BURNS McDONNELL

July 10, 2023

Polk County Public Works
Air Quality Division
5885 NE 14th Street
Des Moines, Iowa 50313

Re: Air Quality Conditional Permit No. 04470
Polk County Construction Permit #3399
2023 First Half Semi-Annual Monitoring Report
LCS Warehouse LLC, Des Moines, Iowa
Project No.: 155673

Dear Polk County Public Works Air Quality Division:

On behalf of LCS Warehouse LLC (formerly LCS Holdings Inc.), the following information is provided to comply with the requirements of Air Quality Conditional Operating Permit No. 04470. The referenced permit was granted on October 28, 2019 under Polk County Construction Permit #3399, for the installation of a subslab depressurization (SSD) system at 116 Forest Avenue, Building C, Des Moines, Iowa. Continuous operation of the vapor intrusion mitigation system began on May 27, 2020.

The SSD system has been operating on a 24 hour per day basis. When operating, the system was discharging subslab vapors at a rate of approximately 63 standard cubic feet per minute (scfm). The effluent subslab vapor from the SSD system was sampled for total volatile organic compounds (VOCs) during the first half of 2023 on June 22, 2023. The laboratory reported detections of total VOCs at 2,100 µg/m^3, well below the permit limitation of 62,756 µg/m^3. The analytical results for this sample are enclosed with this report.

If there are any questions about this project, please contact myself or Jason Victor of LCS Warehouse LLC at (515) 875-44619.

Sincerely,

Chris Hoglund

Chris Hoglund
Project Manager
(816) 800-9248

9400 Ward Parkway \ Kansas City, MO 64114
O 816-333-9400 \ F 816-333-3690 \ burnsmcd.com

Attachments:
Attachment 1 – Laboratory Analytical Report

cc: Hylton Jackson - IDNR
Dan Smith – Barton Solvents, Inc.
Jason Victor – LCS Warehouse LLC
Bridgette Uhlemann – LCS Warehouse LLC
Brad Goldman – Nautilus Investments, Inc.

ATTACHMENT 1 – LABORATORY ANALYTICAL REPORT

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7/7/2023
Mr. Chris Hoglund
Burns & McDonnell
9400 Ward Parkway

Kansas City MO 64114

Project Name: Barton Solvents
Project #: 155673
Workorder #: 2306587

Dear Mr. Chris Hoglund

The following report includes the data for the above referenced project for sample(s) received on 6/23/2023 at Eurofins Air Toxics LLC.

The data and associated QC analyzed by TO-15 are compliant with the project requirements or laboratory criteria with the exception of the deviations noted in the attached case narrative.

Thank you for choosing Eurofins Air Toxics LLC. for your air analysis needs. Eurofins Air Toxics Inc. is committed to providing accurate data of the highest quality. Please feel free to contact the Project Manager: Brian Whittaker at 916-985-1000 if you have any questions regarding the data in this report.

Regards,

Brian Whittaker

Project Manager

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WORK ORDER #: 2306587

Work Order Summary

CLIENT:	Mr. Chris Hoglund Burns & McDonnell 9400 Ward Parkway Kansas City, MO 64114	**BILL TO:**	Mr. Chris Hoglund Burns & McDonnell 9400 Ward Parkway Kansas City, MO 64114
PHONE:	(816) 333-9400	**P.O. #**	197787
FAX:		**PROJECT #**	155673 Barton Solvents
DATE RECEIVED:	06/23/2023	**CONTACT:**	Brian Whittaker
DATE COMPLETED:	07/07/2023		

FRACTION #	NAME	TEST	RECEIPT VAC./PRES.	FINAL PRESSURE
01A	SS06222023	TO-15	3.0 "Hg	10 psi
02A	Lab Blank	TO-15	NA	NA
03A	CCV	TO-15	NA	NA
04A	LCS	TO-15	NA	NA
04AA	LCSD	TO-15	NA	NA

CERTIFIED BY: Heidi Hayes DATE: 07/07/23

Technical Director

Certification numbers: AZ Licensure AZ0775, FL NELAP – E87680, LA NELAP – 02089, NH NELAP – 209222, NJ NELAP - CA016, NY NELAP - 11291, TX NELAP – T104704434-22-18, UT NELAP – CA009332022-14, VA NELAP - 12240, WA ELAP - C935
Name of Accreditation Body: NELAP/ORELAP (Oregon Environmental Laboratory Accreditation Program) CA300005-017
Eurofins Environment Testing Northern California, LLC certifies that the test results contained in this report meet all requirements of the 2016 TNI Standard.

180 BLUE RAVINE ROAD, SUITE B FOLSOM, CA - 95630
(916) 985-1000 . (800) 985-5955 . FAX (916) 351-8279

LABORATORY NARRATIVE
EPA Method TO-15
Burns & McDonnell
Workorder# 2306587

One 1 Liter Summa Canister sample was received on June 23, 2023. The laboratory performed analysis via EPA Method TO-15 using GC/MS in the full scan mode.

Receiving Notes

There were no receiving discrepancies.

Analytical Notes

A single point calibration for TVOC (Total Volatile Organic Compounds) referenced to Toluene-d8 was performed for each daily analytical batch. Recovery is reported as 100% in the associated results for each CCV.

The TVOC concentration was calculated by taking the total area counts in the sample and quantitating the area based on the response factor of Toluene-d8.

Definition of Data Qualifying Flags

Ten qualifiers may have been used on the data analysis sheets and indicates as follows:

B - Compound present in laboratory blank greater than reporting limit (background subtraction not performed).

J - Estimated value.

E - Exceeds instrument calibration range.

S - Saturated peak.

Q - Exceeds quality control limits.

U - Compound analyzed for but not detected above the reporting limit, LOD, or MDL value. See data page for project specific U-flag definition.

UJ- Non-detected compound associated with low bias in the CCV

N - The identification is based on presumptive evidence.

M - Reported value may be biased due to apparent matrix interferences.

CN - See Case Narrative.

File extensions may have been used on the data analysis sheets and indicates as follows:

a-File was requantified

b-File was quantified by a second column and detector

r1-File was requantified for the purpose of reissue

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Summary of Detected Compounds
EPA METHOD TO-15 GC/MS FULL SCAN

Client Sample ID: SS06222023

Lab ID#: 2306587-01A

Compound	Rpt. Limit (ppbv)	Amount (ppbv)	Rpt. Limit (ug/m3)	Amount (ug/m3)
TVOC ref. to Toluene-d8	19	560	70	2100

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Client Sample ID: SS06222023

Lab ID#: 2306587-01A

EPA METHOD TO-15 GC/MS FULL SCAN

File Name:	**3070608**	**Date of Collection:**	**6/22/23 2:20:00 PM**
Dil. Factor:	**1.87**	**Date of Analysis:**	**7/6/23 02:51 PM**

Compound	Rpt. Limit (ppbv)	Amount (ppbv)	Rpt. Limit (ug/m3)	Amount (ug/m3)
TVOC ref. to Toluene-d8	19	560	70	2100

Container Type: 1 Liter Summa Canister

Surrogates	%Recovery	Method Limits
Toluene-d8	102	70-130
1,2-Dichloroethane-d4	97	70-130
4-Bromofluorobenzene	103	70-130

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Client Sample ID: Lab Blank

Lab ID#: 2306587-02A

EPA METHOD TO-15 GC/MS FULL SCAN

File Name:	**3070607**	**Date of Collection: NA**	
Dil. Factor:	**1.00**	**Date of Analysis: 7/6/23 01:33 PM**	

Compound	Rpt. Limit (ppbv)	Amount (ppbv)	Rpt. Limit (ug/m3)	Amount (ug/m3)
TVOC ref. to Toluene-d8	10	Not Detected	38	Not Detected

Container Type: NA - Not Applicable

Surrogates	%Recovery	Method Limits
Toluene-d8	105	70-130
1,2-Dichloroethane-d4	97	70-130
4-Bromofluorobenzene	101	70-130

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Client Sample ID: CCV

Lab ID#: 2306587-03A

EPA METHOD TO-15 GC/MS FULL SCAN

File Name:	**3070603**	**Date of Collection: NA**	
Dil. Factor:	**1.00**	**Date of Analysis: 7/6/23 10:08 AM**	

Compound	%Recovery
TVOC ref. to Toluene-d8	100

Container Type: NA - Not Applicable

Surrogates	%Recovery	Method Limits
Toluene-d8	98	70-130
1,2-Dichloroethane-d4	97	70-130
4-Bromofluorobenzene	107	70-130

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Client Sample ID: LCS

Lab ID#: 2306587-04A

EPA METHOD TO-15 GC/MS FULL SCAN

File Name:	**3070604**	**Date of Collection: NA**	
Dil. Factor:	**1.00**	**Date of Analysis: 7/6/23 10:36 AM**	

Compound	%Recovery	Method Limits
TVOC ref. to Toluene-d8	Not Spiked	

Container Type: NA - Not Applicable

Surrogates	%Recovery	Method Limits
Toluene-d8	103	70-130
1,2-Dichloroethane-d4	95	70-130
4-Bromofluorobenzene	108	70-130

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Client Sample ID: LCSD

Lab ID#: 2306587-04AA

EPA METHOD TO-15 GC/MS FULL SCAN

File Name:	**3070605**	**Date of Collection: NA**	
Dil. Factor:	**1.00**	**Date of Analysis: 7/6/23 11:03 AM**	

Compound	%Recovery	Method Limits
TVOC ref. to Toluene-d8	Not Spiked	

Container Type: NA - Not Applicable

Surrogates	%Recovery	Method Limits
Toluene-d8	104	70-130
1,2-Dichloroethane-d4	95	70-130
4-Bromofluorobenzene	107	70-130