SoundEarth Strategies, Inc.
1011 SW Klickitat Way, Suite 212
Seattle, Washington 98134

Draft – Privileged and Confidential Attorney-Client Work Product

December 6, 2023

Mr. James McGuire
Plate Lunch Entrepreneurs, LLC
Skyline Tower
10900 Northeast 4th Street, Suite 1500
Bellevue, Washington 98004

SUBJECT: VAPOR INTRUSION ASSESSMENT REPORT
East Aloha Street Property
1900 through 1906 East Aloha Street, Seattle, Washington
Project Number: 1631-001

Dear Mr. McGuire:

SoundEarth Strategies, Inc. (SoundEarth) has prepared this letter report to present the results of the vapor intrusion assessment conducted at the East Aloha Street Property, located at 1900 through 1906 East Aloha Street in Seattle, Washington (the Property; Figure 1). The assessment was conducted in accordance with SoundEarth's Proposal for Soil Gas Sampling, East Aloha Street Property, Seattle, Washington, dated October 4, 2023 (SoundEarth 2023), and SoundEarth's proposal for indoor air sampling dated November 1, 2023, and in accordance with the Washington State Department of Ecology's (Ecology's) *Guidance for Evaluating Soil Vapor Intrusion in Washington State: Investigation and Remedial Action*, dated October 2009 and finalized in March 2022 (Ecology 2009).

The Property consists of one rectangular-shaped tax parcel (King County Parcel Number 133880-0075) that covers approximately 4,320 square feet (0.10 acres) of land. The Property is currently developed with three commercial and office buildings constructed between 1911 and the early 1930s, one of which is currently vacant (1902 East Aloha Street). The remaining two buildings are currently occupied by Seatown Pottery (1900 East Aloha Street) and Lonely Eagle, Inc. (1906 East Aloha Street). The Property location is shown on Figure 1. A site plan with exploration locations is shown on Figure 2.

BACKGROUND

In August 2023, Partner Engineering and Science, Inc. (Partner) conducted a Phase I Environmental Site Assessment (ESA) for the Property. The Phase I ESA identified the historical operation of a dry cleaning facility in the building located at 1900 East Aloha Street (formerly 900 19th Avenue North) as a recognized environmental condition for the Property. According to the findings of the Phase I ESA, at least two dry cleaning tenants (Herron Lou & Co. Cleaners and Aaron's Dry Cleaners Plant) operated in this building between at least 1939 and 1975.

To evaluate the potential for subsurface impacts associated with the former dry cleaning facility on the Property, Partner conducted a Phase II ESA at the Property in September 2023. The Phase II ESA consisted of the advancement of three soil borings on the northern, central, and southern interior portions of the former dry cleaning facility (B1 through B3, respectively; Figure 1), the collection of soil samples at a depth

of 5 feet below ground surface (bgs) from each of the soil borings, and the collection of soil gas samples from temporary soil gas probes installed in each of the soil borings. Groundwater was reportedly not encountered during this investigation.

The findings of this investigation indicated that tetrachloroethene (PCE) was present at concentrations below the Washington State Model Toxics Control Act (MTCA) Method A cleanup level in the soil samples collected from soil borings B1 through B3. PCE was detected at concentrations exceeding the MTCA Method B soil gas screening level in the soil gas samples collected from the soil gas probes installed in soil borings B1 through B3 (8,890, 4,870, and 3,250 micrograms per cubic meter [µg/m^3], respectively). Trichloroethene (TCE) was also detected at a concentration below the MTCA Method B soil gas screening level in the soil gas sample collected from the soil gas probe installed in soil boring B1 in the northern portion of the building. During soil gas sampling activities, Partner utilized 1,1-difluoroethane (1,1-DFA) as a tracer gas to evaluate whether ambient air was introduced into the sample train. 1,1-DFA was detected in the soil gas samples collected from the soil gas probes installed in soil borings B1 and B2, which indicates that there was a likely breach of the sample train during collection of these soil gas samples. Based on the findings of the Phase II investigation, Partner concluded that the identified subsurface impacts indicate evidence of a release from the former dry cleaning operations in the 1900 East Aloha Street building and recommended additional investigation to evaluate the extent of subsurface impacts and potential vapor intrusion concerns (Partner 2023).

VAPOR INTRUSION ASSESSMENT FIELD ACTIVITIES

Sub-Slab Soil Gas Sampling

Given the uncertainty in the initial soil gas sampling results from September 2023 due to a likely breach of the sample train in two of the three soil gas samples, SoundEarth conducted a sub-slab soil gas sampling event on October 17, 2023, to further evaluate soil gas conditions directly beneath the floor slab of the 1900 East Aloha Street building and to assess whether there is a potential vapor intrusion risk to building occupants. The October 2023 sampling event included the collection of three sub-slab soil gas samples in the approximate locations from which the previous soil gas samples were collected in September 2023 (sample locations SS01, SS02, and SS03; Figure 2).

During installation of the sub-slab soil gas sampling points, the concrete floor slab of the building was observed to be approximately 2 to 3 inches thick and friable. Given the observed floor slab conditions, it was not possible to install permanent soil gas sampling points (as initially proposed) with a sufficient seal to prevent infiltration of ambient air into the sampling points. In order to create a sufficient seal around the sampling points, each sub-slab soil gas sample was collected by drilling a 3/8-inch-diameter hole through the concrete slab using a rotary hammer. A stainless-steel Vapor Pin was temporarily installed in each sample point in accordance with manufacturer's instructions. Prior to each sample collection, a pressure hold test was completed on the sample train by purging the sample train with a peristaltic pump to approximately 12 inches of mercury, closing the sample train valves, and monitoring the pressure for a minimum of 5 minutes. In addition, a helium leak test was completed on each sample train and soil gas point using a helium tank, shroud, and helium detector. Tests were conducted by injecting and stabilizing approximately 50 percent helium into the shroud. Approximately 1 liter of air was then purged at a rate of 200 millimeters per minute from each sample location and captured in a Tedlar gas sampling bag, which was then measured for the presence of helium. All sample points passed both the hold test and the helium leak test prior to sampling. Additional air was then purged from each point until a minimum of three times

the volume of the soil gas point had been removed, such that the soil gas sample was considered representative of subsurface conditions.

Samples were collected from each location using a laboratory-provided, 1-liter SUMMA canister fitted with a 200-milliliter-per-minute flow regulator. After each sample was collected, the SUMMA canister valve was fully closed, and the end cap was replaced and tightened. The SUMMA canisters were delivered to Friedman and Bruya, Inc. of Seattle, Washington (F&B), under standard chain-of-custody protocols and analyzed for the following:

- Chlorinated volatile organic compounds (CVOCs) by US Environmental Protection Agency (EPA) Method TO-15
- Helium by ASTM International Method D1946

At the completion of sampling, the vapor pins were removed from soil gas sample points SS01 through SS03, and each sample point was patched with concrete.

Indoor Air Sampling

Based on the results of the sub-slab soil gas sampling conducted by Partner and SoundEarth, which showed PCE concentrations exceeding the MTCA sub-slab soil gas screening level for commercial workers, SoundEarth conducted indoor air sampling at the Property on November 16, 2023, to evaluate whether PCE is present in indoor air inside the 1900 East Aloha Street building as a result of vapor intrusion.

Prior to sampling, SoundEarth conducted a site visit on October 9, 2023, to identify potential sample locations and assess whether potential background sources of CVOCs are present within the building. SoundEarth also reviewed Material Safety Data Sheets for pottery glazes used and stored within the building to evaluate whether these materials presented a risk of interference with the sampling results. The building tenants were advised to remove identified materials of potential concern, including cleaning supplies, at least 48 hours prior to the indoor air sampling event.

The indoor air sampling event included the collection of three indoor air samples (IA01 through IA03) and one outdoor ambient air sample (OA01). Indoor air samples were collected in the approximate locations of sub-slab soil gas samples SS01 through SS03, previously collected by SoundEarth. The outdoor air sample was collected in an upwind location along the southeastern portion of the 1900 East Aloha Street building based on wind direction observed at the time of sampling (Figure 3). Indoor and outdoor air samples were collected using laboratory-provided, 6-liter SUMMA canisters. Each SUMMA canister was placed approximately 4.5 feet above ground surface within the breathing zone of potential building occupants and fitted with a flow controller calibrated by the laboratory for an 8-hour sample collection. Initial and final vacuum readings for each canister were recorded on the Chain of Custody form. After each sample was collected, the SUMMA canister valve was fully closed, and the end cap was replaced and tightened. The SUMMA canisters were submitted to F&B under standard chain-of-custody protocols for analysis of PCE by EPA Method TO-15.

ANALYTICAL RESULTS

Sub-Slab Soil Gas

Sub-slab soil gas analytical results for CVOCs were compared with MTCA sub-slab soil gas screening levels for commercial land use, in accordance with Ecology's July 2022 *Vapor Intrusion Screening Levels for*

Workers guidance document (Ecology 2022), based on the current use of the 1900 East Aloha Street building. Standard MTCA Method B screening levels for soil gas assume a residential exposure frequency of 24 hours per day, 7 days per week, and 52 weeks per year and are considered overly conservative for a commercial building. MTCA soil gas screening levels for commercial workers are applicable in situations where adults working inside commercial buildings are the primary potential receptors to indoor air contamination caused by vapor intrusion and assume an exposure frequency of 9 hours per day, 5 days per week, and 50 weeks per year for 25 years. Given the current commercial use of the 1900 East Aloha Street building, the MTCA soil gas screening levels for commercial workers are the appropriate screening levels for the Property.

Soil gas results are summarized on Figure 2 and in Table 1 and discussed below:

- **CVOCs.** PCE was detected at concentrations exceeding the MTCA soil gas screening level for commercial workers of 1,500 µg/m^3 in soil gas samples SS01, SS02, and SS03, located in the northern, central, and southern portions of the 1900 East Aloha Street building, respectively. Detected PCE concentrations ranged from 1,600 µg/m^3 in soil gas sample SS01 to 2,600 µg/m^3 in soil gas sample SS03. TCE was detected at a concentration below the MTCA soil gas screening level for commercial workers in soil gas sample SS02. Other CVOCs were not detected above laboratory reporting limits in any of the analyzed soil gas samples.
- **Helium.** Helium was not detected at concentrations above laboratory reporting limits in soil gas samples submitted for analysis, confirming the integrity of each sample point during soil gas sample collection.

Indoor Air

Analytical results for the indoor air samples were compared with MTCA indoor air screening levels for commercial land use in accordance with Ecology's July 2022 *Vapor Intrusion Screening Levels for Workers* guidance document (Ecology 2022).

Indoor air analytical results are summarized on Figure 3 and in Table 2 and discussed below:

- **PCE.** PCE was detected at a concentration of 11 µg/m^3 in indoor air sample IA02, collected from the central portion of 1900 East Aloha Street building. This concentration is below the MTCA indoor air screening level for commercial land use. PCE was not detected at concentrations above the laboratory reporting limit in indoor air samples IA01 and IA03 or in outdoor air sample OA01.

CONCLUSIONS

Based on the results of the sub-slab soil gas sampling conducted in the 1900 East Aloha Street building by Partner and SoundEarth, PCE concentrations exceeding the MTCA soil gas screening level for commercial land use are present in sub-slab soil gas beneath the building, indicating that there is a potential risk of adverse impacts to indoor air quality within the building. The results of subsequent indoor air sampling conducted in the 1900 East Aloha Street building by SoundEarth indicate that PCE concentrations in indoor air are below the MTCA indoor air screening level for commercial land use, indicating that the elevated PCE concentrations in soil gas do not appear to be resulting in adverse impacts to indoor air within the building at this time.

The PCE concentrations detected during SoundEarth's soil gas investigation were significantly lower than the PCE concentrations detected during Partner's soil gas investigation, which is likely attributable to the

depth at which the soil gas samples were collected during each investigation. The samples collected during SoundEarth's investigation were collected directly beneath the floor slab, whereas the samples collected during Partner's investigation were collected at a depth of 5 feet bgs and closer to the potential subsurface source of the PCE vapors. The decrease in concentrations observed in soil gas directly beneath the floor slab is indicative of attenuation of PCE concentrations in soil gas migrating vertically through the subsurface soil beneath the building.

As described in Ecology's vapor intrusion guidance (Ecology 2009), indoor air sampling should be conducted to further evaluate the vapor intrusion exposure risk to building occupants within any building where CVOCs are present in sub-slab soil gas at concentrations exceeding the MTCA soil gas screening levels applicable to the building's current and/or potential future land use. In accordance with this guidance, indoor air sampling was conducted in the 1900 East Aloha Street building to further evaluate the vapor intrusion exposure risk associated with the elevated PCE concentrations in sub-slab soil gas beneath the building. The results of the indoor air sampling indicate that PCE concentrations in indoor air do not exceed the applicable MTCA indoor air screening level for commercial workers. As recommended in Ecology's vapor intrusion guidance, a second indoor air sampling event is recommended to be conducted during the spring or summer months to confirm that indoor air conditions remain protective of building occupants, given the potential for changes in subsurface and atmospheric conditions throughout the year that can impact the vapor intrusion exposure pathway.

Additionally, Ecology's guidance states that the vapor intrusion exposure risk for buildings located within a 100-foot lateral distance of the edge of subsurface CVOC contamination should also be evaluated, because subsurface vapors have the potential to migrate into nearby buildings. Based on the Ecology vapor intrusion guidance and the sub-slab soil gas data that has been collected at the 1900 East Aloha Street building to date, the completion of a vapor intrusion assessment consisting of the collection of soil gas and/or indoor air samples from the on-Property buildings located at 1902 and 1906 East Aloha Street and the residence located on the north-adjoining property is also advised.

LIMITATIONS

The services described in this report were performed consistent with generally accepted professional consulting principles and practices. No other warranty, expressed or implied, is made. These services were performed consistent with SoundEarth's agreement with the client. This report is solely for the use and information of the client unless otherwise noted. Any reliance on this report by a third party is at such party's sole risk.

Opinions and recommendations contained in this report are derived, in part, from data gathered by others, and from conditions evaluated when services were performed, and are intended only for the client, purposes, locations, time frames, and project parameters indicated. SoundEarth does not warrant and is not responsible for the accuracy or validity of work performed by others, or for the impacts of changes in environmental standards, practices, or regulations subsequent to performance of services. SoundEarth does not warrant the use of segregated portions of this report.

CLOSING

SoundEarth appreciates the opportunity to work with you on this project. Please contact the undersigned at 206-306-1900 if you have any questions or require additional information.

Respectfully,
SoundEarth Strategies, Inc.

DRAFT ***DRAFT***

Clare Tochilin, LG
Senior Geologist

Tom Cammarata, LG, LHG
Principal

Attachments: Figure 1, Property Location Map
Figure 2, Sub-Slab Soil Gas Sample Analytical Results
Figure 3, Indoor Air Sample Analytical Results
Table 1, Soil Gas Analytical Results for CVOCs
Table 2, Indoor Air Analytical Results for PCE
A, Laboratory Analytical Reports
Friedman & Bruya, Inc. #310315
Friedman & Bruya, Inc. #311257

REFERENCES

Partner Engineering and Science, Inc. 2023. *Phase II Subsurface Investigation Report, Rich Root Holdings – Meter Music, 1900 East Aloha Street, Seattle, Washington 98112*. Prepared for Umpqua Bank. September 15.

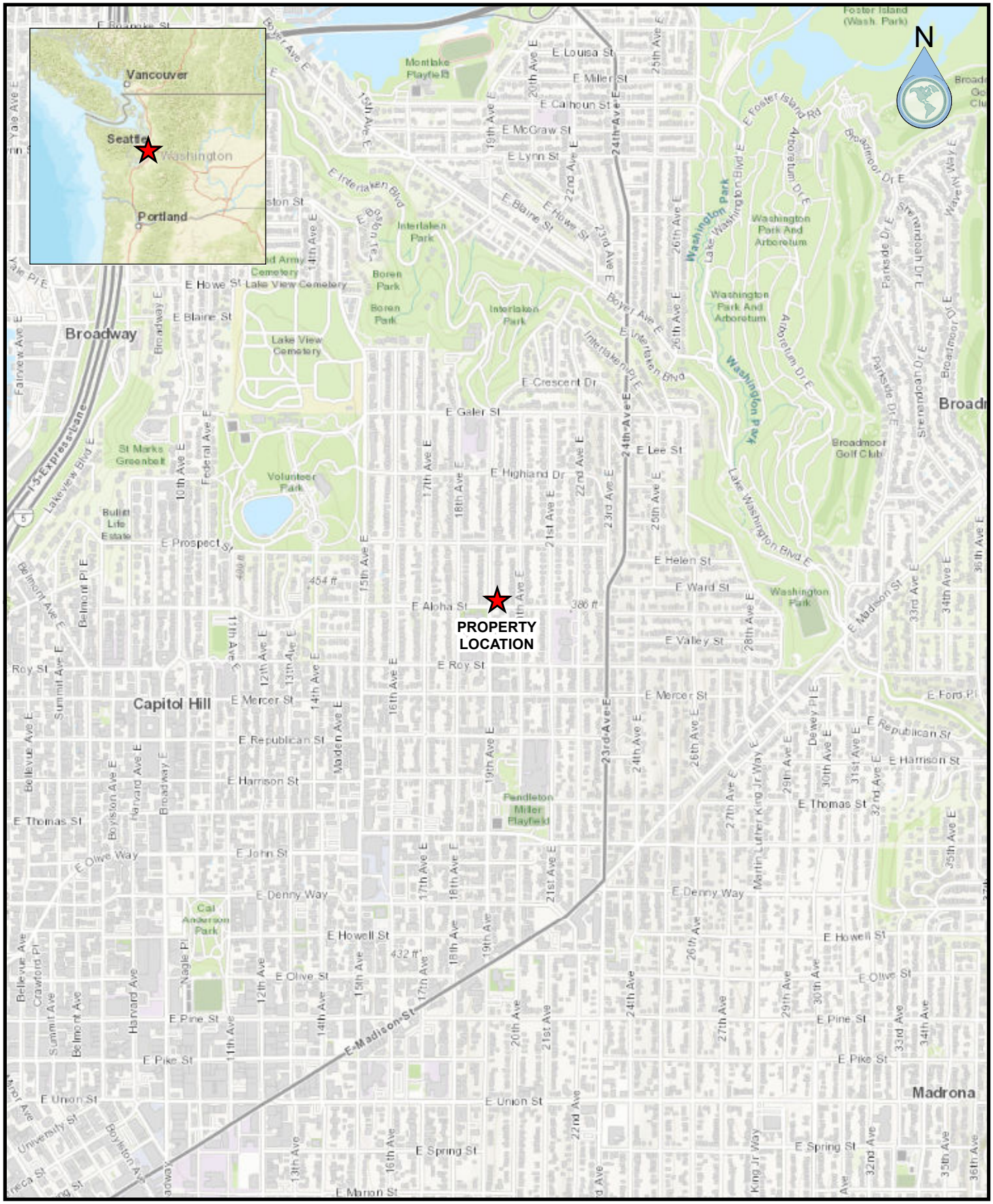
SoundEarth Strategies, Inc. (SoundEarth). 2023. Letter regarding Proposal for Soil Gas Sampling, East Aloha Street Property, 1900 through 1905 East Aloha Street, Seattle, Washington. From Clare Tochilin and Tom Cammarata. To James McGuire, Plate Lunch Entrepreneurs, LLC. October 4.

Washington State Department of Ecology (Ecology). 2009. *Guidance for Evaluating Soil Vapor Intrusion in Washington State: Investigation and Remedial Action.* Publication No. 09-09-047. Finalized March 2022. October.

_____. 2022. *Vapor Intrusion Screening Levels for Workers*. July.

CJT/ TJC:kak

FIGURES



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SCALE IN FEET

SoundEarth Strategies

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EAST ALOHA STREET PROPERTY
1900-1906 EAST ALOHA STREET
SEATTLE, WASHINGTON
SOUNDEARTH PROJECT #: 1631-001

PROJECT MANAGER C.TOCHILIN

PROPERTY LOCATION MAP

FIGURE 1

DRAWN BY S.ALBERTS

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P:\1631 PLATE LUNCH ENTREPRENEURS, LLC\1631-001 EAST ALOHA STREET\TECHNICAL\CAD\FIGURE 1\1631-001-2023-PL.MXD

12/5/2023

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Sample Location	Sample ID	Sample Date	Analytical Results (micrograms per cubic meter)				
			PCE	TCE	cis-1,2-DCE	trans-1,2-DCE	Vinyl Chloride
SS01 (B1)	B1-SG	09/07/23	8,890	3.60	<0.793	<0.793	<0.511
	SS01_20231017	10/17/23	1,600	<0.86	<3.2	<3.2	<2
SS02 (B2)	B2-SG	09/07/23	4,870	<1.07	<0.793	<0.793	<0.511
	SS02_20231017	10/17/23	1,800	0.99	<3.2	<3.2	<2
SS03 (B3)	B3-SG	09/07/23	3,250	<1.07	<0.793	<0.793	<0.511
	SS03_20231017	10/17/23	2,600	<0.88	<3.3	<3.3	<2.1
MTCA Sub-Slab Soil Gas Screening Level for Commercial Workers			**1,500**	**95**	**5,200**	**5,200**	**44**

LEGEND

———	PROPERTY BOUNDARY
SS03	SUB-SLAB SOIL GAS SAMPLE LOCATION (SOUNDEARTH 2023)
(B3)	PREVIOUS SOIL GAS SAMPLE ID (PARTNER 2023)
RED	DENOTES CONCENTRATION EXCEEDS MTCA SUB-SLAB SOIL GAS SCREENING LEVEL FOR COMMERCIAL WORKERS
DCE	DICHLOROETHENE
MTCA	WASHINGTON STATE MODEL TOXICS CONTROL ACT
PARTNER	PARTNER ENGINEERING AND SCIENCE, INC.
PCE	TETRACHLOROETHENE
SOUNDEARTH	SOUNDEARTH STRATEGIES, INC.
TCE	TRICHLOROETHENE

0 5 10

APPROXIMATE SCALE IN FEET

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EAST ALOHA STREET PROPERTY
1900-1906 EAST ALOHA STREET
SEATTLE, WASHINGTON
SOUNDEARTH PROJECT #: 1631-001

SUB-SLAB SOIL GAS SAMPLE ANALYTICAL RESULTS

FIGURE 2

PROJECT MANAGER: C.TOCHILIN | DRAWN BY: S.ALBERTS

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12/5/2023

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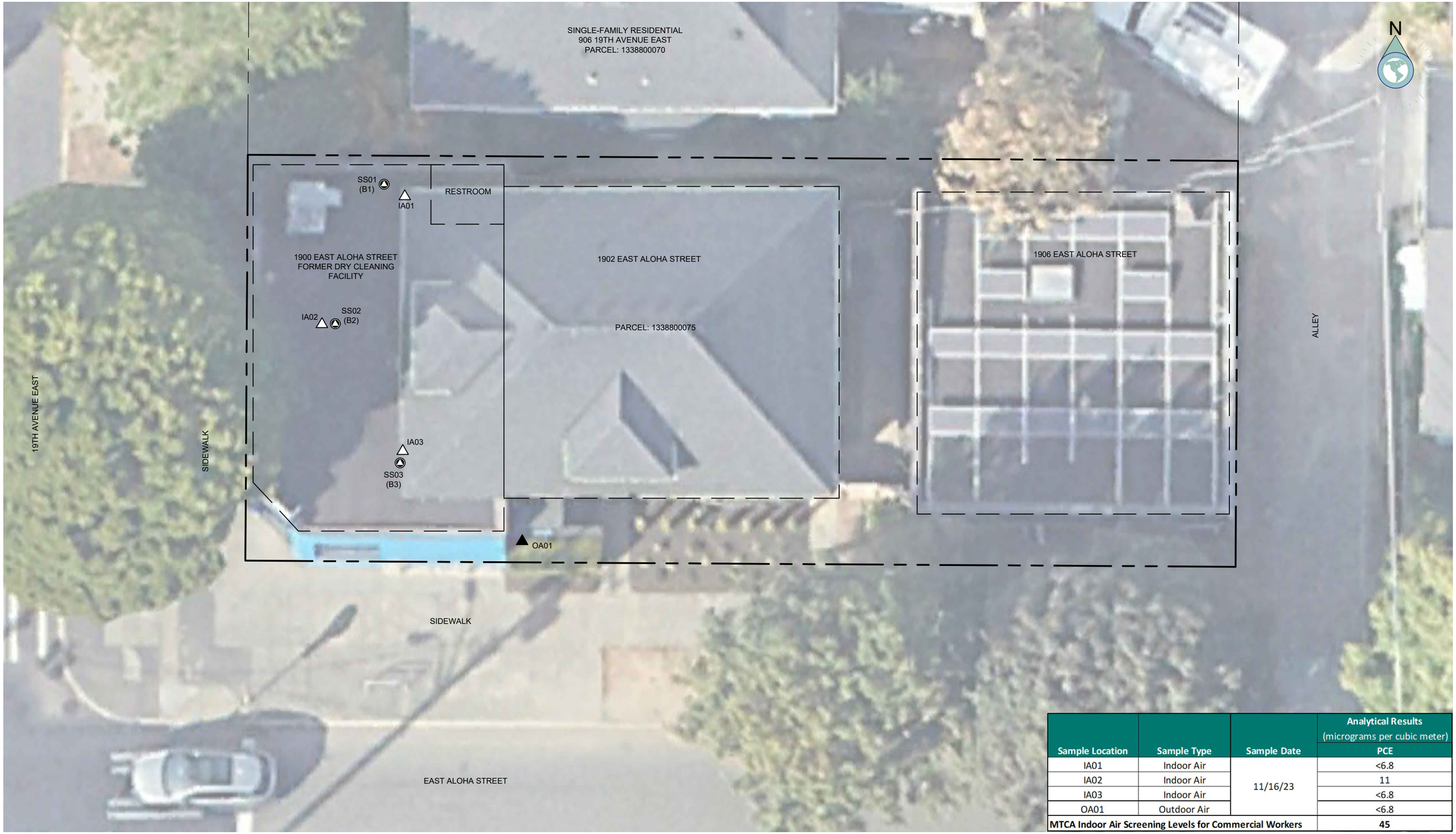

Sample Location	Sample Type	Sample Date	Analytical Results (micrograms per cubic meter) PCE
IA01	Indoor Air	11/16/23	<6.8
IA02	Indoor Air		11
IA03	Indoor Air		<6.8
OA01	Outdoor Air		<6.8
MTCA Indoor Air Screening Levels for Commercial Workers			**45**

LEGEND

PROPERTY BOUNDARY	IA03	INDOOR AIR SAMPLE LOCATION (SOUNDEARTH 2023)	PARTNER — PARTNER ENGINEERING AND SCIENCE, INC.
SS03 — SUB-SLAB SOIL GAS SAMPLE LOCATION (SOUNDEARTH 2023)	OA01	OUTDOOR AIR SAMPLE LOCATION (SOUNDEARTH 2023)	PCE — TETRACHLOROETHENE
(B3) — PREVIOUS SOIL GAS SAMPLE ID (PARTNER 2023)	MTCA	WASHINGTON STATE MODEL TOXICS CONTROL ACT	SOUNDEARTH — SOUNDEARTH STRATEGIES, INC.

0 5 10

APPROXIMATE SCALE IN FEET

SoundEarth Strategies

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EAST ALOHA STREET PROPERTY
1900-1906 EAST ALOHA STREET
SEATTLE, WASHINGTON
SOUNDEARTH PROJECT #: 1631-001

INDOOR AIR SAMPLE
ANALYTICAL RESULTS

FIGURE 3

PROJECT MANAGER: C.TOCHILIN

DRAWN BY: S.ALBERTS

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TABLES

SoundEarth Strategies

Table 1
Soil Gas Analytical Results for CVOCs
East Aloha Street Property
1900 through 1906 East Aloha Street
Seattle, Washington

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Sample Location	Sample ID	Sample Collection Depth	Sample Date	Sampled By	Analytical Results[1] (micrograms per cubic meter)				
					PCE	TCE	cis-1,2-DCE	trans-1,2-DCE	Vinyl Chloride
SS01 (B1)	B1-SG	5 feet bgs	09/07/23	Partner	**8,890**	3.60	<0.793	<0.793	<0.511
	SS01_20231017	Beneath floor slab	10/17/23	SoundEarth	**1,600**[ve]	<0.86	<3.2	<3.2	<2
SS02 (B2)	B2-SG	5 feet bgs	09/07/23	Partner	**4,870**	<1.07	<0.793	<0.793	<0.511
	SS02_20231017	Beneath floor slab	10/17/23	SoundEarth	**1,800**[ve]	0.99	<3.2	<3.2	<2
SS03 (B3)	B3-SG	5 feet bgs	09/07/23	Partner	**3,250**	<1.07	<0.793	<0.793	<0.511
	SS03_20231017	Beneath floor slab	10/17/23	SoundEarth	**2,600**[ve]	<0.88	<3.3	<3.3	<2.1
MTCA Sub-Slab Soil Gas Screening Level for Commercial Workers					**1,500**[(2)]	**95**[(2)]	**5,200**[(3)]	**5,200**[(3)]	**44**[(2)]

NOTES:

Red denotes concentration exceeds MTCA Sub-Slab Soil Gas Screening Level for Commercial Workers.

SoundEarth sample analysis performed by Friedman & Bruya, Inc. of Seattle, Washington.

Partner sample analysis performed by Pace Analytical of Mount Juliet, Tennessee.

[(1)]Analyzed by EPA Method TO-15.

[(2)]Vapor Intrusion Screening Level for Commercial Worker, Soil Gas Screening Level, Cancer, CLARC database, CLARC Website <https://fortress.wa.gov/ecy/clarc/CLARCHome.aspx>.

[(3)]Vapor Intrusion Screening Level for Commercial Worker, Soil Gas Screening Level, Noncancer, CLARC database, CLARC Website <https://fortress.wa.gov/ecy/clarc/CLARCHome.aspx>.

Laboratory Notes:

ve = The analyte response exceeded the valid instrument calibration range. The value reported is an estimate.

< = not detected at a concentration exceeding the laboratory reporting limit

bgs = below ground surface

CLARC = Cleanup Levels and Risk Calculations

CVOC = chlorinated volatile organic compound

DCE = dichloroethene

EPA = US Environmental Protection Agency

MTCA = Washington State Model Toxics Control Act

Partner = Partner Engineering and Science, Inc.

PCE = tetrachloroethene

SoundEarth = SoundEarth Strategies, Inc.

TCE = trichloroethene

Table 2
Indoor Air Analytical Results for PCE
East Aloha Street Property
1900 through 1906 East Aloha Street
Seattle, Washington

Sample Location	Sample ID	Location	Sampled By	Sample Type	Sample Date	Analytical Results[(1)] (µg/m^3)
						PCE
IA01	IA01-20231116	Northern Portion of Building Interior	SoundEarth	Indoor Air	11/16/23	<6.8
IA02	IA02-20231116	Central Portion of Building Interior		Indoor Air		11
IA03	IA03-20231116	Southern Portion of Building Interior		Indoor Air		<6.8
OA01	OA01-20231116	Southeastern Corner of Building Exterior		Outdoor Air		<6.8
MTCA Indoor Air Screening Levels for Commercial Workers						**45**[(2)]

NOTES:

Chemical analyses conducted by Friedman & Bruya, Inc. of Seattle, Washington.

[(1)]Analyzed by EPA Method TO-15.

[(2)]Vapor Intrusion Screening Level for Commercial Worker, Indoor Air Screening Level, Cancer, CLARC database, CLARC Website <https://fortress.wa.gov/ecy/clarc/CLARCHome.aspx>.

µg/m^3 = microgram per cubic meter

CLARC = Cleanup Levels and Risk Calculations

EPA = US Environmental Protection Agency

MTCA = Washington State Model Toxics Control Act

PCE = tetrachloroethylene

SoundEarth = SoundEarth Strategies, Inc.

ATTACHMENT A
LABORATORY ANALYTICAL REPORTS

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

James E. Bruya, Ph.D.
Yelena Aravkina, M.S.
Michael Erdahl, B.S.
Vineta Mills, M.S.
Eric Young, B.S.

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fbi@isomedia.com
www.friedmanandbruya.com

October 30, 2023

Clare Tochilin, Project Manager
SoundEarth Strategies
1011 SW Klickitat Way, Suite 104
Seattle, WA 98134

Dear Ms Tochilin:

Included are the results from the testing of material submitted on October 17, 2023 from the SOU_1631-001_ 20231017, F&BI 310315 project. There are 10 pages included in this report.

We appreciate this opportunity to be of service to you and hope you will call if you should have any questions.

Sincerely,

FRIEDMAN & BRUYA, INC.

Michael Erdahl
Project Manager

Enclosures
c: Tom Cammarata
SOU1030R.DOC

CASE NARRATIVE

This case narrative encompasses samples received on October 17, 2023 by Friedman & Bruya, Inc. from the SoundEarth Strategies SOU_1631-001_ 20231017, F&BI 310315 project. Samples were logged in under the laboratory ID's listed below.

Laboratory ID	SoundEarth Strategies
310315 -01	SS01-20231017
310315 -02	SS02-20231017
310315 -03	SS03-20231017

The tetrachloroethene concentration in the samples exceeded the calibration range of the instrument. The data were flagged accordingly.

All other quality control requirements were acceptable.

Analysis For Volatile Compounds By Method TO-15

Client Sample ID:	SS01-20231017	Client:	SoundEarth Strategies
Date Received:	10/17/23	Project:	SOU_1631-001_ 20231017
Date Collected:	10/17/23	Lab ID:	310315-01 1/8.0
Date Analyzed:	10/20/23	Data File:	101921.D
Matrix:	Air	Instrument:	GCMS8
Units:	ug/m3	Operator:	bat

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
4-Bromofluorobenzene	98	70	130

Compounds:	Concentration ug/m3	ppbv
Vinyl chloride	<2	<0.8
trans-1,2-Dichloroethene	<3.2	<0.8
cis-1,2-Dichloroethene	<3.2	<0.8
Trichloroethene	<0.86	<0.16
Tetrachloroethene	1,600 ve	230 ve

Analysis For Volatile Compounds By Method TO-15

Client Sample ID:	SS02-20231017	Client:	SoundEarth Strategies
Date Received:	10/17/23	Project:	SOU_1631-001_ 20231017
Date Collected:	10/17/23	Lab ID:	310315-02 1/8.0
Date Analyzed:	10/20/23	Data File:	101922.D
Matrix:	Air	Instrument:	GCMS8
Units:	ug/m3	Operator:	bat

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
4-Bromofluorobenzene	97	70	130

Compounds:	Concentration ug/m3	ppbv
Vinyl chloride	<2	<0.8
trans-1,2-Dichloroethene	<3.2	<0.8
cis-1,2-Dichloroethene	<3.2	<0.8
Trichloroethene	0.99	0.18
Tetrachloroethene	1,800 ve	260 ve

Analysis For Volatile Compounds By Method TO-15

Client Sample ID:	SS03-20231017	Client:	SoundEarth Strategies
Date Received:	10/17/23	Project:	SOU_1631-001_ 20231017
Date Collected:	10/17/23	Lab ID:	310315-03 1/8.2
Date Analyzed:	10/20/23	Data File:	101923.D
Matrix:	Air	Instrument:	GCMS8
Units:	ug/m3	Operator:	bat

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
4-Bromofluorobenzene	98	70	130

Compounds:	Concentration ug/m3	ppbv
Vinyl chloride	<2.1	<0.82
trans-1,2-Dichloroethene	<3.3	<0.82
cis-1,2-Dichloroethene	<3.3	<0.82
Trichloroethene	<0.88	<0.16
Tetrachloroethene	2,600 ve	380 ve

Analysis For Volatile Compounds By Method TO-15

Client Sample ID:	Method Blank	Client:	SoundEarth Strategies
Date Received:	Not Applicable	Project:	SOU_1631-001_ 20231017
Date Collected:	Not Applicable	Lab ID:	03-2424 mb
Date Analyzed:	10/19/23	Data File:	101912.D
Matrix:	Air	Instrument:	GCMS8
Units:	ug/m3	Operator:	bat

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
4-Bromofluorobenzene	95	70	130

Compounds:	Concentration ug/m3	ppbv
Vinyl chloride	<0.26	<0.1
trans-1,2-Dichloroethene	<0.4	<0.1
cis-1,2-Dichloroethene	<0.4	<0.1
Trichloroethene	<0.11	<0.02
Tetrachloroethene	<6.8	<1

Date of Report: 10/30/23
Date Received: 10/17/23
Project: SOU_1631-001_ 20231017, F&BI 310315
Date Extracted: 10/27/23
Date Analyzed: 10/27/23

RESULTS FROM THE ANALYSIS OF AIR SAMPLES FOR HELIUM USING METHOD ASTM D1946

Results Reported as % Helium

Sample ID Laboratory ID	Helium
SS01-20231017 310315-01	<0.6
SS02-20231017 310315-02	<0.6
SS03-20231017 310315-03	<0.6
Method Blank 03-2560 MB	<0.6

Date of Report: 10/30/23
Date Received: 10/17/23
Project: SOU_1631-001_ 20231017, F&BI 310315

QUALITY ASSURANCE RESULTS FOR THE ANALYSIS OF AIR SAMPLES FOR VOLATILES BY METHOD TO-15

Laboratory Code: 310343-05 1/7.6 (Duplicate)

Analyte	Reporting Units	Sample Result	Duplicate Result	RPD (Limit 30)
Vinyl chloride	ug/m3	<1.9	<1.9	nm
trans-1,2-Dichloroethene	ug/m3	<3	<3	nm
cis-1,2-Dichloroethene	ug/m3	<3	<3	nm
Trichloroethene	ug/m3	<0.82	<0.82	nm
Tetrachloroethene	ug/m3	<52	<52	nm

Date of Report: 10/30/23
Date Received: 10/17/23
Project: SOU_1631-001_ 20231017, F&BI 310315

QUALITY ASSURANCE RESULTS FOR THE ANALYSIS OF AIR SAMPLES FOR VOLATILES BY METHOD TO-15

Laboratory Code: Laboratory Control Sample

Analyte	Reporting Units	Spike Level	Percent Recovery LCS	Acceptance Criteria
Vinyl chloride	ug/m3	35	86	70-130
trans-1,2-Dichloroethene	ug/m3	54	102	70-130
cis-1,2-Dichloroethene	ug/m3	54	97	70-130
Trichloroethene	ug/m3	73	96	70-130
Tetrachloroethene	ug/m3	92	107	70-130

Date of Report: 10/30/23
Date Received: 10/17/23
Project: SOU_1631-001_ 20231017, F&BI 310315

QUALITY ASSURANCE RESULTS FOR THE ANALYSIS OF AIR SAMPLES FOR HELIUM USING METHOD ASTM D1946

Laboratory Code: 310275-01 (Duplicate)

Analyte	Sample Result (%)	Duplicate Result (%)	Relative Percent Difference	Acceptance Criteria
Helium	<0.6	<0.6	nm	0-20

Data Qualifiers & Definitions

a - The analyte was detected at a level less than five times the reporting limit. The RPD results may not provide reliable information on the variability of the analysis.

b - The analyte was spiked at a level that was less than five times that present in the sample. Matrix spike recoveries may not be meaningful.

ca - The calibration results for the analyte were outside of acceptance criteria, biased low; or, the calibration results for the analyte were outside of acceptance criteria, biased high, with a detection for the analyte in the sample. The value reported is an estimate.

c - The presence of the analyte may be due to carryover from previous sample injections.

cf - The sample was centrifuged prior to analysis.

d - The sample was diluted. Detection limits were raised and surrogate recoveries may not be meaningful.

dv - Insufficient sample volume was available to achieve normal reporting limits.

f - The sample was laboratory filtered prior to analysis.

fb - The analyte was detected in the method blank.

fc - The analyte is a common laboratory and field contaminant.

hr - The sample and duplicate were reextracted and reanalyzed. RPD results were still outside of control limits. Variability is attributed to sample inhomogeneity.

hs - Headspace was present in the container used for analysis.

ht – The analysis was performed outside the method or client-specified holding time requirement.

ip - Recovery fell outside of control limits due to sample matrix effects.

j - The analyte concentration is reported below the standard reporting limit. The value reported is an estimate.

J - The internal standard associated with the analyte is out of control limits. The reported concentration is an estimate.

jl - The laboratory control sample(s) percent recovery and/or RPD were out of control limits. The reported concentration should be considered an estimate.

js - The surrogate associated with the analyte is out of control limits. The reported concentration should be considered an estimate.

k – The calibration results for the analyte were outside of acceptance criteria, biased high, and the analyte was not detected in the sample.

lc - The presence of the analyte is likely due to laboratory contamination.

L - The reported concentration was generated from a library search.

nm - The analyte was not detected in one or more of the duplicate analyses. Therefore, calculation of the RPD is not applicable.

pc - The sample was received with incorrect preservation or in a container not approved by the method. The value reported should be considered an estimate.

ve - The analyte response exceeded the valid instrument calibration range. The value reported is an estimate.

vo - The value reported fell outside the control limits established for this analyte.

x - The sample chromatographic pattern does not resemble the fuel standard used for quantitation.

SAMPLE CHAIN OF CUSTODY

310315

10/17/23

Page # 1 of 1

Report To Clare Tochilin, Tom Cammarata

Company SoundEarth Strategies, Inc.

Address 1011 SW Klickitat Way, Suite 212

City, State, ZIP Seattle, WA 98134

Phone 206-306-1900 Email ctochilin@soundearthinc.com
tcammarata@soundearthinc.com

SAMPLERS (*signature*)

PROJECT NAME & ADDRESS	PO #
East Aloha Street Property	1631-001
NOTES: cVOCs = cis-1,2-Dichloroethene, trans-1,2-Dichloroethene, Tetrachloroethene, Trichloroethene, Vinyl Chloride	INVOICE TO

TURNAROUND TIME
Standard
RUSH
Rush charges authorized by:

SAMPLE DISPOSAL
Default: Clean following final report delivery
Hold (Fee may apply):

SAMPLE INFORMATION										ANALYSIS REQUESTED						
Sample Name	Lab ID	Canister ID	Flow Cont. ID	Reporting Level: IA=Indoor Air SG=Soil Gas (Circle One)	Date Sampled	Initial Vac. ("Hg)	Field Initial Time	Final Vac. ("Hg)	Field Final Time	TO15 Full Scan	TO15 BTEXN	TO15 cVOCs (short list)	APH	Helium		Notes
SS01 BT-20231017	01	9985	242	IA / (SG)	10/17/23	30	1403	5	1409			X		X		
SS02 BZ-20231017	02	2031	60	IA / (SG)	10/17/23	29	1239	5	1244			X		X		
SS03 ~~BZ~~-20231017	03	8525	67	IA / (SG)	10/17/23	30	1143	5	1148			X		X		
per CT 10/25/23 NE				IA / SG												
				IA / SG												
				IA / SG		LCC 10/18/23										
				IA / SG												
				IA / SG												

Friedman & Bruya, Inc.
5500 4th Avenue South
Seattle, WA 98108
Ph. (206) 285-8282
Fax (206) 283-5044

SIGNATURE	PRINT NAME	COMPANY	DATE	TIME
Relinquished by:	Linnea Coleman	SES	10/17/23	1545
Received by:	ANHPHAN	FSB	10/17/23	15:45
Relinquished by:		Samples received at 19 °C		
Received by:				

FORMS\COC\COCTO-15.DOC

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

James E. Bruya, Ph.D.
Yelena Aravkina, M.S.
Michael Erdahl, B.S.
Vineta Mills, M.S.
Eric Young, B.S.

5500 4th Avenue South
Seattle, WA 98108
(206) 285-8282
fbi@isomedia.com
www.friedmanandbruya.com

November 22, 2023

Clare Tochilin, Project Manager
SoundEarth Strategies
1011 SW Klickitat Way, Suite 104
Seattle, WA 98134

Dear Ms Tochilin:

Included are the results from the testing of material submitted on November 16, 2023 from the SOU_1631-001_ 20231116, F&BI 311257 project. There are 8 pages included in this report.

We appreciate this opportunity to be of service to you and hope you will call if you should have any questions.

Sincerely,

FRIEDMAN & BRUYA, INC.

Michael Erdahl
Project Manager

Enclosures
c: Tom Cammarata
SOU1122R.DOC

CASE NARRATIVE

This case narrative encompasses samples received on November 16, 2023 by Friedman & Bruya, Inc. from the SoundEarth Strategies SOU_1631-001_ 20231116, F&BI 311257 project. Samples were logged in under the laboratory ID's listed below.

Laboratory ID	SoundEarth Strategies
311257 -01	OA01-20231116
311257 -02	IA03-20231116
311257 -03	IA02-20231116
311257 -04	IA01-20231116

All quality control requirements were acceptable.

Analysis For Volatile Compounds By Method TO-15

Client Sample ID:	OA01-20231116	Client:	SoundEarth Strategies
Date Received:	11/16/23	Project:	SOU_1631-001_ 20231116
Date Collected:	11/15/23	Lab ID:	311257-01
Date Analyzed:	11/17/23	Data File:	111621.D
Matrix:	Air	Instrument:	GCMS7
Units:	ug/m3	Operator:	bat

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
4-Bromofluorobenzene	94	70	130

Compounds:	Concentration ug/m3	ppbv
Tetrachloroethene	<6.8	<1

Analysis For Volatile Compounds By Method TO-15

Client Sample ID:	IA03-20231116	Client:	SoundEarth Strategies
Date Received:	11/16/23	Project:	SOU_1631-001_ 20231116
Date Collected:	11/15/23	Lab ID:	311257-02
Date Analyzed:	11/17/23	Data File:	111622.D
Matrix:	Air	Instrument:	GCMS7
Units:	ug/m3	Operator:	bat

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
4-Bromofluorobenzene	94	70	130

Compounds:	Concentration ug/m3	ppbv
Tetrachloroethene	<6.8	<1

Analysis For Volatile Compounds By Method TO-15

Client Sample ID:	IA02-20231116	Client:	SoundEarth Strategies
Date Received:	11/16/23	Project:	SOU_1631-001_ 20231116
Date Collected:	11/15/23	Lab ID:	311257-03
Date Analyzed:	11/17/23	Data File:	111623.D
Matrix:	Air	Instrument:	GCMS7
Units:	ug/m3	Operator:	bat

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
4-Bromofluorobenzene	91	70	130

Compounds:	Concentration ug/m3	ppbv
Tetrachloroethene	11	1.6

Analysis For Volatile Compounds By Method TO-15

Client Sample ID:	IA01-20231116	Client:	SoundEarth Strategies
Date Received:	11/16/23	Project:	SOU_1631-001_ 20231116
Date Collected:	11/15/23	Lab ID:	311257-04
Date Analyzed:	11/17/23	Data File:	111624.D
Matrix:	Air	Instrument:	GCMS7
Units:	ug/m3	Operator:	bat

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
4-Bromofluorobenzene	94	70	130

Compounds:	Concentration ug/m3	ppbv
Tetrachloroethene	<6.8	<1

Analysis For Volatile Compounds By Method TO-15

Client Sample ID:	Method Blank	Client:	SoundEarth Strategies
Date Received:	Not Applicable	Project:	SOU_1631-001_ 20231116
Date Collected:	Not Applicable	Lab ID:	03-2650 MB
Date Analyzed:	11/16/23	Data File:	111612.D
Matrix:	Air	Instrument:	GCMS7
Units:	ug/m3	Operator:	bat

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
4-Bromofluorobenzene	92	70	130

Compounds:	Concentration ug/m3	ppbv
Tetrachloroethene	<6.8	<1

Date of Report: 11/22/23
Date Received: 11/16/23
Project: SOU_1631-001_ 20231116, F&BI 311257

QUALITY ASSURANCE RESULTS FOR THE ANALYSIS OF AIR SAMPLES FOR VOLATILES BY METHOD TO-15

Laboratory Code: 311266-01 (Duplicate)

Analyte	Reporting Units	Sample Result	Duplicate Result	RPD (Limit 30)
Vinyl chloride	ug/m3	<0.26	<0.26	nm
2-Propanol	ug/m3	<8.6	<8.6	nm
1,1-Dichloroethene	ug/m3	<0.4	<0.4	nm
Trichloroethene	ug/m3	0.27	0.28	4
Tetrachloroethene	ug/m3	<6.8	<6.8	nm

Laboratory Code: Laboratory Control Sample

Analyte	Reporting Units	Spike Level	Percent Recovery LCS	Acceptance Criteria
Vinyl chloride	ug/m3	35	114	70-130
2-Propanol	ug/m3	33	105	70-130
1,1-Dichloroethene	ug/m3	54	106	70-130
Trichloroethene	ug/m3	73	119	70-130
Tetrachloroethene	ug/m3	92	120	70-130

Data Qualifiers & Definitions

a - The analyte was detected at a level less than five times the reporting limit. The RPD results may not provide reliable information on the variability of the analysis.

b - The analyte was spiked at a level that was less than five times that present in the sample. Matrix spike recoveries may not be meaningful.

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c - The presence of the analyte may be due to carryover from previous sample injections.

cf - The sample was centrifuged prior to analysis.

d - The sample was diluted. Detection limits were raised and surrogate recoveries may not be meaningful.

dv - Insufficient sample volume was available to achieve normal reporting limits.

f - The sample was laboratory filtered prior to analysis.

fb - The analyte was detected in the method blank.

fc - The analyte is a common laboratory and field contaminant.

hr - The sample and duplicate were reextracted and reanalyzed. RPD results were still outside of control limits. Variability is attributed to sample inhomogeneity.

hs - Headspace was present in the container used for analysis.

ht – The analysis was performed outside the method or client-specified holding time requirement.

ip - Recovery fell outside of control limits due to sample matrix effects.

j - The analyte concentration is reported below the standard reporting limit. The value reported is an estimate.

J - The internal standard associated with the analyte is out of control limits. The reported concentration is an estimate.

jl - The laboratory control sample(s) percent recovery and/or RPD were out of control limits. The reported concentration should be considered an estimate.

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lc - The presence of the analyte is likely due to laboratory contamination.

L - The reported concentration was generated from a library search.

nm - The analyte was not detected in one or more of the duplicate analyses. Therefore, calculation of the RPD is not applicable.

pc - The sample was received with incorrect preservation or in a container not approved by the method. The value reported should be considered an estimate.

ve - The analyte response exceeded the valid instrument calibration range. The value reported is an estimate.

vo - The value reported fell outside the control limits established for this analyte.

x - The sample chromatographic pattern does not resemble the fuel standard used for quantitation.

311257

SAMPLE CHAIN OF CUSTODY

11-16-23

Page # 1 of 1

Report To Clare Tochilin, Tom Cammarata

Company SoundEarth Strategies, Inc.

Address 1011 SW Klickitat Way, Suite 212

City, State, ZIP Seattle, WA 98134

Phone 206-306-1900 Email ctochilin@soundearthinc.com
tcammarata@soundearthinc.com

SAMPLERS (*signature*)

PROJECT NAME & ADDRESS: East Aloha Street Property

PO #: 1631-001

NOTES:

INVOICE TO

TURNAROUND TIME
(Standard)
RUSH
Rush charges authorized by:

SAMPLE DISPOSAL
Default: Clean following final report delivery
Hold (Fee may apply):

SAMPLE INFORMATION										ANALYSIS REQUESTED						
Sample Name	Lab ID	Canister ID	Flow Cont. ID	Reporting Level: IA=Indoor Air SG=Soil Gas (Circle One)	Date Sampled	Initial Vac. ("Hg)	Field Initial Time	Final Vac. ("Hg)	Field Final Time	TO15 Full Scan	TO15 BTEXN	TO15 cVOCs (short list)	APH	Helium	TO15 - PCE	Notes
OA01-20231116	01	18569	05349	(IA) / SG	11/15-11/16/23	29	~~2215~~	5.5	0615						X	
1A03-20231116	02	21140	08182	(IA) / SG	11/15-11/16/23	30	2230 ~~1030~~	8.5	0609						X	
1A02-20231116	03	40707	07848	(IA) / SG	11/15-11/16/23	28.5	2232 ~~1032~~	6.5	0607						X	
1A01-20231116	04	20545	05348	(IA) / SG	11/15-11/16/23	30	2235 ~~1035~~	7.5	0605						X	
				IA / SG												
				IA / SG	LGC 11/16/23											
				IA / SG												
				IA / SG												

Friedman & Bruya, Inc.
5500 4th Avenue South
Seattle, WA 98108
Ph. (206) 285-8282
Fax (206) 283-5044

SIGNATURE	PRINT NAME	COMPANY	DATE	TIME
Relinquished by:	Linnea Coleman	SES	11/16/23	0718
Received by:	Khan Phan	FEBT	11/16/23	0718
Relinquished by:				
Received by:		Samples received at 20 °C		

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