>	<i>Control Limits</i>				
<i>o-Terphenyl</i>	107	50-150				

Analyte	Result	Spike Level	Source Result	Percent Recovery	Recovery Limits	RPD	RPD Limit	Flags
DUPLICATE								
Laboratory ID:	SB0718W1							
	ORIG	DUP						
Diesel Fuel #2	0.347	0.322	NA	NA	NA	NA	7	40
<i>Surrogate:</i>								
<i>o-Terphenyl</i>				82	78	50-150		



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VOLATILE ORGANICS EPA 8260D
QUALITY CONTROL
 page 1 of 2

Matrix: Water
 Units: ug/L

Analyte	Result	PQL	Method	Date Prepared	Date Analyzed	Flags
METHOD BLANK						
Laboratory ID:	MB0718W1					
Dichlorodifluoromethane	ND	0.20	EPA 8260D	7-18-23	7-18-23	
Chloromethane	ND	1.0	EPA 8260D	7-18-23	7-18-23	
Vinyl Chloride	ND	0.20	EPA 8260D	7-18-23	7-18-23	
Bromomethane	ND	1.0	EPA 8260D	7-18-23	7-18-23	
Chloroethane	ND	1.0	EPA 8260D	7-18-23	7-18-23	
Trichlorofluoromethane	ND	0.20	EPA 8260D	7-18-23	7-18-23	
1,1-Dichloroethene	ND	0.20	EPA 8260D	7-18-23	7-18-23	
Acetone	ND	5.0	EPA 8260D	7-18-23	7-18-23	
Iodomethane	ND	6.5	EPA 8260D	7-18-23	7-18-23	
Carbon Disulfide	ND	0.27	EPA 8260D	7-18-23	7-18-23	
Methylene Chloride	ND	1.0	EPA 8260D	7-18-23	7-18-23	
(trans) 1,2-Dichloroethene	ND	0.20	EPA 8260D	7-18-23	7-18-23	
Methyl t-Butyl Ether	ND	0.20	EPA 8260D	7-18-23	7-18-23	
1,1-Dichloroethane	ND	0.20	EPA 8260D	7-18-23	7-18-23	
Vinyl Acetate	ND	1.0	EPA 8260D	7-18-23	7-18-23	
2,2-Dichloropropane	ND	0.20	EPA 8260D	7-18-23	7-18-23	
(cis) 1,2-Dichloroethene	ND	0.20	EPA 8260D	7-18-23	7-18-23	
2-Butanone	ND	5.0	EPA 8260D	7-18-23	7-18-23	
Bromochloromethane	ND	0.20	EPA 8260D	7-18-23	7-18-23	
Chloroform	ND	0.20	EPA 8260D	7-18-23	7-18-23	
1,1,1-Trichloroethane	ND	0.20	EPA 8260D	7-18-23	7-18-23	
Carbon Tetrachloride	ND	0.20	EPA 8260D	7-18-23	7-18-23	
1,1-Dichloropropene	ND	0.20	EPA 8260D	7-18-23	7-18-23	
Benzene	ND	0.20	EPA 8260D	7-18-23	7-18-23	
1,2-Dichloroethane	ND	0.20	EPA 8260D	7-18-23	7-18-23	
Trichloroethene	ND	0.20	EPA 8260D	7-18-23	7-18-23	
1,2-Dichloropropane	ND	0.20	EPA 8260D	7-18-23	7-18-23	
Dibromomethane	ND	0.20	EPA 8260D	7-18-23	7-18-23	
Bromodichloromethane	ND	0.20	EPA 8260D	7-18-23	7-18-23	
(cis) 1,3-Dichloropropene	ND	0.20	EPA 8260D	7-18-23	7-18-23	
Methyl Isobutyl Ketone	ND	2.0	EPA 8260D	7-18-23	7-18-23	
Toluene	ND	1.0	EPA 8260D	7-18-23	7-18-23	
(trans) 1,3-Dichloropropene	ND	0.20	EPA 8260D	7-18-23	7-18-23	



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VOLATILE ORGANICS EPA 8260D
QUALITY CONTROL
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Analyte	Result	PQL	Method	Date Prepared	Date Analyzed	Flags
METHOD BLANK						
Laboratory ID:	MB0718W1					
1,1,2-Trichloroethane	ND	0.20	EPA 8260D	7-18-23	7-18-23	
Tetrachloroethene	ND	0.20	EPA 8260D	7-18-23	7-18-23	
1,3-Dichloropropane	ND	0.20	EPA 8260D	7-18-23	7-18-23	
2-Hexanone	ND	2.0	EPA 8260D	7-18-23	7-18-23	
Dibromochloromethane	ND	0.20	EPA 8260D	7-18-23	7-18-23	
1,2-Dibromoethane	ND	0.20	EPA 8260D	7-18-23	7-18-23	
Chlorobenzene	ND	0.20	EPA 8260D	7-18-23	7-18-23	
1,1,1,2-Tetrachloroethane	ND	0.20	EPA 8260D	7-18-23	7-18-23	
Ethylbenzene	ND	0.20	EPA 8260D	7-18-23	7-18-23	
m,p-Xylene	ND	0.40	EPA 8260D	7-18-23	7-18-23	
o-Xylene	ND	0.20	EPA 8260D	7-18-23	7-18-23	
Styrene	ND	0.20	EPA 8260D	7-18-23	7-18-23	
Bromoform	ND	1.0	EPA 8260D	7-18-23	7-18-23	
Isopropylbenzene	ND	0.20	EPA 8260D	7-18-23	7-18-23	
Bromobenzene	ND	0.20	EPA 8260D	7-18-23	7-18-23	
1,1,2,2-Tetrachloroethane	ND	0.20	EPA 8260D	7-18-23	7-18-23	
1,2,3-Trichloropropane	ND	0.20	EPA 8260D	7-18-23	7-18-23	
n-Propylbenzene	ND	0.20	EPA 8260D	7-18-23	7-18-23	
2-Chlorotoluene	ND	0.20	EPA 8260D	7-18-23	7-18-23	
4-Chlorotoluene	ND	0.20	EPA 8260D	7-18-23	7-18-23	
1,3,5-Trimethylbenzene	ND	0.20	EPA 8260D	7-18-23	7-18-23	
tert-Butylbenzene	ND	0.20	EPA 8260D	7-18-23	7-18-23	
1,2,4-Trimethylbenzene	ND	0.20	EPA 8260D	7-18-23	7-18-23	
sec-Butylbenzene	ND	0.20	EPA 8260D	7-18-23	7-18-23	
1,3-Dichlorobenzene	ND	0.20	EPA 8260D	7-18-23	7-18-23	
p-Isopropyltoluene	ND	0.20	EPA 8260D	7-18-23	7-18-23	
1,4-Dichlorobenzene	ND	0.20	EPA 8260D	7-18-23	7-18-23	
1,2-Dichlorobenzene	ND	0.20	EPA 8260D	7-18-23	7-18-23	
n-Butylbenzene	ND	0.20	EPA 8260D	7-18-23	7-18-23	
1,2-Dibromo-3-chloropropane	ND	1.0	EPA 8260D	7-18-23	7-18-23	
1,2,4-Trichlorobenzene	ND	0.20	EPA 8260D	7-18-23	7-18-23	
Hexachlorobutadiene	ND	1.0	EPA 8260D	7-18-23	7-18-23	
Naphthalene	ND	1.0	EPA 8260D	7-18-23	7-18-23	
1,2,3-Trichlorobenzene	ND	0.20	EPA 8260D	7-18-23	7-18-23	
<i>Surrogate:</i>	<i>Percent Recovery</i>	<i>Control Limits</i>				
<i>Dibromofluoromethane</i>	<i>106</i>	<i>75-127</i>				
<i>Toluene-d8</i>	<i>100</i>	<i>80-127</i>				
<i>4-Bromofluorobenzene</i>	<i>105</i>	<i>78-125</i>				



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 Laboratory Reference: 2307-109
 Project: 21104-002-01

VOLATILE ORGANICS EPA 8260D
QUALITY CONTROL
 page 1 of 2

Matrix: Water
 Units: ug/L

Analyte	Result		Spike Level		Percent Recovery		Recovery	RPD	RPD	Flags
					Recovery	Limits	RPD	Limit		
SPIKE BLANKS										
Laboratory ID:	SB0718W1									
	SB	SBD	SB	SBD	SB	SBD				
Dichlorodifluoromethane	10.6	10.8	10.0	10.0	106	108	34-166	2	21	
Chloromethane	10.9	11.7	10.0	10.0	109	117	63-138	7	18	
Vinyl Chloride	9.62	9.99	10.0	10.0	96	100	71-135	4	20	
Bromomethane	10.7	12.6	10.0	10.0	107	126	20-151	16	36	
Chloroethane	9.68	9.96	10.0	10.0	97	100	76-125	3	20	
Trichlorofluoromethane	9.90	10.5	10.0	10.0	99	105	75-131	6	19	
1,1-Dichloroethene	9.07	9.53	10.0	10.0	91	95	78-125	5	19	
Acetone	10.5	11.0	10.0	10.0	105	110	76-125	5	18	
Iodomethane	7.72	10.0	10.0	10.0	77	100	10-155	26	40	
Carbon Disulfide	7.38	8.28	10.0	10.0	74	83	58-129	11	17	
Methylene Chloride	9.49	9.81	10.0	10.0	95	98	80-120	3	15	
(trans) 1,2-Dichloroethene	9.38	9.83	10.0	10.0	94	98	80-125	5	17	
Methyl t-Butyl Ether	9.49	9.58	10.0	10.0	95	96	80-122	1	15	
1,1-Dichloroethane	9.16	9.52	10.0	10.0	92	95	80-125	4	17	
Vinyl Acetate	10.6	11.2	10.0	10.0	106	112	80-131	6	15	
2,2-Dichloropropane	10.3	11.1	10.0	10.0	103	111	80-146	7	21	
(cis) 1,2-Dichloroethene	9.76	10.3	10.0	10.0	98	103	80-129	5	17	
2-Butanone	11.0	11.4	10.0	10.0	110	114	80-129	4	16	
Bromochloromethane	10.8	11.1	10.0	10.0	108	111	80-125	3	18	
Chloroform	9.28	9.59	10.0	10.0	93	96	80-123	3	16	
1,1,1-Trichloroethane	9.22	9.67	10.0	10.0	92	97	80-123	5	18	
Carbon Tetrachloride	8.90	9.33	10.0	10.0	89	93	80-126	5	17	
1,1-Dichloropropene	8.88	9.52	10.0	10.0	89	95	80-126	7	18	
Benzene	9.23	9.65	10.0	10.0	92	97	80-121	4	16	
1,2-Dichloroethane	10.2	10.3	10.0	10.0	102	103	80-124	1	15	
Trichloroethene	8.89	9.38	10.0	10.0	89	94	80-122	5	18	
1,2-Dichloropropane	8.85	9.25	10.0	10.0	89	93	80-123	4	15	
Dibromomethane	9.99	10.2	10.0	10.0	100	102	80-123	2	15	
Bromodichloromethane	9.44	9.75	10.0	10.0	94	98	80-125	3	15	
(cis) 1,3-Dichloropropene	9.87	10.2	10.0	10.0	99	102	80-129	3	15	
Methyl Isobutyl Ketone	9.47	9.83	10.0	10.0	95	98	80-124	4	15	
Toluene	8.42	8.85	10.0	10.0	84	89	80-120	5	18	
(trans) 1,3-Dichloropropene	8.76	8.90	10.0	10.0	88	89	80-134	2	17	



Date of Report: July 26, 2023
 Samples Submitted: July 17, 2023
 Laboratory Reference: 2307-109
 Project: 21104-002-01

VOLATILE ORGANICS EPA 8260D
QUALITY CONTROL
 page 2 of 2

Analyte	Result		Spike Level		Recovery		Limits	RPD	Limit	Flags
SPIKE BLANKS										
Laboratory ID:	SB0718W1									
	SB	SBD	SB	SBD	SB	SBD				
1,1,2-Trichloroethane	9.99	10.3	10.0	10.0	100	103	77-126	3	20	
Tetrachloroethene	8.89	9.67	10.0	10.0	89	97	80-124	8	18	
1,3-Dichloropropane	9.67	9.88	10.0	10.0	97	99	80-120	2	15	
2-Hexanone	9.18	9.35	10.0	10.0	92	94	80-130	2	16	
Dibromochloromethane	10.3	10.5	10.0	10.0	103	105	80-128	2	15	
1,2-Dibromoethane	10.4	10.8	10.0	10.0	104	108	80-127	4	15	
Chlorobenzene	8.79	9.23	10.0	10.0	88	92	80-120	5	17	
1,1,1,2-Tetrachloroethane	9.23	9.73	10.0	10.0	92	97	80-125	5	17	
Ethylbenzene	8.79	9.41	10.0	10.0	88	94	80-125	7	18	
m,p-Xylene	17.7	18.8	20.0	20.0	89	94	80-127	6	18	
o-Xylene	8.94	9.45	10.0	10.0	89	95	80-126	6	18	
Styrene	9.39	9.91	10.0	10.0	94	99	80-130	5	17	
Bromoform	9.87	10.4	10.0	10.0	99	104	80-130	5	15	
Isopropylbenzene	9.10	9.65	10.0	10.0	91	97	80-129	6	18	
Bromobenzene	9.28	9.87	10.0	10.0	93	99	76-128	6	16	
1,1,2,2-Tetrachloroethane	10.3	10.9	10.0	10.0	103	109	74-130	6	15	
1,2,3-Trichloropropane	9.31	9.94	10.0	10.0	93	99	71-129	7	25	
n-Propylbenzene	8.92	9.72	10.0	10.0	89	97	80-129	9	19	
2-Chlorotoluene	8.74	9.40	10.0	10.0	87	94	80-128	7	18	
4-Chlorotoluene	8.95	9.72	10.0	10.0	90	97	80-130	8	19	
1,3,5-Trimethylbenzene	8.83	9.58	10.0	10.0	88	96	80-131	8	18	
tert-Butylbenzene	8.90	8.79	10.0	10.0	89	88	80-130	1	18	
1,2,4-Trimethylbenzene	8.89	9.67	10.0	10.0	89	97	80-130	8	18	
sec-Butylbenzene	8.88	9.69	10.0	10.0	89	97	80-130	9	18	
1,3-Dichlorobenzene	9.01	9.69	10.0	10.0	90	97	80-126	7	17	
p-Isopropyltoluene	8.92	9.78	10.0	10.0	89	98	80-132	9	18	
1,4-Dichlorobenzene	8.78	9.59	10.0	10.0	88	96	80-121	9	17	
1,2-Dichlorobenzene	9.25	9.87	10.0	10.0	93	99	79-125	6	15	
n-Butylbenzene	9.03	9.92	10.0	10.0	90	99	80-138	9	19	
1,2-Dibromo-3-chloropropane	9.73	10.4	10.0	10.0	97	104	73-133	7	15	
1,2,4-Trichlorobenzene	9.12	9.89	10.0	10.0	91	99	80-139	8	18	
Hexachlorobutadiene	8.09	9.16	10.0	10.0	81	92	80-151	12	18	
Naphthalene	8.16	8.68	10.0	10.0	82	87	68-144	6	25	
1,2,3-Trichlorobenzene	8.65	9.55	10.0	10.0	87	96	75-146	10	28	
<i>Surrogate:</i>										
Dibromofluoromethane					109	107	75-127			
Toluene-d8					101	101	80-127			
4-Bromofluorobenzene					109	108	78-125			



Date of Report: July 26, 2023
 Samples Submitted: July 17, 2023
 Laboratory Reference: 2307-109
 Project: 21104-002-01

**PAHs EPA 8270E/SIM
 QUALITY CONTROL**

Matrix: Water
 Units: ug/L

Analyte	Result	PQL	Method	Date Prepared	Date Analyzed	Flags
METHOD BLANK						
Laboratory ID:	MB0718W1					
Benzo[a]anthracene	ND	0.010	EPA 8270E/SIM	7-18-23	7-18-23	
Chrysene	ND	0.010	EPA 8270E/SIM	7-18-23	7-18-23	
Benzo[b]fluoranthene	ND	0.010	EPA 8270E/SIM	7-18-23	7-18-23	
Benzo(j,k)fluoranthene	ND	0.010	EPA 8270E/SIM	7-18-23	7-18-23	
Benzo[a]pyrene	ND	0.010	EPA 8270E/SIM	7-18-23	7-18-23	
Indeno(1,2,3-c,d)pyrene	ND	0.010	EPA 8270E/SIM	7-18-23	7-18-23	
Dibenz[a,h]anthracene	ND	0.010	EPA 8270E/SIM	7-18-23	7-18-23	
<i>Surrogate:</i>	<i>Percent Recovery</i>	<i>Control Limits</i>				
<i>2-Fluorobiphenyl</i>	<i>34</i>	<i>26-106</i>				
<i>Pyrene-d10</i>	<i>70</i>	<i>45-104</i>				
<i>Terphenyl-d14</i>	<i>71</i>	<i>43-114</i>				

Analyte	Result		Spike Level		Percent Recovery		Recovery Limits	RPD	RPD Limit	Flags
SPIKE BLANKS										
Laboratory ID:	SB0718W1									
	SB	SBD	SB	SBD	SB	SBD				
Benzo[a]anthracene	0.430	0.387	0.500	0.500	86	77	51 - 119	11	20	
Chrysene	0.483	0.412	0.500	0.500	97	82	52 - 113	16	21	
Benzo[b]fluoranthene	0.484	0.438	0.500	0.500	97	88	50 - 116	10	24	
Benzo(j,k)fluoranthene	0.490	0.408	0.500	0.500	98	82	54 - 113	18	22	
Benzo[a]pyrene	0.478	0.401	0.500	0.500	96	80	52 - 110	18	21	
Indeno(1,2,3-c,d)pyrene	0.422	0.381	0.500	0.500	84	76	55 - 114	10	21	
Dibenz[a,h]anthracene	0.472	0.422	0.500	0.500	94	84	55 - 111	11	19	
<i>Surrogate:</i>										
<i>2-Fluorobiphenyl</i>					53	47	26-106			
<i>Pyrene-d10</i>					83	73	45-104			
<i>Terphenyl-d14</i>					82	72	43-114			



Date of Report: July 26, 2023
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 Laboratory Reference: 2307-109
 Project: 21104-002-01

**TOTAL METALS
 EPA 200.8/7470A
 QUALITY CONTROL**

Matrix: Water
 Units: ug/L (ppb)

Analyte	Result	PQL	Method	Date Prepared	Date Analyzed	Flags
METHOD BLANK						
Laboratory ID:	MB0724WM1					
Arsenic	ND	3.3	EPA 200.8	7-24-23	7-24-23	
Barium	ND	28	EPA 200.8	7-24-23	7-24-23	
Cadmium	ND	4.4	EPA 200.8	7-24-23	7-24-23	
Chromium	ND	11	EPA 200.8	7-24-23	7-24-23	
Lead	ND	1.1	EPA 200.8	7-24-23	7-24-23	
Selenium	ND	5.6	EPA 200.8	7-24-23	7-24-23	
Silver	ND	11	EPA 200.8	7-24-23	7-24-23	

Laboratory ID:	MB0719W1					
Mercury	ND	0.50	EPA 7470A	7-19-23	7-19-23	

Analyte	Result	Spike Level	Source Result	Percent Recovery	Recovery Limits	RPD	RPD Limit	Flags
DUPLICATE								
Laboratory ID:	07-049-07							
	ORIG	DUP						
Arsenic	3.80	4.29	NA	NA	NA	NA	12	20
Barium	57.8	57.8	NA	NA	NA	NA	0	20
Cadmium	ND	ND	NA	NA	NA	NA	NA	20
Chromium	ND	ND	NA	NA	NA	NA	NA	20
Lead	ND	ND	NA	NA	NA	NA	NA	20
Selenium	ND	ND	NA	NA	NA	NA	NA	20
Silver	ND	ND	NA	NA	NA	NA	NA	20

Laboratory ID:	07-053-01								
Mercury	ND	ND	NA	NA	NA	NA	NA	NA	20

MATRIX SPIKES

Laboratory ID:	07-049-07									
	MS	MSD	MS	MSD	MS	MSD				
Arsenic	114	115	111	111	3.80	100	100	75-125	0	20
Barium	170	167	111	111	57.8	102	99	75-125	2	20
Cadmium	112	111	111	111	ND	101	100	75-125	0	20
Chromium	110	111	111	111	ND	99	100	75-125	1	20
Lead	108	106	111	111	ND	97	96	75-125	1	20
Selenium	114	116	111	111	ND	103	104	75-125	2	20
Silver	114	114	111	111	ND	103	103	75-125	0	20

Laboratory ID:	07-053-01									
Mercury	5.73	5.70	6.25	6.25	ND	92	91	75-125	0	20



OnSite Environmental, Inc. 14648 NE 95th Street, Redmond, WA 98052 (425) 883-3881

This report pertains to the samples analyzed in accordance with the chain of custody, and is intended only for the use of the individual or company to whom it is addressed.

MXU23-3073



Data Qualifiers and Abbreviations

- A - Due to a high sample concentration, the amount spiked is insufficient for meaningful MS/MSD recovery data.
- B - The analyte indicated was also found in the blank sample.
- C - The duplicate RPD is outside control limits due to high result variability when analyte concentrations are within five times the quantitation limit.
- E - The value reported exceeds the quantitation range and is an estimate.
- F - Surrogate recovery data is not available due to the high concentration of coeluting target compounds.
- H - The analyte indicated is a common laboratory solvent and may have been introduced during sample preparation, and be impacting the sample result.
- I - Compound recovery is outside of the control limits.
- J - The value reported was below the practical quantitation limit. The value is an estimate.
- K - Sample duplicate RPD is outside control limits due to sample inhomogeneity. The sample was re-extracted and re-analyzed with similar results.
- L - The RPD is outside of the control limits.
- M - Hydrocarbons in the gasoline range are impacting the diesel range result.
- M1 - Hydrocarbons in the gasoline range (toluene-naphthalene) are present in the sample.
- N - Hydrocarbons in the lube oil range are impacting the diesel range result.
- N1 - Hydrocarbons in diesel range are impacting lube oil range results.
- O - Hydrocarbons indicative of heavier fuels are present in the sample and are impacting the gasoline result.
- P - The RPD of the detected concentrations between the two columns is greater than 40.
- Q - Surrogate recovery is outside of the control limits.
- S - Surrogate recovery data is not available due to the necessary dilution of the sample.
- T - The sample chromatogram is not similar to a typical _____.
- U - The analyte was analyzed for, but was not detected above the reported sample quantitation limit.
- U1 - The practical quantitation limit is elevated due to interferences present in the sample.
- V - Matrix Spike/Matrix Spike Duplicate recoveries are outside control limits due to matrix effects.
- W - Matrix Spike/Matrix Spike Duplicate RPD are outside control limits due to matrix effects.
- X - Sample extract treated with a mercury cleanup procedure.
- X1 - Sample extract treated with a sulfuric acid/silica gel cleanup procedure.
- X2 - Sample extract treated with a silica gel cleanup procedure.
- Y - The calibration verification for this analyte exceeded the 20% drift specified in methods 8260 & 8270, and therefore the reported result should be considered an estimate. The overall performance of the calibration verification standard met the acceptance criteria of the method.
- Y1 - Negative effects of the matrix from this sample on the instrument caused values for this analyte in the bracketing continuing calibration verification standard (CCVs) to be outside of 20% acceptance criteria. Because of this, quantitation limits and sample concentrations should be considered estimates.
- Z -
- ND - Not Detected at PQL
- PQL - Practical Quantitation Limit
- RPD - Relative Percent Difference





MVA Onsite Environmental Inc.

Analytical Laboratory Testing Services
14648 NE 95th Street • Redmond, WA 98052
Phone: (425) 883-3881 • www.onsite-env.com

Chain of Custody

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Turnaround Request (in working days)

(Check One)

Same Day 1 Day

2 Days 3 Days

Standard (7 Days)

(other) _____

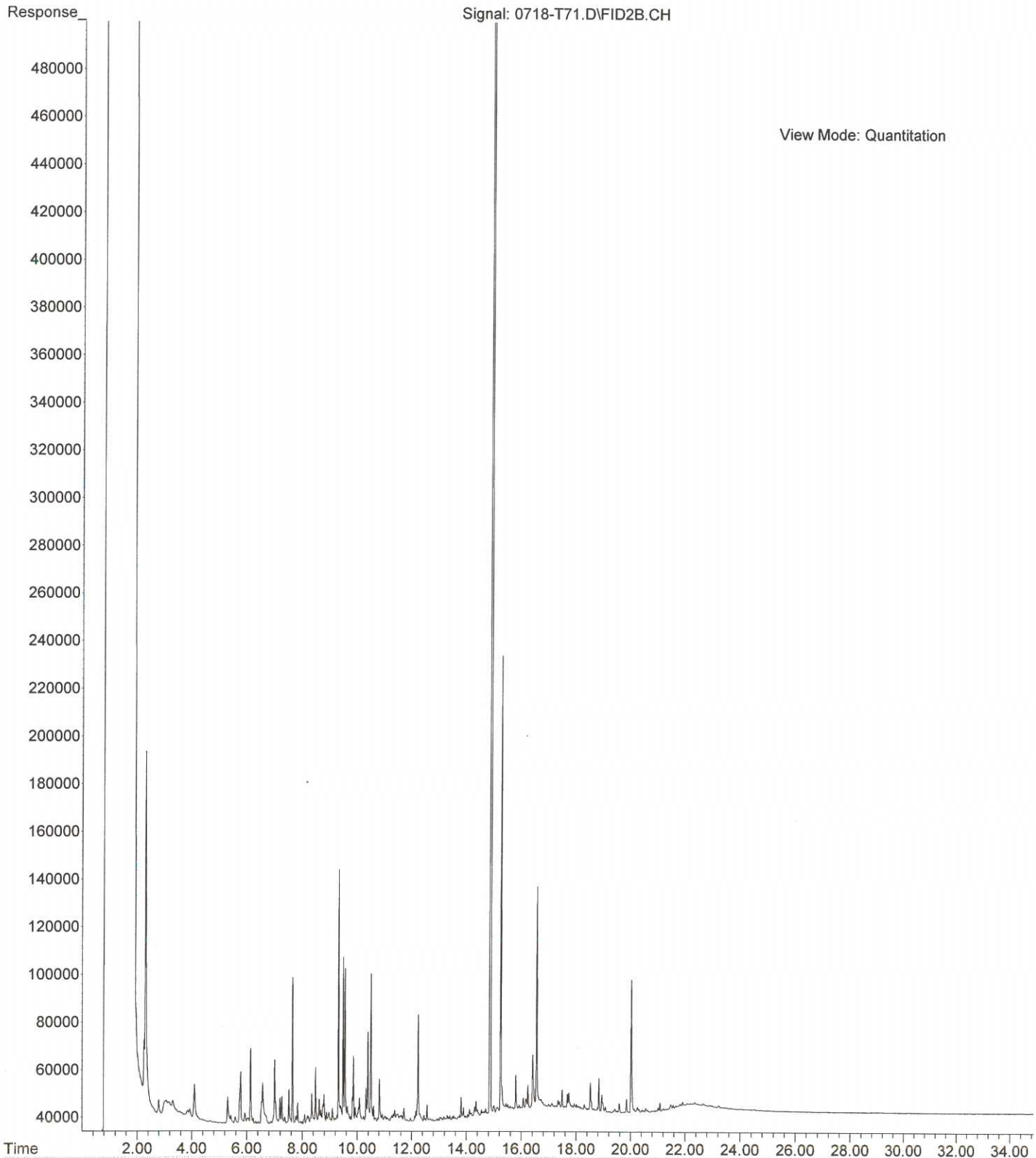
Laboratory Number: 07-109

Company: GEONUCINEES
 Project Number: 2104-002-01
 Project Name: EVERGREEN ROW
 Project Manager: JACOB LETTS
 Sampled by: BRIAN ANDERSON

Lab ID	Sample Identification	Date Sampled	Time Sampled	Matrix	Number of Containers
1	GE1-4-20230717	7-17-23	1131	GW ¹⁰	NWTPH-HCID NWTPH-Gx/BTEX (8021 <input type="checkbox"/> 8260 <input checked="" type="checkbox"/> NWTPH-Gx NWTPH-Dx (SG Clean-up <input type="checkbox"/> Volatiles 8260 Halogenated Volatiles 8260 EDB EPA 8011 (Waters Only) Semivolatiles 8270/SIM (with low-level PAHs) <input checked="" type="checkbox"/> PAHs 8270/SIM (low-level) PCBs 8082 Organochlorine Pesticides 8081 Organophosphorus Pesticides 8270/SIM Chlorinated Acid Herbicides 8151 <input checked="" type="checkbox"/> Total RCRA Metals <u>8</u> <u>6000/1000</u> Total MTCA Metals TCLP Metals HEM (oil and grease) 1664 % Moisture

Received	Relinquished	Signature	Company	Date	Time	Comments/Special Instructions
Received	Relinquished		GEONUCINEES	7-17-23	1109	
Received	Relinquished		OSG	7/17/23	1409	
Received	Relinquished					
Received	Relinquished					
Received	Relinquished					
Received	Relinquished					
Reviewed/Date						Data Package: Standard <input type="checkbox"/> Level III <input type="checkbox"/> Level IV <input type="checkbox"/> Chromatograms with final report <input type="checkbox"/> Electronic Data Deliverables (EDDs) <input type="checkbox"/>

File : C:\msdchem\1\data\T230718.SEC\0718-T71.D
Operator : LW
Acquired : 18 Jul 2023 23:28 using AcqMethod T230601F.M
Instrument : Teri
Sample Name: 04-109-01
Misc Info : RearSamp
Vial Number: 71



APPENDIX C
Report Limitations and Guidelines for Use

APPENDIX C

REPORT LIMITATIONS AND GUIDELINES FOR USE¹

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

Read These Provisions Closely

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

Environmental Services Are Performed for Specific Purposes, Persons and Projects

GeoEngineers has performed this Focused Phase II ESA of the property in general accordance with the scope and limitations of our proposal, dated July 11, 2023. This report has been prepared for the exclusive use of Evergreen Point Development, LLC. This report is not intended for use by others, and the information contained herein is not applicable to other properties.

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

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

This report has been prepared for the property located at Shoreline III development project located in Shoreline, Washington. GeoEngineers considered a number of unique, project-specific factors when establishing the scope of services for this Project. Unless GeoEngineers specifically indicates otherwise, it is important not to rely on this report if it was:

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

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

¹ Developed based on material provided by GBA, GeoProfessional Business Association; www.geoprofessional.org.

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

Reliance Conditions for Third Parties

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

Understand That Geotechnical Issues Have Not Been Addressed

This report does not provide any geotechnical findings, conclusions, or recommendations, including but not limited to, the suitability of subsurface materials for construction purposes. A geotechnical report has been submitted under separate cover.

Do Not Separate Documentation from the Report

Environmental reports often include supplemental documentation, such as maps, figures, and tables. Do not separate such documentation from the report. Further, do not, and do not permit any other party to redraw or modify any of the supplemental documentation for incorporation into other professionals' instruments of service.

Environmental Regulations Change and Evolve

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

Uncertainty May Remain Even After This Focused Phase II ESA is Completed

Performance of a Phase II ESA is intended to reduce uncertainty regarding the potential for contamination in connection with a property, but no ESA can wholly eliminate that uncertainty. Our interpretation of subsurface conditions in this study is based on field observations and chemical analytical data from widely spaced sampling locations. It is always possible that contamination exists in areas that were not explored, sampled or analyzed.

Subsurface Conditions Can Change

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

Soil and Groundwater End Use

The cleanup levels referenced in this report are site- and situation-specific. The cleanup levels may not be applicable for other properties or for other on-site uses of the affected soil and/or groundwater. Note that hazardous substances may be present in some of the on-site soil and/or groundwater at detectable concentrations that are less than the referenced cleanup levels. GeoEngineers should be contacted prior to the export of soil or groundwater from the site or reuse of the affected soil or groundwater on-site to evaluate the potential for associated environmental liabilities. GeoEngineers will not assume responsibility for potential environmental liability arising out of the transfer of soil and/or groundwater from the site to another location, or the reuse of such soil and/or groundwater on-site in any instances that we did not recommend, know of, or control.

Most Environmental Findings Are Professional Opinions

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

Do Not Redraw the Exploration Logs

Environmental scientists prepare final boring and testing logs based upon their interpretation of field logs and laboratory data. To prevent errors or omissions, the logs included in an environmental report should never be redrawn for inclusion in other design documents. Only photographic or electronic reproduction that preserves the entire original boring log is acceptable, but separating logs from the report can increase the risk of potential misinterpretation.

Biological Pollutants

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

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

