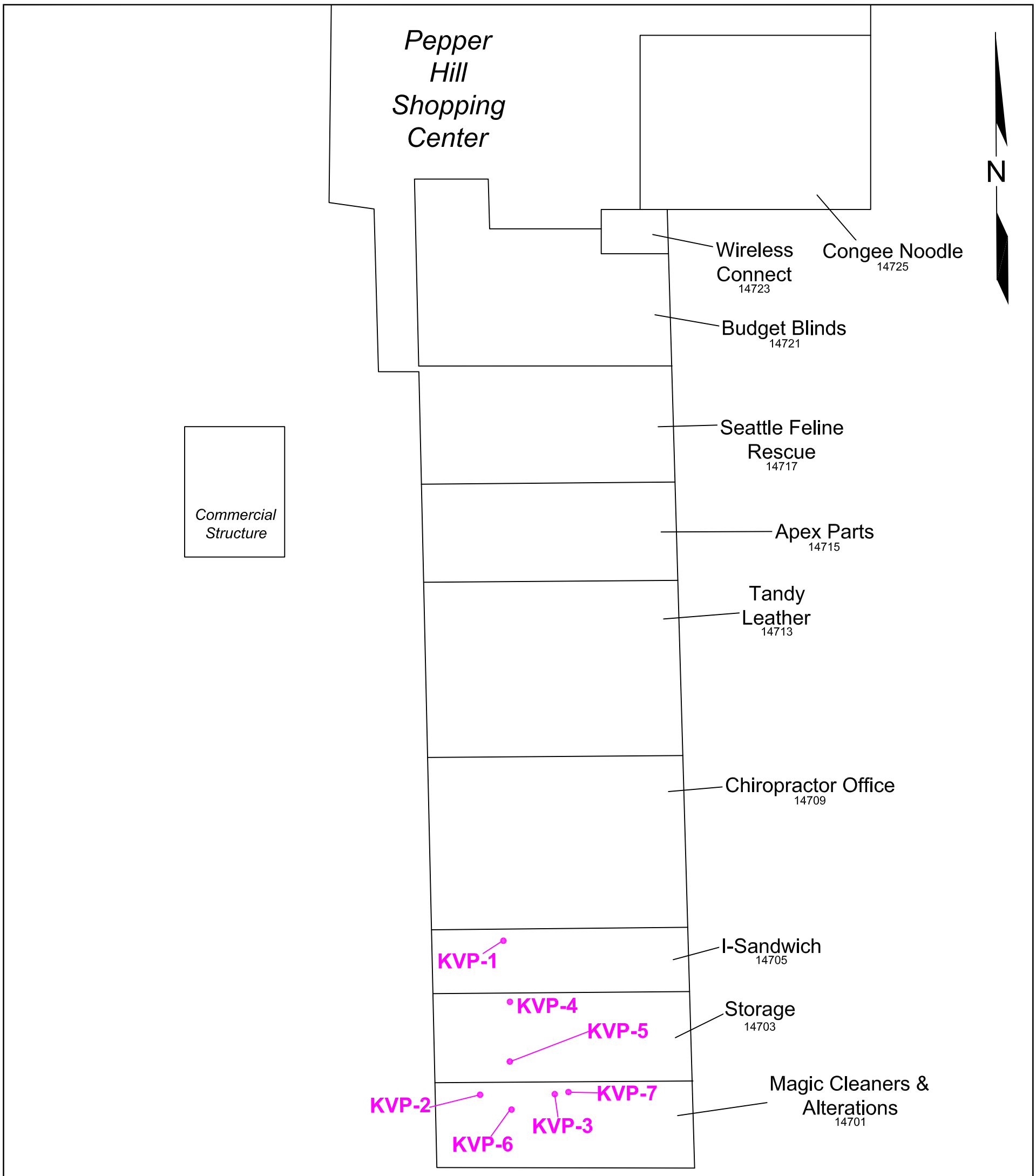

LEGEND

KVP-1 **Approximate Location of Permanent Sub-slab Soil Vapor Sampling Points**

0 25 50

Approximate Scale in Feet

KANE ENVIRONMENTAL INC

14701 and 14755 Aurora Avenue North
Pepper Hill Shopping Center Site
Shoreline, Washington

Pepper Hill Shopping Center
Sub-Slab Soil Vapor Sample Locations

Summary of Volatile Organic Compounds in Sub-Slab Soil Vapor, December 2020, December 2022, January 2023
Pepper Hill Shopping Center Site
Shoreline, Washington

Sample ID	KVP-1			KVP-2	KVP-2 / KVP-6	KVP-3	KVP-3 / KVP-7		KVP-4		KVP-5		Commercial Sub-Slab Soil Gas Screening Level Commercial Worker Table - January 2023
Sample Date	12/30/20	12/8/22	01/26/23	12/30/20	12/8/22	12/30/20	12/8/22	01/26/23	12/30/20	12/8/22	12/30/20	12/8/22	
Benzene	**1.07**	<0.193	<3.19	**0.302**	<0.193	**0.242**	<0.193	<3.19	**0.293**	<0.193	**0.298**	<0.193	50.0
Chloroform (Trichloromethane)	**0.918**	**2.39**	<0.0937	**0.301**	**4.28**	**0.319**	**61.0**	<0.0937	**0.474**	**1.58**	**0.325**	**2.43**	17.0
cis-1,2-Dichloroethene	<0.0793	<0.194	**2.86**	**0.112**	**156**	<0.0793	<0.194	**6.09**	<0.0793	<0.194	**0.278**	**1.01**	5,200
Tetrachloroethene (PCE)	**664**	**1,990**	**63.1**	**114**	**1,210**	**135**	**378**	**23.1**	**187**	**1,010**	**204**	**386**	1,500
Trichloroethene (TCE)	**4.64**	**2.58**	**1.21**	**17.9**	**22.1**	**6.73**	**1.32**	**2.01**	**4.16**	**3.81**	**7.62**	**4.85**	95.0
Vinyl chloride (Chloroethene)	<0.217	<0.398	<1.98	<0.217	<0.398	<0.217	<0.398	<1.98	<0.217	<0.398	<0.217	<0.398	44.0

Notes:

All values listed in µg/m^3 (micrograms per cubic meter)

Bold concentrations are detected above the method reporting limit.

Shaded and Bold concentrations are above the MTCA Method B Sub-Slab Soil Gas Screening Levels Commercial Worker Table - January 2023.

3600 Fremont Ave. N.
Seattle, WA 98103
T: (206) 352-3790
F: (206) 352-7178
info@fremontanalytical.com

Kane Environmental, Inc.
Nate Evenson
4015 13th Ave W.
Seattle, Washington 98103

RE: Pepper Hill SV
Work Order Number: 2212186

December 21, 2022

Attention Nate Evenson:

Fremont Analytical, Inc. received 5 sample(s) on 12/8/2022 for the analyses presented in the following report.

Helium by GC/TCD
Volatile Organic Compounds by EPA Method TO-15

This report consists of the following:

- Case Narrative
- Analytical Results
- Applicable Quality Control Summary Reports
- Chain of Custody

All analyses were performed consistent with the Quality Assurance program of Fremont Analytical, Inc. Please contact the laboratory if you should have any questions about the results.

Thank you for using Fremont Analytical.

Sincerely,

Brianna Barnes
Project Manager

Date: *12/21/2022*

CLIENT: Kane Environmental, Inc.
Project: Pepper Hill SV
Work Order: 2212186

Work Order Sample Summary

Lab Sample ID	Client Sample ID	Date/Time Collected	Date/Time Received
2212186-001	KVP-1	12/08/2022 10:40 AM	12/08/2022 2:44 PM
2212186-002	KVP-4	12/08/2022 11:30 AM	12/08/2022 2:44 PM
2212186-003	KVP-5	12/08/2022 11:50 AM	12/08/2022 2:44 PM
2212186-004	KVP-6	12/08/2022 1:30 PM	12/08/2022 2:44 PM
2212186-005	KVP-7	12/08/2022 1:50 PM	12/08/2022 2:44 PM

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

Case Narrative

WO#: **2212186**
Date: **12/21/2022**

CLIENT: Kane Environmental, Inc.
Project: Pepper Hill SV

I. SAMPLE RECEIPT:
Samples receipt information is recorded on the attached Sample Receipt Checklist.

II. GENERAL REPORTING COMMENTS:
Air samples are reported in ppbv and ug/m3.

The validity of the analytical procedures for which data is reported in this analytical report is determined by the Laboratory Control Sample (LCS) and the Method Blank (MB). The LCS and the MB are processed with the samples to ensure method criteria are achieved throughout the entire analytical process.

III. ANALYSES AND EXCEPTIONS:
Exceptions associated with this report will be footnoted in the analytical results page(s) or the quality control summary page(s) and/or noted below.

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

Qualifiers:

* - Flagged value is not within established control limits
B - Analyte detected in the associated Method Blank
D - Dilution was required
E - Value above quantitation range
H - Holding times for preparation or analysis exceeded
I - Analyte with an internal standard that does not meet established acceptance criteria
J - Analyte detected below Reporting Limit
N - Tentatively Identified Compound (TIC)
Q - Analyte with an initial or continuing calibration that does not meet established acceptance criteria
S - Spike recovery outside accepted recovery limits
ND - Not detected at the Reporting Limit
R - High relative percent difference observed

Acronyms:

%Rec - Percent Recovery
CCB - Continued Calibration Blank
CCV - Continued Calibration Verification
DF - Dilution Factor
DUP - Sample Duplicate
HEM - Hexane Extractable Material
ICV - Initial Calibration Verification
LCS/LCSD - Laboratory Control Sample / Laboratory Control Sample Duplicate
MCL - Maximum Contaminant Level
MB or MBLANK - Method Blank
MDL - Method Detection Limit
MS/MSD - Matrix Spike / Matrix Spike Duplicate
PDS - Post Digestion Spike
Ref Val - Reference Value
REP - Sample Replicate
RL - Reporting Limit
RPD - Relative Percent Difference
SD - Serial Dilution
SGT - Silica Gel Treatment
SPK - Spike
Surr - Surrogate

CLIENT: Kane Environmental, Inc.
Project: Pepper Hill SV

Lab ID: 2212186-001 **Collection Date:** 12/8/2022 10:40:00 AM
Client Sample ID: **KVP-1** **Matrix:** Soil Gas

Analyses	Result	RL	Qual	Units	DF	Date Analyzed
Helium by GC/TCD				Batch ID: R80649		Analyst: SG
Helium	ND	0.400	D	%	2	12/21/2022 9:57:00 AM

Lab ID: 2212186-002 **Collection Date:** 12/8/2022 11:30:00 AM
Client Sample ID: **KVP-4** **Matrix:** Soil Gas

Analyses	Result	RL	Qual	Units	DF	Date Analyzed
Helium by GC/TCD				Batch ID: R80649		Analyst: SG
Helium	ND	0.400	D	%	2	12/21/2022 10:46:00 AM

Lab ID: 2212186-003 **Collection Date:** 12/8/2022 11:50:00 AM
Client Sample ID: **KVP-5** **Matrix:** Soil Gas

Analyses	Result	RL	Qual	Units	DF	Date Analyzed
Helium by GC/TCD				Batch ID: R80649		Analyst: SG
Helium	ND	0.400	D	%	2	12/21/2022 10:56:00 AM

Lab ID: 2212186-004 **Collection Date:** 12/8/2022 1:30:00 PM
Client Sample ID: **KVP-6** **Matrix:** Soil Gas

Analyses	Result	RL	Qual	Units	DF	Date Analyzed
Helium by GC/TCD				Batch ID: R80649		Analyst: SG
Helium	ND	0.400	D	%	2	12/21/2022 11:06:00 AM

Analytical Report

Work Order: **2212186**
Date Reported: **12/21/2022**

CLIENT: Kane Environmental, Inc.
Project: Pepper Hill SV

Lab ID: 2212186-005 **Collection Date:** 12/8/2022 1:50:00 PM
Client Sample ID: **KVP-7** **Matrix:** Soil Gas

Analyses	Result	RL	Qual	Units	DF	Date Analyzed
Helium by GC/TCD				Batch ID: R80649		Analyst: SG
Helium	ND	0.400	D	%	2	12/21/2022 11:14:00 AM

Client: **Kane Environmental, Inc.**
WorkOrder: 2212186
Project: Pepper Hill SV

Client Sample ID: KVP-1
Lab ID: 2212186-001A
Sample Type: Summa Canister

Date Sampled: 12/8/2022
Date Received: 12/8/2022

Analyte	Concentration		Reporting Limit		Qual	Method	Date/Analyst	
Volatile Organic Compounds by EPA Method TO-15								
	(ppbv)	(ug/m³)	(ppbv)	(ug/m³)				
Benzene	<0.0604	<0.193	0.0604	0.193		EPA-TO-15	12/19/2022	MS
Chloroform	0.489	2.39	0.00384	0.0187		EPA-TO-15	12/19/2022	MS
cis-1,2-Dichloroethene	<0.0490	<0.194	0.0490	0.194		EPA-TO-15	12/19/2022	MS
Tetrachloroethene (PCE)	294	1,990	0.222	1.51		EPA-TO-15	12/19/2022	MS
Trichloroethene (TCE)	0.481	2.58	0.00250	0.0134		EPA-TO-15	12/19/2022	MS
Vinyl chloride	<0.155	<0.396	0.155	0.396		EPA-TO-15	12/19/2022	MS
Surr: 4-Bromofluorobenzene	73.4 %Rec	--	70-130	--		EPA-TO-15	12/19/2022	MS

Client: **Kane Environmental, Inc.**
WorkOrder: 2212186
Project: Pepper Hill SV

Client Sample ID: KVP-4
Lab ID: 2212186-002A
Sample Type: Summa Canister

Date Sampled: 12/8/2022
Date Received: 12/8/2022

Analyte	Concentration		Reporting Limit		Qual	Method	Date/Analyst	
Volatile Organic Compounds by EPA Method TO-15								
	(ppbv)	(ug/m³)	(ppbv)	(ug/m³)				
Benzene	<0.0604	<0.193	0.0604	0.193		EPA-TO-15	12/19/2022	MS
Chloroform	0.317	1.55	0.00384	0.0187		EPA-TO-15	12/19/2022	MS
cis-1,2-Dichloroethene	<0.0490	<0.194	0.0490	0.194		EPA-TO-15	12/19/2022	MS
Tetrachloroethene (PCE)	150	1,010	0.222	1.51		EPA-TO-15	12/19/2022	MS
Trichloroethene (TCE)	0.708	3.81	0.00250	0.0134		EPA-TO-15	12/19/2022	MS
Vinyl chloride	<0.155	<0.396	0.155	0.396		EPA-TO-15	12/19/2022	MS
Surr: 4-Bromofluorobenzene	72.6 %Rec	--	70-130	--		EPA-TO-15	12/19/2022	MS

Client: **Kane Environmental, Inc.**
WorkOrder: 2212186
Project: Pepper Hill SV

Client Sample ID: KVP-5
Lab ID: 2212186-003A
Sample Type: Summa Canister

Date Sampled: 12/8/2022
Date Received: 12/8/2022

Analyte	Concentration		Reporting Limit		Qual	Method	Date/Analyst	
Volatile Organic Compounds by EPA Method TO-15								
	(ppbv)	(ug/m³)	(ppbv)	(ug/m³)				
Benzene	<0.0604	<0.193	0.0604	0.193		EPA-TO-15	12/19/2022	MS
Chloroform	0.498	2.43	0.00384	0.0187		EPA-TO-15	12/19/2022	MS
cis-1,2-Dichloroethene	0.254	1.01	0.0490	0.194		EPA-TO-15	12/19/2022	MS
Tetrachloroethene (PCE)	56.9	386	0.222	1.51		EPA-TO-15	12/19/2022	MS
Trichloroethene (TCE)	0.902	4.85	0.00250	0.0134		EPA-TO-15	12/19/2022	MS
Vinyl chloride	<0.155	<0.396	0.155	0.396		EPA-TO-15	12/19/2022	MS
Surr: 4-Bromofluorobenzene	70.9 %Rec	--	70-130	--		EPA-TO-15	12/19/2022	MS

Client: **Kane Environmental, Inc.**
WorkOrder: 2212186
Project: Pepper Hill SV

Client Sample ID: KVP-6
Lab ID: 2212186-004A
Sample Type: Summa Canister

Date Sampled: 12/8/2022
Date Received: 12/8/2022

Analyte	Concentration		Reporting Limit		Qual	Method	Date/Analyst	
Volatile Organic Compounds by EPA Method TO-15								
	(ppbv)	(ug/m³)	(ppbv)	(ug/m³)				
Benzene	0.177	0.566	0.0604	0.193		EPA-TO-15	12/19/2022	MS
Chloroform	0.876	4.28	0.00384	0.0187		EPA-TO-15	12/19/2022	MS
cis-1,2-Dichloroethene	39.2	156	0.0490	0.194		EPA-TO-15	12/19/2022	MS
Tetrachloroethene (PCE)	178	1,210	0.222	1.51		EPA-TO-15	12/19/2022	MS
Trichloroethene (TCE)	4.11	22.1	0.00250	0.0134		EPA-TO-15	12/19/2022	MS
Vinyl chloride	<0.155	<0.396	0.155	0.396		EPA-TO-15	12/19/2022	MS
Surr: 4-Bromofluorobenzene	80.5 %Rec	--	70-130	--		EPA-TO-15	12/19/2022	MS

Client: **Kane Environmental, Inc.**
WorkOrder: 2212186
Project: Pepper Hill SV

Client Sample ID: KVP-7
Lab ID: 2212186-005A
Sample Type: Summa Canister

Date Sampled: 12/8/2022
Date Received: 12/8/2022

Analyte	Concentration		Reporting Limit		Qual	Method	Date/Analyst	
Volatile Organic Compounds by EPA Method TO-15								
	(ppbv)	(ug/m³)	(ppbv)	(ug/m³)				
Benzene	0.0765	0.244	0.0604	0.193		EPA-TO-15	12/19/2022	MS
Chloroform	12.5	61.0	0.00384	0.0187		EPA-TO-15	12/19/2022	MS
cis-1,2-Dichloroethene	<0.0490	<0.194	0.0490	0.194		EPA-TO-15	12/19/2022	MS
Tetrachloroethene (PCE)	55.8	378	0.222	1.51		EPA-TO-15	12/19/2022	MS
Trichloroethene (TCE)	0.246	1.32	0.00250	0.0134		EPA-TO-15	12/19/2022	MS
Vinyl chloride	<0.155	<0.396	0.155	0.396		EPA-TO-15	12/19/2022	MS
Surr: 4-Bromofluorobenzene	74.5 %Rec	--	70-130	--		EPA-TO-15	12/19/2022	MS

Work Order: 2212186
CLIENT: Kane Environmental, Inc.
Project: Pepper Hill SV

QC SUMMARY REPORT

Helium by GC/TCD

Sample ID: **MB**	SampType: **MBLK**	Units: **%**	Prep Date: **12/21/2022**	RunNo: **80649**
Client ID: **MBLKW**	Batch ID: **R80649**		Analysis Date: **12/21/2022**	SeqNo: **1667933**

Analyte	Result	RL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
Helium	ND	0.200									

Sample ID: **LCS 5%**	SampType: **LCS**	Units: **%**	Prep Date: **12/21/2022**	RunNo: **80649**
Client ID: **LCSW**	Batch ID: **R80649**		Analysis Date: **12/21/2022**	SeqNo: **1667932**

Analyte	Result	RL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
Helium	5.27	0.200	5.000	0	105	80	120				

Sample ID: **2212186-001AREP**	SampType: **REP**	Units: **%**	Prep Date: **12/21/2022**	RunNo: **80649**
Client ID: **KVP-1**	Batch ID: **R80649**		Analysis Date: **12/21/2022**	SeqNo: **1667921**

Analyte	Result	RL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
Helium	ND	0.400						0		30	D

Work Order: 2212186
CLIENT: Kane Environmental, Inc.
Project: Pepper Hill SV

QC SUMMARY REPORT

Volatile Organic Compounds by EPA Method TO-15

Sample ID: **LCS-R80621** SampType: **LCS** Units: **ppbv** Prep Date: **12/19/2022** RunNo: **80621**
Client ID: **LCSW** Batch ID: **R80621** Analysis Date: **12/19/2022** SeqNo: **1667151**

Analyte	Result	RL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
Vinyl chloride	2.17	0.0774	2.000	0	108	70	130				
cis-1,2-Dichloroethene	1.99	0.0245	2.000	0	99.6	70	130				
Chloroform	2.08	0.00192	2.000	0	104	70	130				
Benzene	2.02	0.0302	2.000	0	101	70	130				
Trichloroethene (TCE)	2.00	0.00125	2.000	0	100	70	130				
Tetrachloroethene (PCE)	2.00	0.0111	2.000	0	100	70	130				
Surr: 4-Bromofluorobenzene	4.15		4.000		104	70	130				

Sample ID: **MB-R80621** SampType: **MBLK** Units: **ppbv** Prep Date: **12/19/2022** RunNo: **80621**
Client ID: **MBLKW** Batch ID: **R80621** Analysis Date: **12/19/2022** SeqNo: **1667152**

Analyte	Result	RL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
Vinyl chloride	ND	0.0774									
cis-1,2-Dichloroethene	ND	0.0245									
Chloroform	ND	0.00192									
Benzene	ND	0.0302									
Trichloroethene (TCE)	ND	0.00125									
Tetrachloroethene (PCE)	ND	0.0111									
Surr: 4-Bromofluorobenzene	3.17		4.000		79.2	70	130				

Sample ID: **2212186-001AREP** SampType: **REP** Units: **ppbv** Prep Date: **12/19/2022** RunNo: **80621**
Client ID: **KVP-1** Batch ID: **R80621** Analysis Date: **12/19/2022** SeqNo: **1667154**

Analyte	Result	RL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
Vinyl chloride	ND	0.155						0		25	
cis-1,2-Dichloroethene	ND	0.0490						0		25	
Chloroform	0.481	0.00384						0.4888	1.60	25	
Benzene	ND	0.0604						0		25	
Trichloroethene (TCE)	0.464	0.00250						0.4808	3.60	25	
Tetrachloroethene (PCE)	231	0.0222						236.9	2.74	25	E
Surr: 4-Bromofluorobenzene	6.09		8.000		76.1	70	130		0		

Work Order: 2212186
CLIENT: Kane Environmental, Inc.
Project: Pepper Hill SV

QC SUMMARY REPORT

Volatile Organic Compounds by EPA Method TO-15

Sample ID: **2212186-001AREP** SampType: **REP** Units: **ppbv** Prep Date: **12/19/2022** RunNo: **80621**
Client ID: **KVP-1** Batch ID: **R80621** Analysis Date: **12/19/2022** SeqNo: **1667154**

Analyte	Result	RL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual

Sample Log-In Check List

Client Name:	**KANE**	Work Order Number:	**2212186**
Logged by:	**Clare Griggs**	Date Received:	**12/8/2022 2:44:00 PM**

Chain of Custody

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

Log In

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

Special Handling (if applicable)

18.	Was client notified of all discrepancies with this order?	Yes ☐	No ☐	NA ☑

Person Notified: _____ Date: _____

By Whom: _____ Via: ☐ eMail ☐ Phone ☐ Fax ☐ In Person

Regarding: _____

Client Instructions: _____

19. Additional remarks:

Item Information

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

Air Chain of Custody Record & Laboratory Services Agreement

Fremont Analytical
3600 Fremont Ave N.
Seattle, WA 98103
Tel: 206-352-3790
Fax: 206-352-7178

Laboratory Project No (Internal): 2212186

Date: 12/8/2022 Page: 1 of: 1

Project Name: Pepper Hill SV

Project No: 56811-6

Location: Shoreline

Collected by: EM

Reports to (PM): Eric Nassau

Email (PM): enassau@kane-environmental.com

Special Remarks: VOCs: PCE, TCE, cis-1,2-DCE, Vinyl Chloride, Chloroform, Benzene

Air samples are disposed of one week after report is submitted to client unless otherwise requested. ☐ OK to Dispose ☐ Hold (fees may apply)

Client: Kane

Address: 4015 13th Ave W

City, State, Zip: Seattle, WA 98119

Telephone: 206-691-0476

Fax:

	Sample Name	Canister / Flow Reg Serial #	Sample Type (Matrix) *	Container Type **	Expected Fill Time / Flow Rate	Sample Start Date & Time	Field Initial Sample Pressure (" Hg)	Sample End Date & Time	Field Final Sample Pressure (" Hg)	Analysis: Full list VOCs TO15	Select VOCs TO15 ***	APH TO15	Siloxanes TO15	Sulfur TO15	Major Gases 3C	Helium 3C Mod	VOCs 8260	GX/BTEX 8260		Comments	Internal: Final Pressure ("Hg)
1	KVP-1	4687 Canister / FC-18 Flow Reg.	S	1L	150mL/min	12/8 Date / ~~1040~~ Time	-30 Pressure	12/8 Date / 1040 Time	3 Pressure		X					X					LB 12/19/22 -5 -4
2	KVP-4	11399 Canister / FC-11 Flow Reg.	S	1L	150mL/min	12/8 Date / ~~1120~~ Time	-28 Pressure	12/8 Date / 1130 Time	3 Pressure		X					X					-4
3	KVP-5	11411 Canister / FC-10 Flow Reg.	S	1L	150mL/min	12/8 Date / 1150 Time	-30 Pressure	12/8 Date / 1200 Time	2 Pressure		X					X					-4
4	KVP-6	4879 Canister / FC-13 Flow Reg.	S	1L	150mL/min	12/8 Date / 1330 Time	-32 Pressure	12/8 Date / 1340 Time	3 Pressure		X					X					-5
5	KVP-7	11408 Canister / FC-17 Flow Reg.	S	1L	150mL/min	12/8 Date / 1350 Time	-30 Pressure	12/8 Date / 1400 Time	3 Pressure		X					X					-5

* Matrix Codes: AA = Ambient Air OA = Outdoor Air IA = Indoor Air S = Subslab / Soil Gas SVE = SVE L = Landfill D = Digester

** Container Codes: BV = 1 Liter Bottle Vac 6L = 6L Canister 1L = 1L Canister CYL = High Pressure Cylinder F = Filter S = Sorbent Tube TB = Tedlar Bag

*** Select one: ☐ BTEXN & APH ☐ PCE & Breakdown ☒ Other, specify in comments

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

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

Relinquished (Signature)	Print Name	Date/Time	Received (Signature)	Print Name	Date/Time
x Eric Nassau	Eric Nassau	12/8/22 1437	x	Lily Baumgart	12/08/22 14:44
Relinquished (Signature)	Print Name	Date/Time	Received (Signature)	Print Name	Date/Time
x			x		

3600 Fremont Ave. N.
Seattle, WA 98103
T: (206) 352-3790
F: (206) 352-7178
info@fremontanalytical.com

Kane Environmental, Inc.
John Kane
4015 13th Ave W.
Seattle, Washington 98103

RE: Pepper Hill
Work Order Number: 2301502

March 06, 2023

Attention John Kane:

Fremont Analytical, Inc. received 2 sample(s) on 1/26/2023 for the analyses presented in the following report.

Helium by GC/TCD
Volatile Organic Compounds by EPA Method TO-15

This report consists of the following:

- Case Narrative
- Analytical Results
- Applicable Quality Control Summary Reports
- Chain of Custody

All analyses were performed consistent with the Quality Assurance program of Fremont Analytical, Inc. Please contact the laboratory if you should have any questions about the results.

Thank you for using Fremont Analytical.

Sincerely,

Brianna Barnes
Project Manager

Date: *03/06/2023*

CLIENT: Kane Environmental, Inc.
Project: Pepper Hill
Work Order: 2301502

Work Order Sample Summary

Lab Sample ID	Client Sample ID	Date/Time Collected	Date/Time Received
2301502-001	KVP-1	01/26/2023 11:14 AM	01/26/2023 4:57 PM
2301502-002	KVP-7	01/26/2023 11:40 AM	01/26/2023 4:57 PM

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

Case Narrative

WO#: **2301502**
Date: **3/6/2023**

CLIENT: Kane Environmental, Inc.
Project: Pepper Hill

I. SAMPLE RECEIPT:
Samples receipt information is recorded on the attached Sample Receipt Checklist.

II. GENERAL REPORTING COMMENTS:
Air samples are reported in ppbv and ug/m3.

The validity of the analytical procedures for which data is reported in this analytical report is determined by the Laboratory Control Sample (LCS) and the Method Blank (MB). The LCS and the MB are processed with the samples to ensure method criteria are achieved throughout the entire analytical process.

III. ANALYSES AND EXCEPTIONS:
Exceptions associated with this report will be footnoted in the analytical results page(s) or the quality control summary page(s) and/or noted below.

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

Revision 1: Report is amended to include benzene.

Qualifiers:

* - Flagged value is not within established control limits
B - Analyte detected in the associated Method Blank
D - Dilution was required
E - Value above quantitation range
H - Holding times for preparation or analysis exceeded
I - Analyte with an internal standard that does not meet established acceptance criteria
J - Analyte detected below Reporting Limit
N - Tentatively Identified Compound (TIC)
Q - Analyte with an initial or continuing calibration that does not meet established acceptance criteria
S - Spike recovery outside accepted recovery limits
ND - Not detected at the Reporting Limit
R - High relative percent difference observed

Acronyms:

%Rec - Percent Recovery
CCB - Continued Calibration Blank
CCV - Continued Calibration Verification
DF - Dilution Factor
DUP - Sample Duplicate
HEM - Hexane Extractable Material
ICV - Initial Calibration Verification
LCS/LCSD - Laboratory Control Sample / Laboratory Control Sample Duplicate
MCL - Maximum Contaminant Level
MB or MBLANK - Method Blank
MDL - Method Detection Limit
MS/MSD - Matrix Spike / Matrix Spike Duplicate
PDS - Post Digestion Spike
Ref Val - Reference Value
REP - Sample Replicate
RL - Reporting Limit
RPD - Relative Percent Difference
SD - Serial Dilution
SGT - Silica Gel Treatment
SPK - Spike
Surr - Surrogate

Analytical Report

Work Order: **2301502**
Date Reported: **3/6/2023**

Client: Kane Environmental, Inc.
Collection Date: 1/26/2023 11:14:00 AM
Project: Pepper Hill
Lab ID: 2301502-001
Matrix: Soil Gas
Client Sample ID: KVP-1

Analyses	Result	RL	Qual	Units	DF	Date Analyzed
Helium by GC/TCD				Batch ID: R81692		Analyst: LB
Helium	ND	0.300	D	%	1.5	2/7/2023 11:03:00 AM

Analytical Report

Work Order: **2301502**
Date Reported: **3/6/2023**

Client: Kane Environmental, Inc.
Project: Pepper Hill
Lab ID: 2301502-002
Client Sample ID: **KVP-7**

Collection Date: 1/26/2023 11:40:00 AM
Matrix: Soil Gas

Analyses	Result	RL	Qual	Units	DF	Date Analyzed
Helium by GC/TCD				Batch ID: R81692		Analyst: LB
Helium	ND	0.300	D	%	1.5	2/7/2023 11:11:00 AM

Client: **Kane Environmental, Inc.**
WorkOrder: 2301502
Project: Pepper Hill

Client Sample ID: KVP-1
Lab ID: 2301502-001A
Sample Type: Summa Canister

Date Sampled: 1/26/2023
Date Received: 1/26/2023

Analyte	Concentration		Reporting Limit		Qual	Method	Date/Analyst	
Volatile Organic Compounds by EPA Method TO-15								
	(ppbv)	(ug/m³)	(ppbv)	(ug/m³)				
Benzene	<1.00	<3.19	1.00	3.19		EPA-TO-15	02/05/2023	MS
Chloroform	<0.0192	<0.0937	0.0192	0.0937		EPA-TO-15	02/05/2023	MS
cis-1,2-Dichloroethene	0.722	2.86	0.245	0.972		EPA-TO-15	02/05/2023	MS
Tetrachloroethene (PCE)	9.30	63.1	0.0444	0.301		EPA-TO-15	02/05/2023	MS
Trichloroethene (TCE)	0.224	1.21	0.00500	0.0269		EPA-TO-15	02/05/2023	MS
Vinyl chloride	<0.774	<1.98	0.774	1.98		EPA-TO-15	02/05/2023	MS
Surr: 4-Bromofluorobenzene	80.2 %Rec	--	70-130	--		EPA-TO-15	02/05/2023	MS

Client: **Kane Environmental, Inc.**
WorkOrder: 2301502
Project: Pepper Hill

Client Sample ID: KVP-7
Lab ID: 2301502-002A
Sample Type: Summa Canister

Date Sampled: 1/26/2023
Date Received: 1/26/2023

Analyte	Concentration		Reporting Limit		Qual	Method	Date/Analyst	
Volatile Organic Compounds by EPA Method TO-15								
	(ppbv)	(ug/m³)	(ppbv)	(ug/m³)				
Benzene	<1.00	<3.19	1.00	3.19		EPA-TO-15	02/05/2023	MS
Chloroform	<0.0192	<0.0937	0.0192	0.0937		EPA-TO-15	02/05/2023	MS
cis-1,2-Dichloroethene	1.54	6.09	0.245	0.972		EPA-TO-15	02/05/2023	MS
Tetrachloroethene (PCE)	3.40	23.1	0.111	0.753		EPA-TO-15	02/05/2023	MS
Trichloroethene (TCE)	0.375	2.01	0.0125	0.0672		EPA-TO-15	02/05/2023	MS
Vinyl chloride	<0.774	<1.98	0.774	1.98		EPA-TO-15	02/05/2023	MS
Surr: 4-Bromofluorobenzene	75.6 %Rec	--	70-130	--		EPA-TO-15	02/05/2023	MS

Work Order: 2301502
CLIENT: Kane Environmental, Inc.
Project: Pepper Hill

QC SUMMARY REPORT

Helium by GC/TCD

Sample ID: LCS	SampType: LCS	Units: %	Prep Date: 2/7/2023	RunNo: 81692
Client ID: LCSW	Batch ID: R81692		Analysis Date: 2/7/2023	SeqNo: 1693322

Analyte	Result	RL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
Helium	4.45	0.200	5.000	0	89.0	80	120				

Sample ID: MB	SampType: MBLK	Units: %	Prep Date: 2/7/2023	RunNo: 81692
Client ID: MBLKW	Batch ID: R81692		Analysis Date: 2/7/2023	SeqNo: 1693323

Analyte	Result	RL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
Helium	ND	0.200									

Sample ID: 2301502-001AREP	SampType: REP	Units: %	Prep Date: 2/7/2023	RunNo: 81692
Client ID: KVP-1	Batch ID: R81692		Analysis Date: 2/7/2023	SeqNo: 1693317

Analyte	Result	RL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
Helium	ND	0.300						0		30	D

Work Order: 2301502
CLIENT: Kane Environmental, Inc.
Project: Pepper Hill

QC SUMMARY REPORT

Volatile Organic Compounds by EPA Method TO-15

Sample ID: **LCS-R81675** SampType: **LCS** Units: **ppbv** Prep Date: **2/4/2023** RunNo: **81675**
Client ID: **LCSW** Batch ID: **R81675** Analysis Date: **2/4/2023** SeqNo: **1692596**

Analyte	Result	RL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
Trichloroethene (TCE)	2.15	0.00125	2.000	0	107	70	130				
Tetrachloroethene (PCE)	2.22	0.0111	2.000	0	111	70	130				
Surr: 4-Bromofluorobenzene	3.62		4.000		90.4	70	130				

Sample ID: **MB-R81675** SampType: **MBLK** Units: **ppbv** Prep Date: **2/5/2023** RunNo: **81675**
Client ID: **MBLKW** Batch ID: **R81675** Analysis Date: **2/5/2023** SeqNo: **1692597**

Analyte	Result	RL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
Trichloroethene (TCE)	ND	0.00125									
Tetrachloroethene (PCE)	ND	0.0111									
Surr: 4-Bromofluorobenzene	3.47		4.000		86.7	70	130				

Sample ID: **2301467-002AREP** SampType: **REP** Units: **ppbv** Prep Date: **2/5/2023** RunNo: **81675**
Client ID: **BATCH** Batch ID: **R81675** Analysis Date: **2/5/2023** SeqNo: **1692601**

Analyte	Result	RL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
Trichloroethene (TCE)	0.124	0.00500						0.1291	3.89	25	
Tetrachloroethene (PCE)	0.177	0.0444						0.1838	3.93	25	
Surr: 4-Bromofluorobenzene	22.2		16.00		139	70	130		0		S

NOTES:
S - Outlying surrogate recovery(ies) observed. A duplicate analysis was performed with similar results indicating a possible matrix effect.

Sample ID: **LCS-R81676** SampType: **LCS** Units: **ppbv** Prep Date: **2/5/2023** RunNo: **81676**
Client ID: **LCSW** Batch ID: **R81676** Analysis Date: **2/5/2023** SeqNo: **1692621**

Analyte	Result	RL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
Vinyl chloride	1.73	0.0774	2.000	0	86.4	70	130				
cis-1,2-Dichloroethene	2.37	0.0245	2.000	0	119	70	130				
Chloroform	2.47	0.00192	2.000	0	123	70	130				
Benzene	2.37	0.100	2.000	0	118	70	130				
Trichloroethene (TCE)	2.32	0.00125	2.000	0	116	70	130				

Work Order: 2301502
CLIENT: Kane Environmental, Inc.
Project: Pepper Hill

QC SUMMARY REPORT

Volatile Organic Compounds by EPA Method TO-15

Sample ID: **LCS-R81676** SampType: **LCS** Units: **ppbv** Prep Date: **2/5/2023** RunNo: **81676**
Client ID: **LCSW** Batch ID: **R81676** Analysis Date: **2/5/2023** SeqNo: **1692621**

Analyte	Result	RL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
Tetrachloroethene (PCE)	2.15	0.0111	2.000	0	107	70	130				
Surr: 4-Bromofluorobenzene	3.87		4.000		96.7	70	130				

Sample ID: **MB-R81676** SampType: **MBLK** Units: **ppbv** Prep Date: **2/5/2023** RunNo: **81676**
Client ID: **MBLKW** Batch ID: **R81676** Analysis Date: **2/5/2023** SeqNo: **1692622**

Analyte	Result	RL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
Vinyl chloride	ND	0.0774									
cis-1,2-Dichloroethene	ND	0.0245									
Chloroform	ND	0.00192									
Benzene	ND	0.100									
Trichloroethene (TCE)	ND	0.00125									
Tetrachloroethene (PCE)	ND	0.0111									
Surr: 4-Bromofluorobenzene	3.44		4.000		85.9	70	130				

Sample ID: **2301476-002AREP** SampType: **REP** Units: **ppbv** Prep Date: **2/6/2023** RunNo: **81676**
Client ID: **BATCH** Batch ID: **R81676** Analysis Date: **2/6/2023** SeqNo: **1692630**

Analyte	Result	RL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
Vinyl chloride	ND	0.619						0		25	D
cis-1,2-Dichloroethene	ND	0.196						0		25	D
Chloroform	0.844	0.0153						0.9590	12.7	25	D
Benzene	3.37	0.800						2.743	20.4	25	D
Trichloroethene (TCE)	0.214	0.0100						0.1642	26.2	25	DR
Tetrachloroethene (PCE)	7.52	0.0888						7.833	4.09	25	D
Surr: 4-Bromofluorobenzene	31.8		32.00		99.5	70	130		0		D

NOTES:
R - High RPD observed.

Sample Log-In Check List

Client Name:	KANE	Work Order Number:	2301502
Logged by:	Kate Porter	Date Received:	1/26/2023 4:57:00 PM

Chain of Custody

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

Log In

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

Special Handling (if applicable)

18.	Was client notified of all discrepancies with this order?	Yes	☐	No	☐	NA ☑

Person Notified: _____ Date: _____

By Whom: _____ Via: ☐ eMail ☐ Phone ☐ Fax ☐ In Person

Regarding: _____

Client Instructions: _____

19. Additional remarks:

Item Information

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

Air Chain of Custody Record & Laboratory Services Agreement

Fremont Analytical
3600 Fremont Ave N.
Seattle, WA 98103
Tel: 206-352-3790
Fax: 206-352-7178

Date: 1/26/2023 Page: 1 of: 1

Laboratory Project No (Internal): 2301502

Special Remarks: VOCs: PCE, TCE, cis-1,2-DCE, Vinyl Chloride, Chloroform, Benzene

Client: Kane Environmental, Inc.
Address: 4015 13th Ave W
City, State, Zip: Seattle, WA 98119
Telephone: 206-691-0476
Fax:

Project Name: Pepper Hill
Project No: 56811-6
Location: Shoreline
Collected by: EN
Reports to (PM): John Kane
Email (PM): jkane@kane-environmental.com

Air samples are disposed of one week after report is submitted to client unless otherwise requested. ☒ OK to Dispose ☐ Hold (fees may apply)

	Sample Name	Canister / Flow Reg Serial #	Sample Type (Matrix) *	Container Type **	Expected Fill Time / Flow Rate	Sample Start Date & Time	Field Initial Sample Pressure (" Hg)	Sample End Date & Time	Field Final Sample Pressure (" Hg)	Analysis: Full list VOCs TO15	Select VOCs TO15 ***	APH TO15	Siloxanes TO15	Sulfur TO15	Major Gases 3C	Helium 3C Mod	VOCs 8260	GX/BTEX 8260		Comments	Internal: Final Pressure ("Hg)
1	KUP-1	4691 Canister / FC-20 Flow Reg	S	1L	150mL/min	1/26 Date / 1114 Time	-32 Pressure	1/26 Date / 1125 Time	-3 Pressure		X					X					
2	KUP-7	11025 Canister / FC-27 Flow Reg	S	1L	150mL/min	1/26 Date / 1140 Time	-31 Pressure	1/26 Date / 1150 Time	-3 Pressure		X					X					
3		Canister / Flow Reg				Date / Time	Pressure	Date / Time	Pressure												
4		Canister / Flow Reg				Date / Time	Pressure	Date / Time	Pressure												
5		Canister / Flow Reg				Date / Time	Pressure	Date / Time	Pressure												

* Matrix Codes: AA = Ambient Air OA = Outdoor Air IA = Indoor Air S = Subslab / Soil Gas SVE = SVE L = Landfill D = Digester

** Container Codes: BV = 1 Liter Bottle Vac 6L = 6L Canister 1L = 1L Canister CYL = High Pressure Cylinder F = Filter S = Sorbent Tube TB = Tedlar Bag

*** Select one: ☐ BTEXN & APH ☐ PCE & Breakdown ☒ Other, specify in comments

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

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

Relinquished (Signature)	Print Name	Date/Time	Received (Signature)	Print Name	Date/Time
x	Eric Nassan	1/26/23 1657	x	Ramiro Garcia	1/26/23 16:57
Relinquished (Signature)	Print Name	Date/Time	Received (Signature)	Print Name	Date/Time
x			x		