GROUNDWATER MONITORING REPORT

NE 8th and 106th (The Artise) Redevelopment
Bellevue, Washington
Cleanup Site ID: 7649
Facility Site ID: 5569973

Prepared for: SWB Bellevue II, LLC

Project No. 190298-A • September 15, 2023 FINAL

Aspect CONSULTING

earth + water

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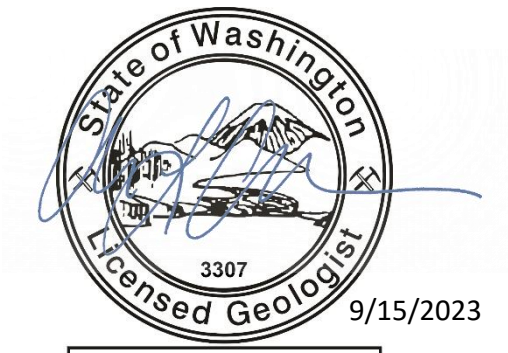

9/15/2023

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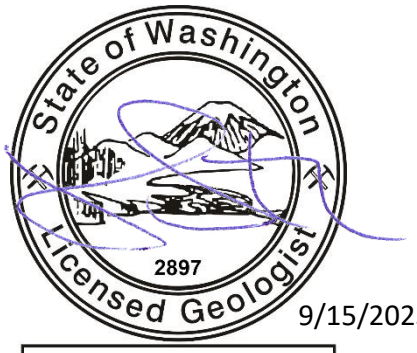

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Acronyms

Aspect	Aspect Consulting, LLC
bgs	below ground surface
bTOC	below top of casing
CAP	Cleanup Action Plan
CAR	Cleanup Action Report
cDCE	cis-1,2,-dichloroethene
CUL	Cleanup level
DQR	Data Quality Review
DTW	depth to groundwater
Ecology	Washington Department of Ecology
EC	engineering controls
EPA	United States Environmental Protection Agency
gpm	gallons per minute
IC	institutional control
MTCA	Model Toxics Control Act
NFA	No Further Action
PCE	tetrachloroethene
RCW	Revised Code of Washington
ROW	right of way
TCE	trichloroethene
UST	underground storage tank
VC	vinyl chloride
VCP	Voluntary Cleanup Program
VOC	volatile organic compound
WAC	Washington Administrative Code
WDNR	Washington Department of Natural Resources

Executive Summary

Aspect Consulting, LLC (Aspect), prepared this Groundwater Monitoring Report (Report) on behalf of SWB Bellevue II, LLC, to document the groundwater sampling activities and chemical analytical results of the four consecutive quarters of post-construction groundwater monitoring performed at the property located at 788 106th Avenue NE (formerly 10605, 10629, and 10635 NE 8th Street) in Bellevue, Washington (Subject Property; see Figure 1). The groundwater monitoring described herein was conducted following completion of a cleanup action, which was performed concurrently with redevelopment of the Subject Property as The Artise, in accordance with the Cleanup Action Plan (CAP; Aspect, 2020) and with the Washington State Model Toxics Control Act (MTCA) Chapter 70A.305 Revised Code of Washington (RCW) and its implementing regulations Chapter 173-340 Washington Administrative Code (WAC).

Releases sourced on the Subject Property included petroleum hydrocarbons from a former service station and a suspected residential heating oil system. These releases are collectively referred to as the Artise Site, as described in the Cleanup Action Report (CAR; Aspect, 2023), and form the MTCA-defined Site[1] for the cleanup action. Groundwater has not been impacted by releases from the Artise Site, and groundwater remediation and monitoring is not a component of the cleanup action. However, residual soil and shallow groundwater contamination associated with the upgradient Thinker Toys Site, where former dry-cleaner releases have affected soil, groundwater, and soil gas on a neighborhood scale, remains outside the redevelopment excavation extents and will continue to migrate downgradient until remediation is conducted on the Thinker Toys source property. In accordance with the CAP (Aspect, 2020), four quarters of post-construction groundwater monitoring were completed after building construction to evaluate groundwater conditions downgradient of the Thinker Toys plume and in deep groundwater beneath the new building.

Dry-cleaning solvents, including tetrachloroethene (PCE) and its breakdown products trichloroethene (TCE), cis-1,2,-dichloroethene (cDCE), and vinyl chloride (VC), were detected in all the off-property shallow and deep wells (AMW-11S, AMW-11D, MW-17, and MW-18) at concentrations above and below the MTCA Method A cleanup levels. Of these, PCE and VC were the analytes detected above the MTCA cleanup levels. The on-property well, AMW-10, in the deep aquifer showed no detectable concentrations of PCE or its breakdown products.

Based on these results, dry-cleaning solvent contamination remaining in place at the upgradient source property for the Thinker Toys Site and/or adjoining ROWs is continuing to source PCE- and VC-contaminated groundwater in shallow and deep wells situated off the Subject Property to the north and west. The lack of detectable concentrations in the well located on the Subject Property (AMW-10, located in the

[1] As defined by Washington State Department of Ecology (Ecology), a Site consists of the locations where contamination has come to be located, regardless of property boundaries.

lowest level of the parking garage in the new building and screened in the deep aquifer) suggests that the residual contaminated soil associated with the upgradient Thinker Toys Site (situated beneath the new building and to be managed by environmental covenant) is not affecting the deep aquifer beneath the Subject Property.

The four consecutive quarters of groundwater monitoring described in this report is the final component of the cleanup action for the Artise Site as described in the CAP (Aspect, 2020). Following recording of an Environmental Covenant, the conditions at the Subject Property will be protective of human health and the environment in accordance with MTCA. No additional groundwater monitoring or cleanup activities are recommended related to the Subject Property and a No Further Action (NFA) determination is warranted and appropriate for the Artise Site.

This Executive Summary should only be used in the context of the full report.

1 Introduction

Aspect Consulting, LLC (Aspect), prepared this Groundwater Monitoring Report (Report) on behalf of SWB Bellevue II, LLC, to document the activities and results of the four consecutive quarters of post-construction groundwater monitoring performed at the property located at 788 106th Avenue NE (formerly 10605, 10629, and 10635 NE 8th Street) in Bellevue, Washington (Subject Property; Figure 1). The groundwater monitoring described herein was conducted following completion of a cleanup action, performed concurrently with redevelopment of the Subject Property as The Artise, in accordance with the Cleanup Action Plan (CAP; Aspect, 2020) and with the Washington State Model Toxics Control Act (MTCA) Chapter 70A.305 Revised Code of Washington (RCW) and its implementing regulations Chapter 173-340 Washington Administrative Code (WAC).

Releases sourced on the Subject Property included petroleum hydrocarbons from a former service station and a suspected residential heating oil system. These releases are collectively referred to as the Artise Site, as described in the Cleanup Action Report (CAR; Aspect, 2023). The Artise Site is enrolled in Washington State Department of Ecology's (Ecology) Voluntary Cleanup Program (VCP) and the cleanup actions were completed with oversight by Mike Warfel, Ecology's Site Manager.

Groundwater has not been impacted by releases sourced on or from the Subject Property, and groundwater remediation and monitoring is not a component of the cleanup action. However, residual soil and shallow groundwater contamination associated with the upgradient Thinker Toys Site, where former dry-cleaner releases have affected soil, groundwater, and soil gas on a neighborhood-scale, remains outside the redevelopment excavation extents and will continue to migrate downgradient until remediation is conducted on the Thinker Toys source property. In accordance with the CAP (Aspect, 2020), four quarters of post-construction groundwater monitoring were completed after building construction to evaluate groundwater conditions downgradient of the Thinker Toys plume and in deep groundwater beneath the new building.

The following sections describe the post-construction groundwater monitoring activities and the chemical analytical results. Groundwater monitoring began in August 2022 and was completed in May 2023.

2 Background

This section provides contextual background information for the cleanup action. The information presented in this section is summarized from the RIFS (Aspect, 2020) and the CAR (Aspect, 2023), which should be referenced for additional detail regarding the historical operations, land use, environmental setting, and the implemented cleanup action.

2.1 Cleanup Action Overview

As described in the CAR (Aspect, 2023) the cleanup action was designed to address each of the three MTCA Sites present at the Subject Property, including the entire Artise Site located entirely within Subject Property boundaries, and those portions of the Thinker Toys Site and the Onni 106th Street Site located on the Subject Property. The Thinker Toys Site and Onni 106th Street Site source properties are located north (upgradient) and south of the Subject Property, respectively. The approximate extent of each of the three Sites on the Subject Property are shown on Figure 2.

The cleanup action consisted of the following components:

- Remedial excavation of contaminated soil located within the redevelopment extent
- Engineering controls (ECs) in the form of subsurface wall drainage and a chemical vapor barrier
- Institutional control (IC) as an environmental covenant
- Post-construction groundwater monitoring for four consecutive quarters, as described in this report.

The remedial excavation and EC components of the cleanup action were conducted concurrently with construction of a new commercial building on the Subject Property, referred to as The Artise. The building construction required mass excavation and removal of soil and shallow discontinuous groundwater between former ground surface and approximately 60 to 75 feet deep (correlating to elevation 89 to 91 feet NAVD88[2]) across the entirety of the Subject Property, except for a small portion of the northwest corner not excavated due to a City of Bellevue utility easement.

The cleanup action successfully remediated all contamination associated with the Artise Site, resulting in soil and groundwater conditions that are protective of human health and the environment and comply with MTCA. In addition, the redevelopment successfully removed all contaminated and impacted soil and shallow groundwater from the redevelopment extent, including areas affected by the Onni 106th Street Site (with releases of tetrachloroethene (PCE) sourced from the south-adjoining property) and the Thinker Toys Site (with releases of PCE sourced from the adjacent and upgradient property to the north).

Residual PCE-contaminated soil and shallow groundwater associated with the Thinker Toys Site is present on the Subject Property in the unexcavated northwest corner and below the maximum vertical redevelopment excavation extent. These areas of on-Property residual PCE contamination are managed by ICs and ECs, resulting in Subject Property conditions that are protective of human health and the environment (Aspect, 2023).

[2] All elevations referenced in this report are North American Vertical Datum 1988 (NAVD88)

2.2 Geology and Hydrogeology

Based on the RI characterization, preconstruction drilling, and observations during the mass excavation, the geology at the Subject Property consists of three units: fill, glacial till, and advance outwash. Saturated conditions are present within discontinuous sandy layers within the till (shallow water-bearing zone) and in the advance outwash (deep aquifer).

The following is a summary description of the Subject Property soil units:

- **Fill soil** consists primarily of sand and gravel with varying amounts of silt and was generally encountered in the upper 10 feet.
- **Glacial till deposits** consist of thick alternating layers and interbeds of dense silty sands, sandy silts, and sands, with varying amounts of gravel and some boulders, and were generally encountered between approximate elevation 150 to 145 feet (approximately 35 to 55 feet below ground surface [bgs]).
- **Advance outwash deposits** consist of poorly sorted sands with larger gravels and cobbles in discontinuous layers and lenses, typically encountered between elevation 110 to 105 feet (approximately 45 to 50 feet bgs) and extending to the base of the excavation. Advance outwash was distinguished from till primarily based on overall increased coarseness, notable presence of cobbles, and stratigraphic patterns indicative of alluvial depositional environments. The deepest encountered layers of the advance outwash were characterized by a notable increase in silt from elevation 100 to 80 feet (50 to 70 feet bgs).

Groundwater at the Subject Property is present in two distinct zones, as follows:

- **Shallow, discontinuous water-bearing zone.** Discontinuous, shallow groundwater was present in sandy layers of the glacial till between elevation 117 and 136 feet (approximately 20 to 39 feet bgs). Minimal shallow groundwater was encountered during excavation, consistent with the discontinuous nature of this water-bearing zone and low permeability and transmissivity of the till soil. Based on multiple rounds of groundwater elevation measurements from Subject Property monitoring wells prior to excavation, the observed groundwater flow direction in the shallow, discontinuous water-bearing zone is to the southwest.

  The shallow water-bearing zone was essentially removed from the Subject Property during redevelopment and remains only in the northwest corner where excavation and redevelopment did not occur (Aspect, 2023).

- **Deep Aquifer.** Deeper, continuous groundwater was encountered in wells screened in the advance outwash between elevation 82 to 84 feet (approximately 69 to 89 feet bgs). The observed groundwater flow direction in the deep aquifer is generally to the east with some seasonal variation to the southeast and slightly east-northeast (Aspect, 2019 and 2020). The deep aquifer was not encountered at the maximum vertical extent of excavation, which was between elevation 85 and 89 feet (Aspect, 2023).

3 Groundwater Monitoring

Post-construction groundwater monitoring began in August 2022, following completion of the cleanup action and construction of The Artise building foundation (Aspect, 2023). The post-construction monitoring well network is comprised of the following five monitoring wells:

- AMW-10: Located in the lowest level of the parking garage on the west side of the Subject Property within the redevelopment footprint, where soil contamination from the Thinker Toys Site was present prior to redevelopment. AMW-10 is screened within the deep aquifer and was installed in February 2022.
- AMW-11S: Located northwest of the Subject Property in the NE 8th Street ROW, immediately downgradient of the Thinker Toys Site. This well is screened within the shallow water bearing zone and was installed in May 2022.
- AMW-11D: Located northwest of the Subject Property in the NE 8th Street ROW, immediately downgradient of the Thinker Toys Site, and collocated with AMW-11S. AMW-11D is screened in the deep aquifer and was installed in June 2022.
- MW-17 and MW-18: Located west of the Subject Property in the 106th Avenue NE ROW, these wells are screened within the shallow water-bearing zone and were installed prior to property redevelopment as part of the Thinker Toys Site monitoring network.

The locations of the post-construction groundwater monitoring wells are shown relative to Subject Property features on Figure 3. Details regarding the drilling and construction of the post-construction groundwater monitoring well network are summarized in the CAR (Aspect, 2023).

3.1 Field Methods

Three new groundwater monitoring wells (AMW-10, AMW-11S, and AMW-11D) and two existing monitoring wells (MW-17 and MW-18) were used to evaluate groundwater conditions in the shallow and deep aquifers over the course of four consecutive quarterly groundwater monitoring events, occurring on:

- August 2 and 3, 2022
- November 28, 2022
- February 24, 2023
- May 10, 2023

The groundwater monitoring events consisted of collecting groundwater samples for laboratory analysis and measuring groundwater elevations.

Groundwater samples were collected from the monitoring wells using low-flow sampling methodology[3] following stabilization of field parameters (temperature, specific

[3] EPA's *Low Stress (low flow) Purging and Sampling Procedure for the Collection of Groundwater*

conductivity, dissolved oxygen, pH, oxidation reduction potential, and turbidity). Sample intake was placed at the midpoint of the submerged portion of each well screen. Each of the samples were submitted for laboratory analysis of PCE, in accordance with the CAP (Aspect, 2020). During the second through fourth quarters, samples were also analyzed for breakdown products of PCE, including trichloroethene (TCE), cis-1,2,-dichloroethene (cDCE), trans-1,2-dichloroethene, vinyl chloride (VC), and 1,1-dichloroethene, at the request of the Ecology Site Manager. Groundwater samples were submitted to Fremont Analytical, Inc. of Seattle, Washington for analysis using EPA Method 8260C.

On the sampling date, depth to groundwater measurements were collected. Groundwater levels were measured using an electronic water level indicator that was decontaminated between wells. Each water level measurement was recorded to the nearest hundredth of a foot, relative to the top of the north side of the well casing.

During sampling, it was observed that the well casing in MW-17 was damaged at approximately 3.5 feet below top of casing (bTOC). The damaged well casing resulted in difficulties sampling the well and MW-17 was only sampled successfully during the August 2022 event.

3.2 Results

This section summarizes the results of the groundwater sampling, including hydrogeologic conditions and chemical analytical testing of groundwater samples.

3.2.1 Hydrogeology

During each of the four groundwater monitoring events, depth to groundwater in monitoring wells screened in the shallow and deep aquifers was as follows (Table 1):

Shallow Discontinuous Water-Bearing Zone

Depth to groundwater (DTW) in the wells completed in the shallow discontinuous water bearing zone (AMW-11S, MW-17, and MW-18) generally ranged from 24 and 33 feet bTOC, which corresponds to elevations 128 to 119 feet. DTW and groundwater (GW) elevation ranges in the shallow water-bearing zone for each event are summarized below.

Sampling Event	DTW (feet bTOC)	GW Elevation (feet)
August 2022	24.41 to 32.69	130.08 to 120.24
November 2022	26.21 to 33.00	128.28 to 119.93
February 2023	25.13 to 31.12	129.36 to 127.42
May 2023	24.64 to 30.05	129.85 to 128.49

Deep Aquifer

DTW in the deep regional aquifer generally ranged from 11 and 14 feet bTOC in well AMW-10, located in the lowest level of the newly constructed parking garage of The Artise building, and from 68 to 69 in well AMW-11D, located in the NE 8th ROW at

Samples from Monitoring Wells, Publication No. EQASOP-GW4, dated July 20, 1996.

street level. These DTWs correspond to elevations 85.73 to 89.30 feet. DTW and groundwater elevation ranges in the deep aquifer for each event are summarized below.

Sampling Event	DTW (feet bTOC)	GW Elevation (feet)
August 2022	14.48 to 69.24	85.73 to 89.30
November 2022	12.70 to 69.00	87.43 to 89.54
February 2023	12.78 to 68.07	87.43 to 90.47
May 2023	11.94 to 68.83	88.27 to 89.71

3.2.2 Analytical Data

Groundwater samples were submitted for chemical analysis of PCE in the August 2022 sampling event. At the request of the Ecology Site Manager, the groundwater samples obtained during subsequent events were submitted for chemical analysis of PCE and breakdown products, which include: TCE, cDCE, VC, trans-1,2-dichloroethene, and 1,1-dichloroethene. The chemical analytical results of the groundwater samples were evaluated against the MTCA Method A cleanup levels in accordance with the CAP.

PCE and VC were the only contaminants detected at concentrations greater than the MTCA Method A cleanup levels during each of the four sampling events. The remaining compounds (cDCE, trans-1,2-dichloroethene, and 1,1-dichloroethene) were either not detected or were detected at concentrations less than the MTCA Method A cleanup levels (if established) in all wells during each sampling event. The table below summarizes the locations where PCE and VC concentrations exceeded the cleanup level, were less than the cleanup level, and were not detected.

Results from the quarterly groundwater sampling events are shown graphically on Figure 3 and are summarized in Table 2. Laboratory reports are included in Appendix A.

Table 3. Summary of Exceedances by Sampling Event

Sampling Event	Exceedances		Detections		Not Detected	
	PCE	VC	PCE	VC	PCE	VC
22-Aug	AMW-11S, MW-17, MW-18	--	AMW-11D	--	AMW-10	--
22-Nov	AMW-11S, AMW-11D, MW-18	AMW-11D	None	None	AMW-10	AMW-10, AMW-11S, MW-18
23-Feb	AMW-11S, MW-18	AMW-11D	AMW-11D	None	AMW-10	AMW-10, AMW-11S, MW-18
23-May	AMW-11S, MW-18	AMW-11D	AMW-11D	None	AMW-10	AMW-10, AMW-11S, MW-18

Notes:
Exceedances: The contaminant was detected at a concentration that is greater than the MTCA Method A cleanup level in the groundwater sample obtained from the wells listed.
Detections: The contaminant was detected at a concentration less than the MTCA Method A cleanup level in the groundwater sample obtained from the wells listed.
Not Detected: The contaminant was not detected in the groundwater sample obtained from the wells listed.
--: Sample was not analyzed for this contaminant.

3.2.3 Quality Assurance and Quality Control

Aspect performed a Data Quality Review (DQR) of all analytical data for this study. Aspect's standard DQR was developed based on the United States Environmental Protection Agency (EPA) Stage 2A data validation, with minor modifications designed to meet Aspect's internal data quality and management program goals and the project objectives. Laboratory QA/QC sample results (including a combination of blanks, blank spike and spike duplicate, matrix spike and spike duplicate, surrogate, and lab duplicate recoveries), laboratory-applied flags, and laboratory-provided analysis comments are reviewed. Based on this review, qualifier flags are assigned to the data where appropriate, which indicate data usability for study goals and objectives. Data qualifiers assigned to results for this study include:

- Data assigned a J qualifier (estimated) may be used for site evaluation purposes but the reasons for qualification should be considered when interpreting sample concentrations.
- Values without qualification meet all data measurement quality objectives and are suitable for use.

Based on review of the laboratory QA/QC results, the results of Aspect's DQR, and review of the data qualifiers, it is Aspect's opinion that the data for this study are of known quality and are acceptable for use for project goals and objectives as qualified.

3.3 Findings and Interpretation

Dry-cleaning solvents, including PCE and its breakdown products TCE, cDCE, and VC, were detected in all the off-property shallow and deep wells (AMW-11S, AMW-11D, MW-17, and MW-18) at concentrations above and below the MTCA Method A cleanup levels. Of these, PCE and VC were the only analytes detected above the MTCA Cleanup Levels. AMW-10, in the deep aquifer directly beneath the Subject Property, showed no detectable concentrations of PCE or its breakdown products during any sampling event.

PCE detections above MTCA Method A cleanup levels were generally limited to shallow off-property wells (AMW-11S, MW-17, and MW-18), with the exception of the off-property deep well AMW-11D which had a PCE detection above the MTCA Method A cleanup level in November 2022. Following this occurrence, no PCE was detected in the deep aquifer (wells AMW-11D and AMW-10) above MTCA Method A cleanup levels.

VC detections above the MTCA Method A cleanup level were limited to one off-property well screened in the deep aquifer (AMW-11D), with exceedances in November 2022, February 2023, and May 2023. There were no detections of VC in any other wells.

Based on these data, dry-cleaning solvent contaminated groundwater is present in off-property shallow wells to the north and west of the Subject Property, and in the deep aquifer off-property to the north between the Thinker Toys Site and the Subject Property. The source of the groundwater contamination in these off-property locations is residual contaminated soil at the Thinker Toys Site property, which remains unremediated at the time of this report, and/or in adjoining ROWs located north and west of the Subject Property. The lack of detectable concentrations in AMW-10, in the deep aquifer directly beneath the Subject Property, confirms that the residual on-property contaminated soil associated with the upgradient Thinker Toys Site (situated below the new building) is not affecting the deep aquifer beneath the Subject Property.

4 Conclusion

Based on the results of four consecutive quarters of groundwater monitoring of wells screened in the shallow discontinuous water bearing zone (AMW-11S, MW-17 and MW18) and the deep regional aquifer (AMW-10 and AMW-11D), dry-cleaning solvent contamination from the upgradient Thinker Toys Site property and/or adjoining ROWs is sourcing PCE- and VC-impacted groundwater in shallow and deep wells situated off of the Subject Property to the north and west. The lack of detectable concentrations in AMW-10, located in the lowest level of the parking garage in the new building and screened in the deep aquifer directly beneath the Subject Property, confirms that the residual on-property contaminated soil associated with the upgradient Thinker Toys Site (situated beneath the new building) is not affecting the deep aquifer beneath the Subject Property.

The four consecutive quarters of groundwater monitoring described in this report is the final component of the cleanup action for the Artise Site as described in the CAP (Aspect, 2020). Following recording of an Environmental Covenant, the conditions at the Subject

Property will be protective of human health and the environment in accordance with MTCA. No additional groundwater monitoring or cleanup activities are recommended related to the Subject Property and a No Further Action (NFA) determination is warranted and appropriate for the Artise Site.

5 References

Aspect Consulting, LLC (Aspect), 2019, Phase I Environmental Site Assessment; 10605, 10619, 10635 NE 8th Street, Bellevue, Washington, November 15, 2019.

Aspect Consulting, LLC (Aspect), 2020, Remedial Investigation/Feasibility Study and Cleanup Action Plan, November 20, 2020.

Aspect Consulting, LLC (Aspect), 2023, Cleanup Action Report, Final, September 15, 2023.

6 Limitations

Work for this project was performed for the SWB Bellevue II, LLC (Client), and this report was prepared in accordance with generally accepted professional practices for the nature and conditions of work completed in the same or similar localities, at the time the work was performed. This report does not represent a legal opinion. No other warranty, expressed or implied, is made.

All reports prepared by Aspect Consulting for the Client apply only to the services described in the Agreement(s) with the Client. Any use or reuse by any party other than the Client is at the sole risk of that party, and without liability to Aspect Consulting. Aspect Consulting's original files/reports shall govern in the event of any dispute regarding the content of electronic documents furnished to others.

Please refer to Appendix B titled "Report Limitations and Guidelines for Use" for additional information governing the use of this report.

TABLES

Table 1. Monitoring Well Details and Groundwater Elevations

Project No. 190298, The Artise Redevelopment, Bellevue, Washington

Well ID	TOC Elevation[(1)] (feet)	Screen Interval[(2)] (feet BGS)	Date	Depth to Water (feet BTOC)	Groundwater Elevation (feet)
Shallow Monitoring Wells					
AMW-11S	158.54	25-40	8/2/2022	29.96	128.58
			11/28/2022	32.56	125.98
			2/24/2023	31.12	127.42
			5/10/2023	30.05	128.49
MW-17	152.93	20-35	8/2/2022	32.69	120.24
			11/28/2022	33.00	119.93
			2/24/2023	33.00	119.93
			5/10/2023	NM	--
MW-18	154.49	12.5-27.5	8/2/2022	24.41	130.08
			11/28/2022	26.21	128.28
			2/24/2023	25.13	129.36
			5/10/2023	24.64	129.85
Deep Monitoring Wells					
AMW-10	100.21	75-85	8/2/2022	14.48	85.73
			11/28/2022	12.78	87.43
			2/24/2023	12.78	87.43
			5/10/2023	11.94	88.27
AMW-11D	158.54	65-85	8/2/2022	69.24	89.30
			11/28/2022	69.00	89.54
			2/24/2023	68.07	90.47
			5/10/2023	68.83	89.71

Notes:

(1) Feet relative to North American Vertical Datum of 1988 (NAVD88)

(2) Screen interval documented at time of well installation

Definitions:

BGS = Below ground surface

BTOC = Below top of casing

TOC = Top of casing

NM = Not measured

Table 2. Groundwater Quality Data

Project No. 190298, The Artise Redevelopment, Bellevue, Washington

						Field Parameters						Volatile Organic Compounds (VOCs)					
Location	Date	Sample	Type	Water Level Depth (feet bTOC)	Water Level Elevation (feet NAVD88)	Temperature	Specific Conductance	Dissolved Oxygen	pH	Oxidation Reduction Potential	Turbidity	1,1-Dichloroethene	cis-1,2-Dichloroethene (cDCE)	Tetrachloroethene (PCE)	trans-1,2-Dichloroethene	Trichloroethene (TCE)	Vinyl Chloride (VC)
						deg C	uS/cm	mg/L	pH units	mV	NTU	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L
MTCA Method A Cleanup Level														**5**		**5**	**0.2**
AMW-10	08/02/2022	AMW-10-080222	Deep	14.48	85.73	16.50	577.20	0.84	6.85	-63.7	0.00	--	--	< 0.400 U	--	--	--
AMW-10	11/28/2022	AMW-10-112822	Deep	12.78	87.43	16.36	464.91	0.40	7.01	-67.3	3.49	< 0.500 U	< 0.500 U	< 0.350 U	< 0.350 U	< 0.400 U	< 0.200 U
AMW-10	02/24/2023	AMW-10-022423	Deep	12.78	87.43	14.62	510.00	0.40	6.98	-65.8	2.13	< 0.5 U	< 0.5 U	< 0.35 U	< 0.35 U	< 0.4 U	< 0.2 U
AMW-10	05/10/2023	AMW-10-051023	Deep	11.94	88.27	14.84	618.96	0.28	7.01	53.9	1.05	< 0.5 U	< 0.5 U	< 0.35 U	< 0.35 U	< 0.4 U	< 0.2 U
AMW-11D	08/03/2022	AMW-11D-080322	Deep	69.21	89.33	16.00	583.90	0.61	7.44	68.3	6.99	--	--	**1.61 J**	--	--	--
AMW-11D	11/28/2022	AMW-11D-112822	Deep	69.00	89.54	10.49	483.72	0.79	7.62	86.0	0.00	< 0.500 U	**1.34**	**7.22**	< 0.350 U	< 0.400 U	**0.891**
AMW-11D	02/24/2023	AMW-11D-022423	Deep	68.08	90.46	8.82	480.54	0.85	7.54	102.4	141	< 0.5 U	**1.25**	**2.26**	< 0.35 U	< 0.4 U	**0.462**
AMW-11D	05/10/2023	AMW-11D-051023	Deep	68.83	89.71	14.84	601.84	7.42	7.82	93.6	2.89	< 0.5 U	< 0.5 U	**0.565**	< 0.35 U	< 0.4 U	**0.404**
AMW-11S	08/03/2022	AMW-11S-080322	Shallow	29.87	128.67	15.70	491.00	4.78	6.08	57.2	9.57	--	--	**88.3**	--	--	--
AMW-11S	11/28/2022	AMW-11S-112822	Shallow	32.56	125.98	12.40	380.18	9.72	6.76	165.4	0.00	< 0.500 U	**4.42**	**162**	< 0.350 U	**4.48**	< 0.200 U
AMW-11S	02/24/2023	AMW-11S-022423	Shallow	31.12	127.42	12.86	437.33	6.99	6.28	140.1	2.38	< 0.5 U	**4.11**	**236**	< 0.35 U	**4.44**	< 0.2 U
AMW-11S	05/10/2023	AMW-11S-051023	Shallow	30.05	128.49	15.63	679.87	11.05	6.98	172.6	169	< 0.5 U	**1.16**	**21.2**	< 0.35 U	**0.661**	< 0.2 U
MW-17	08/03/2022	MW-17-080322	Shallow	32.07	120.86	17.60	783.00	4.49	6.47	103.1	--	--	--	**34.2**	--	--	--
MW-17	11/28/2022	MW-17-112822	Shallow	33.00	119.93	--	--	--	--	--	--	--	--	--	--	--	--
MW-17	02/24/2023	MW-17-022423	Shallow	33.00	119.93	--	--	--	--	--	--	--	--	--	--	--	--
MW-17	05/10/2023	MW-17-051023	Shallow	--	--	--	--	--	--	--	--	--	--	--	--	--	--
MW-18	08/02/2022	MW-18-080222	Shallow	24.41	130.08	16.90	607.00	6.87	6.54	36.2	4.27	--	--	**39.6**	--	--	--
MW-18	11/28/2022	MW-18-112822	Shallow	26.21	128.28	13.57	506.33	6.59	7.81	160.1	95.44	< 0.500 U	**0.747**	**38.6**	< 0.350 U	**1.29**	< 0.200 U
MW-18	02/24/2023	MW-18-022423	Shallow	25.13	129.36	12.49	529.08	7.78	6.56	47.2	3.88	< 0.5 U	**1.07**	**70.8**	< 0.35 U	**1.24**	< 0.2 U
MW-18	05/10/2023	MW-18-051023	Shallow	24.64	129.85	16.34	686.65	7.20	6.56	222.6	2.97	< 0.5 U	**1.06**	**64.7**	< 0.35 U	**1.78**	< 0.2 U

Notes:

Bold - detected concentration

Blue Shaded - Detected result exceeded cleanup level

U - Analyte not detected at or above laboratory reporting limit shown

J - Result value estimated

"--" - not tested

mV = millivolts

µS/cm = microSiemens per centimeter

deg C = degrees Celsius

NTU = Nephelometric Turbidity Units

ug/L = microgram per liter

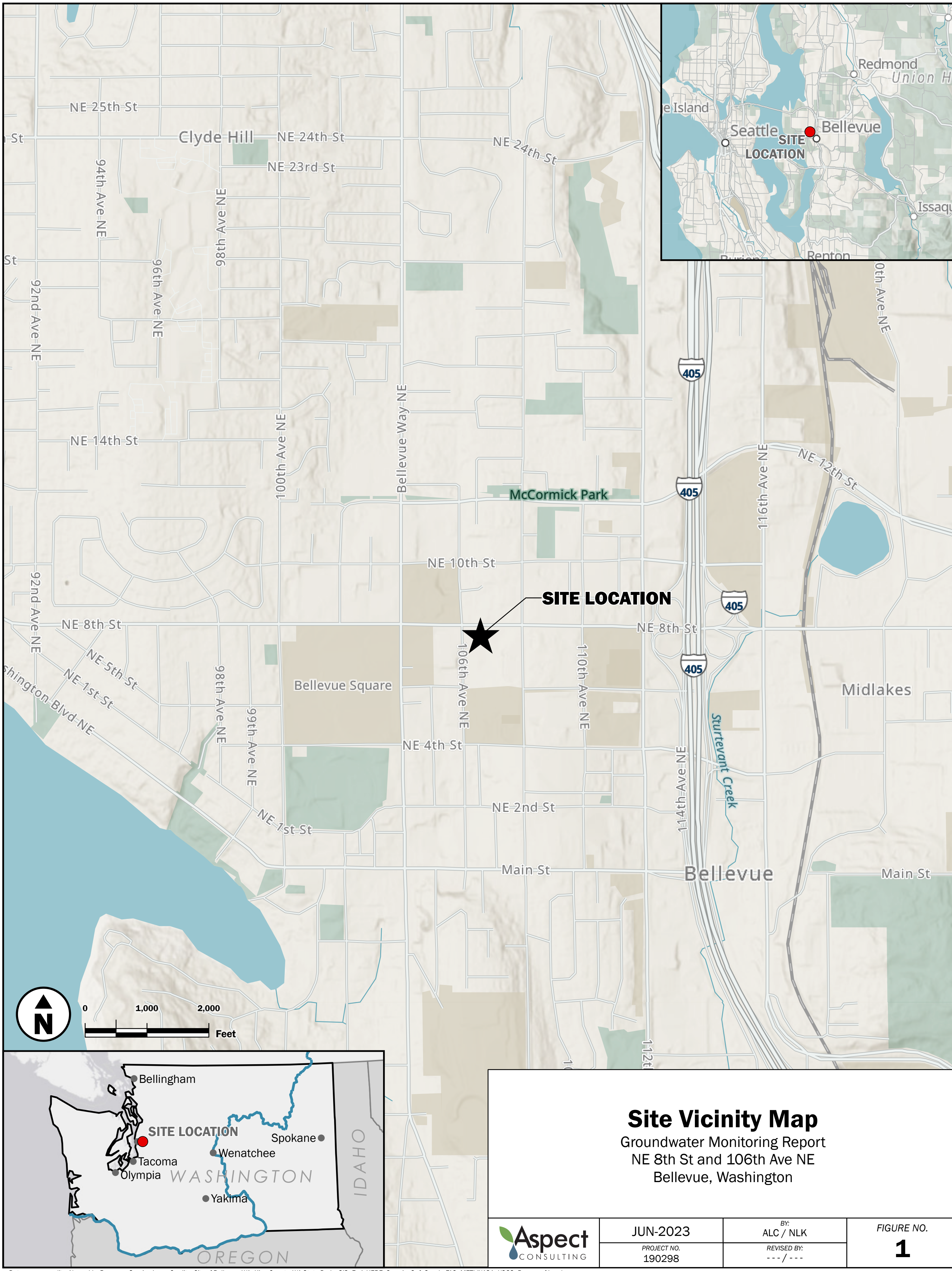
MTCA = Model Toxics Control Act

bTOC = below top of well casing

NAVD88 = North American Vertical Datum 1988

MW-17 could not be sampled due to insufficient water during the November 2022, February 2023, and May 2023 events.

FIGURES

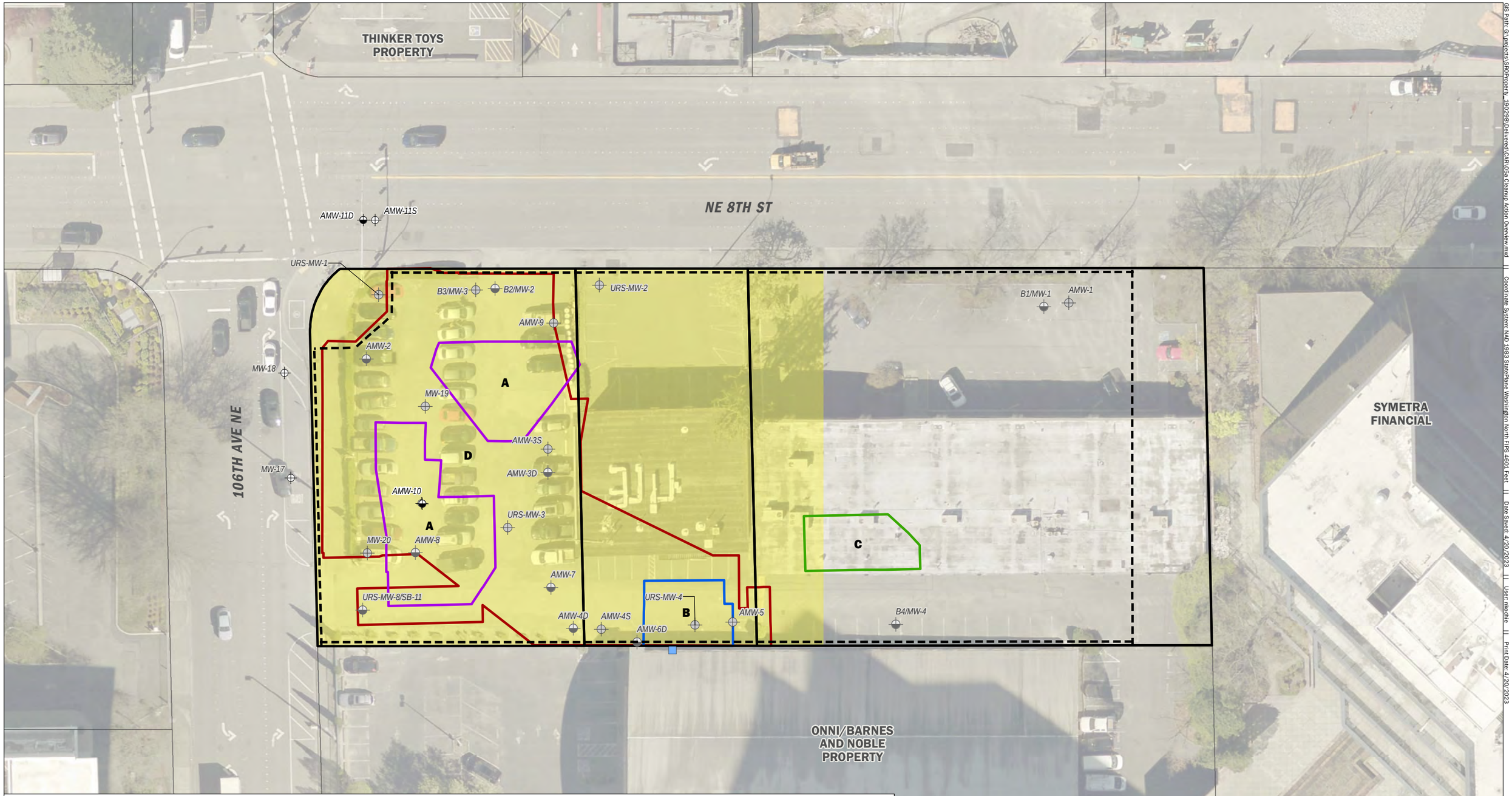


Site Vicinity Map

Groundwater Monitoring Report
NE 8th St and 106th Ave NE
Bellevue, Washington

Aspect CONSULTING	JUN-2023	BY: ALC / NLK	FIGURE NO. 1
	PROJECT NO. 190298	REVISED BY: - - - / - - -	

Data source credits: None || Basemap Service Layer Credits: City of Bellevue, WA, King County, WA State Parks GIS, Esri, HERE, Garmin, SafeGraph, FAO, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, Esri, NASA, NGA, USGS, FEMA, Esri, CGIAR, USGS, City of Bellevue, WA, King County, WA State Parks GIS, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA, Esri, HERE, Garmin, USGS, EPA, NPS



Compliance Groundwater Monitoring Well Network

- Shallow Monitoring Well
- Deep Monitoring Well

Decommissioned Monitoring Wells

- Shallow Monitoring Well
- Deep Monitoring Well
- Extent of Chemical Vapor Barrier

- A Petroleum-contaminated Soil Excavation (Former Gas Station Source)
- B Shallow Solvent-contaminated Soil Excavation (Suspected Solvent release(s) to Off-Property Catch Basin Source)
- C Petroleum-contaminated Soil Excavation (Residential Heating Oil Source)
- D Solvent-affected Soil Excavation (Thinker Toys Dry Cleaner Source)

- Extent of the Excavation for Redevelopment
- Subject Property
- King County Tax Parcel
- Catch basin suspected of historical solvent release(s)

Notes:
1) Site features are approximate.
2) Monitoring wells "AMW" installed by Aspect. All other monitoring wells installed by other from 2000 to 2011.

N

0 40
Feet

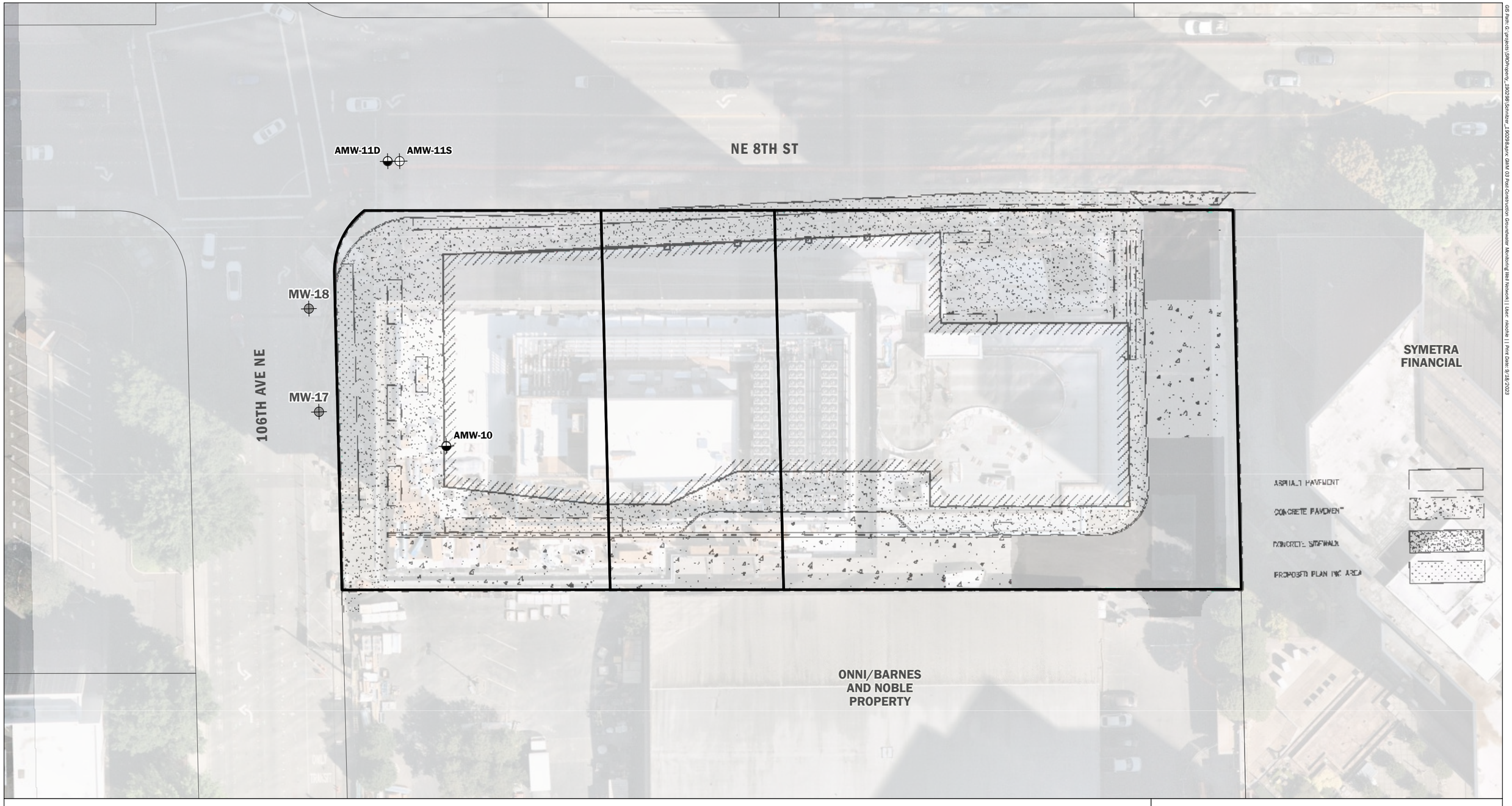
Basemap Layer Credits || EagleView Technologies, Inc.

Cleanup Action Overview Map

Groundwater Monitoring Report
NE 8th St and 106th Ave NE
Bellevue, Washington

Aspect CONSULTING	APR-2023	BY: MLK / TDR	FIGURE NO. 2
	PROJECT NO. 190298	REVISED BY: NLK	

GIS Path: G:\projects\SRO\Project_190298\Delivered\CAP\05a Cleanup Action Overview.mxd || Coordinate System: NAD 1983 StatePlane Washington North FIPS 4601 Feet || Date Saved: 4/20/2023 || User: nkochie || Print Date: 4/20/2023



Compliance Groundwater Monitoring Well Network

- 2022 Shallow Monitoring Well
- 2022 Deep Monitoring Well
- Pre-Existing Shallow Monitoring Well

- Subject Property
- King County Tax Parcel

N

0 20 40 Feet

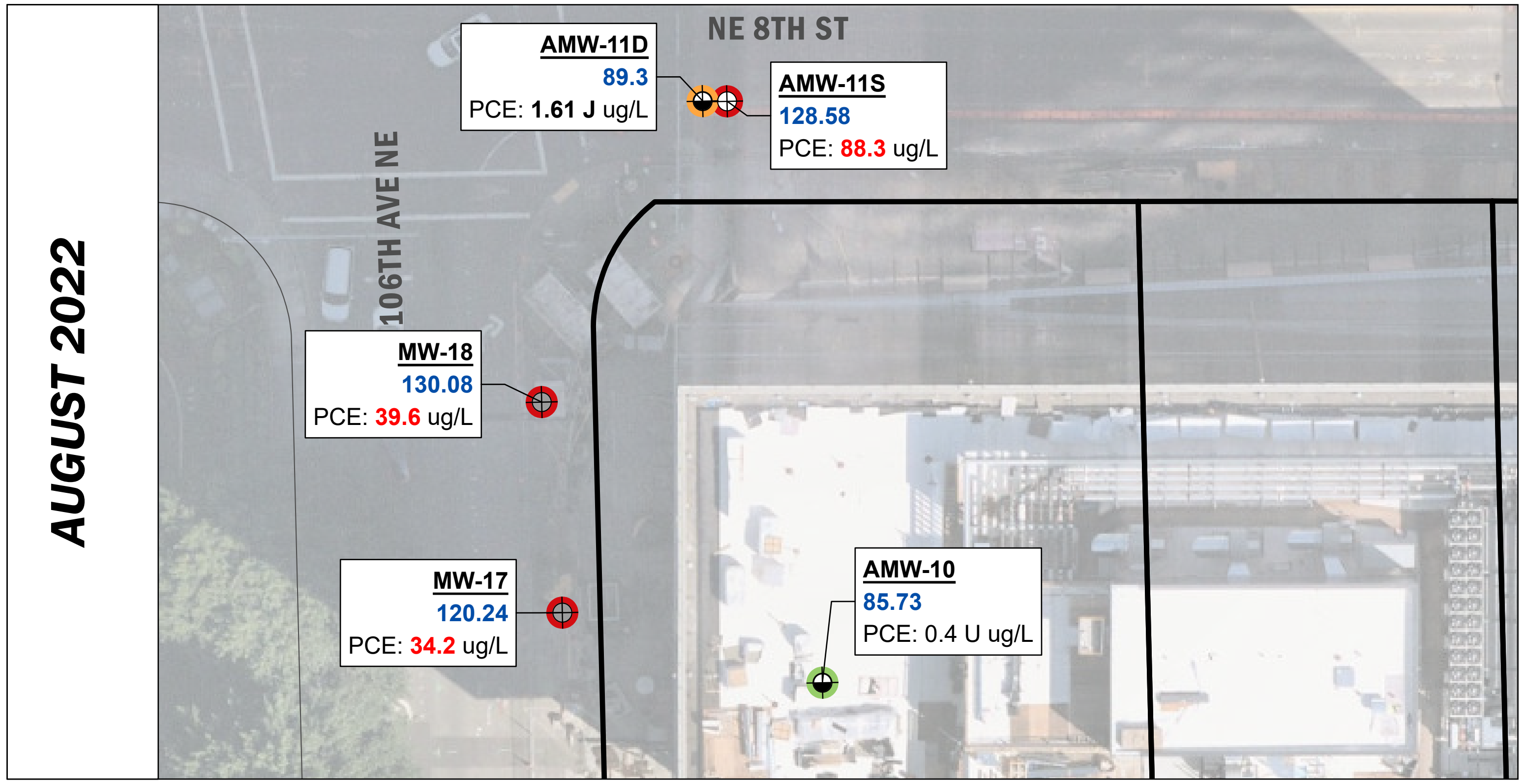
Post-Construction Groundwater Monitoring Well Network

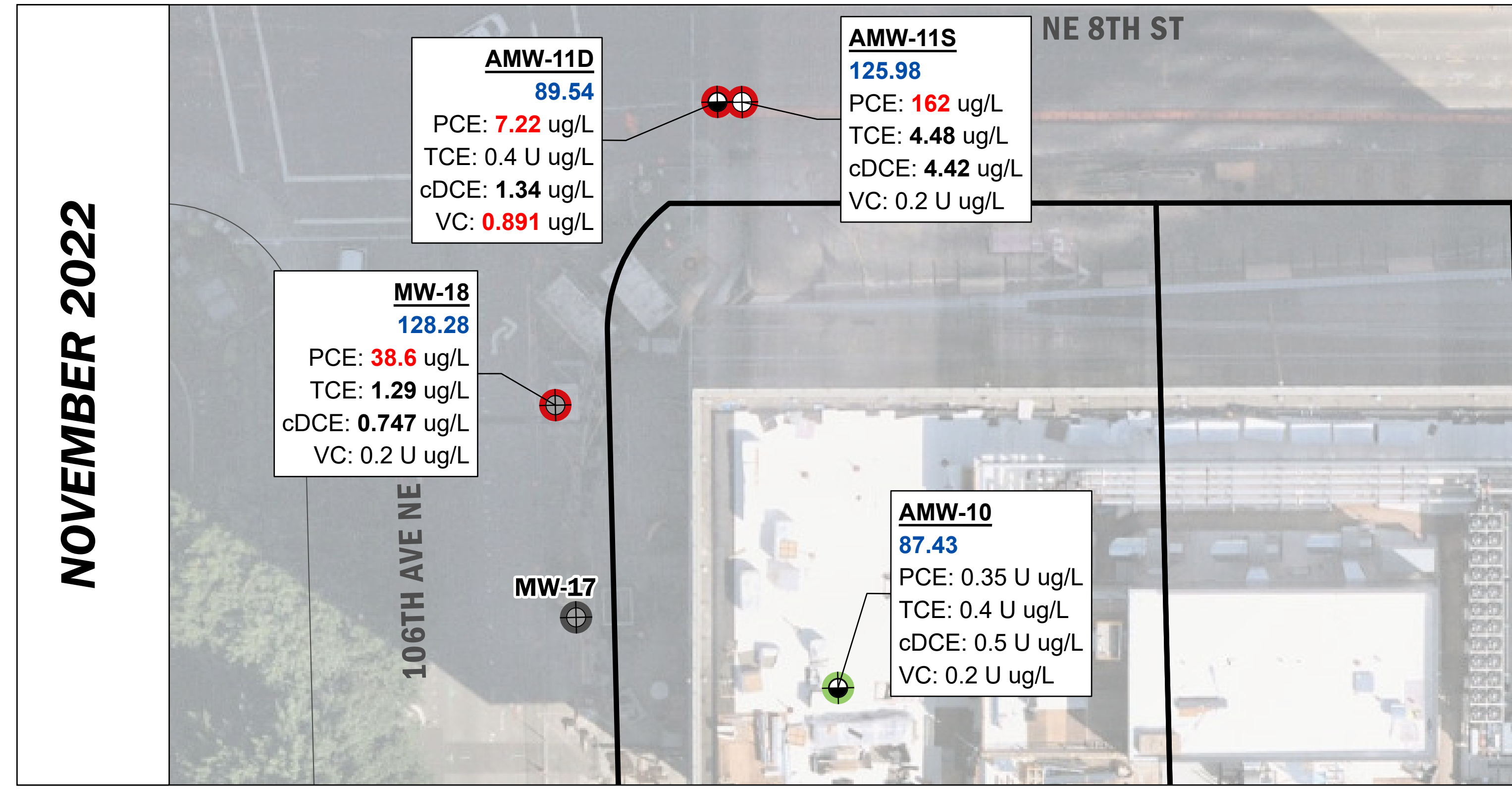
Groundwater Monitoring Report
NE 8th St and 106th Ave NE
Bellevue, Washington

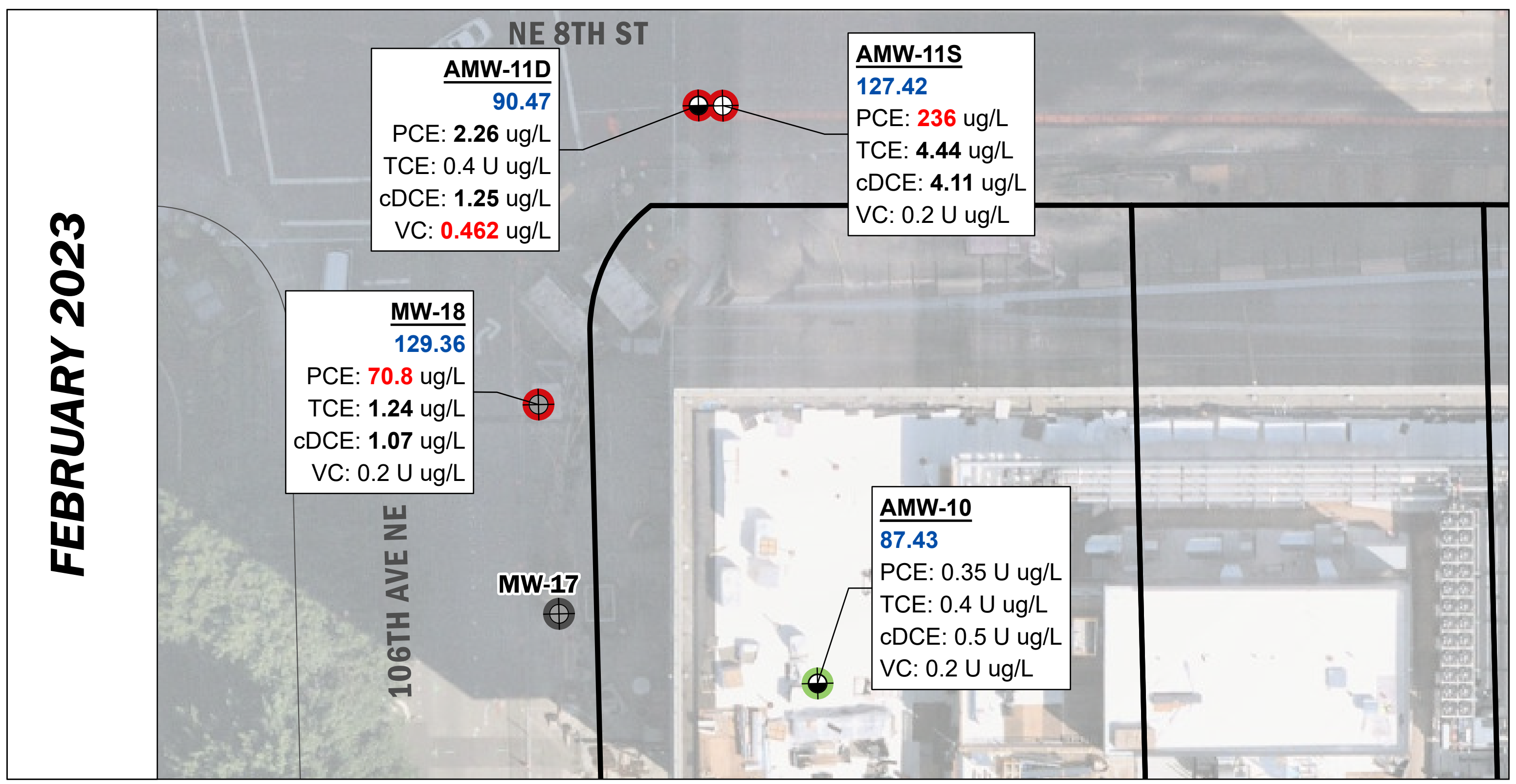
Aspect CONSULTING	SEP-2023	BY: ALC / HMD	FIGURE NO. 3
	PROJECT NO. 190298	REVISED BY: ---/---	

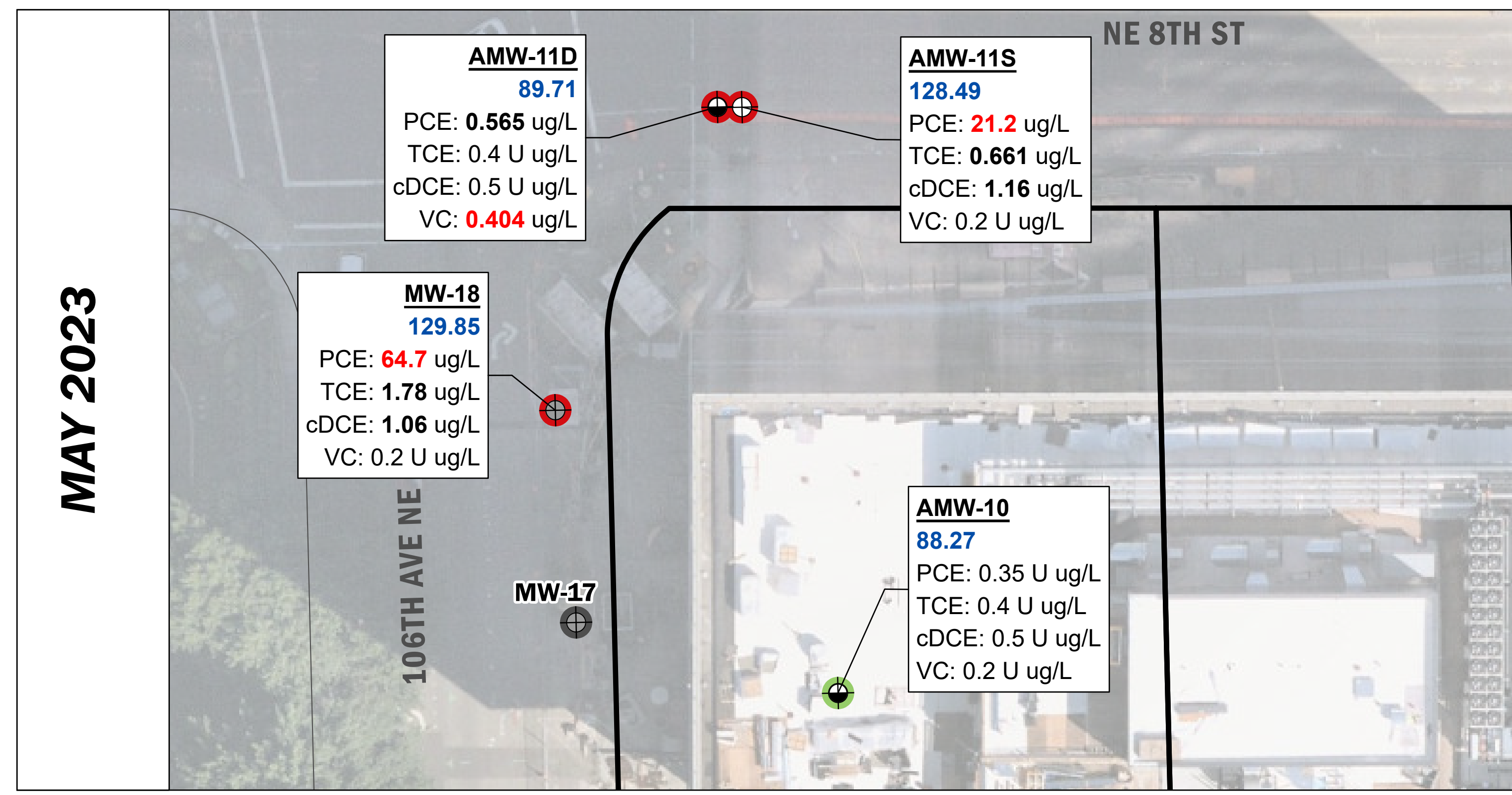
Data source credits: MLK / TDR || Basemap Service Layer Credits: © OpenStreetMap (and) contributors, CC-BY-SA

GIS Path: G:\Projects\SRP\Property_190298 Schnitzer_190298\arcmr GMW 03 Post-Construction Groundwater Monitoring Well Network\ | User: nschie | | Print Date: 9/18/2023









Compliance Groundwater Monitoring Well Network

- 2022 Shallow Monitoring Well
- 2022 Deep Monitoring Well
- Pre-Existing Shallow Monitoring Well

Groundwater Analytical Result

- COCs detected at a concentration greater than the MTCA Method A cleanup level
- COCs detected at a concentration less than the MTCA Method A cleanup level
- COCs not detected
- Not sampled

Subject Property

King County Tax Parcel

AMW-11S ← Well ID
128.58 ← Groundwater Elevation (NAVD88 feet)
PCE: 88.3 ug/L ← Sample Result

Notes:
- COC = Chemicals of Concern
- PCE = Tetrachloroethene
- TCE = Trichloroethene
- cDCE = cis-1,2-Dichloroethene
- VC = Vinyl Chloride

N

0 20 40 Feet

Summary of Groundwater Analytical Data

Groundwater Monitoring Report
NE 8th St and 106th Ave NE
Bellevue, Washington

Aspect CONSULTING

SEP-2023	BY: ALC / NLK	FIGURE NO.
PROJECT NO. 190298	REVISED BY: - - - / - - -	4

APPENDIX A

Laboratory Analytical Reports

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

Aspect Consulting
Meilani Lanier-Kamaha'o
710 2nd Ave, Suite 550
Seattle, WA 98104

RE: Schnitzer - Artise
Work Order Number: 2208065

August 10, 2022

Attention Meilani Lanier-Kamaha'o:

Fremont Analytical, Inc. received 6 sample(s) on 8/3/2022 for the analyses presented in the following report.

Volatile Organic Compounds by EPA Method 8260D

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: *08/10/2022*

CLIENT: Aspect Consulting
Project: Schnitzer - Artise
Work Order: 2208065

Work Order Sample Summary

Lab Sample ID	Client Sample ID	Date/Time Collected	Date/Time Received
2208065-001	MW-17-080322	08/03/2022 10:35 AM	08/03/2022 3:21 PM
2208065-002	MW-18-080222	08/02/2022 12:05 PM	08/03/2022 3:21 PM
2208065-003	AMW-10-080222	08/02/2022 11:00 AM	08/03/2022 3:21 PM
2208065-004	AMW-11S-080322	08/03/2022 8:45 AM	08/03/2022 3:21 PM
2208065-005	AMW-11D-080322	08/03/2022 9:45 AM	08/03/2022 3:21 PM
2208065-006	Trip Blank	07/27/2022 1:00 PM	08/03/2022 3:21 PM

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

Original

Case Narrative

WO#: **2208065**
Date: **8/10/2022**

CLIENT: Aspect Consulting
Project: Schnitzer - Artise

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

II. GENERAL REPORTING COMMENTS:
Results are reported on a wet weight basis unless dry-weight correction is denoted in the units field on the analytical report ("mg/kg-dry" or "ug/kg-dry").

Matrix Spike (MS) and MS Duplicate (MSD) samples are tested from an analytical batch of "like" matrix to check for possible matrix effect. The MS and MSD will provide site specific matrix data only for those samples which are spiked by the laboratory. The sample chosen for spike purposes may or may not have been a sample submitted in this sample delivery group. The validity of the analytical procedures for which data is reported in this analytical report is determined by the Laboratory Control Sample (LCS) and the Method Blank (MB). The LCS and the MB are processed with the samples and the MS/MSD to ensure method criteria are achieved throughout the entire analytical process.

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

Qualifiers:

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

Acronyms:

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

CLIENT: Aspect Consulting
Project: Schnitzer - Artise

Lab ID: 2208065-001 **Collection Date:** 8/3/2022 10:35:00 AM
Client Sample ID: **MW-17-080322** **Matrix:** Water

Analyses	Result	RL	Qual	Units	DF	Date Analyzed
Volatile Organic Compounds by EPA Method 8260D				Batch ID: 37356		Analyst: TN
Tetrachloroethene (PCE)	34.2	4.00	D	µg/L	10	8/8/2022 11:47:19 PM
Surr: Dibromofluoromethane	105	80 - 120	D	%Rec	10	8/8/2022 11:47:19 PM
Surr: Toluene-d8	98.3	80 - 120	D	%Rec	10	8/8/2022 11:47:19 PM
Surr: 1-Bromo-4-fluorobenzene	90.5	80 - 120	D	%Rec	10	8/8/2022 11:47:19 PM

Lab ID: 2208065-002 **Collection Date:** 8/2/2022 12:05:00 PM
Client Sample ID: **MW-18-080222** **Matrix:** Water

Analyses	Result	RL	Qual	Units	DF	Date Analyzed
Volatile Organic Compounds by EPA Method 8260D				Batch ID: 37344		Analyst: TN
Tetrachloroethene (PCE)	39.6	4.00	D	µg/L	10	8/9/2022 12:17:27 AM
Surr: Dibromofluoromethane	102	80 - 120		%Rec	1	8/4/2022 8:34:11 PM
Surr: Toluene-d8	96.1	80 - 120		%Rec	1	8/4/2022 8:34:11 PM
Surr: 1-Bromo-4-fluorobenzene	89.0	80 - 120		%Rec	1	8/4/2022 8:34:11 PM

Lab ID: 2208065-003 **Collection Date:** 8/2/2022 11:00:00 AM
Client Sample ID: **AMW-10-080222** **Matrix:** Water

Analyses	Result	RL	Qual	Units	DF	Date Analyzed
Volatile Organic Compounds by EPA Method 8260D				Batch ID: 37344		Analyst: TN
Tetrachloroethene (PCE)	ND	0.400		µg/L	1	8/8/2022 11:17:11 PM
Surr: Dibromofluoromethane	102	80 - 120		%Rec	1	8/4/2022 9:34:26 PM
Surr: Toluene-d8	95.8	80 - 120		%Rec	1	8/4/2022 9:34:26 PM
Surr: 1-Bromo-4-fluorobenzene	92.9	80 - 120		%Rec	1	8/4/2022 9:34:26 PM

CLIENT: Aspect Consulting
Project: Schnitzer - Artise

Lab ID: 2208065-004 **Collection Date:** 8/3/2022 8:45:00 AM
Client Sample ID: **AMW-11S-080322** **Matrix:** Water

Analyses	Result	RL	Qual	Units	DF	Date Analyzed
Volatile Organic Compounds by EPA Method 8260D				Batch ID: 37344		Analyst: TN
Tetrachloroethene (PCE)	88.3	4.00	D	µg/L	10	8/9/2022 12:47:35 AM
Surr: Dibromofluoromethane	102	80 - 120		%Rec	1	8/4/2022 10:04:34 PM
Surr: Toluene-d8	95.4	80 - 120		%Rec	1	8/4/2022 10:04:34 PM
Surr: 1-Bromo-4-fluorobenzene	90.3	80 - 120		%Rec	1	8/4/2022 10:04:34 PM

Lab ID: 2208065-005 **Collection Date:** 8/3/2022 9:45:00 AM
Client Sample ID: **AMW-11D-080322** **Matrix:** Water

Analyses	Result	RL	Qual	Units	DF	Date Analyzed
Volatile Organic Compounds by EPA Method 8260D				Batch ID: 37344		Analyst: TN
Tetrachloroethene (PCE)	1.61	0.400	Q	µg/L	1	8/7/2022 2:36:33 PM
Surr: Dibromofluoromethane	104	80 - 120		%Rec	1	8/7/2022 2:36:33 PM
Surr: Toluene-d8	95.3	80 - 120		%Rec	1	8/7/2022 2:36:33 PM
Surr: 1-Bromo-4-fluorobenzene	91.4	80 - 120		%Rec	1	8/7/2022 2:36:33 PM

NOTES:
Q - Associated calibration verification is above acceptance criteria (125% recovery, nominal range of 80-120%). Result may be high-biased.

Work Order: 2208065
CLIENT: Aspect Consulting
Project: Schnitzer - Artise

QC SUMMARY REPORT

Volatile Organic Compounds by EPA Method 8260D

Sample ID: **LCS-37344** SampType: **LCS** Units: **µg/L** Prep Date: **8/4/2022** RunNo: **77336**
Client ID: **LCSW** Batch ID: **37344** Analysis Date: **8/4/2022** SeqNo: **1589082**

Analyte	Result	RL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
Tetrachloroethene (PCE)	23.6	0.400	20.00	0	118	80	120				
Surr: Dibromofluoromethane	26.0		25.00		104	80	120				
Surr: Toluene-d8	25.2		25.00		101	80	120				
Surr: 1-Bromo-4-fluorobenzene	24.7		25.00		98.6	80	120				

Sample ID: **MB-37344** SampType: **MBLK** Units: **µg/L** Prep Date: **8/4/2022** RunNo: **77336**
Client ID: **MBLKW** Batch ID: **37344** Analysis Date: **8/4/2022** SeqNo: **1589108**

Analyte	Result	RL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
Tetrachloroethene (PCE)	ND	0.400									
Surr: Dibromofluoromethane	24.5		25.00		98.0	80	120				
Surr: Toluene-d8	23.7		25.00		94.8	80	120				
Surr: 1-Bromo-4-fluorobenzene	22.8		25.00		91.1	80	120				

Sample ID: **2208065-002ADUP** SampType: **DUP** Units: **µg/L** Prep Date: **8/4/2022** RunNo: **77336**
Client ID: **MW-18-080222** Batch ID: **37344** Analysis Date: **8/4/2022** SeqNo: **1589072**

Analyte	Result	RL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
Tetrachloroethene (PCE)	50.6	0.400						48.55	4.18	30	E
Surr: Dibromofluoromethane	25.4		25.00		101	80	120		0		
Surr: Toluene-d8	23.3		25.00		93.4	80	120		0		
Surr: 1-Bromo-4-fluorobenzene	22.1		25.00		88.6	80	120		0		

Fremont Analytical

Sample Log-In Check List

Client Name:	AC	Work Order Number:	2208065
Logged by:	Elisabeth Samoray	Date Received:	8/3/2022 3:21:00 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 ☐
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

Item #	Temp ºC
Sample 1	5.6

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

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

Chain of Custody Record & Laboratory Services Agreement

Date: 08/03/2022 Page: 1 of: 1
Laboratory Project No (internal): 2208065
Project Name: Sunniter - Artise
Special Remarks:
Project No: 190929
Collected by: Ashley Provow; Favour Epuna
Location: Bellevue, WA
Report To (PM): Mei Lainie-Kamaha'o
Sample Disposal: ☐ Return to client ☐ Disposal by lab (after 30 days)
PM Email: MLkamaha'o@aspectconsulting

Client: Aspect Consulting
Address: 710 2nd Ave ste 550
City, State, Zip: Seattle, WA
Telephone:
Fax:

	Sample Name	Sample Date	Sample Time	Sample Type (Matrix)*	# of Cont.	VOCs (EPA 8260 / 624)	BTEX	Gasoline Range Organics (GX)	Hydrocarbon Identification (HCID)	Diesel/Heavy Oil Range Organics (DX)	SVOCs (EPA 8270 / 625)	PAHs (EPA 8270 - SIM)	PCBs (EPA 8082 / 608)	Metals** (EPA 6020 / 200.8)	Total (T) | Dissolved (D)	Anions (IC)***	EDB (8011)	PCB	Hold	Comments
1	MW-17-220803	8/3/22	1026	W	4														X	Turbidity >250 NTU Please report as MW-17-080322
2	MW-18-220802	8/2/22	1205															X		Please report as MW-18-080222
3	AMW-10-220802	↓	1100															+		Please report as AMW-10-080222
4	AMW-11S-220803	8/3/22	0845															X		Please report as AMW-11S-080322
5	AMW-11D-220803	↓	0945															X		Please report as AMW-11D-080322
6	Trip Blank	7/27/22	1300	W	2															
7																				
8																				
9																				
10																				

*Matrix: A = Air, AQ = Aqueous, B = Bulk, O = Other, P = Product, S = Soil, SD = Sediment, SL = Solid, W = Water, DW = Drinking Water, GW = Ground Water, SW = Storm Water, WW = Waste Water

**Metals (Circle): MTCA-5 RCRA-8 Priority Pollutants TAL *Individual:* Ag Al As B Ba Be Ca Cd Co Cr Cu Fe Hg K Mg Mn Mo Na Ni Pb Sb Se Sr Sn Ti Tl V Zn

***Anions (Circle): Nitrate Nitrite Chloride Sulfate Bromide O-Phosphate Fluoride Nitrate+Nitrite

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 [signature]	Ashley Provow	8/3/22 1515	x Yeyi Chen	Yeyi	8/3/22 15:21
Relinquished (Signature)	Print Name	Date/Time	Received (Signature)	Print Name	Date/Time
x			x		

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: 08/03/2022 Page: 1 of: 1

Laboratory Project No (internal): 2208065

Project Name: Sunniter - Artise

Special Remarks:

X - Additional analysis per MLK, 3 day TAT -BB 8/5/22

Project No: 190929

Client: Aspect Consulting

Collected by: Ashley Provow; Favour Epuna

Address: 710 2nd Ave ste 550

Location: Bellevue, WA

City, State, Zip: Seattle, WA

Report To (PM): Mei Lainie-Kamaha'o

Telephone:

Sample Disposal: ☐ Return to client ☐ Disposal by lab (after 30 days)

Fax:

PM Email: MLKamahao@aspectconsulting

	Sample Name	Sample Date	Sample Time	Sample Type (Matrix)*	# of Cont.	VOCs (EPA 8260 / 624)	BTEX	Gasoline Range Organics (GX)	Hydrocarbon Identification (HCID)	Diesel/Heavy Oil Range Organics (DX)	SVOCs (EPA 8270 / 625)	PAHs (EPA 8270 - SIM)	PCBs (EPA 8082 / 608)	Metals** (EPA 6020 / 200.8)	Total (T) | Dissolved (D)	Anions (IC)***	EDB (8011)	PCB		Hold	Comments
1	MW-17-220803	8/3/22	1026	W	4													X		X	Turbidity >250 NTU Please report as MW-17-080322
2	MW-18-220802	8/2/22	1205															X			Please report as MW-18-080222
3	AMW-10-220802	↓	1100															+			Please report as AMW-10-080222
4	AMW-11S-220803	8/3/22	0845															X			Please report as AMW-11S-080322
5	AMW-11D-220803	↓	0945															X			Please report as AMW-11D-080322
6	Trip Blank	7/27/22	1300	W	2																
7																					
8																					
9																					
10																					

*Matrix: A = Air, AQ = Aqueous, B = Bulk, O = Other, P = Product, S = Soil, SD = Sediment, SL = Solid, W = Water, DW = Drinking Water, GW = Ground Water, SW = Storm Water, WW = Waste Water

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***Anions (Circle): Nitrate Nitrite Chloride Sulfate Bromide O-Phosphate Fluoride Nitrate+Nitrite

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 [signature]	Ashley Provow	8/3/22 1515	x Yeyi Chen	Yeyi	8/3/22 15:21
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

Aspect Consulting
Meilani Lanier-Kamaha'o
710 2nd Ave, Suite 550
Seattle, WA 98104

RE: Artise
Work Order Number: 2211558

December 06, 2022

Attention Meilani Lanier-Kamaha'o:

Fremont Analytical, Inc. received 5 sample(s) on 11/28/2022 for the analyses presented in the following report.

Volatile Organic Compounds by EPA Method 8260D

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

CC:
Daniel Babcock
Jessica Smith
Monique Rutte

Date: *12/06/2022*

CLIENT: Aspect Consulting
Project: Artise
Work Order: 2211558

Work Order Sample Summary

Lab Sample ID	Client Sample ID	Date/Time Collected	Date/Time Received
2211558-001	AMW-10-112822	11/28/2022 1:20 PM	11/28/2022 4:27 PM
2211558-002	AMW-11S-112822	11/28/2022 10:35 AM	11/28/2022 4:27 PM
2211558-003	AMW-11D-112822	11/28/2022 9:45 AM	11/28/2022 4:27 PM
2211558-004	MW-18-112822	11/28/2022 11:35 AM	11/28/2022 4:27 PM
2211558-005	Trip Blank	11/22/2022 12:50 PM	11/28/2022 4:27 PM

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

Original

Case Narrative

WO#: **2211558**
Date: **12/6/2022**

CLIENT: Aspect Consulting
Project: Artise

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

II. GENERAL REPORTING COMMENTS:
Results are reported on a wet weight basis unless dry-weight correction is denoted in the units field on the analytical report ("mg/kg-dry" or "ug/kg-dry").

Matrix Spike (MS) and MS Duplicate (MSD) samples are tested from an analytical batch of "like" matrix to check for possible matrix effect. The MS and MSD will provide site specific matrix data only for those samples which are spiked by the laboratory. The sample chosen for spike purposes may or may not have been a sample submitted in this sample delivery group. The validity of the analytical procedures for which data is reported in this analytical report is determined by the Laboratory Control Sample (LCS) and the Method Blank (MB). The LCS and the MB are processed with the samples and the MS/MSD to ensure method criteria are achieved throughout the entire analytical process.

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

Qualifiers:

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

Acronyms:

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

CLIENT: Aspect Consulting
Project: Artise

Lab ID: 2211558-001 **Collection Date:** 11/28/2022 1:20:00 PM
Client Sample ID: **AMW-10-112822** **Matrix:** Water

Analyses	Result	RL	Qual	Units	DF	Date Analyzed
Volatile Organic Compounds by EPA Method 8260D				Batch ID: 38694		Analyst: LAC
Vinyl chloride	ND	0.200		µg/L	1	12/2/2022 2:54:47 AM
1,1-Dichloroethene	ND	0.500		µg/L	1	12/2/2022 2:54:47 AM
trans-1,2-Dichloroethene	ND	0.350		µg/L	1	12/2/2022 2:54:47 AM
cis-1,2-Dichloroethene	ND	0.500		µg/L	1	12/2/2022 2:54:47 AM
Trichloroethene (TCE)	ND	0.400		µg/L	1	12/2/2022 2:54:47 AM
Tetrachloroethene (PCE)	ND	0.350		µg/L	1	12/2/2022 2:54:47 AM
Surr: Dibromofluoromethane	100	80 - 120		%Rec	1	12/2/2022 2:54:47 AM
Surr: Toluene-d8	90.1	80 - 120		%Rec	1	12/2/2022 2:54:47 AM
Surr: 1-Bromo-4-fluorobenzene	92.8	80 - 120		%Rec	1	12/2/2022 2:54:47 AM

Lab ID: 2211558-002 **Collection Date:** 11/28/2022 10:35:00 AM
Client Sample ID: **AMW-11S-112822** **Matrix:** Water

Analyses	Result	RL	Qual	Units	DF	Date Analyzed
Volatile Organic Compounds by EPA Method 8260D				Batch ID: 38694		Analyst: LAC
Vinyl chloride	ND	0.200		µg/L	1	12/2/2022 3:24:57 AM
1,1-Dichloroethene	ND	0.500		µg/L	1	12/2/2022 3:24:57 AM
trans-1,2-Dichloroethene	ND	0.350		µg/L	1	12/2/2022 3:24:57 AM
cis-1,2-Dichloroethene	4.42	0.500		µg/L	1	12/2/2022 3:24:57 AM
Trichloroethene (TCE)	4.48	0.400		µg/L	1	12/2/2022 3:24:57 AM
Tetrachloroethene (PCE)	162	3.50	D	µg/L	10	12/6/2022 1:01:39 PM
Surr: Dibromofluoromethane	103	80 - 120		%Rec	1	12/2/2022 3:24:57 AM
Surr: Toluene-d8	93.6	80 - 120		%Rec	1	12/2/2022 3:24:57 AM
Surr: 1-Bromo-4-fluorobenzene	90.1	80 - 120		%Rec	1	12/2/2022 3:24:57 AM

CLIENT: Aspect Consulting
Project: Artise

Lab ID: 2211558-003 **Collection Date:** 11/28/2022 9:45:00 AM
Client Sample ID: **AMW-11D-112822** **Matrix:** Water

Analyses	Result	RL	Qual	Units	DF	Date Analyzed
Volatile Organic Compounds by EPA Method 8260D				Batch ID: 38694		Analyst: LAC
Vinyl chloride	0.891	0.200		µg/L	1	12/2/2022 3:55:04 AM
1,1-Dichloroethene	ND	0.500		µg/L	1	12/2/2022 3:55:04 AM
trans-1,2-Dichloroethene	ND	0.350		µg/L	1	12/2/2022 3:55:04 AM
cis-1,2-Dichloroethene	1.34	0.500		µg/L	1	12/2/2022 3:55:04 AM
Trichloroethene (TCE)	ND	0.400		µg/L	1	12/2/2022 3:55:04 AM
Tetrachloroethene (PCE)	7.22	0.350		µg/L	1	12/2/2022 3:55:04 AM
Surr: Dibromofluoromethane	104	80 - 120		%Rec	1	12/2/2022 3:55:04 AM
Surr: Toluene-d8	94.1	80 - 120		%Rec	1	12/2/2022 3:55:04 AM
Surr: 1-Bromo-4-fluorobenzene	89.4	80 - 120		%Rec	1	12/2/2022 3:55:04 AM

Lab ID: 2211558-004 **Collection Date:** 11/28/2022 11:35:00 AM
Client Sample ID: **MW-18-112822** **Matrix:** Water

Analyses	Result	RL	Qual	Units	DF	Date Analyzed
Volatile Organic Compounds by EPA Method 8260D				Batch ID: 38694		Analyst: LAC
Vinyl chloride	ND	0.200		µg/L	1	12/2/2022 4:25:12 AM
1,1-Dichloroethene	ND	0.500		µg/L	1	12/2/2022 4:25:12 AM
trans-1,2-Dichloroethene	ND	0.350		µg/L	1	12/2/2022 4:25:12 AM
cis-1,2-Dichloroethene	0.747	0.500		µg/L	1	12/2/2022 4:25:12 AM
Trichloroethene (TCE)	1.29	0.400		µg/L	1	12/2/2022 4:25:12 AM
Tetrachloroethene (PCE)	38.6	0.350		µg/L	1	12/2/2022 4:25:12 AM
Surr: Dibromofluoromethane	102	80 - 120		%Rec	1	12/2/2022 4:25:12 AM
Surr: Toluene-d8	93.8	80 - 120		%Rec	1	12/2/2022 4:25:12 AM
Surr: 1-Bromo-4-fluorobenzene	91.3	80 - 120		%Rec	1	12/2/2022 4:25:12 AM

Analytical Report

Work Order: **2211558**
Date Reported: **12/6/2022**

CLIENT: Aspect Consulting
Project: Artise

Lab ID: 2211558-005 **Collection Date:** 11/22/2022 12:50:00 PM
Client Sample ID: **Trip Blank** **Matrix:** Water

Analyses	Result	RL	Qual	Units	DF	Date Analyzed
Volatile Organic Compounds by EPA Method 8260D				Batch ID: 38694		Analyst: LAC
Vinyl chloride	ND	0.200		µg/L	1	12/1/2022 8:53:13 PM
1,1-Dichloroethene	ND	0.500		µg/L	1	12/1/2022 8:53:13 PM
trans-1,2-Dichloroethene	ND	0.350		µg/L	1	12/1/2022 8:53:13 PM
cis-1,2-Dichloroethene	ND	0.500		µg/L	1	12/1/2022 8:53:13 PM
Trichloroethene (TCE)	ND	0.400		µg/L	1	12/1/2022 8:53:13 PM
Tetrachloroethene (PCE)	ND	0.350		µg/L	1	12/1/2022 8:53:13 PM
Surr: Dibromofluoromethane	98.5	80 - 120		%Rec	1	12/1/2022 8:53:13 PM
Surr: Toluene-d8	93.1	80 - 120		%Rec	1	12/1/2022 8:53:13 PM
Surr: 1-Bromo-4-fluorobenzene	96.1	80 - 120		%Rec	1	12/1/2022 8:53:13 PM

Work Order: 2211558
CLIENT: Aspect Consulting
Project: Artise

QC SUMMARY REPORT

Volatile Organic Compounds by EPA Method 8260D

Sample ID: **LCS-38694** SampType: **LCS** Units: **µg/L** Prep Date: **12/1/2022** RunNo: **80269**
Client ID: **LCSW** Batch ID: **38694** Analysis Date: **12/1/2022** SeqNo: **1658105**

Analyte	Result	RL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
Vinyl chloride	22.1	0.200	20.00	0	110	80	120				
1,1-Dichloroethene	18.6	0.500	20.00	0	92.9	80	120				
trans-1,2-Dichloroethene	19.6	0.350	20.00	0	98.1	80	120				
cis-1,2-Dichloroethene	20.3	0.500	20.00	0	101	80	120				
Trichloroethene (TCE)	19.8	0.400	20.00	0	99.2	80	120				
Tetrachloroethene (PCE)	18.9	0.350	20.00	0	94.7	80	120				
Surr: Dibromofluoromethane	22.5		25.00		90.0	80	120				
Surr: Toluene-d8	25.0		25.00		99.8	80	120				
Surr: 1-Bromo-4-fluorobenzene	29.4		25.00		118	80	120				

Sample ID: **MB-38694** SampType: **MBLK** Units: **µg/L** Prep Date: **12/1/2022** RunNo: **80269**
Client ID: **MBLKW** Batch ID: **38694** Analysis Date: **12/1/2022** SeqNo: **1658104**

Analyte	Result	RL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
Vinyl chloride	ND	0.200									
1,1-Dichloroethene	ND	0.500									
trans-1,2-Dichloroethene	ND	0.350									
cis-1,2-Dichloroethene	ND	0.500									
Trichloroethene (TCE)	ND	0.400									
Tetrachloroethene (PCE)	ND	0.350									
Surr: Dibromofluoromethane	24.9		25.00		99.6	80	120				
Surr: Toluene-d8	23.2		25.00		92.9	80	120				
Surr: 1-Bromo-4-fluorobenzene	23.8		25.00		95.3	80	120				

Sample ID: **2211547-001ADUP** SampType: **DUP** Units: **µg/L** Prep Date: **12/1/2022** RunNo: **80269**
Client ID: **BATCH** Batch ID: **38694** Analysis Date: **12/2/2022** SeqNo: **1658088**

Analyte	Result	RL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
Vinyl chloride	ND	0.200						0		30	
1,1-Dichloroethene	ND	0.500						0		30	
trans-1,2-Dichloroethene	ND	0.350						0		30	

Work Order: 2211558
CLIENT: Aspect Consulting
Project: Artise

QC SUMMARY REPORT

Volatile Organic Compounds by EPA Method 8260D

Sample ID: **2211547-001ADUP** SampType: **DUP** Units: **µg/L** Prep Date: **12/1/2022** RunNo: **80269**
Client ID: **BATCH** Batch ID: **38694** Analysis Date: **12/2/2022** SeqNo: **1658088**

Analyte	Result	RL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
cis-1,2-Dichloroethene	ND	0.500						0		30	
Trichloroethene (TCE)	ND	0.400						0		30	
Tetrachloroethene (PCE)	ND	0.350						0		30	
Surr: Dibromofluoromethane	25.6		25.00		102	80	120		0		
Surr: Toluene-d8	23.4		25.00		93.5	80	120		0		
Surr: 1-Bromo-4-fluorobenzene	23.3		25.00		93.0	80	120		0		

Sample ID: **2211556-001AMS** SampType: **MS** Units: **µg/L** Prep Date: **12/1/2022** RunNo: **80269**
Client ID: **BATCH** Batch ID: **38694** Analysis Date: **12/2/2022** SeqNo: **1658120**

Analyte	Result	RL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
Vinyl chloride	26.7	0.200	20.00	0	134	52.3	147				
1,1-Dichloroethene	22.4	0.500	20.00	0	112	68	152				
trans-1,2-Dichloroethene	22.2	0.350	20.00	0	111	79.1	131				
cis-1,2-Dichloroethene	22.4	0.500	20.00	0	112	78.3	131				
Trichloroethene (TCE)	22.2	0.400	20.00	0	111	75	133				
Tetrachloroethene (PCE)	22.6	0.350	20.00	0	113	78	131				
Surr: Dibromofluoromethane	22.9		25.00		91.5	80	120				
Surr: Toluene-d8	25.0		25.00		99.9	80	120				
Surr: 1-Bromo-4-fluorobenzene	28.8		25.00		115	80	120				

Sample ID: **2211582-003ADUP** SampType: **DUP** Units: **µg/L** Prep Date: **12/1/2022** RunNo: **80269**
Client ID: **BATCH** Batch ID: **38694** Analysis Date: **12/2/2022** SeqNo: **1658101**

Analyte	Result	RL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
Vinyl chloride	ND	0.200						0		30	
1,1-Dichloroethene	ND	0.500						0		30	
trans-1,2-Dichloroethene	ND	0.350						0		30	
cis-1,2-Dichloroethene	ND	0.500						0		30	
Trichloroethene (TCE)	ND	0.400						0		30	
Tetrachloroethene (PCE)	ND	0.350						0		30	

Work Order: 2211558
CLIENT: Aspect Consulting
Project: Artise

QC SUMMARY REPORT

Volatile Organic Compounds by EPA Method 8260D

Sample ID: **2211582-003ADUP** SampType: **DUP** Units: **µg/L** Prep Date: **12/1/2022** RunNo: **80269**
Client ID: **BATCH** Batch ID: **38694** Analysis Date: **12/2/2022** SeqNo: **1658101**

Analyte	Result	RL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
Surr: Dibromofluoromethane	25.6		25.00		102	80	120		0		
Surr: Toluene-d8	23.6		25.00		94.4	80	120		0		
Surr: 1-Bromo-4-fluorobenzene	22.9		25.00		91.6	80	120		0		

Sample Log-In Check List

Client Name:	AC	Work Order Number:	2211558
Logged by:	Clare Griggs	Date Received:	11/28/2022 4:27:00 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 ☐
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

Item #	Temp ºC
Sample	5.2

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

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

Chain of Custody Record & Laboratory Services Agreement

Date: 11/29/22 Page: 1 of: 1

Laboratory Project No (internal): 2211558

Project Name: Artise

Special Remarks:

Project No: 190290

Client: Aspect

Collected by: Ashley Pravaw

Address: 710 2nd Ave ste 550

Location: Bellevue

City, State, Zip: Seattle, WA

Report To (PM): Mei Lanier-Kamahaiu, Monique Reuter

Telephone:

Sample Disposal: ☐ Return to client ☐ Disposal by lab (after 30 days)

Fax:

PM Email: MKamahaiu@... , MReuter@aspectconsulting.com

	Sample Name	Sample Date	Sample Time	Sample Type (Matrix)*	# of Cont.	VOCs (EPA 8260 / 624)	BTEX	Gasoline Range Organics (GX)	Hydrocarbon Identification (HCID)	Diesel/Heavy Oil Range Organics (DX)	SVOCs (EPA 8270 / 625)	PAHs (EPA 8270 - SIM)	PCBs (EPA 8082 / 608)	Metals** (EPA 6020 / 200.8)	Total (T) | Dissolved (D)	Anions (IC)***	EDB (8011)	PLE + Breakdown		Comments
1	AMW-10-112822	11/29/22	1320	W	4													X		
2	AMW-11S-112822		1035																	
3	AMW-11D-112822		0945																	
4	MW-18-112822		1135																	
5	TRIP Blank	11/22/22	1250	W	1													X		
6																				
7																				
8																				
9																				
10																				

*Matrix: A = Air, AQ = Aqueous, B = Bulk, O = Other, P = Product, S = Soil, SD = Sediment, SL = Solid, W = Water, DW = Drinking Water, GW = Ground Water, SW = Storm Water, WW = Waste Water

**Metals (Circle): MTCA-5 RCRA-8 Priority Pollutants TAL *Individual:* Ag Al As B Ba Be Ca Cd Co Cr Cu Fe Hg K Mg Mn Mo Na Ni Pb Sb Se Sr Sn Ti Tl V Zn

***Anions (Circle): Nitrate Nitrite Chloride Sulfate Bromide O-Phosphate Fluoride Nitrate+Nitrite

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 [signature]	Ashley Pravaw	11/29/22 1025	x Justine Pogue	Justine Pogue	11/28/22 16:27
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

Aspect Consulting
Meilani Lanier-Kamaha'o
710 2nd Ave, Suite 550
Seattle, WA 98104

RE: Artise
Work Order Number: 2302453

March 03, 2023

Attention Meilani Lanier-Kamaha'o:

Fremont Analytical, Inc. received 5 sample(s) on 2/24/2023 for the analyses presented in the following report.

Volatile Organic Compounds by EPA Method 8260D

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

CC:
Daniel Babcock
Jessica Smith
Meilani Lanier-Kamaha'o

Date: *03/03/2023*

CLIENT: Aspect Consulting
Project: Artise
Work Order: 2302453

Work Order Sample Summary

Lab Sample ID	Client Sample ID	Date/Time Collected	Date/Time Received
2302453-001	AMW-10-022423	02/24/2023 9:40 AM	02/24/2023 6:03 PM
2302453-002	AMW-11S-022423	02/24/2023 1:41 PM	02/24/2023 6:03 PM
2302453-003	AMW-11D-022423	02/24/2023 5:07 PM	02/24/2023 6:03 PM
2302453-004	MW-18-022423	02/24/2023 11:45 AM	02/24/2023 6:03 PM
2302453-005	Trip Blank	02/07/2023 2:52 PM	02/24/2023 6:03 PM

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

Original

Case Narrative

WO#: **2302453**

Date: **3/3/2023**

CLIENT: Aspect Consulting

Project: Artise

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

II. GENERAL REPORTING COMMENTS:
Results are reported on a wet weight basis unless dry-weight correction is denoted in the units field on the analytical report ("mg/kg-dry" or "ug/kg-dry").

Matrix Spike (MS) and MS Duplicate (MSD) samples are tested from an analytical batch of "like" matrix to check for possible matrix effect. The MS and MSD will provide site specific matrix data only for those samples which are spiked by the laboratory. The sample chosen for spike purposes may or may not have been a sample submitted in this sample delivery group. The validity of the analytical procedures for which data is reported in this analytical report is determined by the Laboratory Control Sample (LCS) and the Method Blank (MB). The LCS and the MB are processed with the samples and the MS/MSD to ensure method criteria are achieved throughout the entire analytical process.

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

Qualifiers:

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

Acronyms:

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

Analytical Report

Work Order: **2302453**
Date Reported: **3/3/2023**

Client: Aspect Consulting
Collection Date: 2/24/2023 9:40:00 AM
Project: Artise
Lab ID: 2302453-001
Matrix: Water
Client Sample ID: **AMW-10-022423**

Analyses	Result	RL	Qual	Units	DF	Date Analyzed
Volatile Organic Compounds by EPA Method 8260D				Batch ID: 39568		Analyst: SH
Vinyl chloride	ND	0.200		µg/L	1	3/1/2023 8:03:45 PM
1,1-Dichloroethene	ND	0.500		µg/L	1	3/1/2023 8:03:45 PM
trans-1,2-Dichloroethene	ND	0.350		µg/L	1	3/1/2023 8:03:45 PM
cis-1,2-Dichloroethene	ND	0.500		µg/L	1	3/1/2023 8:03:45 PM
Trichloroethene (TCE)	ND	0.400		µg/L	1	3/1/2023 8:03:45 PM
Tetrachloroethene (PCE)	ND	0.350		µg/L	1	3/1/2023 8:03:45 PM
Surr: Dibromofluoromethane	103	80 - 120		%Rec	1	3/1/2023 8:03:45 PM
Surr: Toluene-d8	101	80 - 120		%Rec	1	3/1/2023 8:03:45 PM
Surr: 1-Bromo-4-fluorobenzene	99.3	80 - 120		%Rec	1	3/1/2023 8:03:45 PM

Analytical Report

Work Order: **2302453**
Date Reported: **3/3/2023**

Client: Aspect Consulting
Collection Date: 2/24/2023 1:41:00 PM
Project: Artise
Lab ID: 2302453-002
Matrix: Water
Client Sample ID: **AMW-11S-022423**

Analyses	Result	RL	Qual	Units	DF	Date Analyzed
Volatile Organic Compounds by EPA Method 8260D				Batch ID: 39568		Analyst: SH
Vinyl chloride	ND	0.200		µg/L	1	3/1/2023 9:04:06 PM
1,1-Dichloroethene	ND	0.500		µg/L	1	3/1/2023 9:04:06 PM
trans-1,2-Dichloroethene	ND	0.350		µg/L	1	3/1/2023 9:04:06 PM
cis-1,2-Dichloroethene	4.11	0.500		µg/L	1	3/1/2023 9:04:06 PM
Trichloroethene (TCE)	4.44	0.400		µg/L	1	3/1/2023 9:04:06 PM
Tetrachloroethene (PCE)	236	7.00	D	µg/L	20	3/3/2023 11:12:32 AM
Surr: Dibromofluoromethane	99.9	80 - 120		%Rec	1	3/1/2023 9:04:06 PM
Surr: Toluene-d8	104	80 - 120		%Rec	1	3/1/2023 9:04:06 PM
Surr: 1-Bromo-4-fluorobenzene	94.4	80 - 120		%Rec	1	3/1/2023 9:04:06 PM

Analytical Report

Work Order: **2302453**
Date Reported: **3/3/2023**

Client: Aspect Consulting
Collection Date: 2/24/2023 5:07:00 PM
Project: Artise
Lab ID: 2302453-003
Matrix: Water
Client Sample ID: **AMW-11D-022423**

Analyses	Result	RL	Qual	Units	DF	Date Analyzed
Volatile Organic Compounds by EPA Method 8260D				Batch ID: 39568		Analyst: SH
Vinyl chloride	0.462	0.200		µg/L	1	3/1/2023 9:34:15 PM
1,1-Dichloroethene	ND	0.500		µg/L	1	3/1/2023 9:34:15 PM
trans-1,2-Dichloroethene	ND	0.350		µg/L	1	3/1/2023 9:34:15 PM
cis-1,2-Dichloroethene	1.25	0.500		µg/L	1	3/1/2023 9:34:15 PM
Trichloroethene (TCE)	ND	0.400		µg/L	1	3/1/2023 9:34:15 PM
Tetrachloroethene (PCE)	2.26	0.350		µg/L	1	3/3/2023 12:12:45 PM
Surr: Dibromofluoromethane	102	80 - 120		%Rec	1	3/1/2023 9:34:15 PM
Surr: Toluene-d8	104	80 - 120		%Rec	1	3/1/2023 9:34:15 PM
Surr: 1-Bromo-4-fluorobenzene	95.6	80 - 120		%Rec	1	3/1/2023 9:34:15 PM

Analytical Report

Work Order: **2302453**
Date Reported: **3/3/2023**

Client: Aspect Consulting
Collection Date: 2/24/2023 11:45:00 AM
Project: Artise
Lab ID: 2302453-004
Matrix: Water
Client Sample ID: **MW-18-022423**

Analyses	Result	RL	Qual	Units	DF	Date Analyzed
Volatile Organic Compounds by EPA Method 8260D				Batch ID: 39568		Analyst: SH
Vinyl chloride	ND	0.200		µg/L	1	3/2/2023 1:02:52 AM
1,1-Dichloroethene	ND	0.500		µg/L	1	3/2/2023 1:02:52 AM
trans-1,2-Dichloroethene	ND	0.350		µg/L	1	3/2/2023 1:02:52 AM
cis-1,2-Dichloroethene	1.07	0.500		µg/L	1	3/2/2023 1:02:52 AM
Trichloroethene (TCE)	1.24	0.400		µg/L	1	3/2/2023 1:02:52 AM
Tetrachloroethene (PCE)	70.8	3.50	D	µg/L	10	3/3/2023 11:42:39 AM
Surr: Dibromofluoromethane	100	80 - 120		%Rec	1	3/2/2023 1:02:52 AM
Surr: Toluene-d8	102	80 - 120		%Rec	1	3/2/2023 1:02:52 AM
Surr: 1-Bromo-4-fluorobenzene	99.0	80 - 120		%Rec	1	3/2/2023 1:02:52 AM

Analytical Report

Work Order: **2302453**
Date Reported: **3/3/2023**

Client: Aspect Consulting
Collection Date: 2/7/2023 2:52:00 PM
Project: Artise
Lab ID: 2302453-005
Matrix: Water
Client Sample ID: **Trip Blank**

Analyses	Result	RL	Qual	Units	DF	Date Analyzed
Volatile Organic Compounds by EPA Method 8260D				Batch ID: 39568		Analyst: SH
Vinyl chloride	ND	0.200	H	µg/L	1	3/2/2023 1:33:02 AM
1,1-Dichloroethene	ND	0.500	H	µg/L	1	3/2/2023 1:33:02 AM
trans-1,2-Dichloroethene	ND	0.350	H	µg/L	1	3/2/2023 1:33:02 AM
cis-1,2-Dichloroethene	ND	0.500	H	µg/L	1	3/2/2023 1:33:02 AM
Trichloroethene (TCE)	ND	0.400	H	µg/L	1	3/2/2023 1:33:02 AM
Tetrachloroethene (PCE)	ND	0.350	H	µg/L	1	3/2/2023 1:33:02 AM
Surr: Dibromofluoromethane	101	80 - 120	H	%Rec	1	3/2/2023 1:33:02 AM
Surr: Toluene-d8	103	80 - 120	H	%Rec	1	3/2/2023 1:33:02 AM
Surr: 1-Bromo-4-fluorobenzene	97.1	80 - 120	H	%Rec	1	3/2/2023 1:33:02 AM

Work Order: 2302453
CLIENT: Aspect Consulting
Project: Artise

QC SUMMARY REPORT

Volatile Organic Compounds by EPA Method 8260D

Sample ID: **LCS-39568** SampType: **LCS** Units: **µg/L** Prep Date: **2/28/2023** RunNo: **82172**
Client ID: **LCSW** Batch ID: **39568** Analysis Date: **3/1/2023** SeqNo: **1706451**

Analyte	Result	RL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
Vinyl chloride	23.5	0.200	20.00	0	118	80	120				
1,1-Dichloroethene	21.8	0.500	20.00	0	109	80	120				
trans-1,2-Dichloroethene	21.3	0.350	20.00	0	107	80	120				
cis-1,2-Dichloroethene	20.6	0.500	20.00	0	103	80	120				
Trichloroethene (TCE)	20.3	0.400	20.00	0	101	80	120				
Tetrachloroethene (PCE)	23.3	0.350	20.00	0	117	80	120				
Surr: Dibromofluoromethane	25.3		25.00		101	80	120				
Surr: Toluene-d8	25.3		25.00		101	80	120				
Surr: 1-Bromo-4-fluorobenzene	25.1		25.00		100	80	120				

Sample ID: **MB-39568** SampType: **MBLK** Units: **µg/L** Prep Date: **2/28/2023** RunNo: **82172**
Client ID: **MBLKW** Batch ID: **39568** Analysis Date: **3/1/2023** SeqNo: **1706447**

Analyte	Result	RL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
Vinyl chloride	ND	0.200									
1,1-Dichloroethene	ND	0.500									
trans-1,2-Dichloroethene	ND	0.350									
cis-1,2-Dichloroethene	ND	0.500									
Trichloroethene (TCE)	ND	0.400									
Tetrachloroethene (PCE)	ND	0.350									
Surr: Dibromofluoromethane	25.5		25.00		102	80	120				
Surr: Toluene-d8	25.3		25.00		101	80	120				
Surr: 1-Bromo-4-fluorobenzene	24.2		25.00		96.7	80	120				

Sample ID: **2302439-001ADUP** SampType: **DUP** Units: **µg/L** Prep Date: **2/28/2023** RunNo: **82172**
Client ID: **BATCH** Batch ID: **39568** Analysis Date: **3/1/2023** SeqNo: **1706428**

Analyte	Result	RL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
Vinyl chloride	ND	0.200						0		30	
1,1-Dichloroethene	ND	0.500						0		30	
trans-1,2-Dichloroethene	ND	0.350						0		30	

Work Order: 2302453
CLIENT: Aspect Consulting
Project: Artise

QC SUMMARY REPORT

Volatile Organic Compounds by EPA Method 8260D

Sample ID: **2302439-001ADUP** SampType: **DUP** Units: **µg/L** Prep Date: **2/28/2023** RunNo: **82172**
Client ID: **BATCH** Batch ID: **39568** Analysis Date: **3/1/2023** SeqNo: **1706428**

Analyte	Result	RL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
cis-1,2-Dichloroethene	ND	0.500						0		30	
Trichloroethene (TCE)	ND	0.400						0		30	
Tetrachloroethene (PCE)	ND	0.350						0		30	
Surr: Dibromofluoromethane	25.4		25.00		102	80	120		0		
Surr: Toluene-d8	25.9		25.00		103	80	120		0		
Surr: 1-Bromo-4-fluorobenzene	24.1		25.00		96.5	80	120		0		

Sample ID: **2302453-001ADUP** SampType: **DUP** Units: **µg/L** Prep Date: **2/28/2023** RunNo: **82172**
Client ID: **AMW-10-022423** Batch ID: **39568** Analysis Date: **3/1/2023** SeqNo: **1706437**

Analyte	Result	RL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
Vinyl chloride	ND	0.200						0		30	
1,1-Dichloroethene	ND	0.500						0		30	
trans-1,2-Dichloroethene	ND	0.350						0		30	
cis-1,2-Dichloroethene	ND	0.500						0		30	
Trichloroethene (TCE)	ND	0.400						0		30	
Tetrachloroethene (PCE)	ND	0.350						0		30	
Surr: Dibromofluoromethane	25.0		25.00		100	80	120		0		
Surr: Toluene-d8	25.9		25.00		104	80	120		0		
Surr: 1-Bromo-4-fluorobenzene	23.5		25.00		94.2	80	120		0		

Sample ID: **2302439-002AMS** SampType: **MS** Units: **µg/L** Prep Date: **2/28/2023** RunNo: **82172**
Client ID: **BATCH** Batch ID: **39568** Analysis Date: **3/1/2023** SeqNo: **1706430**

Analyte	Result	RL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
Vinyl chloride	24.5	0.200	20.00	0	122	52.3	147				
1,1-Dichloroethene	23.2	0.500	20.00	0	116	68	152				
trans-1,2-Dichloroethene	22.6	0.350	20.00	0	113	79.1	131				
cis-1,2-Dichloroethene	20.7	0.500	20.00	0	103	78.3	131				
Trichloroethene (TCE)	20.1	0.400	20.00	0	101	75	133				
Tetrachloroethene (PCE)	24.0	0.350	20.00	0	120	78	131				

Work Order: 2302453
CLIENT: Aspect Consulting
Project: Artise

QC SUMMARY REPORT

Volatile Organic Compounds by EPA Method 8260D

Sample ID: **2302439-002AMS** SampType: **MS** Units: **µg/L** Prep Date: **2/28/2023** RunNo: **82172**
Client ID: **BATCH** Batch ID: **39568** Analysis Date: **3/1/2023** SeqNo: **1706430**

Analyte	Result	RL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
Surr: Dibromofluoromethane	25.3		25.00		101	80	120				
Surr: Toluene-d8	25.8		25.00		103	80	120				
Surr: 1-Bromo-4-fluorobenzene	24.7		25.00		98.6	80	120				

Sample Log-In Check List

Client Name:	AC	Work Order Number:	2302453
Logged by:	Clare Griggs	Date Received:	2/24/2023 6:03:00 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 ☐
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

Item #	Temp ºC
Sample	4.3

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

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: 02/24/23 Page: 1 of: 1

Laboratory Project No (internal): 2302453

Special Remarks:

Project Name: Arise

Project No: 190298

Client: Aspect Consulting

Collected by: Favour Epuna

Address: 710 2nd Ave, Suite #550

Location: Bellevue

City, State, Zip: Seattle, WA

Report To (PM): Meilani Lanier-Kamaha'O

Sample Disposal: ☐ Return to client ☐ Disposal by lab (after 30 days)

Telephone:

PM Email: mkamahao@aspectconsulting.com

Fax:

	Sample Name	Sample Date	Sample Time	Sample Type (Matrix)*	# of Cont.	VOCs (EPA 8260 / 624)	BTEX	Gasoline Range Organics (GX)	Hydrocarbon Identification (HCID)	Diesel/Heavy Oil Range Organics (DX)	SVOCs (EPA 8270 / 625)	PAHs (EPA 8270 - SIM)	PCBs (EPA 8082 / 608)	Metals** (EPA 6020 / 200.8)	Total (T) | Dissolved (D)	Anions (IC)***	EDB (8011)	PCE + Breakdown			Comments
1	AMW-10-022423	02/24/23	0940	W	4													X			
2	AMW-11S-022423		1341																		
3	AMW-11D-022423		1707																		
4	AMW-18-022423		1145																		
5	Trip Blank	2/7/23	1452		1																
6																					
7																					
8																					
9																					
10																					

*Matrix: A = Air, AQ = Aqueous, B = Bulk, O = Other, P = Product, S = Soil, SD = Sediment, SL = Solid, W = Water, DW = Drinking Water, GW = Ground Water, SW = Storm Water, WW = Waste Water

**Metals (Circle): MTCA-5 RCRA-8 Priority Pollutants TAL *Individual:* Ag Al As B Ba Be Ca Cd Co Cr Cu Fe Hg K Mg Mn Mo Na Ni Pb Sb Se Sr Sn Ti Tl V Zn

***Anions (Circle): Nitrate Nitrite Chloride Sulfate Bromide O-Phosphate Fluoride Nitrate+Nitrite

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 Epuna	Favour Epuna	02/24/23 1802	x	2/24/23	18:03
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

Aspect Consulting
Meilani Lanier-Kamaha'o
710 2nd Ave, Suite 550
Seattle, WA 98104

RE: Artise
Work Order Number: 2305226

May 17, 2023

Attention Meilani Lanier-Kamaha'o:

Fremont Analytical, Inc. received 5 sample(s) on 5/10/2023 for the analyses presented in the following report.

Volatile Organic Compounds by EPA Method 8260D

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

CC:
Monique Rutte

Date: *05/19/2023*

CLIENT: Aspect Consulting
Project: Artise
Work Order: 2305226

Work Order Sample Summary

Lab Sample ID	Client Sample ID	Date/Time Collected	Date/Time Received
2305226-001	AMW-10-051023	05/10/2023 8:58 AM	05/10/2023 5:28 PM
2305226-002	AMW-11D-051023	05/10/2023 11:03 AM	05/10/2023 5:28 PM
2305226-003	AMW-11S-051023	05/10/2023 12:39 PM	05/10/2023 5:28 PM
2305226-004	MW-18-051023	05/10/2023 2:24 PM	05/10/2023 5:28 PM
2305226-005	Trip Blank	05/04/2023 5:15 PM	05/10/2023 5:28 PM

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

Revision v1

Case Narrative

WO#: **2305226**
Date: **5/17/2023**

CLIENT: Aspect Consulting
Project: Artise

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

II. GENERAL REPORTING COMMENTS:
Results are reported on a wet weight basis unless dry-weight correction is denoted in the units field on the analytical report ("mg/kg-dry" or "ug/kg-dry").

Matrix Spike (MS) and MS Duplicate (MSD) samples are tested from an analytical batch of "like" matrix to check for possible matrix effect. The MS and MSD will provide site specific matrix data only for those samples which are spiked by the laboratory. The sample chosen for spike purposes may or may not have been a sample submitted in this sample delivery group. The validity of the analytical procedures for which data is reported in this analytical report is determined by the Laboratory Control Sample (LCS) and the Method Blank (MB). The LCS and the MB are processed with the samples and the MS/MSD to ensure method criteria are achieved throughout the entire analytical process.

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

5/19/23: Revision 1 includes updated Client Sample ID's.

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: Aspect Consulting
Project: Artise

Lab ID: 2305226-001 **Collection Date:** 5/10/2023 8:58:00 AM
Client Sample ID: **AMW-10-051023** **Matrix:** Water

Analyses	Result	RL	Qual	Units	DF	Date Analyzed
Volatile Organic Compounds by EPA Method 8260D				Batch ID: 40332		Analyst: SH
Vinyl chloride	ND	0.200		µg/L	1	5/13/2023 7:16:59 AM
1,1-Dichloroethene	ND	0.500		µg/L	1	5/13/2023 7:16:59 AM
trans-1,2-Dichloroethene	ND	0.350		µg/L	1	5/13/2023 7:16:59 AM
cis-1,2-Dichloroethene	ND	0.500		µg/L	1	5/13/2023 7:16:59 AM
Trichloroethene (TCE)	ND	0.400		µg/L	1	5/13/2023 7:16:59 AM
Tetrachloroethene (PCE)	ND	0.350		µg/L	1	5/13/2023 7:16:59 AM
Surr: Dibromofluoromethane	109	80 - 120		%Rec	1	5/13/2023 7:16:59 AM
Surr: Toluene-d8	102	80 - 120		%Rec	1	5/13/2023 7:16:59 AM
Surr: 1-Bromo-4-fluorobenzene	95.8	80 - 120		%Rec	1	5/13/2023 7:16:59 AM

Lab ID: 2305226-002 **Collection Date:** 5/10/2023 11:03:00 AM
Client Sample ID: **AMW-11D-051023** **Matrix:** Water

Analyses	Result	RL	Qual	Units	DF	Date Analyzed
Volatile Organic Compounds by EPA Method 8260D				Batch ID: 40332		Analyst: SH
Vinyl chloride	0.404	0.200		µg/L	1	5/13/2023 2:46:37 PM
1,1-Dichloroethene	ND	0.500		µg/L	1	5/13/2023 2:46:37 PM
trans-1,2-Dichloroethene	ND	0.350		µg/L	1	5/13/2023 2:46:37 PM
cis-1,2-Dichloroethene	ND	0.500		µg/L	1	5/13/2023 2:46:37 PM
Trichloroethene (TCE)	ND	0.400		µg/L	1	5/13/2023 2:46:37 PM
Tetrachloroethene (PCE)	0.565	0.350		µg/L	1	5/13/2023 2:46:37 PM
Surr: Dibromofluoromethane	110	80 - 120		%Rec	1	5/13/2023 2:46:37 PM
Surr: Toluene-d8	100	80 - 120		%Rec	1	5/13/2023 2:46:37 PM
Surr: 1-Bromo-4-fluorobenzene	92.2	80 - 120		%Rec	1	5/13/2023 2:46:37 PM

CLIENT: Aspect Consulting
Project: Artise

Lab ID: 2305226-003 **Collection Date:** 5/10/2023 12:39:00 PM
Client Sample ID: **AMW-11S-051023** **Matrix:** Water

Analyses	Result	RL	Qual	Units	DF	Date Analyzed
Volatile Organic Compounds by EPA Method 8260D				Batch ID: 40332		Analyst: SH
Vinyl chloride	ND	0.200		µg/L	1	5/13/2023 3:16:45 PM
1,1-Dichloroethene	ND	0.500		µg/L	1	5/13/2023 3:16:45 PM
trans-1,2-Dichloroethene	ND	0.350		µg/L	1	5/13/2023 3:16:45 PM
cis-1,2-Dichloroethene	1.16	0.500		µg/L	1	5/13/2023 3:16:45 PM
Trichloroethene (TCE)	0.661	0.400		µg/L	1	5/13/2023 3:16:45 PM
Tetrachloroethene (PCE)	21.2	0.350		µg/L	1	5/13/2023 3:16:45 PM
Surr: Dibromofluoromethane	109	80 - 120		%Rec	1	5/13/2023 3:16:45 PM
Surr: Toluene-d8	98.2	80 - 120		%Rec	1	5/13/2023 3:16:45 PM
Surr: 1-Bromo-4-fluorobenzene	94.7	80 - 120		%Rec	1	5/13/2023 3:16:45 PM

Lab ID: 2305226-004 **Collection Date:** 5/10/2023 2:24:00 PM
Client Sample ID: **MW-18-051023** **Matrix:** Water

Analyses	Result	RL	Qual	Units	DF	Date Analyzed
Volatile Organic Compounds by EPA Method 8260D				Batch ID: 40332		Analyst: SH
Vinyl chloride	ND	0.200		µg/L	1	5/13/2023 3:46:55 PM
1,1-Dichloroethene	ND	0.500		µg/L	1	5/13/2023 3:46:55 PM
trans-1,2-Dichloroethene	ND	0.350		µg/L	1	5/13/2023 3:46:55 PM
cis-1,2-Dichloroethene	1.06	0.500		µg/L	1	5/13/2023 3:46:55 PM
Trichloroethene (TCE)	1.78	0.400		µg/L	1	5/13/2023 3:46:55 PM
Tetrachloroethene (PCE)	64.7	3.50	D	µg/L	10	5/16/2023 9:22:15 PM
Surr: Dibromofluoromethane	107	80 - 120		%Rec	1	5/13/2023 3:46:55 PM
Surr: Toluene-d8	101	80 - 120		%Rec	1	5/13/2023 3:46:55 PM
Surr: 1-Bromo-4-fluorobenzene	98.1	80 - 120		%Rec	1	5/13/2023 3:46:55 PM

Analytical Report

Work Order: **2305226**
Date Reported: **5/17/2023**

CLIENT: Aspect Consulting
Project: Artise

Lab ID: 2305226-005 **Collection Date:** 5/4/2023 5:15:00 PM
Client Sample ID: **Trip Blank** **Matrix:** Water

Analyses	Result	RL	Qual	Units	DF	Date Analyzed
Volatile Organic Compounds by EPA Method 8260D				Batch ID: 40332		Analyst: SH
Vinyl chloride	ND	0.200		µg/L	1	5/13/2023 10:45:26 AM
1,1-Dichloroethene	ND	0.500		µg/L	1	5/13/2023 10:45:26 AM
trans-1,2-Dichloroethene	ND	0.350		µg/L	1	5/13/2023 10:45:26 AM
cis-1,2-Dichloroethene	ND	0.500		µg/L	1	5/13/2023 10:45:26 AM
Trichloroethene (TCE)	ND	0.400		µg/L	1	5/13/2023 10:45:26 AM
Tetrachloroethene (PCE)	ND	0.350		µg/L	1	5/13/2023 10:45:26 AM
Surr: Dibromofluoromethane	105	80 - 120		%Rec	1	5/13/2023 10:45:26 AM
Surr: Toluene-d8	101	80 - 120		%Rec	1	5/13/2023 10:45:26 AM
Surr: 1-Bromo-4-fluorobenzene	95.8	80 - 120		%Rec	1	5/13/2023 10:45:26 AM

Work Order: 2305226
CLIENT: Aspect Consulting
Project: Artise

QC SUMMARY REPORT

Volatile Organic Compounds by EPA Method 8260D

Sample ID: **MB-40332** SampType: **MBLK** Units: **µg/L** Prep Date: **5/12/2023** RunNo: **83981**
Client ID: **MBLKW** Batch ID: **40332** Analysis Date: **5/12/2023** SeqNo: **1751708**

Analyte	Result	RL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
Vinyl chloride	ND	0.200									
1,1-Dichloroethene	ND	0.500									
trans-1,2-Dichloroethene	ND	0.350									
cis-1,2-Dichloroethene	ND	0.500									
Trichloroethene (TCE)	ND	0.400									
Tetrachloroethene (PCE)	ND	0.350									
Surr: Dibromofluoromethane	26.7		25.00		107	80	120				
Surr: Toluene-d8	24.8		25.00		99.2	80	120				
Surr: 1-Bromo-4-fluorobenzene	23.3		25.00		93.1	80	120				

Sample ID: **2305211-001ADUP** SampType: **DUP** Units: **µg/L** Prep Date: **5/12/2023** RunNo: **83981**
Client ID: **BATCH** Batch ID: **40332** Analysis Date: **5/13/2023** SeqNo: **1751688**

Analyte	Result	RL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
Vinyl chloride	ND	0.200						0		30	
1,1-Dichloroethene	ND	0.500						0		30	
trans-1,2-Dichloroethene	ND	0.350						0		30	
cis-1,2-Dichloroethene	ND	0.500						0		30	
Trichloroethene (TCE)	ND	0.400						0		30	
Tetrachloroethene (PCE)	0.395	0.350						0.3024	26.6	30	
Surr: Dibromofluoromethane	27.0		25.00		108	80	120		0		
Surr: Toluene-d8	25.3		25.00		101	80	120		0		
Surr: 1-Bromo-4-fluorobenzene	23.3		25.00		93.4	80	120		0		

Sample ID: **2305211-002AMS** SampType: **MS** Units: **µg/L** Prep Date: **5/12/2023** RunNo: **83981**
Client ID: **BATCH** Batch ID: **40332** Analysis Date: **5/13/2023** SeqNo: **1751690**

Analyte	Result	RL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
Vinyl chloride	23.6	0.200	20.00	0	118	44.8	167				
1,1-Dichloroethene	28.8	0.500	20.00	0	144	67.1	164				
trans-1,2-Dichloroethene	24.0	0.350	20.00	0	120	73.1	145				

Work Order: 2305226
CLIENT: Aspect Consulting
Project: Artise

QC SUMMARY REPORT

Volatile Organic Compounds by EPA Method 8260D

Sample ID: **2305211-002AMS** SampType: **MS** Units: **µg/L** Prep Date: **5/12/2023** RunNo: **83981**
Client ID: **BATCH** Batch ID: **40332** Analysis Date: **5/13/2023** SeqNo: **1751690**

Analyte	Result	RL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
cis-1,2-Dichloroethene	23.1	0.500	20.00	0	115	73.5	136				
Trichloroethene (TCE)	22.1	0.400	20.00	0	110	68	139				
Tetrachloroethene (PCE)	23.9	0.350	20.00	0.2955	118	73.9	140				
Surr: Dibromofluoromethane	25.7		25.00		103	51.6	145				
Surr: Toluene-d8	24.7		25.00		98.7	80	120				
Surr: 1-Bromo-4-fluorobenzene	25.0		25.00		100	80	120				

Sample ID: **LCS-40332** SampType: **LCS** Units: **µg/L** Prep Date: **5/12/2023** RunNo: **83981**
Client ID: **LCSW** Batch ID: **40332** Analysis Date: **5/13/2023** SeqNo: **1751711**

Analyte	Result	RL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
Vinyl chloride	18.3	0.200	20.00	0	91.7	80	120				
1,1-Dichloroethene	21.4	0.500	20.00	0	107	80	120				
trans-1,2-Dichloroethene	20.3	0.350	20.00	0	101	80	120				
cis-1,2-Dichloroethene	20.1	0.500	20.00	0	100	80	120				
Trichloroethene (TCE)	20.3	0.400	20.00	0	102	80	120				
Tetrachloroethene (PCE)	19.5	0.350	20.00	0	97.4	80	120				
Surr: Dibromofluoromethane	26.4		25.00		106	80	120				
Surr: Toluene-d8	25.0		25.00		100	80	120				
Surr: 1-Bromo-4-fluorobenzene	25.5		25.00		102	80	120				

Sample ID: **2305213-002ADUP** SampType: **DUP** Units: **µg/L** Prep Date: **5/12/2023** RunNo: **83981**
Client ID: **BATCH** Batch ID: **40332** Analysis Date: **5/13/2023** SeqNo: **1751701**

Analyte	Result	RL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
Vinyl chloride	ND	0.200						0		30	
1,1-Dichloroethene	ND	0.500						0		30	
trans-1,2-Dichloroethene	ND	0.350						0		30	
cis-1,2-Dichloroethene	ND	0.500						0		30	
Trichloroethene (TCE)	ND	0.400						0		30	
Tetrachloroethene (PCE)	ND	0.350						0		30	

Work Order: 2305226
CLIENT: Aspect Consulting
Project: Artise

QC SUMMARY REPORT

Volatile Organic Compounds by EPA Method 8260D

Sample ID: **2305213-002ADUP** SampType: **DUP** Units: **µg/L** Prep Date: **5/12/2023** RunNo: **83981**
Client ID: **BATCH** Batch ID: **40332** Analysis Date: **5/13/2023** SeqNo: **1751701**

Analyte	Result	RL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
Surr: Dibromofluoromethane	25.6		25.00		103	80	120		0		
Surr: Toluene-d8	24.6		25.00		98.4	80	120		0		
Surr: 1-Bromo-4-fluorobenzene	23.6		25.00		94.5	80	120		0		

Sample Log-In Check List

Client Name:	AC	Work Order Number:	2305226
Logged by:	Morgan Wilson	Date Received:	5/10/2023 5:28:00 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 ☐
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

Item #	Temp ºC
Sample	2.4

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

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: 05/10/23 | Page: 1 of: 1 | Laboratory Project No (internal): 2305226

Project Name: Artise | Special Remarks:

Client: Aspect Consulting

Project No: 190298

Address: 710 2nd Ave, Suite #550

Collected by: Favour Epunci

City, State, Zip: Seattle, WA 98104

Location: Bellevue

Telephone:

Report To (PM): Meilani Lanier-Kamahoo, Monique Rutte | Sample Disposal: ☐ Return to client ☐ Disposal by lab (after 30 days)

Fax:

PM Email: mkamahoo+mrutte@aspectconsulting.com

	Sample Name	Sample Date	Sample Time	Sample Type (Matrix)*	# of Cont.	VOCs (EPA 8260 / 624)	BTEX	Gasoline Range Organics (GX)	Hydrocarbon Identification (HCID)	Diesel/Heavy Oil Range Organics (DX)	SVOCs (EPA 8270 / 625)	PAHs (EPA 8270 - SIM)	PCBs (EPA 8082 / 608)	Metals** (EPA 6020 / 200.8) Total (T) | Dissolved (D)	Anions (IC)***	EDB (8011)	PCE + Breakdown				Comments
1	AMW-10-051023	05/10/23	0858	GW	3												X				
2	AMW-11A-051023		1103																		
3	AMW-11S-051023		1239																		
4	MW-18-051023		1424																		
5	Trip Blank	05/04/23	1715	W	1																
6																					
7																					
8																					
9																					
10																					

*Matrix: A = Air, AQ = Aqueous, B = Bulk, O = Other, P = Product, S = Soil, SD = Sediment, SL = Solid, W = Water, DW = Drinking Water, GW = Ground Water, SW = Storm Water, WW = Waste Water

**Metals (Circle): MTCA-5 RCRA-8 Priority Pollutants TAL *Individual:* Ag Al As B Ba Be Ca Cd Co Cr Cu Fe Hg K Mg Mn Mo Na Ni Pb Sb Se Sr Sn Ti Tl V Zn

***Anions (Circle): Nitrate Nitrite Chloride Sulfate Bromide O-Phosphate Fluoride Nitrate+Nitrite

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	Favour Epunci	05/10/23 1727	x	Nate Ries	5/10/23 17:28
x			x		

APPENDIX B

Report Limitations and Guidelines for Use

REPORT LIMITATIONS AND USE GUIDELINES

Reliance Conditions for Third Parties

This report was prepared for the exclusive use of the Client. No other party may rely on this report or the product of our services without the express written consent of Aspect Consulting, LLC (Aspect). This limitation is to provide our firm with reasonable protection against liability claims by third parties with whom there would otherwise be no contractual conditions or limitations and guidelines governing their use of the report. Within the limitations of scope, schedule and budget, our services have been executed in accordance with our Agreement with the Client and recognized standards of professionals in the same locality and involving similar conditions.

Services for Specific Purposes, Persons, and Projects

Aspect has performed the services in general accordance with the scope and limitations of our Agreement. This report has been prepared for the exclusive use of the Client and their authorized third parties, approved in writing by Aspect. This report is not intended for use by others, and the information contained herein is not applicable to other properties.

This report is not, and should not, be construed as a warranty or guarantee regarding the presence or absence of hazardous substances or petroleum products that may affect the subject property. The report is not intended to make any representation concerning title or ownership to the subject property. If real property records were reviewed, they were reviewed for the sole purpose of determining the subject property's historical uses. All findings, conclusions, and recommendations stated in this report are based on the data and information provided to Aspect, current use of the subject property, and observations and conditions that existed on the date and time of the report.

Aspect structures its services to meet the specific needs of our clients. Because each environmental study is unique, each environmental report is unique, prepared solely for the specific client and subject property. This report should not be applied for any purpose or project except the purpose described in the Agreement.

This Report Is Project-Specific

Aspect considered a number of unique, project-specific factors when establishing the Scope of Work for this project and report. You should not rely on this report if it was:

- Not prepared for you
- Not prepared for the specific purpose identified in the Agreement
- Not prepared for the specific real property assessed
- Completed before important changes occurred concerning the subject property, project or governmental regulatory actions

If changes are made to the project or subject property after the date of this report, Aspect should be retained to assess the impact of the changes with respect to the conclusions contained in the report.

Geoscience Interpretations

The geoscience practices (geotechnical engineering, geology, and environmental science) require interpretation of spatial information that can make them less exact than other engineering and natural science disciplines. It is important to recognize this limitation in evaluating the content of the report. If you are unclear how these "Report Limitations and Use Guidelines" apply to your project or site, you should contact Aspect.

Discipline-Specific Reports Are Not Interchangeable

The equipment, techniques and personnel used to perform an environmental study differ significantly from those used to perform a geotechnical or geologic study and vice versa. For that reason, a geotechnical engineering or geologic report does not usually address any environmental findings, conclusions, or recommendations; e.g., about the likelihood of encountering underground storage tanks or regulated contaminants. Similarly, environmental reports are not used to address geotechnical or geologic concerns regarding the subject property.

Environmental Regulations Are Not Static

Some hazardous substances or petroleum products may be present near the subject property in quantities or under conditions that may have led, or may lead, to contamination of the subject property, but are not included in current local, state, or federal regulatory definitions of hazardous substances or petroleum products or do not otherwise present potential liability. Changes may occur in the standards for appropriate inquiry or regulatory definitions of hazardous substance and petroleum products; therefore, this report has a limited useful life.

Property Conditions Change Over Time

This 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 (for example, Phase I ESA reports are applicable for 180 days), by events such as a change in property use or occupancy, or by natural events, such as floods, earthquakes, slope failure or groundwater fluctuations. If more than six months have passed since issuance of our report, or if any of the described events may have occurred following the issuance of the report, you should contact Aspect so that we may evaluate whether changed conditions affect the continued reliability or applicability of our conclusions and recommendations.

Phase I ESAs – Uncertainty Remains After Completion

Aspect has performed the services in general accordance with the scope and limitations of our Agreement and the current version of the "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process," ASTM E1527, and U.S. Environmental Protection Agency (EPA)'s Federal Standard 40 CFR Part 312 "Innocent Landowners, Standards for Conducting All Appropriate Inquiries."

No ESA can wholly eliminate uncertainty regarding the potential for recognized environmental conditions in connection with subject property. Performance of an ESA study is intended to reduce, but not eliminate, uncertainty regarding the potential for environmental conditions affecting the subject property. There is always a potential that areas with contamination that were not identified during this ESA exist at the subject property or in the study area. Further evaluation of such potential would require additional research, subsurface exploration, sampling and/or testing.

Historical Information Provided by Others

Aspect has relied upon information provided by others in our description of historical conditions and in our review of regulatory databases and files. The available data does not provide definitive information with regard to all past uses, operations or incidents affecting the subject property or adjacent properties. Aspect makes no warranties or guarantees regarding the accuracy or completeness of information provided or compiled by others.

Exclusion of Mold, Fungus, Radon, Lead, and HBM

Aspect's services do not include the investigation, detection, prevention, or assessment of the presence of molds, fungi, spores, bacteria, and viruses, and/or any of their byproducts. Accordingly, this report does not include any interpretations, recommendations, findings, or conclusions regarding the detection, assessment, prevention or abatement of molds, fungi, spores, bacteria, and viruses, and/or any of their byproducts. Aspect's services also do not include the investigation or assessment of hazardous building materials (HBM) such as asbestos, polychlorinated biphenyls (PCBs) in light ballasts, lead based paint, asbestos-containing building materials, urea-formaldehyde insulation in on-site structures or debris or any other HBMs. Aspect's services do not include an evaluation of radon or lead in drinking water, unless specifically requested.