SoundEarth Strategies, Inc.
2811 Fairview Avenue East, Suite 2000
Seattle, Washington 98102

June 9, 2021

CP Rainier LLC
c/o Mr. Joshua Lipsky
Cascadia Law Group PLLC
1201 Third Avenue, Suite 320
Seattle, Washington 98101

SUBJECT: WORK PLAN FOR ADDITIONAL SOIL CHARACTERIZATION
Former ExxonMobil Station #19002 Property
4740 Rainier Avenue South, Seattle, Washington
Project Number: 1379-001

Dear Mr. Lipsky:

SoundEarth Strategies, Inc. (SoundEarth) appreciates the opportunity to provide you with this work plan to conduct test pitting for additional soil characterization at the former ExxonMobil Station #19002 property, located at the address listed above in Seattle, Washington (the Property). The Property consists of one irregular-shaped tax parcel (King County Parcel No. 3929400070) that covers approximately 17,878 square feet (0.41 acres) of land. The planned redevelopment of the Property includes a lot-line to lot-line excavation to a depth of approximately 21 feet below ground surface (bgs) for the construction of a five-story building with two levels of underground parking.

PROPOSED SCOPE OF WORK

CP Rainier LLC has requested that SoundEarth perform an additional investigation of soil conditions at the Property to characterize soil for disposal classification prior to the start of mass excavation and to minimize the potential for construction delays associated with stockpiling soil on the Property during redevelopment excavation activities. Prior to developing this work plan, SoundEarth compared three different field methodologies that could potentially be used to characterize soil within the planned redevelopment excavation area, including push-probe borings, hollow-stem-auger borings, and test pitting by excavator. Based on SoundEarth's evaluation of the respective contractor costs, timing, and advantages of each method, test pitting by excavator was determined to be the most appropriate and cost-effective option for achieving the necessary exploration depths and providing the most representative data for soil disposal classification (Table 1). SoundEarth has proposed the following scope of work to complete the additional soil characterization investigation.

Task 1, Pre-Field Activities and Work Plan Preparation. This task includes conducting public and private utility locates, preparing a work plan and site-specific Health and Safety Plan, coordinating with the laboratory and contractors, and preparing and coordinating field staff.

Task 2, Field Investigation: Test Pitting. In an effort to further evaluate soil conditions and characterize soil for disposal classification prior to the start of mass excavation, SoundEarth will advance 17 test pits using an excavator in the approximate locations shown on Figure 1. Test pitting will be performed by CP Rainier LLC's excavation contractor following demolition of the existing building to allow for access to all proposed exploration locations. The test pits will be distributed throughout the Property using a grid system; one test

pit will be advanced near the center of each approximately 30-foot by 30-foot grid cell. Each test pit will be advanced in 5-foot vertical lifts to a depth of 17.5 to 20 feet bgs, depending on excavator limitations, and soil from each lift will be stockpiled separately adjacent to the test pit. One discrete soil sample will be collected from each 5-foot lift (four soil samples per test pit) to separately characterize soil within each lift for disposal. Soil samples will be collected directly from the excavator bucket and will consist of material that has not been in contact with the excavator bucket.

Soil samples will be screened in the field for potential evidence of contamination by using visual observations and notations of odor and by conducting headspace analysis using a photoionization detector to detect the presence of volatile organic vapors. Soil samples will be submitted to the laboratory for the following analyses on a standard 1-week laboratory turnaround:

- Gasoline-range petroleum hydrocarbons by Northwest Total Petroleum Hydrocarbon (NWTPH) Method NWTPH-Gx
- Diesel- and oil-range petroleum hydrocarbons by Method NWTPH-Dx
- Benzene, toluene, ethylbenzene, and total xylenes by US Environmental Protection Agency (EPA) Method 8021B
- Polycyclic aromatic hydrocarbons by EPA Method 8270D SIM
- Lead by EPA Method 6020B

Additionally, up to five soil samples will be submitted for analysis of Toxicity Characteristic Leaching Procedure lead by EPA Method 1311/6010D to evaluate whether soil generated during redevelopment excavation activities will require handling and disposal as dangerous waste.

Following sample collection, each test pit will be backfilled by replacing the soil to the same depths from which it was excavated.

Task 3, Data Review and Soil Management Plan Revisions. Following completion of the soil sampling activities and receipt of final laboratory analytical results, SoundEarth will tabulate and review the analytical data and characterize the soil within each grid cell and vertical lift as Class 1, 2, or 3 material for disposal based on contaminant concentrations and soil characteristics observed in the field (odors, staining, or presence/quantity of debris). SoundEarth will prepare figures depicting the soil classifications within each depth interval and revise the existing Soil Management Plan to guide the soil segregation and disposal process during mass excavation activities.

Task 4, Project Management and Client Communications. This task includes labor costs associated with coordinating field schedule and staff resources for the project, as well as project coordination, contracting, and client/stakeholder communications and meetings.

PROJECT SCHEDULE

SoundEarth assumes that the test pit investigation will be conducted following the demolition of the existing building, which is currently scheduled for the week of June 21, 2021, and that all necessary areas of the Property will be accessible during investigation activities. Test pitting activities are anticipated to take 3 days to complete. SoundEarth anticipates laboratory results will be available within 5 business days of the completion of field work.

SoundEarth shall proceed with such services in a diligent manner to completion or as otherwise directed by the client. SoundEarth will not be responsible for delays caused by factors beyond the consultant's control and that could not have been reasonably foreseen or prevented.

PROJECT ESTIMATED COST

The estimated cost for this scope of work is described in the attached Soil Characterization Investigation Cost Estimate (Table 2). SoundEarth proposes to complete this work on a time-and-materials contractual basis. The cost estimate will not be exceeded without prior authorization from the client.

CLOSING

We appreciate the opportunity to provide this proposal for environmental services on this project. If the scope of services and associated costs are acceptable, please sign and return the attached work order (Attachment A). If you have any questions, please contact the undersigned at 206-306-1900.

Respectfully,

SoundEarth Strategies, Inc.

Clare Tochilin, LG
Associate Geologist

Ryan K. Bixby, LG
Managing Principal

Attachments: Figure 1, Proposed Test Pit Locations
Table 1, Comparison of Soil Characterization Investigation Options
Table 2, Soil Characterization Investigation Cost Estimate
A, Work Order WO02

CJT/RKB:kar

FIGURE

6/8/2021

4716 RAINIER AVENUE SOUTH

MW9R

B37/MW8

EXISTING DAYCARE BUILDING
4728 RAINIER AVENUE SOUTH

RESIDENCE
4725 38TH AVENUE SOUTH

RAINIER AVENUE SOUTH

B30/MW5
B35
IJ1
B44
B17
B38/MW7
B9
B31
B8
B16/MW2
FORMER SERVICE BAY AREA (1940)
FORMER PUMP ISLAND (1921-1949)
FORMER STATION BUILDING (1921-1949)
B43
B19
B7
IJ2
B34
B18
B23
FORMER STATION BUILDING (1949-1972)
B20
B22
B24
B15/MW3
B42
B21
B6
B14
B26
B25
B-3
B32/MW6
B27
B5
B45
B28
B36
IJ3
B13
B33
B46
B29/MW4
B2
B11
B4
FORMER UST BASIN (1949-1972)
B10/MW1
B1
B-1
B3
B12
B-2
1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
EXISTING RESTAURANT BUILDING
FORMER POTENTIAL UST BASIN (1949-1972) BASED ON PROPOSED PLANS, NOT AS-BUILTS
RESIDENCE
3716 ANGELINE STREET
SOUTH ANGELINE STREET

LEGEND

	PROPERTY BOUNDARY
	PARCEL BOUNDARY
x x	CHAIN LINK FENCE
	CATCH BASIN
	MANHOLE
SS	SEWER LINE
SD	STORM DRAIN LINE
	CONCRETE
1	PROPOSED TEST PIT LOCATION
B29/MW4	MONITORING WELL (CARDNO 2017)
IJ3	INJECTION WELL (CARDNO 2017)
B29	SOIL BORING (CARDNO 2017)
B9	SOIL BORING (AEROTECH 2013)
B46	SOIL BORING (SOUNDEARTH 2020)
BGS	BELOW GROUND SURFACE
MG/KG	MILLIGRAMS PER KILOGRAM
GRPH	GASOLINE-RANGE PETROLEUM HYDROCARBONS
ORPH	OIL-RANGE PETROLEUM HYDROCARBONS
UST	UNDERGROUND STORAGE TANK
MTCA	WASHINGTON STATE MODEL TOXICS CONTROL ACT

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APPROXIMATE SCALE IN FEET

SoundEarth Strategies

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FORMER EXXONMOBIL
STATION #19002 PROPERTY
4740 RAINIER AVENUE SOUTH
SEATTLE, WASHINGTON
SOUNDEARTH PROJECT #1379-001

FIGURE 1
PROPOSED TEST PIT LOCATIONS

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TABLES

Table 1
Comparison of Soil Characterization Investigation Options
Former ExxonMobil Station #19002 Property
4740 Rainier Avenue South
Seattle, Washington
Project No.: 1379-001

SOIL CHARACTERIZATION INVESTIGATION DETAILS			
Description	**Quantity**	**Unit Cost**	**Total Cost**
Number of grid cells: approximately 30-foot-by-30-foot spacing	17	--	--
Number of flights per grid: approximately 5-foot depth intervals	4	--	--
Number of lab analyses (includes analysis of all samples for GRPH, DRPH, ORPH, BTEX, PAHs, and lead)	68	$362	$24,633
Number of TCLP lead lab analyses	5	$58	$288
Task 1: Pre-field Activities and Work Plan Preparation (includes preparation of Health and Safety Plan, utility locates, and pre-field coordination)	--	--	$3,138
Task 3: Data Review and Revised Soil Management Plan	--	--	$3,487
Task 4: Project Management and Client Communications	--	--	$1,772
COMPARISON OF SOIL CHARACTERIZATION INVESTIGATION OPTIONS			
Description	**Task 2, Option 1: Push-Probe Borings**	**Task 2, Option 2: Hollow-Stem-Auger Borings**	**Task 2, Option 3: Test Pitting**
Daily Contractor Rate (including 15% markup)	$2,945	$4,751	$1,552
Daily Contractor Rate Plus Daily SoundEarth Rate (includes labor and field equipment costs)	$4,848	$6,607	$3,424
Anticipated Number of Exploration Locations per Day	8 to 9	4 to 5	5 to 6
Anticipated Number of Field Days	2	4	3
Anticipated Total Cost for Field Effort	**$9,696**	**$26,430**	**$10,272**
Pros and Cons of Investigation Method	**Pros:** - Can complete in 2 days - Lower contractor costs compared with Option 2 **Cons:** - May not be able to achieve necessary depth - Potential for poor recovery in samples	**Pros:** - Will reach necessary depth **Cons:** - Will take 4 days to complete - Higher contractor costs compared with Options 1 and 3 - Potential for poor recovery in samples	**Pros:** - Lower contractor costs compared with Options 1 and 2 - Allows for better observations of soil conditions **Cons:** - Will take 3 days to complete - May only reach a depth of 17.5 feet with the available equipment
TOTAL COST FOR FIELD EFFORT, LAB ANALYSES, PRE-FIELD COORDINATION, AND DELIVERABLES	**$43,014**	**$59,747**	**$43,590**

Table 2
Soil Characterization Investigation Cost Estimate
Former ExxonMobil Station #19002 Property
4740 Rainier Avenue South
Seattle, Washington
Project No.: 1379-001

Task No.	Description	SoundEarth Labor Categories, Rates, and Hours						SoundEarth Labor (Including 3% communications charge)	SoundEarth ODCs, Subcontractors, and Field Equipment	SoundEarth Laboratory Expenses	Task Total
		Managing Principal	Associate I Engineer/ Geologist/ Scientist	Staff I Engineer/ Geologist/ Scientist	CAD/ GIS Specialist I	Senior Technical Writer/ Editor	Senior Project Coordinator				
		$350	$185	$145	$140	$145	$140				
1	Pre-Field Activities and Work Plan Preparation	2	4	4	2	2	-	$ 2,668	$ 470	$ -	$ 3,138
2	Field Investigation: Test Pitting	-	1	30	-	-	-	$ 4,671	$ 5,603	$ 24,921	$ 35,194
3	Data Review and Soil Management Plan Revisions	2	6	4	4	3	-	$ 3,487	$ -	$ -	$ 3,487
4	Project Management and Client Communications	2	4	-	-	-	2	$ 1,772	$ -	$ -	$ 1,772
							TOTAL	$ 12,597	$ 6,072	$ 24,921	$ 43,590

Assumptions to Cost Estimate

- Task 1 includes the preparation of a work plan, site-specific Health and Safety Plan, and pre-field activities such as utility locates and coordination with contractors, laboratory, and internal staff.
- Task 2 assumes 3 days of fieldwork to advance 17 test pits using an excavator to a depth of 17.5 feet bgs. Includes analysis of 68 soil samples for GRPH, DRPH, ORPH, BTEX, PAHs, and lead and of 5 soil samples for TCLP lead on a standard laboratory turnaround.
- Task 3 includes data review and modifications of the existing soil management plan based on sampling results.

ATTACHMENT A
WORK ORDER WO02

Work Order

Work Order No.: WO02 **Date:** June 8, 2021

This Work Order incorporates by reference the terms of that certain Master Consulting Services Agreement between the Consultant and Client dated September 22, 2020 (the Agreement). Execution of this Work Order by Client and Consultant will serve as authorization for Consultant to carry out and complete the Services set forth below in accordance with the Agreement. In the event of any conflict between the terms of this Work Order and the Agreement, or the terms of this Work Order and the terms of the proposal specified herein, the terms of this Work Order shall control.

Client Name: CP Rainier LLC, c/o Cascadia Law Group PLLC

Project Title/Number: Former ExxonMobil Station #19002 Property Additional Soil Characterization/1379-001

Project Location: 4740 Rainier Avenue South, Seattle, Washington

Scope of Services: As described in the work plan.

List of Deliverables: Revised Soil Management Plan.

Time Schedule for Performance of Services:

Start Date: June 8, 2021 Estimated End Date: December 31, 2021

Fee for Services:

Time and materials, as described in Table 2, Soil Characterization Investigation Cost Estimate.

Total Cost Estimate: $43,590

Additional Provision/Information:

Client to provide access to the Property.

SoundEarth Strategies, Inc.	**CP Rainier LLC**
By	*By*
Print	*Print*
Title	*Title*
Date	*Date*