



TECHNICAL MEMORANDUM

TO: Amanda Free and Gina Estep, City of Renton
FROM: Jamie Brewster, GIT, and Kathryn Hartley, Landau Associates, Inc.
DATE: November 20, 2025
RE: **Phase II Environmental Site Assessment**
The Stoneway Property
Renton, Washington
Landau Project No. 0829024.020

INTRODUCTION

On behalf of the City of Renton (City), Landau Associates, Inc. (Landau) conducted a limited Phase II environmental site assessment (ESA) for the Stoneway Property located at 1915 Maple Valley Highway in Renton, Washington (Site; Figure 1). The Site consists of one 12.5-acre parcel (King County Parcel No. 172305-9026), which is owned by SRMRenton LLC. The Site is located north of the Cedar River and adjacent to the southeast of the City's Cedar River Park. The Site was previously developed with a concrete batch plant most recently operated by Stoneway Concrete and currently consists of a container storage area and vacant land. The City is evaluating potential purchase of the Site and has requested this Phase II ESA to evaluate current subsurface conditions at the Site as a follow-up to a Phase I ESA completed by Landau on behalf of the City in September 2025.

BACKGROUND

Landau conducted an environmental review of the subject property on May 30, 2025 that included review of environmental investigation and remediation documents and publicly available information provided by the Washington State Department of Ecology (Ecology). Ecology records indicate that releases of petroleum products, arsenic, formaldehyde, and elevated (i.e., alkaline) pH were discovered at the Site resulting from its operation as a concrete batch plant from the 1960s to the early 2000s. The releases were reported to Ecology and the Site was listed on Ecology's Confirmed and Suspected Contaminated Sites List database under Facility/Site ID 62244377 and Cleanup Site ID 2121.

Ecology issued a No Further Action (NFA) determination in 2019. Due to the presence of high pH soil and groundwater in the southern portion of the Site, as well as concentrations of arsenic in groundwater exceeding the Site cleanup level, the NFA was conditioned on compliance with institutional controls recorded in an environmental covenant and performance of confirmational groundwater monitoring. In January of 2025, Ecology determined that groundwater monitoring could be discontinued but requested that the monitoring wells be left in place pending Ecology's completion of a 5 Year Review of the Site. The 5 Year Review is required to evaluate compliance with the restrictive covenant and to confirm that

the site cleanup continues to provide protection of human health and the environment. The review is anticipated to be completed by Ecology in October 2025.

Landau completed a draft Phase I ESA for the Site on September 19, 2025. The draft Phase I ESA identified the following historical recognized environmental condition (hREC), controlled recognized environmental condition (cREC), and significant data gap:

- *hREC*: A release of tetrachloroethylene (PCE) to groundwater that was discovered in 1988 when the City identified PCE in downgradient supply wells located at the northwest-adjointing property. The source of the PCE contamination was found to be PCE-contaminated soil and/or sediment in four settling ponds on the south side of the subject property. The release was cleaned up to the satisfaction of the City and Ecology and concentrations in groundwater meet the current Ecology Model Toxics Control Act (MTCA) Method A cleanup level (CUL) based on unrestricted use. Therefore, the release is considered an hREC for the subject property.
- *cREC*: Soil and groundwater at the subject property were impacted by the historical operation of a concrete batch plant and associated support operations from the late 1930s through 2002. Investigation and cleanup at the subject property were completed by Environmental Partners, Inc. (EPI) and by Farallon Consulting on behalf of Stoneway through Ecology's Voluntary Cleanup Program. Ecology issued an NFA determination in 2019 conditioned on compliance with the requirements recorded in an environmental covenant due to remaining concentrations of arsenic in groundwater and remaining high-pH (pH > 8) soil and groundwater in the southern portion of the subject property. While the requirements of the environmental covenant for groundwater monitoring, filling of remaining settling ponds, and decommissioning of drywells have been completed to the satisfaction of Ecology, the environmental covenant will be required as long as high-pH soil and groundwater remain in soil and groundwater in the southern portion of the subject property. Given that the NFA determination is conditioned on compliance with the environmental covenant, the former releases are considered a cREC for the subject property.
- *Significant Data Gap*: Cleanup actions on the subject property were based on the results of a Remedial Investigation (RI) conducted by EPI in 2006. During the RI, only two borings for soil and groundwater samples and two surface soil samples were collected in the vicinity of three former ponds and the former settling basin on the southeast side of the subject property. Based on the size of the historical ponds, the limited number of samples collected from the southeast side of the subject property during the RI is considered a significant data gap.

The scope of work presented below is intended to evaluate current subsurface conditions at the Site and to address the significant data gap identified in the draft Phase I ESA.

FIELD ACTIVITIES

Prior to drilling, public utilities were contacted to identify public utilities coming onto the Site. On September 29, 2025, C-N-I Locates Limited (CNI) mapped the boundaries of the former settling ponds on

the south side of the Site using ground-penetrating radar and evaluated planned boring locations LAI-1 through LAI-8 for the presence of subsurface features, including utilities. Landau staff also located each of the existing monitoring wells with the exception of EPI-MW-1, which was not found by either Landau staff or CNI staff via a visual search or by using a metal detector. Monitoring wells MW-1, MW-10, MW-11, EPI-MW-7, and EPI-MW-9 were identified and found to be in good condition.

On September 30, 2025, the eight soil borings identified as LAI-1 through LAI-8 were advanced by Cascade Drilling, LP (Cascade), a Washington State-licensed driller, at the locations shown on Figure 2. Boring locations were selected in order to provide maximum coverage of the Site to address the significant data gap identified in the Phase I ESA and further delineate the extent of high-pH soil remaining around the southern former settling ponds.

Borings were advanced using direct-push technology to a maximum depth of 25 feet (ft) below ground surface (bgs), or until refusal was encountered. Boring LAI-5 could not be advanced beyond 3 ft bgs due to consistent refusal caused by shallow concrete debris throughout the area cleared by CNI. Soil samples were collected from the full depth of each boring and visually classified for soil type and field-screened for evidence of potential contamination by Landau. Field-screening techniques included sheen tests, volatile organic compound (VOC) headspace analysis using a photoionization detector (PID), and screening for visual and olfactory indications of contamination. Field-screening results are provided in Table 1.

Landau staff collected up to three soil samples per boring for laboratory analysis. In the borings advanced in the vicinity of the former settling ponds on the south side of the Site (LAI-1 through LAI-4), one soil sample was collected from just above the capillary fringe (approximately 3 to 5 ft above the water table), one soil sample was collected from approximately 15 ft bgs, and one soil sample was collected from the bottom of the boring. In the borings advanced on the east side of the Site (LAI-6 through LAI-8), one soil sample was collected from approximately 2 ft bgs and one soil sample was collected from just above the capillary fringe. An additional soil sample was collected from 9.0 to 9.5 ft bgs in boring LAI-8 due to a detection of VOCs from the PID. Sample depths and field screening results are included in Table 1 and described in additional detail below.

Groundwater was encountered in all of the borings at depths ranging from 9 to 24 ft bgs. Depth to water in each boring is included in Table 1. Following the collection of soil samples, Cascade installed a temporary well at each boring and purged groundwater until it cleared. Groundwater parameters (pH, temperature, specific conductivity, oxidation reduction potential, and dissolved oxygen) were measured and one groundwater sample was collected from each temporary well using low-flow sampling techniques, with the exception of LAI-8. Groundwater was encountered in a silty zone at 19 ft bgs in LAI-8 and a groundwater sample could not be collected due to poor recharge. Cascade attempted to drill an additional 5 ft but encountered refusal.

The soil and groundwater samples from each boring were submitted to Friedman & Bruya, Inc. (Friedman & Bruya) in Seattle, Washington under standard chain-of-custody procedures for the following analyses:

- Soil samples from LAI-1 through LAI-4 were submitted for laboratory analysis of pH by US Environmental Protection Agency (EPA) Method 150.2
- Soil and groundwater samples from LAI-6 through LAI-8 were submitted for laboratory analysis of the following constituents:
 - Total petroleum hydrocarbons (TPH) – diesel-range organics (DRO) and oil-range organics (ORO) by the Northwest TPH diesel-range extended (NWTPH-Dx) method. Soil samples were analyzed with silica gel cleanup (SGC) methods, groundwater samples were analyzed with and without SGC methods.
 - TPH – gasoline-range organics (GRO) by the Northwest TPH gasoline-range extended (NWTPH-Gx) method.
 - MTCA 5 dissolved metals (arsenic, cadmium, chromium, lead, and mercury) by EPA Method 6020. Groundwater samples were field-filtered.
 - VOCs using EPA Method 8260.

Landau also collected groundwater samples from existing monitoring wells MW-1, MW-10, MW-11, EPI-MW-7, and EPI-MW-9, which are shown in Figure 2. Landau staff collected water levels from each well and then purged groundwater until groundwater parameters (pH, temperature, specific conductivity, oxidation reduction potential, and dissolved oxygen) reached equilibrium. The groundwater samples from each well were submitted to Friedman & Bruya under standard chain-of-custody procedures for the following analyses:

- DRO and ORO by the NWTPH-Dx method with and without SGC methods.
- GRO by the NWTPH-Gx method.
- MTCA 5 dissolved metals by EPA Method 6020. Groundwater samples were field-filtered.
- VOCs using EPA Method 8260.

Sampling location descriptions and the laboratory analyses selected for each sample are shown in Table 1.

FIELD-SCREENING RESULTS

The results from the field-screening indicate the following:

- Native soils from throughout Site generally consisted of fine- to coarse-grained silty sand and gravel with silt lenses present between approximately 9 and 15 ft bgs, transitioning to gravelly sand at approximately 18 to 25 ft bgs.
- Brick debris was observed at approximately 2.0-2.5 ft bgs in boring LAI-2, located immediately northwest of the former settling ponds on the south side of the Site. No PID detections or other indications of contamination were identified in the soil interval containing the concrete debris.
- Cascade encountered refusal at 12.5 ft bgs in boring LAI-3 due to the presence of concrete debris. The boring was successfully completed to 20 ft bgs after stepping out approximately 3 ft to the north.

- Concrete debris was observed at approximately 2 ft bgs in boring LAI-4, located immediately east of the former settling ponds on the south side of the Site. No PID detections or other indications of contamination were identified in the soil interval containing the concrete debris.
- Cascade encountered refusal while attempting to advance boring LAI-5. Cascade attempted to advance the boring in six locations within the area cleared by the private utility locator; each attempt encountered refusal between 2 and 3 ft bgs due to the presence of concrete debris. The targeted sample depth was not reached, and samples were not collected for laboratory analysis.
- LAI-6 was advanced to 25 ft bgs rather than the planned depth of 20 ft bgs due to poor recovery from the temporary monitoring well.
- Woody material was encountered at 12 to 13 ft bgs in boring LAI-7, located on the east side of the Site and within the footprint of a former settling pond. No PID detections or other indications of contamination were identified in the soil interval containing the woody material.
- A weak petroleum odor and a PID detection of 7.4 parts per million was identified at approximately 9.0-9.5 ft bgs in boring LAI-8. Landau collected a third soil sample from this interval in addition to the planned shallow and deep soil samples due to the evidence of contamination.
- Groundwater was encountered at depths of approximately 9 to 15 ft bgs in borings LAI-1 through LAI-4 and monitoring wells MW-10 and EPI-MW-7 on the south side of the Site, at a depth of approximately 17 bgs in borings LAI-6 through LAI-8 on the east side of the Site and at depths of approximately 19 to 24 ft bgs in monitoring wells EPI-MW-9, MW-1, and MW-11 in the central and northwest portions of the Site.

Laboratory analytical results for soil and groundwater samples are provided in Tables 2 and 3, respectively, and discussed below. The analytical results for detected compounds in soil were compared to the Ecology MTCA Method A CULs for unrestricted land use. For detected compounds without MTCA Method A CULs, soil analytical results were compared to the lower of the Ecology MTCA Method B screening levels (SLs) for direct contact (cancer and non-cancer) and the MTCA Method B SLs for protection of groundwater. pH values were compared to the Resource Conservation and Recovery Act (RCRA) characteristic dangerous waste threshold of pH 12.5.

The analytical results for detected compounds in groundwater were compared to Ecology MTCA Method A CULs and background metals concentrations. The selected screening levels for detected compounds are included in Tables 2 and 3.

ANALYTICAL RESULTS

The analytical data for soil and groundwater were reviewed and validated by an independent team at Landau for data quality indicator parameters (precision, accuracy, representativeness, comparability, completeness, and sensitivity). Data were flagged with data validation qualifiers if the quality indicator parameters were not met. TPH data for groundwater samples were qualified as H5 for instances where the laboratory noted the pattern does not resemble the fuel standard used for quantitation; data were qualified as non-detect (U) for instances where the analyte was not detected above the level of the reported method quantitation limit. Results were determined to be acceptable for use with the qualifications added to the data, as indicated in the data tables.

Soil Analytical Results

Laboratory analytical results for soil are provided in Table 2. None of the soil samples reported pH in excess of the RCRA characteristic dangerous waste threshold of 12.5. The range of pH values measured in soil samples from each of the borings was between 6.6 and 11.9. As shown in Figure 3, soil samples from borings in the vicinity of the former settling ponds on the south side of the Site (LAI-1 through LAI-4) range from pH values of 8.6 to 11.9; soil samples collected from the east side of the Site (LAI-6 through LAI-8) are generally lower, ranging from 6.6 to 9.7, with the exception of the soil sample collected from 15.0-15.5 ft bgs in boring LAI-8, which reported a pH of 11.4. Soil samples collected from 2.0-2.5 ft bgs and 9.0-9.5 ft bgs in the same boring reported pH of 6.6 and 9.6, respectively.

Detected concentrations of contaminants of concern in soil were less than the selected SLs or background concentrations, except as follows:

- GRO was detected at a concentration of 210 milligrams per kilogram (mg/kg) in the soil sample collected from 9.0-9.5 ft bgs in boring LAI-8, which exceeds the MTCA Method A CUL of 100 mg/kg (with no detectable benzene).

Analytical results for constituents that were either not detected or detected at concentrations above the laboratory reporting limits but below selected SLs are summarized as follows:

- GRO was detected at a concentration of 12 mg/kg in the soil sample collected from 15.0-15.5 ft bgs in boring LAI-8, which is below the MTCA Method A CUL of 100 mg/kg. With the exception of the soil samples from 9.0-9.5 ft bgs and 15.0-15.5 ft bgs in boring LAI-8, GRO was not detected above laboratory reporting limits in any of the other borings selected for analysis.
- DRO and ORO were detected at concentrations of 600 mg/kg and 840 mg/kg, respectively, in the soil sample collected from 9.0-9.5 ft bgs in boring LAI-8 for a combined total of 1,440 mg/kg, which is below the MTCA Method A CUL of 2,000 mg/kg. DRO and ORO were not detected above laboratory reporting limits in any of the other soil samples selected for analysis.
- Arsenic was detected at concentrations ranging from 3.2 mg/kg to 13 mg/kg in the seven soil samples collected from LAI-6 through LAI-8, none of which exceed the MTCA Method A CUL of 20 mg/kg.
- Total chromium and lead were detected above laboratory reporting limits but below MTCA Method A CULs and background levels in all seven of the soil samples collected from LAI-6 through LAI-8.
- Naphthalene was detected in the soil samples from 9.0-9.5 ft bgs and 15.0-15.5 ft bgs in boring LAI-8 at concentrations of 0.64 mg/kg and 0.089 mg/kg, respectively, both of which are below the MTCA Method A CUL of 5 mg/kg.
- 4-Isopropyltoluene and sec-butylbenzene were detected in the soil sample from 9.0-9.5 ft bgs in boring LAI-8 at concentrations of 0.061 mg/kg and 0.15 mg/kg, respectively. The detected concentrations are below their respective MTCA Method B SLs for protection of groundwater of 0.86 mg/kg and 24 mg/kg, respectively. No other VOCs were detected above laboratory reporting limits in any of the soil samples.

Groundwater Analytical Results

Laboratory analytical results for groundwater samples are provided in Table 3, along with field measurements for pH. None of the groundwater samples reported pH in excess of the RCRA characteristic dangerous waste threshold of 12.5. The pH values measured in the groundwater samples from the existing monitoring wells and temporary wells are shown on Figure 3 and ranged 6.95 and 11.40. The highest pH value of 11.40 was measured in the groundwater sample from MW-10, located immediately west of the former settling ponds on the south side of the Site. The remaining measured pH values ranged from 6.95 to 8.70, with the lowest pH measurement of 6.95 identified in MW-1, located in the northwestern corner of the Site.

Detected concentrations of contaminants of concern in groundwater were less than the selected SLs, except as follows:

- Dissolved arsenic was detected at concentrations of 6.6 micrograms per liter ($\mu\text{g/L}$) in the groundwater sample collected from MW-10, 6.1 $\mu\text{g/L}$ in the duplicate groundwater sample collected from MW-10, and 5.2 $\mu\text{g/L}$ in the groundwater sample collected from EPI-MW-7, all of which exceed the MTCA Method A CUL of 5 $\mu\text{g/L}$ but are less than the published background arsenic concentration of 8 $\mu\text{g/L}$ (Ecology 2022).

Analytical results for constituents that were either not detected or detected at concentrations above the laboratory reporting limits but below selected SLs are summarized as follows:

- Dissolved arsenic was detected at concentrations of 2.7 $\mu\text{g/L}$ in the groundwater sample from MW-11 and 2.6 $\mu\text{g/L}$ in the groundwater sample from EPI-MW-9, both of which were below the MTCA Method A CUL of 5 $\mu\text{g/L}$. Dissolved arsenic was not detected above laboratory reporting limits in any of the other groundwater samples.
- Dissolved cadmium, total chromium, lead, and mercury were not detected above laboratory reporting limits in any of the groundwater samples.
- DRO was detected in the primary and duplicate groundwater samples from MW-10 and the groundwater sample from EPI-MW-7 at concentrations of 260 $\mu\text{g/L}$, 270 $\mu\text{g/L}$, and 110 $\mu\text{g/L}$, respectively, in the samples run without SGC. None of these detections exceed the Method A CUL of 500 $\mu\text{g/L}$. DRO was not detected above laboratory reporting limits in the same samples run with SGC, or in the remaining groundwater samples.
- ORO was not detected above laboratory reporting limits in any of the groundwater samples with or without SGC.
- GRO was not detected above laboratory reporting limits in any of the groundwater samples.
- VOCs were not detected above laboratory reporting limits in any of the groundwater samples.

Copies of laboratory analytical reports are provided as Attachment 1.

CONCLUSIONS AND RECOMMENDATIONS

In summary, eight soil borings were advanced at the Site to evaluate subsurface conditions at the locations of historical setting ponds. One boring (LAI-5) was not completed due to concrete debris at the planned sampling location. Soil samples were collected from each of the remaining borings and

groundwater samples were collected from temporary monitoring wells in two of the borings (LAI-6 and LAI-7) and five of the existing groundwater monitoring wells (MW-1, MW-10, MW-11, EPI-MW-7, and EPI-MW-9) in order to evaluate subsurface soil and groundwater conditions and to address the significant data gap identified in the Phase I ESA report.

Laboratory analytical results for soil and field measurements for groundwater confirm that high-pH (i.e., pH > 8) soil and groundwater remain present at the Site, with the highest pH identified in the soil and groundwater samples nearest to the former settling pond on the south side of the west-central portion of the Site. Conditions in this area are consistent with those described in the environmental covenant which includes requirements associated with containment of hi-pH soil and groundwater. None of the soil or groundwater samples reported pH measurements in excess of the RCRA characteristic dangerous waste threshold of 12.5. pH was found to be within the range of values previously detected in this area following cleanup action.

Dissolved arsenic was identified above MTCA Method A CULs but below background levels in groundwater samples from MW-10 and EPI-MW-7 near the former settling ponds on the south side of the Site. Dissolved arsenic concentrations were found to be within the range of values previously detected in this area following cleanup action.

Three soil borings were advanced in the eastern portion of the Site at the location of former settling ponds for which limited soil and groundwater data were available from previous investigations. Evidence of contamination was observed in one boring, LAI-8, located in the vicinity of a small former settling pond and immediately northeast of a former settling basin that is currently visible as a depression in the far southeastern corner of the Site. The soil sample collected from 15.0-15.5 ft bgs in LAI-8 reported a pH of 11.4, while the rest of the soil samples collected from borings on the east side of the Site (LAI-6 through LAI-8) reported a maximum pH of 9.7. The soil sample collected from 9.0 to 9.5 ft bgs in LAI-8 also contained GRO at a concentration of 210 mg/kg, exceeding the MTCA Method A CUL. GRO concentrations in shallow and deeper samples collected from LAI-8 did not exceed the CUL and GRO was not detected in soil or groundwater samples collected from LAI-6 or LAI-7, which are anticipated to be downgradient of LAI-8 based on groundwater flow to the northwest, which was confirmed during previous investigations. A groundwater sample could not be collected from this boring due to poor recharge in the aquifer and drilling refusal below 20 ft bgs.

With the exception of GRO in soil and high-pH soil in LAI-8, the laboratory analytical results did not identify new contamination which had not been identified in previous investigations and addressed in the existing environmental covenant or that would preclude redevelopment of the Site as a park. The southeastern portion of the Site will likely be subject to the restrictions included in the existing environmental covenant for areas where impacted soil and groundwater remain. Work in restricted areas will require engagement with Ecology, including implementation of a contaminated media management plan for the Site. Additional investigation would be needed to further evaluate the extent of GRO in soil and high-pH soil present on the southeast side of the Site to define the area to which restrictions will apply.

USE OF THIS TECHNICAL MEMORANDUM

This technical memorandum has been prepared for the exclusive use of the City of Renton for specific application to the environmental services outlined above at The Stoneway Property. No other party is entitled to rely on the information, conclusions, and/or recommendations included in this document without the express written consent of Landau. Further, the reuse of information, conclusions, and/or recommendations provided herein for extensions of the project or for any other project, without review and authorization by Landau, shall be at the user's sole risk. Landau warrants that within the limitations of scope, schedule, and budget, our services have been provided in a manner consistent with that level of care and skill ordinarily exercised by members of the profession currently practicing in the same locality under similar conditions as this project. Landau makes no other warranty, either express or implied.

This document was prepared by, or under the direct supervision of, the technical professionals noted below.

LANDAU ASSOCIATES, INC.



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Project GIT



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Senior Associate

JLB/KFH/tmh
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Attachments

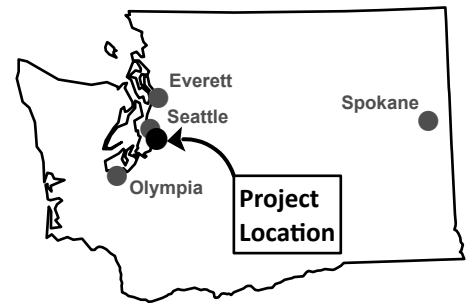
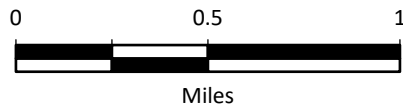
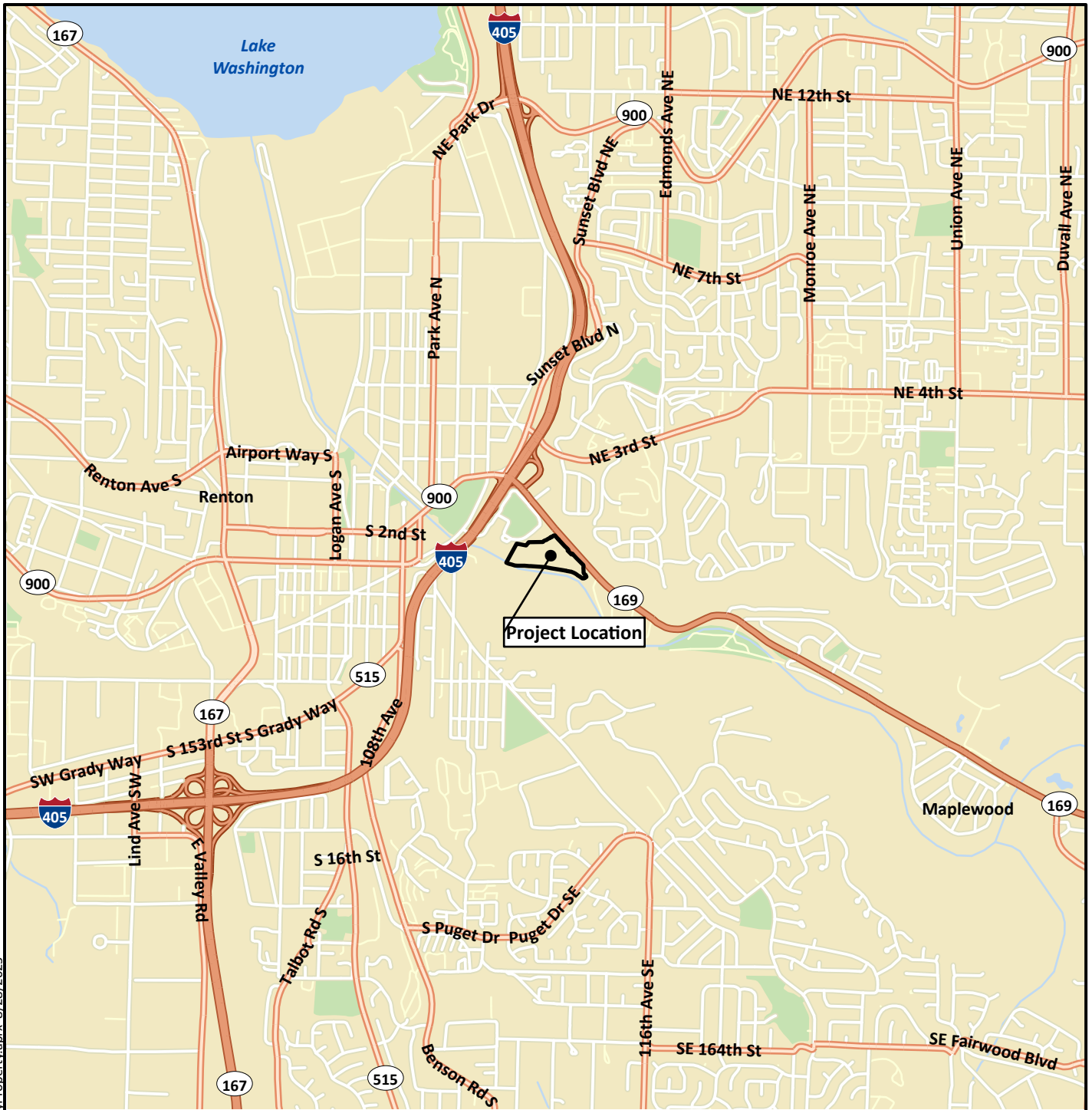
- Figure 1: Vicinity Map
- Figure 2: Sampling Locations
- Figure 3: Soil and Groundwater pH Results

- Table 1: Summary of Sampling Locations and Analyses
- Table 2: Soil Analytical Results
- Table 3: Groundwater Analytical Results

- Attachment 1: Laboratory Analytical Reports

Reference

Ecology. 2022. Natural Background Groundwater Arsenic Concentrations in Washington State. Washington State Department of Ecology. Publication No. 14-09-044. January.



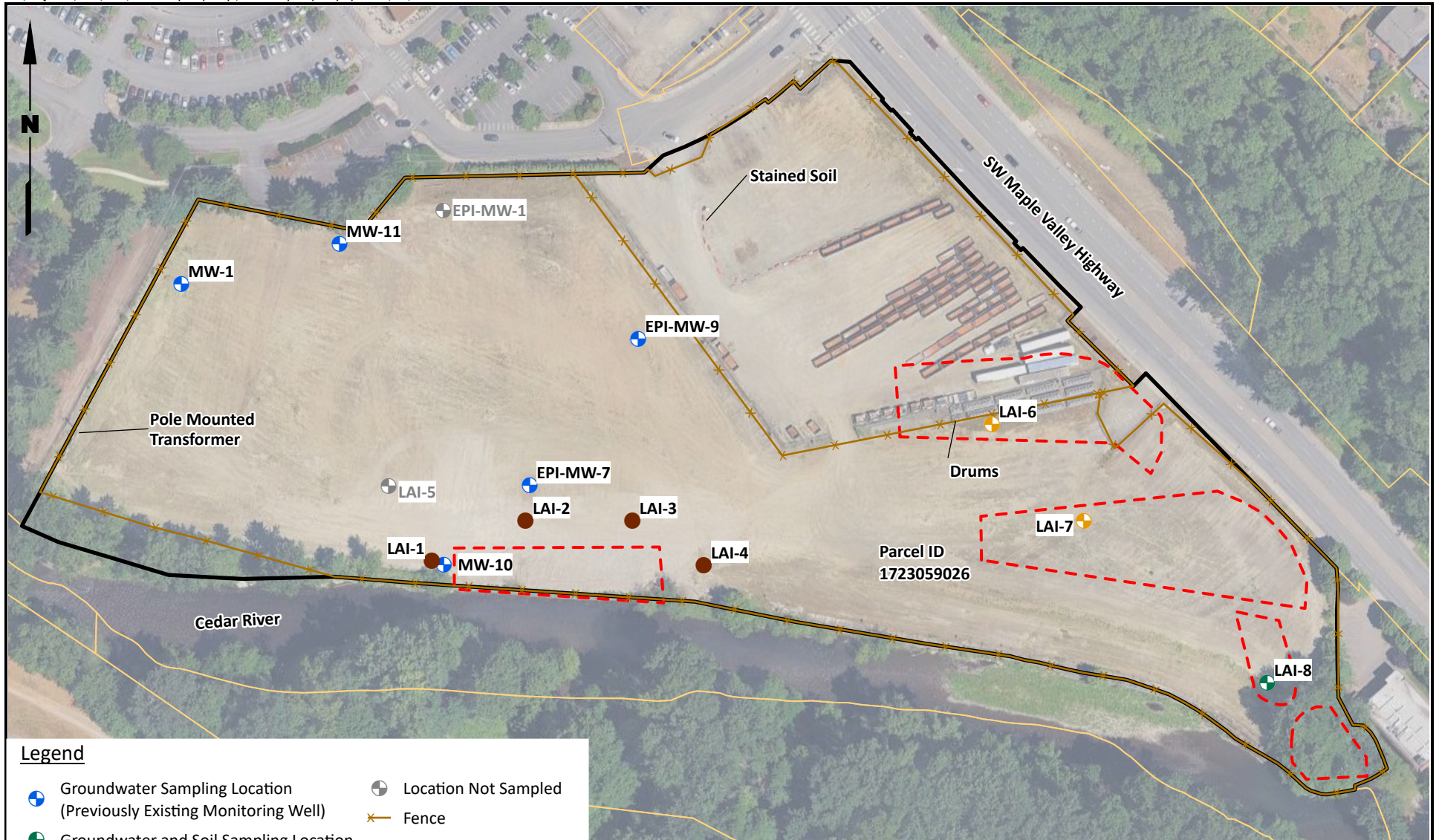
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Stoneway Property Phase II ESA
1915 SE Maple Valley Highway
Renton, Washington

Vicinity Map

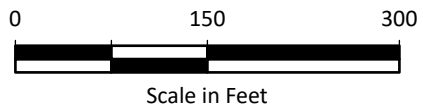
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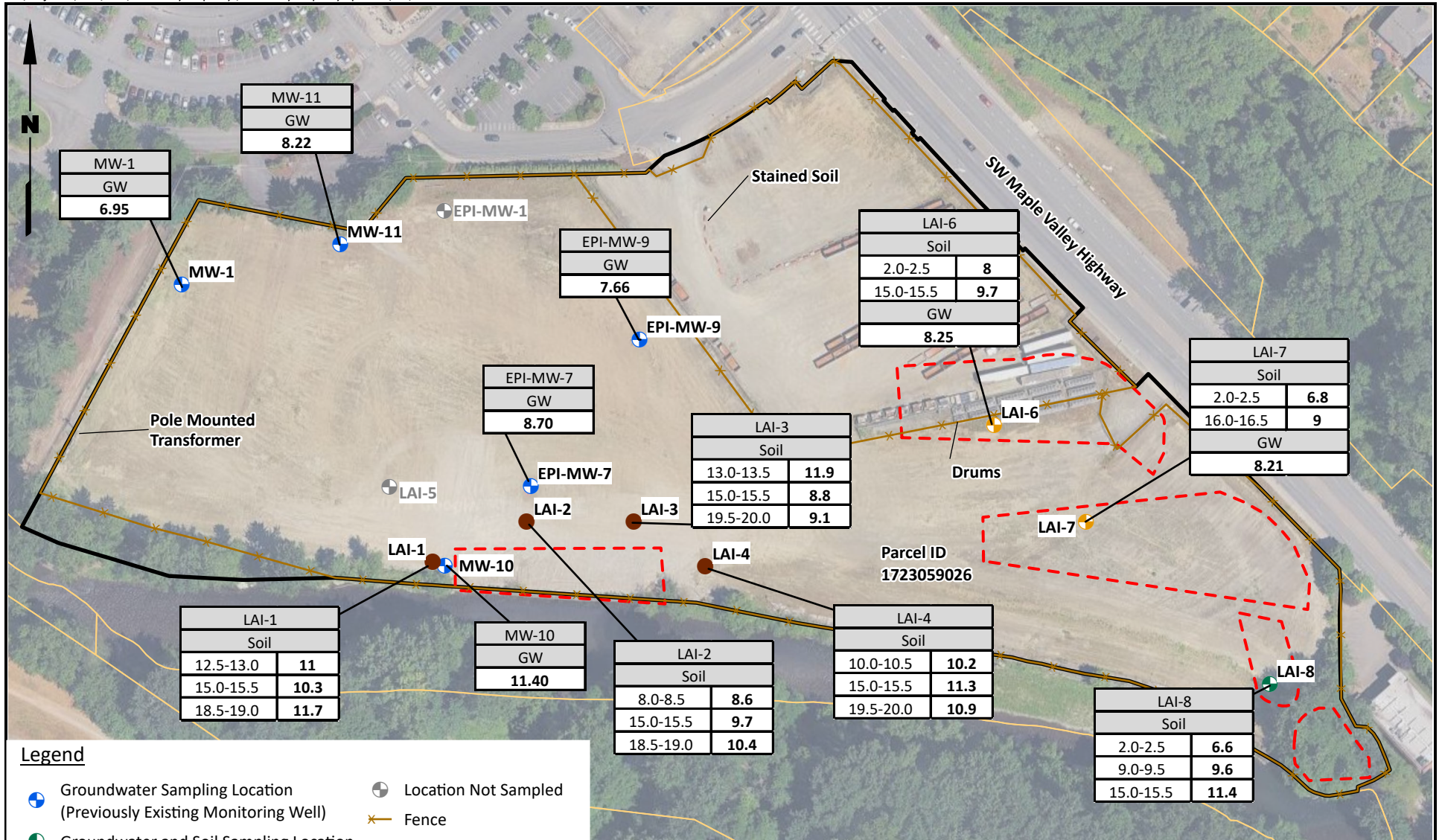
- ⊕ Groundwater Sampling Location (Previously Existing Monitoring Well)
- ⊕ Groundwater and Soil Sampling Location
- ⊕ Groundwater and Soil Sampling Location (Temporary Monitoring Well)
- Soil Sampling Location
- ⊕ Location Not Sampled
- ✕ Fence
- Former Settling Pond (Location Approximate)
- Subject Property
- Parcel Boundary



Data Source: King County GIS; Google Earth Pro

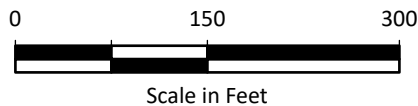
Note

1. Black and white reproduction of this color original may reduce its effectiveness and lead to incorrect interpretation.



Legend

- ⊕ Groundwater Sampling Location (Previously Existing Monitoring Well)
- ⊕ Groundwater and Soil Sampling Location
- ⊕ Groundwater and Soil Sampling Location (Temporary Monitoring Well)
- Soil Sampling Location
- ⊕ Location Not Sampled
- ✂ Fence
- Former Settling Pond (Location Approximate)
- Subject Property
- Parcel Boundary



Data Source: King County GIS; Google Earth Pro

Note

1. Black and white reproduction of this color original may reduce its effectiveness and lead to incorrect interpretation.

**Table 1
Summary of Sampling Locations and Analyses
Stoneway Property
Renton, Washington**

Boring/Well ID	Boring Location	Exploration Depth (ft bgs)	Field Screening Results	Soil Samples	Soil Sample Analyses	Depth to Groundwater (ft bgs)	Groundwater Samples	Groundwater Sample Analyses
LAI-1	Immediately west of the southern former settling ponds	19 (refusal)	NO/NS, no PID detections	LAI-1-(12.5-13.0) LAI-1-(15.0-15.5) LAI-1-(18.5-19.0)	pH	13	--	--
LAI-2	Immediately northwest of the southern former settling ponds	20	NO/NS, no PID detections	LAI-2-(8.0-8.5) LAI-2-(15.0-15.5) LAI-2-(18.5-19.0)	pH	9	--	--
LAI-3	Immediately northeast of the southern former settling ponds	20	NO/NS, no PID detections	LAI-3-(13.0-13.5) LAI-3-(15.0-15.5) LAI-3-(19.5-20.0)	pH	14	--	--
LAI-4	Immediately east of the southern former settling ponds	20	NO/NS, no PID detections	LAI-4-(10.0-10.5) LAI-4-(15.0-15.5) LAI-4-(19.5-20.0)	pH	11	--	--
LAI-5	Downgradient to the northwest of the southern former settling ponds	Refusal at 2-3 ft bgs	--	--	--	--	--	--
LAI-6	East side of the property in the vicinity of an eastern former settling pond	25	NO/NS, no PID detections	LAI-6-(2.0-2.5) LAI-6-(16.5-17.0)	pH, GRO, DRO/ORO w/ SGC, VOCs, MTCA 5 Metals	17	LAI-6-GW	GRO, DRO/ORO w/ and w/o SGC, VOCs, MTCA 5 Metals (dissolved)
LAI-7	East side of the property in the vicinity of an eastern former settling pond	17 (refusal)	NO/NS, no PID detections	LAI-7-(2.0-2.5) LAI-7-(16.0-16.5)	pH, GRO, DRO/ORO w/ SGC, VOCs, MTCA 5 Metals	17	LAI-7-GW	GRO, DRO/ORO w/ and w/o SGC, VOCs, MTCA 5 Metals (dissolved)
LAI-8	Southeast side of the property in the vicinity of an eastern former settling pond and settling basin	19 (refusal)	PID: 7.4 ppm @ 9-9.5 ft bgs Weak petroleum odor @ 9-9.5 ft bgs	LAI-8-(2.0-2.5) LAI-8-(9.0-9.5) LAI-8-(15.0-15.5)	pH, GRO, DRO/ORO w/ SGC, VOCs, MTCA 5 Metals	--	--	GRO, DRO/ORO w/ and w/o SGC, VOCs, MTCA 5 Metals (dissolved)
MW-1	Northwest side of the Site	--	--	--	--	21.77	MW-1-250923	GRO, DRO/ORO w/ and w/o SGC, VOCs, MTCA 5 Metals (dissolved)
MW-10	Immediately east of the southern former settling ponds	--	--	--	--	12.60	MW-10-250923	GRO, DRO/ORO w/ and w/o SGC, VOCs, MTCA 5 Metals (dissolved)
MW-11	Northwest side of the Site	--	--	--	--	23.69	MW-11-250923	GRO, DRO/ORO w/ and w/o SGC, VOCs, MTCA 5 Metals (dissolved)
EPI-MW-7	North of the southern former settling ponds	--	--	--	--	14.39	EPI-MW-7-250923	GRO, DRO/ORO w/ and w/o SGC, VOCs, MTCA 5 Metals (dissolved)
EPI-MW-9	Center of the Site	--	--	--	--	19.64	EPI-MW-9-250923	GRO, DRO/ORO w/ and w/o SGC, VOCs, MTCA 5 Metals (dissolved)

Abbreviations and Acronyms:
 bgs = below ground surface
 DRO = diesel-range organics
 ft = feet
 GRO = gasoline-range organics
 ID = identification
 MTCA = Model Toxics Control Act
 NO = no odor
 NS = no sheen
 ORO = oil-range organics
 PID = photoionization detector
 ppm = parts per million
 SGC = silica gel cleanup methods
 VOCs = volatile organic compounds

Table 2
Soil Analytical Results
Stoneway Property
Renton, Washington

Notes:

Bold text indicates detected analyte.

Green shading indicates detected exceedance of associated screening level.

^a Screening levels are provided for analytes with detections. Screening levels shown are MTCA Method A Unrestricted Land Use for Soil and Metals Background. Where Method A screening levels are not available, the lower of the Method B screening levels for direct contact (cancer or non-cancer) or protection of groundwater were used.

^b MTCA Method A soil screening level for trivalent chromium (Chromium III). There is not an established SL for total chromium.

^c For total xylene non-detect values, 1/2 of the reporting limit was used to calculate the total xylene concentration.

U = The analyte was analyzed for, but was not detected above the level of the reported method quantitation limit.

UJ = The analyte was analyzed for but was not detected. The reported quantitation limit is approximate and may be inaccurate or imprecise.

Abbreviations and Acronyms:

DRO = diesel-range organics

mg/kg = milligrams per kilograms

MTCA = Model Toxics Control Act

-- = not analyzed

ND = not detected

NWTPH-DXSG = Northwest total petroleum hydrocarbon extended-range diesel analysis with silica-gel cleanup

RRO = residual-range organics

SGC = silica-gel cleanup

Table 3
Groundwater Analytical Results
Stoneway Property
Renton, Washington

Notes:

Bold text indicates detected analyte.

Green shading indicates detected exceedance of associated screening level.

^a Screening levels are provided for analytes with detections. Screening levels shown are MTCA Method A for groundwater.

^b For total xylene non-detect values, 1/2 of the reporting limit was used to calculate the total xylene concentration.

U = The analyte was analyzed for, but was not detected above the level of the reported method quantitation limit.

H5 = The laboratory noted the pattern does not resemble the fuel standard used for quantitation.

Abbreviations and Acronyms:

DRO = diesel-range organics

µg/L = micrograms per liter

MTCA = Model Toxics Control Act

-- = not analyzed

ND = not detected

NWTPH-Dx = Northwest total petroleum hydrocarbon extended-range diesel analysis

NWTPH-DXSG = Northwest total petroleum hydrocarbon extended-range diesel analysis with Silica Gel Cleanup

RRO = residual-range organics

SGC = silica-gel cleanup

Laboratory Analytical Reports

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Elizabeth Webber-Bruya
Ann Webber-Bruya
Michael Erdahl
Vineta Mills
Eric Young

5500 4th Ave South
Seattle, WA 98108-2419
(206) 285-8282
office@friedmanandbruya.com
www.friedmanandbruya.com

October 1, 2025

Jamie Brewster, Project Manager
Landau Associates, Inc.
155 NE 100th St, Suite 302
Seattle, WA 98125

Dear Ms Brewster:

Included are the results from the testing of material submitted on September 24, 2025 from the Stoneway Property 0829024.020.011, F&BI 509431 project. There are 17 pages included in this report. Any samples that may remain are currently scheduled for disposal in 30 days, or as directed by the Chain of Custody document. If you would like us to return your samples or arrange for long term storage at our offices, please contact us as soon as possible.

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: JBrewster@landauinc.com, data@landauinc.com
LDU1001R.DOC

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

CASE NARRATIVE

This case narrative encompasses samples received on September 24, 2025 by Friedman & Bruya, Inc. from the Landau Associates Stoneway Property 0829024.020.011, F&BI 509431 project. Samples were logged in under the laboratory ID's listed below.

<u>Laboratory ID</u>	<u>Landau Associates</u>
509431 -01	IDW-soil-250923
509431 -02	IDW-water-250923

Several metals in the 6020B matrix spike and matrix spike duplicate did not meet the acceptance criteria. The laboratory control sample passed the acceptance criteria, therefore the results were due to matrix effect.

The 6020B mercury calibration standard exceeded the acceptance criteria in the water method blank. The metal was not detected, therefore this did not represent an out of control condition, and were qualified with a "k" qualifier.

All other quality control requirements were acceptable.

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Date of Report: 10/01/25

Date Received: 09/24/25

Project: Stoneway Property 0829024.020.011, F&BI 509431

Date Extracted: 09/25/25

Date Analyzed: 09/25/25

**RESULTS FROM THE ANALYSIS OF WATER SAMPLES
FOR TOTAL PETROLEUM HYDROCARBONS AS
DIESEL AND MOTOR OIL
USING METHOD NWTPH-D_x**

Results Reported as ug/L (ppb)

<u>Sample ID</u> Laboratory ID	<u>Diesel Range</u> (C ₁₀ -C ₂₅)	<u>Motor Oil Range</u> (C ₂₅ -C ₃₆)	<u>Surrogate</u> <u>(% Recovery)</u> (Limit 50-150)
IDW-water-250923 509431-02	3,100 x	7,100 x	104
Method Blank 05-2435 MB	<50	<200	122

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Date of Report: 10/01/25

Date Received: 09/24/25

Project: Stoneway Property 0829024.020.011, F&BI 509431

Date Extracted: 09/25/25

Date Analyzed: 09/25/25

**RESULTS FROM THE ANALYSIS OF SOIL SAMPLES
FOR TOTAL PETROLEUM HYDROCARBONS AS
DIESEL AND MOTOR OIL
USING METHOD NWTPH-D_x**

Results Reported on a Dry Weight Basis

Results Reported as mg/kg (ppm)

<u>Sample ID</u> Laboratory ID	<u>Diesel Range</u> (C ₁₀ -C ₂₅)	<u>Motor Oil Range</u> (C ₂₅ -C ₃₆)	<u>Surrogate</u> <u>(% Recovery)</u> (Limit 50-150)
IDW-soil-250923 509431-01	<50	<200	81
Method Blank 05-2434 MB	<50	<200	79

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Analysis For Total Metals By EPA Method 6020B

Client Sample ID:	IDW-water-250923	Client:	Landau Associates
Date Received:	09/24/25	Project:	Stoneway Property, F&BI 509431
Date Extracted:	09/29/25	Lab ID:	509431-02
Date Analyzed:	09/29/25	Data File:	509431-02.149
Matrix:	Water	Instrument:	ICPMS3
Units:	ug/L (ppb)	Operator:	SP

Analyte:	Concentration ug/L (ppb)
Arsenic	35
Barium	130
Cadmium	<1
Chromium	26
Lead	6.2
Mercury	<1
Selenium	<1
Silver	<1

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Analysis For Total Metals By EPA Method 6020B

Client Sample ID:	Method Blank	Client:	Landau Associates
Date Received:	NA	Project:	Stoneway Property, F&BI 509431
Date Extracted:	09/29/25	Lab ID:	I5-838 mb
Date Analyzed:	09/29/25	Data File:	I5-838 mb.066
Matrix:	Water	Instrument:	ICPMS3
Units:	ug/L (ppb)	Operator:	SP

Analyte:	Concentration ug/L (ppb)
Arsenic	<1
Barium	<1
Cadmium	<1
Chromium	<1
Lead	<1
Mercury	<1 k
Selenium	<1
Silver	<1

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Analysis For Total Metals By EPA Method 6020B

Client Sample ID:	IDW-soil-250923	Client:	Landau Associates
Date Received:	09/24/25	Project:	Stoneway Property, F&BI 509431
Date Extracted:	09/25/25	Lab ID:	509431-01
Date Analyzed:	09/25/25	Data File:	509431-01.171
Matrix:	Soil	Instrument:	ICPMS3
Units:	mg/kg (ppm) Dry Weight	Operator:	SP

Analyte:	Concentration mg/kg (ppm)
Arsenic	5.4
Cadmium	<1
Copper	19
Lead	5.6
Mercury	<1
Nickel	17
Selenium	<1
Silver	<1
Zinc	40

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Analysis For Total Metals By EPA Method 6020B

Client Sample ID:	IDW-soil-250923	Client:	Landau Associates
Date Received:	09/24/25	Project:	Stoneway Property, F&BI 509431
Date Extracted:	09/25/25	Lab ID:	509431-01 x5
Date Analyzed:	09/26/25	Data File:	509431-01 x5.327
Matrix:	Soil	Instrument:	ICPMS3
Units:	mg/kg (ppm) Dry Weight	Operator:	SP

Analyte:	Concentration mg/kg (ppm)
----------	------------------------------

Barium	56
Chromium	17

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Analysis For Total Metals By EPA Method 6020B

Client Sample ID:	Method Blank	Client:	Landau Associates
Date Received:	NA	Project:	Stoneway Property, F&BI 509431
Date Extracted:	09/25/25	Lab ID:	I5-829 mb2
Date Analyzed:	09/25/25	Data File:	I5-829 mb2.091
Matrix:	Soil	Instrument:	ICPMS3
Units:	mg/kg (ppm) Dry Weight	Operator:	SP

Analyte:	Concentration mg/kg (ppm)
Arsenic	<1
Barium	<1
Cadmium	<1
Chromium	<1
Copper	<5
Lead	<1
Mercury	<1
Nickel	<1
Selenium	<1
Silver	<1
Zinc	<5

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Date of Report: 10/01/25

Date Received: 09/24/25

Project: Stoneway Property 0829024.020.011, F&BI 509431

Date Extracted: 09/24/25

Date Analyzed: 09/24/25

**RESULTS FROM THE ANALYSIS OF SOIL SAMPLES FOR pH
USING EPA METHOD 9045D**

Sample ID

Laboratory ID

pH

IDW-soil-250923

509431-01

11.6

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Date of Report: 10/01/25

Date Received: 09/24/25

Project: Stoneway Property 0829024.020.011, F&BI 509431

Date Extracted: NA

Date Analyzed: 09/24/25

**RESULTS FROM THE ANALYSIS OF WATER SAMPLES FOR pH
USING EPA METHOD 150.2**

Sample ID

Laboratory ID

pH

IDW-water-250923

509431-02

8.4

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Date of Report: 10/01/25

Date Received: 09/24/25

Project: Stoneway Property 0829024.020.011, F&BI 509431

**QUALITY ASSURANCE RESULTS FOR THE ANALYSIS OF WATER
SAMPLES FOR TOTAL PETROLEUM HYDROCARBONS AS
DIESEL EXTENDED USING METHOD NWTPH-D_x**

Laboratory Code: Laboratory Control Sample

Analyte	Reporting Units	Spike Level	Percent Recovery LCS	Percent Recovery LCSD	Acceptance Criteria	RPD (Limit 20)
Diesel Extended	ug/L (ppb)	2,500	108	112	65-151	4

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Date of Report: 10/01/25

Date Received: 09/24/25

Project: Stoneway Property 0829024.020.011, F&BI 509431

**QUALITY ASSURANCE RESULTS FROM THE ANALYSIS OF SOIL SAMPLES
FOR TOTAL PETROLEUM HYDROCARBONS AS
DIESEL EXTENDED USING METHOD NWTPH-D_x**

Laboratory Code: 509431-01 (Matrix Spike)

Analyte	Reporting Units	Spike Level	(Wet wt) Sample Result	Percent Recovery MS	Percent Recovery MSD	Acceptance Criteria	RPD (Limit 20)
Diesel Extended	mg/kg (ppm)	5,000	<50	120	120	64-136	0

Laboratory Code: Laboratory Control Sample

Analyte	Reporting Units	Spike Level	Percent Recovery LCS	Acceptance Criteria
Diesel Extended	mg/kg (ppm)	5,000	114	78-121

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Date of Report: 10/01/25

Date Received: 09/24/25

Project: Stoneway Property 0829024.020.011, F&BI 509431

**QUALITY ASSURANCE RESULTS
FOR THE ANALYSIS OF WATER SAMPLES
FOR TOTAL METALS USING EPA METHOD 6020B**

Laboratory Code: 509465-01 x10 (Matrix Spike)

Analyte	Reporting Units	Spike Level	Sample Result	Percent Recovery MS	Percent Recovery MSD	Acceptance Criteria	RPD (Limit 20)
Arsenic	ug/L (ppb)	10	<10	97	93	75-125	4
Barium	ug/L (ppb)	50	20.4	98 b	101 b	75-125	3 b
Cadmium	ug/L (ppb)	5	<10	93	97	75-125	4
Chromium	ug/L (ppb)	20	<10	90	89	75-125	1
Lead	ug/L (ppb)	10	<10	94	94	75-125	0
Mercury	ug/L (ppb)	5	<10	92	89	75-125	3
Selenium	ug/L (ppb)	5	<10	89	91	75-125	2
Silver	ug/L (ppb)	5	<10	71 vo	71 vo	75-125	0

Laboratory Code: Laboratory Control Sample

Analyte	Reporting Units	Spike Level	Percent Recovery LCS	Acceptance Criteria
Arsenic	ug/L (ppb)	10	98	80-120
Barium	ug/L (ppb)	50	95	80-120
Cadmium	ug/L (ppb)	5	96	80-120
Chromium	ug/L (ppb)	20	93	80-120
Lead	ug/L (ppb)	10	92	80-120
Mercury	ug/L (ppb)	5	99	80-120
Selenium	ug/L (ppb)	5	101	80-120
Silver	ug/L (ppb)	5	94	80-120

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Date of Report: 10/01/25

Date Received: 09/24/25

Project: Stoneway Property 0829024.020.011, F&BI 509431

**QUALITY ASSURANCE RESULTS
FOR THE ANALYSIS OF SOIL SAMPLES
FOR TOTAL METALS USING EPA METHOD 6020B**

Laboratory Code: 509424-21 x5 (Matrix Spike)

Analyte	Reporting Units	Spike Level	Sample Result (Wet wt)	Percent Recovery MS	Percent Recovery MSD	Acceptance Criteria	RPD (Limit 20)
Arsenic	mg/kg (ppm)	10	<5	60 vo	74 vo	75-125	21 vo
Barium	mg/kg (ppm)	50	111	94 b	94 b	75-125	0 b
Cadmium	mg/kg (ppm)	10	<5	89	92	75-125	3
Chromium	mg/kg (ppm)	50	28.9	71 b	73 b	75-125	3 b
Copper	mg/kg (ppm)	50	<25	80	85	75-125	6
Lead	mg/kg (ppm)	50	8.90	89	94	75-125	5
Mercury	mg/kg (ppm)	5	<5	96	97	75-125	1
Nickel	mg/kg (ppm)	25	<5	83	86	75-125	4
Selenium	mg/kg (ppm)	5	<5	48 vo	42 vo	75-125	13
Silver	mg/kg (ppm)	10	<5	85	88	75-125	3
Zinc	mg/kg (ppm)	50	<25	84	85	75-125	1

Laboratory Code: Laboratory Control Sample

Analyte	Reporting Units	Spike Level	Percent Recovery LCS	Acceptance Criteria
Arsenic	mg/kg (ppm)	10	115	80-120
Barium	mg/kg (ppm)	50	95	80-120
Cadmium	mg/kg (ppm)	10	98	80-120
Chromium	mg/kg (ppm)	50	91	80-120
Copper	mg/kg (ppm)	50	97	80-120
Lead	mg/kg (ppm)	50	94	80-120
Mercury	mg/kg (ppm)	5	96	80-120
Nickel	mg/kg (ppm)	25	96	80-120
Selenium	mg/kg (ppm)	5	109	80-120
Silver	mg/kg (ppm)	10	98	80-120
Zinc	mg/kg (ppm)	50	96	80-120

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Date of Report: 10/01/25

Date Received: 09/24/25

Project: Stoneway Property 0829024.020.011, F&BI 509431

**QUALITY ASSURANCE RESULTS
FROM THE ANALYSIS OF SOIL
SAMPLES FOR pH BY METHOD 9045D**

Laboratory Code: 509431-01 (Duplicate)

Analyte	Sample Result	Duplicate Result	Relative Percent Difference	Acceptance Criteria
pH	12	12	0	0-20

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Date of Report: 10/01/25

Date Received: 09/24/25

Project: Stoneway Property 0829024.020.011, F&BI 509431

**QUALITY ASSURANCE RESULTS
FROM THE ANALYSIS OF WATER SAMPLES
FOR pH BY METHOD 150.2**

Laboratory Code: 509414-01 (Duplicate)

Analyte	Sample Result	Duplicate Result	Relative Percent Difference	Acceptance Criteria
pH	8.2	8.1	1	0-20

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

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 between the method detection limit and the lowest calibration point. 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 CONDITION UPON RECEIPT CHECKLIST

PROJECT # 509431 CLIENT Landau INITIALS/ DATE: AP 9/24/25

If custody seals are present on cooler, are they intact? [X] NA [] YES [] NO

Cooler/Sample temperature 4 °C Thermometer ID: Fluke 96312917

Were samples received on ice/cold packs? [X] YES [] NO

How did samples arrive? [X] Over the Counter [] Picked up by F&BI [] FedEx/UPS/GSO

Is there a Chain-of-Custody* (COC)? [X] YES [] NO Initials/ Date: AP 9/24/25

Number of days samples have been sitting prior to receipt at laboratory 1 days

Are the samples clearly identified? (explain "no" answer below) [X] YES [] NO

Were all sample containers received intact (i.e. not broken, leaking etc.)? (explain "no" answer below) [X] YES [] NO

Were appropriate sample containers used? [X] YES [] NO [] Unknown

If custody seals are present on samples, are they intact? [X] NA [] YES [] NO

Are samples requiring no headspace, headspace free? [] NA [X] YES [] NO

Is the following information provided on the COC, and does it match the sample label? (explain "no" answer below)

- Sample ID's [X] Yes [] No [] Not on COC/label
Date Sampled [X] Yes [] No [] Not on COC/label
Time Sampled [X] Yes [] No [] Not on COC/label
of Containers [X] Yes [] No
Relinquished [X] Yes [] No
Requested analysis [X] Yes [] On Hold

Other comments (use a separate page if needed)

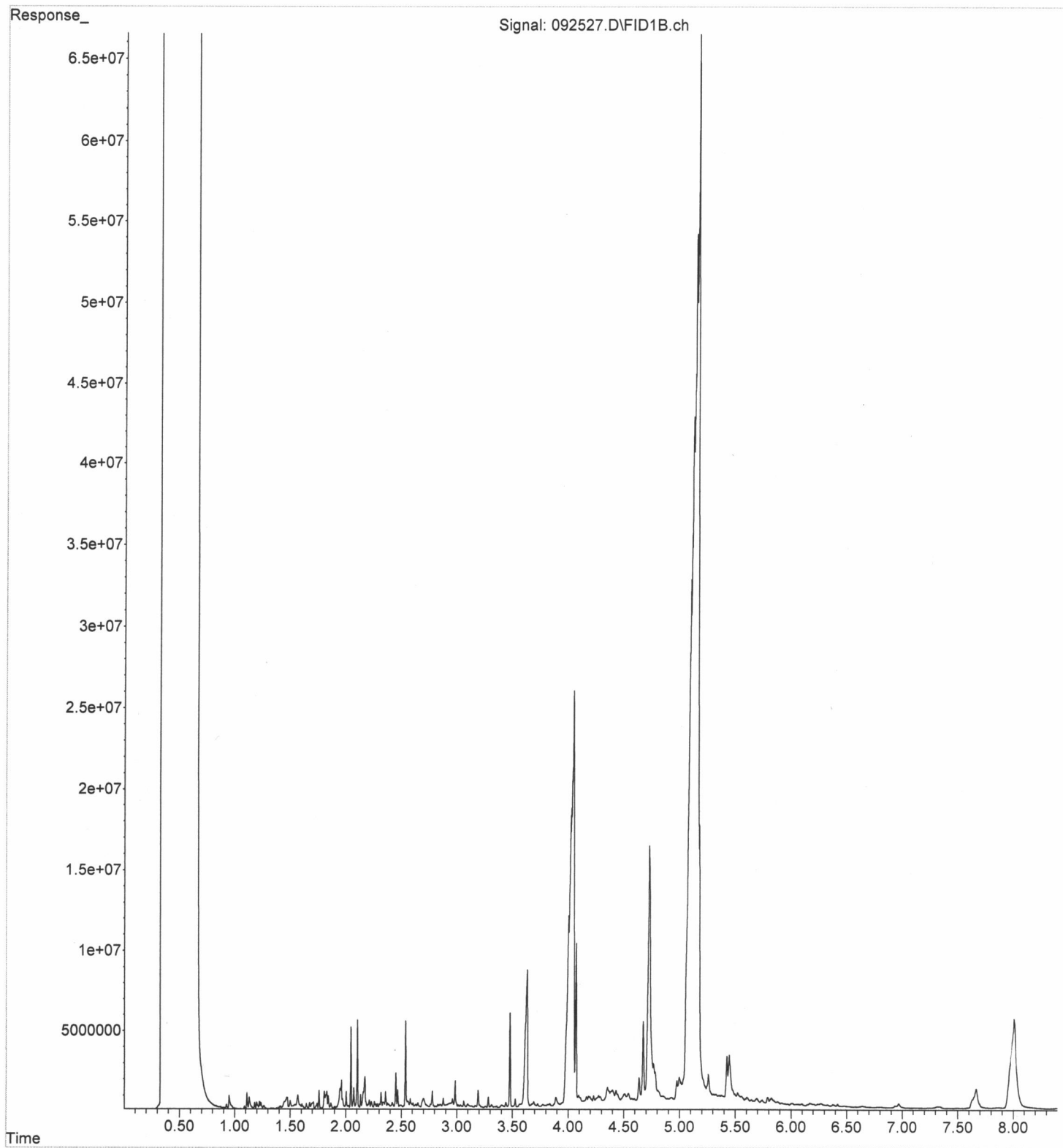
Air Samples: Were any additional canisters/tubes received? [X] NA [] YES [] NO

Number of unused TO15 canisters** Number of unused TO17 tubes

**Fill out Green manifolds billing sheet

File : P:\Proc_GC14\09-25-25\092527.D
Operator : TL
Acquired : 25 Sep 2025 04:16 pm using AcqMethod DX.M
Instrument : GC14
Sample Name: 509431-02
Misc Info :
Vial Number: 25

ERR



FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Elizabeth Webber-Bruya
Ann Webber-Bruya
Michael Erdahl
Vineta Mills
Eric Young

5500 4th Ave South
Seattle, WA 98108-2419
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office@friedmanandbruya.com
www.friedmanandbruya.com

October 8, 2025

Jamie Brewster, Project Manager
Landau Associates, Inc.
155 NE 100th St, Suite 302
Seattle, WA 98125

Dear Mr Brewster:

Included is the amended report from the testing of material submitted on September 24, 2025 from the Stoneway Property Phase II ESA 0829024.020.011, F&BI 509430 project. The 6020B metals method blank extraction date has been corrected.

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: JBrewster@landauinc.com, data@landauinc.com, pcormier@landauinc.com
LDU1001R.DOC

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Elizabeth Webber-Bruya
Ann Webber-Bruya
Michael Erdahl
Vineta Mills
Eric Young

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office@friedmanandbruya.com
www.friedmanandbruya.com

October 1, 2025

Jamie Brewster, Project Manager
Landau Associates, Inc.
155 NE 100th St, Suite 302
Seattle, WA 98125

Dear Mr Brewster:

Included are the results from the testing of material submitted on September 24, 2025 from the Stoneway Property Phase II ESA 0829024.020.011, F&BI 509430 project. There are 64 pages included in this report. Any samples that may remain are currently scheduled for disposal in 30 days, or as directed by the Chain of Custody document. If you would like us to return your samples or arrange for long term storage at our offices, please contact us as soon as possible.

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: JBrewster@landauinc.com, data@landauinc.com
LDU1001R.DOC

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

CASE NARRATIVE

This case narrative encompasses samples received on September 24, 2025 by Friedman & Bruya, Inc. from the Landau Associates Stoneway Property Phase II ESA 0829024.020.011, F&BI 509430 project. Samples were logged in under the laboratory ID's listed below.

<u>Laboratory ID</u>	<u>Landau Associates</u>
509430 -01	LAI-1-12.5-13.0
509430 -02	LAI-1-15.0-15.5
509430 -03	LAI-1-18.5-19.0
509430 -04	LAI-2-8.0-8.5
509430 -05	LAI-2-15.0-15.5
509430 -06	LAI-2-18.5-19.0
509430 -07	LAI-3-13.0-13.5
509430 -08	LAI-3-15.0-15.5
509430 -09	LAI-3-19.5-20.0
509430 -10	LAI-4-10.0-10.5
509430 -11	LAI-4-15.0-15.5
509430 -12	LAI-4-19.5-20.0
509430 -13	LAI-6-2.0-2.5
509430 -14	LAI-6-16.5-17.0
509430 -15	LAI-7-2.0-2.5
509430 -16	LAI-7-16.0-16.5
509430 -17	LAI-8-2.0-2.5
509430 -18	LAI-8-9.0-9.5
509430 -19	LAI-8-15.0-15.5
509430 -20	MW-1-250923
509430 -21	MW-10-250923
509430 -22	MW-11-250923
509430 -23	EPI-MW-7-250923
509430 -24	EPI-MW-9-250923
509430 -25	DUP-250923
509430 -26	Trip Blank
509430 -27	LAI-6-GW
509430 -28	LAI-7-GW

The 8260D calibration standard did not meet the acceptance criteria for several analytes. The data were flagged accordingly.

The 6020B calibration standard exceeded the acceptance criteria for several metals. The metals were not detected, therefore this did not represent an out of control condition, and were qualified with a "k" qualifier.

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

CASE NARRATIVE (continued)

Arsenic in the 6020B soil matrix spike and matrix spike duplicate did not meet the acceptance criteria. The laboratory control sample passed the acceptance criteria, therefore the results were due to matrix effect.

All other quality control requirements were acceptable.

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Date of Report: 10/01/25

Date Received: 09/24/25

Project: Stoneway Property Phase II ESA 0829024.020.011, F&BI 509430

Date Extracted: 09/25/25

Date Analyzed: 09/26/25

**RESULTS FROM THE ANALYSIS OF WATER SAMPLES
FOR TOTAL PETROLEUM HYDROCARBONS AS GASOLINE
USING METHOD NWTPH-G_x
Results Reported as ug/L (ppb)**

<u>Sample ID</u> Laboratory ID	<u>Gasoline Range</u>	<u>Surrogate</u> <u>(% Recovery)</u> (Limit 50-150)
MW-1-250923 509430-20	<100	95
MW-10-250923 509430-21	<100	100
MW-11-250923 509430-22	<100	112
EPI-MW-7-250923 509430-23	<100	109
EPI-MW-9-250923 509430-24	<100	103
DUP-250923 509430-25	<100	110
Trip Blank 509430-26	<100	93
LAI-6-GW 509430-27	<100	109
LAI-7-GW 509430-28	<100	102
Method Blank 05-2317 MB	<100	102

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Date of Report: 10/01/25

Date Received: 09/24/25

Project: Stoneway Property Phase II ESA 0829024.020.011, F&BI 509430

Date Extracted: 09/30/25

Date Analyzed: 09/30/25

**RESULTS FROM THE ANALYSIS OF SOIL SAMPLES
FOR TOTAL PETROLEUM HYDROCARBONS AS GASOLINE
USING METHOD NWTPH-Gx**

Results Reported on a Dry Weight Basis

Results Reported as mg/kg (ppm)

<u>Sample ID</u> Laboratory ID	<u>Gasoline Range</u>	<u>Surrogate</u> <u>(% Recovery)</u> (Limit 50-150)
LAI-6-2.0-2.5 509430-13	<5	109
LAI-6-16.5-17.0 509430-14	<5	109
LAI-7-2.0-2.5 509430-15	<5	108
LAI-7-16.0-16.5 509430-16	<5	107
LAI-8-2.0-2.5 509430-17	<5	107
LAI-8-9.0-9.5 509430-18	210	137
LAI-8-15.0-15.5 509430-19	12	109
Method Blank 05-2321 MB	<5	108

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Date of Report: 10/01/25

Date Received: 09/24/25

Project: Stoneway Property Phase II ESA 0829024.020.011, F&BI 509430

Date Extracted: 09/25/25

Date Analyzed: 09/29/25

**RESULTS FROM THE ANALYSIS OF WATER SAMPLES
FOR TOTAL PETROLEUM HYDROCARBONS AS
DIESEL AND MOTOR OIL
USING METHOD NWTPH-D_x
Sample Extracts Passed Through a
Silica Gel Column Prior to Analysis
Results Reported as ug/L (ppb)**

<u>Sample ID</u> Laboratory ID	<u>Diesel Range</u> (C ₁₀ -C ₂₅)	<u>Motor Oil Range</u> (C ₂₅ -C ₃₆)	<u>Surrogate</u> <u>(% Recovery)</u> (Limit 41-152)
MW-1-250923 509430-20	<50	<200	115
MW-10-250923 509430-21	<50	<200	120
MW-11-250923 509430-22	<50	<200	117
EPI-MW-7-250923 509430-23	<50	<200	116
EPI-MW-9-250923 509430-24	<50	<200	109
DUP-250923 509430-25	<50	<200	110
LAI-6-GW 509430-27 1/1.2	<60	<240	111
LAI-7-GW 509430-28	<50	<200	113
Method Blank 05-2435 MB	<50	<200	119

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Date of Report: 10/01/25

Date Received: 09/24/25

Project: Stoneway Property Phase II ESA 0829024.020.011, F&BI 509430

Date Extracted: 09/25/25

Date Analyzed: 09/25/25

**RESULTS FROM THE ANALYSIS OF WATER SAMPLES
FOR TOTAL PETROLEUM HYDROCARBONS AS
DIESEL AND MOTOR OIL
USING METHOD NWTPH-D_x
Results Reported as ug/L (ppb)**

<u>Sample ID</u> Laboratory ID	<u>Diesel Range</u> (C ₁₀ -C ₂₅)	<u>Motor Oil Range</u> (C ₂₅ -C ₃₆)	<u>Surrogate</u> (% Recovery) (Limit 50-150)
MW-1-250923 509430-20	<50	<200	113
MW-10-250923 509430-21	260 x	<200	118
MW-11-250923 509430-22	<50	<200	121
EPI-MW-7-250923 509430-23	110 x	<200	117
EPI-MW-9-250923 509430-24	<50	<200	116
DUP-250923 509430-25	270 x	<200	112
LAI-6-GW 509430-27 1/1.2	<60	<240	116
LAI-7-GW 509430-28	<50	<200	117
Method Blank 05-2435 MB	<50	<200	122

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Date of Report: 10/01/25

Date Received: 09/24/25

Project: Stoneway Property Phase II ESA 0829024.020.011, F&BI 509430

Date Extracted: 09/30/25

Date Analyzed: 09/30/25

**RESULTS FROM THE ANALYSIS OF SOIL SAMPLES
FOR TOTAL PETROLEUM HYDROCARBONS AS**

DIESEL AND MOTOR OIL

USING METHOD NWTPH-D_x

**Sample Extracts Passed Through a
Silica Gel Column Prior to Analysis**

Results Reported on a Dry Weight Basis

Results Reported as mg/kg (ppm)

<u>Sample ID</u>	<u>Diesel Range</u>	<u>Motor Oil Range</u>	<u>Surrogate</u>
Laboratory ID	(C ₁₀ -C ₂₅)	(C ₂₅ -C ₃₆)	(% Recovery)
			(Limit 56-165)
LAI-6-2.0-2.5 509430-13	<50	<200	108
LAI-6-16.5-17.0 509430-14	<50	<200	106
LAI-7-2.0-2.5 509430-15	<50	<200	105
LAI-7-16.0-16.5 509430-16	<50	<200	107
LAI-8-2.0-2.5 509430-17	<50	<200	106
LAI-8-9.0-9.5 509430-18	600	840	107
LAI-8-15.0-15.5 509430-19	<50	<200	108
Method Blank 05-2449 MB	<50	<200	107

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Analysis For Volatile Compounds By EPA Method 8260D Dual Acquisition

Client Sample ID:	MW-1-250923	Client:	Landau Associates
Date Received:	09/24/25	Project:	Stoneway Property, F&BI 509430
Date Extracted:	09/25/25	Lab ID:	509430-20
Date Analyzed:	09/25/25	Data File:	092514.D
Matrix:	Water	Instrument:	GCMS11
Units:	ug/L (ppb)	Operator:	IJL

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
1,2-Dichloroethane-d4	97	78	126
Toluene-d8	101	84	115
4-Bromofluorobenzene	101	72	130

Compounds:	Concentration ug/L (ppb)	Compounds:	Concentration ug/L (ppb)
Dichlorodifluoromethane	<1	1,3-Dichloropropane	<1
Chloromethane	<10	Tetrachloroethene	<0.5
Vinyl chloride	<0.02	Dibromochloromethane	<0.5
Bromomethane	<5	1,2-Dibromoethane (EDB)	<0.01
Chloroethane	<1 k	Chlorobenzene	<1
Trichlorofluoromethane	<1	Ethylbenzene	<1
Acetone	<50	1,1,1,2-Tetrachloroethane	<1
1,1-Dichloroethene	<1	m,p-Xylene	<2
Hexane	<5	o-Xylene	<1
Methylene chloride	<5	Styrene	<1
Methyl t-butyl ether (MTBE)	<1	Isopropylbenzene	<1
trans-1,2-Dichloroethene	<1	Bromoform	<5
1,1-Dichloroethane	<1	n-Propylbenzene	<1
2,2-Dichloropropane	<1	Bromobenzene	<1
cis-1,2-Dichloroethene	<1	1,3,5-Trimethylbenzene	<1
Chloroform	<1	1,1,2,2-Tetrachloroethane	<0.2
2-Butanone (MEK)	<20	1,2,3-Trichloropropane	<1
1,2-Dichloroethane (EDC)	<0.2	2-Chlorotoluene	<1
1,1,1-Trichloroethane	<1	4-Chlorotoluene	<1
1,1-Dichloropropene	<1	tert-Butylbenzene	<1
Carbon tetrachloride	<0.5	1,2,4-Trimethylbenzene	<1
Benzene	<0.35	sec-Butylbenzene	<1
Trichloroethene	<0.05	p-Isopropyltoluene	<1
1,2-Dichloropropane	<1	1,3-Dichlorobenzene	<1
Bromodichloromethane	<0.5	1,4-Dichlorobenzene	<1
Dibromomethane	<1	1,2-Dichlorobenzene	<1
4-Methyl-2-pentanone	<10	1,2-Dibromo-3-chloropropane	<10
cis-1,3-Dichloropropene	<0.4	1,2,4-Trichlorobenzene	<1
Toluene	<1	Hexachlorobutadiene	<0.5
trans-1,3-Dichloropropene	<0.4	Naphthalene	<1
1,1,2-Trichloroethane	<0.5	1,2,3-Trichlorobenzene	<1
2-Hexanone	<10		

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Analysis For Volatile Compounds By EPA Method 8260D Dual Acquisition

Client Sample ID:	MW-10-250923	Client:	Landau Associates
Date Received:	09/24/25	Project:	Stoneway Property, F&BI 509430
Date Extracted:	09/25/25	Lab ID:	509430-21
Date Analyzed:	09/25/25	Data File:	092515.D
Matrix:	Water	Instrument:	GCMS11
Units:	ug/L (ppb)	Operator:	IJL

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
1,2-Dichloroethane-d4	106	78	126
Toluene-d8	92	84	115
4-Bromofluorobenzene	102	72	130

Compounds:	Concentration ug/L (ppb)	Compounds:	Concentration ug/L (ppb)
Dichlorodifluoromethane	<1	1,3-Dichloropropane	<1
Chloromethane	<10	Tetrachloroethene	<0.5
Vinyl chloride	<0.02	Dibromochloromethane	<0.5
Bromomethane	<5	1,2-Dibromoethane (EDB)	<0.01
Chloroethane	<1 k	Chlorobenzene	<1
Trichlorofluoromethane	<1	Ethylbenzene	<1
Acetone	<50	1,1,1,2-Tetrachloroethane	<1
1,1-Dichloroethene	<1	m,p-Xylene	<2
Hexane	<5	o-Xylene	<1
Methylene chloride	<5	Styrene	<1
Methyl t-butyl ether (MTBE)	<1	Isopropylbenzene	<1
trans-1,2-Dichloroethene	<1	Bromoform	<5
1,1-Dichloroethane	<1	n-Propylbenzene	<1
2,2-Dichloropropane	<1	Bromobenzene	<1
cis-1,2-Dichloroethene	<1	1,3,5-Trimethylbenzene	<1
Chloroform	<1	1,1,2,2-Tetrachloroethane	<0.2
2-Butanone (MEK)	<20	1,2,3-Trichloropropane	<1
1,2-Dichloroethane (EDC)	<0.2	2-Chlorotoluene	<1
1,1,1-Trichloroethane	<1	4-Chlorotoluene	<1
1,1-Dichloropropene	<1	tert-Butylbenzene	<1
Carbon tetrachloride	<0.5	1,2,4-Trimethylbenzene	<1
Benzene	<0.35	sec-Butylbenzene	<1
Trichloroethene	<0.05	p-Isopropyltoluene	<1
1,2-Dichloropropane	<1	1,3-Dichlorobenzene	<1
Bromodichloromethane	<0.5	1,4-Dichlorobenzene	<1
Dibromomethane	<1	1,2-Dichlorobenzene	<1
4-Methyl-2-pentanone	<10	1,2-Dibromo-3-chloropropane	<10
cis-1,3-Dichloropropene	<0.4	1,2,4-Trichlorobenzene	<1
Toluene	<1	Hexachlorobutadiene	<0.5
trans-1,3-Dichloropropene	<0.4	Naphthalene	<1
1,1,2-Trichloroethane	<0.5	1,2,3-Trichlorobenzene	<1
2-Hexanone	<10		

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Analysis For Volatile Compounds By EPA Method 8260D Dual Acquisition

Client Sample ID: MW-11-250923	Client: Landau Associates
Date Received: 09/24/25	Project: Stoneway Property, F&BI 509430
Date Extracted: 09/25/25	Lab ID: 509430-22
Date Analyzed: 09/25/25	Data File: 092516.D
Matrix: Water	Instrument: GCMS11
Units: ug/L (ppb)	Operator: IJL

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
1,2-Dichloroethane-d4	100	78	126
Toluene-d8	104	84	115
4-Bromofluorobenzene	97	72	130

Compounds:	Concentration ug/L (ppb)	Compounds:	Concentration ug/L (ppb)
Dichlorodifluoromethane	<1	1,3-Dichloropropane	<1
Chloromethane	<10	Tetrachloroethene	<0.5
Vinyl chloride	<0.02	Dibromochloromethane	<0.5
Bromomethane	<5	1,2-Dibromoethane (EDB)	<0.01
Chloroethane	<1 k	Chlorobenzene	<1
Trichlorofluoromethane	<1	Ethylbenzene	<1
Acetone	<50	1,1,1,2-Tetrachloroethane	<1
1,1-Dichloroethene	<1	m,p-Xylene	<2
Hexane	<5	o-Xylene	<1
Methylene chloride	<5	Styrene	<1
Methyl t-butyl ether (MTBE)	<1	Isopropylbenzene	<1
trans-1,2-Dichloroethene	<1	Bromoform	<5
1,1-Dichloroethane	<1	n-Propylbenzene	<1
2,2-Dichloropropane	<1	Bromobenzene	<1
cis-1,2-Dichloroethene	<1	1,3,5-Trimethylbenzene	<1
Chloroform	<1	1,1,2,2-Tetrachloroethane	<0.2
2-Butanone (MEK)	<20	1,2,3-Trichloropropane	<1
1,2-Dichloroethane (EDC)	<0.2	2-Chlorotoluene	<1
1,1,1-Trichloroethane	<1	4-Chlorotoluene	<1
1,1-Dichloropropene	<1	tert-Butylbenzene	<1
Carbon tetrachloride	<0.5	1,2,4-Trimethylbenzene	<1
Benzene	<0.35	sec-Butylbenzene	<1
Trichloroethene	<0.05	p-Isopropyltoluene	<1
1,2-Dichloropropane	<1	1,3-Dichlorobenzene	<1
Bromodichloromethane	<0.5	1,4-Dichlorobenzene	<1
Dibromomethane	<1	1,2-Dichlorobenzene	<1
4-Methyl-2-pentanone	<10	1,2-Dibromo-3-chloropropane	<10
cis-1,3-Dichloropropene	<0.4	1,2,4-Trichlorobenzene	<1
Toluene	<1	Hexachlorobutadiene	<0.5
trans-1,3-Dichloropropene	<0.4	Naphthalene	<1
1,1,2-Trichloroethane	<0.5	1,2,3-Trichlorobenzene	<1
2-Hexanone	<10		

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Analysis For Volatile Compounds By EPA Method 8260D Dual Acquisition

Client Sample ID:	EPI-MW-7-250923	Client:	Landau Associates
Date Received:	09/24/25	Project:	Stoneway Property, F&BI 509430
Date Extracted:	09/25/25	Lab ID:	509430-23
Date Analyzed:	09/25/25	Data File:	092517.D
Matrix:	Water	Instrument:	GCMS11
Units:	ug/L (ppb)	Operator:	IJL

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
1,2-Dichloroethane-d4	98	78	126
Toluene-d8	101	84	115
4-Bromofluorobenzene	95	72	130

Compounds:	Concentration ug/L (ppb)	Compounds:	Concentration ug/L (ppb)
Dichlorodifluoromethane	<1	1,3-Dichloropropane	<1
Chloromethane	<10	Tetrachloroethene	<0.5
Vinyl chloride	<0.02	Dibromochloromethane	<0.5
Bromomethane	<5	1,2-Dibromoethane (EDB)	<0.01
Chloroethane	<1 k	Chlorobenzene	<1
Trichlorofluoromethane	<1	Ethylbenzene	<1
Acetone	<50	1,1,1,2-Tetrachloroethane	<1
1,1-Dichloroethene	<1	m,p-Xylene	<2
Hexane	<5	o-Xylene	<1
Methylene chloride	<5	Styrene	<1
Methyl t-butyl ether (MTBE)	<1	Isopropylbenzene	<1
trans-1,2-Dichloroethene	<1	Bromoform	<5
1,1-Dichloroethane	<1	n-Propylbenzene	<1
2,2-Dichloropropane	<1	Bromobenzene	<1
cis-1,2-Dichloroethene	<1	1,3,5-Trimethylbenzene	<1
Chloroform	<1	1,1,2,2-Tetrachloroethane	<0.2
2-Butanone (MEK)	<20	1,2,3-Trichloropropane	<1
1,2-Dichloroethane (EDC)	<0.2	2-Chlorotoluene	<1
1,1,1-Trichloroethane	<1	4-Chlorotoluene	<1
1,1-Dichloropropene	<1	tert-Butylbenzene	<1
Carbon tetrachloride	<0.5	1,2,4-Trimethylbenzene	<1
Benzene	<0.35	sec-Butylbenzene	<1
Trichloroethene	<0.05	p-Isopropyltoluene	<1
1,2-Dichloropropane	<1	1,3-Dichlorobenzene	<1
Bromodichloromethane	<0.5	1,4-Dichlorobenzene	<1
Dibromomethane	<1	1,2-Dichlorobenzene	<1
4-Methyl-2-pentanone	<10	1,2-Dibromo-3-chloropropane	<10
cis-1,3-Dichloropropene	<0.4	1,2,4-Trichlorobenzene	<1
Toluene	<1	Hexachlorobutadiene	<0.5
trans-1,3-Dichloropropene	<0.4	Naphthalene	<1
1,1,2-Trichloroethane	<0.5	1,2,3-Trichlorobenzene	<1
2-Hexanone	<10		

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Analysis For Volatile Compounds By EPA Method 8260D Dual Acquisition

Client Sample ID:	EPI-MW-9-250923	Client:	Landau Associates
Date Received:	09/24/25	Project:	Stoneway Property, F&BI 509430
Date Extracted:	09/25/25	Lab ID:	509430-24
Date Analyzed:	09/25/25	Data File:	092518.D
Matrix:	Water	Instrument:	GCMS11
Units:	ug/L (ppb)	Operator:	IJL

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
1,2-Dichloroethane-d4	100	78	126
Toluene-d8	98	84	115
4-Bromofluorobenzene	94	72	130

Compounds:	Concentration ug/L (ppb)	Compounds:	Concentration ug/L (ppb)
Dichlorodifluoromethane	<1	1,3-Dichloropropane	<1
Chloromethane	<10	Tetrachloroethene	<0.5
Vinyl chloride	<0.02	Dibromochloromethane	<0.5
Bromomethane	<5	1,2-Dibromoethane (EDB)	<0.01
Chloroethane	<1 k	Chlorobenzene	<1
Trichlorofluoromethane	<1	Ethylbenzene	<1
Acetone	<50	1,1,1,2-Tetrachloroethane	<1
1,1-Dichloroethene	<1	m,p-Xylene	<2
Hexane	<5	o-Xylene	<1
Methylene chloride	<5	Styrene	<1
Methyl t-butyl ether (MTBE)	<1	Isopropylbenzene	<1
trans-1,2-Dichloroethene	<1	Bromoform	<5
1,1-Dichloroethane	<1	n-Propylbenzene	<1
2,2-Dichloropropane	<1	Bromobenzene	<1
cis-1,2-Dichloroethene	<1	1,3,5-Trimethylbenzene	<1
Chloroform	<1	1,1,2,2-Tetrachloroethane	<0.2
2-Butanone (MEK)	<20	1,2,3-Trichloropropane	<1
1,2-Dichloroethane (EDC)	<0.2	2-Chlorotoluene	<1
1,1,1-Trichloroethane	<1	4-Chlorotoluene	<1
1,1-Dichloropropene	<1	tert-Butylbenzene	<1
Carbon tetrachloride	<0.5	1,2,4-Trimethylbenzene	<1
Benzene	<0.35	sec-Butylbenzene	<1
Trichloroethene	<0.05	p-Isopropyltoluene	<1
1,2-Dichloropropane	<1	1,3-Dichlorobenzene	<1
Bromodichloromethane	<0.5	1,4-Dichlorobenzene	<1
Dibromomethane	<1	1,2-Dichlorobenzene	<1
4-Methyl-2-pentanone	<10	1,2-Dibromo-3-chloropropane	<10
cis-1,3-Dichloropropene	<0.4	1,2,4-Trichlorobenzene	<1
Toluene	<1	Hexachlorobutadiene	<0.5
trans-1,3-Dichloropropene	<0.4	Naphthalene	<1
1,1,2-Trichloroethane	<0.5	1,2,3-Trichlorobenzene	<1
2-Hexanone	<10		

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Analysis For Volatile Compounds By EPA Method 8260D Dual Acquisition

Client Sample ID:	DUP-250923	Client:	Landau Associates
Date Received:	09/24/25	Project:	Stoneway Property, F&BI 509430
Date Extracted:	09/25/25	Lab ID:	509430-25
Date Analyzed:	09/25/25	Data File:	092519.D
Matrix:	Water	Instrument:	GCMS11
Units:	ug/L (ppb)	Operator:	IJL

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
1,2-Dichloroethane-d4	96	78	126
Toluene-d8	99	84	115
4-Bromofluorobenzene	101	72	130

Compounds:	Concentration ug/L (ppb)	Compounds:	Concentration ug/L (ppb)
Dichlorodifluoromethane	<1	1,3-Dichloropropane	<1
Chloromethane	<10	Tetrachloroethene	<0.5
Vinyl chloride	<0.02	Dibromochloromethane	<0.5
Bromomethane	<5	1,2-Dibromoethane (EDB)	<0.01
Chloroethane	<1 k	Chlorobenzene	<1
Trichlorofluoromethane	<1	Ethylbenzene	<1
Acetone	<50	1,1,1,2-Tetrachloroethane	<1
1,1-Dichloroethene	<1	m,p-Xylene	<2
Hexane	<5	o-Xylene	<1
Methylene chloride	<5	Styrene	<1
Methyl t-butyl ether (MTBE)	<1	Isopropylbenzene	<1
trans-1,2-Dichloroethene	<1	Bromoform	<5
1,1-Dichloroethane	<1	n-Propylbenzene	<1
2,2-Dichloropropane	<1	Bromobenzene	<1
cis-1,2-Dichloroethene	<1	1,3,5-Trimethylbenzene	<1
Chloroform	<1	1,1,2,2-Tetrachloroethane	<0.2
2-Butanone (MEK)	<20	1,2,3-Trichloropropane	<1
1,2-Dichloroethane (EDC)	<0.2	2-Chlorotoluene	<1
1,1,1-Trichloroethane	<1	4-Chlorotoluene	<1
1,1-Dichloropropene	<1	tert-Butylbenzene	<1
Carbon tetrachloride	<0.5	1,2,4-Trimethylbenzene	<1
Benzene	<0.35	sec-Butylbenzene	<1
Trichloroethene	<0.05	p-Isopropyltoluene	<1
1,2-Dichloropropane	<1	1,3-Dichlorobenzene	<1
Bromodichloromethane	<0.5	1,4-Dichlorobenzene	<1
Dibromomethane	<1	1,2-Dichlorobenzene	<1
4-Methyl-2-pentanone	<10	1,2-Dibromo-3-chloropropane	<10
cis-1,3-Dichloropropene	<0.4	1,2,4-Trichlorobenzene	<1
Toluene	<1	Hexachlorobutadiene	<0.5
trans-1,3-Dichloropropene	<0.4	Naphthalene	<1
1,1,2-Trichloroethane	<0.5	1,2,3-Trichlorobenzene	<1
2-Hexanone	<10		

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Analysis For Volatile Compounds By EPA Method 8260D Dual Acquisition

Client Sample ID: Trip Blank	Client: Landau Associates
Date Received: 09/24/25	Project: Stoneway Property, F&BI 509430
Date Extracted: 09/25/25	Lab ID: 509430-26
Date Analyzed: 09/25/25	Data File: 092513.D
Matrix: Water	Instrument: GCMS11
Units: ug/L (ppb)	Operator: IJL

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
1,2-Dichloroethane-d4	96	78	126
Toluene-d8	100	84	115
4-Bromofluorobenzene	96	72	130

Compounds:	Concentration ug/L (ppb)	Compounds:	Concentration ug/L (ppb)
Dichlorodifluoromethane	<1	1,3-Dichloropropane	<1
Chloromethane	<10	Tetrachloroethene	<0.5
Vinyl chloride	<0.02	Dibromochloromethane	<0.5
Bromomethane	<5	1,2-Dibromoethane (EDB)	<0.01
Chloroethane	<1 k	Chlorobenzene	<1
Trichlorofluoromethane	<1	Ethylbenzene	<1
Acetone	<50	1,1,1,2-Tetrachloroethane	<1
1,1-Dichloroethene	<1	m,p-Xylene	<2
Hexane	<5	o-Xylene	<1
Methylene chloride	<5	Styrene	<1
Methyl t-butyl ether (MTBE)	<1	Isopropylbenzene	<1
trans-1,2-Dichloroethene	<1	Bromoform	<5
1,1-Dichloroethane	<1	n-Propylbenzene	<1
2,2-Dichloropropane	<1	Bromobenzene	<1
cis-1,2-Dichloroethene	<1	1,3,5-Trimethylbenzene	<1
Chloroform	<1	1,1,2,2-Tetrachloroethane	<0.2
2-Butanone (MEK)	<20	1,2,3-Trichloropropane	<1
1,2-Dichloroethane (EDC)	<0.2	2-Chlorotoluene	<1
1,1,1-Trichloroethane	<1	4-Chlorotoluene	<1
1,1-Dichloropropene	<1	tert-Butylbenzene	<1
Carbon tetrachloride	<0.5	1,2,4-Trimethylbenzene	<1
Benzene	<0.35	sec-Butylbenzene	<1
Trichloroethene	<0.05	p-Isopropyltoluene	<1
1,2-Dichloropropane	<1	1,3-Dichlorobenzene	<1
Bromodichloromethane	<0.5	1,4-Dichlorobenzene	<1
Dibromomethane	<1	1,2-Dichlorobenzene	<1
4-Methyl-2-pentanone	<10	1,2-Dibromo-3-chloropropane	<10
cis-1,3-Dichloropropene	<0.4	1,2,4-Trichlorobenzene	<1
Toluene	<1	Hexachlorobutadiene	<0.5
trans-1,3-Dichloropropene	<0.4	Naphthalene	<1
1,1,2-Trichloroethane	<0.5	1,2,3-Trichlorobenzene	<1
2-Hexanone	<10		

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Analysis For Volatile Compounds By EPA Method 8260D Dual Acquisition

Client Sample ID:	LAI-6-GW	Client:	Landau Associates
Date Received:	09/24/25	Project:	Stoneway Property, F&BI 509430
Date Extracted:	09/25/25	Lab ID:	509430-27
Date Analyzed:	09/25/25	Data File:	092520.D
Matrix:	Water	Instrument:	GCMS11
Units:	ug/L (ppb)	Operator:	IJL

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
1,2-Dichloroethane-d4	94	78	126
Toluene-d8	98	84	115
4-Bromofluorobenzene	103	72	130

Compounds:	Concentration ug/L (ppb)	Compounds:	Concentration ug/L (ppb)
Dichlorodifluoromethane	<1	1,3-Dichloropropane	<1
Chloromethane	<10	Tetrachloroethene	<0.5
Vinyl chloride	<0.02	Dibromochloromethane	<0.5
Bromomethane	<5	1,2-Dibromoethane (EDB)	<0.01
Chloroethane	<1 k	Chlorobenzene	<1
Trichlorofluoromethane	<1	Ethylbenzene	<1
Acetone	<50	1,1,1,2-Tetrachloroethane	<1
1,1-Dichloroethene	<1	m,p-Xylene	<2
Hexane	<5	o-Xylene	<1
Methylene chloride	<5	Styrene	<1
Methyl t-butyl ether (MTBE)	<1	Isopropylbenzene	<1
trans-1,2-Dichloroethene	<1	Bromoform	<5
1,1-Dichloroethane	<1	n-Propylbenzene	<1
2,2-Dichloropropane	<1	Bromobenzene	<1
cis-1,2-Dichloroethene	<1	1,3,5-Trimethylbenzene	<1
Chloroform	<1	1,1,2,2-Tetrachloroethane	<0.2
2-Butanone (MEK)	<20	1,2,3-Trichloropropane	<1
1,2-Dichloroethane (EDC)	<0.2	2-Chlorotoluene	<1
1,1,1-Trichloroethane	<1	4-Chlorotoluene	<1
1,1-Dichloropropene	<1	tert-Butylbenzene	<1
Carbon tetrachloride	<0.5	1,2,4-Trimethylbenzene	<1
Benzene	<0.35	sec-Butylbenzene	<1
Trichloroethene	<0.05	p-Isopropyltoluene	<1
1,2-Dichloropropane	<1	1,3-Dichlorobenzene	<1
Bromodichloromethane	<0.5	1,4-Dichlorobenzene	<1
Dibromomethane	<1	1,2-Dichlorobenzene	<1
4-Methyl-2-pentanone	<10	1,2-Dibromo-3-chloropropane	<10
cis-1,3-Dichloropropene	<0.4	1,2,4-Trichlorobenzene	<1
Toluene	<1	Hexachlorobutadiene	<0.5
trans-1,3-Dichloropropene	<0.4	Naphthalene	<1
1,1,2-Trichloroethane	<0.5	1,2,3-Trichlorobenzene	<1
2-Hexanone	<10		

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Analysis For Volatile Compounds By EPA Method 8260D Dual Acquisition

Client Sample ID:	LAI-7-GW	Client:	Landau Associates
Date Received:	09/24/25	Project:	Stoneway Property, F&BI 509430
Date Extracted:	09/25/25	Lab ID:	509430-28
Date Analyzed:	09/25/25	Data File:	092521.D
Matrix:	Water	Instrument:	GCMS11
Units:	ug/L (ppb)	Operator:	IJL

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
1,2-Dichloroethane-d4	92	78	126
Toluene-d8	96	84	115
4-Bromofluorobenzene	92	72	130

Compounds:	Concentration ug/L (ppb)	Compounds:	Concentration ug/L (ppb)
Dichlorodifluoromethane	<1	1,3-Dichloropropane	<1
Chloromethane	<10	Tetrachloroethene	<0.5
Vinyl chloride	<0.02	Dibromochloromethane	<0.5
Bromomethane	<5	1,2-Dibromoethane (EDB)	<0.01
Chloroethane	<1 k	Chlorobenzene	<1
Trichlorofluoromethane	<1	Ethylbenzene	<1
Acetone	<50	1,1,1,2-Tetrachloroethane	<1
1,1-Dichloroethene	<1	m,p-Xylene	<2
Hexane	<5	o-Xylene	<1
Methylene chloride	<5	Styrene	<1
Methyl t-butyl ether (MTBE)	<1	Isopropylbenzene	<1
trans-1,2-Dichloroethene	<1	Bromoform	<5
1,1-Dichloroethane	<1	n-Propylbenzene	<1
2,2-Dichloropropane	<1	Bromobenzene	<1
cis-1,2-Dichloroethene	<1	1,3,5-Trimethylbenzene	<1
Chloroform	<1	1,1,2,2-Tetrachloroethane	<0.2
2-Butanone (MEK)	<20	1,2,3-Trichloropropane	<1
1,2-Dichloroethane (EDC)	<0.2	2-Chlorotoluene	<1
1,1,1-Trichloroethane	<1	4-Chlorotoluene	<1
1,1-Dichloropropene	<1	tert-Butylbenzene	<1
Carbon tetrachloride	<0.5	1,2,4-Trimethylbenzene	<1
Benzene	<0.35	sec-Butylbenzene	<1
Trichloroethene	<0.05	p-Isopropyltoluene	<1
1,2-Dichloropropane	<1	1,3-Dichlorobenzene	<1
Bromodichloromethane	<0.5	1,4-Dichlorobenzene	<1
Dibromomethane	<1	1,2-Dichlorobenzene	<1
4-Methyl-2-pentanone	<10	1,2-Dibromo-3-chloropropane	<10
cis-1,3-Dichloropropene	<0.4	1,2,4-Trichlorobenzene	<1
Toluene	<1	Hexachlorobutadiene	<0.5
trans-1,3-Dichloropropene	<0.4	Naphthalene	<1
1,1,2-Trichloroethane	<0.5	1,2,3-Trichlorobenzene	<1
2-Hexanone	<10		

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Analysis For Volatile Compounds By EPA Method 8260D Dual Acquisition

Client Sample ID:	Method Blank	Client:	Landau Associates
Date Received:	Not Applicable	Project:	Stoneway Property, F&BI 509430
Date Extracted:	09/25/25	Lab ID:	05-2400 mb
Date Analyzed:	09/25/25	Data File:	092512.D
Matrix:	Water	Instrument:	GCMS13
Units:	ug/L (ppb)	Operator:	MD

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
1,2-Dichloroethane-d4	103	71	132
Toluene-d8	99	68	139
4-Bromofluorobenzene	102	62	136

Compounds:	Concentration ug/L (ppb)	Compounds:	Concentration ug/L (ppb)
Dichlorodifluoromethane	<1	1,3-Dichloropropane	<1
Chloromethane	<10	Tetrachloroethene	<0.5
Vinyl chloride	<0.02	Dibromochloromethane	<0.5
Bromomethane	<5	1,2-Dibromoethane (EDB)	<0.01
Chloroethane	<1	Chlorobenzene	<1
Trichlorofluoromethane	<1	Ethylbenzene	<1
Acetone	<50 k	1,1,1,2-Tetrachloroethane	<1
1,1-Dichloroethene	<1	m,p-Xylene	<2
Hexane	<5	o-Xylene	<1
Methylene chloride	<5 ca	Styrene	<1
Methyl t-butyl ether (MTBE)	<1	Isopropylbenzene	<1
trans-1,2-Dichloroethene	<1	Bromoform	<5
1,1-Dichloroethane	<1	n-Propylbenzene	<1
2,2-Dichloropropane	<1	Bromobenzene	<1
cis-1,2-Dichloroethene	<1	1,3,5-Trimethylbenzene	<1
Chloroform	<1	1,1,2,2-Tetrachloroethane	<0.2
2-Butanone (MEK)	<20 k	1,2,3-Trichloropropane	<1
1,2-Dichloroethane (EDC)	<0.2	2-Chlorotoluene	<1
1,1,1-Trichloroethane	<1	4-Chlorotoluene	<1
1,1-Dichloropropene	<1	tert-Butylbenzene	<1
Carbon tetrachloride	<0.5	1,2,4-Trimethylbenzene	<1
Benzene	<0.35	sec-Butylbenzene	<1
Trichloroethene	<0.05	p-Isopropyltoluene	<1
1,2-Dichloropropane	<1	1,3-Dichlorobenzene	<1
Bromodichloromethane	<0.5	1,4-Dichlorobenzene	<1
Dibromomethane	<1	1,2-Dichlorobenzene	<1
4-Methyl-2-pentanone	<10	1,2-Dibromo-3-chloropropane	<10
cis-1,3-Dichloropropene	<0.4	1,2,4-Trichlorobenzene	<1
Toluene	<1	Hexachlorobutadiene	<0.5
trans-1,3-Dichloropropene	<0.4	Naphthalene	<1
1,1,2-Trichloroethane	<0.5	1,2,3-Trichlorobenzene	<1
2-Hexanone	<10 k		

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Analysis For Volatile Compounds By EPA Method 8260D Dual Acquisition LL

Client Sample ID:	LAI-6-2.0-2.5	Client:	Landau Associates
Date Received:	09/24/25	Project:	Stoneway Property, F&BI 509430
Date Extracted:	09/25/25	Lab ID:	509430-13 1/0.5
Date Analyzed:	09/25/25	Data File:	092521.D
Matrix:	Soil	Instrument:	GCMS13
Units:	mg/kg (ppm) Dry Weight	Operator:	MD

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
1,2-Dichloroethane-d4	102	84	120
Toluene-d8	100	73	128
4-Bromofluorobenzene	99	57	146

Compounds:	Concentration mg/kg (ppm)	Compounds:	Concentration mg/kg (ppm)
Dichlorodifluoromethane	<0.5	1,3-Dichloropropane	<0.05
Chloromethane	<0.5	Tetrachloroethene	<0.002
Vinyl chloride	<0.002	Dibromochloromethane	<0.05
Bromomethane	<0.5	1,2-Dibromoethane (EDB)	<0.005
Chloroethane	<0.1	Chlorobenzene	<0.05
Trichlorofluoromethane	<0.5	Ethylbenzene	<0.002
Acetone	<5 k	1,1,1,2-Tetrachloroethane	<0.05
1,1-Dichloroethene	<0.002	m,p-Xylene	<0.004
Hexane	<0.25	o-Xylene	<0.002
Methylene chloride	<0.4 ca	Styrene	<0.05
Methyl t-butyl ether (MTBE)	<0.002	Isopropylbenzene	<0.05
trans-1,2-Dichloroethene	<0.002	Bromoform	<0.05
1,1-Dichloroethane	<0.002	n-Propylbenzene	<0.05
2,2-Dichloropropane	<0.05	Bromobenzene	<0.05
cis-1,2-Dichloroethene	<0.002	1,3,5-Trimethylbenzene	<0.05
Chloroform	<0.05	1,1,2,2-Tetrachloroethane	<0.05
2-Butanone (MEK)	<1 k	1,2,3-Trichloropropane	<0.05
1,2-Dichloroethane (EDC)	<0.003	2-Chlorotoluene	<0.05
1,1,1-Trichloroethane	<0.002	4-Chlorotoluene	<0.05
1,1-Dichloropropene	<0.05	tert-Butylbenzene	<0.05
Carbon tetrachloride	<0.05	1,2,4-Trimethylbenzene	<0.05
Benzene	<0.002	sec-Butylbenzene	<0.05
Trichloroethene	<0.002	p-Isopropyltoluene	<0.05
1,2-Dichloropropane	<0.05	1,3-Dichlorobenzene	<0.05
Bromodichloromethane	<0.05	1,4-Dichlorobenzene	<0.05
Dibromomethane	<0.05	1,2-Dichlorobenzene	<0.05
4-Methyl-2-pentanone	<1	1,2-Dibromo-3-chloropropane	<0.5
cis-1,3-Dichloropropene	<0.05	1,2,4-Trichlorobenzene	<0.25
Toluene	<0.008	Hexachlorobutadiene	<0.25
trans-1,3-Dichloropropene	<0.05	Naphthalene	<0.01
1,1,2-Trichloroethane	<0.05	1,2,3-Trichlorobenzene	<0.25
2-Hexanone	<1 k		

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Analysis For Volatile Compounds By EPA Method 8260D Dual Acquisition LL

Client Sample ID:	LAI-6-16.5-17.0	Client:	Landau Associates
Date Received:	09/24/25	Project:	Stoneway Property, F&BI 509430
Date Extracted:	09/25/25	Lab ID:	509430-14 1/0.5
Date Analyzed:	09/25/25	Data File:	092522.D
Matrix:	Soil	Instrument:	GCMS13
Units:	mg/kg (ppm) Dry Weight	Operator:	MD

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
1,2-Dichloroethane-d4	97	84	120
Toluene-d8	102	73	128
4-Bromofluorobenzene	100	57	146

Compounds:	Concentration mg/kg (ppm)	Compounds:	Concentration mg/kg (ppm)
Dichlorodifluoromethane	<0.5	1,3-Dichloropropane	<0.05
Chloromethane	<0.5	Tetrachloroethene	<0.002
Vinyl chloride	<0.002	Dibromochloromethane	<0.05
Bromomethane	<0.5	1,2-Dibromoethane (EDB)	<0.005
Chloroethane	<0.1	Chlorobenzene	<0.05
Trichlorofluoromethane	<0.5	Ethylbenzene	<0.002
Acetone	<5 k	1,1,1,2-Tetrachloroethane	<0.05
1,1-Dichloroethene	<0.002	m,p-Xylene	<0.004
Hexane	<0.25	o-Xylene	<0.002
Methylene chloride	<0.4 ca	Styrene	<0.05
Methyl t-butyl ether (MTBE)	<0.002	Isopropylbenzene	<0.05
trans-1,2-Dichloroethene	<0.002	Bromoform	<0.05
1,1-Dichloroethane	<0.002	n-Propylbenzene	<0.05
2,2-Dichloropropane	<0.05	Bromobenzene	<0.05
cis-1,2-Dichloroethene	<0.002	1,3,5-Trimethylbenzene	<0.05
Chloroform	<0.05	1,1,2,2-Tetrachloroethane	<0.05
2-Butanone (MEK)	<1 k	1,2,3-Trichloropropane	<0.05
1,2-Dichloroethane (EDC)	<0.003	2-Chlorotoluene	<0.05
1,1,1-Trichloroethane	<0.002	4-Chlorotoluene	<0.05
1,1-Dichloropropene	<0.05	tert-Butylbenzene	<0.05
Carbon tetrachloride	<0.05	1,2,4-Trimethylbenzene	<0.05
Benzene	<0.002	sec-Butylbenzene	<0.05
Trichloroethene	<0.002	p-Isopropyltoluene	<0.05
1,2-Dichloropropane	<0.05	1,3-Dichlorobenzene	<0.05
Bromodichloromethane	<0.05	1,4-Dichlorobenzene	<0.05
Dibromomethane	<0.05	1,2-Dichlorobenzene	<0.05
4-Methyl-2-pentanone	<1	1,2-Dibromo-3-chloropropane	<0.5
cis-1,3-Dichloropropene	<0.05	1,2,4-Trichlorobenzene	<0.25
Toluene	<0.008	Hexachlorobutadiene	<0.25
trans-1,3-Dichloropropene	<0.05	Naphthalene	<0.01
1,1,2-Trichloroethane	<0.05	1,2,3-Trichlorobenzene	<0.25
2-Hexanone	<1 k		

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Analysis For Volatile Compounds By EPA Method 8260D Dual Acquisition LL

Client Sample ID:	LAI-7-2.0-2.5	Client:	Landau Associates
Date Received:	09/24/25	Project:	Stoneway Property, F&BI 509430
Date Extracted:	09/25/25	Lab ID:	509430-15 1/0.5
Date Analyzed:	09/25/25	Data File:	092523.D
Matrix:	Soil	Instrument:	GCMS13
Units:	mg/kg (ppm) Dry Weight	Operator:	MD

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
1,2-Dichloroethane-d4	100	84	120
Toluene-d8	100	73	128
4-Bromofluorobenzene	97	57	146

Compounds:	Concentration mg/kg (ppm)	Compounds:	Concentration mg/kg (ppm)
Dichlorodifluoromethane	<0.5	1,3-Dichloropropane	<0.05
Chloromethane	<0.5	Tetrachloroethene	<0.002
Vinyl chloride	<0.002	Dibromochloromethane	<0.05
Bromomethane	<0.5	1,2-Dibromoethane (EDB)	<0.005
Chloroethane	<0.1	Chlorobenzene	<0.05
Trichlorofluoromethane	<0.5	Ethylbenzene	<0.002
Acetone	<5 k	1,1,1,2-Tetrachloroethane	<0.05
1,1-Dichloroethene	<0.002	m,p-Xylene	<0.004
Hexane	<0.25	o-Xylene	<0.002
Methylene chloride	<0.4 ca	Styrene	<0.05
Methyl t-butyl ether (MTBE)	<0.002	Isopropylbenzene	<0.05
trans-1,2-Dichloroethene	<0.002	Bromoform	<0.05
1,1-Dichloroethane	<0.002	n-Propylbenzene	<0.05
2,2-Dichloropropane	<0.05	Bromobenzene	<0.05
cis-1,2-Dichloroethene	<0.002	1,3,5-Trimethylbenzene	<0.05
Chloroform	<0.05	1,1,2,2-Tetrachloroethane	<0.05
2-Butanone (MEK)	<1 k	1,2,3-Trichloropropane	<0.05
1,2-Dichloroethane (EDC)	<0.003	2-Chlorotoluene	<0.05
1,1,1-Trichloroethane	<0.002	4-Chlorotoluene	<0.05
1,1-Dichloropropene	<0.05	tert-Butylbenzene	<0.05
Carbon tetrachloride	<0.05	1,2,4-Trimethylbenzene	<0.05
Benzene	<0.002	sec-Butylbenzene	<0.05
Trichloroethene	<0.002	p-Isopropyltoluene	<0.05
1,2-Dichloropropane	<0.05	1,3-Dichlorobenzene	<0.05
Bromodichloromethane	<0.05	1,4-Dichlorobenzene	<0.05
Dibromomethane	<0.05	1,2-Dichlorobenzene	<0.05
4-Methyl-2-pentanone	<1	1,2-Dibromo-3-chloropropane	<0.5
cis-1,3-Dichloropropene	<0.05	1,2,4-Trichlorobenzene	<0.25
Toluene	<0.008	Hexachlorobutadiene	<0.25
trans-1,3-Dichloropropene	<0.05	Naphthalene	<0.01
1,1,2-Trichloroethane	<0.05	1,2,3-Trichlorobenzene	<0.25
2-Hexanone	<1 k		

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Analysis For Volatile Compounds By EPA Method 8260D Dual Acquisition LL

Client Sample ID:	LAI-7-16.0-16.5	Client:	Landau Associates
Date Received:	09/24/25	Project:	Stoneway Property, F&BI 509430
Date Extracted:	09/25/25	Lab ID:	509430-16 1/0.5
Date Analyzed:	09/25/25	Data File:	092524.D
Matrix:	Soil	Instrument:	GCMS13
Units:	mg/kg (ppm) Dry Weight	Operator:	MD

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
1,2-Dichloroethane-d4	98	84	120
Toluene-d8	103	73	128
4-Bromofluorobenzene	99	57	146

Compounds:	Concentration mg/kg (ppm)	Compounds:	Concentration mg/kg (ppm)
Dichlorodifluoromethane	<0.5	1,3-Dichloropropane	<0.05
Chloromethane	<0.5	Tetrachloroethene	<0.002
Vinyl chloride	<0.002	Dibromochloromethane	<0.05
Bromomethane	<0.5	1,2-Dibromoethane (EDB)	<0.005
Chloroethane	<0.1	Chlorobenzene	<0.05
Trichlorofluoromethane	<0.5	Ethylbenzene	<0.002
Acetone	<5 k	1,1,1,2-Tetrachloroethane	<0.05
1,1-Dichloroethene	<0.002	m,p-Xylene	<0.004
Hexane	<0.25	o-Xylene	<0.002
Methylene chloride	<0.4 ca	Styrene	<0.05
Methyl t-butyl ether (MTBE)	<0.002	Isopropylbenzene	<0.05
trans-1,2-Dichloroethene	<0.002	Bromoform	<0.05
1,1-Dichloroethane	<0.002	n-Propylbenzene	<0.05
2,2-Dichloropropane	<0.05	Bromobenzene	<0.05
cis-1,2-Dichloroethene	<0.002	1,3,5-Trimethylbenzene	<0.05
Chloroform	<0.05	1,1,2,2-Tetrachloroethane	<0.05
2-Butanone (MEK)	<1 k	1,2,3-Trichloropropane	<0.05
1,2-Dichloroethane (EDC)	<0.003	2-Chlorotoluene	<0.05
1,1,1-Trichloroethane	<0.002	4-Chlorotoluene	<0.05
1,1-Dichloropropene	<0.05	tert-Butylbenzene	<0.05
Carbon tetrachloride	<0.05	1,2,4-Trimethylbenzene	<0.05
Benzene	<0.002	sec-Butylbenzene	<0.05
Trichloroethene	<0.002	p-Isopropyltoluene	<0.05
1,2-Dichloropropane	<0.05	1,3-Dichlorobenzene	<0.05
Bromodichloromethane	<0.05	1,4-Dichlorobenzene	<0.05
Dibromomethane	<0.05	1,2-Dichlorobenzene	<0.05
4-Methyl-2-pentanone	<1	1,2-Dibromo-3-chloropropane	<0.5
cis-1,3-Dichloropropene	<0.05	1,2,4-Trichlorobenzene	<0.25
Toluene	<0.008	Hexachlorobutadiene	<0.25
trans-1,3-Dichloropropene	<0.05	Naphthalene	<0.01
1,1,2-Trichloroethane	<0.05	1,2,3-Trichlorobenzene	<0.25
2-Hexanone	<1 k		

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Analysis For Volatile Compounds By EPA Method 8260D Dual Acquisition LL

Client Sample ID:	LAI-8-2.0-2.5	Client:	Landau Associates
Date Received:	09/24/25	Project:	Stoneway Property, F&BI 509430
Date Extracted:	09/25/25	Lab ID:	509430-17 1/0.5
Date Analyzed:	09/25/25	Data File:	092525.D
Matrix:	Soil	Instrument:	GCMS13
Units:	mg/kg (ppm) Dry Weight	Operator:	MD

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
1,2-Dichloroethane-d4	101	84	120
Toluene-d8	103	73	128
4-Bromofluorobenzene	100	57	146

Compounds:	Concentration mg/kg (ppm)	Compounds:	Concentration mg/kg (ppm)
Dichlorodifluoromethane	<0.5	1,3-Dichloropropane	<0.05
Chloromethane	<0.5	Tetrachloroethene	<0.002
Vinyl chloride	<0.002	Dibromochloromethane	<0.05
Bromomethane	<0.5	1,2-Dibromoethane (EDB)	<0.005
Chloroethane	<0.1	Chlorobenzene	<0.05
Trichlorofluoromethane	<0.5	Ethylbenzene	<0.002
Acetone	<5 k	1,1,1,2-Tetrachloroethane	<0.05
1,1-Dichloroethene	<0.002	m,p-Xylene	<0.004
Hexane	<0.25	o-Xylene	<0.002
Methylene chloride	<0.4 ca	Styrene	<0.05
Methyl t-butyl ether (MTBE)	<0.002	Isopropylbenzene	<0.05
trans-1,2-Dichloroethene	<0.002	Bromoform	<0.05
1,1-Dichloroethane	<0.002	n-Propylbenzene	<0.05
2,2-Dichloropropane	<0.05	Bromobenzene	<0.05
cis-1,2-Dichloroethene	<0.002	1,3,5-Trimethylbenzene	<0.05
Chloroform	<0.05	1,1,2,2-Tetrachloroethane	<0.05
2-Butanone (MEK)	<1 k	1,2,3-Trichloropropane	<0.05
1,2-Dichloroethane (EDC)	<0.003	2-Chlorotoluene	<0.05
1,1,1-Trichloroethane	<0.002	4-Chlorotoluene	<0.05
1,1-Dichloropropene	<0.05	tert-Butylbenzene	<0.05
Carbon tetrachloride	<0.05	1,2,4-Trimethylbenzene	<0.05
Benzene	<0.002	sec-Butylbenzene	<0.05
Trichloroethene	<0.002	p-Isopropyltoluene	<0.05
1,2-Dichloropropane	<0.05	1,3-Dichlorobenzene	<0.05
Bromodichloromethane	<0.05	1,4-Dichlorobenzene	<0.05
Dibromomethane	<0.05	1,2-Dichlorobenzene	<0.05
4-Methyl-2-pentanone	<1	1,2-Dibromo-3-chloropropane	<0.5
cis-1,3-Dichloropropene	<0.05	1,2,4-Trichlorobenzene	<0.25
Toluene	<0.008	Hexachlorobutadiene	<0.25
trans-1,3-Dichloropropene	<0.05	Naphthalene	<0.01
1,1,2-Trichloroethane	<0.05	1,2,3-Trichlorobenzene	<0.25
2-Hexanone	<1 k		

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Analysis For Volatile Compounds By EPA Method 8260D Dual Acquisition LL

Client Sample ID:	LAI-8-9.0-9.5	Client:	Landau Associates
Date Received:	09/24/25	Project:	Stoneway Property, F&BI 509430
Date Extracted:	09/25/25	Lab ID:	509430-18 1/0.5
Date Analyzed:	09/25/25	Data File:	092526.D
Matrix:	Soil	Instrument:	GCMS13
Units:	mg/kg (ppm) Dry Weight	Operator:	MD

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
1,2-Dichloroethane-d4	103	84	120
Toluene-d8	99	73	128
4-Bromofluorobenzene	98	57	146

Compounds:	Concentration mg/kg (ppm)	Compounds:	Concentration mg/kg (ppm)
Dichlorodifluoromethane	<0.5	1,3-Dichloropropane	<0.05
Chloromethane	<0.5	Tetrachloroethene	<0.002
Vinyl chloride	<0.002	Dibromochloromethane	<0.05
Bromomethane	<0.5	1,2-Dibromoethane (EDB)	<0.005
Chloroethane	<0.1	Chlorobenzene	<0.05
Trichlorofluoromethane	<0.5	Ethylbenzene	<0.002
Acetone	<5 k	1,1,1,2-Tetrachloroethane	<0.05
1,1-Dichloroethene	<0.002	m,p-Xylene	<0.004
Hexane	<0.25	o-Xylene	<0.002
Methylene chloride	<0.4 ca	Styrene	<0.05
Methyl t-butyl ether (MTBE)	<0.002	Isopropylbenzene	<0.05
trans-1,2-Dichloroethene	<0.002	Bromoform	<0.05
1,1-Dichloroethane	<0.002	n-Propylbenzene	<0.05
2,2-Dichloropropane	<0.05	Bromobenzene	<0.05
cis-1,2-Dichloroethene	<0.002	1,3,5-Trimethylbenzene	<0.05
Chloroform	<0.05	1,1,2,2-Tetrachloroethane	<0.05
2-Butanone (MEK)	<1 k	1,2,3-Trichloropropane	<0.05
1,2-Dichloroethane (EDC)	<0.003	2-Chlorotoluene	<0.05
1,1,1-Trichloroethane	<0.002	4-Chlorotoluene	<0.05
1,1-Dichloropropene	<0.05	tert-Butylbenzene	<0.05
Carbon tetrachloride	<0.05	1,2,4-Trimethylbenzene	<0.05
Benzene	<0.002	sec-Butylbenzene	0.15
Trichloroethene	<0.002	p-Isopropyltoluene	0.061
1,2-Dichloropropane	<0.05	1,3-Dichlorobenzene	<0.05
Bromodichloromethane	<0.05	1,4-Dichlorobenzene	<0.05
Dibromomethane	<0.05	1,2-Dichlorobenzene	<0.05
4-Methyl-2-pentanone	<1	1,2-Dibromo-3-chloropropane	<0.5
cis-1,3-Dichloropropene	<0.05	1,2,4-Trichlorobenzene	<0.25
Toluene	<0.008	Hexachlorobutadiene	<0.25
trans-1,3-Dichloropropene	<0.05	Naphthalene	0.64
1,1,2-Trichloroethane	<0.05	1,2,3-Trichlorobenzene	<0.25
2-Hexanone	<1 k		

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Analysis For Volatile Compounds By EPA Method 8260D Dual Acquisition LL

Client Sample ID:	LAI-8-15.0-15.5	Client:	Landau Associates
Date Received:	09/24/25	Project:	Stoneway Property, F&BI 509430
Date Extracted:	09/25/25	Lab ID:	509430-19 1/0.5
Date Analyzed:	09/25/25	Data File:	092527.D
Matrix:	Soil	Instrument:	GCMS13
Units:	mg/kg (ppm) Dry Weight	Operator:	MD

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
1,2-Dichloroethane-d4	97	84	120
Toluene-d8	99	73	128
4-Bromofluorobenzene	100	57	146

Compounds:	Concentration mg/kg (ppm)	Compounds:	Concentration mg/kg (ppm)
Dichlorodifluoromethane	<0.5	1,3-Dichloropropane	<0.05
Chloromethane	<0.5	Tetrachloroethene	<0.002
Vinyl chloride	<0.002	Dibromochloromethane	<0.05
Bromomethane	<0.5	1,2-Dibromoethane (EDB)	<0.005
Chloroethane	<0.1	Chlorobenzene	<0.05
Trichlorofluoromethane	<0.5	Ethylbenzene	<0.002
Acetone	<5 k	1,1,1,2-Tetrachloroethane	<0.05
1,1-Dichloroethene	<0.002	m,p-Xylene	<0.004
Hexane	<0.25	o-Xylene	<0.002
Methylene chloride	<0.4 ca	Styrene	<0.05
Methyl t-butyl ether (MTBE)	<0.002	Isopropylbenzene	<0.05
trans-1,2-Dichloroethene	<0.002	Bromoform	<0.05
1,1-Dichloroethane	<0.002	n-Propylbenzene	<0.05
2,2-Dichloropropane	<0.05	Bromobenzene	<0.05
cis-1,2-Dichloroethene	<0.002	1,3,5-Trimethylbenzene	<0.05
Chloroform	<0.05	1,1,2,2-Tetrachloroethane	<0.05
2-Butanone (MEK)	<1 k	1,2,3-Trichloropropane	<0.05
1,2-Dichloroethane (EDC)	<0.003	2-Chlorotoluene	<0.05
1,1,1-Trichloroethane	<0.002	4-Chlorotoluene	<0.05
1,1-Dichloropropene	<0.05	tert-Butylbenzene	<0.05
Carbon tetrachloride	<0.05	1,2,4-Trimethylbenzene	<0.05
Benzene	<0.002	sec-Butylbenzene	<0.05
Trichloroethene	<0.002	p-Isopropyltoluene	<0.05
1,2-Dichloropropane	<0.05	1,3-Dichlorobenzene	<0.05
Bromodichloromethane	<0.05	1,4-Dichlorobenzene	<0.05
Dibromomethane	<0.05	1,2-Dichlorobenzene	<0.05
4-Methyl-2-pentanone	<1	1,2-Dibromo-3-chloropropane	<0.5
cis-1,3-Dichloropropene	<0.05	1,2,4-Trichlorobenzene	<0.25
Toluene	<0.008	Hexachlorobutadiene	<0.25
trans-1,3-Dichloropropene	<0.05	Naphthalene	0.089
1,1,2-Trichloroethane	<0.05	1,2,3-Trichlorobenzene	<0.25
2-Hexanone	<1 k		

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Analysis For Volatile Compounds By EPA Method 8260D Dual Acquisition LL

Client Sample ID:	Method Blank	Client:	Landau Associates
Date Received:	Not Applicable	Project:	Stoneway Property, F&BI 509430
Date Extracted:	09/25/25	Lab ID:	05-2399 mb 1/0.5
Date Analyzed:	09/25/25	Data File:	092510.D
Matrix:	Soil	Instrument:	GCMS13
Units:	mg/kg (ppm) Dry Weight	Operator:	MD

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
1,2-Dichloroethane-d4	101	84	120
Toluene-d8	100	73	128
4-Bromofluorobenzene	99	57	146

Compounds:	Concentration mg/kg (ppm)	Compounds:	Concentration mg/kg (ppm)
Dichlorodifluoromethane	<0.5	1,3-Dichloropropane	<0.05
Chloromethane	<0.5	Tetrachloroethene	<0.002
Vinyl chloride	<0.002	Dibromochloromethane	<0.05
Bromomethane	<0.5	1,2-Dibromoethane (EDB)	<0.005
Chloroethane	<0.1	Chlorobenzene	<0.05
Trichlorofluoromethane	<0.5	Ethylbenzene	<0.002
Acetone	<5 k	1,1,1,2-Tetrachloroethane	<0.05
1,1-Dichloroethene	<0.002	m,p-Xylene	<0.004
Hexane	<0.25	o-Xylene	<0.002
Methylene chloride	<0.4 ca	Styrene	<0.05
Methyl t-butyl ether (MTBE)	<0.002	Isopropylbenzene	<0.05
trans-1,2-Dichloroethene	<0.002	Bromoform	<0.05
1,1-Dichloroethane	<0.002	n-Propylbenzene	<0.05
2,2-Dichloropropane	<0.05	Bromobenzene	<0.05
cis-1,2-Dichloroethene	<0.002	1,3,5-Trimethylbenzene	<0.05
Chloroform	<0.05	1,1,2,2-Tetrachloroethane	<0.05
2-Butanone (MEK)	<1 k	1,2,3-Trichloropropane	<0.05
1,2-Dichloroethane (EDC)	<0.003	2-Chlorotoluene	<0.05
1,1,1-Trichloroethane	<0.002	4-Chlorotoluene	<0.05
1,1-Dichloropropene	<0.05	tert-Butylbenzene	<0.05
Carbon tetrachloride	<0.05	1,2,4-Trimethylbenzene	<0.05
Benzene	<0.002	sec-Butylbenzene	<0.05
Trichloroethene	<0.002	p-Isopropyltoluene	<0.05
1,2-Dichloropropane	<0.05	1,3-Dichlorobenzene	<0.05
Bromodichloromethane	<0.05	1,4-Dichlorobenzene	<0.05
Dibromomethane	<0.05	1,2-Dichlorobenzene	<0.05
4-Methyl-2-pentanone	<1	1,2-Dibromo-3-chloropropane	<0.5
cis-1,3-Dichloropropene	<0.05	1,2,4-Trichlorobenzene	<0.25
Toluene	<0.008	Hexachlorobutadiene	<0.25
trans-1,3-Dichloropropene	<0.05	Naphthalene	<0.01
1,1,2-Trichloroethane	<0.05	1,2,3-Trichlorobenzene	<0.25
2-Hexanone	<1 k		

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Analysis For Dissolved Metals By EPA Method 6020B

Client Sample ID:	MW-1-250923	Client:	Landau Associates
Date Received:	09/24/25	Project:	Stoneway Property, F&BI 509430
Date Extracted:	09/25/25	Lab ID:	509430-20
Date Analyzed:	09/25/25	Data File:	509430-20.216
Matrix:	Water	Instrument:	ICPMS3
Units:	ug/L (ppb)	Operator:	SP

Analyte:	Concentration ug/L (ppb)
Arsenic	<1
Cadmium	<1 k
Chromium	<1
Lead	<1
Mercury	<1 k

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Analysis For Dissolved Metals By EPA Method 6020B

Client Sample ID:	MW-10-250923	Client:	Landau Associates
Date Received:	09/24/25	Project:	Stoneway Property, F&BI 509430
Date Extracted:	09/25/25	Lab ID:	509430-21
Date Analyzed:	09/25/25	Data File:	509430-21.219
Matrix:	Water	Instrument:	ICPMS3
Units:	ug/L (ppb)	Operator:	SP

Analyte:	Concentration ug/L (ppb)
Arsenic	6.6
Cadmium	<1
Chromium	<1 k
Lead	<1
Mercury	<1 k

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Analysis For Dissolved Metals By EPA Method 6020B

Client Sample ID:	MW-11-250923	Client:	Landau Associates
Date Received:	09/24/25	Project:	Stoneway Property, F&BI 509430
Date Extracted:	09/25/25	Lab ID:	509430-22
Date Analyzed:	09/25/25	Data File:	509430-22.220
Matrix:	Water	Instrument:	ICPMS3
Units:	ug/L (ppb)	Operator:	SP

Analyte:	Concentration ug/L (ppb)
Arsenic	2.7
Cadmium	<1
Chromium	<1 k
Lead	<1
Mercury	<1 k

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Analysis For Dissolved Metals By EPA Method 6020B

Client Sample ID:	EPI-MW-7-250923	Client:	Landau Associates
Date Received:	09/24/25	Project:	Stoneway Property, F&BI 509430
Date Extracted:	09/25/25	Lab ID:	509430-23
Date Analyzed:	09/25/25	Data File:	509430-23.228
Matrix:	Water	Instrument:	ICPMS3
Units:	ug/L (ppb)	Operator:	SP

Analyte:	Concentration ug/L (ppb)
Arsenic	5.2
Cadmium	<1
Chromium	<1
Lead	<1
Mercury	<1 k

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Analysis For Dissolved Metals By EPA Method 6020B

Client Sample ID:	EPI-MW-9-250923	Client:	Landau Associates
Date Received:	09/24/25	Project:	Stoneway Property, F&BI 509430
Date Extracted:	09/25/25	Lab ID:	509430-24
Date Analyzed:	09/25/25	Data File:	509430-24.229
Matrix:	Water	Instrument:	ICPMS3
Units:	ug/L (ppb)	Operator:	SP

Analyte:	Concentration ug/L (ppb)
Arsenic	2.6
Cadmium	<1
Chromium	<1
Lead	<1
Mercury	<1 k

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Analysis For Dissolved Metals By EPA Method 6020B

Client Sample ID:	DUP-250923	Client:	Landau Associates
Date Received:	09/24/25	Project:	Stoneway Property, F&BI 509430
Date Extracted:	09/25/25	Lab ID:	509430-25
Date Analyzed:	09/25/25	Data File:	509430-25.230
Matrix:	Water	Instrument:	ICPMS3
Units:	ug/L (ppb)	Operator:	SP

Analyte:	Concentration ug/L (ppb)
Arsenic	6.1
Cadmium	<1
Chromium	<1
Lead	<1
Mercury	<1 k

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Analysis For Dissolved Metals By EPA Method 6020B

Client Sample ID:	LAI-6-GW	Client:	Landau Associates
Date Received:	09/24/25	Project:	Stoneway Property, F&BI 509430
Date Extracted:	09/25/25	Lab ID:	509430-27
Date Analyzed:	09/25/25	Data File:	509430-27.231
Matrix:	Water	Instrument:	ICPMS3
Units:	ug/L (ppb)	Operator:	SP

Analyte:	Concentration ug/L (ppb)
Arsenic	<1
Cadmium	<1
Chromium	<1
Lead	<1
Mercury	<1 k

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Analysis For Dissolved Metals By EPA Method 6020B

Client Sample ID:	LAI-7-GW	Client:	Landau Associates
Date Received:	09/24/25	Project:	Stoneway Property, F&BI 509430
Date Extracted:	09/25/25	Lab ID:	509430-28
Date Analyzed:	09/27/25	Data File:	509430-28.417
Matrix:	Water	Instrument:	ICPMS3
Units:	ug/L (ppb)	Operator:	SP

Analyte:	Concentration ug/L (ppb)
Arsenic	<1
Cadmium	<1
Chromium	<1
Lead	<1
Mercury	<1

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Analysis For Dissolved Metals By EPA Method 6020B

Client Sample ID:	Method Blank	Client:	Landau Associates
Date Received:	NA	Project:	Stoneway Property, F&BI 509430
Date Extracted:	09/25/25	Lab ID:	I5-830 mb
Date Analyzed:	09/25/25	Data File:	I5-830 mb.279
Matrix:	Water	Instrument:	ICPMS3
Units:	ug/L (ppb)	Operator:	SP

Analyte:	Concentration ug/L (ppb)
Arsenic	<1
Cadmium	<1
Chromium	<1 k
Lead	<1
Mercury	<1

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Analysis For Total Metals By EPA Method 6020B

Client Sample ID:	LAI-6-2.0-2.5	Client:	Landau Associates
Date Received:	09/24/25	Project:	Stoneway Property, F&BI 509430
Date Extracted:	09/25/25	Lab ID:	509430-13
Date Analyzed:	09/25/25	Data File:	509430-13.176
Matrix:	Soil	Instrument:	ICPMS3
Units:	mg/kg (ppm) Dry Weight	Operator:	SP

Analyte:	Concentration mg/kg (ppm)
Arsenic	9.3
Cadmium	<1
Lead	6.4
Mercury	<1 k

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Analysis For Total Metals By EPA Method 6020B

Client Sample ID:	LAI-6-2.0-2.5	Client:	Landau Associates
Date Received:	09/24/25	Project:	Stoneway Property, F&BI 509430
Date Extracted:	09/25/25	Lab ID:	509430-13 x5
Date Analyzed:	09/27/25	Data File:	509430-13 x5.441
Matrix:	Soil	Instrument:	ICPMS3
Units:	mg/kg (ppm) Dry Weight	Operator:	SP

Analyte:	Concentration mg/kg (ppm)
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Chromium	14
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FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Analysis For Total Metals By EPA Method 6020B

Client Sample ID:	LAI-6-16.5-17.0	Client:	Landau Associates
Date Received:	09/24/25	Project:	Stoneway Property, F&BI 509430
Date Extracted:	09/25/25	Lab ID:	509430-14
Date Analyzed:	09/25/25	Data File:	509430-14.177
Matrix:	Soil	Instrument:	ICPMS3
Units:	mg/kg (ppm) Dry Weight	Operator:	SP

Analyte:	Concentration mg/kg (ppm)
Arsenic	5.4
Cadmium	<1
Lead	4.0
Mercury	<1 k

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Analysis For Total Metals By EPA Method 6020B

Client Sample ID:	LAI-6-16.5-17.0	Client:	Landau Associates
Date Received:	09/24/25	Project:	Stoneway Property, F&BI 509430
Date Extracted:	09/25/25	Lab ID:	509430-14 x5
Date Analyzed:	09/27/25	Data File:	509430-14 x5.442
Matrix:	Soil	Instrument:	ICPMS3
Units:	mg/kg (ppm) Dry Weight	Operator:	SP

Analyte:	Concentration mg/kg (ppm)
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Chromium	39
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FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Analysis For Total Metals By EPA Method 6020B

Client Sample ID:	LAI-7-2.0-2.5	Client:	Landau Associates
Date Received:	09/24/25	Project:	Stoneway Property, F&BI 509430
Date Extracted:	09/25/25	Lab ID:	509430-15
Date Analyzed:	09/25/25	Data File:	509430-15.186
Matrix:	Soil	Instrument:	ICPMS3
Units:	mg/kg (ppm) Dry Weight	Operator:	SP

Analyte:	Concentration mg/kg (ppm)
Arsenic	7.8
Cadmium	<1
Lead	3.1
Mercury	<1 k

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Analysis For Total Metals By EPA Method 6020B

Client Sample ID:	LAI-7-2.0-2.5	Client:	Landau Associates
Date Received:	09/24/25	Project:	Stoneway Property, F&BI 509430
Date Extracted:	09/25/25	Lab ID:	509430-15 x2
Date Analyzed:	09/27/25	Data File:	509430-15 x2.443
Matrix:	Soil	Instrument:	ICPMS3
Units:	mg/kg (ppm) Dry Weight	Operator:	SP

Analyte:	Concentration mg/kg (ppm)
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Chromium	5.7
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FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Analysis For Total Metals By EPA Method 6020B

Client Sample ID:	LAI-7-16.0-16.5	Client:	Landau Associates
Date Received:	09/24/25	Project:	Stoneway Property, F&BI 509430
Date Extracted:	09/25/25	Lab ID:	509430-16
Date Analyzed:	09/25/25	Data File:	509430-16.187
Matrix:	Soil	Instrument:	ICPMS3
Units:	mg/kg (ppm) Dry Weight	Operator:	SP

Analyte:	Concentration mg/kg (ppm)
Arsenic	3.7
Cadmium	<1
Lead	3.0
Mercury	<1 k

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Analysis For Total Metals By EPA Method 6020B

Client Sample ID:	LAI-7-16.0-16.5	Client:	Landau Associates
Date Received:	09/24/25	Project:	Stoneway Property, F&BI 509430
Date Extracted:	09/25/25	Lab ID:	509430-16 x5
Date Analyzed:	09/27/25	Data File:	509430-16 x5.444
Matrix:	Soil	Instrument:	ICPMS3
Units:	mg/kg (ppm) Dry Weight	Operator:	SP

Analyte:	Concentration mg/kg (ppm)
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Chromium	21
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FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Analysis For Total Metals By EPA Method 6020B

Client Sample ID:	LAI-8-2.0-2.5	Client:	Landau Associates
Date Received:	09/24/25	Project:	Stoneway Property, F&BI 509430
Date Extracted:	09/25/25	Lab ID:	509430-17
Date Analyzed:	09/25/25	Data File:	509430-17.188
Matrix:	Soil	Instrument:	ICPMS3
Units:	mg/kg (ppm) Dry Weight	Operator:	SP

Analyte:	Concentration mg/kg (ppm)
Arsenic	13
Cadmium	<1
Lead	2.9
Mercury	<1 k

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Analysis For Total Metals By EPA Method 6020B

Client Sample ID:	LAI-8-2.0-2.5	Client:	Landau Associates
Date Received:	09/24/25	Project:	Stoneway Property, F&BI 509430
Date Extracted:	09/25/25	Lab ID:	509430-17 x2
Date Analyzed:	09/27/25	Data File:	509430-17 x2.445
Matrix:	Soil	Instrument:	ICPMS3
Units:	mg/kg (ppm) Dry Weight	Operator:	SP

Analyte:	Concentration mg/kg (ppm)
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Chromium	5.8
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FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Analysis For Total Metals By EPA Method 6020B

Client Sample ID:	LAI-8-9.0-9.5	Client:	Landau Associates
Date Received:	09/24/25	Project:	Stoneway Property, F&BI 509430
Date Extracted:	09/25/25	Lab ID:	509430-18
Date Analyzed:	09/25/25	Data File:	509430-18.189
Matrix:	Soil	Instrument:	ICPMS3
Units:	mg/kg (ppm) Dry Weight	Operator:	SP

Analyte:	Concentration mg/kg (ppm)
Arsenic	3.2
Cadmium	<1
Lead	7.1
Mercury	<1 k

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Analysis For Total Metals By EPA Method 6020B

Client Sample ID:	LAI-8-9.0-9.5	Client:	Landau Associates
Date Received:	09/24/25	Project:	Stoneway Property, F&BI 509430
Date Extracted:	09/25/25	Lab ID:	509430-18 x5
Date Analyzed:	09/27/25	Data File:	509430-18 x5.446
Matrix:	Soil	Instrument:	ICPMS3
Units:	mg/kg (ppm) Dry Weight	Operator:	SP

Analyte:	Concentration mg/kg (ppm)
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Chromium	20
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FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Analysis For Total Metals By EPA Method 6020B

Client Sample ID:	LAI-8-15.0-15.5	Client:	Landau Associates
Date Received:	09/24/25	Project:	Stoneway Property, F&BI 509430
Date Extracted:	09/25/25	Lab ID:	509430-19
Date Analyzed:	09/25/25	Data File:	509430-19.195
Matrix:	Soil	Instrument:	ICPMS3
Units:	mg/kg (ppm) Dry Weight	Operator:	SP

Analyte:	Concentration mg/kg (ppm)
Arsenic	8.2
Cadmium	<1
Lead	6.4
Mercury	<1

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Analysis For Total Metals By EPA Method 6020B

Client Sample ID:	LAI-8-15.0-15.5	Client:	Landau Associates
Date Received:	09/24/25	Project:	Stoneway Property, F&BI 509430
Date Extracted:	09/25/25	Lab ID:	509430-19 x5
Date Analyzed:	09/27/25	Data File:	509430-19 x5.447
Matrix:	Soil	Instrument:	ICPMS3
Units:	mg/kg (ppm) Dry Weight	Operator:	SP

Analyte:	Concentration mg/kg (ppm)
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Chromium	27
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FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Analysis For Total Metals By EPA Method 6020B

Client Sample ID:	Method Blank	Client:	Landau Associates
Date Received:	NA	Project:	Stoneway Property, F&BI 509430
Date Extracted:	09/25/25	Lab ID:	I5-829 mb2
Date Analyzed:	09/25/25	Data File:	I5-829 mb2.091
Matrix:	Soil	Instrument:	ICPMS3
Units:	mg/kg (ppm) Dry Weight	Operator:	SP

Analyte:	Concentration mg/kg (ppm)
Arsenic	<1 k
Cadmium	<1
Chromium	<1
Lead	<1
Mercury	<1 k

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Date of Report: 10/01/25

Date Received: 09/24/25

Project: Stoneway Property Phase II ESA 0829024.020.011, F&BI 509430

Date Extracted: 09/24/25

Date Analyzed: 09/24/25

**RESULTS FROM THE ANALYSIS OF SOIL SAMPLES FOR pH
USING EPA METHOD 9045D**

<u>Sample ID</u> Laboratory ID	<u>pH</u>
LAI-1-12.5-13.0 509430-01	11
LAI-1-15.0-15.5 509430-02	10.3
LAI-1-18.5-19.0 509430-03	11.7
LAI-2-8.0-8.5 509430-04	8.6
LAI-2-15.0-15.5 509430-05	9.7
LAI-2-18.5-19.0 509430-06	10.4
LAI-3-13.0-13.5 509430-07	11.9
LAI-3-15.0-15.5 509430-08	8.8
LAI-3-19.5-20.0 509430-09	9.1
LAI-4-10.0-10.5 509430-10	10.2
LAI-4-15.0-15.5 509430-11	11.3

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Date of Report: 10/01/25

Date Received: 09/24/25

Project: Stoneway Property Phase II ESA 0829024.020.011, F&BI 509430

Date Extracted: 09/24/25

Date Analyzed: 09/24/25

**RESULTS FROM THE ANALYSIS OF SOIL SAMPLES FOR pH
USING EPA METHOD 9045D**

<u>Sample ID</u> Laboratory ID	<u>pH</u>
LAI-4-19.5-20.0 509430-12	10.9
LAI-6-2.0-2.5 509430-13	8.0
LAI-6-16.5-17.0 509430-14	9.7
LAI-7-2.0-2.5 509430-15	6.8
LAI-7-16.0-16.5 509430-16	9.0
LAI-8-2.0-2.5 509430-17	6.6
LAI-8-9.0-9.5 509430-18	9.6
LAI-8-15.0-15.5 509430-19	11.4

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Date of Report: 10/01/25

Date Received: 09/24/25

Project: Stoneway Property Phase II ESA 0829024.020.011, F&BI 509430

**QUALITY ASSURANCE RESULTS FOR THE ANALYSIS OF WATER
SAMPLES FOR TPH AS GASOLINE
USING METHOD NWTPH-G_x**

Laboratory Code: 509420-01 (Duplicate)

Analyte	Reporting Units	Sample Result	Duplicate Result	RPD (Limit 20)
Gasoline	ug/L (ppb)	<100	<100	nm

Laboratory Code: Laboratory Control Sample

Analyte	Reporting Units	Spike Level	Percent Recovery LCS	Acceptance Criteria
Gasoline	ug/L (ppb)	1,000	87	70-130

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Date of Report: 10/01/25

Date Received: 09/24/25

Project: Stoneway Property Phase II ESA 0829024.020.011, F&BI 509430

**QUALITY ASSURANCE RESULTS FOR THE ANALYSIS OF SOIL SAMPLES
FOR TPH AS GASOLINE
USING METHOD NWTPH-G_x**

Laboratory Code: 509430-13 (Duplicate)

Analyte	Reporting Units	Sample Result (Wet Wt)	Duplicate Result (Wet Wt)	RPD (Limit 20)
Gasoline	mg/kg (ppm)	<5	<5	nm

Laboratory Code: Laboratory Control Sample

Analyte	Reporting Units	Spike Level	Percent Recovery LCS	Acceptance Criteria
Gasoline	mg/kg (ppm)	40	102	70-130

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Date of Report: 10/01/25

Date Received: 09/24/25

Project: Stoneway Property Phase II ESA 0829024.020.011, F&BI 509430

**QUALITY ASSURANCE RESULTS FOR THE ANALYSIS OF WATER
SAMPLES FOR TOTAL PETROLEUM HYDROCARBONS AS
DIESEL EXTENDED USING METHOD NWTPH-D_x**

Laboratory Code: Laboratory Control Sample Silica Gel

Analyte	Reporting Units	Spike Level	Percent Recovery LCS	Percent Recovery LCSD	Acceptance Criteria	RPD (Limit 20)
Diesel Extended	ug/L (ppb)	2,500	104	104	65-151	0

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Date of Report: 10/01/25

Date Received: 09/24/25

Project: Stoneway Property Phase II ESA 0829024.020.011, F&BI 509430

**QUALITY ASSURANCE RESULTS FOR THE ANALYSIS OF WATER
SAMPLES FOR TOTAL PETROLEUM HYDROCARBONS AS
DIESEL EXTENDED USING METHOD NWTPH-D_x**

Laboratory Code: Laboratory Control Sample

Analyte	Reporting Units	Spike Level	Percent Recovery LCS	Percent Recovery LCSD	Acceptance Criteria	RPD (Limit 20)
Diesel Extended	ug/L (ppb)	2,500	108	112	65-151	4

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Date of Report: 10/01/25

Date Received: 09/24/25

Project: Stoneway Property Phase II ESA 0829024.020.011, F&BI 509430

**QUALITY ASSURANCE RESULTS FROM THE ANALYSIS OF SOIL SAMPLES
FOR TOTAL PETROLEUM HYDROCARBONS AS
DIESEL EXTENDED USING METHOD NWTPH-D_x**

Laboratory Code: 509474-01 (Matrix Spike) Silica Gel

Analyte	Reporting Units	Spike Level	Sample Result (Wet Wt)	Percent Recovery MS	Percent Recovery MSD	Acceptance Criteria	RPD (Limit 20)
Diesel Extended	mg/kg (ppm)	5,000	<50	120	124	63-146	3

Laboratory Code: Laboratory Control Sample Silica Gel

Analyte	Reporting Units	Spike Level	Percent Recovery LCS	Acceptance Criteria
Diesel Extended	mg/kg (ppm)	5,000	122	77-123

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Date of Report: 10/01/25

Date Received: 09/24/25

Project: Stoneway Property Phase II ESA 0829024.020.011, F&BI 509430

**QUALITY ASSURANCE RESULTS FOR THE ANALYSIS OF WATER
SAMPLES FOR VOLATILES BY EPA METHOD 8260D**

Laboratory Code: 509444-03 (Matrix Spike)

Analyte	Reporting Units	Spike Level	Sample Result	Percent	
				Recovery MS	Acceptance Criteria
Dichlorodifluoromethane	ug/L (ppb)	10	<1	108	27-164
Chloromethane	ug/L (ppb)	10	<10	72	34-141
Vinyl chloride	ug/L (ppb)	10	<0.02	103	16-176
Bromomethane	ug/L (ppb)	10	<5	97	10-193
Chloroethane	ug/L (ppb)	10	<1	102	50-150
Trichlorofluoromethane	ug/L (ppb)	10	<1	110	50-150
Acetone	ug/L (ppb)	50	<50	59	15-179
1,1-Dichloroethene	ug/L (ppb)	10	<1	96	50-150
Hexane	ug/L (ppb)	10	<5	98	49-161
Methylene chloride	ug/L (ppb)	10	<5	74	40-143
Methyl t-butyl ether (MTBE)	ug/L (ppb)	10	<1	101	50-150
trans-1,2-Dichloroethene	ug/L (ppb)	10	<1	98	50-150
1,1-Dichloroethane	ug/L (ppb)	10	<1	95	50-150
2,2-Dichloropropane	ug/L (ppb)	10	<1	94	62-152
cis-1,2-Dichloroethene	ug/L (ppb)	10	<1	99	50-150
Chloroform	ug/L (ppb)	10	<1	90	50-150
2-Butanone (MEK)	ug/L (ppb)	50	<20	92	34-168
1,2-Dichloroethane (EDC)	ug/L (ppb)	10	<0.2	100	50-150
1,1,1-Trichloroethane	ug/L (ppb)	10	<1	105	50-150
1,1-Dichloropropene	ug/L (ppb)	10	<1	97	50-150
Carbon tetrachloride	ug/L (ppb)	10	<0.5	107	50-150
Benzene	ug/L (ppb)	10	<0.35	98	50-150
Trichloroethene	ug/L (ppb)	10	<0.05	100	43-133
1,2-Dichloropropane	ug/L (ppb)	10	<1	98	50-150
Bromodichloromethane	ug/L (ppb)	10	<0.5	102	50-150
Dibromomethane	ug/L (ppb)	10	<1	95	50-150
4-Methyl-2-pentanone	ug/L (ppb)	50	<10	113	50-150
cis-1,3-Dichloropropene	ug/L (ppb)	10	<0.4	98	48-145
Toluene	ug/L (ppb)	10	2.1	100 b	50-150
trans-1,3-Dichloropropene	ug/L (ppb)	10	<0.4	91	37-152
1,1,2-Trichloroethane	ug/L (ppb)	10	<0.5	106	50-150
2-Hexanone	ug/L (ppb)	50	<10	130	50-150
1,3-Dichloropropane	ug/L (ppb)	10	<1	90	50-150
Tetrachloroethene	ug/L (ppb)	10	<0.5	104	50-150
Dibromochloromethane	ug/L (ppb)	10	<0.5	98	33-164
1,2-Dibromoethane (EDB)	ug/L (ppb)	10	<0.01	103	50-150
Chlorobenzene	ug/L (ppb)	10	<1	100	50-150
Ethylbenzene	ug/L (ppb)	10	23	103 b	50-150
1,1,1,2-Tetrachloroethane	ug/L (ppb)	10	<1	97	50-150
m,p-Xylene	ug/L (ppb)	20	30	107 b	50-150
o-Xylene	ug/L (ppb)	10	9.4	104 b	50-150
Styrene	ug/L (ppb)	10	<1	103	50-150
Isopropylbenzene	ug/L (ppb)	10	2.2	100 b	50-150
Bromoform	ug/L (ppb)	10	<5	106	23-161
n-Propylbenzene	ug/L (ppb)	10	3.0	97 b	50-150
Bromobenzene	ug/L (ppb)	10	<1	102	50-150
1,3,5-Trimethylbenzene	ug/L (ppb)	10	<1	100	50-150
1,1,2,2-Tetrachloroethane	ug/L (ppb)	10	<0.2	109	57-162
1,2,3-Trichloropropane	ug/L (ppb)	10	<1	98	33-151
2-Chlorotoluene	ug/L (ppb)	10	<1	111	50-150
4-Chlorotoluene	ug/L (ppb)	10	<1	96	50-150
tert-Butylbenzene	ug/L (ppb)	10	<1	99	50-150
1,2,4-Trimethylbenzene	ug/L (ppb)	10	19	98 b	50-150
sec-Butylbenzene	ug/L (ppb)	10	<1	96	46-139
p-Isopropyltoluene	ug/L (ppb)	10	<1	100	46-140
1,3-Dichlorobenzene	ug/L (ppb)	10	<1	101	50-150
1,4-Dichlorobenzene	ug/L (ppb)	10	<1	100	50-150
1,2-Dichlorobenzene	ug/L (ppb)	10	<1	96	50-150
1,2-Dibromo-3-chloropropane	ug/L (ppb)	10	<10	97	50-150
1,2,4-Trichlorobenzene	ug/L (ppb)	10	<1	89	50-150
Hexachlorobutadiene	ug/L (ppb)	10	<0.5	92	42-150
Naphthalene	ug/L (ppb)	10	7.1	91 b	50-150
1,2,3-Trichlorobenzene	ug/L (ppb)	10	<1	84	44-155

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Date of Report: 10/01/25

Date Received: 09/24/25

Project: Stoneway Property Phase II ESA 0829024.020.011, F&BI 509430

**QUALITY ASSURANCE RESULTS FOR THE ANALYSIS OF WATER
SAMPLES FOR VOLATILES BY EPA METHOD 8260D**

Laboratory Code: Laboratory Control Sample

Analyte	Reporting Units	Spike Level	Percent Recovery LCS	Percent Recovery LCSD	Acceptance Criteria	RPD (Limit 20)
Dichlorodifluoromethane	ug/L (ppb)	10	100	107	49-149	7
Chloromethane	ug/L (ppb)	10	72	88	34-143	20
Vinyl chloride	ug/L (ppb)	10	97	96	43-149	1
Bromomethane	ug/L (ppb)	10	91	89	28-182	2
Chloroethane	ug/L (ppb)	10	97	97	59-157	0
Trichlorofluoromethane	ug/L (ppb)	10	102	111	59-141	8
Acetone	ug/L (ppb)	50	56	58	20-139	4
1,1-Dichloroethene	ug/L (ppb)	10	92	94	67-138	2
Hexane	ug/L (ppb)	10	91	102	50-161	11
Methylene chloride	ug/L (ppb)	10	85	80	29-192	6
Methyl t-butyl ether (MTBE)	ug/L (ppb)	10	93	98	70-130	5
trans-1,2-Dichloroethene	ug/L (ppb)	10	93	92	70-130	1
1,1-Dichloroethane	ug/L (ppb)	10	92	91	70-130	1
2,2-Dichloropropane	ug/L (ppb)	10	97	96	71-148	1
cis-1,2-Dichloroethene	ug/L (ppb)	10	95	94	70-130	1
Chloroform	ug/L (ppb)	10	87	104	70-130	18
2-Butanone (MEK)	ug/L (ppb)	50	92	93	50-157	1
1,2-Dichloroethane (EDC)	ug/L (ppb)	10	93	101	70-130	8
1,1,1-Trichloroethane	ug/L (ppb)	10	99	105	70-130	6
1,1-Dichloropropene	ug/L (ppb)	10	93	93	70-130	0
Carbon tetrachloride	ug/L (ppb)	10	101	110	70-130	9
Benzene	ug/L (ppb)	10	93	93	70-130	0
Trichloroethene	ug/L (ppb)	10	95	98	70-130	3
1,2-Dichloropropane	ug/L (ppb)	10	86	91	70-130	6
Bromodichloromethane	ug/L (ppb)	10	94	96	70-130	2
Dibromomethane	ug/L (ppb)	10	91	94	70-130	3
4-Methyl-2-pentanone	ug/L (ppb)	50	103	105	70-130	2
cis-1,3-Dichloropropene	ug/L (ppb)	10	90	94	70-130	4
Toluene	ug/L (ppb)	10	94	93	70-130	1
trans-1,3-Dichloropropene	ug/L (ppb)	10	89	86	70-130	3
1,1,2-Trichloroethane	ug/L (ppb)	10	91	91	70-130	0
2-Hexanone	ug/L (ppb)	50	122	128	66-132	5
1,3-Dichloropropane	ug/L (ppb)	10	89	91	70-130	2
Tetrachloroethene	ug/L (ppb)	10	102	100	70-130	2
Dibromochloromethane	ug/L (ppb)	10	95	96	63-142	1
1,2-Dibromoethane (EDB)	ug/L (ppb)	10	98	99	70-130	1
Chlorobenzene	ug/L (ppb)	10	95	95	70-130	0
Ethylbenzene	ug/L (ppb)	10	97	97	70-130	0
1,1,1,2-Tetrachloroethane	ug/L (ppb)	10	95	97	70-130	2
m,p-Xylene	ug/L (ppb)	20	98	98	70-130	0
o-Xylene	ug/L (ppb)	10	97	97	70-130	0
Styrene	ug/L (ppb)	10	97	94	70-130	3
Isopropylbenzene	ug/L (ppb)	10	97	95	70-130	2
Bromoform	ug/L (ppb)	10	99	103	50-157	4
n-Propylbenzene	ug/L (ppb)	10	93	96	70-130	3
Bromobenzene	ug/L (ppb)	10	94	101	70-130	7
1,3,5-Trimethylbenzene	ug/L (ppb)	10	95	99	52-150	4
1,1,2,2-Tetrachloroethane	ug/L (ppb)	10	94	100	75-140	6
1,2,3-Trichloropropane	ug/L (ppb)	10	94	101	40-153	7
2-Chlorotoluene	ug/L (ppb)	10	94	98	70-130	4
4-Chlorotoluene	ug/L (ppb)	10	93	95	70-130	2
tert-Butylbenzene	ug/L (ppb)	10	95	98	70-130	3
1,2,4-Trimethylbenzene	ug/L (ppb)	10	93	95	70-130	2
sec-Butylbenzene	ug/L (ppb)	10	92	93	70-130	1
p-Isopropyltoluene	ug/L (ppb)	10	97	97	70-130	0
1,3-Dichlorobenzene	ug/L (ppb)	10	97	97	70-130	0
1,4-Dichlorobenzene	ug/L (ppb)	10	92	95	70-130	3
1,2-Dichlorobenzene	ug/L (ppb)	10	94	94	70-130	0
1,2-Dibromo-3-chloropropane	ug/L (ppb)	10	85	98	70-130	14
1,2,4-Trichlorobenzene	ug/L (ppb)	10	82	83	70-130	1
Hexachlorobutadiene	ug/L (ppb)	10	88	86	70-130	2
Naphthalene	ug/L (ppb)	10	83	85	61-133	2
1,2,3-Trichlorobenzene	ug/L (ppb)	10	80	83	69-143	4

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Date of Report: 10/01/25

Date Received: 09/24/25

Project: Stoneway Property Phase II ESA 0829024.020.011, F&BI 509430

**QUALITY ASSURANCE RESULTS FOR THE ANALYSIS OF SOIL SAMPLES
FOR VOLATILES BY EPA METHOD 8260D**

Laboratory Code: 509430-14 1/0.5 (Matrix Spike)

Analyte	Reporting Units	Spike Level	Sample Result (Wet wt)	Percent Recovery MS	Percent Recovery MSD	Acceptance Criteria	RPD (Limit 20)
Dichlorodifluoromethane	mg/kg (ppm)	2	<0.5	53	49	10-142	8
Chloromethane	mg/kg (ppm)	2	<0.5	76	75	10-126	1
Vinyl chloride	mg/kg (ppm)	2	<0.002	79	75	10-138	5
Bromomethane	mg/kg (ppm)	2	<0.5	65	67	10-163	3
Chloroethane	mg/kg (ppm)	2	<0.1	60	60	10-176	0
Trichlorofluoromethane	mg/kg (ppm)	2	<0.5	77	73	10-176	5
Acetone	mg/kg (ppm)	10	<5	83	73	10-163	13
1,1-Dichloroethene	mg/kg (ppm)	2	<0.002	84	76	10-160	10
Hexane	mg/kg (ppm)	2	<0.25	90	84	10-137	7
Methylene chloride	mg/kg (ppm)	2	<0.4	86	79	10-156	8
Methyl t-butyl ether (MTBE)	mg/kg (ppm)	2	<0.002	94	86	21-145	9
trans-1,2-Dichloroethene	mg/kg (ppm)	2	<0.002	90	84	14-137	7
1,1-Dichloroethane	mg/kg (ppm)	2	<0.002	91	83	19-140	9
2,2-Dichloropropane	mg/kg (ppm)	2	<0.05	88	80	10-158	10
cis-1,2-Dichloroethene	mg/kg (ppm)	2	<0.002	88	82	25-135	7
Chloroform	mg/kg (ppm)	2	<0.05	86	76	21-145	12
2-Butanone (MEK)	mg/kg (ppm)	10	<1	83	73	19-147	13
1,2-Dichloroethane (EDC)	mg/kg (ppm)	2	<0.003	88	84	12-160	5
1,1,1-Trichloroethane	mg/kg (ppm)	2	<0.002	85	79	10-156	7
1,1-Dichloropropene	mg/kg (ppm)	2	<0.05	87	83	17-140	5
Carbon tetrachloride	mg/kg (ppm)	2	<0.05	83	81	9-164	2
Benzene	mg/kg (ppm)	2	<0.002	90	84	29-129	7
Trichloroethene	mg/kg (ppm)	2	<0.002	86	82	21-139	5
1,2-Dichloropropane	mg/kg (ppm)	2	<0.05	96	87	30-135	10
Bromodichloromethane	mg/kg (ppm)	2	<0.05	94	88	23-155	7
Dibromomethane	mg/kg (ppm)	2	<0.05	95	87	23-145	9
4-Methyl-2-pentanone	mg/kg (ppm)	10	<1	94	86	24-155	9
cis-1,3-Dichloropropene	mg/kg (ppm)	2	<0.05	96	90	28-144	6
Toluene	mg/kg (ppm)	2	<0.008	82	83	35-130	1
trans-1,3-Dichloropropene	mg/kg (ppm)	2	<0.05	86	87	26-149	1
1,1,2-Trichloroethane	mg/kg (ppm)	2	<0.05	87	86	10-205	1
2-Hexanone	mg/kg (ppm)	10	<1	90	87	15-166	3
1,3-Dichloropropene	mg/kg (ppm)	2	<0.05	87	87	31-137	0
Tetrachloroethene	mg/kg (ppm)	2	<0.002	81	82	20-133	1
Dibromochloromethane	mg/kg (ppm)	2	<0.05	85	84	28-150	1
1,2-Dibromoethane (EDB)	mg/kg (ppm)	2	<0.005	86	85	28-142	1
Chlorobenzene	mg/kg (ppm)	2	<0.05	84	82	32-129	2
Ethylbenzene	mg/kg (ppm)	2	<0.002	84	85	32-137	1
1,1,1,2-Tetrachloroethane	mg/kg (ppm)	2	<0.05	85	86	31-143	1
m,p-Xylene	mg/kg (ppm)	4	<0.004	86	86	34-136	0
o-Xylene	mg/kg (ppm)	2	<0.002	84	81	33-134	4
Styrene	mg/kg (ppm)	2	<0.05	87	81	35-137	7
Isopropylbenzene	mg/kg (ppm)	2	<0.05	84	80	31-142	5
Bromoform	mg/kg (ppm)	2	<0.05	86	76	21-156	12
n-Propylbenzene	mg/kg (ppm)	2	<0.05	85	83	23-146	2
Bromobenzene	mg/kg (ppm)	2	<0.05	87	84	34-130	4
1,3,5-Trimethylbenzene	mg/kg (ppm)	2	<0.05	86	84	18-149	2
1,1,2,2-Tetrachloroethane	mg/kg (ppm)	2	<0.05	92	86	28-140	7
1,2,3-Trichloropropane	mg/kg (ppm)	2	<0.05	86	81	25-144	6
2-Chlorotoluene	mg/kg (ppm)	2	<0.05	86	84	31-134	2
4-Chlorotoluene	mg/kg (ppm)	2	<0.05	85	83	31-136	2
tert-Butylbenzene	mg/kg (ppm)	2	<0.05	82	85	30-137	4
1,2,4-Trimethylbenzene	mg/kg (ppm)	2	<0.05	86	84	10-182	2
sec-Butylbenzene	mg/kg (ppm)	2	<0.05	81	80	23-145	1
p-Isopropyltoluene	mg/kg (ppm)	2	<0.05	85	86	21-149	1
1,3-Dichlorobenzene	mg/kg (ppm)	2	<0.05	84	83	30-131	1
1,4-Dichlorobenzene	mg/kg (ppm)	2	<0.05	80	84	29-129	5
1,2-Dichlorobenzene	mg/kg (ppm)	2	<0.05	83	86	31-132	4
1,2-Dibromo-3-chloropropane	mg/kg (ppm)	2	<0.5	85	81	11-161	5
1,2,4-Trichlorobenzene	mg/kg (ppm)	2	<0.25	86	85	22-142	1
Hexachlorobutadiene	mg/kg (ppm)	2	<0.25	87	86	10-142	1
Naphthalene	mg/kg (ppm)	2	<0.01	84	82	14-157	2
1,2,3-Trichlorobenzene	mg/kg (ppm)	2	<0.25	83	83	20-144	0

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Date of Report: 10/01/25

Date Received: 09/24/25

Project: Stoneway Property Phase II ESA 0829024.020.011, F&BI 509430

**QUALITY ASSURANCE RESULTS FOR THE ANALYSIS OF SOIL SAMPLES
FOR VOLATILES BY EPA METHOD 8260D**

Laboratory Code: Laboratory Control Sample

Analyte	Reporting Units	Spike Level	Percent Recovery LCS	Acceptance Criteria
Dichlorodifluoromethane	mg/kg (ppm)	2	55	10-146
Chloromethane	mg/kg (ppm)	2	73	27-133
Vinyl chloride	mg/kg (ppm)	2	77	22-139
Bromomethane	mg/kg (ppm)	2	59	10-201
Chloroethane	mg/kg (ppm)	2	50	10-163
Trichlorofluoromethane	mg/kg (ppm)	2	69	10-196
Acetone	mg/kg (ppm)	10	80	10-255
1,1-Dichloroethene	mg/kg (ppm)	2	84	47-128
Hexane	mg/kg (ppm)	2	89	43-142
Methylene chloride	mg/kg (ppm)	2	79	10-184
Methyl t-butyl ether (MTBE)	mg/kg (ppm)	2	87	60-123
trans-1,2-Dichloroethene	mg/kg (ppm)	2	90	64-132
1,1-Dichloroethane	mg/kg (ppm)	2	90	64-135
2,2-Dichloropropane	mg/kg (ppm)	2	83	52-170
cis-1,2-Dichloroethene	mg/kg (ppm)	2	88	64-135
Chloroform	mg/kg (ppm)	2	85	61-139
2-Butanone (MEK)	mg/kg (ppm)	10	77	30-197
1,2-Dichloroethane (EDC)	mg/kg (ppm)	2	83	56-135
1,1,1-Trichloroethane	mg/kg (ppm)	2	84	62-131
1,1-Dichloropropene	mg/kg (ppm)	2	89	64-136
Carbon tetrachloride	mg/kg (ppm)	2	80	60-139
Benzene	mg/kg (ppm)	2	92	65-136
Trichloroethene	mg/kg (ppm)	2	87	63-139
1,2-Dichloropropane	mg/kg (ppm)	2	94	61-145
Bromodichloromethane	mg/kg (ppm)	2	89	57-126
Dibromomethane	mg/kg (ppm)	2	91	62-123
4-Methyl-2-pentanone	mg/kg (ppm)	10	92	45-145
cis-1,3-Dichloropropene	mg/kg (ppm)	2	94	65-143
Toluene	mg/kg (ppm)	2	88	66-126
trans-1,3-Dichloropropene	mg/kg (ppm)	2	87	65-131
1,1,2-Trichloroethane	mg/kg (ppm)	2	91	62-131
2-Hexanone	mg/kg (ppm)	10	74	33-152
1,3-Dichloropropane	mg/kg (ppm)	2	91	67-128
Tetrachloroethene	mg/kg (ppm)	2	87	68-128
Dibromochloromethane	mg/kg (ppm)	2	88	55-121
1,2-Dibromoethane (EDB)	mg/kg (ppm)	2	90	66-129
Chlorobenzene	mg/kg (ppm)	2	88	67-128
Ethylbenzene	mg/kg (ppm)	2	90	64-123
1,1,1,2-Tetrachloroethane	mg/kg (ppm)	2	90	64-121
m,p-Xylene	mg/kg (ppm)	4	91	68-128
o-Xylene	mg/kg (ppm)	2	90	67-129
Styrene	mg/kg (ppm)	2	89	67-129
Isopropylbenzene	mg/kg (ppm)	2	88	68-128
Bromoform	mg/kg (ppm)	2	88	56-132
n-Propylbenzene	mg/kg (ppm)	2	88	68-129
Bromobenzene	mg/kg (ppm)	2	89	69-128
1,3,5-Trimethylbenzene	mg/kg (ppm)	2	90	69-129
1,1,2,2-Tetrachloroethane	mg/kg (ppm)	2	95	56-143
1,2,3-Trichloropropane	mg/kg (ppm)	2	90	61-137
2-Chlorotoluene	mg/kg (ppm)	2	89	69-128
4-Chlorotoluene	mg/kg (ppm)	2	89	67-127
tert-Butylbenzene	mg/kg (ppm)	2	89	69-129
1,2,4-Trimethylbenzene	mg/kg (ppm)	2	89	69-128
sec-Butylbenzene	mg/kg (ppm)	2	86	69-130
p-Isopropyltoluene	mg/kg (ppm)	2	91	69-130
1,3-Dichlorobenzene	mg/kg (ppm)	2	88	69-127
1,4-Dichlorobenzene	mg/kg (ppm)	2	89	68-126
1,2-Dichlorobenzene	mg/kg (ppm)	2	90	69-127
1,2-Dibromo-3-chloropropane	mg/kg (ppm)	2	83	58-138
1,2,4-Trichlorobenzene	mg/kg (ppm)	2	88	64-135
Hexachlorobutadiene	mg/kg (ppm)	2	90	50-153
Naphthalene	mg/kg (ppm)	2	88	62-128
1,2,3-Trichlorobenzene	mg/kg (ppm)	2	87	61-126

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Date of Report: 10/01/25

Date Received: 09/24/25

Project: Stoneway Property Phase II ESA 0829024.020.011, F&BI 509430

**QUALITY ASSURANCE RESULTS
FOR THE ANALYSIS OF WATER SAMPLES
FOR DISSOLVED METALS USING EPA METHOD 6020B**

Laboratory Code: 509430-20 (Matrix Spike)

Analyte	Reporting Units	Spike Level	Sample Result	Percent Recovery MS	Percent Recovery MSD	Acceptance Criteria	RPD (Limit 20)
Arsenic	ug/L (ppb)	10	<1	97	98	75-125	1
Cadmium	ug/L (ppb)	5	<1	99	100	75-125	1
Chromium	ug/L (ppb)	20	<1	110	112	75-125	2
Lead	ug/L (ppb)	10	<1	97	98	75-125	1
Mercury	ug/L (ppb)	10	<1	104	105	75-125	1

Laboratory Code: Laboratory Control Sample

Analyte	Reporting Units	Spike Level	Percent Recovery LCS	Acceptance Criteria
Arsenic	ug/L (ppb)	10	95	80-120
Cadmium	ug/L (ppb)	5	98	80-120
Chromium	ug/L (ppb)	20	101	80-120
Lead	ug/L (ppb)	10	95	80-120
Mercury	ug/L (ppb)	10	100	80-120

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Date of Report: 10/01/25

Date Received: 09/24/25

Project: Stoneway Property Phase II ESA 0829024.020.011, F&BI 509430

**QUALITY ASSURANCE RESULTS
FOR THE ANALYSIS OF SOIL SAMPLES
FOR TOTAL METALS USING EPA METHOD 6020B**

Laboratory Code: 509424-21 x5 (Matrix Spike)

Analyte	Reporting Units	Spike Level	Sample Result (Wet wt)	Percent Recovery MS	Percent Recovery MSD	Acceptance Criteria	RPD (Limit 20)
Arsenic	mg/kg (ppm)	10	<5	60 vo	74 vo	75-125	21 vo
Cadmium	mg/kg (ppm)	10	<5	89	92	75-125	3
Chromium	mg/kg (ppm)	50	28.9	71 b	73 b	75-125	3 b
Lead	mg/kg (ppm)	50	8.90	89	94	75-125	5
Mercury	mg/kg (ppm)	5	<5	96	97	75-125	1

Laboratory Code: Laboratory Control Sample

Analyte	Reporting Units	Spike Level	Percent Recovery LCS	Acceptance Criteria
Arsenic	mg/kg (ppm)	10	115	80-120
Cadmium	mg/kg (ppm)	10	98	80-120
Chromium	mg/kg (ppm)	50	91	80-120
Lead	mg/kg (ppm)	50	94	80-120
Mercury	mg/kg (ppm)	5	96	80-120

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Date of Report: 10/01/25

Date Received: 09/24/25

Project: Stoneway Property Phase II ESA 0829024.020.011, F&BI 509430

**QUALITY ASSURANCE RESULTS
FROM THE ANALYSIS OF SOIL
SAMPLES FOR pH BY METHOD 9045D**

Laboratory Code: 509431-01 (Duplicate)

Analyte	Sample Result	Duplicate Result	Relative Percent Difference	Acceptance Criteria
pH	12	12	0	0-20

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

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 between the method detection limit and the lowest calibration point. 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.



LANDAU ASSOCIATES

Chain-of-Custody Record

509430

09/24/25 14/VW6/L4/IN31G5

- North Seattle (206) 631-8660
- Tacoma (253) 926-2493
- Olympia (360) 791-3178
- Spokane (509) 327-9737
- Portland (503) 542-1080

Page 1 of 2

Turnaround Time: Standard Accelerated

Project Name: Stoneway Property Project No.: 0829024.020.011

Project Location/Event: Phase II ESA

Sampler's Name: Spencer Lo, Joey Lacktrug

Project Contact: Jamie Brewster

Send Results To: Jamie Brewster; JBrewster@landauinc.com; jdat@landauinc.com

Testing Parameters

PH (150.2)
 VOCs (8260P)
 GRO (NWT PH-6x)
 DRO + ORO (NWT PH-Dx)
 MTLA5 (6020)
 DRO + ORO w/SGC (NWT PH-Dx)

Special Handling Requirements:

Shipment Method:

Stored on ice: Yes / No

Observations/Comments

- Allow water samples to settle, collect aliquot from clear portion
- NWT PH-Dx - Acid wash cleanup
- Silica gel cleanup
- Dissolved metal samples were field filtered

Other - metals have been field-filtered for groundwater samples - Groundwater samples are for dissolved metals

Samples received at 4 °C

Lab ID	Sample I.D.	Date	Time	Matrix	Containers	No. of
01A-E	LAI-1-12.5-13.0	9/23/25	1200	Soil	5	X
02	LAI-1-15.0-15.5		1215			X
03	LAI-1-18.5-19.0		1220			X
04	LAI-2-8.0-8.5		1015			X
05	LAI-2-15.0-15.5		1030			X
06	LAI-2-18.5-19.0		1040			X
07	LAI-3-13.0-13.5		0935			X
08	LAI-3-15.0-15.5		0950			X
09	LAI-3-19.5-20.0		0955			X
10	LAI-4-10.0-10.5		0750			X
11	LAI-4-15.0-15.5		0810			X
12	LAI-4-19.5-20.0		0815			X
13	LAI-6-2.0-2.5		1240			X
14	LAI-6-16.5-17.0		1300			X
15	LAI-7-2.0-2.5		1320			X
16	LAI-7-16.0-16.5		1345			X
17	LAI-8-2.0-2.5		1555			X
18	LAI-8-9.0-9.5		1600			X
19	LAI-8-15.0-15.5		1610			X
20A-H	MW-1-250923		1523			X
21	MW-10-250923		1052			X
22	MW-11-250923		1355			X

Relinquished by
 Signature: Joey Lacktrug
 Printed Name: Joey Lacktrug
 Company: Landau Associates
 Date: 9/24/25 Time: 1218

Received by
 Signature: Eric Young
 Printed Name: Eric Young
 Company: ATW/ATV
 Date: 9/24/25 Time: 1218

Relinquished by
 Signature: _____
 Printed Name: _____
 Company: _____
 Date: _____ Time: _____

Received by
 Signature: _____
 Printed Name: _____
 Company: _____
 Date: _____ Time: _____



Chain-of-Custody Record

- North Seattle (206) 631-8660
- Tacoma (253) 926-2493
- Olympia (360) 791-3178
- Spokane (509) 327-9737
- Portland (503) 542-1080

509480
 Date: 9/24/25
 Page 2 of 2
 Turnaround Time: Standard Accelerated

Project Name: Stromway Property Phase II ESA Project No.: 0829024.020.011

Project Location/Event: Spencer Lo, Joey Lacktrup
 Sampler's Name: Jamie Brewster
 Project Contact: Jamie Brewster
 Send Results To: Jamie Brewster, JBrewster@landauinc.com, jdb@landauinc.com

Testing Parameters

pH (150.2)
 VOCs (8260.D)
 GRO (NWTPH-Gx)
 DRO+DRO (NWTPH-Dx)
 MTCA 5 (6020)
 DRO+DRO w/SGC (NWTPH-Dx)

Lab ID
 23A-H
 24
 25
 26A-D
 27A-H
 28

Sample I.D.	Date	Time	Matrix	No. of Containers
EPI - MW-7-250923	9/23/25	0949	Aq	8
EPI - MW-9-250923	↓	1245	↓	↓
DUP - 250923	↓	1122	↓	↓
Trip Blank	—	—	—	4 ↑ #9 8 #10
LAI-6-GW	9/23/25	1515	↓	8
LAI-7-GW	↓	1420	↓	8

Samples received at 4:00 PM

Special Handling Requirements:
 Shipment Method: _____
 Stored on ice: / No

Observations/Comments
 — Allow water samples to settle, collect aliquot from clear portion
 — NWTPH-Dx - Acid wash cleanup
 — Silica gel cleanup
 — Dissolved metal samples were field filtered

Other: metals have been field-filtered for groundwater samples
Groundwater samples are for dissolved metals
Received 4 Trip Blanks.

Relinquished by
 Signature: [Signature]
 Printed Name: Joey Lacktrup
 Company: Landau Associates
 Date: 9/24/25 Time: 1218

Received by
 Signature: [Signature]
 Printed Name: Eric Forster
 Company: LANDAU
 Date: 9/24/25 Time: 1218

Relinquished by
 Signature: _____
 Printed Name: _____
 Company: _____
 Date: _____ Time: _____

Received by
 Signature: _____
 Printed Name: _____
 Company: _____
 Date: _____ Time: _____

SAMPLE CONDITION UPON RECEIPT CHECKLIST

PROJECT # 509430 CLIENT Landon INITIALS/ DATE: [Signature] 09/21/25

If custody seals are present on cooler, are they intact? [X] NA [] YES [] NO

Cooler/Sample temperature 4 °C Thermometer ID: Fluke 96312917

Were samples received on ice/cold packs? [X] YES [] NO

How did samples arrive? [X] Over the Counter [] Picked up by F&BI [] FedEx/UPS/GSO

Is there a Chain-of-Custody* (COC)? [X] YES [] NO Initials/ Date: AP 9/24/25

Number of days samples have been sitting prior to receipt at laboratory 1 days

Are the samples clearly identified? (explain "no" answer below) [] YES [X] NO

Were all sample containers received intact (i.e. not broken, leaking etc.)? (explain "no" answer below) [X] YES [] NO

Were appropriate sample containers used? [X] YES [] NO [] Unknown

If custody seals are present on samples, are they intact? [X] NA [] YES [] NO

Are samples requiring no headspace, headspace free? [] NA [X] YES [] NO

Is the following information provided on the COC, and does it match the sample label? (explain "no" answer below)

- Sample ID's [X] Yes [] No [] Not on COC/label
Date Sampled [X] Yes [] No [] Not on COC/label
Time Sampled [] Yes [X] No Time on 40z jar 7:10 for sample -10A [] Not on COC/label
of Containers [] Yes [X] No Received 4 Trip Blanks at lab
Relinquished [X] Yes [] No
Requested analysis [X] Yes [] On Hold

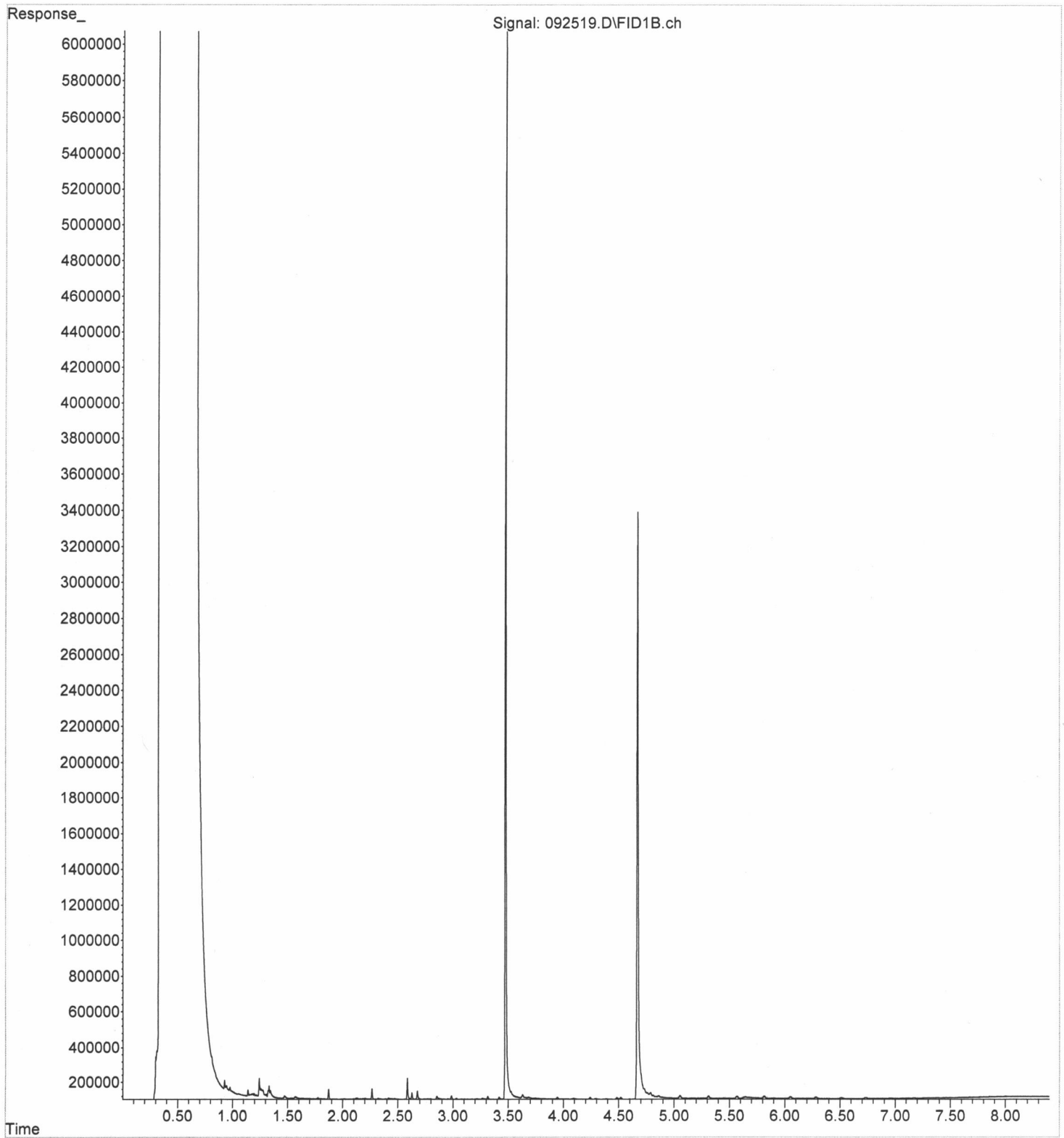
Other comments (use a separate page if needed)

Air Samples: Were any additional canisters/tubes received? [X] NA [] YES [] NO

Number of unused TO15 canisters** Number of unused TO17 tubes

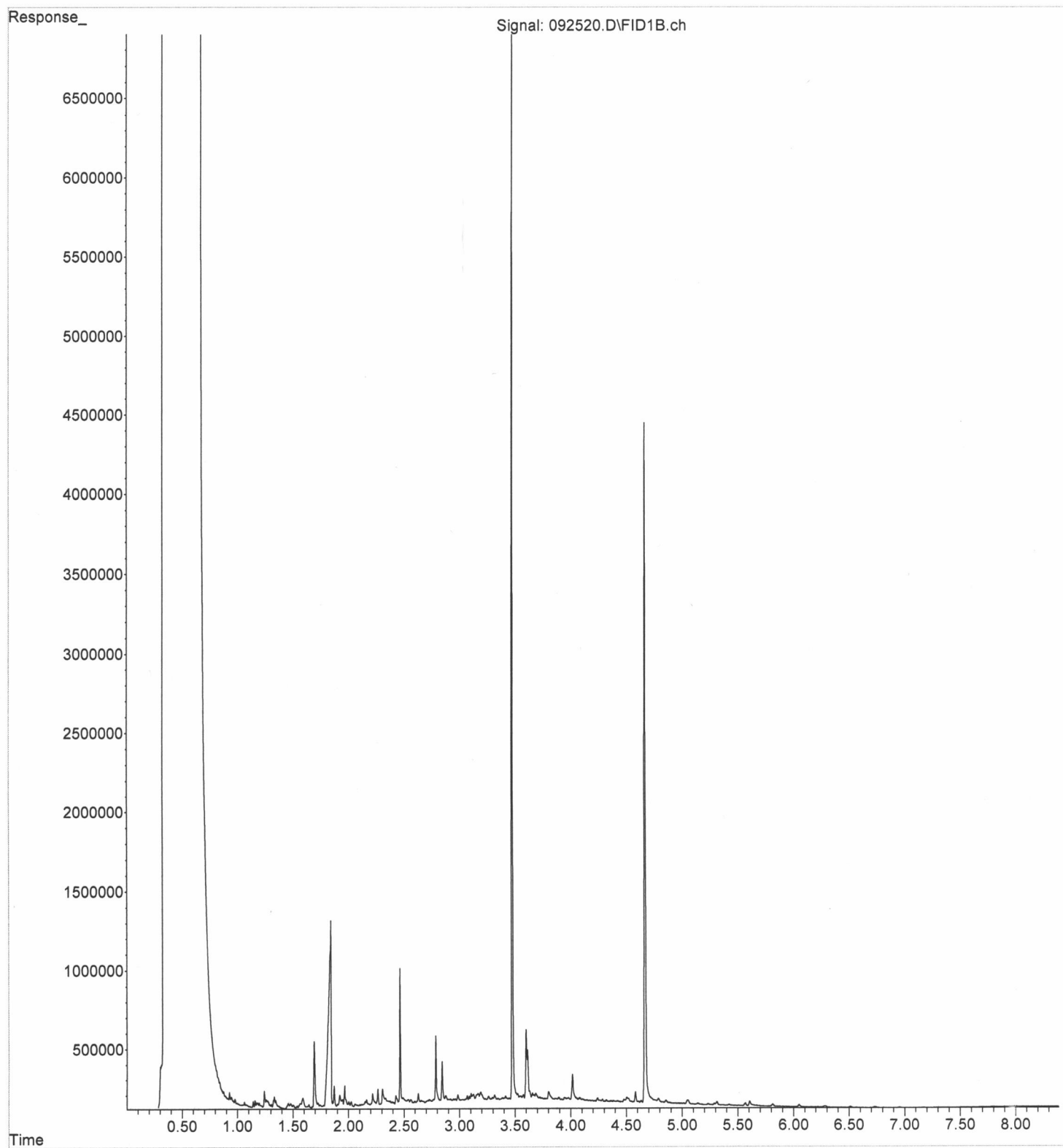
File : P:\Proc_GC14\09-25-25\092519.D
Operator : TL
Acquired : 25 Sep 2025 02:37 pm using AcqMethod DX.M
Instrument : GC14
Sample Name: 509430-20
Misc Info :
Vial Number: 17

ERR



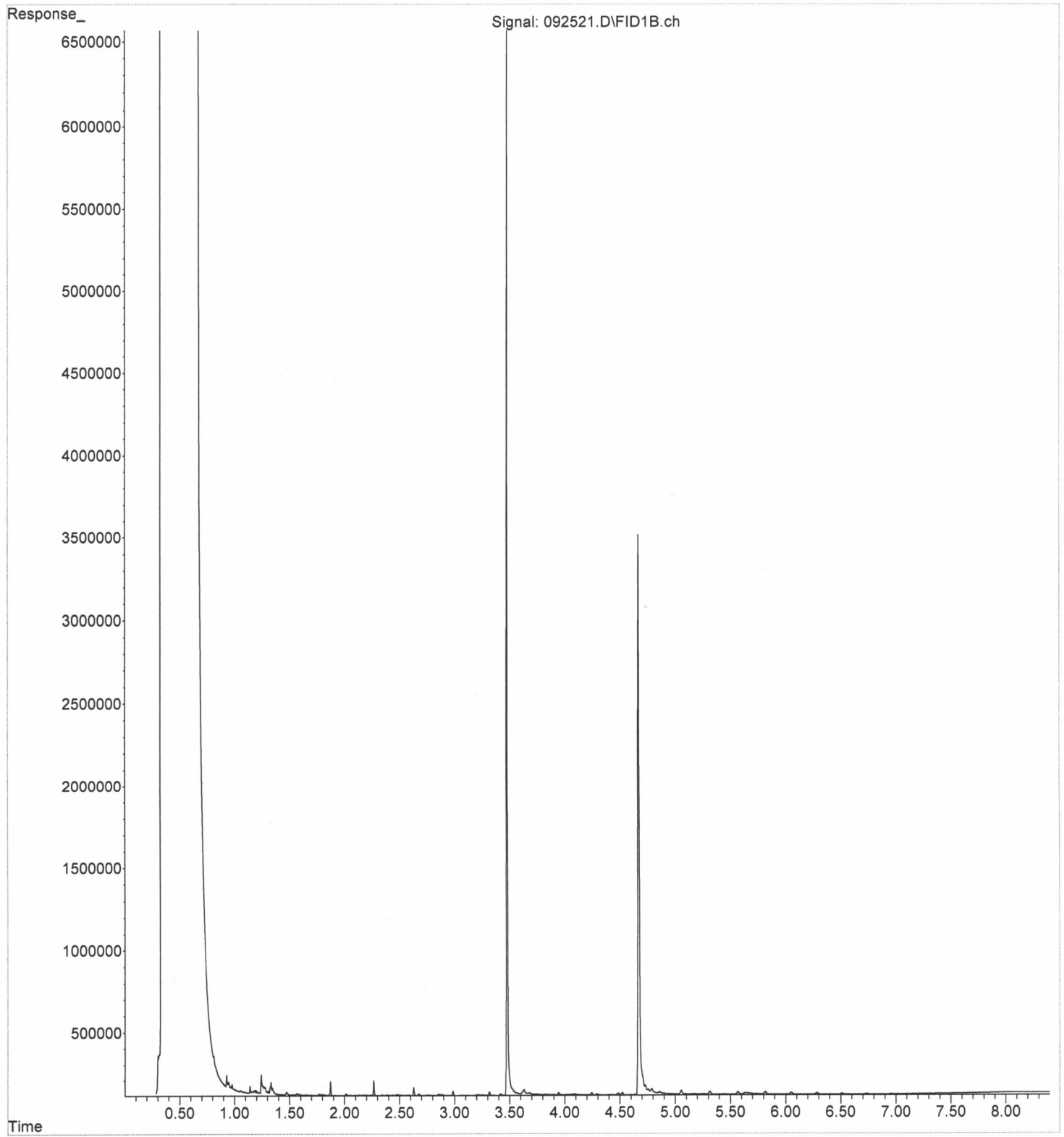
File : P:\Proc_GC14\09-25-25\092520.D
Operator : TL
Acquired : 25 Sep 2025 02:49 pm using AcqMethod DX.M
Instrument : GC14
Sample Name: 509430-21
Misc Info :
Vial Number: 18

ERR



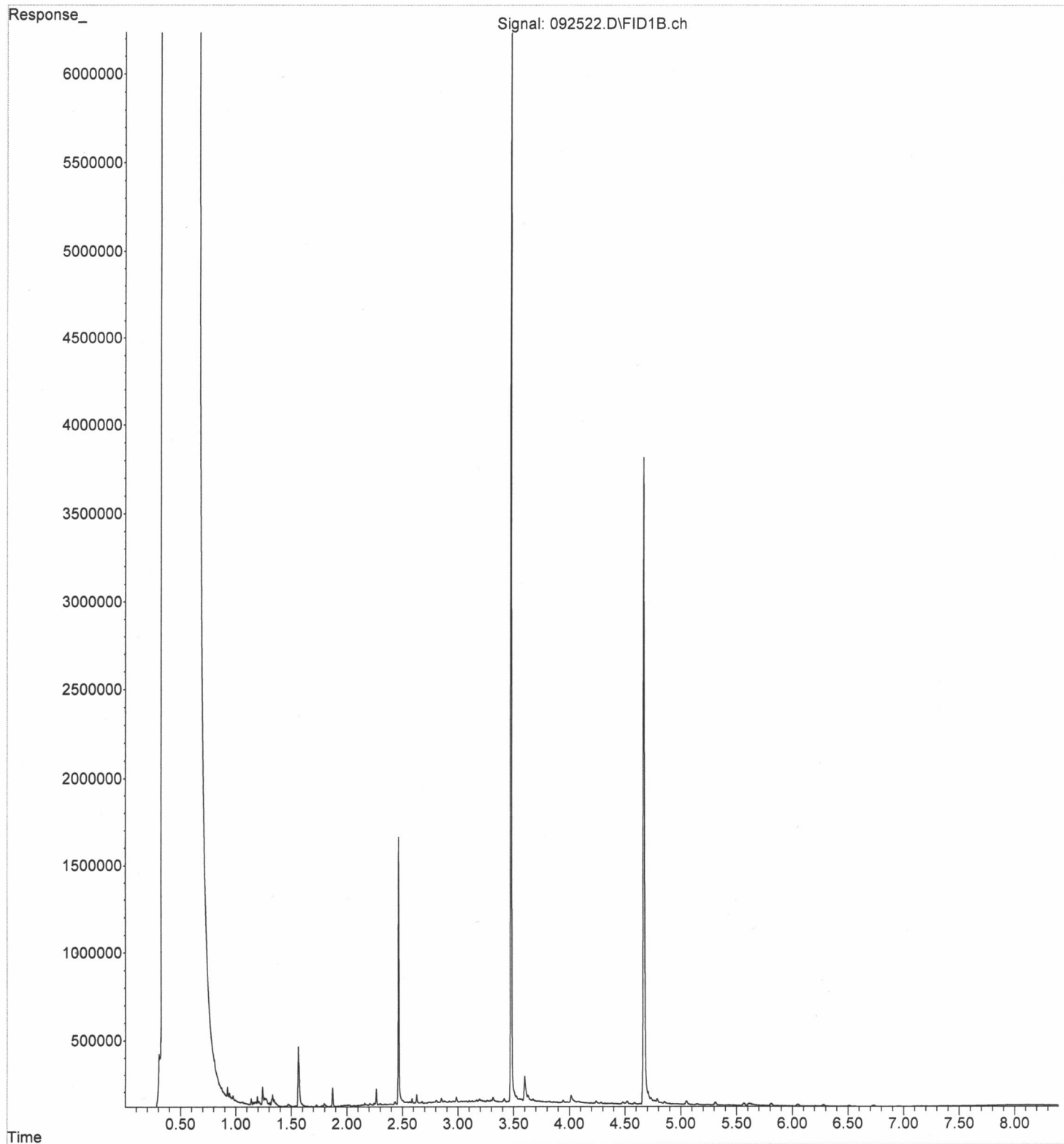
File :P:\Proc_GC14\09-25-25\092521.D
Operator : TL
Acquired : 25 Sep 2025 03:02 pm using AcqMethod DX.M
Instrument : GC14
Sample Name: 509430-22
Misc Info :
Vial Number: 19

ERR



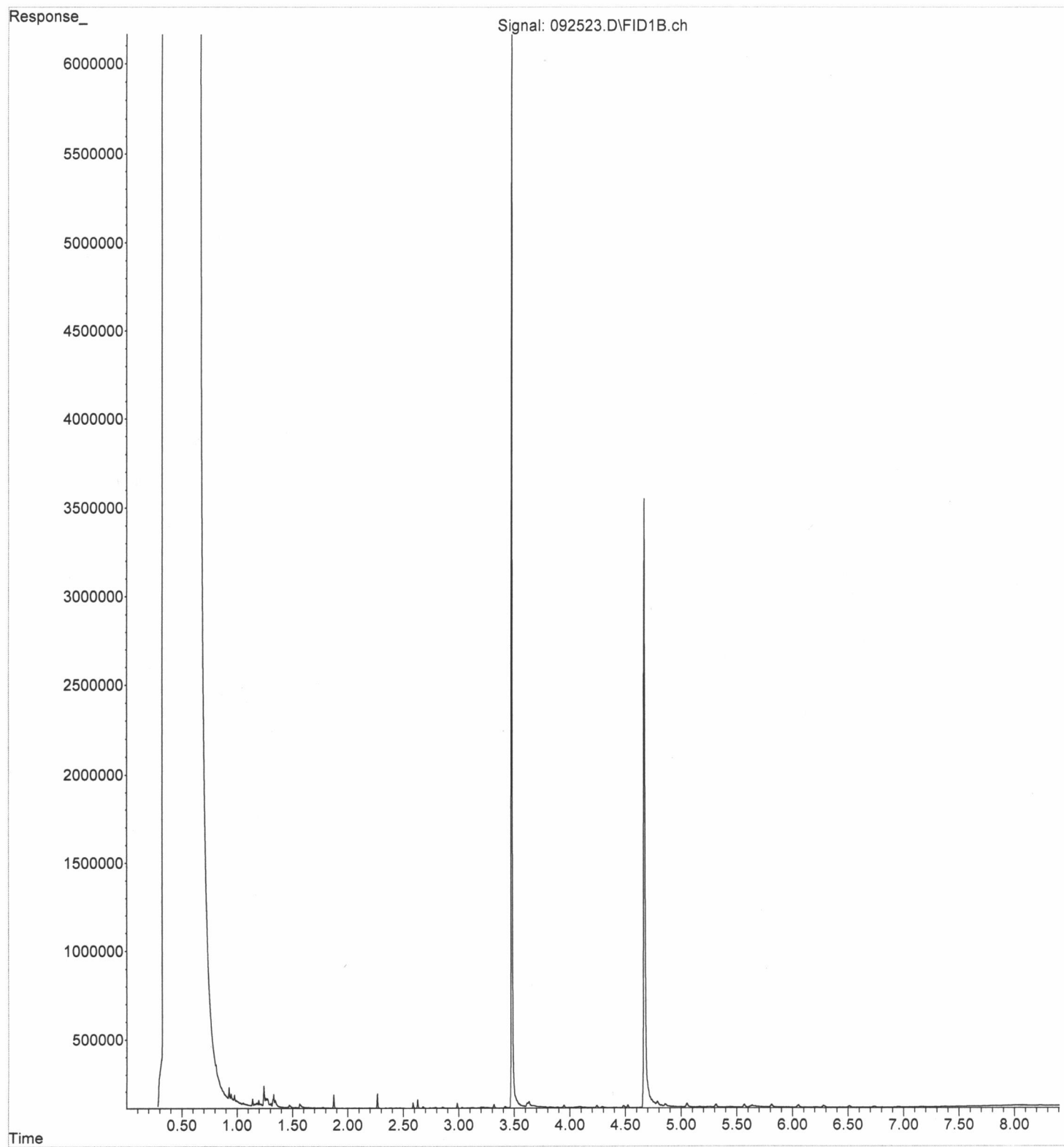
File : P:\Proc_GC14\09-25-25\092522.D
Operator : TL
Acquired : 25 Sep 2025 03:14 pm using AcqMethod DX.M
Instrument : GC14
Sample Name: 509430-23
Misc Info :
Vial Number: 20

ERR



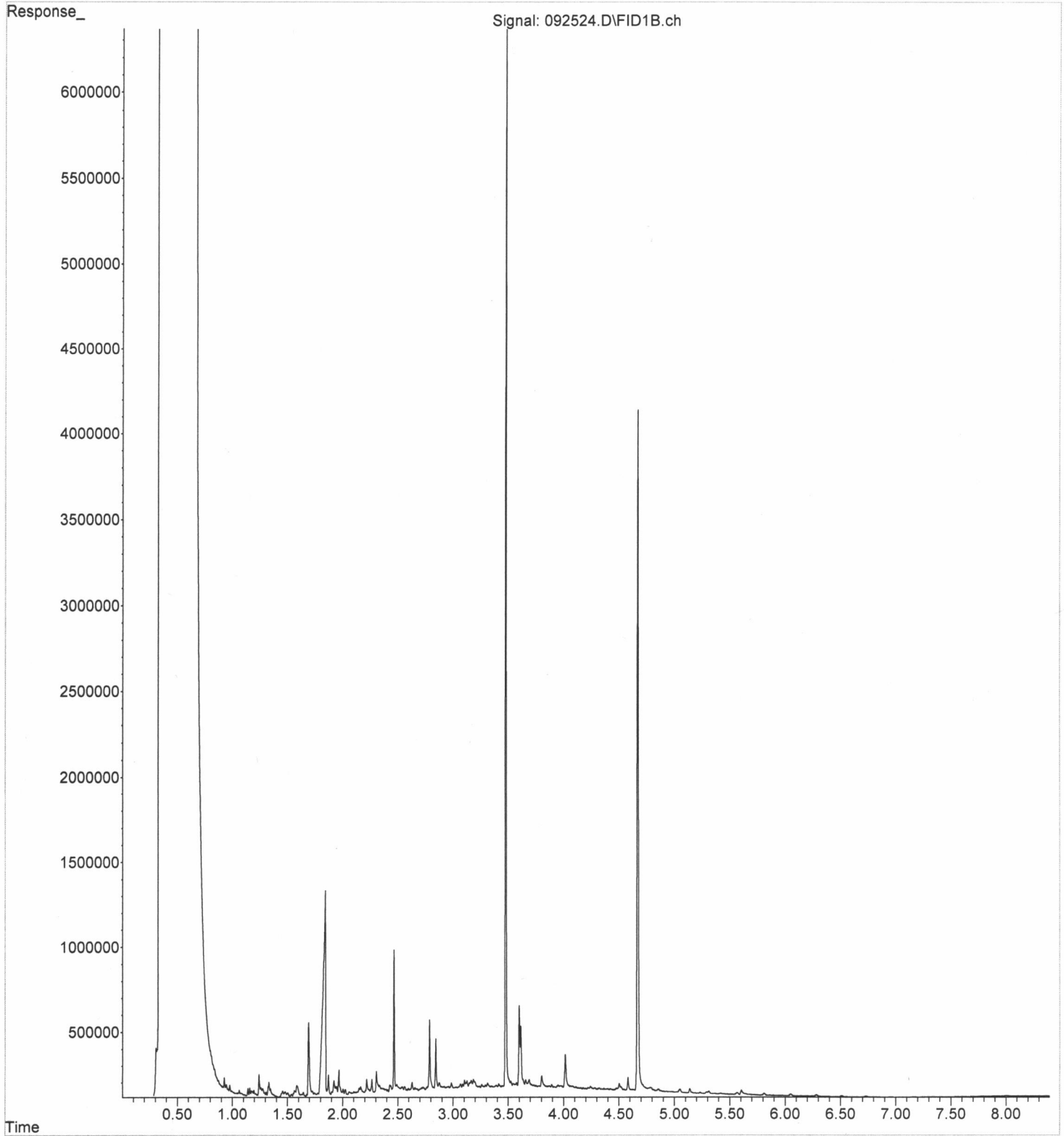
File : P:\Proc_GC14\09-25-25\092523.D
Operator : TL
Acquired : 25 Sep 2025 03:26 pm using AcqMethod DX.M
Instrument : GC14
Sample Name: 509430-24
Misc Info :
Vial Number: 21

ERR



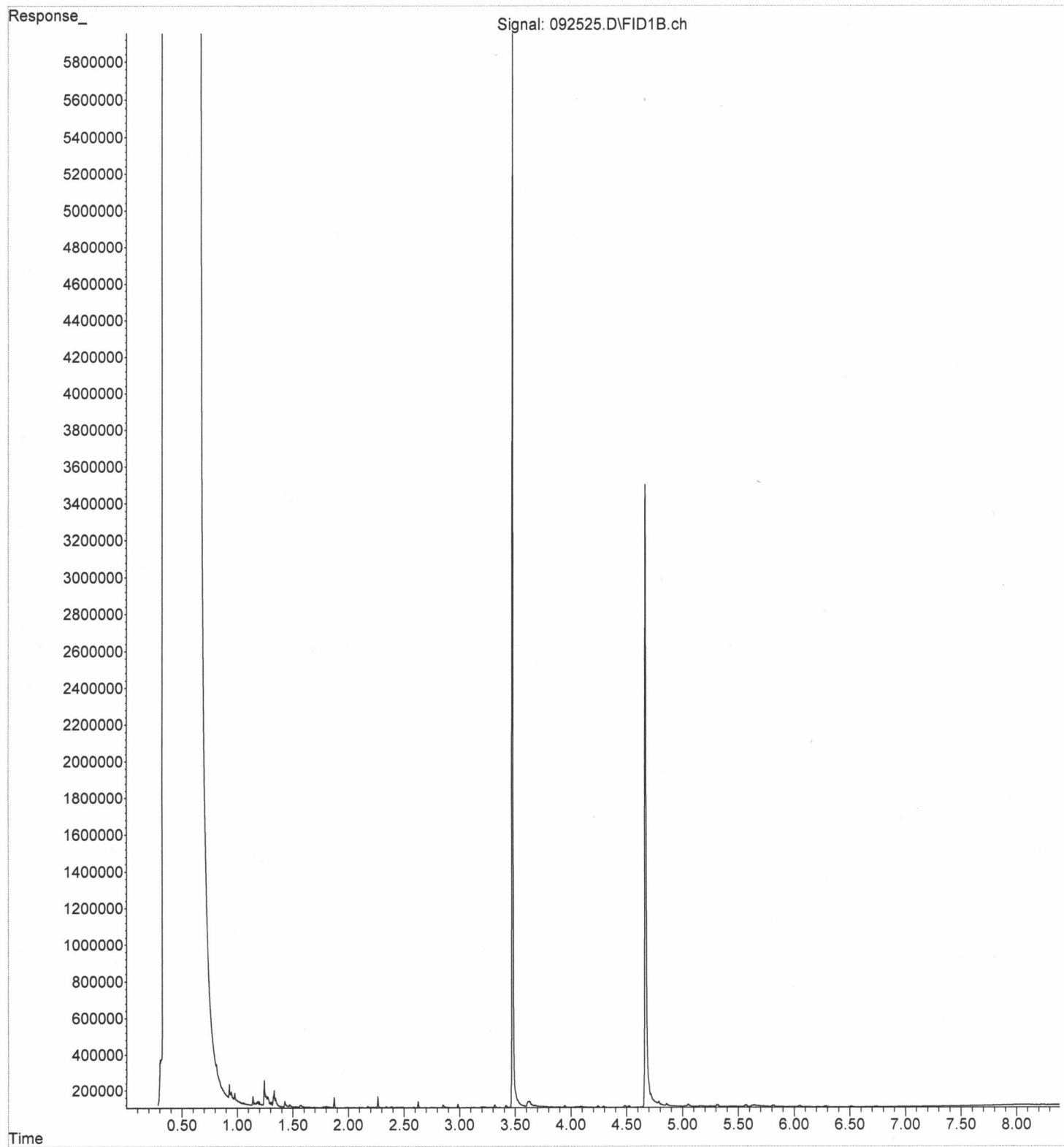
File : P:\Proc_GC14\09-25-25\092524.D
Operator : TL
Acquired : 25 Sep 2025 03:39 pm using AcqMethod DX.M
Instrument : GC14
Sample Name: 509430-25
Misc Info :
Vial Number: 22

ERR



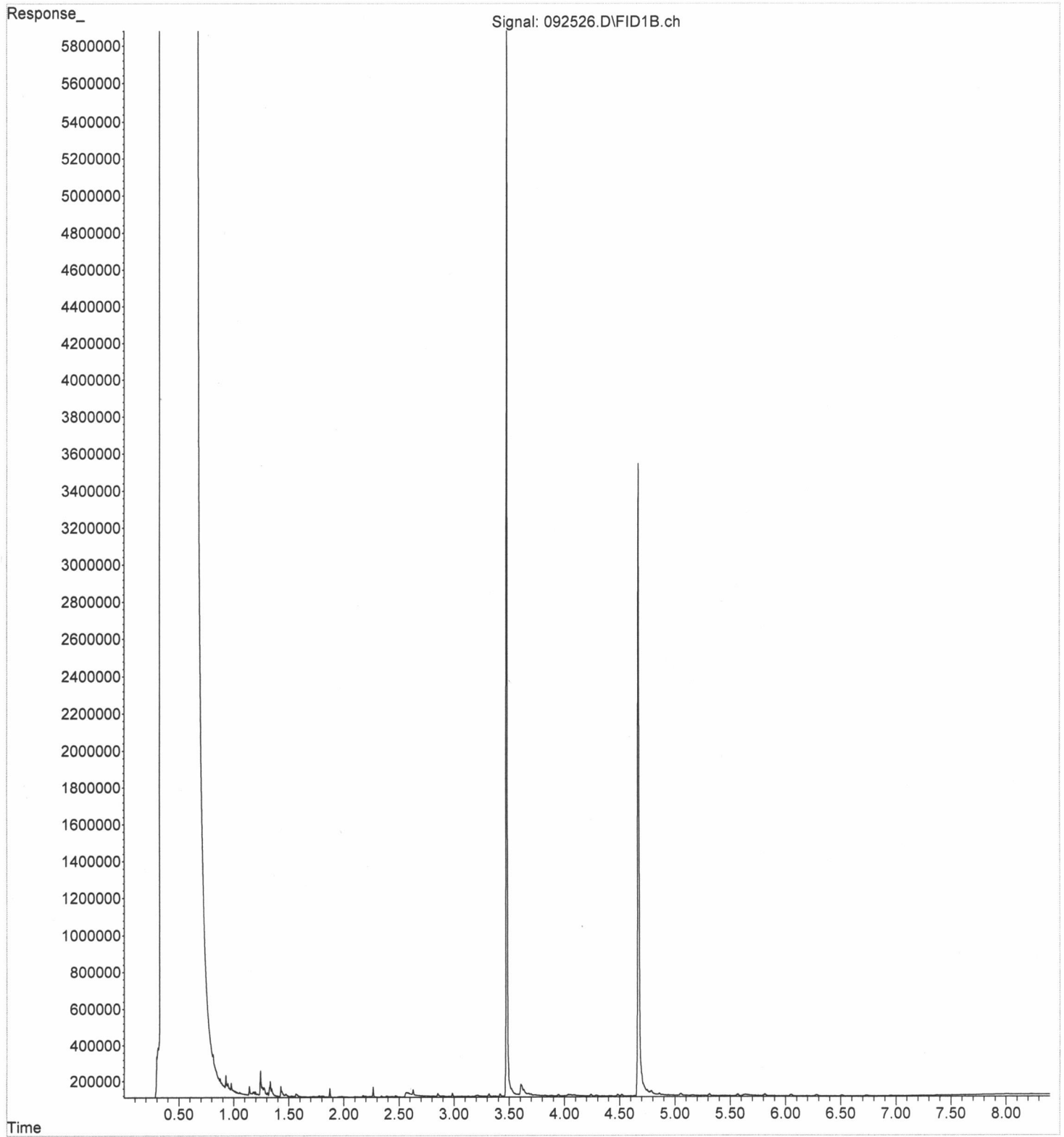
File : P:\Proc_GC14\09-25-25\092525.D
Operator : TL
Acquired : 25 Sep 2025 03:51 pm using AcqMethod DX.M
Instrument : GC14
Sample Name: 509430-27
Misc Info :
Vial Number: 23

ERR



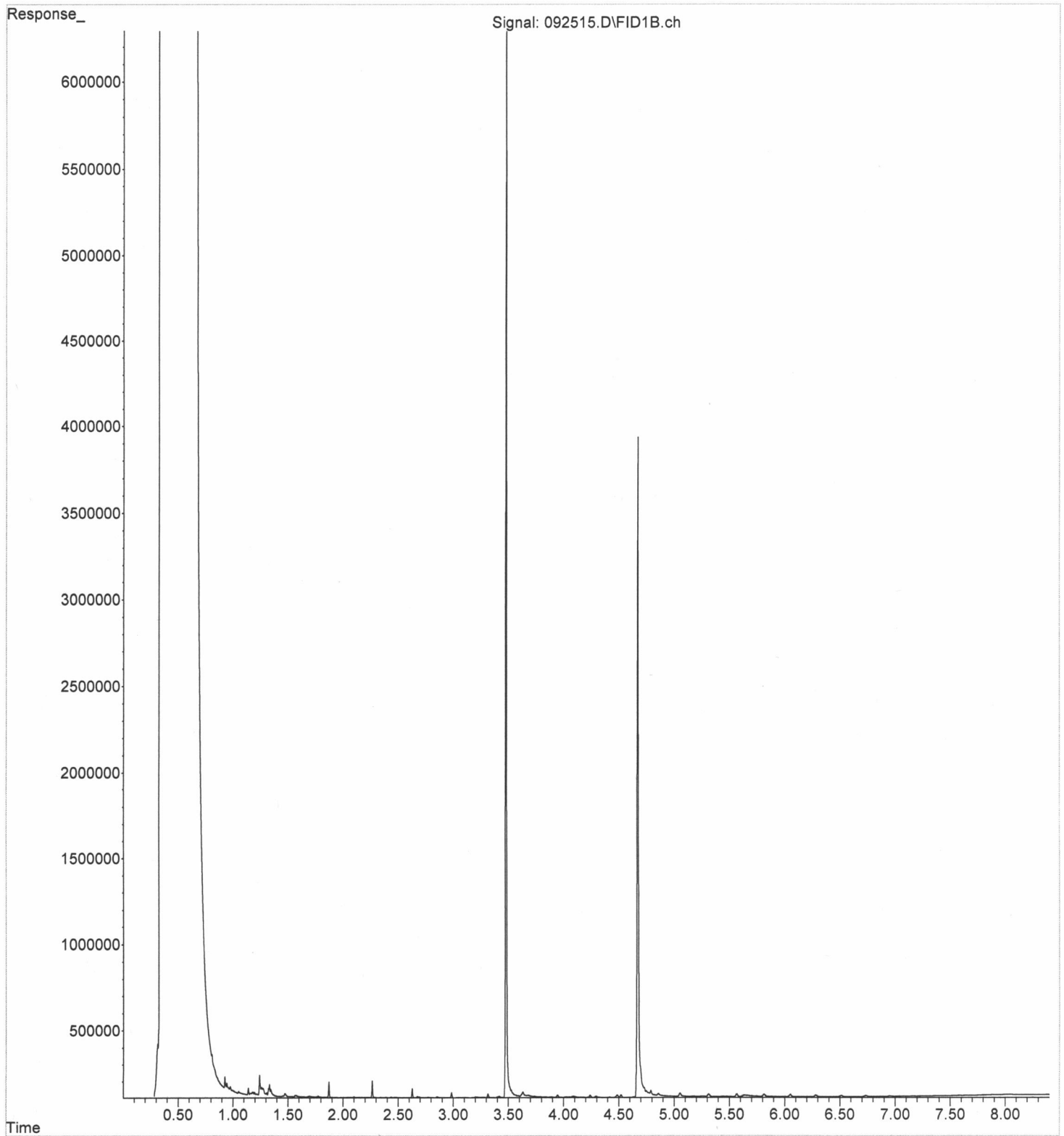
File : P:\Proc_GC14\09-25-25\092526.D
Operator : TL
Acquired : 25 Sep 2025 04:04 pm using AcqMethod DX.M
Instrument : GC14
Sample Name: 509430-28
Misc Info :
Vial Number: 24

ERR



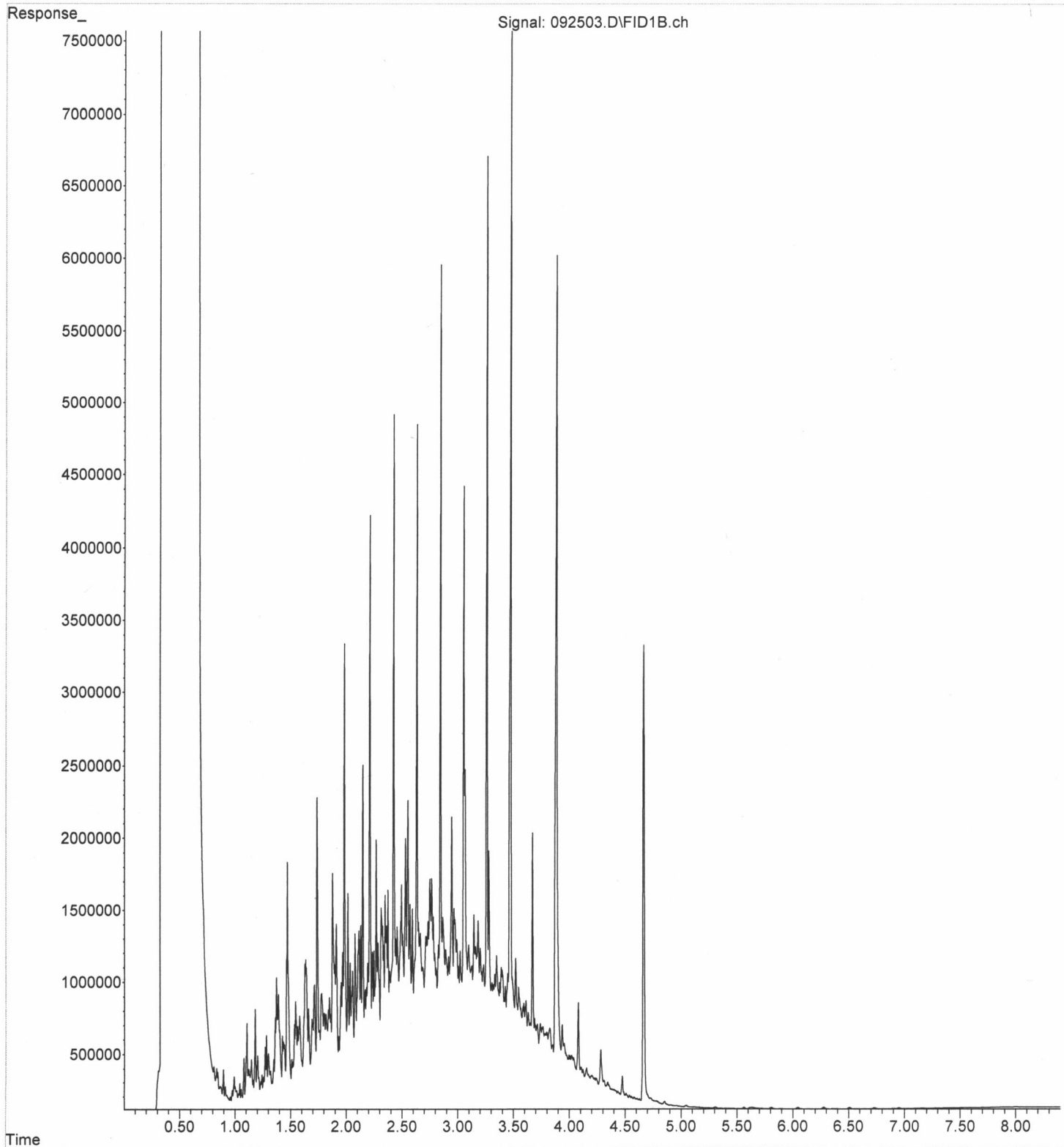
File : P:\Proc_GC14\09-25-25\092515.D
Operator : TL
Acquired : 25 Sep 2025 01:47 pm using AcqMethod DX.M
Instrument : GC14
Sample Name: 05-2435 mb
Misc Info :
Vial Number: 14

ERR



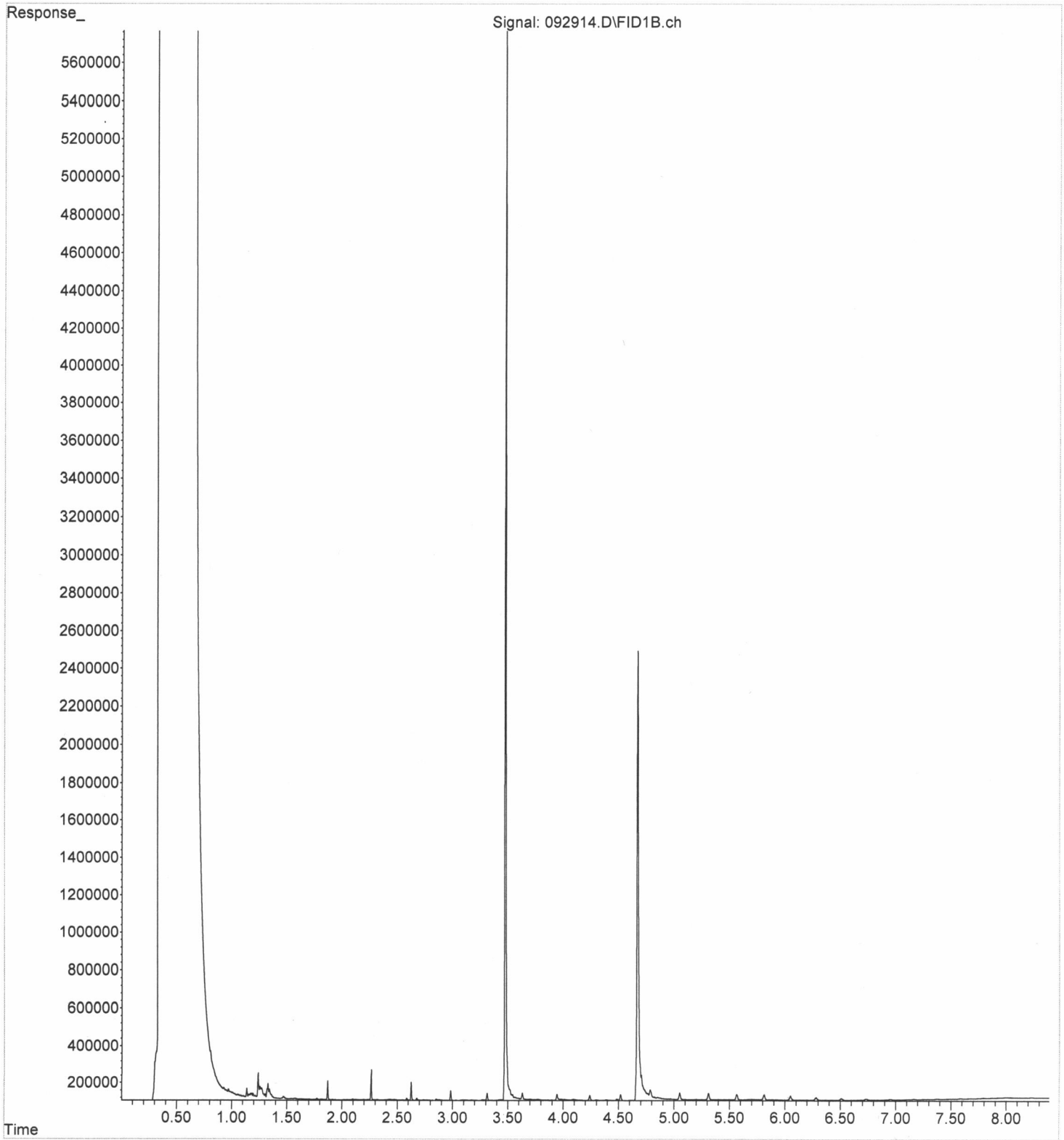
File : P:\Proc_GC14\09-25-25\092503.D
Operator : TL
Acquired : 25 Sep 2025 08:19 am using AcqMethod DX.M
Instrument : GC14
Sample Name: 500 Dx 76-54I
Misc Info :
Vial Number: 3

ERR



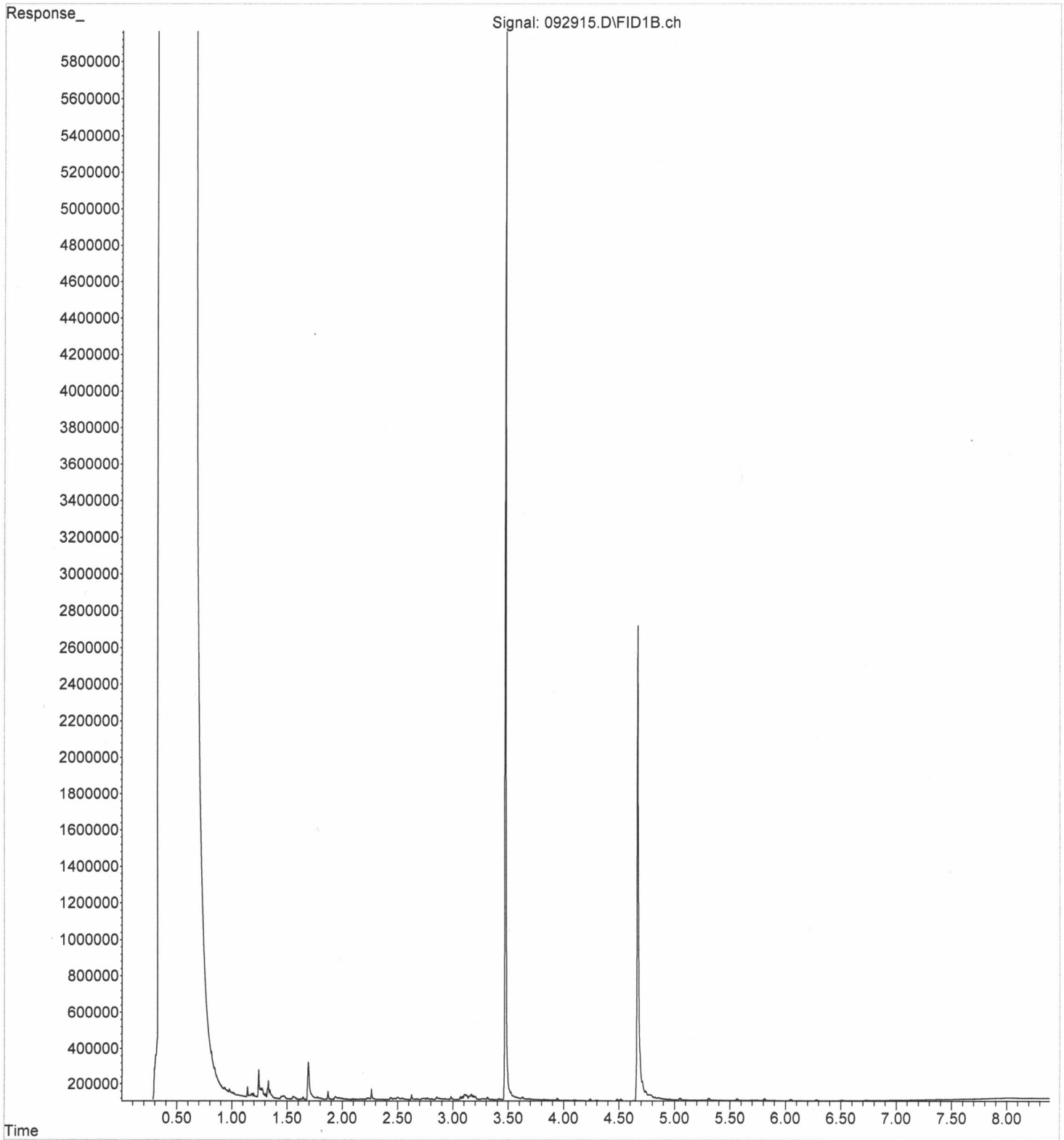
File :P:\Proc_GC14\09-29-25\092914.D
Operator : TL
Acquired : 29 Sep 2025 11:26 am using AcqMethod DX.M
Instrument : GC14
Sample Name: 509430-20 sg
Misc Info :
Vial Number: 16

ERR



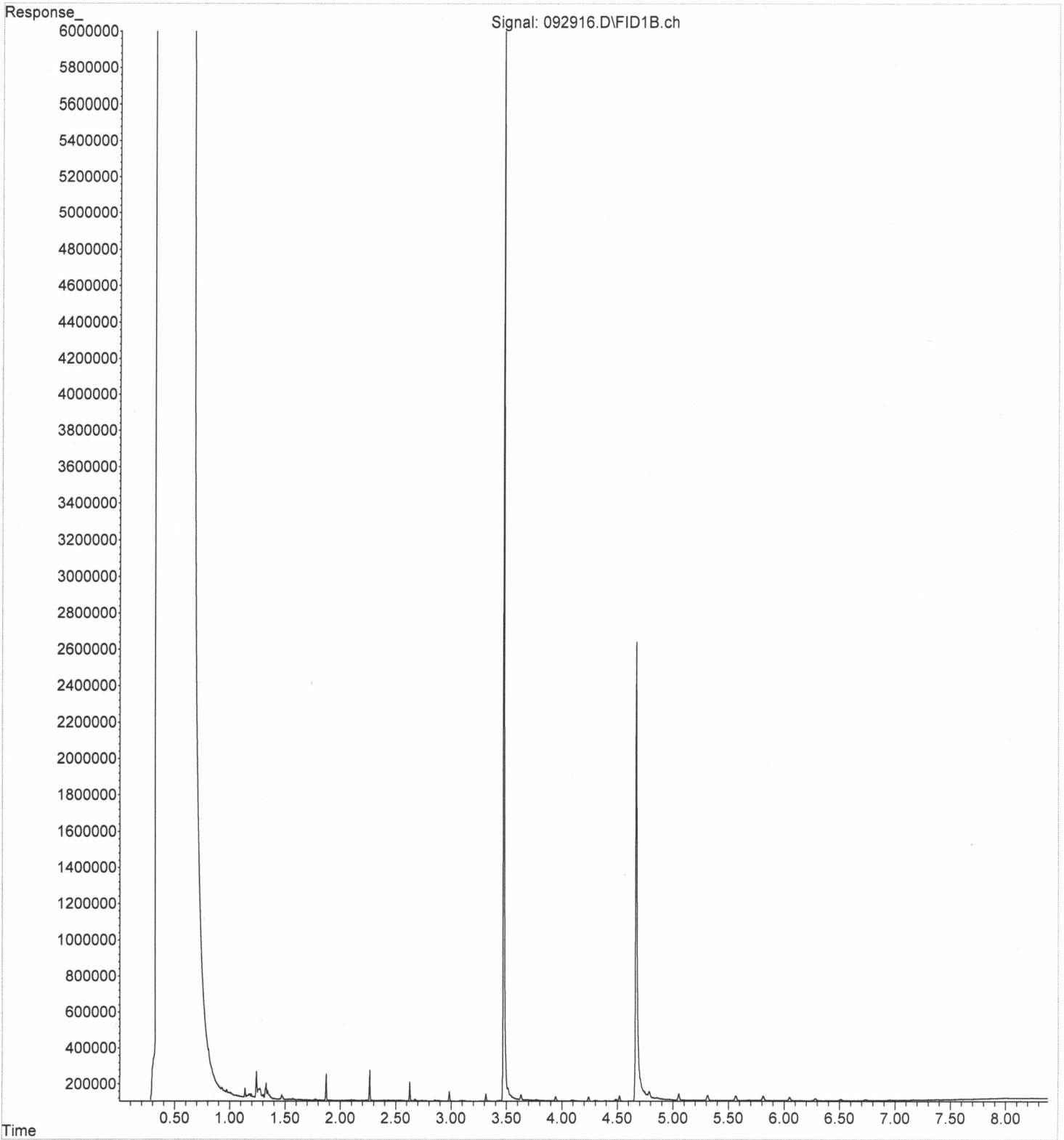
File :P:\Proc_GC14\09-29-25\092915.D
Operator : TL
Acquired : 29 Sep 2025 11:38 am using AcqMethod DX.M
Instrument : GC14
Sample Name: 509430-21 sg
Misc Info :
Vial Number: 17

ERR



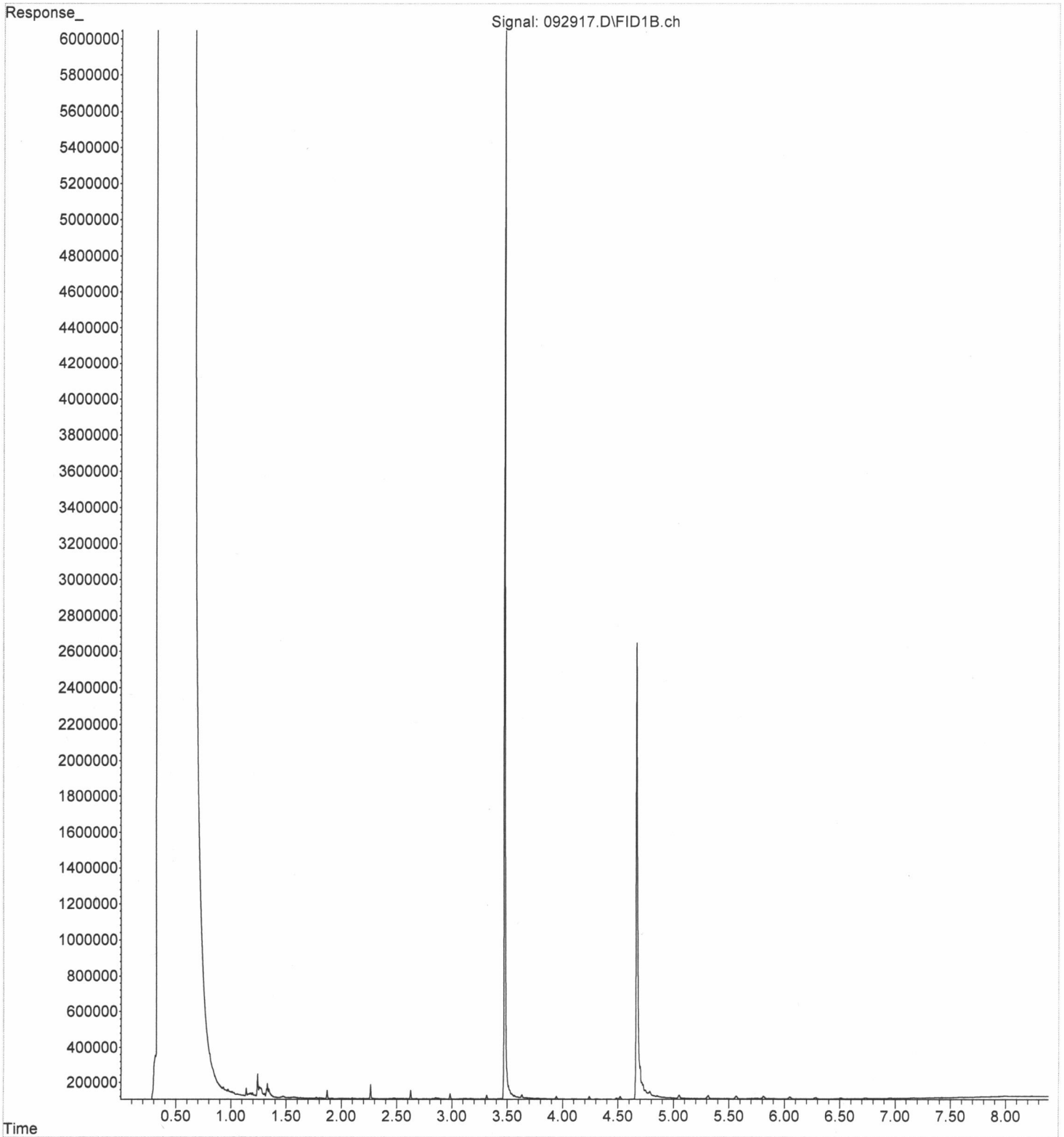
File :P:\Proc_GC14\09-29-25\092916.D
Operator : TL
Acquired : 29 Sep 2025 11:50 am using AcqMethod DX.M
Instrument : GC14
Sample Name: 509430-22 sg
Misc Info :
Vial Number: 18

ERR



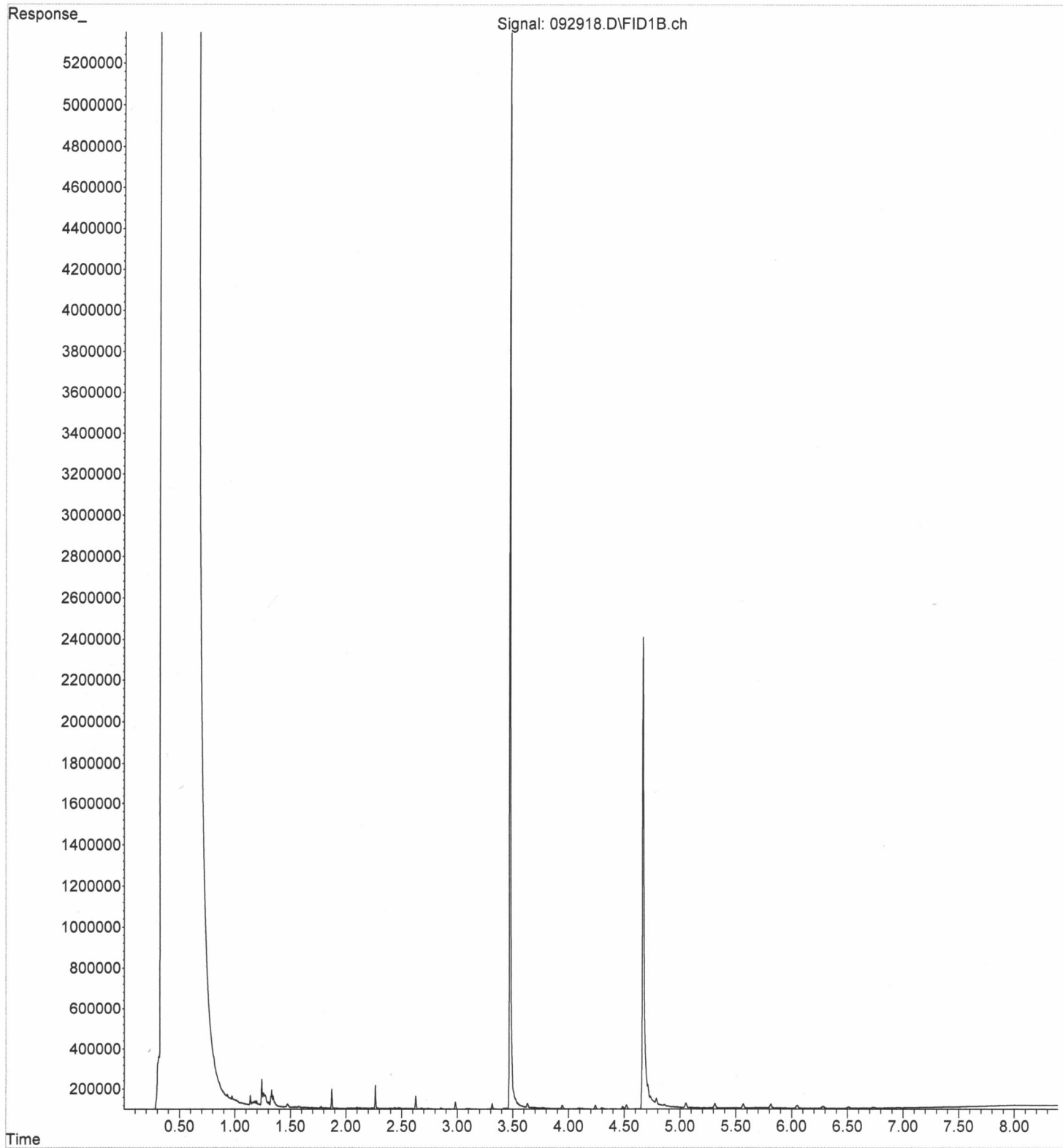
File : P:\Proc_GC14\09-29-25\092917.D
Operator : TL
Acquired : 29 Sep 2025 12:03 pm using AcqMethod DX.M
Instrument : GC14
Sample Name: 509430-23 sg
Misc Info :
Vial Number: 19

ERR



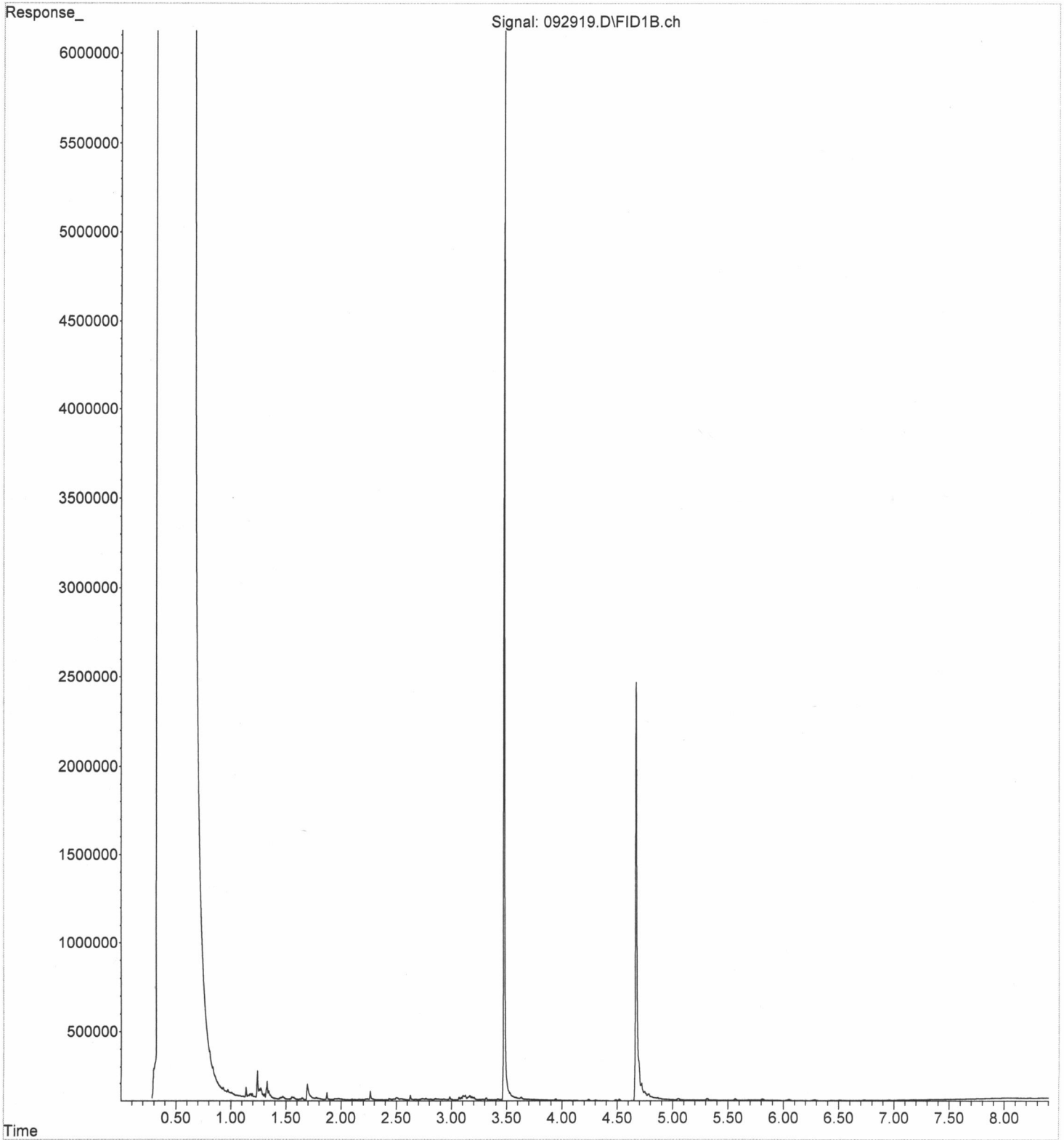
File :P:\Proc_GC14\09-29-25\092918.D
Operator : TL
Acquired : 29 Sep 2025 12:15 pm using AcqMethod DX.M
Instrument : GC14
Sample Name: 509430-24 sg
Misc Info :
Vial Number: 20

ERR



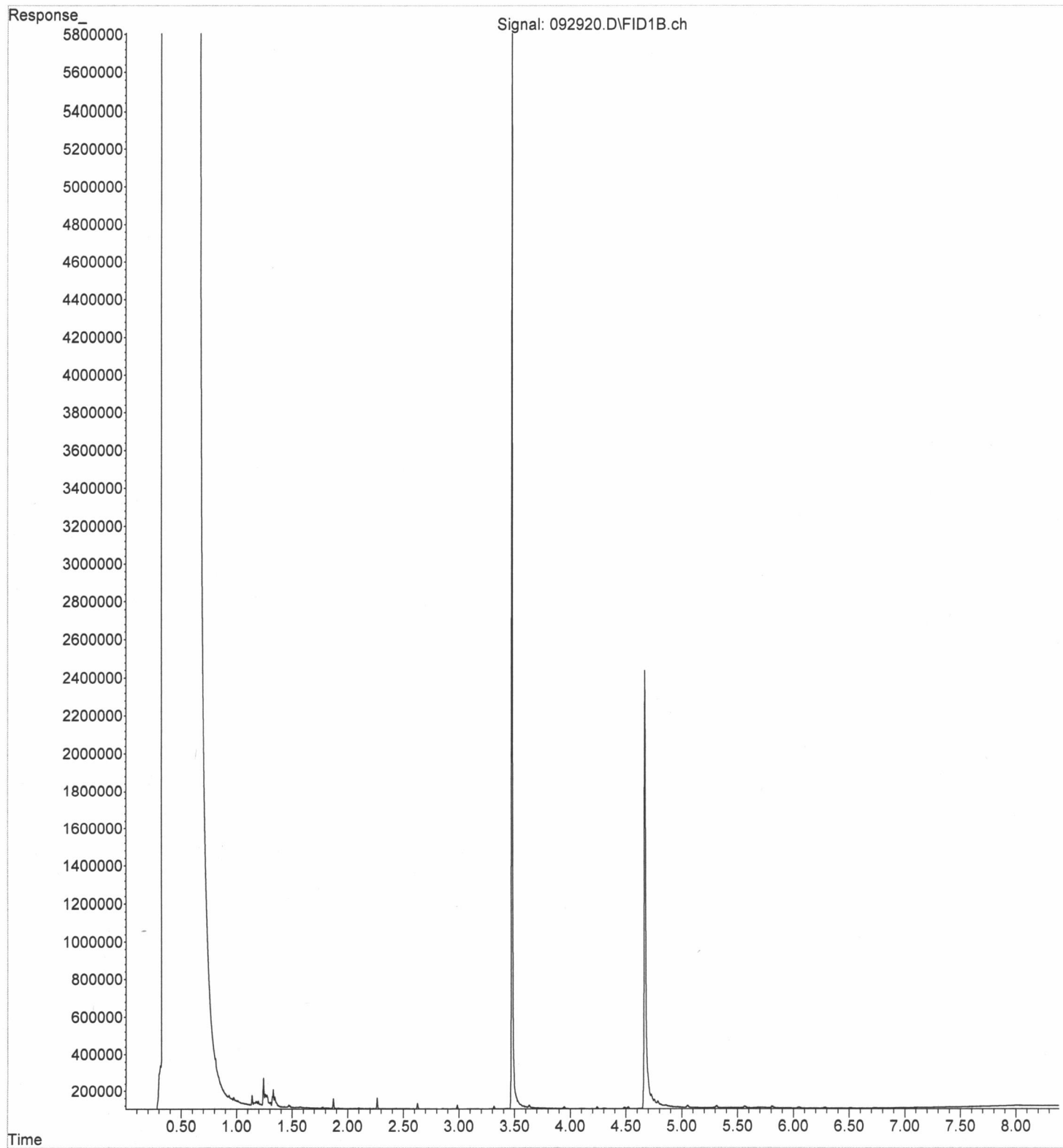
File :P:\Proc_GC14\09-29-25\092919.D
Operator : TL
Acquired : 29 Sep 2025 12:28 pm using AcqMethod DX.M
Instrument : GC14
Sample Name: 509430-25 sg
Misc Info :
Vial Number: 21

ERR



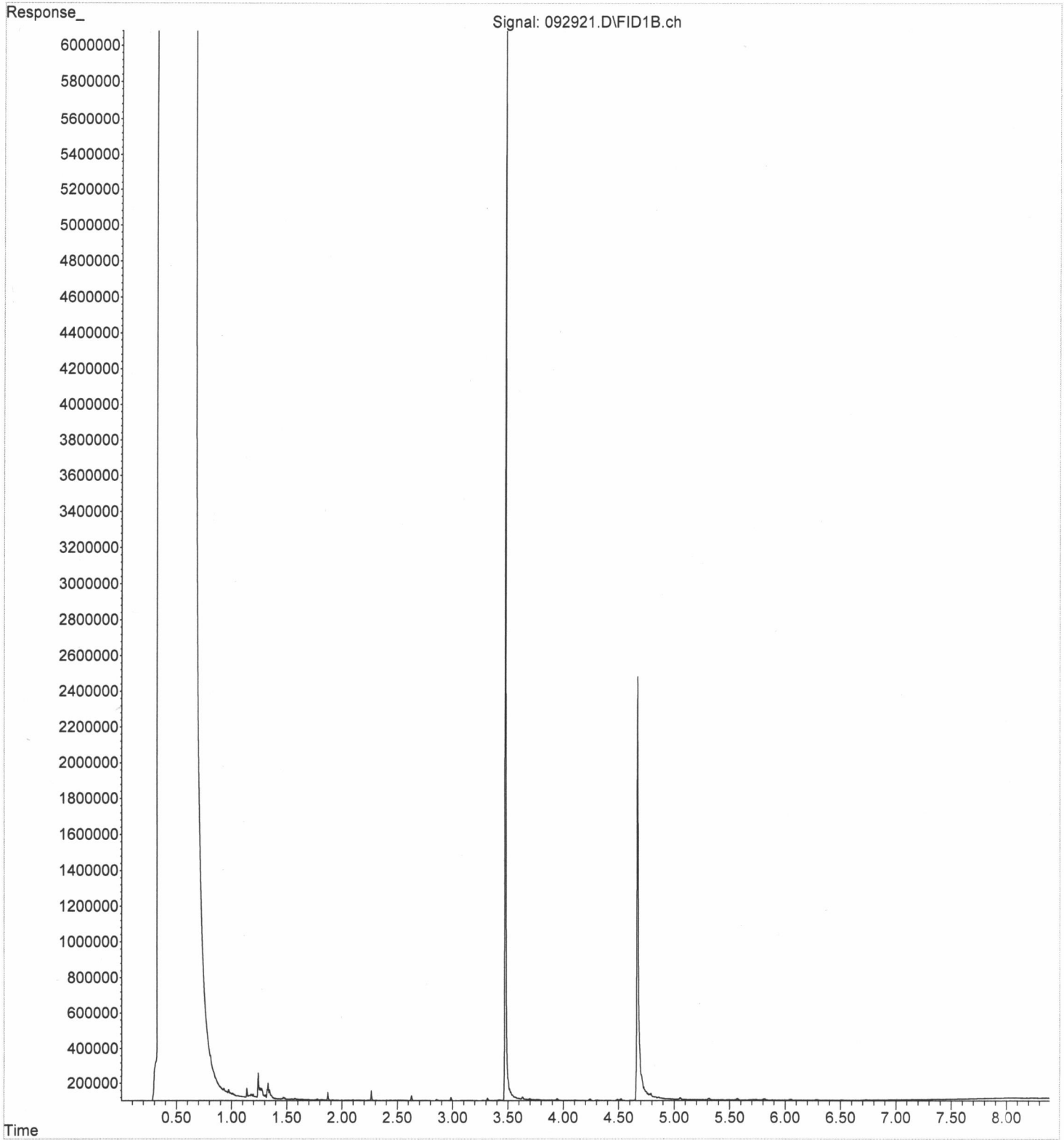
File : P:\Proc_GC14\09-29-25\092920.D
Operator : TL
Acquired : 29 Sep 2025 12:40 pm using AcqMethod DX.M
Instrument : GC14
Sample Name: 509430-27 sg
Misc Info :
Vial Number: 22

ERR



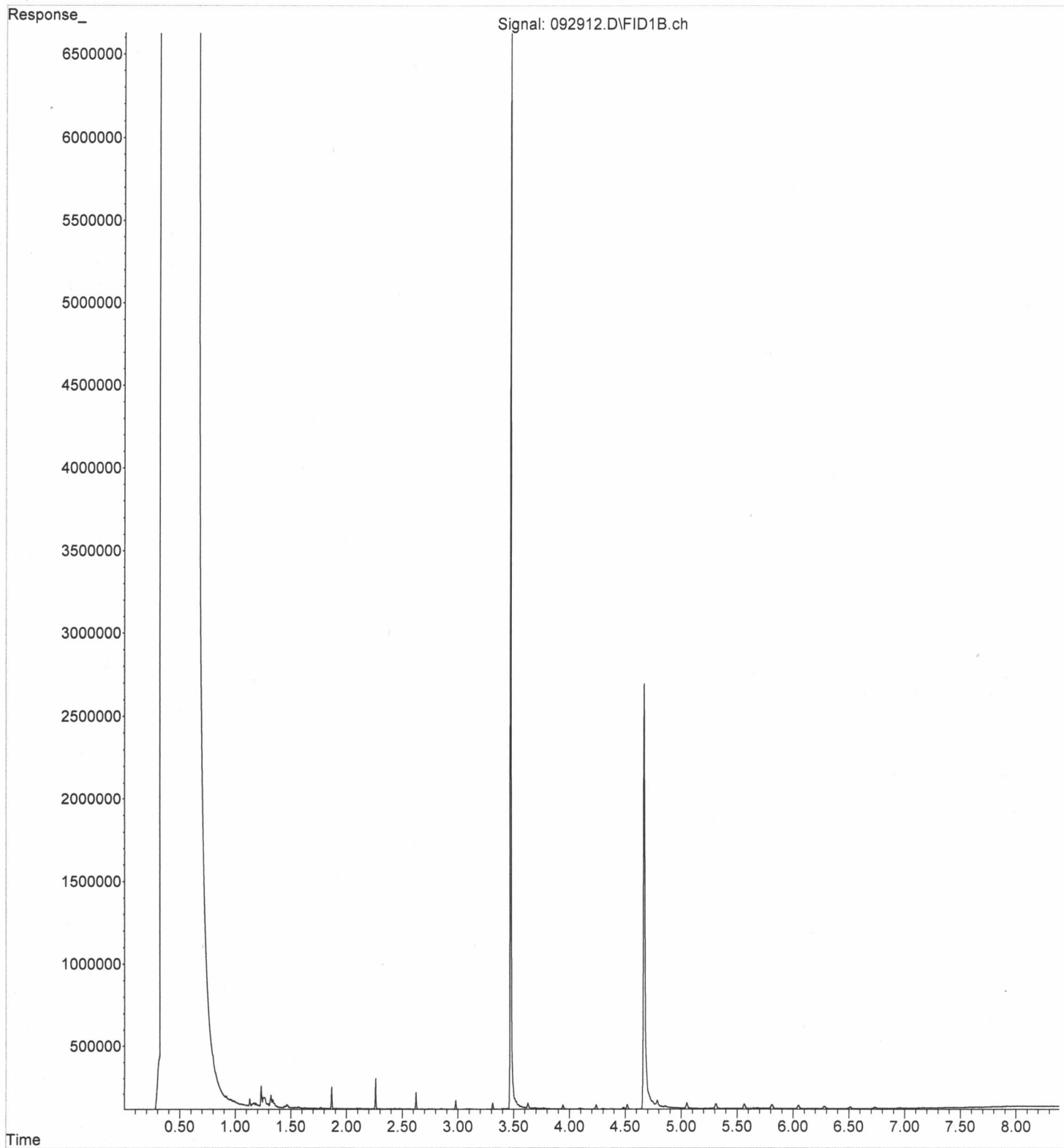
File :P:\Proc_GC14\09-29-25\092921.D
Operator : TL
Acquired : 29 Sep 2025 12:53 pm using AcqMethod DX.M
Instrument : GC14
Sample Name: 509430-28 sg
Misc Info :
Vial Number: 23

ERR



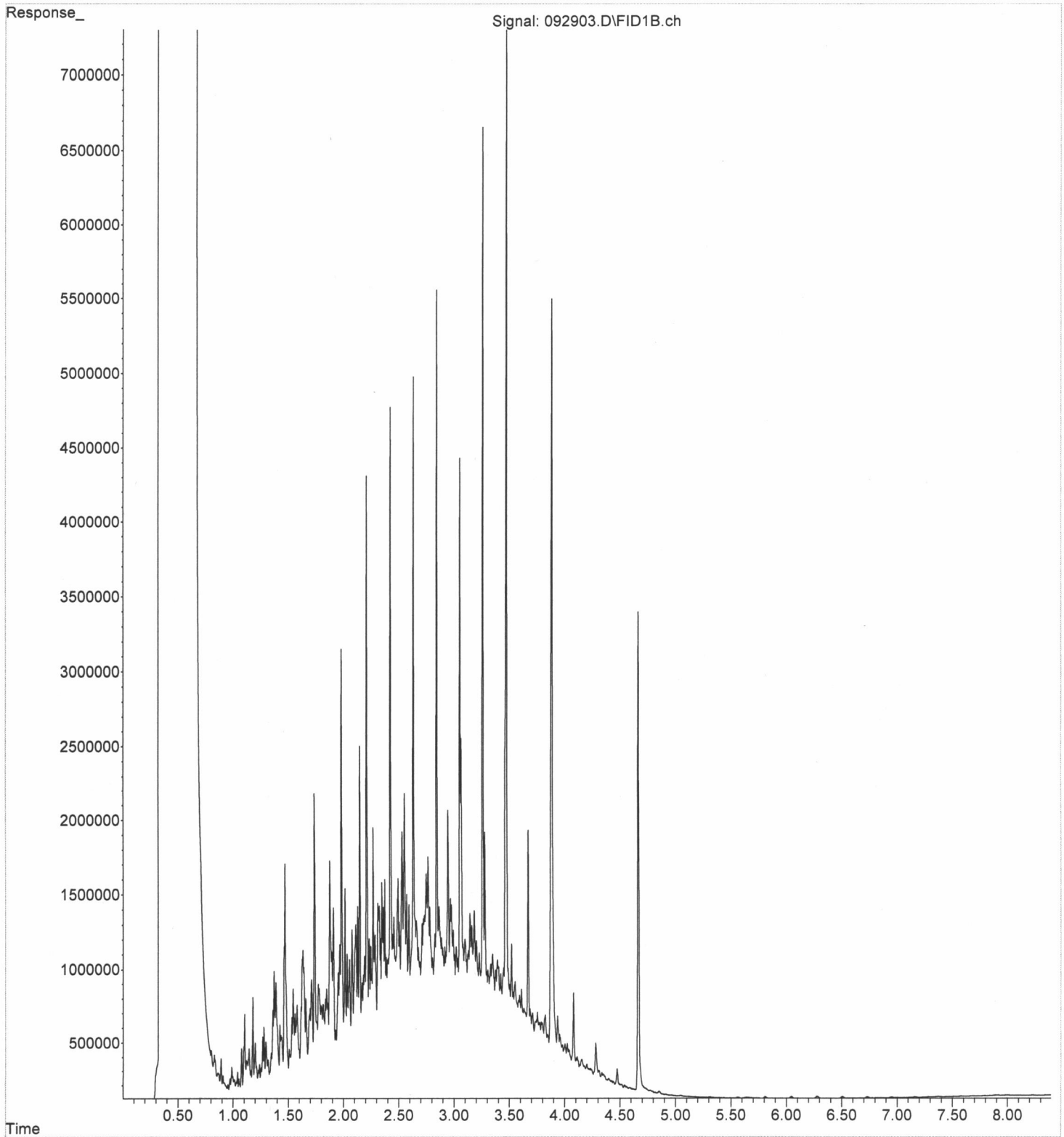
File :P:\Proc_GC14\09-29-25\092912.D
Operator : TL
Acquired : 29 Sep 2025 11:01 am using AcqMethod DX.M
Instrument : GC14
Sample Name: 05-2435 mb sg
Misc Info :
Vial Number: 14

ERR

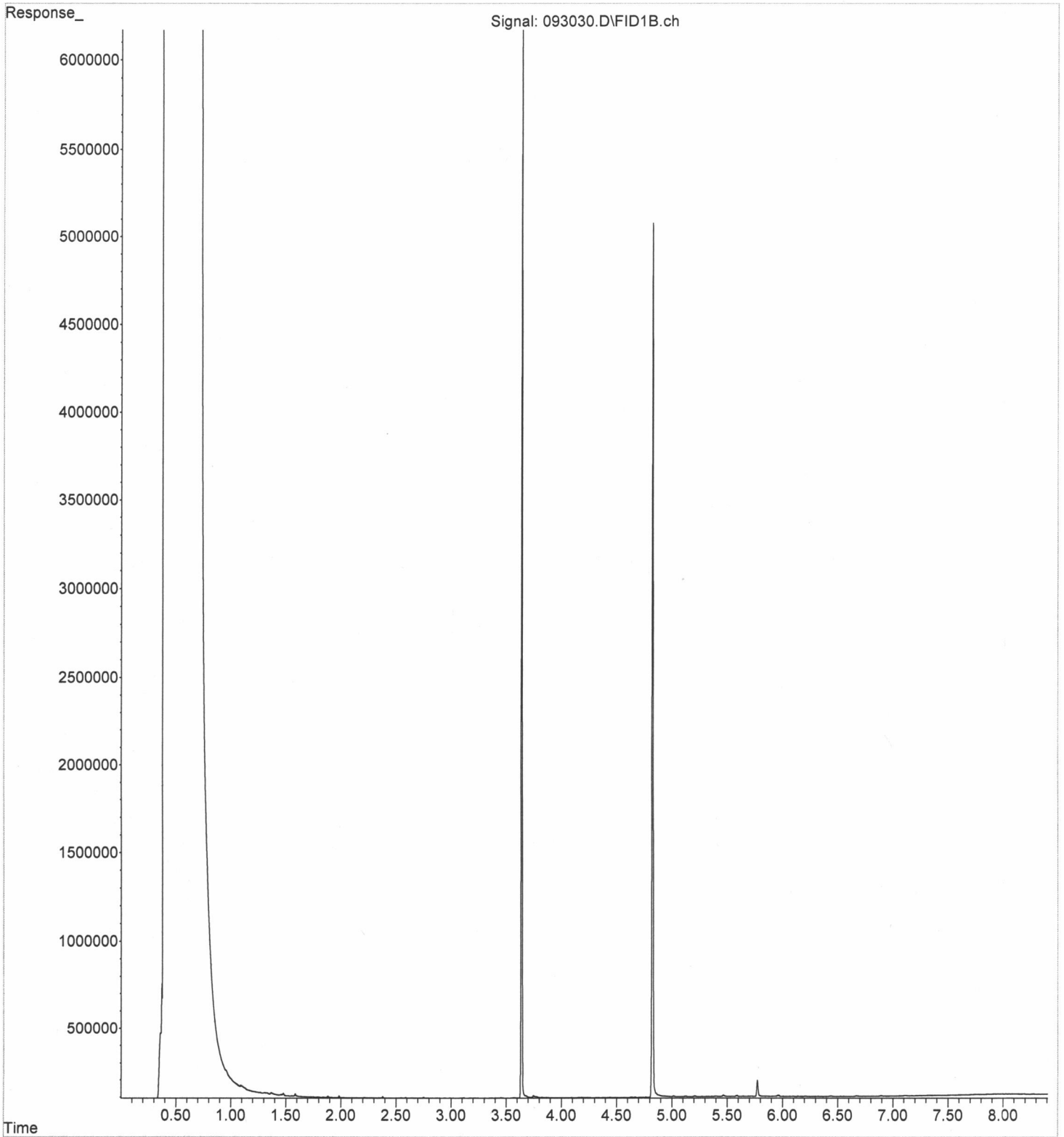


File :P:\Proc_GC14\09-29-25\092903.D
Operator : TL
Acquired : 29 Sep 2025 08:04 am using AcqMethod DX.M
Instrument : GC14
Sample Name: 500 Dx 76-54I
Misc Info :
Vial Number: 3

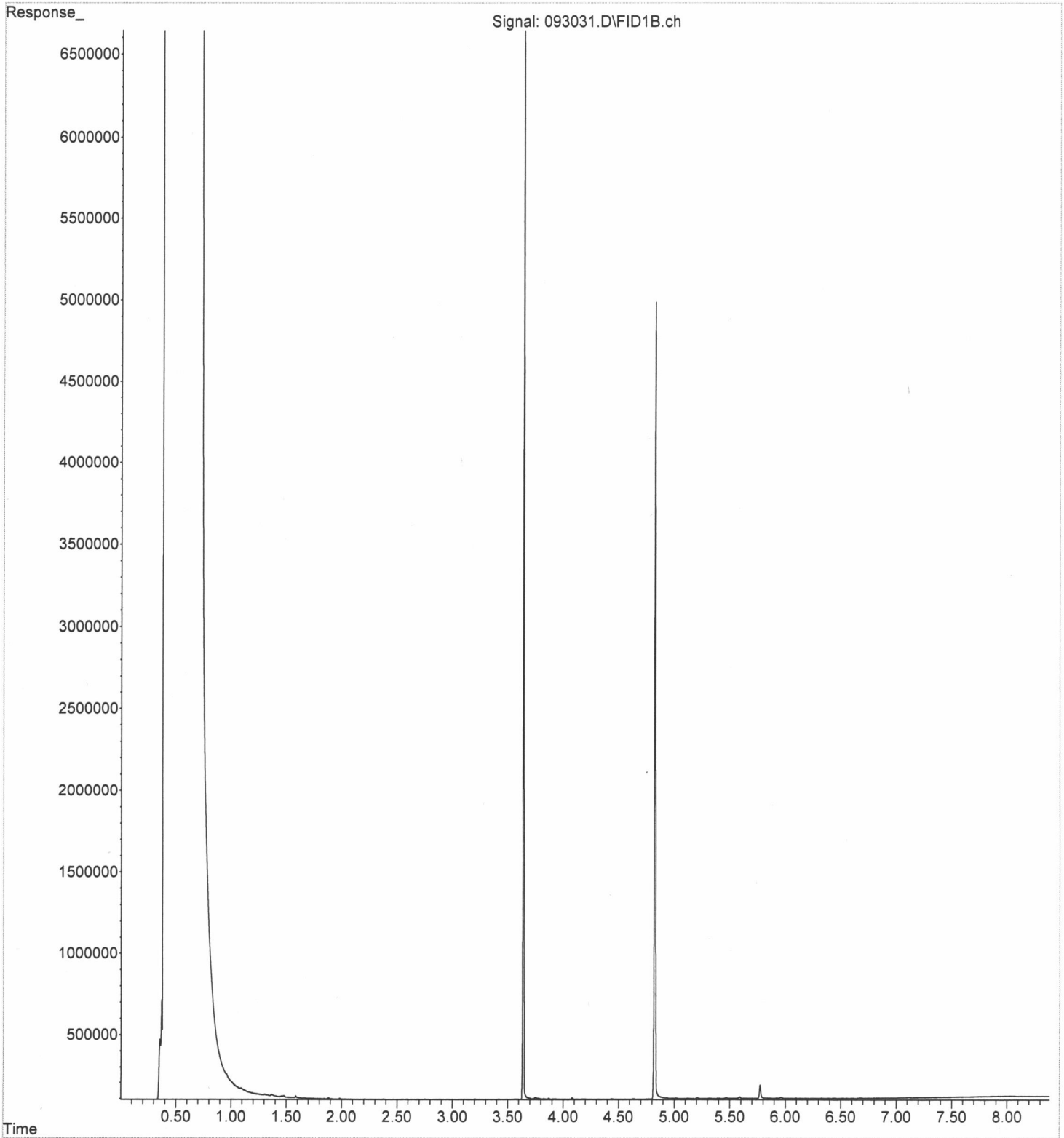
ERR



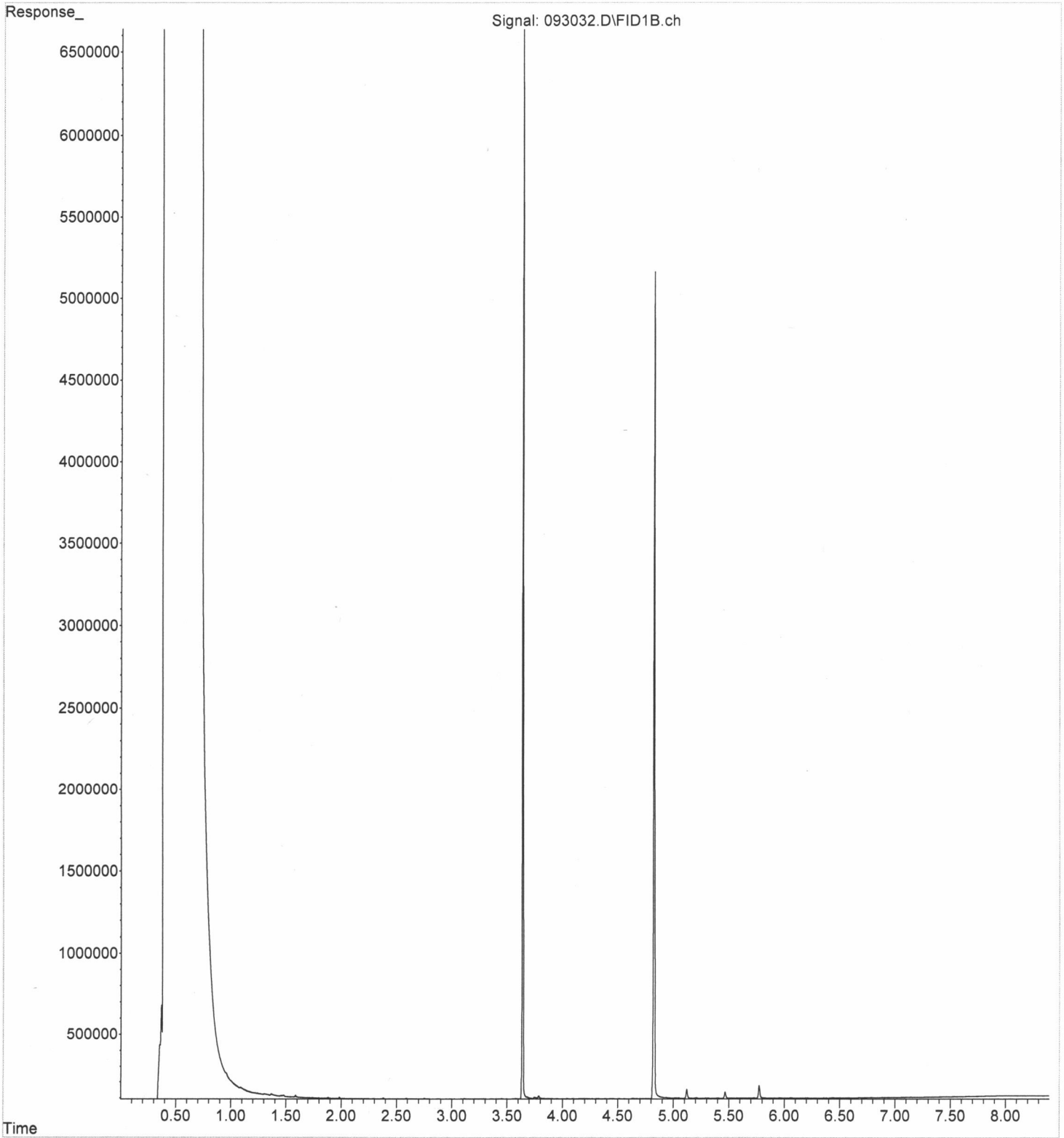
File :P:\Proc_GC10\09-30-25\093030.D
Operator : TL
Acquired : 30 Sep 2025 02:31 pm using AcqMethod DX.M
Instrument : GC10
Sample Name: 509430-13 sg
Misc Info :
Vial Number: 24



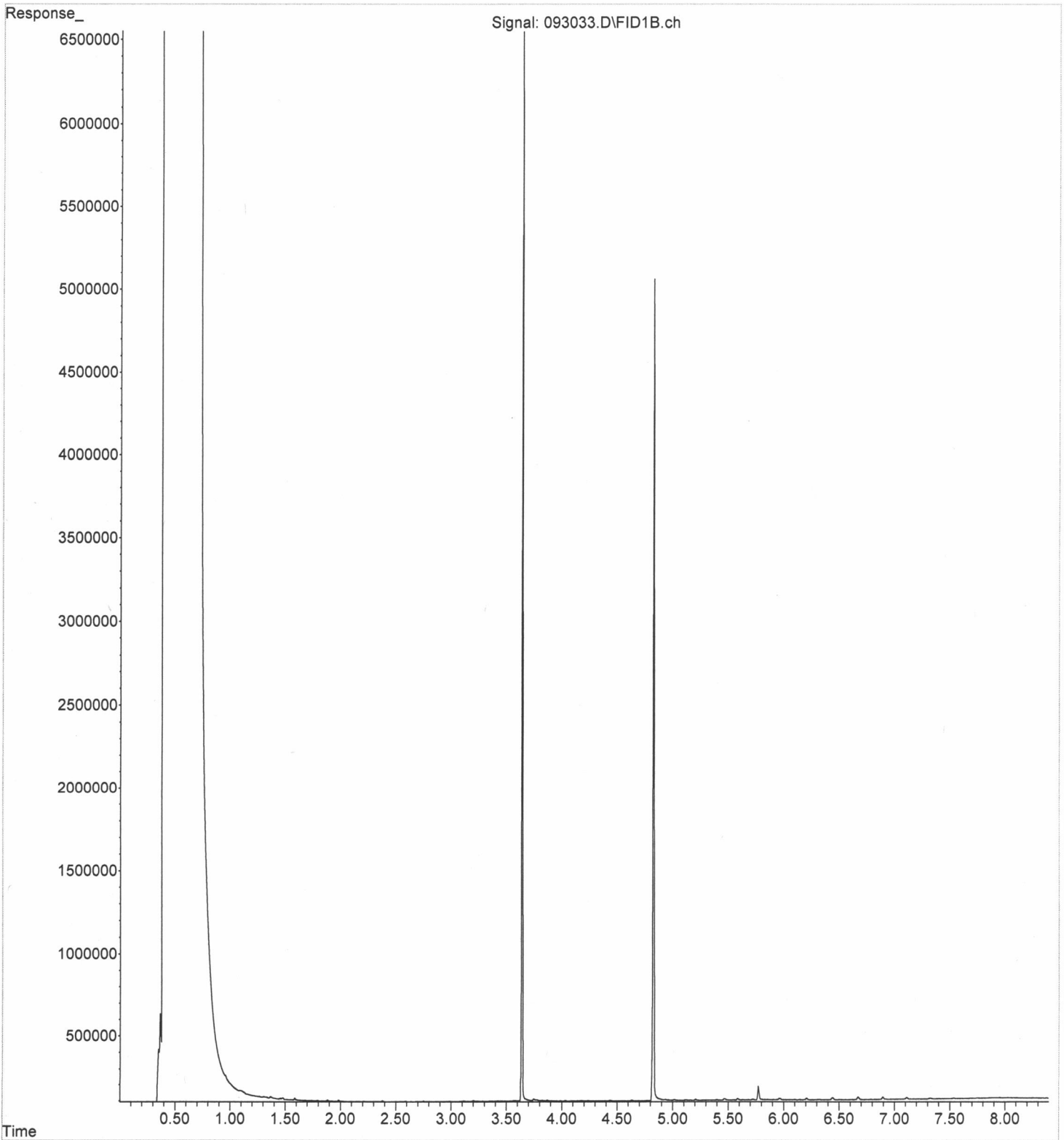
File :P:\Proc_GC10\09-30-25\093031.D
Operator : TL
Acquired : 30 Sep 2025 02:43 pm using AcqMethod DX.M
Instrument : GC10
Sample Name: 509430-14 sg
Misc Info :
Vial Number: 25



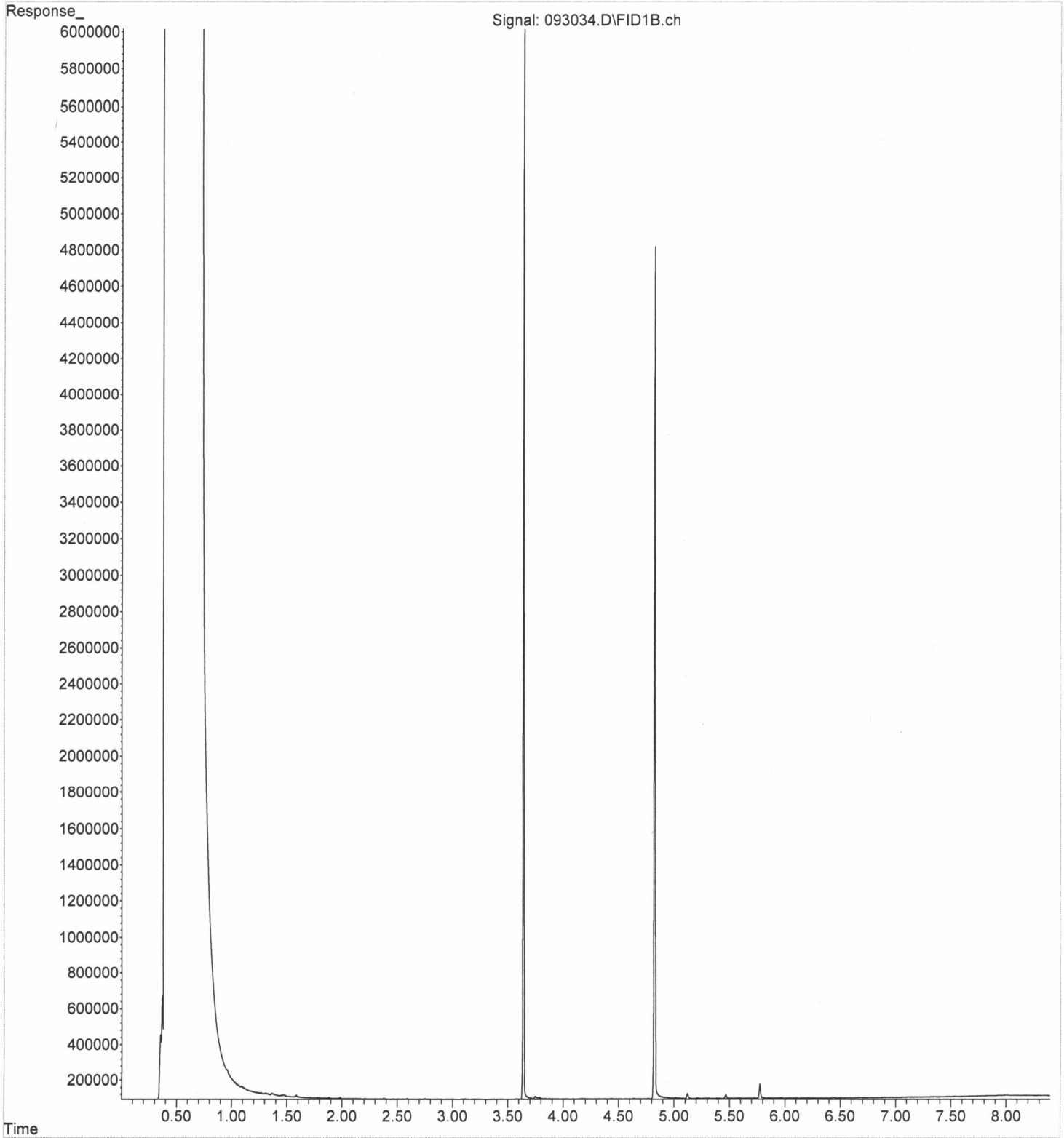
File :P:\Proc_GC10\09-30-25\093032.D
Operator : TL
Acquired : 30 Sep 2025 02:56 pm using AcqMethod DX.M
Instrument : GC10
Sample Name: 509430-15 sg
Misc Info :
Vial Number: 26



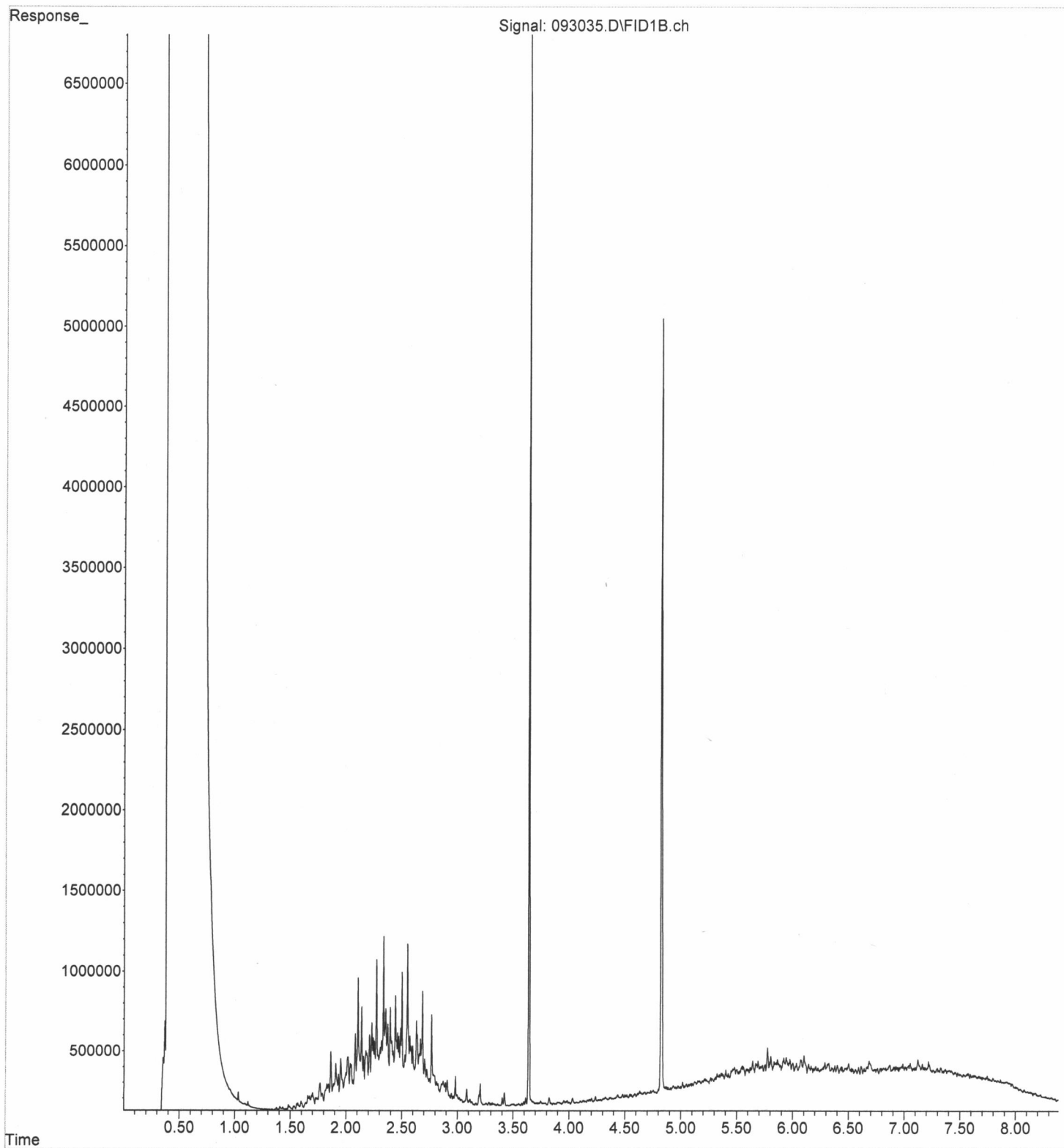
File :P:\Proc_GC10\09-30-25\093033.D
Operator : TL
Acquired : 30 Sep 2025 03:08 pm using AcqMethod DX.M
Instrument : GC10
Sample Name: 509430-16 sg
Misc Info :
Vial Number: 27



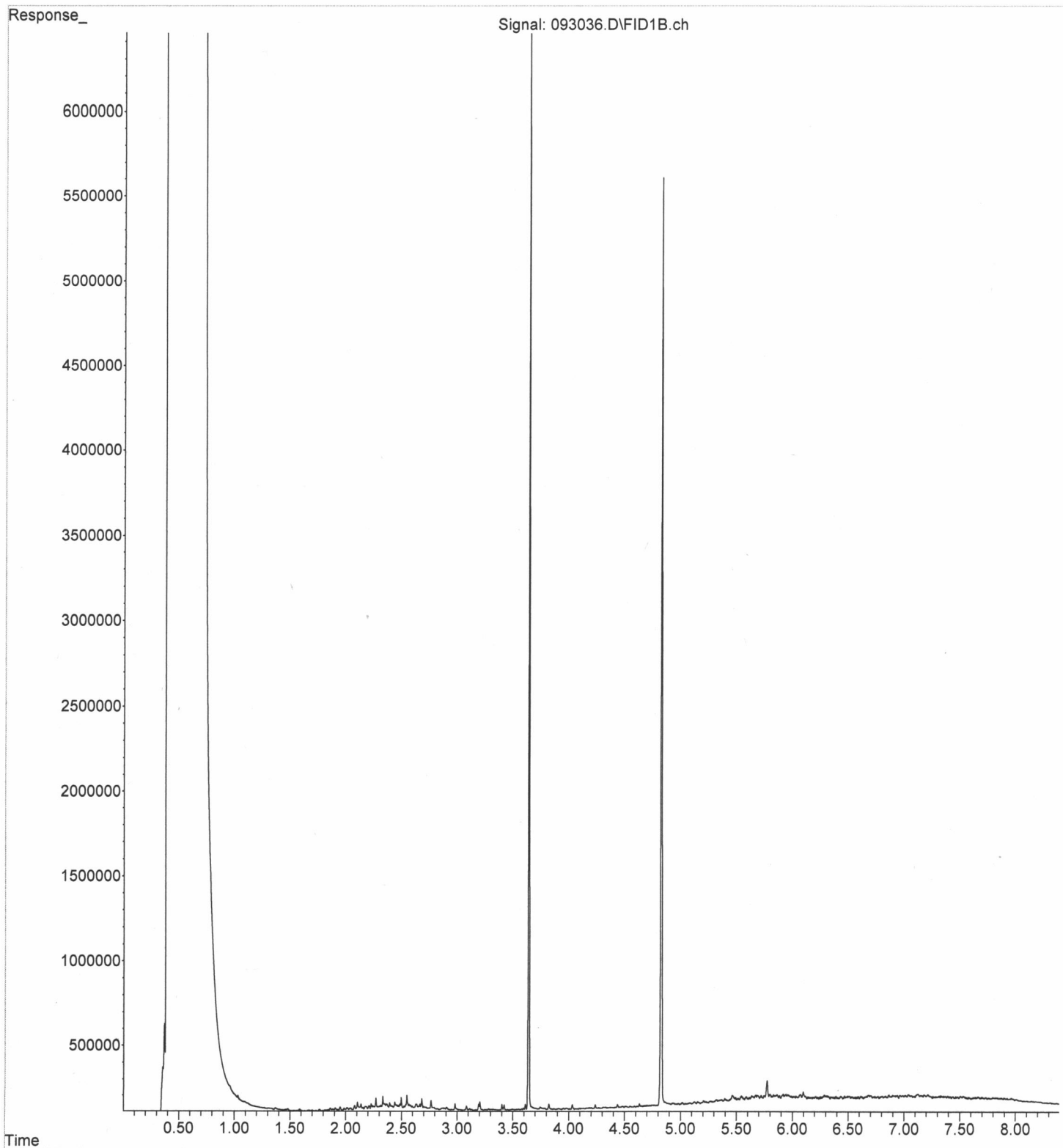
File :P:\Proc_GC10\09-30-25\093034.D
Operator : TL
Acquired : 30 Sep 2025 03:20 pm using AcqMethod DX.M
Instrument : GC10
Sample Name: 509430-17 sg
Misc Info :
Vial Number: 28



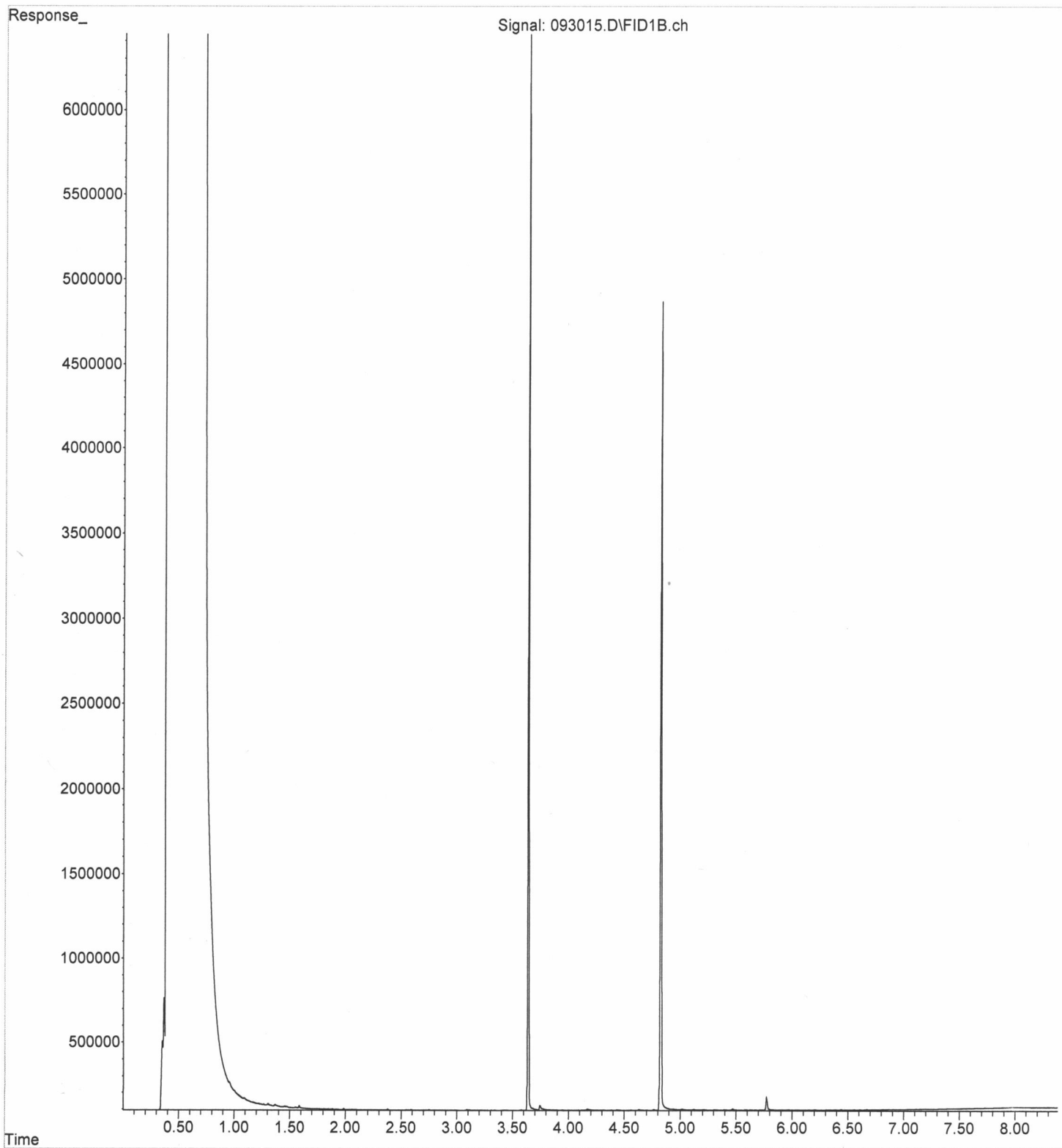
File :P:\Proc_GC10\09-30-25\093035.D
Operator : TL
Acquired : 30 Sep 2025 03:33 pm using AcqMethod DX.M
Instrument : GC10
Sample Name: 509430-18 sg
Misc Info :
Vial Number: 29



File :P:\Proc_GC10\09-30-25\093036.D
Operator : TL
Acquired : 30 Sep 2025 03:45 pm using AcqMethod DX.M
Instrument : GC10
Sample Name: 509430-19 sg
Misc Info :
Vial Number: 30



File :P:\Proc_GC10\09-30-25\093015.D
Operator : TL
Acquired : 30 Sep 2025 11:25 am using AcqMethod DX.M
Instrument : GC10
Sample Name: 05-2449 mb sg
Misc Info :
Vial Number: 15



File :P:\Proc_GC10\09-30-25\093003.D
Operator : TL
Acquired : 30 Sep 2025 08:28 am using AcqMethod DX.M
Instrument : GC10
Sample Name: 500 Dx 76-54I
Misc Info :
Vial Number: 3

