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Engineering and Science, Inc.

More Than Just Assessments.
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PHASE II SUBSURFACE INVESTIGATION REPORT

Rich Root Holdings - Meter Music
1900 East Aloha Street
Seattle, Washington 98112

Report Date
September 15, 2023

Partner Project No.
23-415407.3

YouConnect Project No.
503238

Prepared for:
Umpqua Bank
1 Southwest Columbia Street
Portland, Oregon 97258

PARTNER

September 15, 2023

Michael Pereira
Umpqua Bank
1 Southwest Columbia Street
Portland, Oregon 97258

Subject: Phase II Subsurface Investigation Report
Rich Root Holdings - Meter Music
1900 East Aloha Street
Seattle, Washington 98112
Partner Project No. 23-415407.3
YouConnect Project Number: 503238

Dear Mr. Pereira:

Partner Engineering and Science, Inc. (Partner) is pleased to provide the results of the assessment performed at the above-referenced property. The following report describes the field activities, methods, and findings of the Phase II Subsurface Investigation conducted at the above-referenced property.

This assessment was performed consistent with acceptable industry standards. The independent conclusions represent Partner's best professional judgment based upon existing conditions and the information and data available to us during the course of this assignment.

Partner has no present or contemplated future ownership interest or financial interest in the real estate that is the subject of this Environmental Assessment Report; and Partner has no personal interest with respect to the subject matter of the Environmental Assessment Report of the parties involved and Partner has no relationship with the property or the owners thereof which would prevent an independent analysis of the environmental or other conditions of the property.

Unless expressly authorized in writing by Umpqua Bank, no one is permitted or intended to rely upon the findings, conclusions or recommendations found herein. This information is provided as a courtesy only and its accuracy has not been verified. The recipient accepts this information understanding that no representations or warranties are made with respect to this information and that recipient must make an independent determination of the accuracy of any information contained herein.

The recipient acknowledges that Umpqua Bank has no responsibility for this information and the recipient releases Umpqua Bank from liability for any inaccuracy, mistake or other defect in this information.

PARTNER

We appreciate the opportunity to provide these services. If you have any questions concerning this report, or if we can assist you in any other matter, please contact John Wharff at 916-237-0245.

Sincerely,

Partner Engineering and Science, Inc.

Hunter White
Senior Project Manager

Cory Martini
Project Manager

John Wharff
Operations Director – West Region

Mitchell Williams, LG
Project Manager

SBA RELIANCE LETTER

September 15, 2023

To: Umpqua Bank, 1 SW Columbia Street, Portland, Oregon 97258 ("Lender")

and

Northwest Business Development Association

and

U.S. Small Business Administration ("SBA")

Re: Borrower Name: Rich Root Holdings, LLC

Project Address ("Property"): 1900 East Aloha Street, Seattle, Washington

Environmental Investigation Report Number(s): 23-415407.3

Dear Lender and SBA:

Dennis Mitchell Williams ("Environmental Professional") meets the definition of an Environmental Professional as defined by 40 C.F.R. § 312.10(b) and has performed or supervised the performance of the following "Environmental Investigation(s)" (check all that apply):

____A Transaction Screen of the Property dated _____, 20____, and any addendum(s) thereto, conducted in accordance with ASTM International's most recent standard (currently ASTM E1528-22);

____A Phase I (or an Updated Phase I) Environmental Site Assessment of the Property dated _____, 20____, and any addendum(s) thereto, conducted in accordance with ASTM International's most recent standard (currently ASTM E1527-21). In addition, the Environmental Professional has addressed the performance of the "additional inquiries" set forth at 40 C.F.R. § 312.22;

__X__A Phase II Environmental Site Assessment of the Property dated September 15, 2023, and any addendum(s) thereto, conducted in accordance with generally-accepted industry standards of practice and consisting of a scope of work that would be considered reasonable and sufficient to identify the presence, nature and extent of a Release as it impacts the Property.

Reliance by SBA and Lender. Environmental Professional (and Environmental Professional's firm, where applicable) understand(s) that the Property may serve as collateral for an SBA-guaranteed loan, a condition for which is an Environmental Investigation of the Property by an Environmental Professional. Environmental Professional (and Environmental Professional's firm, where applicable) authorize(s) Lender and SBA to use and rely upon the Environmental Investigation. Further, Environmental Professional (and Environmental

Professional's firm, where applicable) authorize(s) Lender and SBA to release a copy of the Environmental Investigation to the Borrower for information purposes only. This letter is not an update or modification to the Environmental Investigation. Environmental Professional (and Environmental Professional's firm, where applicable) makes no representation or warranty, express or implied, that the condition of the Property on the date of this letter is the same or similar to the condition of the Property described in the Environmental Investigation.

Insurance Coverage. Environmental Professional (and/or Environmental Professional's firm, where applicable) certifies that they or the firm were covered as of the date of the Environmental Investigation by errors and omissions liability insurance with a minimum coverage of $1,000,000 per claim (or occurrence) and that evidence of this insurance is attached. As to the Lender and SBA, Environmental Professional (and Environmental Professional's firm, where applicable) specifically waive(s) any dollar amount limitations on liability up to $1,000,000 as well as any time limitations on liability, other than state or Federal statutes of limitation.

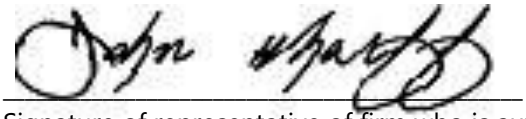
Waiver of Right to Indemnification. Environmental Professional and Environmental Professional's firm waive any right to indemnification from the Lender and SBA.

Impartiality. Environmental Professional certifies that (1) to the best of their knowledge, Environmental Professional is independent of and not a representative, nor an employee or affiliate of seller, Borrower, operating company, or any person in which seller has an ownership interest; and (2) the Environmental Professional has not been unduly influenced by any person with regard to the preparation of the Environmental Investigation or the contents thereof.

Acknowledgment. The undersigned acknowledge(s) and agree(s) that intentionally falsifying or concealing any material fact with regard to the subject matter of this letter or the Environmental Investigations may, in addition to other penalties, result in prosecution under applicable laws including 18 U.S.C. § 1001.

Signature of Environmental Professional
Printed Name: Dennis Mitchel Williams

(Note: The Environmental Professional must always sign this letter above. If the Environmental Professional is employed or retained by an Environmental Firm, then an authorized representative of the firm must also sign below).



Signature of representative of firm who is authorized to sign this letter
Printed Name & Title: John Wharff
Name of Environmental Firm: Partner Engineering & Science, Inc.

Enclosure: Evidence of Insurance

TABLE OF CONTENTS

The following Tables, Figures, and Appendices are attached at the end of this report.

1.0 INTRODUCTION

1.1 Purpose

The purpose of the investigation was to evaluate the potential impact of chlorinated solvents to soil and soil gas as a consequence of a release or releases from the former on-site dry cleaning operations. Umpqua Bank provided project authorization of Partner Proposal Number P23-415407.3 by issuing an Environmental Services Task Order dated August 4, 2023 (Appendix A).

1.2 Limitations

This report presents a summary of work conducted by Partner. The work includes observations of site conditions encountered and the analytical results provided by an independent third-party laboratory of samples collected during the course of the project. The number and location of samples were selected to provide the required information. It cannot be assumed that the limited available data are representative of subsurface conditions in areas not sampled.

Conclusions and/or recommendations are based on the observations, laboratory analyses, and the governing regulations. Conclusions and/or recommendations beyond those stated and reported herein should not be inferred from this document.

Partner warrants that the environmental consulting services contained herein were accomplished in accordance with generally accepted practices in the environmental engineering, geology, and hydrogeology fields that existed at the time and location of work. No other warranties are implied or expressed.

1.3 User Reliance

Partner was engaged by Umpqua Bank (the Addressee), or their authorized representative, to perform this investigation. The engagement agreement specifically states the scope and purpose of the investigation, as well as the contractual obligations and limitations of both parties. This report and the information therein, are for the exclusive use of the Addressee. This report has no other purpose and may not be relied upon, or used, by any other person or entity without the written consent of Partner. Third parties that obtain this report, or the information therein, shall have no rights of recourse or recovery against Partner, its officers, employees, vendors, successors or assigns. Any such unauthorized user shall be responsible to protect, indemnify and hold Partner, the Addressee and their respective officers, employees, vendors, successors and assigns harmless from any and all claims, damages, losses, liabilities, expenses (including reasonable attorneys' fees) and costs attributable to such use. Unauthorized use of this report shall constitute acceptance of, and commitment to, these responsibilities, which shall be irrevocable and shall apply regardless of the cause of action or legal theory pled or asserted.

This report has been completed under specific Terms and Conditions relating to scope, relying parties, limitations of liability, indemnification, dispute resolution, and other factors relevant to any reliance on this report. Any parties relying on this report do so having accepted Partner's standard Terms and Conditions, a copy of which can be found at http://www.partneresi.com/terms-and-conditions.php.

2.0 SITE BACKGROUND

2.1 Site Description

The subject property consists of one parcel of land comprising 0.10 acres located on the north side of East Aloha Street within a mixed residential and commercial area of Seattle, King County, Washington. The subject property is currently developed with three commercial/office buildings occupied by Seatown Pottery (1900 East Aloha Street) for commercial use, Lonely Eagle Inc. (1906 East Aloha Street) for office use, and a vacant building (1902 East Aloha Street) formerly for office use. Onsite operations consist of crafting pottery items, office activities, and routine property maintenance. In addition to the current structures, the subject property is also improved with backyard fencing and associated landscaping.

The subject property is bound by a residential property to the north, an alley followed by a residential property to the east, East Aloha Street followed by a commercial and residential properties to the south, and commercial properties to the to the west. Refer to Figure 1 for a site vicinity map showing site features and surrounding properties.

2.2 Site History

Partner completed a Phase I Environmental Site Assessment Report (Phase I) for the subject property, dated August 3, 2023 on behalf of Umpqua Bank. According to the reviewed historical sources, the subject property was developed with the current structures at 1902 and 1906 East Aloha Street in 1911. The current structure at 1900 East Aloha Street appears to have been constructed by the early 1930s.

The following recognized environmental condition (REC) was identified in the Phase I:

- According to review of historical fire insurance maps and city directory listings, the subject property, identified as 900 19th Avenue East (presently 1900 East Aloha Street) was occupied by dry cleaning tenants, Herron Lou & Co. Cleaners and Aaron's Dry Cleaners Plant, from as early as 1939 until at least 1975. Dry cleaning operations typically use chlorinated solvents, particularly tetrachloroethylene (PCE), during the dry cleaning process. These solvents, even when properly stored and disposed of, can be released from these facilities in small, frequent releases through floor drains, cracked concrete, and sewer systems. Chlorinated solvents are highly mobile chemicals that can easily accumulate in the soil and migrate to the groundwater beneath a facility. Based on the historical use of dry cleaning operations onsite, the lack of known previous subsurface investigations, and the nature of dry cleaning chemicals, the historical dry cleaning operations are considered a REC.

2.3 Geology and Hydrogeology

Review of the United States Geological Survey (USGS) *Seattle North, Washington* Quadrangle topographic map indicates the subject property is situated approximately 380 feet above mean sea level, and the local topography is sloping gently to the east. Refer to Figure 2 for a topographic map of the site vicinity.

The subject property is situated in the Puget Lowland physiographic province of Washington state. The Puget Lowland is a broad, low-lying trough located between the Cascade Range to the east and the Olympic Mountains to the northwest and the Willapa Hills to the southwest. As the Cascade Range began to form, much of the sediment deposited on the coastal plan was derived from volcanic eruptions. During the Quaternary, the Puget Lowland was covered a number of times by continental ice sheets. The most recent (Fraser) glaciation reached its peak about 14,000 years ago. The Fraser ice retreated quickly, leaving behind a landscape sculpted by glacial erosion and covered by newly deposited glacial drift.

Based on borings advanced during this investigation, the underlying subsurface consists predominantly of light brown medium-fine sand (SP) from the ground surface to approximately 5 feet below ground surface (bgs). Refer to Appendix B for boring logs from this investigation.

Groundwater was not encountered during this investigation and was not a part of the scope of work. According to a previous subsurface investigations conducted at nearby properties, the depth to groundwater in the vicinity of the subject property is variable with shallow perched discontinuous groundwater encountered in some borings at depths as shallow as 5 feet bgs and groundwater not being encountered in borings advanced to depths up to 58 feet bgs.

3.0 FIELD ACTIVITIES

The Phase II Subsurface Investigation scope included the advancement of three borings (B1 through B3) to collect representative soil and soil gas samples. Refer to Table 1 for a summary of the borings, sampling schedule, and laboratory analyses for this investigation.

3.1 Preparatory Activities

Prior to the initiation of fieldwork, Partner completed the following activities.

3.1.1 Access Agreement

Prior to the initiation of field work, Partner received a signed copy of an access agreement authorizing Partner to access the property to perform the Phase II, from PLE, the owner of the subject property dated August 24, 2023. A copy of the signed access agreement is included in Appendix C.

3.1.2 Utility Clearance

Partner notified Washington Utility Notification Center (WUNC) to clear public utility lines as required by law at least two business days prior to drilling activities. WUNC issued ticket number 23352015 for the project.

In addition, Partner subcontracted with Blood Hound on September 7, 2023 to clear boring locations of utilities. Blood Hound systematically free-traversed each proposed boring location with a Geonics EM-61 and a Fischer M-Scope electromagnetic induction (EM) equipment, a Schonstedt GA-52 magnetic gradiometer, a Sensors and Software Noggin ground penetrating radar (GPR) unit, and a Metrotech 9890 utility locator with line-tracing capabilities and the data was interpreted in real time for evidence of utility lines and/or other subsurface features of potential concern. Based on the findings of the GPR survey, no subsurface utilities were identified within the proposed boring locations.

3.1.3 Health and Safety Plan

Partner prepared a site-specific Health and Safety Plan, which was reviewed with on-site personnel involved in the project prior to the commencement of drilling activities.

3.2 Drilling Equipment

On September 7, 2023, Partner subcontracted with Holocene Drilling (Holocene) (State of Washington Contractor License Number HOLOCD*782MG) to provide and operate drilling equipment. Holocene, under the direction of Partner, advanced borings B1 through B3 with a limited-access AMS PowerProbe 9100-P direct push rig. Sampling equipment was decontaminated between sample intervals and boring locations to prevent cross-contamination.

3.3 Sample Locations

Borings B1 through B3 were advanced in the north, central, and south interior portions of the former dry cleaning facility, respectively.

Refer to Figure 3 for a map indicating sample locations.

3.4 Soil Sampling

Borings B1 through B3 were overlain by concrete, which was penetrated using a concrete coring attachment advanced by the direct-push drill rig. Borings B1 through B3 were advanced to a terminal depth of 5 feet bgs.

Soil samples were collected using a 5-foot long by 2.25-inch diameter MacroCore sampler with a 5-foot long acetate liner, which was advanced by the direct-push drill rigs using 5-foot long by 1.5-inch diameter drill rods. The sampler was driven into the subsurface to allow undisturbed soil to enter the open MacroCore barrel and retrieved in 5-foot intervals to recover the soil-filled liners.

A lengthwise section of each acetate liner was removed with a splitting tool to expose the soil. The soil column was visually inspected for discoloration, monitored for odors, and classified in accordance with the Unified Soil Classification System (USCS). Select intervals were placed in sealable plastic bags and field-screened with a photoionization detector (PID) calibrated to isobutylene.

Soil depths selected for laboratory analysis were sampled directly from the liners using a disposable plastic syringe and retained in two methanol-preserved volatile organics analysis (VOA) vials in accordance with United States Environmental Protection Agency (EPA) Method 5035 sampling protocol. A sample was also collected by transferring soil into a laboratory-supplied, four-ounce, wide-mouth, unpreserved glass jar, which was sealed with a threaded, Teflon-lined lid. The jars were filled with soil to capacity to minimize headspace and reduce the potential for volatilization. The jars and VOA vials were labeled for identification and stored in an iced cooler. None of the samples exhibited discoloration or an odor and none of the PID readings suggested the presence of elevated volatile organics concentrations.

Soil samples were collected from each boring at 5 feet bgs.

3.5 Soil Gas Sampling

Soil Gas Probe Construction

Soil gas probes screened at 5 feet bgs were constructed within the boreholes upon completion of soil sampling. Boreholes were backfilled with dry, granular bentonite to approximately 6 inches below the desired sampling depth. A new section of ¼-inch diameter polyethylene tubing with a new ¼-inch diameter polypropylene filter at the terminal end was inserted into the borehole to the desired sampling depth. One-inch diameter polyvinyl chloride (PVC) casing was used as a guide for the tubing to ensure that the desired sampling depth was achieved. Sand was poured into the boring annulus to form an approximately 1-foot long sand pack around the polypropylene filter, at which time the PVC piping was withdrawn. Approximately 1 foot of dry, granular bentonite was placed atop the sand pack and the remainder of the borehole was backfilled with hydrated bentonite to the ground surface to form a seal. The sampling end of the tubing was fitted with a valve and the probe was labeled for identification.

Soil Gas Sampling Methodology

Soil gas samples were collected in general accordance with the Washington State Department of Ecology (Ecology) March 2022 report *Guidance for Evaluating Soil Vapor Intrusion in Washington State: Investigation and Remedial Action* and the California Environmental Protection Agency (CalEPA) April 2015 *Advisory for Active Soil Gas Investigations*.

Soil gas samples were collected using 1-liter, stainless-steel, cylindrical SUMMA canisters. The sampling containers were provided by Pace Analytical (Pace) a state-certified laboratory [Environmental Laboratory Accreditation Program (ELAP) certificate number C847] in Mount Juliet, Tennessee, which subjected each canister to a rigorous cleaning process using a combination of dilution, heat, and high vacuum. After cleaning, the canisters were batch certified to be free of target contaminants to a specified reporting limit via gas chromatography/mass spectroscopy prior to delivery.

Partner received the SUMMA canisters evacuated to approximately minus 28 to 30 inches of mercury. The SUMMA canisters were fitted with stainless-steel flow controllers, which Pace calibrated to maintain constant flow (approximately 0.1 liter per minute) for approximately 5 to 10 minutes of sampling time.

Each probe was allowed to equilibrate for a minimum of 30 minutes after installation prior to sampling. After equilibration, the sample tubing and sampler screen were purged of ambient air using a plastic syringe. A tracer gas 1,1-difluoroethane (DFA) was placed around each probe at the ground surface while sampling to detect ambient air intrusion.

Once the sampling tubing was purged of ambient air, the sampling end of the tubing was fitted to the sampling canister and the port valve was opened, causing air to enter the sample container due to the pressure differential. Partner closed the valves after the canister was evacuated to approximately minus 2 inches of mercury, with pertinent data (e.g., time, canister vacuum) recorded at the start and end of sampling.

Partner successfully connected individual 1-liter SUMMA canisters to each sampling point. The SUMMA canisters were labeled for identification and stored away from direct sunlight prior to analysis.

Soil gas samples were collected from each boring at 5 feet bgs.

3.6 Post-Sampling Activities

Probes were removed from the subsurface and the boreholes were backfilled with hydrated bentonite chips following sampling activities. Boreholes advanced in improved areas were capped with concrete to match existing ground cover after being backfilled.

No significant amounts of derived wastes were generated during this investigation.

4.0 DATA ANALYSIS

4.1 Laboratory Analysis

Partner collected three soil samples and three soil gas samples on September 7, 2023, which were transported in an iced cooler (soil samples) and at ambient temperature (soil gas samples) under chain-of-custody protocol to Pace for analysis. Based on field-screening results, visual observations, and/or olfactory observations, one soil sample per boring (three soil samples total) was analyzed for chlorinated solvents [specifically PCE; trichloroethylene (TCE); cis-1,2-dichloroethylene (DCE); trans-1,2-DCE; 1,1-DCE; and vinyl chloride] via EPA Method 8260D. Each soil gas sample (three soil gas samples total) was analyzed for chlorinated solvents via EPA Method TO-15.

Laboratory analytical results are included in Appendix B and discussed below.

4.2 Regulatory Agency Comparison Criteria

Washington Department of Ecology Model Toxics Control Act

Ecology promulgated the Model Toxics Control Act (MTCA) Cleanup Regulation (Chapter 173-340 of the WAC) to establish administrative processes and standards for identifying, investigating, and cleaning up facilities where there has been a release or threatened release of a hazardous substance or substances that may pose a threat to human health and/or the environment. The MTCA Cleanup Regulation provides Method A for establishing cleanup levels for soil for unrestricted land use and Method B for establishing cleanup levels for sites that do not have a Method A cleanup level. Method B consists of a Cancer Cleanup Level (soil and groundwater) or Screening Level (soil gas) and Noncancer Cleanup Level or Screening Level. MTCA B Cancer establishes the concentration threshold for analytes at which the human health risk is cancer. MTCA B Noncancer establishes concentration thresholds for analytes at which the human health risk is a noncancer effect. In cases where MTCA Method B is used, data is compared to the most conservative Cleanup or Screening Level. Per MTCA guidelines, soil gas samples collected at a depth shallower than 15 feet bgs were compared to sub-slab soil gas screening levels (SGSLs). Based on the current use and presumed future use of the subject property, results were compared to MTCA Method A and Method B Cleanup Levels and SGSLs.

4.3 Soil Sample Data Analysis

PCE was detected in each analyzed soil sample at concentrations above laboratory reported detection limits (RDLs). No other chlorinated solvents were detected in the analyzed soil samples at concentrations above laboratory RDLs and/or method detection limits (MDLs) and the laboratory RDLs/MDLs were below applicable cleanup levels.

The detected concentration of PCE in the analyzed soil samples do not exceed applicable cleanup levels.

Refer to Table 2 for a summary of the soil sample chlorinated solvents laboratory analysis results.

4.4 Soil Gas Sample Data Analysis

PCE was detected in each analyzed soil gas sample at concentrations above laboratory RDLs. TCE was detected in soil gas sample B1-SG at a concentration above the laboratory RDL.

The detected concentrations of PCE in soil gas samples B1-SG, B2-SG, and B3-SG were 8,890, 4,870, and 3,250 micrograms per cubic meter (µg/m^3), respectively, which exceed the MTCA Method B Cancer and Noncancer SGSLs of 320 and 610 µg/m^3, respectively. The detected concentration of TCE did not exceed applicable SGSLs.

The leak check compound (1,1-DFA) was detected in soil gas samples B1-SG and B2-SG at concentrations of 64.8 and 100 µg/m^3, respectively, which can be indicative of a potential breach resulting in the introduction of ambient air into the sampling train. Ecology does not provide guidance for the determination of the significance of potential breaches in the sampling train. Alternatively, Partner utilized the California Department of Toxic Substances Control (DTSC) methods for quantification of a significant breach. According to the DTSC detection of a leak check compound at concentrations less than or equal to 10 times the laboratory RDL of the target analyte are considered insignificant. For the purposes of this investigation, the RDL for vinyl chloride (0.511 µg/m^3) was utilized for comparison, resulting in a significance threshold of 5.11 µg/m^3. The tracer compound concentrations in soil gas samples B1-SG and B2-SG exceeded the significance threshold, which is indicative of a potential breach in the sampling train, resulting in the introduction of ambient air into the sample. Therefore, the reported concentrations of target compounds in soil gas from that sample may be an underestimation if the compounds were not in the ambient air, or an overestimation of the actual conditions if the detected compounds are in ambient air. However, the detected tracer compound concentrations are less than an order of magnitude above the significance threshold and potential breaches are expected to be relatively minimal and not expected to negatively impact the outcome of this investigation.

Refer to Table 3 for a summary of the soil gas sample chlorinated solvents laboratory analysis results.

4.5 Discussion

None of the detected concentrations of PCE in analyzed soil samples exceeded applicable cleanup levels.

PCE was detected in each analyzed soil gas sample at concentrations exceeding applicable MTCA Method B Cancer and Noncancer SGSLs. Based on the analytical results, the subsurface has been impacted by the former on-site dry cleaning operations.

The highest concentration of PCE in soil gas is located in the north interior of the former dry cleaning facility and adjacent to the restroom. Before regulatory oversight, spent dry cleaning solvents were sometimes disposed of at on-site sinks and drains. If the on-site drain and pipe system becomes compromised, dry cleaning solvents can be released into the subsurface.

The subsurface impacts are not defined laterally or vertically. Partner recommends further investigation to evaluate the extent of the chlorinated solvent subsurface impacts.

5.0 SUMMARY AND CONCLUSIONS

Partner conducted a Phase II Subsurface Investigation at the subject property to evaluate the potential impact of chlorinated solvents to soil and soil gas as a consequence of a release or releases from the former on-site dry cleaning operations. The scope of the Phase II Subsurface Investigation included three soil and soil gas borings. Three soil samples and three soil gas samples were analyzed for chlorinated solvents.

The underlying subsurface consists predominantly of light brown medium-fine sand (SP) from the ground surface to approximately 5 feet bgs. Groundwater was not encountered during this investigation and was not a part of the scope of work.

None of the detected concentrations of PCE in analyzed soil samples exceeded applicable cleanup levels.

PCE was detected in each analyzed soil gas sample at concentrations exceeding applicable MTCA Method B Cancer and Noncancer SGSLs. Based on the analytical results, the subsurface has been impacted by the former on-site dry cleaning operations.

The highest concentration of PCE in soil gas is located in the north interior of the former dry cleaning facility and adjacent to the restroom. Before regulatory oversight, spent dry cleaning solvents were sometimes disposed of at on-site sinks and drains. If the on-site drain and pipe system becomes compromised, dry cleaning solvents can be released into the subsurface.

The subsurface impacts indicate evidence of a release from the former on-site dry cleaning operations and are not defined laterally or vertically. Partner recommends further investigation to evaluate the extent of the chlorinated solvent subsurface impacts and potential vapor intrusion concern with respect to the former on-site dry cleaning operations.

TABLES

Table 1: Summary of Investigation Scope
1900 East Aloha Street
Seattle, Washington 98112
Partner Project Number 23-415407.3
Date of Sample Collection: September 7, 2023

Boring Identification	REC/Issue	Location	Terminal Depth (feet bgs)	Matrix Sampled	Sampling Depths* (feet bgs)	Target Analytes
B1	Former dry cleaning operations	North interior of former dry cleaning facility	5	Soil	5	Chlorinated Solvents
				Soil Gas	5	Chlorinated Solvents
B2		Central interior of former dry cleaning facility	5	Soil	5	Chlorinated Solvents
				Soil Gas	5	Chlorinated Solvents
B3		South interior of former dry cleaning facility	5	Soil	5	Chlorinated Solvents
				Soil Gas	5	Chlorinated Solvents

Notes:

*Each sample analyzed for chlorinated solvents [specifically tetrachloroethylene (PCE); trichloroethylene (TCE); cis-1,2-dichloroethylene (DCE); trans-1,2-DCE; 1,1-DCE; and vinyl chloride] via United States Environmental Protection Agency (EPA) Method 8260D (soil samples) or EPA Method TO-15 (soil gas samples).

REC = recognized environmental condition

bgs = below ground surface

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Table 2: Soil Sample Chlorinated Solvents Laboratory Results
1900 East Aloha Street
Seattle, Washington 98112
Partner Project Number 23-415407.3
Date of Sample Collection: September 7, 2023

EPA Method	VOCs via 8260D					
Units	(mg/kg)					
Analyte	MTCA Method A ULU	MTCA Method B Noncancer	MTCA Method B Cancer	B1-5	B2-5	B3-5
Tetrachloroethylene	**0.05**	**480**	**480**	**0.0335**	**0.00927**	**0.012**
Other Chlorinated Solvents	**Varies**	**Varies**	**Varies**	ND	ND	ND

Notes:

EPA = United States Environmental Protection Agency

mg/kg = milligrams per kilogram

MTCA Method A ULU = Soil cleanup levels for unrestricted land use (Washington State Department of Ecology [Ecology], Model Toxics Control Act [MTCA], January 2023)

MTCA Method B = Soil cleanup levels for direct contact (Ecology, MTCA, January 2023)

ND = not detected above laboratory MDLs

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Table 3: Soil Gas Sample Chlorinated Solvents Laboratory Results
1900 East Aloha Street
Seattle, Washington 98112
Partner Project Number 23-415407.3
Date of Sample Collection: September 7, 2023

EPA Method	VOCs via TO-15				
Units	(µg/m^3)				
Analyte	Method B Noncancer	Method B Cancer	B1-SG	B2-SG	B3-SG
Tetrachloroethylene	**610**	**320**	**8,890**	**4,870**	**3,250**
Trichloroethylene	**30**	**11**	**3.6**	<1.07	<1.07
Tracer Gas (1,1-Diflruoroethane)	**NE**	**NE**	**64.8**	**100**	<2.70
Other Chlorinated Solvents	**Varies**	**Varies**	ND	ND	ND

Notes:

VOCs = volatile organic compounds

EPA = United States Environmental Protection Agency

µg/m^3 = micrograms per cubic meter

MTCA Method B = Soil gas screening levels for commercial land use (Washington State Department of Ecology [Ecology], Model Toxics Control Act [MTCA], January 2023)

< = not detected above indicated laboratory Reported Detection Limit (RDL)

NE = not established

ND = not detected above laboratory RDLs

Values in **bold** exceed laboratory RDLs

Highlighted values exceed one or more regulatory guideline

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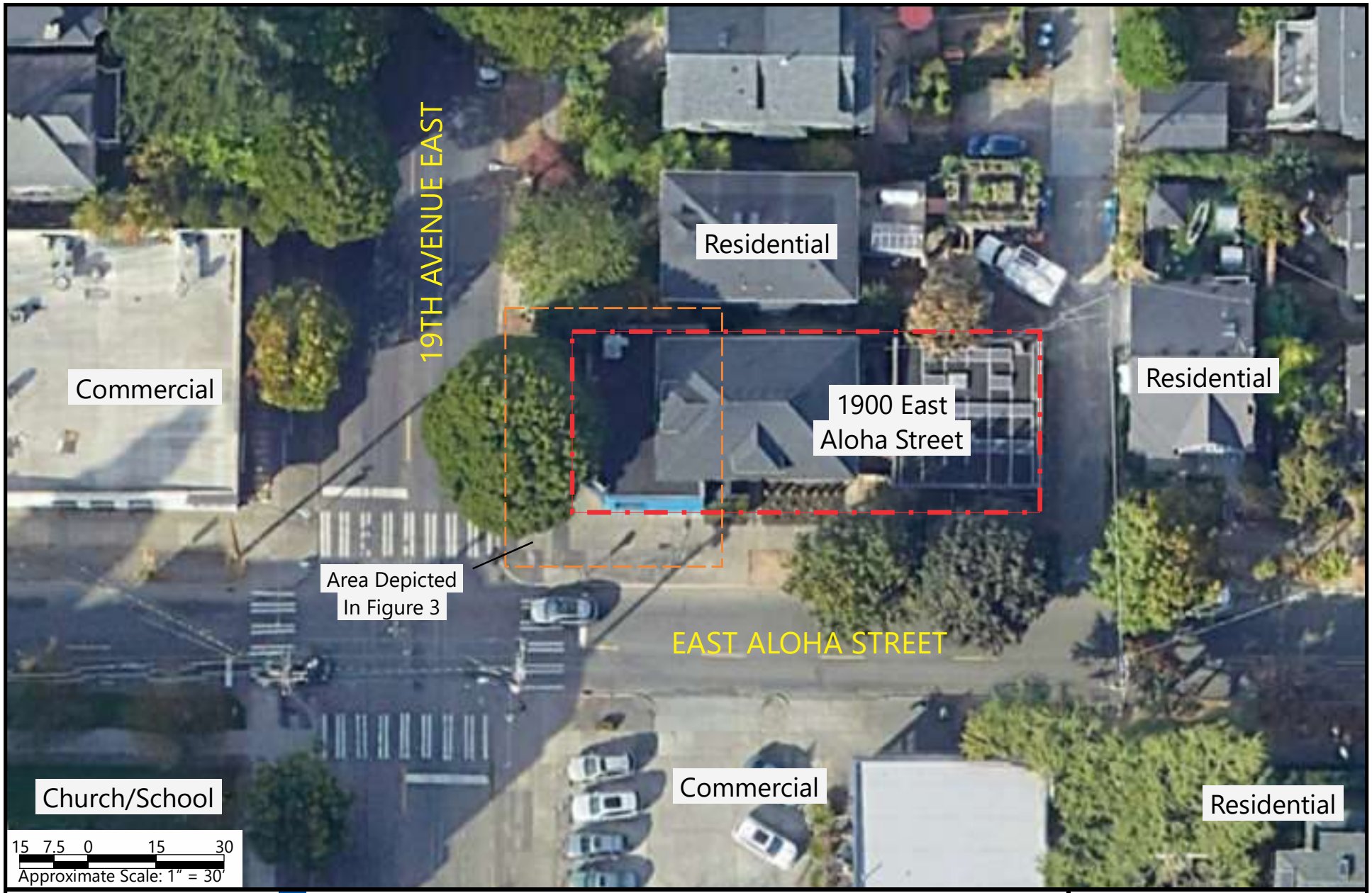
FIGURES



PARTNER
2150 North 107th Street, Suite 475
Seattle, Washington 98133
Project Number: 23-415407.3

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Legend

Subject Property

Site Vicinity Map

Figure	Prepared By	Date
1	H. White	September 2023

1900 East Aloha Street
Seattle, Washington 98112

PARTNER

2150 North 107th Street, Suite 475
Seattle, Washington 98133

Project Number: 23-415407.3

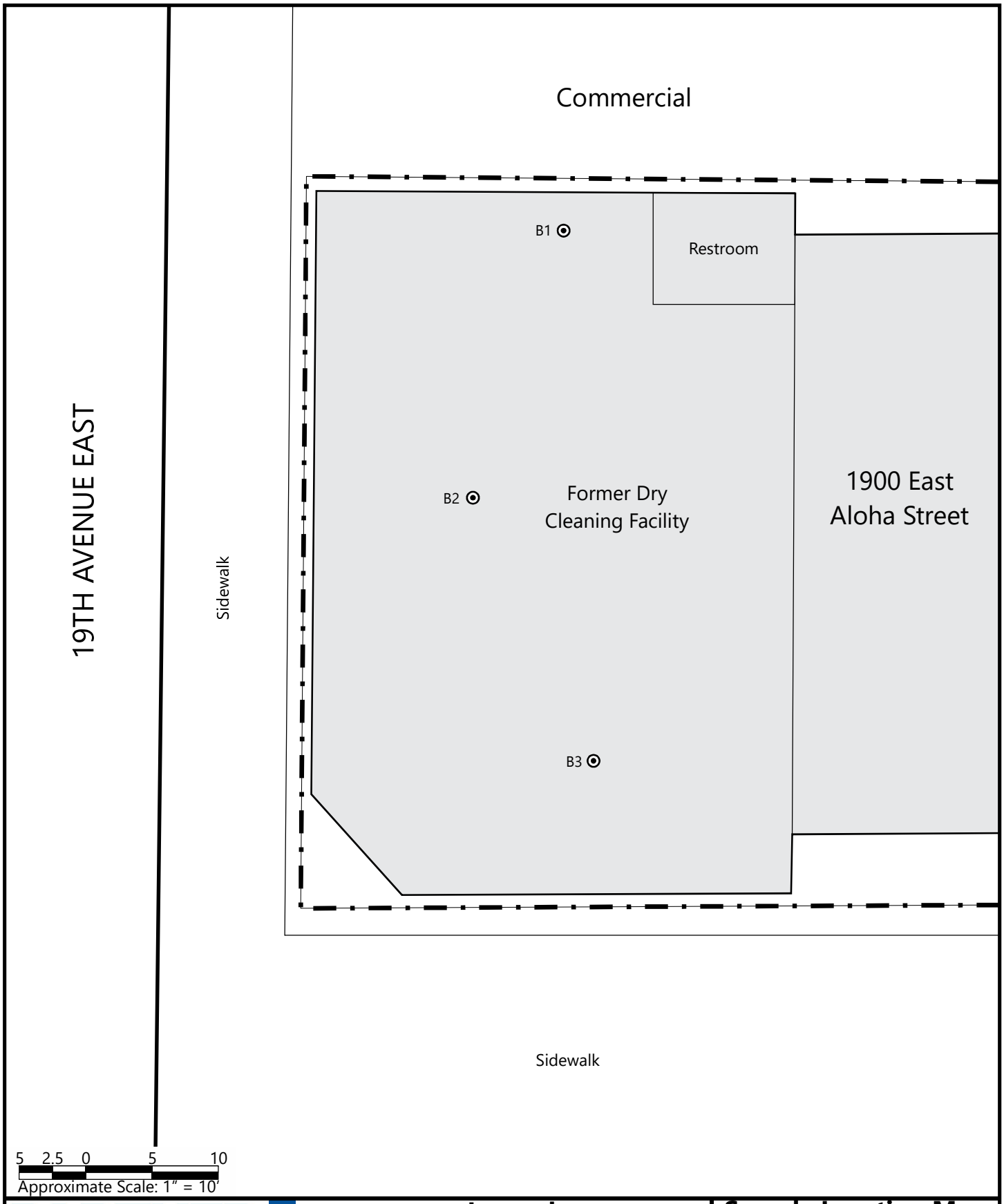
N

USGS Seattle North, Washington Quadrangle
Version: 2020

Topographic Map

Figure	Prepared By	Date
2	H. White	September 2023

1900 East Aloha Street
Seattle, Washington 98112



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2150 North 107th Street, Suite 475
Seattle, Washington 98133

Project Number: 23-415407.3

N

Legend

Subject Property

Boring Location

Sample Location Map

Figure	Prepared By	Date
3	H. White	September 2023

1900 East Aloha Street
Seattle, Washington 98112

APPENDIX A: ENVIRONMENTAL SERVICES TASK ORDER

UMPQUA BANK

Environmental Services Task Order

This Environmental Service Task Order ("Order") is made on 08/04/2023, between Umpqua Bank ("Umpqua") and Partner Engineering & Science ("Consultant"). By their execution of this Order, Umpqua Bank retains, and Consultant agrees to provide services as requested and according to the terms and conditions of the executed Environmental Services Agreement.

YouConnect Project Number:	503238
Property/Project Name:	Rich Root Holdings - Meter Music
Loan Purpose:	New Loan
Borrower:	Rich Roots Holdings, LLC
Property Address:	1900 East Aloha Street, Seattle, Washington 98112
Parcel Numbers:	133880-0075
Property Type:	Mixed Use - Other
Unoccupied, Owner or Tenant Occupied?	Owner User
# of Tenants	2
Property Description:	The one parcel includes addresses 1900, 1902 and 1906 E Aloha Street with 3 mixed-use buildings (Retail/Office) on one lot in Capitol Hill neighborhood. Building1900 (1,102 SF retail) and building 1906 (1,141 SF retail) are leased. Building 1902 (2,970 SF - Office) will be occupied upon the close of escrow. 57% of the total property SF will be owner occupied.
Intended Use:	The intended use of the report is to provide information for use in making business and credit decisions concerning an actual or prospective loan or line of credit or making internal business decisions concerning an Umpqua Bank owned or leased property. This report is for the use and benefit of, and may be relied upon by, Umpqua Bank as Lender, or Umpqua Bank as Administrative Agent for certain Lenders, and each actual and prospective Lender and Participant in such loan or line of credit, and their respective successors, assigns, and affiliates.
Intended User:	The Intended User of the appraisal or evaluation report is the Client/Lender known as Umpqua Bank, its respective successors, assigns, and/or affiliates, the United States Small Business Administration (SBA), and the CDC Partner known as Northwest Business Development Association.
Access/Contact Info:	Contact1: Brendan Bosworth, Borrower Phone: (206) 355-6088 Email: brendan@metermusicschool.com
Due Date:	09/06/2023
Agreed Fee:	$10,180.00, inclusive of all costs necessary to complete the report. Any costs not included in the fee must be approved in advance by Michael Pereira.
Delivery & Invoice Instructions:	Please upload a Final Report and Invoice in PDF format for review to YouConnect. Hard copies are not required unless specifically requested.
Address Report & Questions to:	Michael Pereira Umpqua Bank michaelpereira@umpquabank.com 509-220-3338 1 SW Columbia Street, Portland, OR 97258
Loan Officer Information:	Kevin Rappleye Umpqua Bank KevinRappleye@Umpquabank.com (916) 709-1564
Consultant Information:	John Wharff Partner Engineering & Science 1544 Eureka Road Roseville, California 95661
Scope of Services:	PH II ESA - Review

Changes to Scope:

Umpqua Bank and the Consultant may make changes, additions, or deletions from this Task Order by mutual written agreement only (email is acceptable).

By accepting this award electronically, you agree to the terms of this engagement, including terms set forth in documents incorporated herein by reference. Please include a copy of the Task Order in the addenda of the report.

APPENDIX B: BORING LOGS

Boring Identification:	B1		Page 1 of 1
Boring Location:	North interior of former dry cleaning facility	PARTNER	
Site Address:	1900 East Aloha Street	2150 North 107th Street, Suite 475	
	Seattle, Washington 98112	Seattle, Washington 98133	
Project Number:	23-415407.3	Date Started:	9/7/2023
Drill Rig Type:	AMS P9100-P	Date Completed:	9/7/2023
Sampling Equipment:	Acetate liners, VOAs, glass jars, summa canisters	Depth to Groundwater (feet bgs):	NA
Borehole Diameter:	2.25-inches	Field Technician:	H. White

Depth	Sample	PID	USCS	Description	Notes
1		0.0			2-inch concrete surface cover
2		0.0			
3		0.0	SP	0.0-5.0' Light brown medium-fine SAND; loose; dry.	
4		0.0			
5	B1-5	0.0			Soil gas probe installed at 5 feet below ground surface (bgs)
6					Boring terminated at 5 feet bgs. Boring backfilled with hydrated bentonite upon completion.
7					
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25					

Boring Identification:	B2	Page 1 of 1	
Boring Location:	Central interior of former dry cleaning facility	PARTNER	
Site Address:	1900 East Aloha Street	2150 North 107th Street, Suite 475	
	Seattle, Washington 98112	Seattle, Washington 98133	
Project Number:	23-415407.3	Date Started:	9/7/2023
Drill Rig Type:	AMS P9100-P	Date Completed:	9/7/2023
Sampling Equipment:	Acetate liners, VOAs, glass jars, summa canisters	Depth to Groundwater (feet bgs):	NA
Borehole Diameter:	2.25-inches	Field Technician:	H. White

Depth	Sample	PID	USCS	Description	Notes
1		0.0			2-inch concrete surface cover
2		0.0			
3		0.0	SP	0.0-5.0' Light brown medium-fine SAND; loose; dry.	
4		0.0			
5	B2-5	0.0			Soil gas probe installed at 5 feet below ground surface (bgs)
6					Boring terminated at 5 feet bgs. Boring backfilled with hydrated bentonite upon completion.
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Boring Identification:	B3	Page 1 of 1	
Boring Location:	South interior of former dry cleaning facility	PARTNER	
Site Address:	1900 East Aloha Street	2150 North 107th Street, Suite 475	
	Seattle, Washington 98112	Seattle, Washington 98133	
Project Number:	23-415407.3	Date Started:	9/7/2023
Drill Rig Type:	AMS P9100-P	Date Completed:	9/7/2023
Sampling Equipment:	Acetate liners, VOAs, glass jars, summa canisters	Depth to Groundwater (feet bgs):	NA
Borehole Diameter:	2.25-inches	Field Technician:	H. White

Depth	Sample	PID	USCS	Description	Notes
1		0.0			2-inch concrete surface cover
2		0.0			
3		0.0	SP	0.0-5.0' Light brown medium-fine SAND; loose; dry.	
4		0.0			
5	B3-5	0.0			Soil gas probe installed at 5 feet below ground surface (bgs)
6					Boring terminated at 5 feet bgs. Boring backfilled with hydrated bentonite upon completion.
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APPENDIX C: ACCESS AGREEMENT

AUTHORIZATION TO ACCESS PROPERTY
TO PERFORM AN ENVIRONMENTAL STUDY

This AUTHORIZATION to access property to perform an environmental study is entered into on this 24 day of August, 2023, by and between Partner Engineering and Science ("CONSULTANT"), a [State] [business corporation, professional corporation, limited-liability company, partnership, or sole proprietorship] and _____, the [party or parties] that [owns or own] the property ("OWNER").

WITNESSETH:

1. OWNER warrants that [he, she, it, or they] [is or are] the legal owner of the real property [and improvements thereto] located at 1900 East Aloha Street, Seattle WA 98112, referred to below as "Site."

2. Umpqua Bank ("CLIENT") has retained CONSULTANT to perform environmental [assessment, reconnaissance, remediation, compliance, or testing] [*all that apply*] services on the Site. All subsequent references to CONSULTANT include any subcontractors or subconsultants CONSULTANT retains to help perform the on-site environmental services. Some of these services, such as subsurface exploratory boring, drilling and sampling, may be invasive.

3. OWNER confirms that CONSULTANT has neither caused nor contributed to the creation or existence of any irritant, pollutant, or hazardous, radioactive, toxic, or otherwise-dangerous or harmful substance that may exist at the site, or any dangerous conditions resulting from the presence of such substances. OWNER also confirms that CONSULTANT's sole role is to provide a service intended to benefit CLIENT, and that CONSULTANT is performing no function at or associated with the Site that would classify CONSULTANT as a generator, disposer, treated, storer, coordinator, handler, or transporter of hazardous materials.

4. OWNER is not a third-party beneficiary of any agreements between CONSULTANT and CLIENT.

TERMS AND CONDITIONS

OWNER authorizes CONSULTANT to enter upon the Site and there, with all necessary personnel and equipment, perform the on-site environmental services generally outlined in the scope of service included in the CLIENT/CONSULTANT agreement dated August 17, 2023, subject to the following conditions:

- **Date(s) of Access.** CLIENT shall notify OWNER about CONSULTANT's access requirements 2 calendar days in advance of the date when CONSULTANT will begin its on-site activities. OWNER agrees to authorize CONSULTANT to access the Site and to provide appropriate means for doing so without interruption for a period of 1 consecutive calendar days, including the day when CONSULTANT begins its on-site services.
- **Coordination with Lessee.** In the event OWNER has leased the Site to a lessee for lessee's operation, OWNER shall with lessee make all arrangements necessary to enable CONSULTANT's access to the Site. OWNER understands that CONSULTANT will attempt to minimize disruption of lessee's operations, but some disruption will be inevitable, and OWNER will advise lessee of that fact. OWNER agrees to indemnify, defend, and hold harmless CONSULTANT for any claims from any lessee based on CONSULTANT's access to or activities on the property, except to the extent a trier of fact adjudicates those claims to have been caused by CONSULTANT's negligence.
- **Limitation of Liability/Waiver of Consequential Damages. CONSULTANT waives any claims against OWNER for open and obvious dangers or hazards on the Site that are reasonably apparent to CONSULTANT. OWNER agrees to limit CONSULTANT's liability to the OWNER or any lessee to the amount of CONSULTANT's fee for performing the**

environmental services involved herein, and further agrees to notify all lessees of that fact. Neither party shall be liable to the other for loss of profits or revenue; loss of use or opportunity; loss of good will; cost of substitute facilities, goods, or services; cost of capital; or for any special, consequential, indirect, punitive, or exemplary damages as a result of CONSULTANT's access to and activities upon the Site.

- **Underground Utilities.** CONSULTANT will observe reasonable precautions to reduce the potential for damaging subsurface utilities and structures. CONSULTANT assumes no liability for damaging subsurface utilities and structures that are not accurately marked on the ground by the utility owner and/or depicted fully and accurately on documents provided to CONSULTANT and on which CONSULTANT will rely to avoid damaging subsurface utilities and structures.
- **Impact on Existing Conditions.** Services performed by CONSULTANT under this Agreement will be conducted in a manner consistent with the level of care and skill ordinarily exercised by members of the profession currently practicing under similar conditions to minimize the risk for spread of any such irritant, pollutant, or hazardous, radioactive, toxic, or otherwise dangerous or harmful substance that may exist at the Site or create any hazardous conditions. CLIENT/OWNER recognizes that it is impossible for CONSULTANT to know the exact composition of a site's subsurface even after employing a comprehensive exploratory program. As a result, there is a risk that performance of some environmental services may result in the spread or exacerbation of existing contamination to other areas or other environmental media. Because such services are a necessary aspect of the work which CONSULTANT will perform for CLIENT'S/OWNER'S benefit, CONSULTANT is not responsible for the spread or exacerbation of any such irritant, pollutant, or hazardous, radioactive, toxic, or otherwise dangerous or harmful substance that may exist at the Site, or any dangerous conditions that result from CONSULTANT'S on-site activities, and CLIENT/OWNER waives any claim against CONSULTANT, and agrees to defend, indemnify and save SME harmless from any claim or liability for injury or loss which may arise as a result of cross–contamination caused by sampling, except to the extent caused by CONSULTANT's sole negligence.. OWNER agrees to hold harmless, indemnify, and defend CONSULTANT for any claim alleging injury or damage because of any disturbance to natural conditions of the Site and/or any improvements on the Site.
- **Damage.** Sampling activities may damage certain landscaping or site improvements, as a result of the sampling activities themselves, disposal of cuttings and/or groundwater, movement of equipment, or other event(s) that commonly occur when on-site environmental activities are performed. If OWNER is concerned about such events, OWNER will, before CONSULTANT commences its on-site activities, walk the Site with CONSULTANT to: learn about CONSULTANT's proposed sampling protocol and the damage its implementation may cause; identify areas or materials that may be particularly vulnerable or important to OWNER; and to discuss procedures CONSULTANT can apply to help manage risks. OWNER understands and acknowledges that the nature of CONSULTANT's on-site services is such that CONSULTANT cannot guarantee damage will not occur, and, accordingly, OWNER agrees to waive any claim against CONSULTANT for damage caused by CONSULTANT's on-site environmental services.
- **Insurance.** CONSULTANT maintains a commercial general liability (CGL) policy that will be in effect during the proposed dates of access.

SIGNATURES ON NEXT PAGE

AGREED TO AND ACCEPTED BY:

CONSULTANT:	OWNER:
Partner Engineering and Science	PLE
Firm	Firm
By	By
Project Manager	Managing Partner
Title	Title
8/24/2023	8/24/23
Date	Date

APPENDIX D: LABORATORY ANALYTICAL REPORTS

ANALYTICAL REPORT

September 11, 2023

Partner Engineering & Science - WA

Sample Delivery Group:	L1654040
Samples Received:	09/08/2023
Project Number:	23-415407.3
Description:	1900 E. Aloha St

Report To: Hunter White
2150 North 107th Street
Suite 475
Seattle, WA 98133

Entire Report Reviewed By:

Marty Edwards III
Project Manager

Pace Analytical National
12065 Lebanon Rd Mount Juliet, TN 37122 615-758-5858 800-767-5859 www.pacenational.com

TABLE OF CONTENTS

B1-5 L1654040-01 Solid

Collected by: Hunter White
Collected date/time: 09/07/23 10:30
Received date/time: 09/08/23 09:00

Method	Batch	Dilution	Preparation date/time	Analysis date/time	Analyst	Location
Total Solids by Method 2540 G-2011	WG2129522	1	09/11/23 07:19	09/11/23 07:25	CMK	Mt. Juliet, TN
Volatile Organic Compounds (GC/MS) by Method 8260D	WG2129444	1.08	09/07/23 10:30	09/09/23 23:04	JHH	Mt. Juliet, TN

B2-5 L1654040-02 Solid

Collected by: Hunter White
Collected date/time: 09/07/23 11:15
Received date/time: 09/08/23 09:00

Method	Batch	Dilution	Preparation date/time	Analysis date/time	Analyst	Location
Total Solids by Method 2540 G-2011	WG2129522	1	09/11/23 07:19	09/11/23 07:25	CMK	Mt. Juliet, TN
Volatile Organic Compounds (GC/MS) by Method 8260D	WG2129444	1.04	09/07/23 11:15	09/09/23 23:23	JHH	Mt. Juliet, TN

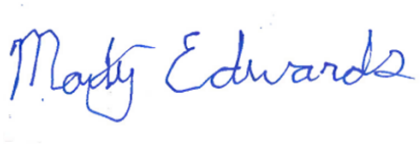
B3-5 L1654040-03 Solid

Collected by: Hunter White
Collected date/time: 09/07/23 11:55
Received date/time: 09/08/23 09:00

Method	Batch	Dilution	Preparation date/time	Analysis date/time	Analyst	Location
Total Solids by Method 2540 G-2011	WG2129522	1	09/11/23 07:19	09/11/23 07:25	CMK	Mt. Juliet, TN
Volatile Organic Compounds (GC/MS) by Method 8260D	WG2129444	1.01	09/07/23 11:55	09/09/23 23:41	JHH	Mt. Juliet, TN

CASE NARRATIVE

All sample aliquots were received at the correct temperature, in the proper containers, with the appropriate preservatives, and within method specified holding times, unless qualified or notated within the report. Where applicable, all MDL (LOD) and RDL (LOQ) values reported for environmental samples have been corrected for the dilution factor used in the analysis. All Method and Batch Quality Control are within established criteria except where addressed in this case narrative, a non-conformance form or properly qualified within the sample results. By my digital signature below, I affirm to the best of my knowledge, all problems/anomalies observed by the laboratory as having the potential to affect the quality of the data have been identified by the laboratory, and no information or data have been knowingly withheld that would affect the quality of the data.



Marty Edwards III
Project Manager

Total Solids by Method 2540 G-2011

Analyte	Result	Qualifier	Dilution	Analysis	Batch
	%			date / time	
Total Solids	95.4		1	09/11/2023 07:25	WG2129522

Volatile Organic Compounds (GC/MS) by Method 8260D

Analyte	Result (dry)	Qualifier	MDL (dry)	RDL (dry)	Dilution	Analysis	Batch
	mg/kg		mg/kg	mg/kg		date / time	
1,1-Dichloroethene	U		0.000714	0.00295	1.08	09/09/2023 23:04	WG2129444
cis-1,2-Dichloroethene	U		0.000866	0.00295	1.08	09/09/2023 23:04	WG2129444
trans-1,2-Dichloroethene	U		0.00122	0.00590	1.08	09/09/2023 23:04	WG2129444
Tetrachloroethene	0.0335		0.00106	0.00295	1.08	09/09/2023 23:04	WG2129444
Trichloroethene	U		0.000689	0.00118	1.08	09/09/2023 23:04	WG2129444
Vinyl chloride	U		0.00137	0.00295	1.08	09/09/2023 23:04	WG2129444
(S) Toluene-d8	*109*			*75.0-131*		*09/09/2023 23:04*	WG2129444
(S) 4-Bromofluorobenzene	*99.2*			*67.0-138*		*09/09/2023 23:04*	WG2129444
(S) 1,2-Dichloroethane-d4	*90.4*			*70.0-130*		*09/09/2023 23:04*	WG2129444

Total Solids by Method 2540 G-2011

Analyte	Result	Qualifier	Dilution	Analysis	Batch
	%			date / time	
Total Solids	92.4		1	09/11/2023 07:25	WG2129522

Volatile Organic Compounds (GC/MS) by Method 8260D

Analyte	Result (dry)	Qualifier	MDL (dry)	RDL (dry)	Dilution	Analysis	Batch
	mg/kg		mg/kg	mg/kg		date / time	
1,1-Dichloroethene	U		0.000732	0.00302	1.04	09/09/2023 23:23	WG2129444
cis-1,2-Dichloroethene	U		0.000887	0.00302	1.04	09/09/2023 23:23	WG2129444
trans-1,2-Dichloroethene	U		0.00126	0.00604	1.04	09/09/2023 23:23	WG2129444
Tetrachloroethene	0.00927		0.00108	0.00302	1.04	09/09/2023 23:23	WG2129444
Trichloroethene	U		0.000705	0.00121	1.04	09/09/2023 23:23	WG2129444
Vinyl chloride	U		0.00141	0.00302	1.04	09/09/2023 23:23	WG2129444
(S) Toluene-d8	*108*			*75.0-131*		*09/09/2023 23:23*	WG2129444
(S) 4-Bromofluorobenzene	*98.5*			*67.0-138*		*09/09/2023 23:23*	WG2129444
(S) 1,2-Dichloroethane-d4	*91.3*			*70.0-130*		*09/09/2023 23:23*	WG2129444

Total Solids by Method 2540 G-2011

Analyte	Result	Qualifier	Dilution	Analysis	Batch
	%			date / time	
Total Solids	94.0		1	09/11/2023 07:25	WG2129522

Volatile Organic Compounds (GC/MS) by Method 8260D

Analyte	Result (dry)	Qualifier	MDL (dry)	RDL (dry)	Dilution	Analysis	Batch
	mg/kg		mg/kg	mg/kg		date / time	
1,1-Dichloroethene	U		0.000689	0.00285	1.01	09/09/2023 23:41	WG2129444
cis-1,2-Dichloroethene	U		0.000835	0.00285	1.01	09/09/2023 23:41	WG2129444
trans-1,2-Dichloroethene	U		0.00118	0.00569	1.01	09/09/2023 23:41	WG2129444
Tetrachloroethene	0.0119		0.00102	0.00285	1.01	09/09/2023 23:41	WG2129444
Trichloroethene	U		0.000665	0.00114	1.01	09/09/2023 23:41	WG2129444
Vinyl chloride	U		0.00132	0.00285	1.01	09/09/2023 23:41	WG2129444
(S) Toluene-d8	*108*			*75.0-131*		*09/09/2023 23:41*	WG2129444
(S) 4-Bromofluorobenzene	*97.5*			*67.0-138*		*09/09/2023 23:41*	WG2129444
(S) 1,2-Dichloroethane-d4	*91.2*			*70.0-130*		*09/09/2023 23:41*	WG2129444

Method Blank (MB)

(MB) R3971582-1 09/11/23 07:25

Analyte	MB Result %	MB Qualifier	MB MDL %	MB RDL %
Total Solids	0.00300			

L1654040-02 Original Sample (OS) • Duplicate (DUP)

(OS) L1654040-02 09/11/23 07:25 • (DUP) R3971582-3 09/11/23 07:25

Analyte	Original Result %	DUP Result %	Dilution	DUP RPD %	DUP Qualifier	DUP RPD Limits %
Total Solids	92.4	93.1	1	0.809		10

Laboratory Control Sample (LCS)

(LCS) R3971582-2 09/11/23 07:25

Analyte	Spike Amount %	LCS Result %	LCS Rec. %	Rec. Limits %	LCS Qualifier
Total Solids	50.0	50.0	100	85.0-115	

Method Blank (MB)

(MB) R3971511-3 09/09/23 22:45

Analyte	MB Result mg/kg	MB Qualifier	MB MDL mg/kg	MB RDL mg/kg
1,1-Dichloroethene	U		0.000606	0.00250
cis-1,2-Dichloroethene	U		0.000734	0.00250
trans-1,2-Dichloroethene	U		0.00104	0.00500
Tetrachloroethene	U		0.000896	0.00250
Trichloroethene	U		0.000584	0.00100
Vinyl chloride	U		0.00116	0.00250
(S) Toluene-d8	*108*			*75.0-131*
(S) 4-Bromofluorobenzene	*96.8*			*67.0-138*
(S) 1,2-Dichloroethane-d4	*90.9*			*70.0-130*

Laboratory Control Sample (LCS) • Laboratory Control Sample Duplicate (LCSD)

(LCS) R3971511-1 09/09/23 21:31 • (LCSD) R3971511-2 09/09/23 21:50

Analyte	Spike Amount mg/kg	LCS Result mg/kg	LCSD Result mg/kg	LCS Rec. %	LCSD Rec. %	Rec. Limits %	LCS Qualifier	LCSD Qualifier	RPD %	RPD Limits %
1,1-Dichloroethene	0.125	0.137	0.132	110	106	65.0-131			3.72	20
cis-1,2-Dichloroethene	0.125	0.134	0.133	107	106	73.0-125			0.749	20
trans-1,2-Dichloroethene	0.125	0.137	0.133	110	106	71.0-125			2.96	20
Tetrachloroethene	0.125	0.131	0.140	105	112	70.0-136			6.64	20
Trichloroethene	0.125	0.143	0.148	114	118	76.0-126			3.44	20
Vinyl chloride	0.125	0.132	0.130	106	104	63.0-134			1.53	20
(S) Toluene-d8				*102*	*104*	*75.0-131*				
(S) 4-Bromofluorobenzene				*101*	*99.6*	*67.0-138*				
(S) 1,2-Dichloroethane-d4				*99.5*	*95.8*	*70.0-130*				

GLOSSARY OF TERMS

Guide to Reading and Understanding Your Laboratory Report

The information below is designed to better explain the various terms used in your report of analytical results from the Laboratory. This is not intended as a comprehensive explanation, and if you have additional questions please contact your project representative.

Results Disclaimer - Information that may be provided by the customer, and contained within this report, include Permit Limits, Project Name, Sample ID, Sample Matrix, Sample Preservation, Field Blanks, Field Spikes, Field Duplicates, On-Site Data, Sampling Collection Dates/Times, and Sampling Location. Results relate to the accuracy of this information provided, and as the samples are received.

Abbreviations and Definitions

(dry)	Results are reported based on the dry weight of the sample. [this will only be present on a dry report basis for soils].
MDL	Method Detection Limit.
MDL (dry)	Method Detection Limit.
RDL	Reported Detection Limit.
RDL (dry)	Reported Detection Limit.
Rec.	Recovery.
RPD	Relative Percent Difference.
SDG	Sample Delivery Group.
(S)	Surrogate (Surrogate Standard) - Analytes added to every blank, sample, Laboratory Control Sample/Duplicate and Matrix Spike/Duplicate; used to evaluate analytical efficiency by measuring recovery. Surrogates are not expected to be detected in all environmental media.
U	Not detected at the Reporting Limit (or MDL where applicable).
Analyte	The name of the particular compound or analysis performed. Some Analyses and Methods will have multiple analytes reported.
Dilution	If the sample matrix contains an interfering material, the sample preparation volume or weight values differ from the standard, or if concentrations of analytes in the sample are higher than the highest limit of concentration that the laboratory can accurately report, the sample may be diluted for analysis. If a value different than 1 is used in this field, the result reported has already been corrected for this factor.
Limits	These are the target % recovery ranges or % difference value that the laboratory has historically determined as normal for the method and analyte being reported. Successful QC Sample analysis will target all analytes recovered or duplicated within these ranges.
Original Sample	The non-spiked sample in the prep batch used to determine the Relative Percent Difference (RPD) from a quality control sample. The Original Sample may not be included within the reported SDG.
Qualifier	This column provides a letter and/or number designation that corresponds to additional information concerning the result reported. If a Qualifier is present, a definition per Qualifier is provided within the Glossary and Definitions page and potentially a discussion of possible implications of the Qualifier in the Case Narrative if applicable.
Result	The actual analytical final result (corrected for any sample specific characteristics) reported for your sample. If there was no measurable result returned for a specific analyte, the result in this column may state “ND” (Not Detected) or “BDL” (Below Detectable Levels). The information in the results column should always be accompanied by either an MDL (Method Detection Limit) or RDL (Reporting Detection Limit) that defines the lowest value that the laboratory could detect or report for this analyte.
Uncertainty (Radiochemistry)	Confidence level of 2 sigma.
Case Narrative (Cn)	A brief discussion about the included sample results, including a discussion of any non-conformances to protocol observed either at sample receipt by the laboratory from the field or during the analytical process. If present, there will be a section in the Case Narrative to discuss the meaning of any data qualifiers used in the report.
Quality Control Summary (Qc)	This section of the report includes the results of the laboratory quality control analyses required by procedure or analytical methods to assist in evaluating the validity of the results reported for your samples. These analyses are not being performed on your samples typically, but on laboratory generated material.
Sample Chain of Custody (Sc)	This is the document created in the field when your samples were initially collected. This is used to verify the time and date of collection, the person collecting the samples, and the analyses that the laboratory is requested to perform. This chain of custody also documents all persons (excluding commercial shippers) that have had control or possession of the samples from the time of collection until delivery to the laboratory for analysis.
Sample Results (Sr)	This section of your report will provide the results of all testing performed on your samples. These results are provided by sample ID and are separated by the analyses performed on each sample. The header line of each analysis section for each sample will provide the name and method number for the analysis reported.
Sample Summary (Ss)	This section of the Analytical Report defines the specific analyses performed for each sample ID, including the dates and times of preparation and/or analysis.

Qualifier | Description

The remainder of this page intentionally left blank, there are no qualifiers applied to this SDG.

ACCREDITATIONS & LOCATIONS

Pace Analytical National 12065 Lebanon Rd Mount Juliet, TN 37122

Alabama	40660	Nebraska	NE-OS-15-05
Alaska	17-026	Nevada	TN000032021-1
Arizona	AZ0612	New Hampshire	2975
Arkansas	88-0469	New Jersey–NELAP	TN002
California	2932	New Mexico [1]	TN00003
Colorado	TN00003	New York	11742
Connecticut	PH-0197	North Carolina	Env375
Florida	E87487	North Carolina [1]	DW21704
Georgia	NELAP	North Carolina [3]	41
Georgia [1]	923	North Dakota	R-140
Idaho	TN00003	Ohio–VAP	CL0069
Illinois	200008	Oklahoma	9915
Indiana	C-TN-01	Oregon	TN200002
Iowa	364	Pennsylvania	68-02979
Kansas	E-10277	Rhode Island	LA000356
Kentucky [1 6]	KY90010	South Carolina	84004002
Kentucky [2]	16	South Dakota	n/a
Louisiana	AI30792	Tennessee [1 4]	2006
Louisiana	LA018	Texas	T104704245-20-18
Maine	TN00003	Texas [5]	LAB0152
Maryland	324	Utah	TN000032021-11
Massachusetts	M-TN003	Vermont	VT2006
Michigan	9958	Virginia	110033
Minnesota	047-999-395	Washington	C847
Mississippi	TN00003	West Virginia	233
Missouri	340	Wisconsin	998093910
Montana	CERT0086	Wyoming	A2LA
A2LA – ISO 17025	1461.01	AIHA-LAP,LLC EMLAP	100789
A2LA – ISO 17025 [5]	1461.02	DOD	1461.01
Canada	1461.01	USDA	P330-15-00234
EPA–Crypto	TN00003		

[1] Drinking Water [2] Underground Storage Tanks [3] Aquatic Toxicity [4] Chemical/Microbiological [5] Mold [6] Wastewater n/a Accreditation not applicable

* Not all certifications held by the laboratory are applicable to the results reported in the attached report.

* Accreditation is only applicable to the test methods specified on each scope of accreditation held by Pace Analytical.

Company Name/Address:
Partner Engineering and Science

Billing Information:

Pres Chk

Analysis / Container / Preservative

Chain of Custody Page 1 of 1

Pace
PEOPLE ADVANCING SCIENCE

12065 Lebanon Rd Mount Juliet, TN 37122
Phone: 615-758-5858 Alt: 800-767-5859

Submitting a sample via this chain of custody constitutes acknowledgment and acceptance of the Pace Terms and Conditions found at: https://info.pacelabs.com/hubfs/pas-standard-terms.pdf

Report to: Hunter White/ Cory Martini

Email To: hwhite@partneresi.com/cmartini@par

Project Description: 1900 E Aloha

City/State Collected: Seattle, WA

Please Circle: PT MT CT ET

Phone:

Client Project # 23-415407.3

Lab Project #

SDG # 165040

E145

Collected by (print): Hunter White

Site/Facility ID #

P.O. #

Acctnum:

Template:

Prelogin:

PM:

PB:

Collected by (signature):

Immediately Packed on Ice N ___ Y ___

Rush? (Lab MUST Be Notified)
___ Same Day X Five Day
___ Next Day ___ 5 Day (Rad Only)
___ Two Day ___ 10 Day (Rad Only)
___ Three Day

Quote #

Date Results Needed

Shipped Via:

Sample ID	Comp/Grab	Matrix*	Depth	Date	Time	No. of Cntrs	Chlorinated Solvents (8260)	Remarks	Sample # (lab only)
B1-5	Grab	SS	5	9/7/23	1030	2	X		-01
B2-5	Grab	SS	5	9/7/23	1115	2	X		-02
B3-5	Grab	SS	5	9/7/23	1155	2	X		-03

* Matrix:
SS - Soil **AIR** - Air **F** - Filter
GW - Groundwater **B** - Bioassay
WW - WasteWater
DW - Drinking Water
OT - Other_____

Remarks:

pH _____ Temp _____

Flow _____ Other _____

Samples returned via:
__ UPS __ FedEx __ Courier __ _____

Tracking # 7834 8025 0520

Sample Receipt Checklist

COC Seal Present/Intact:	NP	Y N
COC Signed/Accurate:		Y N
Bottles arrive intact:		Y N
Correct bottles used:		Y N
Sufficient volume sent:		Y N
If Applicable		
VOA Zero Headspace:		Y N
Preservation Correct/Checked:		Y N
RAD Screen <0.5 mR/hr:		Y N

Relinquished by : (Signature)	Date: 9-7-23	Time: 1355	Received by: (Signature)	Trip Blank Received: Yes / No HCL / MeoH TBR
Relinquished by : (Signature)	Date:	Time:	Received by: (Signature)	Temp: 5.8+0=5.8 °C Bottles Received: 6
Relinquished by : (Signature)	Date:	Time:	Received for lab by: (Signature) Eri Rosas 17	Date: 9-8-23 Time: 900

If preservation required by Login: Date/Time

Hold:

Condition: NCF / OK

ANALYTICAL REPORT

September 13, 2023

Partner Engineering & Science - WA

Sample Delivery Group:	L1653930
Samples Received:	09/08/2023
Project Number:	23-415407.3
Description:	1900 E. Aloha St

Report To: Hunter White
2150 North 107th Street
Suite 475
Seattle, WA 98133

Entire Report Reviewed By: Marty Edwards

Marty Edwards III
Project Manager

Pace Analytical National
12065 Lebanon Rd Mount Juliet, TN 37122 615-758-5858 800-767-5859 www.pacenational.com

TABLE OF CONTENTS

B1-SG L1653930-01 Air

Collected by	Collected date/time	Received date/time
	09/07/23 12:19	09/08/23 09:00

Method	Batch	Dilution	Preparation date/time	Analysis date/time	Analyst	Location
Volatile Organic Compounds (MS) by Method TO-15	WG2129263	1	09/09/23 10:16	09/09/23 10:16	JAP	Mt. Juliet, TN
Volatile Organic Compounds (MS) by Method TO-15	WG2130659	100	09/12/23 12:39	09/12/23 12:39	DAH	Mt. Juliet, TN

B2-SG L1653930-02 Air

Collected by	Collected date/time	Received date/time
	09/07/23 12:30	09/08/23 09:00

Method	Batch	Dilution	Preparation date/time	Analysis date/time	Analyst	Location
Volatile Organic Compounds (MS) by Method TO-15	WG2129263	1	09/09/23 10:59	09/09/23 10:59	JAP	Mt. Juliet, TN
Volatile Organic Compounds (MS) by Method TO-15	WG2130123	20	09/11/23 14:31	09/11/23 14:31	JAP	Mt. Juliet, TN

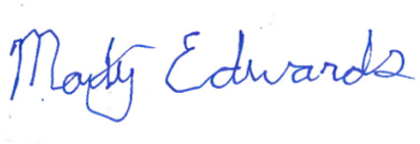
B3-SG L1653930-03 Air

Collected by	Collected date/time	Received date/time
	09/07/23 13:09	09/08/23 09:00

Method	Batch	Dilution	Preparation date/time	Analysis date/time	Analyst	Location
Volatile Organic Compounds (MS) by Method TO-15	WG2129263	1	09/09/23 11:43	09/09/23 11:43	JAP	Mt. Juliet, TN
Volatile Organic Compounds (MS) by Method TO-15	WG2130123	20	09/11/23 14:57	09/11/23 14:57	JAP	Mt. Juliet, TN

CASE NARRATIVE

All sample aliquots were received at the correct temperature, in the proper containers, with the appropriate preservatives, and within method specified holding times, unless qualified or notated within the report. Where applicable, all MDL (LOD) and RDL (LOQ) values reported for environmental samples have been corrected for the dilution factor used in the analysis. All Method and Batch Quality Control are within established criteria except where addressed in this case narrative, a non-conformance form or properly qualified within the sample results. By my digital signature below, I affirm to the best of my knowledge, all problems/anomalies observed by the laboratory as having the potential to affect the quality of the data have been identified by the laboratory, and no information or data have been knowingly withheld that would affect the quality of the data.



Marty Edwards III
Project Manager

Volatile Organic Compounds (MS) by Method TO-15

Analyte	CAS #	Mol. Wt.	RDL1 ppbv	RDL2 ug/m3	Result ppbv	Result ug/m3	Qualifier	Dilution	Batch
1,1-Dichloroethene	75-35-4	96.90	0.200	0.793	ND	ND		1	WG2129263
cis-1,2-Dichloroethene	156-59-2	96.90	0.200	0.793	ND	ND		1	WG2129263
trans-1,2-Dichloroethene	156-60-5	96.90	0.200	0.793	ND	ND		1	WG2129263
Tetrachloroethylene	127-18-4	166	20.0	136	1310	8890		100	WG2130659
Trichloroethylene	79-01-6	131	0.200	1.07	0.671	3.60		1	WG2129263
Vinyl chloride	75-01-4	62.50	0.200	0.511	ND	ND		1	WG2129263
1,1-Difluoroethane	75-37-6	66.05	1.00	2.70	24.0	64.8		1	WG2129263
(S) 1,4-Bromofluorobenzene	*460-00-4*	*175*	*60.0-140*		*103*				WG2129263
(S) 1,4-Bromofluorobenzene	*460-00-4*	*175*	*60.0-140*		*88.8*				WG2130659

Volatile Organic Compounds (MS) by Method TO-15

Analyte	CAS #	Mol. Wt.	RDL1 ppbv	RDL2 ug/m3	Result ppbv	Result ug/m3	Qualifier	Dilution	Batch
1,1-Dichloroethene	75-35-4	96.90	0.200	0.793	ND	ND		1	WG2129263
cis-1,2-Dichloroethene	156-59-2	96.90	0.200	0.793	ND	ND		1	WG2129263
trans-1,2-Dichloroethene	156-60-5	96.90	0.200	0.793	ND	ND		1	WG2129263
Tetrachloroethylene	127-18-4	166	4.00	27.2	717	4870		20	WG2130123
Trichloroethylene	79-01-6	131	0.200	1.07	ND	ND		1	WG2129263
Vinyl chloride	75-01-4	62.50	0.200	0.511	ND	ND		1	WG2129263
1,1-Difluoroethane	75-37-6	66.05	1.00	2.70	37.0	100		1	WG2129263
(S) 1,4-Bromofluorobenzene	*460-00-4*	*175*	*60.0-140*		*98.0*				WG2129263
(S) 1,4-Bromofluorobenzene	*460-00-4*	*175*	*60.0-140*		*105*				WG2130123

Volatile Organic Compounds (MS) by Method TO-15

Analyte	CAS #	Mol. Wt.	RDL1 ppbv	RDL2 ug/m3	Result ppbv	Result ug/m3	Qualifier	Dilution	Batch
1,1-Dichloroethene	75-35-4	96.90	0.200	0.793	ND	ND		1	WG2129263
cis-1,2-Dichloroethene	156-59-2	96.90	0.200	0.793	ND	ND		1	WG2129263
trans-1,2-Dichloroethene	156-60-5	96.90	0.200	0.793	ND	ND		1	WG2129263
Tetrachloroethylene	127-18-4	166	4.00	27.2	478	3250		20	WG2130123
Trichloroethylene	79-01-6	131	0.200	1.07	ND	ND		1	WG2129263
Vinyl chloride	75-01-4	62.50	0.200	0.511	ND	ND		1	WG2129263
1,1-Difluoroethane	75-37-6	66.05	1.00	2.70	ND	ND		1	WG2129263
(S) 1,4-Bromofluorobenzene	*460-00-4*	*175*	*60.0-140*		*101*				WG2129263
(S) 1,4-Bromofluorobenzene	*460-00-4*	*175*	*60.0-140*		*106*				WG2130123

Method Blank (MB)

(MB) R3971515-3 09/09/23 08:44

Analyte	MB Result ppbv	MB Qualifier	MB MDL ppbv	MB RDL ppbv
1,1-Dichloroethene	U		0.0762	0.200
cis-1,2-Dichloroethene	U		0.0784	0.200
trans-1,2-Dichloroethene	U		0.0673	0.200
Trichloroethylene	U		0.0680	0.200
Vinyl chloride	U		0.0949	0.200
1,1-Difluoroethane	U		0.129	1.00
(S) 1,4-Bromofluorobenzene	*96.8*			*60.0-140*

Laboratory Control Sample (LCS) • Laboratory Control Sample Duplicate (LCSD)

(LCS) R3971515-1 09/09/23 07:17 • (LCSD) R3971515-2 09/09/23 08:01

Analyte	Spike Amount ppbv	LCS Result ppbv	LCSD Result ppbv	LCS Rec. %	LCSD Rec. %	Rec. Limits %	LCS Qualifier	LCSD Qualifier	RPD %	RPD Limits %
1,1-Dichloroethene	3.75	3.80	3.94	101	105	70.0-130			3.62	25
cis-1,2-Dichloroethene	3.75	4.20	4.26	112	114	70.0-130			1.42	25
trans-1,2-Dichloroethene	3.75	4.16	4.39	111	117	70.0-130			5.38	25
Trichloroethylene	3.75	4.07	4.29	109	114	70.0-130			5.26	25
Vinyl chloride	3.75	3.43	3.66	91.5	97.6	70.0-130			6.49	25
1,1-Difluoroethane	3.75	3.48	3.76	92.8	100	70.0-130			7.73	25
(S) 1,4-Bromofluorobenzene				*98.6*	*97.8*	*60.0-140*				

Method Blank (MB)

(MB) R3971836-3 09/11/23 11:10

Analyte	MB Result ppbv	MB Qualifier	MB MDL ppbv	MB RDL ppbv
Tetrachloroethylene	U		0.0814	0.200
(S) 1,4-Bromofluorobenzene	*101*			*60.0-140*

Laboratory Control Sample (LCS) • Laboratory Control Sample Duplicate (LCSD)

(LCS) R3971836-1 09/11/23 09:13 • (LCSD) R3971836-2 09/11/23 09:43

Analyte	Spike Amount ppbv	LCS Result ppbv	LCSD Result ppbv	LCS Rec. %	LCSD Rec. %	Rec. Limits %	LCS Qualifier	LCSD Qualifier	RPD %	RPD Limits %
Tetrachloroethylene	3.75	3.72	3.75	99.2	100	70.0-130			0.803	25
(S) 1,4-Bromofluorobenzene				*104*	*104*	*60.0-140*				

Method Blank (MB)

(MB) R3972104-3 09/12/23 11:22

Analyte	MB Result ppbv	MB Qualifier	MB MDL ppbv	MB RDL ppbv
Tetrachloroethylene	U		0.0814	0.200
(S) 1,4-Bromofluorobenzene	*86.6*			*60.0-140*

Laboratory Control Sample (LCS) • Laboratory Control Sample Duplicate (LCSD)

(LCS) R3972104-1 09/12/23 09:04 • (LCSD) R3972104-2 09/12/23 09:33

Analyte	Spike Amount ppbv	LCS Result ppbv	LCSD Result ppbv	LCS Rec. %	LCSD Rec. %	Rec. Limits %	LCS Qualifier	LCSD Qualifier	RPD %	RPD Limits %
Tetrachloroethylene	3.75	4.19	4.11	112	110	70.0-130			1.93	25
(S) 1,4-Bromofluorobenzene				*110*	*106*	*60.0-140*				

GLOSSARY OF TERMS

Guide to Reading and Understanding Your Laboratory Report

The information below is designed to better explain the various terms used in your report of analytical results from the Laboratory. This is not intended as a comprehensive explanation, and if you have additional questions please contact your project representative.

Results Disclaimer - Information that may be provided by the customer, and contained within this report, include Permit Limits, Project Name, Sample ID, Sample Matrix, Sample Preservation, Field Blanks, Field Spikes, Field Duplicates, On-Site Data, Sampling Collection Dates/Times, and Sampling Location. Results relate to the accuracy of this information provided, and as the samples are received.

Abbreviations and Definitions

MDL	Method Detection Limit.
ND	Not detected at the Reporting Limit (or MDL where applicable).
RDL	Reported Detection Limit.
Rec.	Recovery.
RPD	Relative Percent Difference.
SDG	Sample Delivery Group.
(S)	Surrogate (Surrogate Standard) - Analytes added to every blank, sample, Laboratory Control Sample/Duplicate and Matrix Spike/Duplicate; used to evaluate analytical efficiency by measuring recovery. Surrogates are not expected to be detected in all environmental media.
U	Not detected at the Reporting Limit (or MDL where applicable).
Analyte	The name of the particular compound or analysis performed. Some Analyses and Methods will have multiple analytes reported.
Dilution	If the sample matrix contains an interfering material, the sample preparation volume or weight values differ from the standard, or if concentrations of analytes in the sample are higher than the highest limit of concentration that the laboratory can accurately report, the sample may be diluted for analysis. If a value different than 1 is used in this field, the result reported has already been corrected for this factor.
Limits	These are the target % recovery ranges or % difference value that the laboratory has historically determined as normal for the method and analyte being reported. Successful QC Sample analysis will target all analytes recovered or duplicated within these ranges.
Qualifier	This column provides a letter and/or number designation that corresponds to additional information concerning the result reported. If a Qualifier is present, a definition per Qualifier is provided within the Glossary and Definitions page and potentially a discussion of possible implications of the Qualifier in the Case Narrative if applicable.
Result	The actual analytical final result (corrected for any sample specific characteristics) reported for your sample. If there was no measurable result returned for a specific analyte, the result in this column may state “ND” (Not Detected) or “BDL” (Below Detectable Levels). The information in the results column should always be accompanied by either an MDL (Method Detection Limit) or RDL (Reporting Detection Limit) that defines the lowest value that the laboratory could detect or report for this analyte.
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Qualifier	Description
	The remainder of this page intentionally left blank, there are no qualifiers applied to this SDG.

ACCREDITATIONS & LOCATIONS

Pace Analytical National 12065 Lebanon Rd Mount Juliet, TN 37122

Alabama	40660	Nebraska	NE-OS-15-05
Alaska	17-026	Nevada	TN000032021-1
Arizona	AZ0612	New Hampshire	2975
Arkansas	88-0469	New Jersey–NELAP	TN002
California	2932	New Mexico [1]	TN00003
Colorado	TN00003	New York	11742
Connecticut	PH-0197	North Carolina	Env375
Florida	E87487	North Carolina [1]	DW21704
Georgia	NELAP	North Carolina [3]	41
Georgia [1]	923	North Dakota	R-140
Idaho	TN00003	Ohio–VAP	CL0069
Illinois	200008	Oklahoma	9915
Indiana	C-TN-01	Oregon	TN200002
Iowa	364	Pennsylvania	68-02979
Kansas	E-10277	Rhode Island	LA000356
Kentucky [1 6]	KY90010	South Carolina	84004002
Kentucky [2]	16	South Dakota	n/a
Louisiana	AI30792	Tennessee [1 4]	2006
Louisiana	LA018	Texas	T104704245-20-18
Maine	TN00003	Texas [5]	LAB0152
Maryland	324	Utah	TN000032021-11
Massachusetts	M-TN003	Vermont	VT2006
Michigan	9958	Virginia	110033
Minnesota	047-999-395	Washington	C847
Mississippi	TN00003	West Virginia	233
Missouri	340	Wisconsin	998093910
Montana	CERT0086	Wyoming	A2LA
A2LA – ISO 17025	1461.01	AIHA-LAP,LLC EMLAP	100789
A2LA – ISO 17025 [5]	1461.02	DOD	1461.01
Canada	1461.01	USDA	P330-15-00234
EPA–Crypto	TN00003		

[1] Drinking Water [2] Underground Storage Tanks [3] Aquatic Toxicity [4] Chemical/Microbiological [5] Mold [6] Wastewater n/a Accreditation not applicable

* Not all certifications held by the laboratory are applicable to the results reported in the attached report.

* Accreditation is only applicable to the test methods specified on each scope of accreditation held by Pace Analytical.

Pace® Location Requested (City/State):

Air CHAIN-OF-CUSTODY Analytical Request Document

Chain-of-Custody is a LEGAL DOCUMENT - Complete all relevant fields

LAB USE ONLY- Affix Workorder/Login Label Here

Scan QR code for instructions

G198

Company Name: **Partner Engineering & Science - WA**

Street Address: **2150 North 107th Street**

City, State Zip:

Customer Project #: **23-415407.3**

Project Name: **1900 E. Aloha St**

Site Collection Info/Facility ID (as applicable): **PARENGSWA-234154073**

Time Zone Collected: [ ] AK [X] PT [ ] MT [ ] CT [ ] ET

Contact/Report To: **Hunter White**

Phone #: **206-947-8875**

E-Mail: **HWhite@partneresi.com**

Cc E-Mail: cmartini@partneresi.com

Invoice to:

Invoice E-Mail:

Purchase Order # (if applicable):

Quote #:

State origin of sample(s):

Data Deliverables:

[ ] Level II [ ] Level III [ ] Level IV

[ ] EQUIS

[ ] Other_____

Regulatory Program (CAA, RCRA, etc.) as applicable:

Rush (Pre-approval required):
2 Day 3 day 5 day Other_____

Date Results Requested:

Permit # as applicable:

Units for Reporting: ug/m³ PPBV mg/m³ PPMV

Field Information

Analyses Requested

Lab Use Only

Proj. Manager: **3813 - Marty Edwards III**

AcctNum / Client ID: **PARENGSWA**

Table #:

Profile / Template: **T236944**

Prelog / Bottle Ord. ID: **P1021692**

* Matrix Codes (Insert in Matrix box below): Ambient (A), Indoor (I), Soil Vapor (SV), Other (O)

Customer Sample ID	Matrix *	Summa Canister ID	Flow Controller ID	Begin Collection Date	Begin Collection Time	End Collection Date	End Collection Time	Canister Pressure / Vacuum: Start Pressure / Vacuum (in Hg)	Canister Pressure / Vacuum: End Pressure / Vacuum (in Hg)	PUF / FILTER: Duration (minutes)	PUF / FILTER: Flow Rate m^3/min or L/min	PUF / FILTER: Total Volume Sampled m^3 or L	TO-15 Summa *	Sample Comment
B1-SG	SG	22955	28210	9.7.23	1210	9.7	1219	-30	-2				X	L1653930-01
B2-SG	SG	23171	15564	↓	1220	↓	1230	-28	-2				X	02
B3-SG	SG	10583	22655	↓	1300	↓	1309	-28	-2				X	03

Sample Receipt Checklist

COC Seal Present/Intact: Y N
COC Signed/Accurate: Y N
Bottles arrive intact: Y N
Correct bottles used: Y N
Sufficeient volume sent: Y N
RA Screen <0.5 mR/hr: Y N

If Applicable
VOA Zero Headspace: Y N
Pres. Correct/Check: Y N

Customer Remarks / Special Conditions / Possible Hazards:

*chlorinated solvents only

Collected By:

Printed Name:

Signature:

Additional Instructions from Pace®:

Relinquished by/Company: (Signature)	Date/Time:	Received by/Company: (Signature)	Date/Time:
	08/31/23		
Relinquished by/Company: (Signature)	Date/Time:	Received by/Company: (Signature)	Date/Time:
Relinquished by/Company: (Signature)	Date/Time:	Received by/Company: (Signature)	Date/Time:
Relinquished by/Company: (Signature)	Date/Time:	Received by/Company: (Signature)	Date/Time:

Coolers: Thermometer ID: Correction Factor (°C): Obs. Temp. (°C): Corrected Temp. (°C):

Tracking Number:

Delivered by: In- Person Courier FedEX UPS Other

Page:____ of:____

Submitting a sample via this chain of custody constitutes acknowledgment and acceptance of the Pace® Terms and Conditions found at https://www.pacelabs.com/resource-library/resource/pace-terms-and-conditions/

CERTIFICATE OF INSURANCE

PARTNER

PARTASS-01 ASHUNN

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 9/28/2022

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER License # 0M63276 Gallant Risk and Insurance Services, LLC 4160 Temescal Canyon Rd. Suite 214 Corona, CA 92883	CONTACT NAME: PHONE (A/C, No, Ext): (951) 368-0700 FAX (A/C, No): (951) 368-0707 E-MAIL ADDRESS:
INSURED Partner Assessment Corporation dba Partner Engineering & Science, Inc. 2154 Torrance Blvd., #200 Torrance, CA 90501	INSURER(S) AFFORDING COVERAGE — NAIC # INSURER A : Axis Surplus Insurance Company — 26620 INSURER B : Continental Casualty Company — 20443 INSURER C : Allied World Assurance Company (U.S.) Inc — 19489 INSURER D : The Continental Insurance Company — 35289 INSURER E : INSURER F :

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE X OCCUR X $25,000 Deductible GEN'L AGGREGATE LIMIT APPLIES PER: POLICY X PRO-JECT LOC OTHER:			SP004650022022	9/27/2022	9/27/2023	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$ 1,000,000 $ 300,000 $ 25,000 $ 1,000,000 $ 2,000,000 $ 2,000,000
B	AUTOMOBILE LIABILITY X ANY AUTO OWNED AUTOS ONLY SCHEDULED AUTOS X HIRED AUTOS ONLY X NON-OWNED AUTOS ONLY			6081763112	9/27/2022	9/27/2023	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ 1,000,000 $ $ $
C	UMBRELLA LIAB X OCCUR X EXCESS LIAB CLAIMS-MADE DED X RETENTION $ 0			03098032	9/27/2022	9/27/2023	EACH OCCURRENCE AGGREGATE Follow Form	$ 5,000,000 $ 5,000,000 $
D	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y / N: Y If yes, describe under DESCRIPTION OF OPERATIONS below	N / A		6081763143	9/27/2022	9/27/2023	X PER STATUTE OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	$ $ 1,000,000 $ 1,000,000 $ 1,000,000
A	Professional E&O			SP004650022022	9/27/2022	9/27/2023	Each Claim/Aggregate	1,000,000
A	Pollution Liability			SP004650022022	9/27/2022	9/27/2023	Each Occ./Aggregate	1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Evidence of Coverage

CERTIFICATE HOLDER

Partner Assessment Corporation dba Partner Engineering & Science, Inc.
2154 Torrance Blvd., #200
Torrance, CA 90501

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Annie Shunn