

T E C H N I C A L M E M O R A N D U M

TO: Zak Wall – Washington State Department of Ecology

cc: Erik Hanson – Murakami Building LLC

FROM: Greg Peters, Associate Scientist
Pete Kingston, L.G., Principal Geologist

DATE: June 22, 2026

RE: **NATURE AND EXTENT OF CONTAMINATION
MORNINGSIDE ACRES SITE
5001, 5015, AND 5021 RAINIER AVENUE SOUTH
SEATTLE, WASHINGTON
FARALLON PN: 1355-001.001**



Peter J. Kingston

Farallon Consulting, L.L.C. (Farallon) has prepared this Technical Memorandum on behalf of Murakami Building LLC to provide the Washington State Department of Ecology (Ecology) a summary of the nature and extent of contamination at the Morningside Acres Site in Seattle, Washington (Figure 1).

The Site, as defined under the Washington State Model Toxics Control Act Cleanup Regulation (MTCA) and its implementing regulations as established in Chapter 173-340 of the Washington Administrative Code (WAC 173-340), comprises the area where hazardous substances have come to be located at concentrations exceeding applicable MTCA cleanup levels. The Site encompasses portions of the 5001, 5015 and 5021 Rainier Avenue South parcels (herein referred to as the Property) and a limited portion of the east-adjacent Rainier Avenue South right-of-way (ROW) impacted by hazardous substances associated with previous releases of chlorinated volatile organic compounds (CVOCs) and petroleum-related compounds from a former automotive repair facility at 5021 Rainier Avenue South and former gasoline service stations at 5001 Rainier Avenue South (Figure 2).



The purpose of this Technical Memorandum is to provide Ecology with a summary of the nature and extent of contamination to support issuance of a Site-wide No Further Action (NFA) likely letter.

BACKGROUND

A comprehensive remedial investigation was conducted in accordance with WAC 173-340-350 between 2005 and 2023 to characterize the nature and extent of contamination attributable to releases of CVOCs and petroleum-related compounds from the former automotive repair facility and former gasoline service stations. Results from the remedial investigation were used to support the evaluation and development of feasible cleanup action alternatives for the Site in accordance with WAC 173-340-351. The preferred cleanup action alternative included source area excavation during Property redevelopment, in-situ chemical reduction, and in-situ enhanced bioremediation.

The remedial investigation and feasibility study are documented in the *Final Remedial Investigation and Feasibility Study and Draft Cleanup Action Plan* dated November 14, 2023 (RIFS/dCAP).¹ Ecology reviewed the RIFS/dCAP and issued an opinion letter in December 2023,² indicating that no further remedial action will likely be necessary to clean up contamination at the Property upon completion of the proposed cleanup action. However, Ecology indicated that further remedial action of soil and groundwater contamination off the Property is required for issuance of an NFA determination for the entire Site. Ecology clarified that opinion in the January 2024 Technical Assistance Letter,³ which described the remedial actions necessary to constitute a final cleanup action for the Site. As described in its January 2024 Technical Assistance Letter and subsequently discussed with Ecology representatives, further evaluation of the nature and extent of the petroleum and CVOC contamination beneath the Rainier Avenue South ROW east of and adjacent to the Property is necessary before Ecology can determine whether “the Site will qualify for a No Further Action opinion.”

¹ Farallon. 2023. *Final Remedial Investigation and Draft Cleanup Action Plan, Morningside Acres Tracts, 5001, 5015, and 5021 Rainier Avenue South, Seattle, Washington*. Prepared for Washin and Kathleen Murakami. November 14 (RIFS/dCAP).

² Ecology. 2023. Letter Regarding Opinion on Proposed Cleanup of a Property associated with a Site issued December 19, 2023. From David Unruh. To Jerry-Alan Murakami. December 19.

³ Ecology. 2024. Letter Regarding Technical Assistance for Property NFA Likely Letter issued December 19, 2023. From David Unruh. To Jerry-Alan Murakami. January 11 (January 2024 Technical Assistance Letter).



Ecology identified the following data gaps requiring additional characterization of soil and groundwater, as described in the January 2024 Technical Assistance Letter:

- The extent of trichloroethene (TCE), cis-1,2-dichloroethene (cis-1,2-DCE), and vinyl chloride (collectively CVOCs) contamination in soil and groundwater east of shallow groundwater monitoring wells MW-25 and MW-27 has not been defined; and
- The lateral extent of total petroleum hydrocarbons (TPH) as diesel-range organics (DRO) and as oil-range organics (ORO) in soil east of shallow monitoring well MW-25 has not been defined.⁴

A Work Plan for Additional Remedial Investigation (Work Plan)⁵ was prepared to address the data gaps provided by Ecology, supplement the RI, and support the selection of the final Site-wide cleanup action alternatives identified in the RIFS/dCAP. The Work Plan included the advancement of four borings, two of which would be completed as shallow monitoring wells, in the Rainier Avenue South ROW. If the initial set of borings and monitoring wells was insufficient to provide full delineation of the contaminants in soil and/or groundwater, an additional two borings completed as monitoring wells would be advanced proximate to the centerline of the Rainier Avenue South ROW.

DATA GAP INVESTIGATION

In April and May 2026, Farallon attempted to implement the Work Plan. During investigation activities, numerous above- and below-grade utilities, including overhead trolley, electrical, and communication lines, and underground stormwater, sewer, power, gas, communication, and water lines were identified within the Rainier Avenue South ROW (Figure 2). Based on the location of the overhead trolley lines, the most suitable locations for drilling were proximate to two 36-inch concrete drainage utilities that are more than 12-feet deep. Seattle Public Utilities (SPU) initially provided approval to drill next to these drainage utilities but required manual clearing to expose the drainage utilities in the ROW. The drilling contractor was unable to manually clear the locations to an acceptable depth. Alternative

⁴ Ecology later clarified that they meant the lateral extent of TPH as gasoline-range organics (GRO) not being defined, rather than DRO and ORO.

⁵ Farallon. 2024. Work Plan for Additional Remedial Investigation, Morningside Acres Tracts, 5001, 5015, and 5021 Rainier Avenue South, Seattle, Washington. Prepared for David Unruh, Ecology. April 22.



drilling locations further away from the drainage utility were evaluated but no suitable locations could be found due to presence of other utilities throughout the entire ROW.

Due to these circumstances, the Work Plan could not be completed. Two borings were manually cleared to a depth of approximately 12 feet below ground surface (bgs) and soil samples were collected. However, monitoring wells could not be installed and groundwater samples could not be collected from the Rainier Avenue South ROW. To supplement the lack of groundwater data, groundwater elevations were calculated to evaluate groundwater flow direction, and groundwater samples were collected from two monitoring wells located on the Property boundary with the Rainier Avenue South ROW to evaluate CVOCs and petroleum hydrocarbon constituents in groundwater. Farallon used BIOCHLOR to model the length of the CVOC plume. However, empirical groundwater data did not support the output from BIOCHLOR.

The data gap investigation activities conducted between April and May 2026 are described below.

BORING ADVANCEMENT AND SOIL SAMPLING

Cascade Drilling, L.P. of Bothell, Washington advanced two borings (MW-28 and MW-29) in the Rainier Avenue South ROW using a vacuum truck equipped with an airknife tool until refusal at a depth of approximately 12 feet bgs at the locations shown on Figure 3.

During boring advancement, a Farallon scientist observed and logged subsurface conditions and retained soil samples from selected intervals for laboratory analysis based on field indications of potential contamination. The information recorded for each boring log included soil types encountered, visual and olfactory observations (e.g., staining, odor), and volatile organic vapor concentrations as measured using a photoionization detector. Boring logs are provided in Attachment A.

Soil samples were collected and transferred under standard chain-of-custody protocols to Friedman & Bruya, Inc. of Seattle, Washington (F&B) for analysis of DRO and ORO by Northwest Method NWTPH-Dx, GRO by Northwest Method NWTPH-Gx, and CVOCs by U.S. Environmental Protection Agency (EPA) Method 8260D.

GROUNDWATER MONITORING AND SAMPLING

A groundwater monitoring event was conducted at the Site in May 2026. Groundwater monitoring activities comprised of collecting depth-to-water measurements in all the accessible existing shallow groundwater monitoring wells and collecting groundwater



samples from monitoring wells MW-25 and MW-27. The rationale for sampling these wells is as follows:

- MW-25 is located on the eastern cross-gradient extent of the TPH plume adjacent to the Rainier Avenue South ROW where there was a previous detection of GRO at a concentration exceeding the MTCA cleanup level in soil. In addition, MW-25 is down-gradient of the CVOC plume and had not previously been sampled for CVOCs.
- MW-27 is located on the eastern cross-gradient extent of the CVOC plume adjacent to the Rainier Avenue South ROW where there was a previous detection of TCE, cis-1,2-DCE, and vinyl chloride at concentrations exceeding the MTCA cleanup levels in groundwater.

During the groundwater monitoring event, Farallon field personnel removed the locking well cap from each monitoring well and groundwater levels were allowed to equilibrate to atmospheric pressure for at least 30 minutes. The depth to groundwater in each monitoring well was then measured to the nearest 0.01 foot using an electronic water-level measuring device to the top of the well casing to evaluate the direction of groundwater flow and hydraulic gradient across the Site.

Groundwater samples were collected from each monitoring well in accordance with standard EPA low-flow groundwater sampling procedures. Groundwater samples were collected and transferred under standard chain-of-custody protocols to F&B for analysis of DRO and ORO by Northwest Method NWTPH-Dx, GRO by Northwest Method NWTPH-Gx, and CVOCs by EPA Method 8260D

DATA GAP INVESTIGATION RESULTS

Results from the data gap investigation are provided below. Figure 4 depicts the groundwater contours. Figures 5 through 8 depict the analytical results for soil and groundwater samples collected at the Site. Soil and groundwater analytical results are summarized in Tables 1 through 5. Laboratory analytical reports are provided in Appendix B.

GROUNDWATER FLOW DIRECTION

Groundwater conditions in May 2026 were consistent with previous groundwater monitoring events conducted at the Site. Based on groundwater elevations calculated using synoptic measurements collected on May 18, 2026 (Table 1), the groundwater flow direction was generally toward the north and north-northwest with an average horizontal hydraulic



gradient of approximately 0.012 foot per foot (Figure 4). Groundwater flow direction within the Rainier Avenue South ROW is to the west toward the Property. This is consistent with the topography in the vicinity of the Property where the ground surface slopes steeply upward to the east with an approximate elevation of 120 feet North American Vertical Datum of 1988 (NAVD88) at the Rainier Avenue South ROW to an approximate elevation of 245 feet NAVD88.

SOIL ANALYTICAL RESULTS

No obvious indications of petroleum or CVOC contamination were noted during drilling activities. DRO+ORO, GRO, and CVOCs were reported non-detect at the laboratory practical quantitation limits (PQLs) in the soil samples collected and analyzed from borings MW-28 and MW-29 at depths of 5 and 10 feet bgs (Tables 2 and 3; Figures 5 and 7).

GROUNDWATER ANALYTICAL RESULTS

Vinyl chloride was detected at a concentration of 13 micrograms per liter ($\mu\text{g/L}$), which exceeds the MTCA Method A cleanup level of 0.2 $\mu\text{g/L}$ in the groundwater sample collected from monitoring well MW-27 (Table 4; Figure 7). This is lower than the concentration detected in the groundwater sample collected during the July 2023 event. TCE and cis-1,2-DCE were detected at concentrations less than the MTCA cleanup levels in the groundwater sample collected from monitoring well MW-27. TCE and cis-1,2-DCE previously exceeded the MTCA cleanup levels in the groundwater sample collected during the July 2023 event.

All remaining CVOCs either were reported non-detect at the laboratory PQLs or were detected at concentrations less than the MTCA cleanup levels (Table 4; Figure 6).

DRO+ORO and GRO were not detected at concentrations exceeding the laboratory PQLs in the groundwater samples collected and analyzed from monitoring well MW-25 (Table 5; Figures 8).

DATA GAP DISCUSSION

The extent of CVOC contamination in soil and groundwater east of shallow groundwater monitoring wells MW-25 and MW-27 has not been defined.

The CVOC contamination identified in soil and groundwater at the Site appear to be associated with historical releases of chlorinated solvents during the former automotive maintenance and repair operations on the southern portion of the Property. Based on analytical data, releases of chlorinated solvents to soil and groundwater originated from the



floor-drain sump. The presence of the TCE breakdown products cis-1,2-DCE, and vinyl chloride in soil and/or groundwater on the Property indicates that the chlorinated solvents have migrated from the floor-drain sump area and are undergoing natural degradation through reductive dechlorination as the solvents are transported away from the source areas via groundwater migration. The nature and extent of CVOCs is well defined in the source area.

The distal extent of the CVOC plume has not been fully characterized as it migrates north away from source area toward the Rainier Avenue South ROW. However, based on the distribution of CVOCs and the groundwater flow direction to the north-northwest, the CVOC plume does not extend very far into the Rainier Avenue South ROW. The highest concentrations of CVOCs in shallow groundwater are detected in monitoring wells MW-12, MW-7, MW-16, and MW-17, which are generally distributed in a straight-line trending north from the source area (i.e., plume core). The leading edge of the plume is defined by analytical data from MW-10, MW-18, MW-25, and FB-30, all of which have had no detectable concentrations of CVOCs in shallow groundwater samples analyzed. Concentrations of CVOCs decrease significantly to the east and west of the plume core demonstrating a distinct plume fringe and well defined plume width. The northeastern corner of the CVOC plume, extending into the Rainier Avenue South ROW is the final extent of the plume that remains to be characterized. Considering the known distribution of CVOCs in groundwater, the groundwater flow direction, including the westerly flow within the Rainier Avenue South ROW toward the Property, and the plume mechanics, the CVOC plume does not extend far into the Rainier Avenue South ROW.

The lateral extent of GRO east of shallow monitoring well MW-25 has not been defined.

Soil samples collected from boring MW-28 in the Rainier Avenue South ROW defined the lateral extent of petroleum contamination in soil to the east of shallow monitoring well MW-25. GRO was previously detected at a concentration exceeding the MTCA Method A cleanup level in a single soil sample collected at 10 feet bgs from boring MW-25 in July 2023 (Table 3; Figure 7). GRO, DRO and ORO were not detected at concentrations exceeding the laboratory PQLs in the soil samples collected and analyzed from boring MW-28 at 5 and 10 feet bgs (Table 3; Figure 7).

The groundwater sample collected from MW-25 confirmed that the TPH plume has not migrated into the Rainier Avenue South ROW.



PROPOSED CLEANUP ACTION

As described in the RIFS/dCAP, the preferred cleanup action alternative includes source area excavation during Property redevelopment, in-situ chemical reduction, and in-situ enhanced bioremediation. The cleanup action will result in the removal of the sources area for CVOCs and petroleum hydrocarbons, which will provide for a short restoration time frame. Remedial injections will further degrade the groundwater plumes.

CLOSING

The data gaps identified in Ecology's January 2024 Technical Assistance Letter have been addressed to the maximum extent practicable. On behalf of Murakami Building LLC, Farallon respectfully requests that Ecology issue a Site-wide NFA likely letter.

Attachments: Figure 1, *Site Vicinity Map*

Figure 2, *Current and Historical Property Features*

Figure 3, *Sampling Locations*

Figure 4, *Groundwater Elevation Contours- May 2026*

Figure 5, *Estimated Extent of Chlorinated VOCs in Soil*

Figure 6, *Estimated Extent of Chlorinated VOCs in Groundwater*

Figure 7, *Estimated Extent of Petroleum Hydrocarbons in Soil*

Figure 8, *Estimated Extent of Petroleum Hydrocarbons in Groundwater*

Table 1, *Groundwater Elevations*

Table 2, *Soil Analytical Results for Chlorinated VOCs*

Table 3, *Soil Analytical Results for Petroleum Hydrocarbons and Lead*

Table 4, *Groundwater Analytical Results for Chlorinated VOCs*

Table 5, *Groundwater Analytical Results for Petroleum Hydrocarbons*

Attachment A, *Boring Logs*

Attachment B, *Lab Reports*

GP/PK:cm

LIMITATIONS

The conclusions contained in this report/assessment are based on professional opinions with regard to the subject matter. These opinions have been arrived at in accordance with currently accepted hydrogeologic and engineering standards and practices applicable to this location. The conclusions contained herein are subject to the following inherent limitations:

- **Accuracy of Information.** Farallon reviewed certain information used in this report/assessment from sources that were believed to be reliable. Farallon's conclusions, opinions, and recommendations are based in part on such information. Farallon's services did not include verification of its accuracy. Should the information upon which Farallon relied prove to be inaccurate, Farallon may revise its conclusions, opinions, and/or recommendations.



- Reconnaissance and/or Characterization. Farallon performed a reconnaissance and/or characterization of the Site that is the subject of this report/assessment to document current conditions. Farallon focused on areas deemed more likely to exhibit hazardous materials conditions. Contamination may exist in other areas of the Site that were not investigated or were inaccessible. Site activities beyond Farallon's control could change at any time after the completion of this report/assessment.

Farallon does not guarantee that the Site is free of hazardous or potentially hazardous substances or conditions, or that latent or undiscovered conditions will not become evident in the future. Farallon's observations, findings, and opinions are as of the date of the report.

This report/assessment has been prepared in accordance with the contract for services between Farallon and Murakami Building LLC. No other warranties, representations, or certifications are made.

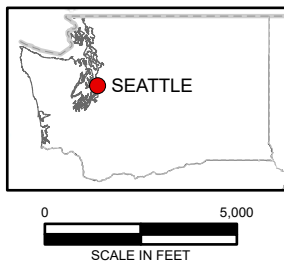
FIGURES

ADDITIONAL REMEDIAL INVESTIGATION SUMMARY REPORT Morningside Acres Tracts 5001, 5015, and 5021 Rainier Avenue South Seattle, Washington

Farallon PN: 1355-001.001



REFERENCE: 7.5 MINUTE USGS QUADRANGLE SEATTLE SOUTH, WASHINGTON, DATED 2013



Washington
Bellevue | Bellingham | Seattle

Oregon
Portland | Baker City

California
Oakland | Irvine

Drawn By: nbedell

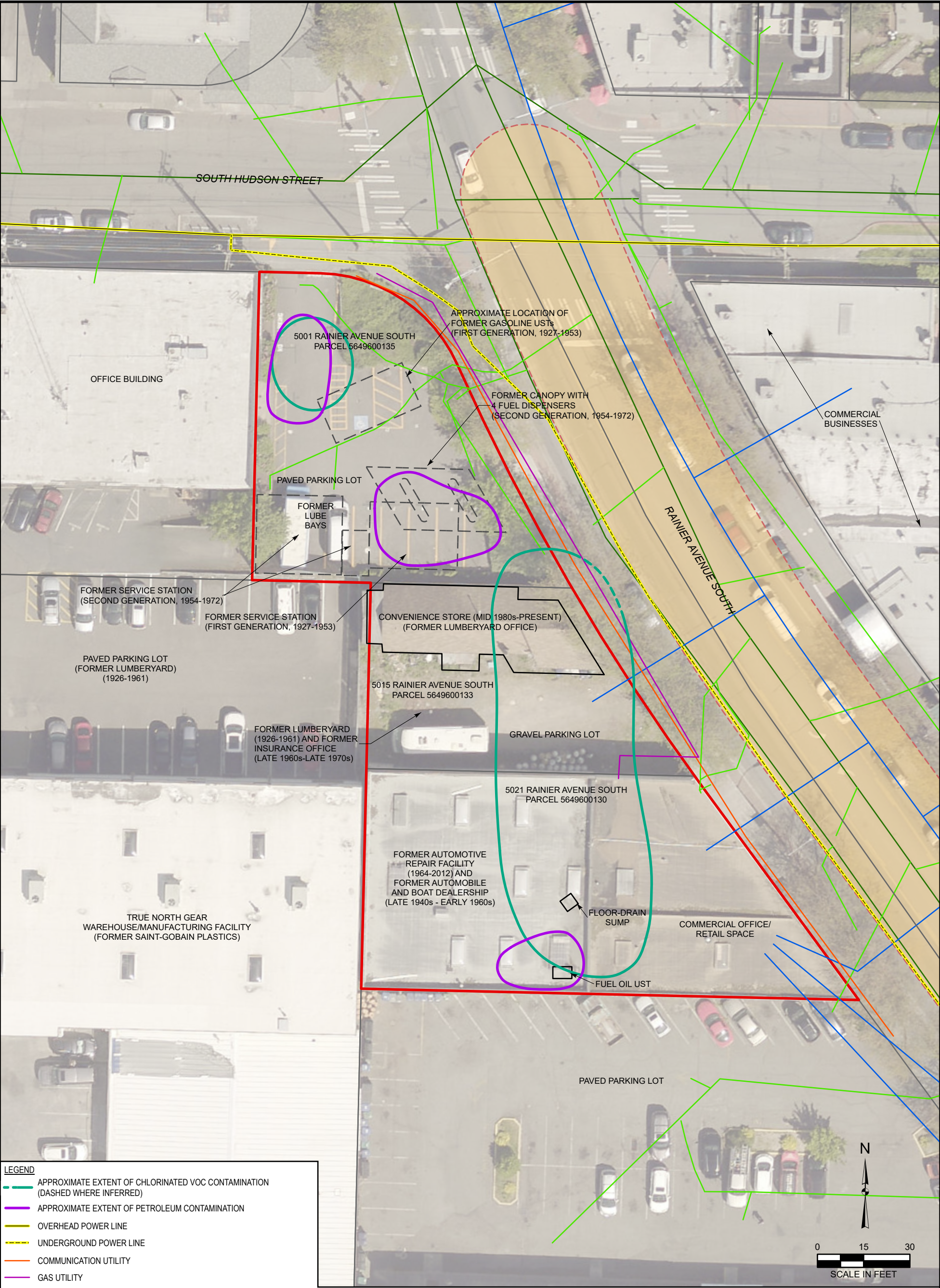
Checked By: GP

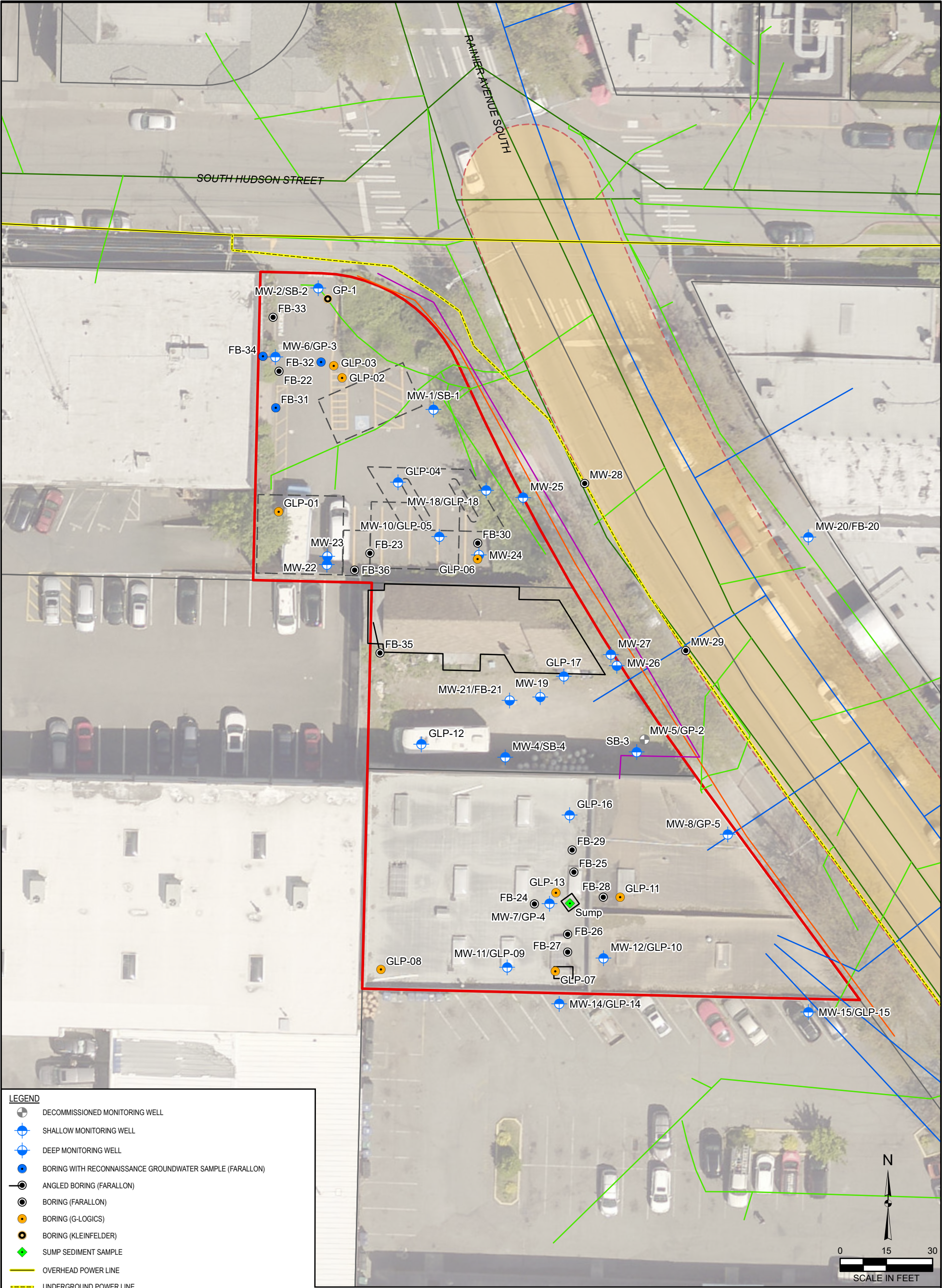
Date: 6/22/2026

Q:\Projects\1355 Morningside\001 RainierAve\Mapfiles\002_TechMemo\1355-001_TechMemo.aprx

FIGURE 1
SITE VICINITY MAP
MORNINGSIDE ACRES SITE
5001, 5015, AND 5021
RAINIER AVENUE SOUTH
SEATTLE, WASHINGTON
FARALLON PN: 1355-001

Figure-01_SiteVicinityMap





LEGEND

DECOMMISSIONED MONITORING WELL

SHALLOW MONITORING WELL

DEEP MONITORING WELL

BORING WITH RECONNAISSANCE GROUNDWATER SAMPLE (FARALLON)

ANGLED BORING (FARALLON)

BORING (FARALLON)

BORING (G-LOGICS)

BORING (KLEINFELDER)

SUMP SEDIMENT SAMPLE

OVERHEAD POWER LINE

UNDERGROUND POWER LINE

COMMUNICATION UTILITY

GAS UTILITY

UNKNOWN UTILITY

WATER LINE

SIDE SEWER/LATERAL

DRAINAGE MAINLINE

OVERHEAD TROLLEY LINES IN THIS AREA

HISTORICAL GAS STATION FEATURE

PROPERTY FEATURE

PROPERTY BOUNDARY

KING COUNTY PARCEL BOUNDARY

Washington
Bellevue | Bellingham | Seattle

Oregon
Portland | Baker City

California
Oakland | Irvine

Your Challenges. Our Priority. | farallonconsulting.com

UST = UNDERGROUND STORAGE TANK

NOTES:
1. ALL LOCATIONS ARE APPROXIMATE.
2. FIGURE WAS PRODUCED IN COLOR. GRAYSCALE COPIES MAY NOT REPRODUCE ALL ORIGINAL INFORMATION.

FIGURE 3

SAMPLING LOCATIONS
MORNINGSIDE ACRES SITE
5001, 5015, AND 5021
RAINIER AVENUE SOUTH
SEATTLE, WASHINGTON

FARALLON PN: 1355-001

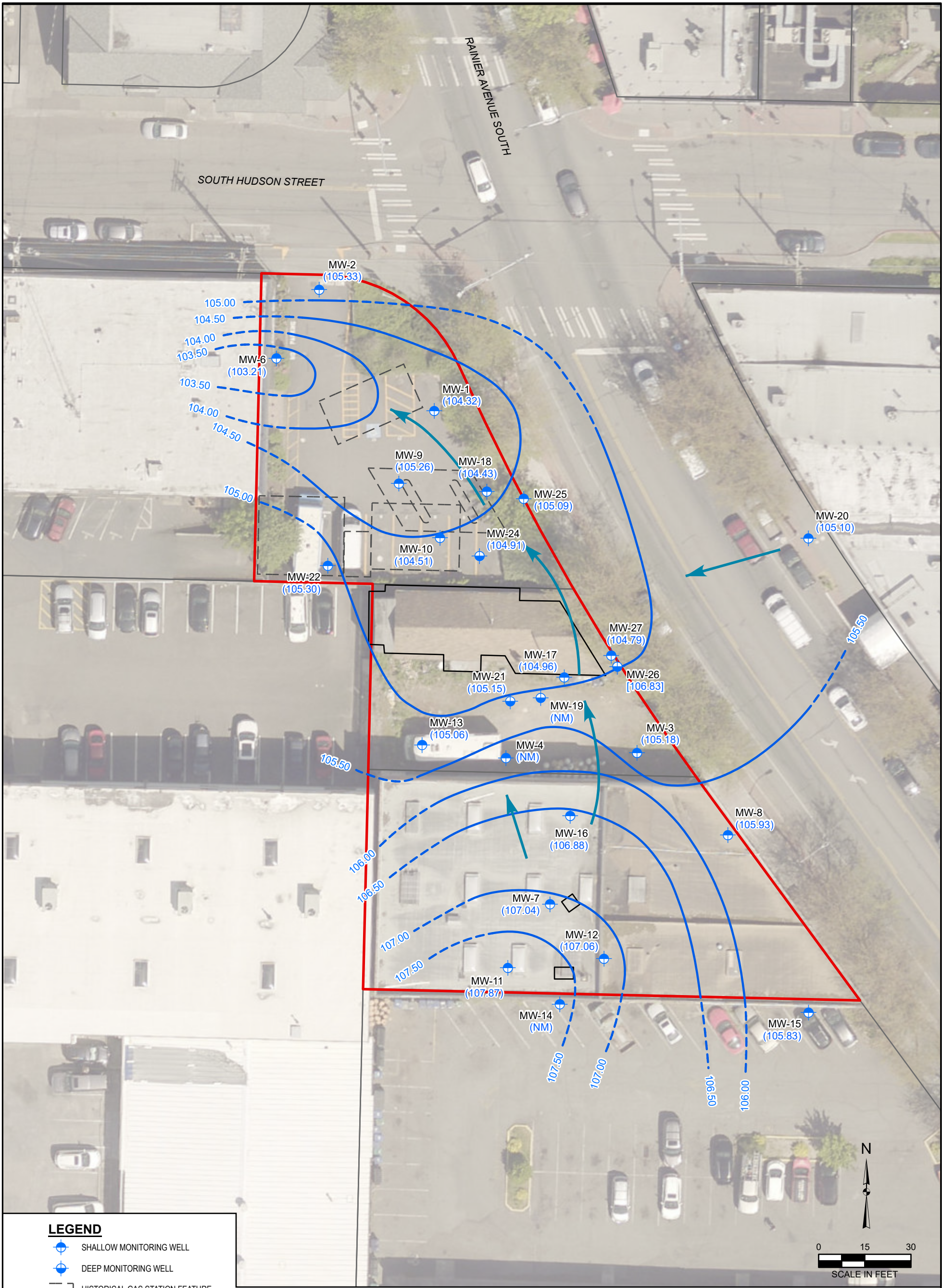
Drawn By: nbedell

Checked By: GP

Date: 6/22/2026

Figure-03_SamplingLocations

Document Path: Q:\Projects\1355 Morningside\001 RainierAveS\Mapfiles\002_TechMemo\1355-001_TechMemo.aprx



LEGEND

- SHALLOW MONITORING WELL
- DEEP MONITORING WELL
- HISTORICAL GAS STATION FEATURE
- PROPERTY FEATURE
- PROPERTY BOUNDARY
- KING COUNTY PARCEL BOUNDARY
- (107.80) GROUNDWATER ELEVATION MEASURED IN FEET REFERENCED TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)
- [106.83] GROUNDWATER ELEVATION NOT USED IN CONTOURING
- (NM) GROUNDWATER ELEVATION NOT MEASURED
- 107.50 GROUNDWATER ELEVATION CONTOUR (DASHED WHERE INFERRED)
- APPROXIMATE GROUNDWATER FLOW DIRECTION

NOTES:
1. ALL LOCATIONS ARE APPROXIMATE.
2. FIGURE WAS PRODUCED IN COLOR. GRAYSCALE COPIES MAY NOT REPRODUCE ALL ORIGINAL INFORMATION.



Your Challenges. Our Priority. | farallonconsulting.com

Washington
Bellevue | Bellingham | Seattle

Oregon
Portland | Baker City

California
Oakland | Irvine

FIGURE 4

GROUNDWATER ELEVATION CONTOURS
MAY 2026
MORNINGSIDE ACRES SITE
5001, 5015, AND 5021
RAINIER AVENUE SOUTH
SEATTLE, WASHINGTON

FARALLON PN: 1355-001

Drawn By: nbedell

Checked By: GP

Date: 6/22/2026

Disc Reference:

Document Path: Q:\Projects\1355 Morningside\001 RainierAveS\Mapfiles\002_TechMemo\1355-001_TechMemo.aprx



LEGEND

- DECOMMISSIONED MONITORING WELL
- SHALLOW MONITORING WELL
- DEEP MONITORING WELL
- BORING WITH RECONNAISSANCE GROUNDWATER SAMPLE (FARALLON)
- BORING (FARALLON)
- BORING (G-LOGICS)
- BORING (KLEINFELDER)
- ALL SAMPLE RESULTS FOR CVOCs LESS THAN MTCA METHOD A AND B CLEANUP LEVELS
- ALL SAMPLE RESULTS FOR CVOCs EXCEEDING MTCA METHOD B CLEANUP LEVELS BUT LESS THAN MTCA METHOD A CLEANUP LEVELS
- ONE OR MORE SAMPLE RESULTS FOR CVOCs EXCEEDING MTCA METHOD A CLEANUP LEVELS
- ESTIMATED EXTENT OF CHLORINATED VOCs IN SOIL EXCEEDING MTCA METHOD A OR B CLEANUP LEVELS
- HISTORICAL GAS STATION FEATURE
- PROPERTY FEATURE
- PROPERTY BOUNDARY
- KING COUNTY PARCEL BOUNDARY

NOTES:

MTCA = WASHINGTON STATE MODEL TOXICS CONTROL ACT CLEANUP REGULATION
TCE = TRICHLOROETHENE
VC = VINYL CHLORIDE
VOCs = VOLATILE ORGANIC COMPOUNDS

NOTES:
1. ALL LOCATIONS ARE APPROXIMATE.
2. FIGURE WAS PRODUCED IN COLOR. GRAYSCALE COPIES MAY NOT REPRODUCE ALL ORIGINAL INFORMATION.

FARALLON
CONSULTING

Your Challenges. Our Priority. | farallonconsulting.com

Washington
Bellevue | Bellingham | Seattle

Oregon
Portland | Baker City

California
Oakland | Irvine

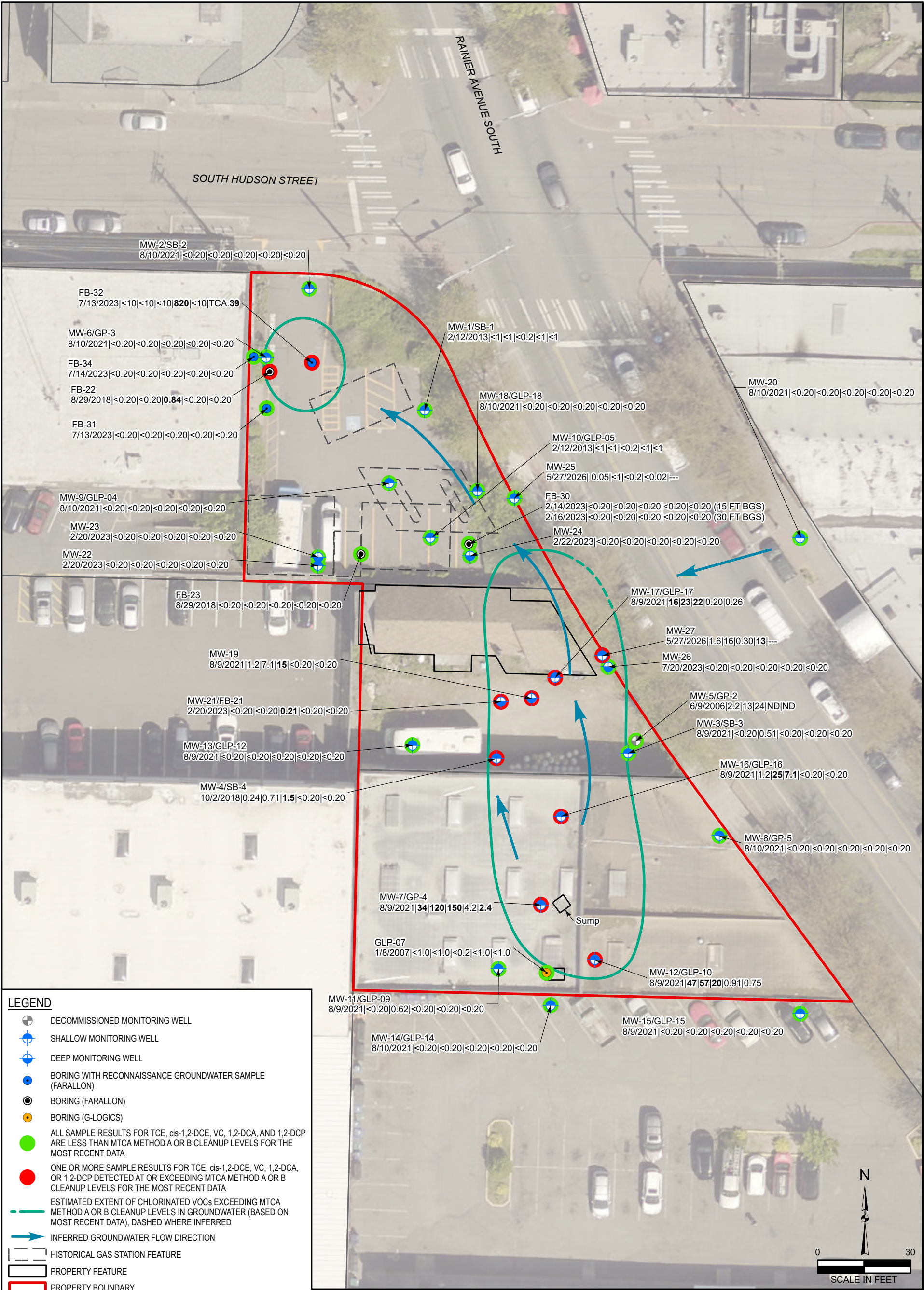
FIGURE 5

ESTIMATED EXTENT OF
CHLORINATED VOCs IN SOIL
MORNINGSIDE ACRES SITE
5001, 5015, AND 5021
RAINIER AVENUE SOUTH
SEATTLE, WASHINGTON

FARALLON PN: 1355-001

Drawn By: nbedell Checked By: GP Date: 6/22/2026 Figure-05_Soil_VOCs

Document Path: Q:\Projects\1355 Morningside\001 RainierAve\Mapfiles\002_TechMemo\1355-001_TechMemo.aprx



LEGEND

- DECOMMISSIONED MONITORING WELL
- SHALLOW MONITORING WELL
- DEEP MONITORING WELL
- BORING WITH RECONNAISSANCE GROUNDWATER SAMPLE (FARALLON)
- BORING (FARALLON)
- BORING (G-LOGICS)
- ALL SAMPLE RESULTS FOR TCE, cis-1,2-DCE, VC, 1,2-DCA, AND 1,2-DCP ARE LESS THAN MTCA METHOD A OR B CLEANUP LEVELS FOR THE MOST RECENT DATA
- ONE OR MORE SAMPLE RESULTS FOR TCE, cis-1,2-DCE, VC, 1,2-DCA, OR 1,2-DCP DETECTED AT OR EXCEEDING MTCA METHOD A OR B CLEANUP LEVELS FOR THE MOST RECENT DATA
- ESTIMATED EXTENT OF CHLORINATED VOCs EXCEEDING MTCA METHOD A OR B CLEANUP LEVELS IN GROUNDWATER (BASED ON MOST RECENT DATA), DASHED WHERE INFERRED
- INFERRED GROUNDWATER FLOW DIRECTION
- HISTORICAL GAS STATION FEATURE
- PROPERTY FEATURE
- PROPERTY BOUNDARY
- KING COUNTY PARCEL BOUNDARY

NOTES:

- BOLD** = DENOTES CONCENTRATIONS THAT EXCEED THE WASHINGTON STATE MTCA METHOD A OR B CLEANUP LEVEL
- <** = DENOTES ANALYTE NOT DETECTED AT OR EXCEEDING THE METHOD REPORTING LIMIT LISTED
- FT BGS = FEET BELOW GROUND SURFACE
- TCE = TRICHLOROETHENE
- cis-1,2-DCE = CIS-1,2-DICHLOROETHENE
- VC = VINYL CHLORIDE
- 1,2-DCA = 1,2-DICHLOROETHANE
- 1,2-DCP = 1,2-DICHLOROPROPANE
- = DENOTES SAMPLE NOT ANALYZED
- MTCA = WASHINGTON STATE MODEL TOXICS CONTROL ACT CLEANUP REGULATION
- VOCs = VOLATILE ORGANIC COMPOUNDS

- NOTES:
- 1. ALL LOCATIONS ARE APPROXIMATE.
- 2. FIGURE WAS PRODUCED IN COLOR. GRAYSCALE COPIES MAY NOT REPRODUCE ALL ORIGINAL INFORMATION.



Your Challenges. Our Priority. | farallonconsulting.com

Washington
Bellevue | Bellingham | Seattle

Oregon
Portland | Baker City

California
Oakland | Irvine

FIGURE 6

ESTIMATED EXTENT OF CHLORINATED VOCs
IN GROUNDWATER
MORNINGSIDE ACRES SITE
5001, 5015, AND 5021
RAINIER AVENUE SOUTH
SEATTLE, WASHINGTON

FARALLON PN: 1355-001

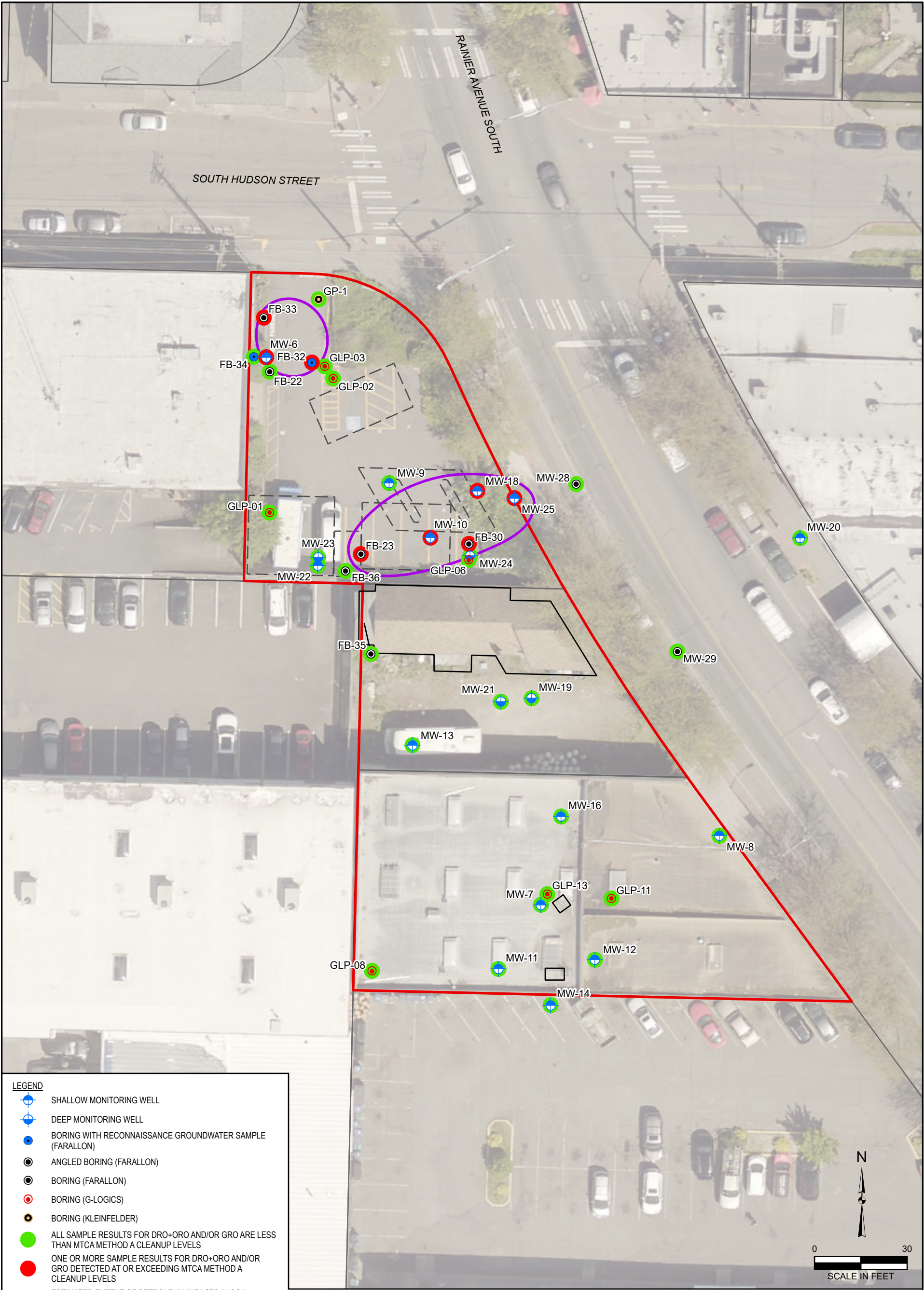
Drawn By: nbedell

Checked By: GP

Date: 6/22/2026

Figure-06_GW_VOCs

Document Path: Q:\Projects\1355 Morningside\001 RainierAveS\Mapfiles\002_TechMemo\1355-001_TechMemo.aprx



- LEGEND**
- SHALLOW MONITORING WELL
 - DEEP MONITORING WELL
 - BORING WITH RECONNAISSANCE GROUNDWATER SAMPLE (FARALLON)
 - ANGLED BORING (FARALLON)
 - BORING (FARALLON)
 - BORING (G-LOGICS)
 - BORING (KLEINFELDER)
 - ALL SAMPLE RESULTS FOR DRO+ORO AND/OR GRO ARE LESS THAN MTCA METHOD A CLEANUP LEVELS
 - ONE OR MORE SAMPLE RESULTS FOR DRO+ORO AND/OR GRO DETECTED AT OR EXCEEDING MTCA METHOD A CLEANUP LEVELS
 - ESTIMATED EXTENT OF PETROLEUM IMPACTS IN SOIL EXCEEDING MTCA METHOD A CLEANUP LEVEL
 - HISTORICAL GAS STATION FEATURE
 - PROPERTY FEATURE
 - PROPERTY BOUNDARY
 - KING COUNTY PARCEL BOUNDARY

NOTES:
MTCA = WASHINGTON STATE MODEL TOXICS CONTROL ACT CLEANUP REGULATION
DRO = TOTAL PETROLEUM HYDROCARBONS (TPH) AS DIESEL-RANGE ORGANICS
ORO = TPH AS OIL-RANGE ORGANICS
GRO = TPH AS GASOLINE-RANGE ORGANICS
DRO+ORO = THE SUM OF DRO AND ORO

NOTES:
1. ALL LOCATIONS ARE APPROXIMATE.
2. FIGURE WAS PRODUCED IN COLOR. GRAYSCALE COPIES MAY NOT REPRODUCE ALL ORIGINAL INFORMATION.



Your Challenges. Our Priority. | farallonconsulting.com

Washington
Bellevue | Bellingham | Seattle

Oregon
Portland | Baker City

California
Oakland | Irvine

FIGURE 7

ESTIMATED EXTENT OF
PETROLEUM HYDROCARBONS IN SOIL
MORNINGSIDE ACRES SITE
5001, 5015, AND 5021
RAINIER AVENUE SOUTH
SEATTLE, WASHINGTON

FARALLON PN: 1355-001

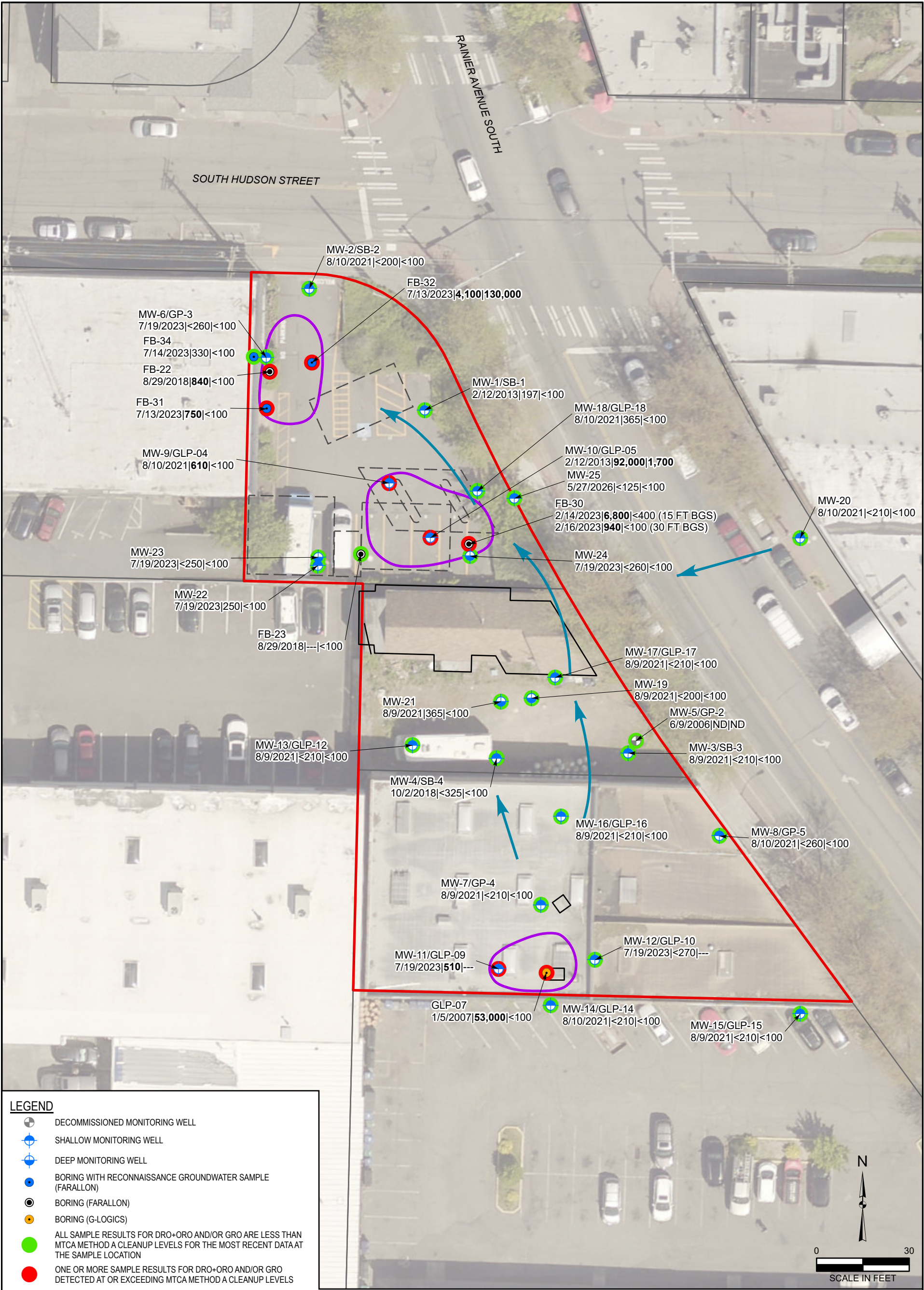
Drawn By: nbedell

Checked By: GP

Date: 6/22/2026

Figure-07_Soil_TPH

Document Path: Q:\Projects\1355 Morningside\001 RainierAveS\Mapfiles\002_TechMemo\1355-001_TechMemo.aprx



LEGEND

DECOMMISSIONED MONITORING WELL

SHALLOW MONITORING WELL

DEEP MONITORING WELL

BORING WITH RECONNAISSANCE GROUNDWATER SAMPLE (FARALLON)

BORING (FARALLON)

BORING (G-LOGICS)

ALL SAMPLE RESULTS FOR DRO+ORO AND/OR GRO ARE LESS THAN MTCA METHOD A CLEANUP LEVELS FOR THE MOST RECENT DATA AT THE SAMPLE LOCATION

ONE OR MORE SAMPLE RESULTS FOR DRO+ORO AND/OR GRO DETECTED AT OR EXCEEDING MTCA METHOD A CLEANUP LEVELS

ESTIMATED EXTENT OF PETROLEUM IMPACTS IN GROUNDWATER EXCEEDING MTCA METHOD A CLEANUP LEVEL

INFERRED GROUNDWATER FLOW DIRECTION

HISTORICAL GAS STATION FEATURE

PROPERTY FEATURE

APPROXIMATE PROPERTY BOUNDARY

KING COUNTY PARCEL BOUNDARY

NOTES:

MTCA = WASHINGTON STATE MODEL TOXICS CONTROL ACT CLEANUP REGULATION

DRO = TOTAL PETROLEUM HYDROCARBONS (TPH) AS DIESEL-RANGE ORGANICS

ORO = TPH AS OIL-RANGE ORGANICS

GRO = TPH AS GASOLINE-RANGE ORGANICS

DRO+ORO = THE SUM OF DRO AND ORO

NOTES:

1. ALL LOCATIONS ARE APPROXIMATE.

2. FIGURE WAS PRODUCED IN COLOR. GRAYSCALE COPIES MAY NOT REPRODUCE ALL ORIGINAL INFORMATION.

FARALLON

CONSULTING

Washington

Bellevue | Bellingham | Seattle

Oregon

Portland | Baker City

California

Oakland | Irvine

Your Challenges. Our Priority. | farallonconsulting.com

FIGURE 8

ESTIMATED EXTENT OF PETROLEUM HYDROCARBONS IN GROUNDWATER MORNINGSIDE ACRES SITE 5001, 5015, AND 5021 RAINIER AVENUE SOUTH SEATTLE, WASHINGTON

FARALLON PN: 1355-001

Drawn By: nbedell

Checked By: GP

Date: 6/22/2026

Figure-08_GW_TPH

Document Path: Q:\Projects\1355 Morningside\001 RainierAveSI\Mapfiles\002_TechMemo\1355-001_TechMemo.aprx

TABLES

ADDITIONAL REMEDIAL INVESTIGATION SUMMARY REPORT Morningside Acres Tracts 5001, 5015, and 5021 Rainier Avenue South Seattle, Washington

Farallon PN: 1355-001.001

Table 1
Groundwater Elevations
Morningside Acres Tracts
Seattle, Washington
Farallon PN: 1355-001

Location	Top of Casing Elevation (feet NAVD88) ¹	Screened Interval (feet) ²	Screened Interval (feet NAVD88) ¹	Monitoring Date	Depth to Water (feet) ²	Depth to LNAPL (feet) ²	LNAPL Thickness (feet) ²	Water Level Elevation (feet NAVD88) ¹
MW-1	114.87	8 - 18	106.9 - 96.9	1/5/2007	9.91	---	---	104.96
				1/10/2007	9.99	---	---	104.88
				2/20/2007	10.41	---	---	104.46
				2/12/2013	10.52	---	---	104.35
				8/9/2021	NM	---	---	---
				2/22/2023	9.70	---	---	105.17
				7/19/2023	10.40	---	---	104.47
				5/18/2026	10.55	---	---	104.32
MW-2	114.38	8 - 18	106.4 - 96.4	1/5/2007	16.07	---	---	98.31
				1/10/2007	Dry	---	---	---
				2/20/2007	15.66	---	---	98.72
				2/12/2013	9.43	---	---	104.95
				12/14/2017	9.41	---	---	104.97
				10/2/2018	9.71	---	---	104.67
				8/9/2021	9.82	---	---	104.56
				2/20/2023	9.38	---	---	105.00
				7/19/2023	9.76	---	---	104.62
				5/18/2026	9.05	---	---	105.33
MW-3	114.97	8 - 18	107.0 - 97.0	1/5/2007	9.79	---	---	105.18
				1/10/2007	12.11	---	---	102.86
				2/20/2007	10.55	---	---	104.42
				2/12/2013	9.48	---	---	105.49
				12/14/2017	9.78	---	---	105.19
				10/2/2018	10.83	---	---	104.14
				8/9/2021	10.34	---	---	104.63
				2/20/2023	9.22	---	---	105.75
				7/19/2023	10.10	---	---	104.87
				5/18/2026	9.79	---	---	105.18
MW-4	112.99	6.5 - 16.5	106.5 - 96.5	1/5/2007	7.26	---	---	105.73
				1/10/2007	7.25	---	---	105.74
				2/20/2007	7.39	---	---	105.60
				2/12/2013	7.44	---	---	105.55
				12/14/2017	7.87	---	---	105.12
				10/2/2018	8.48	---	---	104.51
				8/9/2021	NM	---	---	---
				2/22/2023	7.09	---	---	105.90
				7/19/2023	7.70	---	---	105.29
				5/18/2026	NM	---	---	---
MW-5	114.85	9 - 13	105.9 - 101.9	1/5/2007	9.89	---	---	104.96
				1/10/2007	NM	---	---	---
				2/20/2007	NM	---	---	---
				2/12/2013	NM	---	---	---
				8/9/2021	NM	---	---	---
				2/20/2023	NM	---	---	---
				7/19/2023	NM	---	---	---
MW-6	115.15	9.5 - 14.5	105.7 - 100.7	1/5/2007	10.04	---	---	105.11
				1/10/2007	10.04	---	---	105.11
				2/20/2007	NM	---	---	---
				2/12/2013	10.51	---	---	104.64
				12/14/2017	10.77	---	---	104.38
				10/2/2018	11.20	---	---	103.95
				8/9/2021	10.82	---	---	104.33
				2/20/2023	9.80	---	---	105.35
				7/19/2023	10.47	---	---	104.68
				5/18/2026	11.94	---	---	103.21

Table 1
Groundwater Elevations
Morningside Acres Tracts
Seattle, Washington
Farallon PN: 1355-001

Location	Top of Casing Elevation (feet NAVD88) ¹	Screened Interval (feet) ²	Screened Interval (feet NAVD88) ¹	Monitoring Date	Depth to Water (feet) ²	Depth to LNAPL (feet) ²	LNAPL Thickness (feet) ²	Water Level Elevation (feet NAVD88) ¹
MW-7	108.29	6.5 - 11.5	101.8 - 96.8	1/5/2007	1.10	---	---	107.19
				1/10/2007	0.98	---	---	107.31
				2/20/2007	1.09	---	---	107.20
				2/12/2013	1.07	---	---	107.22
				12/14/2017	1.46	---	---	106.83
				10/2/2018	2.21	---	---	106.08
				8/9/2021	1.70	---	---	106.59
				2/20/2023	0.78	---	---	107.51
				7/19/2023	1.42	---	---	106.87
MW-8	116.28	9.5 - 14.5	106.8 - 101.8	5/18/2026	1.25	---	---	107.04
				1/5/2007	10.01	---	---	106.27
				1/10/2007	10.41	---	---	105.87
				2/20/2007	10.46	---	---	105.82
				2/12/2013	10.21	---	---	106.07
				12/14/2017	10.56	---	---	105.72
				10/2/2018	11.26	---	---	105.02
				8/9/2021	10.94	---	---	105.34
				2/20/2023	10.32	---	---	105.96
MW-9	114.65	9 - 19	105.7 - 95.7	7/19/2023	10.66	---	---	105.62
				5/18/2026	10.35	---	---	105.93
				1/5/2007	9.36	---	---	105.29
				1/10/2007	9.25	---	---	105.40
				2/20/2007	9.75	---	---	104.90
				2/12/2013	9.51	---	---	105.14
				12/14/2017	9.89	---	---	104.76
				10/2/2018	10.42	---	---	104.23
				8/9/2021	9.90	---	---	104.80
MW-10	114.58	9 - 19	105.6 - 95.6	2/20/2023	8.91	---	---	105.74
				7/19/2023	9.50	---	---	105.15
				5/18/2026	9.39	---	---	105.26
				1/5/2007	8.58	NM	NM	106.00
				1/10/2007	8.65	NM	NM	105.93
				2/20/2007	9.35	Present	NM	105.23
				2/12/2013	9.74	NM	NM	104.84
				12/14/2017	9.94	9.52	0.42	104.64
				10/2/2018	10.54	10.33	0.21	104.04
MW-11	108.47	3 - 13	105.5 - 95.5	8/9/2021	10.28	Present	NM	104.40
				2/20/2023	10.32	Present	NM	104.26
				3/16/2023	9.85	Present	NM	104.73
				7/19/2023	9.88	9.06	0.82	104.70
				5/18/2026	10.07	Present	NM	104.51
				1/10/2007	0.48	---	---	107.99
				2/20/2007	0.51	---	---	107.96
				2/12/2013	0.53	---	---	107.94
				12/14/2017	0.81	---	---	107.66
MW-12	109.17	3 - 8	106.2 - 101.2	10/2/2018	1.16	---	---	107.31
				8/9/2021	0.83	---	---	107.64
				2/20/2023	0.60	---	---	107.87
				7/19/2023	0.67	---	---	107.80
				5/18/2026	0.60	---	---	107.87
				1/10/2007	1.61	---	---	107.56
				2/20/2007	1.96	---	---	107.21
				2/12/2013	1.96	---	---	107.21
				12/14/2017	2.38	---	---	106.79
				10/2/2018	3.11	---	---	106.06
				8/9/2021	2.58	---	---	106.59
				2/20/2023	1.81	---	---	107.36
				7/19/2023	2.26	---	---	106.91
				5/18/2026	2.11	---	---	107.06

Table 1
Groundwater Elevations
Morningside Acres Tracts
Seattle, Washington
Farallon PN: 1355-001

Location	Top of Casing Elevation (feet NAVD88) ¹	Screened Interval (feet) ²	Screened Interval (feet NAVD88) ¹	Monitoring Date	Depth to Water (feet) ²	Depth to LNAPL (feet) ²	LNAPL Thickness (feet) ²	Water Level Elevation (feet NAVD88) ¹
MW-13	111.82	5 - 15	106.8 - 96.8	1/10/2007	6.22	---	---	105.60
				2/20/2007	6.44	---	---	105.38
				2/12/2013	6.49	---	---	105.33
				12/14/2017	7.11	---	---	104.71
				10/2/2018	7.59	---	---	104.23
				8/9/2021	6.97	---	---	104.85
				2/22/2023	4.26	---	---	107.56
				7/19/2023	6.09	---	---	105.73
MW-14	115.89	16 - 26	99.9 - 89.9	5/18/2026	6.76	---	---	105.06
				2/20/2007	9.20	---	---	106.69
				2/12/2013	9.16	---	---	106.73
				12/15/2017	9.56	---	---	106.33
				10/2/2018	10.22	---	---	105.67
				8/9/2021	9.78	---	---	106.11
				2/20/2023	8.96	---	---	106.93
				7/19/2023	NM	---	---	---
MW-15	115.92	7 - 17	108.9 - 98.9	5/18/2026	NM	---	---	---
				2/20/2007	9.69	---	---	106.23
				2/12/2013	9.47	---	---	106.45
				12/14/2017	9.91	---	---	106.01
				10/2/2018	10.73	---	---	105.19
				8/9/2021	10.33	---	---	105.59
				2/20/2023	9.81	---	---	106.11
				7/19/2023	10.35	---	---	105.57
MW-16	108.68	2 - 6	106.7 - 102.7	5/18/2026	10.09	---	---	105.83
				2/20/2007	1.65	---	---	107.03
				2/12/2013	1.65	---	---	107.03
				12/14/2017	2.05	---	---	106.63
				10/2/2018	2.70	---	---	105.98
				8/9/2021	2.19	---	---	106.49
				2/20/2023	1.36	---	---	107.32
				7/19/2023	1.86	---	---	106.82
MW-17	113.61	6 - 16	107.6 - 97.6	5/18/2026	1.80	---	---	106.88
				2/20/2007	8.62	---	---	104.99
				2/12/2013	8.63	---	---	104.98
				12/14/2017	8.92	---	---	104.69
				10/2/2018	9.38	---	---	104.23
				8/9/2021	9.03	---	---	104.58
				2/20/2023	8.02	---	---	105.59
				7/19/2023	8.67	---	---	104.94
MW-18	114.79	7 - 17	107.8 - 97.8	5/18/2026	8.65	---	---	104.96
				2/20/2007	10.38	---	---	104.41
				2/12/2013	10.47	---	---	104.32
				12/14/2017	10.67	---	---	104.12
				10/2/2018	11.18	---	---	103.61
				8/9/2021	10.72	---	---	104.18
				2/20/2023	9.07	---	---	105.72
				3/16/2023	9.77	---	---	105.02
MW-19	113.31	25 - 30	88.3 - 83.3	7/19/2023	10.32	---	---	104.47
				5/18/2026	10.36	---	---	104.43
				12/14/2017	8.43	---	---	104.88
				10/2/2018	8.94	---	---	104.37
				8/9/2021	8.61	---	---	104.70
MW-20	114.75	15 - 25	99.8 - 89.8	2/20/2023	7.72	---	---	105.59
				7/19/2023	8.28	---	---	105.03
				5/18/2026	NM	---	---	---
				10/2/2018	8.83	---	---	105.92
				8/9/2021	9.07	---	---	105.68
				2/24/2023	8.72	---	---	106.03
				7/19/2023	9.17	---	---	105.58
				5/18/2026	9.65	---	---	105.10

Table 1
Groundwater Elevations
Morningside Acres Tracts
Seattle, Washington
Farallon PN: 1355-001

Location	Top of Casing Elevation (feet NAVD88) ¹	Screened Interval (feet) ²	Screened Interval (feet NAVD88) ¹	Monitoring Date	Depth to Water (feet) ²	Depth to LNAPL (feet) ²	LNAPL Thickness (feet) ²	Water Level Elevation (feet NAVD88) ¹
MW-21	112.86	35 - 45	77.9 - 67.9	10/2/2018	8.52	---	---	104.34
				8/9/2021	8.01	---	---	104.85
				2/20/2023	7.29	---	---	105.57
				7/19/2023	8.15	---	---	104.71
				5/18/2026	7.71	---	---	105.15
MW-22	115.31	8-18	107.3 - 97.3	2/20/2023	9.46	---	---	105.85
				3/16/2023	9.45	---	---	105.86
				7/19/2023	9.90	---	---	105.41
				5/18/2026	10.01	---	---	105.30
MW-23	115.37	38-48	77.4 - 67.4	2/20/2023	42.23	---	---	73.14
				3/16/2023	30.50	---	---	84.87
				7/19/2023	10.34	---	---	105.03
				5/18/2026	9.98	---	---	105.39
MW-24	114.91	35-45	79.9 - 69.9	2/20/2023	13.37	---	---	101.54
				3/16/2023	9.14	---	---	105.77
				7/19/2023	9.61	---	---	105.30
				5/18/2026	10.00	---	---	104.91
MW-25	115.09	5-15	110.1 - 100.1	7/19/2023	10.16	---	---	104.93
				5/18/2026	10.00	---	---	105.09
MW-26	114.92	35-45	79.9 - 69.9	7/19/2023	10.11	---	---	104.81
				5/18/2026	8.09	---	---	106.83
MW-27	114.88	8-18	106.9 - 96.9	7/19/2023	10.29	---	---	104.59
				5/18/2026	10.09	---	---	104.79

Notes:

--- denotes LNAPL not present or groundwater elevation not calculated.

¹ In feet referenced to North American Vertical Datum of 1988 (NAVD88).

² In feet below top of well casing.

LNAPL = light non-aqueous phase liquid

NM = not measured

Table 2
Soil Analytical Results for Chlorinated VOCs
Morningside Acres Tracts
Seattle, Washington
Farallon PN: 1355-001

Location	Sampled By	Sample Identification	Sample Depth (feet bgs unless otherwise noted)	Zone	Sample Date	Analytical Results (milligrams per kilogram) ¹									
						PCE	TCE	cis-1,2- Dichloroethene	trans-1,2- Dichloroethene	Vinyl Chloride	1,1- Dichloroethene	1,2- Dichloroethane	1,2- Dichloropropane	Chloroethane	1,1,2- Trichloroethane
GP-1	Kleinfelder	GP1-4@13'	13	Vadose	6/8/2006	ND	ND	ND	ND	ND	ND	ND	ND	ND	---
GP-2	Kleinfelder	GP2-3a	10	Vadose	6/8/2006	ND	ND	ND	ND	ND	ND	ND	ND	ND	---
GP-3	Kleinfelder	GP3-3a	10	Vadose	8/2/2006	< 0.02	< 0.02	< 0.05	< 0.05	< 0.01	< 0.05	< 0.05	< 0.05	< 0.05	---
GP-4	Kleinfelder	GP4-3a	8.0 feet bbf	Vadose	8/2/2006	< 0.02	0.24	0.14	< 0.05	0.30	< 0.05	< 0.05	< 0.05	< 0.05	---
GP-5	Kleinfelder	GP5-3a	10	Vadose	8/2/2006	< 0.02	< 0.02	< 0.05	< 0.05	< 0.01	< 0.05	< 0.05	< 0.05	< 0.05	---
GLP-05	G-Logics	GLP-05-05	5.0	Vadose	1/5/2007	< 0.02	< 0.03	< 0.02	< 0.02	< 0.03	< 0.05	< 0.03	< 0.02	< 0.06	---
GLP-08	G-Logics	GLP-08-7	7.0 feet bbf	Saturated	1/5/2007	< 0.02	< 0.03	< 0.02	< 0.02	< 0.03	< 0.05	< 0.03	< 0.02	< 0.06	---
GLP-09	G-Logics	GLP-09-2	2.0 feet bbf	Vadose	1/5/2007	< 0.02	< 0.03	< 0.02	< 0.02	< 0.03	< 0.05	< 0.03	< 0.02	< 0.06	---
	G-Logics	GLP-09-8	8.0 feet bbf	Vadose	1/5/2007	< 0.02	< 0.03	< 0.02	< 0.02	< 0.03	< 0.05	< 0.03	< 0.02	< 0.06	---
	G-Logics	GLP-09-12	12.0 feet bbf	Saturated	1/5/2007	< 0.02	< 0.03	< 0.02	< 0.02	< 0.03	< 0.05	< 0.03	< 0.02	< 0.06	---
GLP-10	G-Logics	GLP-10-3	3.0 feet bbf	Vadose	1/5/2007	< 0.02	< 0.03	< 0.02	< 0.02	< 0.03	< 0.05	< 0.03	< 0.02	< 0.06	---
	G-Logics	GLP-10-7	7.0 feet bbf	Saturated	1/5/2007	< 0.02	< 0.03	< 0.02	< 0.02	< 0.03	< 0.05	< 0.03	< 0.02	< 0.06	---
	G-Logics	GLP-10-9	9.0 feet bbf	Saturated	1/5/2007	< 0.02	< 0.03	< 0.02	< 0.02	< 0.03	< 0.05	< 0.03	< 0.02	< 0.06	---
GLP-11	G-Logics	GLP-11-3	3.0 feet bbf	Vadose	1/5/2007	< 0.02	< 0.03	< 0.02	< 0.02	< 0.03	< 0.05	< 0.03	< 0.02	< 0.06	---
GLP-12	G-Logics	GLP-12-6	6.0	Vadose	1/5/2007	< 0.02	< 0.03	< 0.02	< 0.02	< 0.03	< 0.05	< 0.03	< 0.02	< 0.06	---
GLP-13	G-Logics	GLP-13-4	4.0 feet bbf	Vadose	2/16/2007	< 0.02	< 0.03	0.054	< 0.02	0.77	< 0.05	< 0.03	< 0.02	< 0.06	---
	G-Logics	GLP-13-8	8.0 feet bbf	Vadose	2/16/2007	< 0.02	< 0.03	< 0.02	< 0.02	0.036	< 0.05	< 0.03	< 0.02	< 0.06	---
	G-Logics	GLP-13-12	12.0 feet bbf	Saturated	2/16/2007	< 0.02	< 0.03	< 0.02	< 0.02	0.087	< 0.05	< 0.03	< 0.02	< 0.06	---
	G-Logics	GLP-13-12 DUP	12.0 feet bbf	Saturated	2/16/2007	< 0.02	< 0.03	< 0.02	< 0.02	0.092	< 0.05	< 0.03	< 0.02	< 0.06	---
GLP-14	G-Logics	GLP-14-13	13.0	Saturated	2/16/2007	< 0.02	< 0.03	< 0.02	< 0.02	< 0.03	< 0.05	< 0.03	< 0.02	< 0.06	---
	G-Logics	GLP-14-24	24.0	Saturated	2/16/2007	< 0.02	< 0.03	< 0.02	< 0.02	< 0.03	< 0.05	< 0.03	< 0.02	< 0.06	---
GLP-15	G-Logics	GLP-15-13	13.0	Saturated	2/16/2007	< 0.02	< 0.03	< 0.02	< 0.02	< 0.03	< 0.05	< 0.03	< 0.02	< 0.06	---
	G-Logics	GLP-15-15	15.0	Saturated	2/16/2007	< 0.02	< 0.03	< 0.02	< 0.02	< 0.03	< 0.05	< 0.03	< 0.02	< 0.06	---
GLP-16	G-Logics	GLP-16-4	4.0 feet bbf	Saturated	2/16/2007	< 0.02	< 0.03	< 0.02	< 0.02	< 0.03	< 0.05	< 0.03	< 0.02	< 0.06	---
	G-Logics	GLP-16-6	6.0 feet bbf	Saturated	2/16/2007	< 0.02	< 0.03	< 0.02	< 0.02	< 0.03	< 0.05	< 0.03	< 0.02	< 0.06	---
GLP-17	G-Logics	GLP-17-11	11.0	Vadose	2/16/2007	< 0.02	< 0.03	< 0.02	< 0.02	< 0.03	< 0.05	< 0.03	< 0.02	< 0.06	---
	G-Logics	GLP-17-15	15.0	Saturated	2/16/2007	< 0.02	< 0.03	0.027	0.039	0.041	< 0.05	< 0.03	< 0.02	< 0.06	---
MTCA Method A Cleanup Level ²						0.05	0.03	160 ³	1,600 ³	0.67 ³	4,000 ³	11 ³	27.0 ³	NE	18 ³
MTCA Method B Cleanup Levels for Soil Protective of Groundwater Vadose @ 13 Degrees Celsius ⁴						---	---	0.079	0.52	0.0017	0.046	0.023	0.025	NE	0.017
MTCA Method B Cleanup Levels for Soil Protective of Groundwater Saturated ⁴						---	---	0.0052	0.032	0.00009	0.0025	0.0016	0.0017	NE	0.0011

Table 2
Soil Analytical Results for Chlorinated VOCs
Morningside Acres Tracts
Seattle, Washington
Farallon PN: 1355-001

Location	Sampled By	Sample Identification	Sample Depth (feet bgs unless otherwise noted)	Zone	Sample Date	Analytical Results (milligrams per kilogram) ¹									
						PCE	TCE	cis-1,2- Dichloroethene	trans-1,2- Dichloroethene	Vinyl Chloride	1,1- Dichloroethene	1,2- Dichloroethane	1,2- Dichloropropane	Chloroethane	1,1,2- Trichloroethane
GLP-18	G-Logics	GLP-18-10	10.0	Vadose	2/16/2007	< 0.02	< 0.03	< 0.02	< 0.02	< 0.03	< 0.05	< 0.03	< 0.02	< 0.06	---
	G-Logics	GLP-18-15	15.0	Saturated	2/16/2007	< 0.02	< 0.03	< 0.02	< 0.02	< 0.03	< 0.05	< 0.03	< 0.02	< 0.06	---
MW-19	Farallon	MW-19-10.0	10.0	Vadose	12/11/2017	< 0.0024	< 0.0012	< 0.0012	< 0.0012	< 0.0012	< 0.0012	< 0.0012	< 0.0012	< 0.0078	< 0.0012
	Farallon	MW-19-15.0	15.0	Saturated	12/11/2017	< 0.0033	0.18	0.016	0.0043	0.017	< 0.0017	< 0.0017	< 0.0017	< 0.011	< 0.0017
	Farallon	MW-19-22.5	22.5	Saturated	12/12/2017	< 0.0025	< 0.0013	< 0.0013	< 0.0013	< 0.0013	< 0.0013	< 0.0013	< 0.0013	< 0.0080	< 0.0013
	Farallon	MW-19-30.0	30.0	Saturated	12/12/2017	< 0.0025	< 0.0012	< 0.0012	< 0.0012	< 0.0012	< 0.0012	< 0.0012	< 0.0012	< 0.0080	< 0.0012
MW-20	Farallon	FB-20-10.0	10.0	Vadose	4/13/2018	< 0.0013	< 0.0013	< 0.0013	< 0.0013	< 0.0013	< 0.0013	< 0.0013	< 0.0013	< 0.0084	< 0.0013
	Farallon	FB-20-13.0	13.0	Vadose	4/13/2018	< 0.0013	< 0.0013	< 0.0013	< 0.0013	< 0.0013	< 0.0013	< 0.0013	< 0.0013	< 0.0085	< 0.0013
	Farallon	MW-20-15.0	15.0	Vadose	5/8/2018	< 0.0012	< 0.0012	< 0.0012	< 0.0012	< 0.0012	< 0.0012	< 0.0012	< 0.0012	< 0.0060	< 0.0012
	Farallon	MW-20-20.0	20.0	Saturated	5/8/2018	< 0.0011	< 0.0011	< 0.0011	< 0.0011	< 0.0011	< 0.0011	< 0.0011	< 0.0011	< 0.0054	< 0.0011
MW-21	Farallon	MW-21-30	30.0	Saturated	8/28/2018	< 0.0016	< 0.0016	< 0.0016	< 0.0016	< 0.0016	< 0.0016	< 0.0016	< 0.0016	< 0.0078	< 0.0016
	Farallon	MW-21-35	35.0	Saturated	8/28/2018	< 0.0017	< 0.0017	< 0.0017	< 0.0017	< 0.0017	< 0.0017	< 0.0017	< 0.0017	< 0.0085	< 0.0017
	Farallon	MW-21-40	40.0	Saturated	8/28/2018	< 0.0013	< 0.0013	< 0.0013	< 0.0013	< 0.0013	< 0.0013	< 0.0013	< 0.0013	< 0.0067	< 0.0013
	Farallon	MW-21-45	45.0	Saturated	8/28/2018	< 0.0016	< 0.0016	< 0.0016	< 0.0016	< 0.0016	< 0.0016	< 0.0016	< 0.0016	< 0.0078	< 0.0016
MW-23	Farallon	MW-23-10.0	10.0	Saturated	2/14/2023	< 0.0013	< 0.0013	< 0.0013	< 0.0013	< 0.0013	< 0.0013	< 0.0013	< 0.0013	< 0.0064	< 0.0013
	Farallon	MW-23-15.0	15.0	Saturated	2/14/2023	< 0.0013	< 0.0013	< 0.0013	< 0.0013	< 0.0013	< 0.0013	< 0.0013	< 0.0013	< 0.0064	< 0.0013
	Farallon	MW-23-20.0	20.0	Saturated	2/14/2023	< 0.0016	< 0.0016	< 0.0016	< 0.0016	< 0.0016	< 0.0016	< 0.0016	< 0.0016	< 0.0078	< 0.0016
	Farallon	MW-23-30.0	30.0	Saturated	2/14/2023	< 0.0016	< 0.0016	< 0.0016	< 0.0016	< 0.0016	< 0.0016	< 0.0016	< 0.0016	< 0.0081	< 0.0016
	Farallon	MW-23-45.0	45.0	Saturated	2/15/2023	< 0.0015	< 0.0015	< 0.0015	< 0.0015	< 0.0015	< 0.0015	< 0.0015	< 0.0015	< 0.0077	< 0.0015
	Farallon	MW-23-50.0	50.0	Saturated	2/15/2023	< 0.0013	< 0.0013	< 0.0013	< 0.0013	< 0.0013	< 0.0013	< 0.0013	< 0.0013	< 0.0063	< 0.0013
MW-24	Farallon	FB-30-40.0	40.0	Saturated	2/16/2023	< 0.0012	< 0.0012	< 0.0012	< 0.0012	< 0.0012	< 0.0012	< 0.0012	< 0.0012	< 0.0059	< 0.0012
	Farallon	FB-30-45.0	45.0	Saturated	2/16/2023	< 0.0010	< 0.0010	< 0.0010	< 0.0010	< 0.0010	< 0.0010	< 0.0010	< 0.0010	< 0.0051	< 0.0010
MW-26	Farallon	MW-26-10.0	10.0	Vadose	7/18/2023	< 0.00097	< 0.00097	< 0.00097	< 0.00097	< 0.00097	< 0.00097	< 0.00097	< 0.00097	< 0.0049	< 0.00097
	Farallon	MW-26-15.0	15.0	Saturated	7/18/2023	< 0.0012	0.014	0.015	0.0017	0.014	< 0.0012	< 0.0012	< 0.0012	< 0.0058	< 0.0012
	Farallon	MW-26-25.0	25.0	Saturated	7/18/2023	< 0.00099	< 0.00099	0.0015	< 0.00099	0.0014	< 0.00099	< 0.00099	< 0.00099	< 0.0050	< 0.00099
	Farallon	MW-26-35.0	35.0	Saturated	7/18/2023	< 0.0011	< 0.0011	< 0.0011	< 0.0011	< 0.0011	< 0.0011	< 0.0011	< 0.0011	< 0.0054	< 0.0011
	Farallon	MW-26-45.0	45.0	Saturated	7/18/2023	< 0.00088	< 0.00088	< 0.00088	< 0.00088	< 0.00088	< 0.00088	< 0.00088	< 0.00088	< 0.0044	< 0.00088
FB-22	Farallon	FB-22-10	10.0	Vadose	8/29/2018	< 0.0021	< 0.0021	< 0.0021	< 0.0021	< 0.0021	< 0.0021	< 0.0021	< 0.0021	< 0.011	< 0.0021
	Farallon	FB-22-15	15.0	Saturated	8/29/2018	< 0.0014	< 0.0014	< 0.0014	< 0.0014	< 0.0014	< 0.0014	< 0.0014	< 0.0014	< 0.0068	< 0.0014
	Farallon	FB-22-20	20.0	Saturated	8/29/2018	< 0.0013	< 0.0013	< 0.0013	< 0.0013	< 0.0013	< 0.0013	< 0.0013	< 0.0013	< 0.0063	< 0.0013
MTCA Method A Cleanup Level ²						0.05	0.03	160 ³	1,600 ³	0.67 ³	4,000 ³	11 ³	27.0 ³	NE	18 ³
MTCA Method B Cleanup Levels for Soil Protective of Groundwater Vadose @ 13 Degrees Celsius ⁴						---	---	0.079	0.52	0.0017	0.046	0.023	0.025	NE	0.017
MTCA Method B Cleanup Levels for Soil Protective of Groundwater Saturated ⁴						---	---	0.0052	0.032	0.00009	0.0025	0.0016	0.0017	NE	0.0011

Table 2
Soil Analytical Results for Chlorinated VOCs
Morningside Acres Tracts
Seattle, Washington
Farallon PN: 1355-001

Location	Sampled By	Sample Identification	Sample Depth (feet bgs unless otherwise noted)	Zone	Sample Date	Analytical Results (milligrams per kilogram) ¹									
						PCE	TCE	cis-1,2- Dichloroethene	trans-1,2- Dichloroethene	Vinyl Chloride	1,1- Dichloroethene	1,2- Dichloroethane	1,2- Dichloropropane	Chloroethane	1,1,2- Trichloroethane
FB-23	Farallon	FB-23-10	10.0	Vadose	8/29/2018	< 0.0012	< 0.0012	< 0.0012	< 0.0012	< 0.0012	< 0.0012	< 0.0012	< 0.0012	< 0.0059	< 0.0012
	Farallon	FB-23-13	13.0	Vadose	8/29/2018	< 0.0013	< 0.0013	< 0.0013	< 0.0013	< 0.0013	< 0.0013	< 0.0013	< 0.0013	< 0.0067	< 0.0013
	Farallon	FB-23-17	17.0	Vadose	8/29/2018	< 0.0013	< 0.0013	< 0.0013	< 0.0013	< 0.0013	< 0.0013	< 0.0013	< 0.0013	< 0.0063	< 0.0013
	Farallon	FB-23-20	20.0	Saturated	8/29/2018	< 0.0013	< 0.0013	< 0.0013	< 0.0013	< 0.0013	< 0.0013	< 0.0013	< 0.0013	< 0.0066	< 0.0013
FB-24	Farallon	FB-24-6.0	6.0	Saturated	4/13/2021	< 0.0020	< 0.0020	< 0.0020	< 0.0020	< 0.0020	< 0.0020	< 0.0020	< 0.0020	< 0.010	< 0.0020
	Farallon	FB-24-10.0	10.0	Saturated	4/13/2021	< 0.0011	< 0.0011	< 0.0011	< 0.0011	< 0.0011	< 0.0011	< 0.0011	< 0.0011	< 0.0053	< 0.0011
FB-25	Farallon	FB-25-2.0	2.0	Vadose	4/13/2021	< 0.0019	< 0.0019	< 0.0019	< 0.0019	< 0.0019	< 0.0019	< 0.0019	< 0.0019	< 0.0094	< 0.0019
	Farallon	FB-25-6.0	6.0	Saturated	4/13/2021	< 0.0016	< 0.0016	< 0.0016	< 0.0016	0.0019	< 0.0016	< 0.0016	< 0.0016	< 0.0078	< 0.0016
	Farallon	FB-25-10.0	10.0	Saturated	4/13/2021	< 0.0011	0.023	0.0074	< 0.0011	< 0.0011	< 0.0011	< 0.0011	< 0.0011	< 0.0056	< 0.0011
FB-26	Farallon	FB-26-6.0	6.0	Saturated	4/13/2021	< 0.0017	< 0.0017	< 0.0017	< 0.0017	0.0035	< 0.0017	< 0.0017	< 0.0017	< 0.0086	< 0.0017
	Farallon	FB-26-10.0	10.0	Saturated	4/13/2021	< 0.0018	0.88	0.042	< 0.0018	0.012	< 0.0018	0.0025	0.0029	< 0.0092	< 0.0018
	Farallon	FB-26-14.0	14.0	Saturated	4/13/2021	---	< 0.0011	---	---	---	---	---	---	---	---
FB-27	Farallon	FB-27-10.0	10.0	Saturated	4/13/2021	---	< 0.0013	---	---	---	---	---	---	---	---
	Farallon	FB-27-14.0	14.0	Saturated	4/13/2021	---	< 0.0012	---	---	---	---	---	---	---	---
FB-28	Farallon	FB-28-2.0	2.0	Vadose	4/14/2021	< 0.0015	< 0.0015	< 0.0015	< 0.0015	< 0.0015	< 0.0015	< 0.0015	< 0.0015	< 0.0075	< 0.0015
	Farallon	FB-28-6.0	6.0	Saturated	4/14/2021	< 0.0013	0.034	0.039	0.0080	0.0066	< 0.0013	< 0.0013	< 0.0013	< 0.0064	< 0.0013
FB-30	Farallon	FB-30-12.5	12.5	Saturated	2/14/2023	< 0.0011	< 0.0011	< 0.0011	< 0.0011	< 0.0011	< 0.0011	< 0.0011	< 0.0011	< 0.0056	< 0.0011
FB-32	Farallon	FB-32-5.0	5.0	Vadose	7/13/2023	---	---	---	---	---	---	< 0.0022 J	---	---	< 0.0022 J
	Farallon	FB-32-10.0	10.0	Vadose	7/13/2023	---	---	---	---	---	---	< 0.013 J	---	---	< 0.013 J
	Farallon	FB-32-15.0	15.0	Saturated	7/13/2023	---	---	---	---	---	---	< 0.011 J	---	---	< 0.011 J
MW-28	Farallon	MW-28-5.0	5.0	Vadose	4/14/2026	< 0.002	< 0.002	< 0.002	< 0.002	< 0.002	< 0.002	< 0.003	---	< 0.1	---
	Farallon	MW-28-10.0	10.0	Vadose	4/14/2026	< 0.002	< 0.002	< 0.002	< 0.002	< 0.002	< 0.002	< 0.003	---	< 0.1	---
MW-29	Farallon	MW-29-5.0	5.0	Vadose	4/15/2026	< 0.002	< 0.002	< 0.002	< 0.002	< 0.002	< 0.002	< 0.003	---	< 0.1	---
	Farallon	MW-29-10.0	10.0	Vadose	4/15/2026	< 0.002	< 0.002	< 0.002	< 0.002	< 0.002	< 0.002	< 0.003	---	< 0.1	---
MTCA Method A Cleanup Level ²						0.05	0.03	160 ³	1,600 ³	0.67 ³	4,000 ³	11 ³	27.0 ³	NE	18 ³
MTCA Method B Cleanup Levels for Soil Protective of Groundwater Vadose @ 13 Degrees Celsius ⁴						---	---	0.079	0.52	0.0017	0.046	0.023	0.025	NE	0.017
MTCA Method B Cleanup Levels for Soil Protective of Groundwater Saturated ⁴						---	---	0.0052	0.032	0.00009	0.0025	0.0016	0.0017	NE	0.0011

NOTES:

Results in **bold** and **highlighted yellow** denote concentrations exceeding MTCA cleanup levels.
< denotes concentration not detected at or exceeding the laboratory method reporting limit listed.
--- denotes sample not analyzed or not applicable.

¹Analyzed by U.S. Environmental Protection Agency Method 8260/8260D.

²MTCA Method A Soil Cleanup Levels for Unrestricted Land Uses, Table 740-1 of Section 900 of Chapter 173-340 of the Washington Administrative Code, as revised 2013, unless otherwise noted.

³MTCA Method A cleanup level not established; the listed value is the Washington State Cleanup Levels and Risk Calculations (CLARC) MTCA Method B Standard Formula Value for Soil (Unrestricted Land Use) - Direct Contact (Ingestion Only), lowest of cancer or non-cancer values, from CLARC Master Spreadsheet dated January 2023, <https://ecology.wa.gov/Regulations-Permits/Guidance-technical-assistance/Contamination-clean-up-tools/CLARC>

⁴Washington State Cleanup Levels and Risk Calculations (CLARC) under Washington State MTCA, Standard Method B Formula Values for Soil from CLARC Master spreadsheet, <https://ecology.wa.gov/Regulations-Permits/Guidance-technical-assistance/Contamination-clean-up-tools/CLARC>

bbf = below basement floor
bgs = below ground surface
Farallon = Farallon Consulting, L.L.C.
G-Logics = G-Logics, Inc.
Kleinfelder = Kleinfelder, Inc.
MTCA = Washington State Model Toxics Control Act Cleanup Regulation
ND = analyte not detected; laboratory method reporting limit unknown
NE = not established
PCE = tetrachloroethene
TCE = trichloroethene
VOC = volatile organic compound
TCE = trichloroethene

Table 3
Soil Analytical Results for Petroleum Hydrocarbons and Lead
Morningside Acres Tracts
Seattle, Washington
Farallon PN: 1355-001

Location	Sampled By	Sample Identification	Sample Depth (feet bgs unless otherwise noted)	Sample Date	Analytical Results (milligrams per kilogram)										
					NWTPH-Dx					NWTPH-Gx	EPA Method 8021 or 8260				EPA 7000 Series Method
					Diesel	Mineral Oil	DRO	ORO	DRO+ORO (C10-C36)^	GRO	Benzene	Toluene	Ethylbenzene	Xylenes	Lead
GP-1	Kleinfelder	GP1-4@13'	13	6/8/2006	< 20	< 40	---	< 40 ¹	< 30	< 10	< 0.02	< 0.05	< 0.05	< 0.05	< 5
GP-2	Kleinfelder	GP2-3a	8.0	6/8/2006	---	---	---	---	---	---	< 0.02	< 0.05	< 0.05	< 0.05	---
GP-3	Kleinfelder	GP3-3a	10	8/2/2006	< 20	< 40	---	< 40 ¹	< 30	530	0.15	< 0.05	1.1	1.3	5.6
GP-4	Kleinfelder	GP4-3a	8.0 feet bbf	8/2/2006	< 20	< 40	---	< 40 ¹	< 30	< 10	< 0.02	< 0.05	< 0.05	< 0.05	5.6
GP-5	Kleinfelder	GP5-3a	10	8/2/2006	< 20	< 40	---	< 40 ¹	< 30	< 10	< 0.02	< 0.05	< 0.05	< 0.05	< 5
GLP-01	G-Logics	GLP-01-8.5	8.5	1/5/2007	---	---	---	---	---	< 10 ²	< 0.02	< 0.10	< 0.05	< 0.15	---
	G-Logics	GLP-01-10	10.0	1/5/2007	---	---	---	---	---	< 10 ²	< 0.02	< 0.10	< 0.05	< 0.15	---
GLP-02	G-Logics	GLP-02-09	9.0	1/5/2007	---	---	---	---	---	< 10 ²	< 0.02	< 0.10	< 0.05	< 0.15	---
GLP-03	G-Logics	GLP-03-03	3.0	1/5/2007	---	---	---	---	---	< 10 ²	< 0.02	< 0.10	< 0.05	< 0.15	---
	G-Logics	GLP-03-14	14.0	1/5/2007	---	---	---	---	---	< 10 ²	< 0.02	< 0.10	< 0.05	< 0.15	---
GLP-04	G-Logics	GLP-04-14	14.0	1/5/2007	---	---	---	---	---	< 10 ²	< 0.02	< 0.10	< 0.05	< 0.15	---
GLP-05	G-Logics	GLP-05-05	5.0	1/5/2007	< 25	---	3,300 ³	6,800 ¹	10,100	4,460 ²	1.15	0.094	1.68	3.40	---
	G-Logics	GLP-05-05 DUP	5.0	1/5/2007	< 25	---	3,630 ³	7,810 ¹	11,440	---	---	---	---	---	---
	G-Logics	GLP-05-11.5	11.5	1/5/2007	< 25	---	3,520 ³	3,480 ¹	7,000	4,800 ²	< 0.02	< 0.10	0.90	1.85	---
	G-Logics	GLP-05-18	18.0	1/5/2007	< 25	---	785 ³	1,650 ¹	2,435	890 ²	< 0.02	< 0.10	< 0.05	0.83	---
GLP-06	G-Logics	GLP-06-11	11.0	1/5/2007	< 25	---	< 40 ³	< 40 ¹	< 40	28 ²	< 0.02	< 0.10	0.11	0.23	---
	G-Logics	GLP-06-17	17.0	1/5/2007	---	---	---	---	---	< 10 ²	< 0.02	< 0.10	< 0.05	< 0.15	---
	G-Logics	GLP-06-18	18.0	1/5/2007	---	---	---	---	---	< 10 ²	< 0.02	< 0.10	< 0.05	< 0.15	---
	G-Logics	GLP-06-18 DUP	18.0	1/5/2007	---	---	---	---	---	< 10 ²	< 0.02	< 0.10	< 0.05	< 0.15	---
GLP-08	G-Logics	GLP-08-7	7.0 feet bbf	1/5/2007	---	---	---	---	---	< 10 ²	< 0.02	< 0.02	< 0.03	< 0.03	---
	G-Logics	GLP-08-12	12.0 feet bbf	1/5/2007	< 25	---	< 40 ³	< 40 ¹	< 40	< 10 ²	< 0.02	< 0.10	< 0.05	< 0.15	---
	G-Logics	GLP-08-12 DUP	12.0 feet bbf	1/5/2007	< 25	---	< 40 ³	< 40 ¹	< 40	---	---	---	---	---	---
GLP-09	G-Logics	GLP-09-2	2.0 feet bbf	1/5/2007	< 25	---	< 40 ³	< 40 ¹	< 40	< 10 ²	< 0.02	< 0.02	< 0.03	< 0.03	---
	G-Logics	GLP-09-8	8.0 feet bbf	1/5/2007	---	---	---	---	---	< 10 ²	< 0.02	< 0.02	< 0.03	< 0.03	---
	G-Logics	GLP-09-12	12.0 feet bbf	1/5/2007	---	---	---	---	---	< 10 ²	< 0.02	< 0.02	< 0.03	< 0.03	---
	G-Logics	GLP-09-12 DUP	12.0 feet bbf	1/5/2007	---	---	---	---	---	< 10 ²	< 0.02	< 0.10	< 0.05	< 0.15	---
GLP-10	G-Logics	GLP-10-3	3.0 feet bbf	1/5/2007	< 25	---	< 40 ³	< 40 ¹	< 40	< 10 ²	< 0.02	< 0.02	< 0.03	< 0.03	---
	G-Logics	GLP-10-7	7.0 feet bbf	1/5/2007	---	---	---	---	---	< 10 ²	< 0.02	< 0.02	< 0.03	< 0.03	---
	G-Logics	GLP-10-9	9.0 feet bbf	1/5/2007	---	---	---	---	---	< 10 ²	< 0.02	< 0.02	< 0.03	< 0.03	---
MTCA Method A Cleanup Level ⁴					2,000	4,000	2,000	2,000 ⁵	2,000	30/100 ⁶	0.03	7	6	9	250

Table 3
Soil Analytical Results for Petroleum Hydrocarbons and Lead
Morningside Acres Tracts
Seattle, Washington
Farallon PN: 1355-001

Location	Sampled By	Sample Identification	Sample Depth (feet bgs unless otherwise noted)	Sample Date	Analytical Results (milligrams per kilogram)										
					NWTPH-Dx					NWTPH-Gx	EPA Method 8021 or 8260				EPA 7000 Series Method
					Diesel	Mineral Oil	DRO	ORO	DRO+ORO (C10-C36)^	GRO	Benzene	Toluene	Ethylbenzene	Xylenes	Lead
GLP-11	G-Logics	GLP-11-3	3.0 feet bbf	1/5/2007	< 25	---	< 40 ³	< 40 ¹	< 40	< 10 ²	< 0.02	< 0.02	< 0.03	< 0.03	---
GLP-12	G-Logics	GLP-12-6	6.0	1/5/2007	< 25	---	< 40 ³	< 40 ¹	< 40	< 10 ²	< 0.02	< 0.02	< 0.03	< 0.03	---
	G-Logics	GLP-12-6 DUP	6.0	1/5/2007	< 25	---	< 40 ³	< 40 ¹	< 40	< 10 ²	< 0.02	< 0.10	< 0.05	< 0.15	---
GLP-13	G-Logics	GLP-13-4	4.0 feet bbf	2/16/2007	< 25	---	< 40 ³	< 40 ¹	< 40	---	< 0.02	< 0.02	< 0.03	< 0.03	---
	G-Logics	GLP-13-8	8.0 feet bbf	2/16/2007	< 25	---	< 40 ³	< 40 ¹	< 40	---	< 0.02	< 0.02	< 0.03	< 0.03	---
	G-Logics	GLP-13-12	12.0 feet bbf	2/16/2007	< 25	---	< 40 ³	< 40 ¹	< 40	---	< 0.02	< 0.02	< 0.03	< 0.03	---
	G-Logics	GLP-13-12 DUP	12.0 feet bbf	2/16/2007	---	---	---	---	---	---	< 0.02	< 0.02	< 0.03	< 0.03	---
GLP-14	G-Logics	GLP-14-13	13.0	2/16/2007	< 25	---	< 40 ³	< 40 ¹	< 40	---	< 0.02	< 0.02	< 0.03	< 0.03	---
	G-Logics	GLP-14-24	24.0	2/16/2007	< 25	---	< 40 ³	< 40 ¹	< 40	---	< 0.02	< 0.02	< 0.03	< 0.03	---
GLP-15	G-Logics	GLP-15-13	13.0	2/16/2007	---	---	---	---	---	---	< 0.02	< 0.02	< 0.03	< 0.03	---
	G-Logics	GLP-15-15	15.0	2/16/2007	---	---	---	---	---	---	< 0.02	< 0.02	< 0.03	< 0.03	---
GLP-16	G-Logics	GLP-16-4	4.0 feet bbf	2/16/2007	< 25	---	< 40 ³	< 40 ¹	< 40	---	< 0.02	< 0.02	< 0.03	< 0.03	---
	G-Logics	GLP-16-6	6.0 feet bbf	2/16/2007	< 25	---	< 40 ³	< 40 ¹	< 40	---	< 0.02	< 0.02	< 0.03	< 0.03	---
GLP-17	G-Logics	GLP-17-11	11.0	2/16/2007	---	---	---	---	---	---	< 0.02	< 0.02	< 0.03	< 0.03	---
	G-Logics	GLP-17-15	15.0	2/16/2007	---	---	---	---	---	---	< 0.02	< 0.02	< 0.03	< 0.03	---
GLP-18	G-Logics	GLP-18-10	10.0	2/16/2007	< 25	---	< 40 ³	< 40 ¹	< 40	63	< 0.02	< 0.02	< 0.03	< 0.03	---
	G-Logics	GLP-18-15	15.0	2/16/2007	< 25	---	< 40 ³	< 40 ¹	< 40	86	< 0.02	< 0.02	< 0.03	< 0.03	---
MW-19	Farallon	MW-19-10.0	10.0	12/11/2017	---	---	36	< 63	67.5	< 7.3	< 0.020	< 0.073	< 0.073	< 0.146	---
	Farallon	MW-19-15.0	15.0	12/11/2017	---	---	< 33	< 66	< 49.5	< 8.7	< 0.020	< 0.087	< 0.087	< 0.174	---
	Farallon	MW-19-22.5	22.5	12/12/2017	---	---	< 34	< 67	< 50.5	< 8.6	< 0.020	< 0.086	< 0.086	< 0.172	---
	Farallon	MW-19-30.0	30.0	12/12/2017	---	---	< 33	< 66	< 49.5	< 7.6	< 0.020	< 0.076	< 0.076	< 0.152	---
MW-20	Farallon	FB-20-10.0	10.0	4/13/2018	---	---	< 31	< 63	< 47	< 7.7	< 0.020	< 0.077	< 0.077	< 0.154	---
	Farallon	FB-20-13.0	13.0	4/13/2018	---	---	< 32	63	79	< 7.8	< 0.020	< 0.078	< 0.078	< 0.156	---
	Farallon	MW-20-15.0	15.0	5/8/2018	---	---	< 32	< 64	< 48	< 6.9	< 0.0012	< 0.0060	< 0.0012	< 0.0072	---
	Farallon	MW-20-20.0	20.0	5/8/2018	---	---	< 33	< 66	< 49.5	< 6.9	< 0.0011	< 0.0054	< 0.0011	< 0.0065	---
MW-21	Farallon	MW-21-30	30.0	8/28/2018	---	---	< 32	< 64	< 48	< 8.2	< 0.0016	< 0.0078	< 0.0016	< 0.0094	---
	Farallon	MW-21-35	35.0	8/28/2018	---	---	< 31	< 62	< 46.5	< 8.1	< 0.0017	< 0.0085	< 0.0017	< 0.0102	---
	Farallon	MW-21-40	40.0	8/28/2018	---	---	< 31	< 62	< 46.5	< 6.5	< 0.0013	< 0.0067	< 0.0013	< 0.0080	---
	Farallon	MW-21-45	45.0	8/28/2018	---	---	< 33	< 65	< 49	< 7.3	< 0.0016	< 0.0078	< 0.0016	< 0.0094	---
MTCA Method A Cleanup Level ⁴					2,000	4,000	2,000	2,000 ⁵	2,000	30/100 ⁶	0.03	7	6	9	250

Table 3
Soil Analytical Results for Petroleum Hydrocarbons and Lead
Morningside Acres Tracts
Seattle, Washington
Farallon PN: 1355-001

Location	Sampled By	Sample Identification	Sample Depth (feet bgs unless otherwise noted)	Sample Date	Analytical Results (milligrams per kilogram)										
					NWTPH-Dx					NWTPH-Gx	EPA Method 8021 or 8260				EPA 7000 Series Method
					Diesel	Mineral Oil	DRO	ORO	DRO+ORO (C10-C36)^	GRO	Benzene	Toluene	Ethylbenzene	Xylenes	Lead
MW-23	Farallon	MW-23-10.0	10.0	2/14/2023	---	---	< 35	< 69	< 52	< 8.2	< 0.020	< 0.082	< 0.082	< 0.164	---
	Farallon	MW-23-15.0	15.0	2/14/2023	---	---	< 32	< 64	< 48	< 7.0	< 0.020	< 0.070	< 0.070	< 0.140	---
	Farallon	MW-23-20.0	20.0	2/14/2023	---	---	< 33	< 66	< 49.5	< 9.0	< 0.020	< 0.090	< 0.090	< 0.180	---
	Farallon	MW-23-30.0	30.0	2/14/2023	---	---	< 31	< 63	< 47	< 7.7	< 0.020	< 0.077	< 0.077	< 0.154	---
	Farallon	MW-23-45.0	45.0	2/15/2023	---	---	< 31	< 62	< 46.5	< 7.5	< 0.020	< 0.075	< 0.075	< 0.150	---
	Farallon	MW-23-50.0	50.0	2/15/2023	---	---	< 32	< 63	< 47.5	< 6.8	< 0.020	< 0.068	< 0.068	< 0.136	---
MW-24	Farallon	FB-30-40.0	40.0	2/16/2023	---	---	< 28	< 56	< 42	< 5.9	< 0.020	< 0.059	< 0.059	< 0.118	---
	Farallon	FB-30-45.0	45.0	2/16/2023	---	---	< 29	< 57	< 43	< 5.5	< 0.020	< 0.055	< 0.055	< 0.11	---
MW-25	Farallon	MW-25-5.0	5.0	7/14/2023	---	---	< 34 < 34 SG	< 68 < 68 SG	< 68 < 68 SG	< 6.2	< 0.020	< 0.062	< 0.062	< 0.124	---
	Farallon	MW-25-10.0	10.0	7/14/2023	---	---	< 31 < 31 SG	< 62 < 62 SG	< 62 < 62 SG	440	< 0.020	< 0.071	< 0.071	0.26	---
	Farallon	MW-25-15.0	15.0	7/14/2023	---	---	< 32 < 32 SG	< 63 < 63 SG	< 63 < 63 SG	< 7.4	< 0.020	< 0.074	< 0.074	< 0.148	---
	Farallon	MW-25-17.0	17.0	7/14/2023	---	---	< 31 < 31 SG	< 62 < 62 SG	< 62 < 62 SG	< 7.7	< 0.020	< 0.077	< 0.077	< 0.154	---
FB-22	Farallon	FB-22-10	10.0	8/29/2018	---	---	< 42	< 84	< 63	< 12	< 0.0021	< 0.011	< 0.0021	< 0.0131	---
	Farallon	FB-22-15	15.0	8/29/2018	---	---	< 33	< 66	< 49.5	< 7.9	< 0.0014	< 0.0068	< 0.0014	< 0.0082	---
	Farallon	FB-22-20	20.0	8/29/2018	---	---	< 29	< 59	< 44	< 6.1	< 0.0013	< 0.0063	< 0.0013	< 0.0076	---
FB-23	Farallon	FB-23-10	10.0	8/29/2018	---	---	320	< 70	355	< 18	< 0.0012	< 0.0059	< 0.0012	< 0.0071	---
	Farallon	FB-23-13	13.0	8/29/2018	---	---	430	< 68	464	1,400	< 0.0013	< 0.0067	< 0.0013	< 0.0080	---
	Farallon	FB-23-17	17.0	8/29/2018	---	---	< 33	< 65	< 49	< 8.2	< 0.0013	< 0.0063	< 0.0013	< 0.0076	---
	Farallon	FB-23-20	20.0	8/29/2018	---	---	< 31	< 61	< 46	< 7.6	< 0.0013	< 0.0066	< 0.0013	< 0.0079	---
FB-30	Farallon	FB-30-5.0	5.0	2/14/2023	---	---	520 N	5,400	5,920	150	< 0.020	< 0.081	< 0.081	0.15	---
	Farallon	FB-30-10.0	10.0	2/14/2023	---	---	820 N	6,300	7,120	390	< 0.020	< 0.076	0.12	0.21	---
	Farallon	FB-30-19.0	19.0	2/14/2023	---	---	< 32	< 65	< 48.5	< 7.1	< 0.020	< 0.071	< 0.071	< 0.142	---
FB-32	Farallon	FB-32-10.0	10.0	7/13/2023	---	---	---	---	---	160	0.16	2.1	1.2	5.6	---
FB-33	Farallon	FB-33-10.0	10.0	7/13/2023	---	---	---	---	---	480	< 0.020	< 0.062	0.092	0.29	---
FB-34	Farallon	FB-34-10.0	10.0	7/13/2023	---	---	---	---	---	< 7.3	< 0.020	< 0.073	< 0.073	< 0.146	---
FB-35	Farallon	FB-35-10.0	10.0	7/14/2023	---	---	< 31 < 31 SG	< 61 < 61 SG	< 61 < 61 SG	< 6.6	< 0.020	< 0.066	< 0.066	< 0.132	---
	Farallon	FB-35-11.5	11.5	7/14/2023	---	---	< 32 < 32 SG	< 64 < 64 SG	< 64 < 64 SG	< 7.8	< 0.020	< 0.078	< 0.078	< 0.156	---
MTCA Method A Cleanup Level ⁴					2,000	4,000	2,000	2,000 ⁵	2,000	30/100 ⁶	0.03	7	6	9	250

Table 3
Soil Analytical Results for Petroleum Hydrocarbons and Lead
Morningside Acres Tracts
Seattle, Washington
Farallon PN: 1355-001

Location	Sampled By	Sample Identification	Sample Depth (feet bgs unless otherwise noted)	Sample Date	Analytical Results (milligrams per kilogram)										
					NWTPH-Dx					NWTPH-Gx	EPA Method 8021 or 8260				EPA 7000 Series Method
					Diesel	Mineral Oil	DRO	ORO	DRO+ORO (C10-C36)^	GRO	Benzene	Toluene	Ethylbenzene	Xylenes	Lead
FB-36	Farallon	FB-36-10.0	10.0	7/13/2023	---	---	< 33 < 33 SG	< 67 < 67 SG	< 67 < 67 SG	< 7.1	< 0.020	< 0.071	< 0.071	< 0.142	---
	Farallon	FB-36-13.0	13.0	7/13/2023	---	---	< 39 < 39 SG	< 79 < 79 SG	< 79 < 79 SG	< 10	< 0.021	< 0.10	< 0.10	< 0.20	---
	Farallon	FB-36-18.0	18.0	7/13/2023	---	---	< 33 < 33 SG	< 67 < 67 SG	< 67 < 67 SG	< 7.8	< 0.020	< 0.078	< 0.078	< 0.156	---
MW-28	Farallon	MW-28-5.0	5.0	4/14/2026	---	---	< 50	< 200	< 125	< 5	---	---	---	---	---
	Farallon	MW-28-10.0	10.0	4/14/2026	---	---	< 50	< 200	< 125	< 5	---	---	---	---	---
MW-29	Farallon	MW-29-5.0	5.0	4/15/2026	---	---	< 50	< 200	< 125	< 5	---	---	---	---	---
	Farallon	MW-29-10.0	10.0	4/15/2026	---	---	< 50	< 200	< 125	< 5	---	---	---	---	---
MTCA Method A Cleanup Level ⁴					2,000	4,000	2,000	2,000 ⁵	2,000	30/100 ⁶	0.03	7	6	9	250

NOTES:

Results in **bold** and **highlighted yellow** denote concentrations exceeding MTCA cleanup levels.

< denotes concentration not detected at or exceeding the laboratory method reporting limit listed.

— denotes constituent not analyzed.

^ Results are DRO+ORO calculations. A value of half the detection limit was used for non-detect values. The July 2023 results were quantified by the laboratory as hydrocarbon range of C10 to C36 (diesel and oil ranges).

* denotes sample extract treated with a silica gel cleanup procedure prior to analysis

¹Quantified as "oil."

²Quantified as "mineral spirits."

³Quantified as "kerosene."

⁴MTCA Method A Soil Cleanup Levels for Unrestricted Land Uses, Table 740-1 of Section 900 of Chapter 173-340 of the Washington Administrative Code, as revised 2013.

⁵Cleanup level for total petroleum hydrocarbons as heavy oil-orange organics.

⁶Cleanup level is 30 milligrams per kilogram if benzene is detected and 100 milligrams per kilogram if benzene is not detected.

bbf = below basement floor

bgs = below ground surface

DRO = total petroleum hydrocarbons as diesel-range organics

EPA = U.S. Environmental Protection Agency

Farallon = Farallon Consulting, L.L.C.

G-Logics = G-Logics, Inc.

GRO = total petroleum hydrocarbons as gasoline-range organics

Kleinfelder = Kleinfelder, Inc.

MTCA = Washington State Model Toxics Control Act Cleanup Regulation

N = hydrocarbons in the oil-range are impacting the diesel result

ND = analyte not detected; laboratory method reporting limit unknown

NWTPH-Dx = Northwest Method NWTPH-Dx

NWTPH-Gx = Northwest Method NWTPH-Gx

ORO = total petroleum hydrocarbons as oil-range organics

SG = result for sample analyzed with silica gel cleanup procedure

Table 4
Groundwater Analytical Results for Chlorinated VOCs
Morningside Acres Tracts
Seattle, Washington
Farallon PN: 1355-001

Sample Location	Sampled By	Sample Date	Sample Identification	Analytical Results (micrograms per liter) ¹									
				PCE	TCE	cis-1,2-Dichloroethene	trans-1,2-Dichloroethene	1,1-Dichloroethene	1,2-Dichloroethane	Vinyl Chloride	Chloroethane	1,2-Dichloropropane	1,1,2-Trichloroethane
Reconnaissance Groundwater Samples													
GLP-07	G-Logics	1/8/2007	GLP-07-010807	< 1.0	< 1.0	< 1.0	< 1.0	< 2.0	< 1.0	< 0.2	< 2.0	< 1.0	---
FB-22	Farallon	8/29/2018	FB-22-GW	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	0.84	< 1.0	< 0.20	< 0.20
FB-23	Farallon	8/29/2018	FB-23-GW	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 1.0	< 0.20	< 0.20
FB-30	Farallon	2/14/2023	FB-30-15.0-GW-021423	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 1.0	< 0.20	< 0.20
	Farallon	2/16/2023	FB-30-30.0-GW-021623	< 0.20 J	< 0.20 J	< 0.20 J	< 0.20 J	< 0.20 J	< 0.20 J	< 0.20 J	< 1.0 J	< 0.20 J	< 0.20
FB-31	Farallon	7/13/2023	FB-31-RGW	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 1.0	< 0.20	< 0.20
FB-32	Farallon	7/13/2023	FB-32-RGW	< 10	< 10	< 10	< 10	< 10	820	< 10	< 50	< 10	39
FB-34	Farallon	7/14/2023	FB-34-RGW	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 1.0	< 0.20	< 0.20
Monitoring Well Groundwater Samples													
MW-1	Kleinfelder	5/30/2006	MW-1-053006	ND	ND	ND	ND	ND	ND	ND	ND	ND	---
	G-Logics	1/8/2007	MW-1-010807	< 1.0	< 1.0	< 1.0	< 1.0	< 2.0	< 1.0	< 0.2	< 2.0	< 1.0	---
	RGI	2/12/2013	MW-1-021213	< 1	< 1	< 1	< 1	< 1	< 1	< 0.2	< 1	< 1	---
	RGI	2/12/2013	MW-100-021213	< 1	< 1	< 1	< 1	< 1	< 1	< 0.2	< 1	< 1	---
MW-2	G-Logics	1/8/2007	MW-2-010807	< 1.0	< 1.0	< 1.0	< 1.0	< 2.0	< 1.0	< 0.2	< 2.0	< 1.0	---
	RGI	2/12/2013	MW-2-021213	< 1	< 1	< 1	< 1	< 1	< 1	< 0.2	< 1	< 1	---
	Farallon	12/15/2017	MW-2-121517	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 1.0	< 0.20	< 0.20
	Farallon	10/2/2018	MW-2-100218	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 1.0	< 0.20	< 0.20
	Farallon	8/10/2021	MW-2-081021	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 1.0	< 0.20	< 0.20
MW-3	Kleinfelder	8/4/2006	MW-3-080406	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	0.72	< 1.0	< 1.0	---
	G-Logics	1/8/2007	MW-3-010807	< 1.0	< 1.0	3.3	< 1.0	< 2.0	< 1.0	0.46	11.2	< 1.0	---
	RGI	2/12/2013	MW-3-021213	< 1	< 1	1.4	< 1	< 1	< 1	< 0.2	< 1	---	---
	Farallon	12/15/2017	MW-3-121517	< 0.20	< 0.20	0.48	< 0.20	< 0.20	< 0.20	< 0.20	< 1.0	< 0.20	< 0.20
	Farallon	10/2/2018	MW-3-100218	< 0.20	< 0.20	1.2	< 0.20	< 0.20	< 0.20	< 0.20	< 1.0	< 0.20	< 0.20
	Farallon	8/9/2021	MW-3-080921	< 0.20	< 0.20	0.51	< 0.20	< 0.20	< 0.20	< 0.20	< 1.0	< 0.20	< 0.20
MW-4	Kleinfelder	5/30/2006	MW-4-053006	ND	ND	ND	ND	ND	ND	2.1	ND	ND	---
	Kleinfelder	6/9/2006	MW-4-061406	ND	1.8	2.7	ND	ND	ND	16	ND	ND	---
	G-Logics	1/8/2007	MW-4-010807	< 1.0	< 1.0	0.79 J	< 1.0	< 2.0	< 1.0	4.0	< 2.0	< 1.0	---
	RGI	2/12/2013	MW-4-021213	< 1	< 1	1.3	< 1	< 1	< 1	7.0	< 1	---	---
	Farallon	12/14/2017	MW-4-121417	< 0.20	0.31	0.71	< 0.20	< 0.20	< 0.20	1.5	< 1.0	< 0.20	< 0.20
	Farallon	10/2/2018	MW-4-100218	< 0.20	0.24	0.71	< 0.20	< 0.20	< 0.20	1.5	< 1.0	< 0.20	< 0.20
MW-5	Kleinfelder	6/9/2006	MW-5-061406	ND	2.2	13	ND	ND	ND	24	12	ND	---
MTCA Method A Cleanup Level ²				5	5	16 ³	160 ³	400 ³	5	0.2	NE	1.22 ³	0.77 ³
MTCA Method B Vapor Intrusion Screening Level ⁴				25	1.4	180	77	130	3.5	0.33	15,000	10	5.1

Table 4
Groundwater Analytical Results for Chlorinated VOCs
Morningside Acres Tracts
Seattle, Washington
Farallon PN: 1355-001

Sample Location	Sampled By	Sample Date	Sample Identification	Analytical Results (micrograms per liter) ¹									
				PCE	TCE	cis-1,2-Dichloroethene	trans-1,2-Dichloroethene	1,1-Dichloroethene	1,2-Dichloroethane	Vinyl Chloride	Chloroethane	1,2-Dichloropropane	1,1,2-Trichloroethane
MW-6	Kleinfelder	8/4/2006	MW-6-080406	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 0.2	< 1.0	< 1.0	---
	G-Logics	1/8/2007	MW-6-010807	< 1.0	< 1.0	< 1.0	< 1.0	< 2.0	< 1.0	< 0.2	< 2.0	< 1.0	---
	RGI	2/12/2013	MW-6-021213	< 1	< 1	< 1	< 1	< 1	< 1	< 0.2	< 1	< 1	---
	Farallon	12/15/2017	MW-6-121517	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 1.0	< 0.20	< 0.20
	Farallon	10/2/2018	MW-6-100218	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 1.0	< 0.20	< 0.20
	Farallon	8/10/2021	MW-6-081021	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 1.0	< 0.20	< 0.20
MW-7	Kleinfelder	8/4/2006	MW-7-080406	< 1.0	51	160	< 1.0	2.5	11	260	< 1.0	3.4	---
	G-Logics	1/8/2007	MW-7-010807	< 1.0	16	173	2.6	6.1	8.2	593	< 2.0	< 1.0	---
	RGI	2/12/2013	MW-7-021213	< 1	25	220	3.7	3.5	6.1	290	< 1	< 1	---
	Farallon	12/14/2017	MW-7-121417	< 1.0	24	140	3.7	2.9	5.1	150	< 5.0	2.4	< 1.0
	Farallon	12/14/2017	DUP-1-121417	< 1.0	24	140	3.5	2.7	5.0	140	< 5.0	2.3	< 1.0
	Farallon	10/3/2018	MW-7-100318	< 2.0	50	210	5.0	4.2	6.9	250	< 10	3.9	< 2.0
	Farallon	8/9/2021	MW-7-080921	< 0.80	34	120	2.6	2.5	4.2	150	< 4.0	2.4	< 0.80
MW-8	Kleinfelder	8/4/2006	MW-8-080406	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 0.2	< 1.0	< 1.0	---
	G-Logics	1/8/2007	MW-8-010807	< 1.0	< 1.0	< 1.0	< 1.0	< 2.0	< 1.0	< 0.2	< 2.0	< 1.0	---
	RGI	2/12/2013	MW-8-021213	< 1	< 1	< 1	< 1	< 1	< 1	< 0.2	< 1	---	---
	Farallon	12/15/2017	MW-8-121517	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 1.0	< 0.20	< 0.20
	Farallon	10/3/2018	MW-8-100318	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 1.0	< 0.20	< 0.20
	Farallon	8/10/2021	MW-8-081021	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 1.0	< 0.20	< 0.20
MW-9	G-Logics	1/8/2007	MW-9-010807	< 1.0	< 1.0	< 1.0	< 1.0	< 2.0	< 1.0	< 0.2	< 2.0	< 1.0	---
	RGI	2/12/2013	MW-9-021213	< 1	< 1	< 1	< 1	< 1	< 1	< 0.2	< 1	< 1	---
	Farallon	12/15/2017	MW-9-121517	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 1.0	< 0.20	< 0.20
	Farallon	10/3/2018	MW-9-100318	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 1.0	< 0.20	< 0.20
	Farallon	8/10/2021	MW-9-081021	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 1.0	< 0.20	< 0.20
MW-10	G-Logics	1/8/2007	MW-10-010807	< 1.0	< 1.0	< 1.0	< 1.0	< 2.0	< 1.0	< 0.2	< 2.0	< 1.0	---
	RGI	2/12/2013	MW-10-021213	< 1	< 1	< 1	< 1	< 1	< 1	< 0.2	< 1	< 1	---
MTCA Method A Cleanup Level ²				5	5	16 ³	160 ³	400 ³	5	0.2	NE	1.22 ³	0.77 ³
MTCA Method B Vapor Intrusion Screening Level ⁴				25	1.4	180	77	130	3.5	0.33	15,000	10	5.1

Table 4
Groundwater Analytical Results for Chlorinated VOCs
Morningside Acres Tracts
Seattle, Washington
Farallon PN: 1355-001

Sample Location	Sampled By	Sample Date	Sample Identification	Analytical Results (micrograms per liter) ¹									
				PCE	TCE	cis-1,2-Dichloroethene	trans-1,2-Dichloroethene	1,1-Dichloroethene	1,2-Dichloroethene	Vinyl Chloride	Chloroethane	1,2-Dichloropropane	1,1,2-Trichloroethane
MW-11	G-Logics	1/8/2007	MW-11-010807	< 1.0	0.9	1.2	< 1.0	< 2.0	< 1.0	1.4	< 2.0	< 1.0	---
	RGI	2/12/2013	MW-11-021213	< 1	< 1	< 1	< 1	< 1	< 1	< 0.2	< 1	---	---
	Farallon	12/14/2017	MW-11-121417	< 0.20	< 0.20	0.73	< 0.20	< 0.20	< 0.20	< 0.20	< 1.0	< 0.20	< 0.20
	Farallon	10/3/2018	MW-11-100318	< 0.20	< 0.20	1.0	< 0.20	< 0.20	< 0.20	< 0.20	< 1.0	< 0.20	< 0.20
	Farallon	8/9/2021	MW-11-080921	< 0.20	< 0.20	0.62	< 0.20	< 0.20	< 0.20	< 0.20	< 1.0	< 0.20	< 0.20
MW-12	G-Logics	1/8/2007	MW-12-010807	< 1.0	12.2	6.2	< 1.0	< 2.0	< 1.0	1.2	< 2.0	< 1.0	---
	RGI	2/12/2013	MW-12-021213	< 1	8.3	6.7	< 1	< 1	< 1	0.26	< 1	---	---
	Farallon	12/14/2017	MW-12-121417	< 0.20	23	29	2.7	0.72	0.57	11	< 1.0	0.52	< 0.20
	Farallon	10/3/2018	MW-12-100318	< 0.40	38	46	4.5	1.1	0.80	13	< 2.0	0.79	< 0.40
	Farallon	8/9/2021	MW-12-080921	< 0.40	47	57	4.7	1.2	0.91	20	< 2.0	0.75	< 0.40
MW-13	G-Logics	1/8/2007	MW-13-010807	< 1.0	< 1.0	< 1.0	< 1.0	< 2.0	< 1.0	< 0.2	< 2.0	< 1.0	---
	RGI	2/12/2013	MW-13-021213	< 1	< 1	< 1	< 1	< 1	< 1	< 0.2	< 1	---	---
	Farallon	12/14/2017	MW-13-121417	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 1.0	< 0.20	< 0.20
	Farallon	10/2/2018	MW-13-100218	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 1.0	< 0.20	< 0.20
	Farallon	8/9/2021	MW-13-080921	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 1.0	< 0.20	< 0.20
MW-14	G-Logics	2/16/2007	MW-14-021607	< 1.0	< 1.0	< 1.0	< 1.0	< 2.0	< 1.0	< 0.2	< 2.0	< 1.0	---
	RGI	2/12/2013	MW-14-021213	< 1	< 1	< 1	< 1	< 1	< 1	< 0.2	< 1	---	---
	Farallon	12/15/2017	MW-14-121517	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 1.0	< 0.20	< 0.20
	Farallon	10/3/2018	MW-14-100318	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 1.0	< 0.20	< 0.20
	Farallon	8/10/2021	MW-14-081021	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 1.0	< 0.20	< 0.20
MW-15	G-Logics	2/16/2007	MW-15-021607	< 1.0	< 1.0	< 1.0	< 1.0	< 2.0	< 1.0	< 0.2	< 2.0	< 1.0	---
	RGI	2/12/2013	MW-15-021213	< 1	< 1	< 1	< 1	< 1	< 1	< 0.2	< 1	---	---
	Farallon	12/14/2017	MW-15-121417	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 1.0	< 0.20	< 0.20
	Farallon	10/3/2018	MW-15-100318	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 1.0	< 0.20	< 0.20
	Farallon	8/9/2021	MW-15-080921	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 1.0	< 0.20	< 0.20
MTCA Method A Cleanup Level ²				5	5	16 ³	160 ³	400 ³	5	0.2	NE	1.22 ³	0.77 ³
MTCA Method B Vapor Intrusion Screening Level ⁴				25	1.4	180	77	130	3.5	0.33	15,000	10	5.1

Table 4
Groundwater Analytical Results for Chlorinated VOCs
Morningside Acres Tracts
Seattle, Washington
Farallon PN: 1355-001

Sample Location	Sampled By	Sample Date	Sample Identification	Analytical Results (micrograms per liter) ¹									
				PCE	TCE	cis-1,2-Dichloroethene	trans-1,2-Dichloroethene	1,1-Dichloroethene	1,2-Dichloroethane	Vinyl Chloride	Chloroethane	1,2-Dichloropropane	1,1,2-Trichloroethane
MW-16	G-Logics	2/16/2007	MW-16-021607	< 1.0	30.2	27.9	< 1.0	< 2.0	< 1.0	7	< 2.0	< 1.0	---
	RGI	2/12/2013	MW-16-021213	< 1	2.4	24	6.1	< 1	< 1	6.6	< 1	---	---
	Farallon	12/14/2017	MW-16-121417	< 0.20	1.7	30	7.2	0.55	< 0.20	8.1	< 1.0	< 0.20	< 0.20
	Farallon	10/3/2018	MW-16-100318	< 0.20	1.2	25	5.4	0.44	< 0.20	7.0	< 1.0	< 0.20	< 0.20
	Farallon	8/9/2021	MW-16-080921	< 0.20	1.2	25	4.7	0.41	< 0.20	7.1	< 1.0	< 0.20	< 0.20
MW-17	G-Logics	2/16/2007	MW-17-021607	< 1.0	109	77.3	< 1.0	5.6	< 1.0	155	< 2.0	< 1.0	---
	RGI	2/12/2013	MW-17-021213	< 1	48	41	17	2.5	< 1	76	9.2	---	---
	Farallon	12/14/2017	MW-17-121417	< 0.20	18	23	8.4	0.92	0.31	23	8	0.32	< 0.20
	Farallon	12/14/2017	DUP-2-121417	< 0.20	17	23	8.3	0.89	0.31	22	7.9	0.29	< 0.20
	Farallon	10/2/2018	MW-17-100218	< 0.40	31	34	15	2.3	0.41	46	22	0.41	< 0.40
	Farallon	8/9/2021	MW-17-080921	< 0.20	16	23	8.8	1.2	0.20	22	4.2	0.26	< 0.20
MW-18	G-Logics	2/16/2007	MW-18-021607	< 1.0	< 1.0	< 1.0	< 1.0	< 2.0	< 1.0	< 0.2	< 2.0	< 1.0	---
	RGI	2/12/2013	MW-18-021213	< 1	< 1	< 1	< 1	< 1	< 1	< 0.2	< 1	< 1	---
	Farallon	12/15/2017	MW-18-121517	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 1.0	< 0.20	< 0.20
	Farallon	10/3/2018	MW-18-100318	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 1.0	< 0.20	< 0.20
	Farallon	8/10/2021	MW-18-081021	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 1.0	< 0.20	< 0.20
MW-19	Farallon	12/14/2017	MW-19-121417	< 0.40	6.6	19	2.7	0.72	< 0.40	41	< 2.0	< 0.40	< 0.40
	Farallon	10/2/2018	MW-19-100218	< 0.20	0.86	3.7	0.21	< 0.20	< 0.20	8.5	< 1.0	< 0.20	< 0.20
	Farallon	8/9/2021	MW-19-080921	< 0.20	1.2	7.1	0.51	< 0.20	< 0.20	15	< 1.0	< 0.20	< 0.20
MTCA Method A Cleanup Level ²				5	5	16 ³	160 ³	400 ³	5	0.2	NE	1.22 ³	0.77 ³
MTCA Method B Vapor Intrusion Screening Level ⁴				25	1.4	180	77	130	3.5	0.33	15,000	10	5.1

Table 4
Groundwater Analytical Results for Chlorinated VOCs
Morningside Acres Tracts
Seattle, Washington
Farallon PN: 1355-001

Sample Location	Sampled By	Sample Date	Sample Identification	Analytical Results (micrograms per liter) ¹									
				PCE	TCE	cis-1,2-Dichloroethene	trans-1,2-Dichloroethene	1,1-Dichloroethene	1,2-Dichloroethane	Vinyl Chloride	Chloroethane	1,2-Dichloropropane	1,1,2-Trichloroethane
MW-20	Farallon	5/10/2018	MW-20-051018	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 1.0	< 0.20	< 0.20
	Farallon	10/3/2018	MW-20-100318	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 1.0	< 0.20	< 0.20
	Farallon	8/10/2021	MW-20-081021	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 1.0	< 0.20	< 0.20
MW-21	Farallon	10/2/2018	MW-21-100218	< 0.20 J	1.2 J	2.6 J	0.39 J	< 0.20 J	< 0.20 J	7.9 J	< 1.0 J	< 0.20 J	< 0.20
	Farallon	8/9/2021	MW-21-080921	< 0.20	< 0.20	0.55	< 0.20	< 0.20	< 0.20	0.98	< 1.0	< 0.20	< 0.20
	Farallon	2/20/2023	MW-21-022023	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	0.21	< 1.0	< 0.20	< 0.20
MW-22	Farallon	2/20/2023	MW-22-022023	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 1.0	< 0.20	< 0.20
MW-23	Farallon	2/20/2023	MW-23-022023	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 1.0	< 0.20	< 0.20
MW-24	Farallon	2/22/2023	MW-24-022223	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 1.0	< 0.20	< 0.20
MW-25	Farallon	5/27/2026	MW-25-052726	< 0.5	< 0.05	< 1	< 1	< 1	< 0.2	< 0.02	< 1	---	---
MW-26	Farallon	7/20/2023	MW-26-072023	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 1.0	< 0.20	< 0.20
MW-27	Farallon	7/20/2023	MW-27-072023	< 0.40	9.4	34	2.8	1.4	0.53	48	< 2.0	0.41	< 0.40
	Farallon	5/27/2026	MW-27-052726	< 0.5	1.6	16	< 1	< 1	0.30	13	< 1	---	---
MTCA Method A Cleanup Level ²				5	5	16 ³	160 ³	400 ³	5	0.2	NE	1.22 ³	0.77 ³
MTCA Method B Vapor Intrusion Screening Level ⁴				25	1.4	180	77	130	3.5	0.33	15,000	10	5.1

NOTES:

Results in **bold** denote concentrations exceeding MTCA cleanup levels.

Results in shaded cells denote concentrations exceeding MTCA vapor intrusion screening levels.

< denotes concentration not detected at or exceeding the laboratory method reporting limit listed.

— denotes constituent not analyzed.

¹Analyzed by U.S. Environmental Protection Agency Method 8260/8260D.

²MTCA Method A Cleanup Levels for Groundwater, Table 720-1 of Section 900 of Chapter 173-340 of the Washington Administrative Code, as revised 2013, unless otherwise noted.

³MTCA Method A cleanup level not established; the listed value is the Washington State Cleanup Levels and Risk Calculations (CLARC) MTCA Method B Standard Formula Value for Groundwater - Direct Contact (Ingestion and Inhalation Only), lowest of cancer or non-cancer values, from CLARC Master Spreadsheet, <https://ecology.wa.gov/Regulations-Master-Spreadsheet>

⁴Washington State CLARC MTCA Method B Standard Formula Value - Groundwater Screening Level for Vapor Intrusion Pathway, lowest of cancer or non-cancer values, from CLARC Master Spreadsheet, <https://ecology.wa.gov/Regulations-Permits/Guidance-technical-assistance/Contamination-clean-up-tools/CLARC>

Farallon = Farallon Consulting, L.L.C.

G-Logics = G-Logics, Inc.

J = result is an estimate

Kleinfelder = Kleinfelder, Inc.

MTCA = Washington State Model Toxics Control Act Cleanup Regulation

ND = analyte not detected; laboratory reporting limit unknown

NE = not established

PCE = tetrachloroethene

RGI = The Riley Group, Inc.

TCE = trichloroethene

VOC = volatile organic compound

Table 5
Groundwater Analytical Results for Petroleum Hydrocarbons
Morningside Acres Tracts
Seattle, Washington
Farallon PN: 1355-001

Sample Location	Sampled By	Sample Date	Sample Identification	Analytical Results (micrograms per liter)									
				NWTPH-Dx				NWTPH-Gx	EPA Method 8021 or 8260				EPA Method 8011
				DRO	Mineral Oil	ORO	DRO+ORO (C10-C36)^	GRO	Benzene	Toluene	Ethylbenzene	Xylenes	1,2-Dibromoethane
Reconnaissance Groundwater Samples													
GLP-07	G-Logics	1/5/2007	GLP-07-GW	52,800 ¹	< 400	< 400 ²	53,000	< 100 ³	< 1.0	1.9	< 1.0	6.4	---
FB-22	Farallon	8/29/2018	FB-22-GW	330	---	510	840	< 100	< 0.20	< 1.0	< 0.20	< 0.60	---
FB-23	Farallon	8/29/2018	FB-23-GW	---	---	---	---	< 100	< 0.20	< 1.0	< 0.20	< 0.60	---
FB-30	Farallon	2/14/2023	FB-30-15.0-GW-021423	1,100 N	---	5,700	6,800	< 400	< 4.0	< 4.0	< 4.0	< 8.0	---
	Farallon	2/16/2023	FB-30-30.0-GW-021623	520	---	420	940	< 100	< 1.0	< 1.0	< 1.0	< 2.0	---
FB-31	Farallon	7/13/2023	FB-31-RGW	440 < 130 SG	---	670 < 200 SG	750 < 260 SG	< 100	< 1.0	< 1.0	< 1.0	< 2.0	---
FB-32	Farallon	7/13/2023	FB-32-RGW	4,600 M < 1,100 SG M1	---	700 < 210 SG	4,100 M < 970 SG M1	130,000	8,100	20,000	1,800	9,600	---
FB-34	Farallon	7/14/2023	FB-34-RGW	140 < 130 SG	---	390 < 210 SG	330 < 260 SG	< 100	< 1.0	< 1.0	< 1.0	< 2.0	---
Monitoring Well Groundwater Samples													
MW-1	Kleinfelder	5/30/2006	MW-1-053006	ND	---	ND	ND	ND	ND	ND	ND	ND	---
	G-Logics	1/8/2007	MW-1	---	---	---	---	< 100 ³	< 1.0	< 1.0	< 1.0	< 1.0	---
	RGI	2/12/2013	MW-1-021213	72	---	< 250	197	< 100	< 0.35	< 1	< 1	< 2	---
	RGI	2/12/2013	MW-100-021213	59	---	< 250	184	---	< 0.35	< 1	< 1	< 2	---
MW-2	G-Logics	1/8/2007	MW-2	---	---	---	---	< 100 ³	< 1.0	< 1.0	< 1.0	< 1.0	---
	RGI	2/12/2013	MW-2-021213	190	---	< 250	315	< 100	< 0.35	< 1	< 1	< 2	---
	Farallon	12/15/2017	MW-2-121517	< 260	---	< 420	< 340	< 100	< 1.0	< 1.0	< 1.0	< 2.0	---
	Farallon	10/2/2018	MW-2-100218	< 250	---	< 400	< 325	< 100	< 0.20	< 1.0	< 0.20	< 0.60	< 0.0097
	Farallon	8/10/2021	MW-2-081021	< 200	---	< 200	< 200	< 100	< 0.20	< 1.0	< 0.20	< 0.60	---
MW-3	Kleinfelder	8/4/2006	MW-3-080406	---	---	---	---	---	< 1.0	< 1.0	< 1.0	< 1.0	---
	G-Logics	1/8/2007	MW-3	< 200 ¹	< 400	< 400 ²	< 300	< 100 ³	< 1.0	< 1.0	< 1.0	< 1.0	---
	RGI	2/12/2013	MW-3-021213	< 50	---	< 250	< 150	< 100	< 0.35	< 1	< 1	< 2	---
	Farallon	12/15/2017	MW-3-121517	< 260	---	< 410	< 335	< 100	< 1.0	< 1.0	< 1.0	< 2.0	---
	Farallon	10/2/2018	MW-3-100218	< 250	---	< 400	< 325	< 100	< 0.20	< 1.0	< 0.20	< 0.60	< 0.0096
	Farallon	8/9/2021	MW-3-080921	< 210	---	< 210	< 210	< 100	< 0.20	< 1.0	< 0.20	< 0.60	---
MTCA Method A Cleanup Level ⁴				500	500	500 ⁵	500	800/1,000 ⁶	5	1,000	700	1,000	0.01
MTCA Method B Vapor Intrusion Screening Level ⁷				NE	NE	NE	NE	NE	2.4	15,000	2,800	320	0.30

Table 5
Groundwater Analytical Results for Petroleum Hydrocarbons
Morningside Acres Tracts
Seattle, Washington
Farallon PN: 1355-001

Sample Location	Sampled By	Sample Date	Sample Identification	Analytical Results (micrograms per liter)									
				NWTPH-Dx				NWTPH-Gx	EPA Method 8021 or 8260				EPA Method 8011
				DRO	Mineral Oil	ORO	DRO+ORO (C10-C36)^	GRO	Benzene	Toluene	Ethylbenzene	Xylenes	1,2-Dibromoethane
MW-4	Kleinfelder	5/30/2006	MW-4-053006	ND	---	ND	ND	ND	ND	ND	ND	ND	---
	Kleinfelder	6/9/2006	MW-4-061406	---	---	---	---	---	ND	ND	ND	ND	---
	G-Logics	1/8/2007	MW-4	---	---	---	---	< 100 ³	< 1.0	< 1.0	< 1.0	< 1.0	---
	RGI	2/12/2013	MW-4-021213	< 50	---	< 250	< 150	< 100	< 0.35	< 1	< 1	< 2	---
	Farallon	12/14/2017	MW-4-121417	< 250	---	< 410	< 330	< 100	< 1.0	< 1.0	< 1.0	< 2.0	---
	Farallon	10/2/2018	MW-4-100218	< 250	---	< 400	< 325	< 100	< 0.20	< 1.0	< 0.20	< 0.60	< 0.0097
MW-5	Kleinfelder	6/9/2006	MW-5-061406	ND	---	ND	ND	ND	ND	ND	ND	ND	---
MW-6	Kleinfelder	8/4/2006	MW-6-080406	< 200 ¹	< 400	< 400 ²	< 300	< 100 ³	< 1.0	< 1.0	< 1.0	< 1.0	---
	G-Logics	1/8/2007	MW-6	< 200 ¹	< 400	< 400 ²	< 300	< 100 ³	< 1.0	< 1.0	< 1.0	< 1.0	---
	RGI	2/12/2013	MW-6-021213	600 < 50 SG	---	430 < 250 SG	1,030 < 150 SG	100	< 0.35	< 1	< 1	< 2	---
	Farallon	12/15/2017	MW-6-121517	< 260	---	< 420	< 340	< 100	< 1.0	< 1.0	< 1.0	< 2.0	---
	Farallon	10/2/2018	MW-6-100218	260	---	< 410	465	< 100	< 0.20	< 1.0	< 0.20	< 0.60	< 0.0097
	Farallon	8/10/2021	MW-6-081021	460	---	520	980	< 100	< 0.20	< 1.0	< 0.20	< 0.60	---
	Farallon	7/19/2023	MW-6-071923	< 210	---	240	< 260	< 100	< 1.0	< 1.0	< 1.0	< 2.0	---
MW-7	Kleinfelder	8/4/2006	MW-7-080406	< 200 ¹	< 400	< 400 ²	< 300	< 100 ³	< 1.0	2.2	< 1.0	< 1.0	---
	G-Logics	1/8/2007	MW-7	< 200 ¹	< 400	< 400 ²	< 300	< 100 ³	1.4	2.0	< 1.0	< 1.0	---
	RGI	2/12/2013	MW-7-021213	< 50	---	< 250	< 150	< 100	0.55	< 1	< 1	< 2	---
	Farallon	12/14/2017	MW-7-121417	< 260	---	< 420	< 340	< 100	< 1.0	< 1.0	< 1.0	< 2.0	---
	Farallon	12/14/2017	DUP-1-121417	< 260	---	< 420	< 340	< 100	< 1.0	< 1.0	< 1.0	< 2.0	---
	Farallon	10/3/2018	MW-7-100318	< 250	---	< 400	< 325	< 100	< 2.0	< 10	< 2.0	< 6.0	< 0.0097
	Farallon	8/9/2021	MW-7-080921	< 210	---	< 210	< 210	< 100	< 0.80	< 4.0	< 0.80	< 2.4	---
MW-8	Kleinfelder	8/4/2006	MW-8-080406	---	---	---	---	---	< 1.0	< 1.0	< 1.0	< 1.0	---
	G-Logics	1/8/2007	MW-8	< 200 ¹	< 400	< 400 ²	< 300	< 100 ³	< 1.0	< 1.0	< 1.0	< 1.0	---
	RGI	2/12/2013	MW-8-021213	< 85	---	< 430	< 257.5	< 100	< 0.35	< 1	< 1	< 2	---
	Farallon	12/15/2017	MW-8-121517	< 250	---	< 400	< 325	< 100	< 1.0	< 1.0	< 1.0	< 2.0	---
	Farallon	10/3/2018	MW-8-100318	---	---	---		< 100	< 0.20	< 1.0	< 0.20	< 0.60	---
	Farallon	8/10/2021	MW-8-081021	< 260	---	< 260	< 260	< 100	< 0.20	< 1.0	< 0.20	< 0.60	---
MTCA Method A Cleanup Level ⁴				500	500	500⁵	500	800/1,000⁶	5	1,000	700	1,000	0.01
MTCA Method B Vapor Intrusion Screening Level ⁷				NE	NE	NE	NE	NE	2.4	15,000	2,800	320	0.30

Table 5
Groundwater Analytical Results for Petroleum Hydrocarbons
Morningside Acres Tracts
Seattle, Washington
Farallon PN: 1355-001

Sample Location	Sampled By	Sample Date	Sample Identification	Analytical Results (micrograms per liter)									
				NWTPH-Dx				NWTPH-Gx	EPA Method 8021 or 8260				EPA Method 8011
				DRO	Mineral Oil	ORO	DRO+ORO (C10-C36)^	GRO	Benzene	Toluene	Ethylbenzene	Xylenes	1,2-Dibromoethane
MW-9	G-Logics	1/8/2007	MW-9	---	---	---	---	< 100 ³	< 1.0	< 1.0	< 1.0	< 1.0	---
	RGI	2/12/2013	MW-9-021213	430 < 50 SG	---	280 < 250 SG	710 < 150 SG	< 100	< 0.35	< 1	< 1	< 2	---
	Farallon	12/15/2017	MW-9-121517	< 260	---	< 410	< 335	< 100	< 1.0	< 1.0	< 1.0	< 2.0	---
	Farallon	10/3/2018	MW-9-100318	< 250	---	< 400	< 325	< 100	< 0.20	< 1.0	< 0.20	< 0.60	< 0.0098
	Farallon	8/10/2021	MW-9-081021	280	---	330	610	< 100	< 0.20	< 1.0	< 0.20	< 0.60	---
MW-10	G-Logics	1/8/2007	MW-10	283,000¹	< 400	230,000²	513,000	298,000⁸	< 1.0	< 1.0	< 1.0	< 1.0	---
	RGI	2/12/2013	MW-10-021213	39,000	---	53,000	92,000	1,700	< 0.35	< 1	< 1	< 2	---
MW-11	G-Logics	1/8/2007	MW-11	< 200 ¹	< 400	< 400 ²	< 300	< 100 ³	1.2	3.2	< 1.0	3.2	---
	RGI	2/12/2013	MW-11-021213	230	---	< 250	355	< 100	< 0.35	< 1	< 1	< 2	---
	Farallon	12/14/2017	MW-11-121417	< 260	---	< 420	< 340	< 100	< 1.0	< 1.0	< 1.0	< 2.0	---
	Farallon	10/3/2018	MW-11-100318	< 280	---	< 440	< 360	< 100	< 0.20	< 1.0	< 0.20	< 0.60	< 0.0098
	Farallon	8/9/2021	MW-11-080921	320	---	690	1,010	< 100	< 0.20	< 1.0	< 0.20	< 0.60	---
	Farallon	7/19/2023	MW-11-071923	220	---	600	510	---	< 1.0	< 1.0	< 1.0	< 2.0	---
MW-12	G-Logics	1/8/2007	MW-12	< 200 ¹	< 400	< 400 ²	< 300	< 100 ³	< 1.0	< 1.0	< 1.0	< 1.0	---
	RGI	2/12/2013	MW-12-021213	88	---	< 250	213	< 100	< 0.35	< 1	< 1	< 2	---
	Farallon	12/14/2017	MW-12-121417	320	---	< 410	525	< 100	< 1.0	< 1.0	< 1.0	< 2.0	---
	Farallon	10/3/2018	MW-12-100318	260	---	< 410	465	< 100	< 0.40	< 2.0	< 0.40	< 1.20	< 0.0097
	Farallon	8/9/2021	MW-12-080921	400	---	230	630	< 100	< 0.40	< 2.0	< 0.40	< 1.20	---
	Farallon	7/19/2023	MW-12-071923	< 220	---	< 220	< 270	---	---	---	---	---	---
MW-13	G-Logics	1/8/2007	MW-13	---	---	---	---	< 100 ³	< 1.0	< 1.0	< 1.0	< 1.0	---
	RGI	2/12/2013	MW-13-021213	< 50	---	< 250	< 150	< 100	< 0.35	< 1	< 1	< 2	---
	Farallon	12/14/2017	MW-13-121417	< 260	---	< 420	< 340	< 100	< 1.0	< 1.0	< 1.0	< 2.0	---
	Farallon	10/2/2018	MW-13-100218	< 260	---	< 410	< 335	< 100	< 0.20	< 1.0	< 0.20	< 0.60	< 0.0099
	Farallon	8/9/2021	MW-13-080921	< 210	---	< 210	< 210	< 100	< 0.20	< 1.0	< 0.20	< 0.60	---
MTCA Method A Cleanup Level ⁴				500	500	500⁵	500	800/1,000⁶	5	1,000	700	1,000	0.01
MTCA Method B Vapor Intrusion Screening Level ⁷				NE	NE	NE	NE	NE	2.4	15,000	2,800	320	0.30

Table 5
Groundwater Analytical Results for Petroleum Hydrocarbons
Morningside Acres Tracts
Seattle, Washington
Farallon PN: 1355-001

Sample Location	Sampled By	Sample Date	Sample Identification	Analytical Results (micrograms per liter)									
				NWTPH-Dx				NWTPH-Gx	EPA Method 8021 or 8260				EPA Method 8011
				DRO	Mineral Oil	ORO	DRO+ORO (C10-C36)^	GRO	Benzene	Toluene	Ethylbenzene	Xylenes	1,2-Dibromoethane
MW-14	G-Logics	2/16/2007	MW-14	< 200 ¹	< 400	< 400 ²	< 300	---	< 1.0	< 1.0	< 1.0	< 1.0	---
	RGI	2/12/2013	MW-14-021213	< 50	---	< 250	< 150	< 100	< 0.35	< 1	< 1	< 2	---
	Farallon	12/15/2017	MW-14-121517	< 270	---	< 440	< 355	< 100	< 1.0	< 1.0	< 1.0	< 2.0	---
	Farallon	10/3/2018	MW-14-100318	< 250	---	< 400	< 325	< 100	< 0.20	< 1.0	< 0.20	< 0.60	< 0.0097
	Farallon	8/10/2021	MW-14-081021	< 210	---	< 210	< 210	< 100	< 0.20	< 1.0	< 0.20	< 0.60	---
MW-15	G-Logics	2/16/2007	MW-15	< 200 ¹	< 400	< 400 ²	< 300	---	< 1.0	< 1.0	< 1.0	< 1.0	---
	RGI	2/12/2013	MW-15-021213	< 50	---	< 250	< 150	< 100	< 0.35	< 1	< 1	< 2	---
	Farallon	12/14/2017	MW-15-121417	< 290	---	< 470	< 380	< 100	< 1.0	< 1.0	< 1.0	< 2.0	---
	Farallon	10/3/2018	MW-15-100318	< 250	---	< 400	< 325	< 100	< 0.20	< 1.0	< 0.20	< 0.60	< 0.0098
	Farallon	8/9/2021	MW-15-080921	< 210	---	< 210	< 210	< 100	< 0.20	< 1.0	< 0.20	< 0.60	---
MW-16	G-Logics	2/16/2007	MW-16	< 200 ¹	< 400	< 400 ²	< 300	< 100 ³	< 1.0	< 1.0	< 1.0	< 1.0	---
	RGI	2/12/2013	MW-16-021213	< 50	---	< 250	< 150	< 100	< 0.35	< 1	< 1	< 2	---
	Farallon	12/14/2017	MW-16-121417	< 260	---	< 410	< 335	< 100	< 1.0	< 1.0	< 1.0	< 2.0	---
	Farallon	10/3/2018	MW-16-100318	< 260	---	< 410	< 335	< 100	< 0.20	< 1.0	< 0.20	< 0.60	< 0.0098
	Farallon	8/9/2021	MW-16-080921	< 210	---	< 210	< 210	< 100	< 0.20	< 1.0	< 0.20	< 0.60	---
MW-17	G-Logics	2/16/2007	MW-17	< 200 ¹	< 400	< 400 ²	< 300	---	< 1.0	< 1.0	< 1.0	< 1.0	---
	RGI	2/12/2013	MW-17-021213	< 50	---	< 250	< 150	< 100	< 0.35	< 1	< 1	< 2	---
	Farallon	12/14/2017	MW-17-121417	< 290	---	< 460	< 375	< 100	< 1.0	< 1.0	< 1.0	< 2.0	---
	Farallon	12/14/2017	DUP-2-121417	< 310	---	< 500	< 405	< 100	< 1.0	< 1.0	< 1.0	< 2.0	---
	Farallon	10/2/2018	MW-17-100218	< 250	---	< 400	< 325	< 100	< 0.40	< 2.0	< 0.40	< 1.20	< 0.0098
	Farallon	8/9/2021	MW-17-080921	< 210	---	< 210	< 210	< 100	< 0.20	< 1.0	< 0.20	< 0.60	---
MW-18	G-Logics	2/16/2007	MW-18	< 200 ¹	< 400	< 400 ²	< 300	< 100 ³	< 1.0	< 1.0	< 1.0	< 1.0	---
	RGI	2/12/2013	MW-18-021213	83	---	< 250	208	< 100	< 0.35	< 1	< 1	< 2	---
	Farallon	12/15/2017	MW-18-121517	< 260	---	< 410	< 335	< 100	< 1.0	< 1.0	< 1.0	< 2.0	---
	Farallon	10/3/2018	MW-18-100318	< 260	---	< 410	< 335	< 100	< 0.20	< 1.0	< 0.20	< 0.60	< 0.0096
	Farallon	8/10/2021	MW-18-081021	< 210	---	260	365	< 100	< 0.20	< 1.0	< 0.20	< 0.60	---
MTCA Method A Cleanup Level ⁴				500	500	500 ⁵	500	800/1,000 ⁶	5	1,000	700	1,000	0.01
MTCA Method B Vapor Intrusion Screening Level ⁷				NE	NE	NE	NE	NE	2.4	15,000	2,800	320	0.30

Table 5
Groundwater Analytical Results for Petroleum Hydrocarbons
Morningside Acres Tracts
Seattle, Washington
Farallon PN: 1355-001

Sample Location	Sampled By	Sample Date	Sample Identification	Analytical Results (micrograms per liter)									
				NWTPH-Dx				NWTPH-Gx	EPA Method 8021 or 8260				EPA Method 8011
				DRO	Mineral Oil	ORO	DRO+ORO (C10-C36)^	GRO	Benzene	Toluene	Ethylbenzene	Xylenes	1,2-Dibromoethane
MW-19	Farallon	12/14/2017	MW-19-121417	< 260	---	< 410	< 335	< 100	< 1.0	< 1.0	< 1.0	< 2.0	---
	Farallon	10/2/2018	MW-19-100218	< 250	---	< 400	< 325	< 100	5.9	< 1.0	< 0.20	< 0.60	< 0.0097
	Farallon	8/9/2021	MW-19-080921	< 200	---	< 200	< 200	< 100	2.8	< 1.0	< 0.20	< 0.60	---
	Farallon	7/20/2023	MW-19-072023	---	---	---	---	---	< 1.0	< 1.0	< 1.0	< 2.0	---
MW-20	Farallon	5/10/2018	MW-20-051018	< 260	---	< 420	< 340	< 100	< 0.20	< 1.0	< 0.20	< 0.60	---
	Farallon	10/3/2018	MW-20-100318	< 250	---	< 400	< 325	< 100	< 0.20	< 1.0	< 0.20	< 0.60	< 0.0098
	Farallon	8/10/2021	MW-20-081021	< 210	---	< 210	< 210	< 100	< 0.20	< 1.0	< 0.20	< 0.60	---
MW-21	Farallon	10/2/2018	MW-21-100218	380	---	< 400	580	< 100	< 0.20 J	< 1.0 J	< 0.20 J	< 0.60 J	< 0.010 J
	Farallon	8/9/2021	MW-21-080921	< 210	---	260	365	< 100	< 0.20	< 1.0	< 0.20	< 0.60	---
MW-22	Farallon	2/20/2023	MW-22-022023	260	---	450	710	< 100	< 1.0	< 1.0	< 1.0	< 2.0	---
	Farallon	7/19/2023	MW-22-071923	< 200 < 200 SG	---	270 < 200 SG	250 < 250 SG	< 100	< 1.0	< 1.0	< 1.0	< 2.0	---
MW-23	Farallon	2/20/2023 ⁹ 3/23/2023	MW-23-022023 ⁹ MW-23-230323	< 160 ⁹	---	250 ⁹	330 ⁹	< 100	< 1.0	< 1.0	< 1.0	< 2.0	---
	Farallon	7/19/2023	MW-23-071923	< 200	---	< 200	< 250	< 100	< 1.0	< 1.0	< 1.0	< 2.0	---
MW-24	Farallon	2/22/2023	MW-24-022223	< 230	---	< 230	< 230	< 100	< 1.0	< 1.0	< 1.0	< 2.0	---
	Farallon	7/19/2023	MW-24-071923	< 210	---	240	< 260	< 100	< 1.0	< 1.0	< 1.0	< 2.0	---
MW-25	Farallon	7/19/2023	MW-25-071923	380	---	420	500	< 100	< 1.0	< 1.0	< 1.0	< 2.0	---
	Farallon	5/27/2026	MW-25-052726	< 50 < 50 SG	---	< 200 < 200 SG	< 125 < 125 SG	< 100	---	---	---	---	---
MTCA Method A Cleanup Level ⁴				500	500	500 ⁵	500	800/1,000 ⁶	5	1,000	700	1,000	0.01
MTCA Method B Vapor Intrusion Screening Level ⁷				NE	NE	NE	NE	NE	2.4	15,000	2,800	320	0.30

NOTES:

Results in **bold** denote concentrations exceeding MTCA cleanup levels.

Results in shaded cells denote concentrations exceeding MTCA vapor intrusion screening levels.

< denotes concentration not detected at or exceeding the laboratory method reporting limit listed.

— denotes constituent not analyzed.

^ Results are DRO+ORO calculations. A value of half the detection limit was used for non-detect values. In July 2023, results were quantified by the laboratory as hydrocarbon range of C10 to C36 (diesel and oil ranges).

¹Quantified as "diesel."

²Quantified as "oil."

³Quantified as "gasoline."

⁴MTCA Method A Cleanup Levels for Groundwater, Table 720-1 of Section 900 of Chapter 173-340 of the Washington Administrative Code, as revised 2013.

⁵Cleanup level for total petroleum hydrocarbons as heavy oil-range organics.

⁶Cleanup level is 800 micrograms per liter if benzene is detected and 1,000 micrograms per liter if benzene is not detected.

⁷Washington State CLARC MTCA Method B Standard Formula Value - Groundwater Screening Level for Vapor Intrusion Pathway, lowest of cancer or non-cancer values, from CLARC Master Spreadsheet dated July 2015, <https://ecology.wa.gov/Regulations-Permits/Guidance-technical-assistance/Contamination-clean-up-tools/CLARC>

⁸Quantified as "mineral spirits."

⁹Original DRO and ORO results for sample MW-23-022023 were 690 and 190 micrograms per liter, respectively. This sample contained high turbidity at 1,414 nephelometric turbidity units (NTU) that appeared to impact results. Another groundwater sample was collected from MW-23 on 3/23/2023 with a turbidity measurement of 180 NTU that was submitted for NWTPH-Dx analysis. The results from the sample collected on 3/23/2023 are shown in the table.

BTEX = benzene, toluene, ethylbenzene, and xylenes

DRO = total petroleum hydrocarbons as diesel-range organics

EPA = U.S. Environmental Protection Agency

Farallon = Farallon Consulting, L.L.C.

G-Logics = G-Logics, Inc.

GRO = total petroleum hydrocarbons as gasoline-range organics

J = result is an estimate

Kleinfelder = Kleinfelder, Inc.

MTCA = Washington State Model Toxics Control Act Cleanup Regulation

M = hydrocarbons in the gasoline range are impacting the diesel range result

M1 = hydrocarbons in the gasoline range (toluene-naphthalene) are present in the sample.

N = hydrocarbons in the oil-range are impacting the diesel result

ND = analyte not detected; laboratory method reporting limit unknown

NE = not established

NWTPH-Dx = Northwest Method NWTPH-Dx

NWTPH-Gx = Northwest Method NWTPH-Gx

ORO = total petroleum hydrocarbons as oil-range organics

RGI = The Riley Group, Inc.

SG = result for sample analyzed with silica gel cleanup procedure

**ATTACHMENT A
BORING LOGS**

ADDITIONAL REMEDIAL INVESTIGATION SUMMARY REPORT
Morningside Acres Tracts
5001, 5015, and 5021 Rainier Avenue South
Seattle, Washington

Farallon PN: 1355-001.001



Log of Boring: MW-28

Page 1 OF 1

Client: Washin Murakami	Date/Time Started: 04/14/2026 12:00	Depth to Water ATD (Ft bgs): N/A
Project: Morningside Acres Tract	Date/Time Completed: 04/15/2026 11:30	Boring Diameter (in): 4.0
Location: 5001 Rainier Ave S, Seattle, WA 98118, USA	Drilling Company: Cascade	Total Boring Depth (Ft bgs): 12.0
Farallon PN: 1355-001	Drilling Method: Air Knife	Constructed Well Depth (Ft bgs): N/A
Logged By: Georgannna Hensley	Drilling Equipment: Vac-Truck	
Reviewed By: Greg Peters	Drilling Operator: Wes Kennedy	
	Sampler Type: N/A	

Depth (ft bgs)	Sample Interval	Lithologic Description	USCS	USCS Graphic	PID (ppmv)	Sample ID	Sample Analyzed
		0.00-0.50: Asphalt. Vac cleared for utilities to 10.0' bgs .	ASP				
		0.50-1.00: Concrete.	CCT				
1.0		1.00-7.00: SILTY SAND (70% sand, 30% silt), fine to coarse sand, light grayish brown, moist, no odor, no staining.	SM				
2.0							
3.0							
4.0							
5.0					0.2	MW-28-5.0	X
6.0							
7.0		7.00-12.00: SILTY SAND WITH GRAVEL (55% sand, 30% silt, 15% gravel), fine to coarse sand, fine to coarse gravel, grayish brown, moist, no odor, no staining.	SM				
8.0							
9.0							
10.0					0.1	MW-28-10.0	X
11.0							
		MW-28 Refusal at 12 Ft					

Completion Information

Temporary Well Casing Diameter (in): N/A	Surface Seal: Concrete
Temporary Well Screened Interval (Ft bgs): N/A	Ground Surface Elevation (Ft): N/A
Boring Abandonment: Bentonite	Surveyed Location: N/A



Log of Boring: MW-29

Page 1 OF 1

Client: Washin Murakami	Date/Time Started: 04/15/2026 11:40	Depth to Water ATD (Ft bgs): N/A
Project: Morningside Acres Tract	Date/Time Completed: 04/15/2026 13:20	Boring Diameter (in): 4.0
Location: 5001 Rainier Ave S, Seattle, WA 98118, USA	Drilling Company: Cascade	Total Boring Depth (Ft bgs): 12.0
Farallon PN: 1355-001	Drilling Method: Air Knife	Constructed Well Depth (Ft bgs): N/A
Logged By: Georgannna Hensley	Drilling Equipment: Vac-Truck	
Reviewed By: Greg Peters	Drilling Operator: Wes Kennedy	
	Sampler Type: N/A	

Depth (ft bgs)	Sample Interval	Lithologic Description	USCS	USCS Graphic	PID (ppmv)	Sample ID	Sample Analyzed
0.0	0.00-0.40:	Asphalt. Vac cleared for utilities to 10.0' bgs.	ASP				
0.4	0.40-1.00:	Brick.	BR				
1.0	1.00-7.00:	SILTY SAND (60% sand, 40% silt), fine to coarse sand, light gray-brown, moist, no odor, no staining.	SM				
2.0							
3.0							
4.0							
5.0					0.1	MW-29-5.0	X
6.0							
7.0	7.00-12.00:	SILTY SAND WITH GRAVEL (40% silt, 30% sand, 30% gravel), fine to coarse sand, fine gravel, redish brown, moist, no odor, no staining.	SM				
8.0							
9.0							
10.0					0.2	MW-29-10.0	X
11.0							
		MW-29 Refusal at 12 Ft					

Completion Information

Temporary Well Casing Diameter (in): N/A	Surface Seal: Concrete
Temporary Well Screened Interval (Ft bgs): N/A	Ground Surface Elevation (Ft): N/A
Boring Abandonment: Gravel	Surveyed Location: N/A

**ATTACHMENT B
LAB REPORTS**

ADDITIONAL REMEDIAL INVESTIGATION SUMMARY REPORT
Morningside Acres Tracts
5001, 5015, and 5021 Rainier Avenue South
Seattle, Washington

Farallon PN: 1355-001.001

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

April 23, 2026

Greg Peters, Project Manager
Farallon Consulting
13555 36th St SE, Suite 320
Bellevue, WA 98006

Dear Mr Peters:

Included are the results from the testing of material submitted on April 14, 2026 from the Morningside Acres 1355-001, F&BI 604274 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 have any questions.

Sincerely,

FRIEDMAN & BRUYA, INC.



Michael Erdahl
Project Manager

Enclosures
c: Farallon Data
FLN0423R.DOC

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

CASE NARRATIVE

This case narrative encompasses samples received on April 14, 2026 by Friedman & Bruya, Inc. from the Farallon Consulting Morningside Acres 1355-001, F&BI 604274 project. Samples were logged in under the laboratory ID's listed below.

<u>Laboratory ID</u>	<u>Farallon Consulting</u>
604274 -01	MW-28-5.0
604274 -02	MW-28-10.0
604274 -03	MW-29-5.0
604274 -04	MW-29-10.0

The samples from MW-29 arrived on April 15, 2026 and have been added to this report from SDG 604306.

All quality control requirements were acceptable.

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Date of Report: 04/23/26

Date Received: 04/14/26

Project: Morningside Acres 1355-001, F&BI 604274

Date Extracted: 04/16/26, 04/17/26, and 04/20/26

Date Analyzed: 04/16/26 and 04/20/26

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

Results Reported on a Dry Weight Basis

Results Reported as mg/kg (ppm)

<u>Sample ID</u>	<u>Gasoline Range</u>	Surrogate (% Recovery) (Limit 50-150)
Laboratory ID		
MW-28-5.0 604274-01	<5	107
MW-28-10.0 604274-02	<5	102
MW-29-5.0 604274-03	<5	107
MW-29-10.0 604274-04	<5	106
Method Blank 06-804 MB	<5	107
Method Blank 06-699 MB	<5	101
Method Blank 06-806 MB	<5	108

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Date of Report: 04/23/26

Date Received: 04/14/26

Project: Morningside Acres 1355-001, F&BI 604274

Date Extracted: 04/17/26

Date Analyzed: 04/17/26

**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)
MW-28-5.0 604274-01	<50	<200	112
MW-28-10.0 604274-02	<50	<200	111
MW-29-5.0 6043274-03	<50	<200	113
MW-29-10.0 604274-04	<50	<200	112
Method Blank 06-856 MB	<50	<200	112
Method Blank 06-857 MB	<50	<200	111

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

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

Client Sample ID:	MW-28-5.0	Client:	Farallon Consulting
Date Received:	04/14/26	Project:	Morningside Acres 1355-001
Date Extracted:	04/16/26	Lab ID:	604274-01 1/0.5
Date Analyzed:	04/16/26	Data File:	041635.D
Matrix:	Soil	Instrument:	GCMS11
Units:	mg/kg (ppm) Dry Weight	Operator:	IJL

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
1,2-Dichloroethane-d4	99	79	128
Toluene-d8	95	84	121
4-Bromofluorobenzene	99	84	116

Compounds:	Concentration mg/kg (ppm)
Vinyl chloride	<0.002
Chloroethane	<0.1
1,1-Dichloroethene	<0.002
Methylene chloride	<0.4
trans-1,2-Dichloroethene	<0.002
1,1-Dichloroethane	<0.002
cis-1,2-Dichloroethene	<0.002
1,2-Dichloroethane (EDC)	<0.003
1,1,1-Trichloroethane	<0.002
Trichloroethene	<0.002
Tetrachloroethene	<0.002

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

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

Client Sample ID:	MW-28-10.0	Client:	Farallon Consulting
Date Received:	04/14/26	Project:	Morningside Acres 1355-001
Date Extracted:	04/16/26	Lab ID:	604274-02 1/0.5
Date Analyzed:	04/16/26	Data File:	041636.D
Matrix:	Soil	Instrument:	GCMS11
Units:	mg/kg (ppm) Dry Weight	Operator:	IJL

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
1,2-Dichloroethane-d4	107	79	128
Toluene-d8	97	84	121
4-Bromofluorobenzene	100	84	116

Compounds:	Concentration mg/kg (ppm)
Vinyl chloride	<0.002
Chloroethane	<0.1
1,1-Dichloroethene	<0.002
Methylene chloride	<0.4
trans-1,2-Dichloroethene	<0.002
1,1-Dichloroethane	<0.002
cis-1,2-Dichloroethene	<0.002
1,2-Dichloroethane (EDC)	<0.003
1,1,1-Trichloroethane	<0.002
Trichloroethene	<0.002
Tetrachloroethene	<0.002

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

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

Client Sample ID:	MW-29-5.0	Client:	Farallon Consulting
Date Received:	04/14/26	Project:	Morningside Acres 1355-001
Date Extracted:	04/16/26	Lab ID:	604274-03 1/0.5
Date Analyzed:	04/16/26	Data File:	041637.D
Matrix:	Soil	Instrument:	GCMS11
Units:	mg/kg (ppm) Dry Weight	Operator:	IJL

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
1,2-Dichloroethane-d4	100	79	128
Toluene-d8	97	84	121
4-Bromofluorobenzene	102	84	116

Compounds:	Concentration mg/kg (ppm)
Vinyl chloride	<0.002
Chloroethane	<0.1
1,1-Dichloroethene	<0.002
Methylene chloride	<0.4
trans-1,2-Dichloroethene	<0.002
1,1-Dichloroethane	<0.002
cis-1,2-Dichloroethene	<0.002
1,2-Dichloroethane (EDC)	<0.003
1,1,1-Trichloroethane	<0.002
Trichloroethene	<0.002
Tetrachloroethene	<0.002

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

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

Client Sample ID:	MW-29-10.0	Client:	Farallon Consulting
Date Received:	04/14/26	Project:	Morningside Acres 1355-001
Date Extracted:	04/16/26	Lab ID:	604274-04 1/0.5
Date Analyzed:	04/16/26	Data File:	041638.D
Matrix:	Soil	Instrument:	GCMS11
Units:	mg/kg (ppm) Dry Weight	Operator:	IJL

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
1,2-Dichloroethane-d4	101	79	128
Toluene-d8	94	84	121
4-Bromofluorobenzene	99	84	116

Compounds:	Concentration mg/kg (ppm)
Vinyl chloride	<0.002
Chloroethane	<0.1
1,1-Dichloroethene	<0.002
Methylene chloride	<0.4
trans-1,2-Dichloroethene	<0.002
1,1-Dichloroethane	<0.002
cis-1,2-Dichloroethene	<0.002
1,2-Dichloroethane (EDC)	<0.003
1,1,1-Trichloroethane	<0.002
Trichloroethene	<0.002
Tetrachloroethene	<0.002

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

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

Client Sample ID:	Method Blank	Client:	Farallon Consulting
Date Received:	Not Applicable	Project:	Morningside Acres 1355-001
Date Extracted:	04/16/26	Lab ID:	06-0577 mb 1/0.5
Date Analyzed:	04/16/26	Data File:	041609.D
Matrix:	Soil	Instrument:	GCMS11
Units:	mg/kg (ppm) Dry Weight	Operator:	IJL

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
1,2-Dichloroethane-d4	105	79	128
Toluene-d8	97	84	121
4-Bromofluorobenzene	98	84	116

Compounds:	Concentration mg/kg (ppm)
Vinyl chloride	<0.002
Chloroethane	<0.1
1,1-Dichloroethene	<0.002
Methylene chloride	<0.4
trans-1,2-Dichloroethene	<0.002
1,1-Dichloroethane	<0.002
cis-1,2-Dichloroethene	<0.002
1,2-Dichloroethane (EDC)	<0.003
1,1,1-Trichloroethane	<0.002
Trichloroethene	<0.002
Tetrachloroethene	<0.002

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

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

Client Sample ID:	Method Blank	Client:	Farallon Consulting
Date Received:	Not Applicable	Project:	Morningside Acres 1355-001
Date Extracted:	04/16/26	Lab ID:	06-0577 mb 1/0.5
Date Analyzed:	04/16/26	Data File:	041609.D
Matrix:	Soil	Instrument:	GCMS11
Units:	mg/kg (ppm) Dry Weight	Operator:	IJL

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
1,2-Dichloroethane-d4	105	79	128
Toluene-d8	97	84	121
4-Bromofluorobenzene	98	84	116

Compounds:	Concentration mg/kg (ppm)
Vinyl chloride	<0.002
Chloroethane	<0.1
1,1-Dichloroethene	<0.002
Methylene chloride	<0.4
trans-1,2-Dichloroethene	<0.002
1,1-Dichloroethane	<0.002
cis-1,2-Dichloroethene	<0.002
1,2-Dichloroethane (EDC)	<0.003
1,1,1-Trichloroethane	<0.002
Trichloroethene	<0.002
Tetrachloroethene	<0.002

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Date of Report: 04/23/26

Date Received: 04/14/26

Project: Morningside Acres 1355-001, F&BI 604274

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

Laboratory Code: 604274-02 (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: 04/23/26

Date Received: 04/14/26

Project: Morningside Acres 1355-001, F&BI 604274

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

Laboratory Code: 604274-01 (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	95	70-130

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Date of Report: 04/23/26

Date Received: 04/14/26

Project: Morningside Acres 1355-001, F&BI 604274

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

Laboratory Code: 604305-01 (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	100	70-130

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Date of Report: 04/23/26

Date Received: 04/14/26

Project: Morningside Acres 1355-001, F&BI 604274

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

Laboratory Code: 604274-01 (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	114	116	64-136	2

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: 04/23/26

Date Received: 04/14/26

Project: Morningside Acres 1355-001, F&BI 604274

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

Laboratory Code: 604306-01 (Matrix Spike)

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	110	110	63-146	0

Laboratory Code: Laboratory Control Sample

Analyte	Reporting Units	Spike Level	Percent Recovery LCS	Acceptance Criteria
Diesel Extended	mg/kg (ppm)	5,000	110	77-123

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Date of Report: 04/23/26

Date Received: 04/14/26

Project: Morningside Acres 1355-001, F&BI 604274

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

Laboratory Code: 604309-02 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)
Vinyl chloride	mg/kg (ppm)	2	<0.002	86	81	10-138	6
Chloroethane	mg/kg (ppm)	2	<0.1	76	82	10-176	8
1,1-Dichloroethene	mg/kg (ppm)	2	<0.002	74	71	10-160	4
Methylene chloride	mg/kg (ppm)	2	<0.4	82	80	10-156	2
trans-1,2-Dichloroethene	mg/kg (ppm)	2	<0.002	81	78	14-137	4
1,1-Dichloroethane	mg/kg (ppm)	2	<0.002	90	90	19-140	0
cis-1,2-Dichloroethene	mg/kg (ppm)	2	<0.002	84	81	25-135	4
1,2-Dichloroethane (EDC)	mg/kg (ppm)	2	<0.003	88	87	12-160	1
1,1,1-Trichloroethane	mg/kg (ppm)	2	<0.002	82	80	10-156	2
Trichloroethene	mg/kg (ppm)	2	<0.002	84	79	21-139	6
Tetrachloroethene	mg/kg (ppm)	2	<0.002	81	79	20-133	2

Laboratory Code: Laboratory Control Sample

Analyte	Reporting Units	Spike Level	Percent Recovery LCS	Acceptance Criteria
Vinyl chloride	mg/kg (ppm)	2	99	22-139
Chloroethane	mg/kg (ppm)	2	97	10-163
1,1-Dichloroethene	mg/kg (ppm)	2	83	47-128
Methylene chloride	mg/kg (ppm)	2	86	10-184
trans-1,2-Dichloroethene	mg/kg (ppm)	2	87	64-132
1,1-Dichloroethane	mg/kg (ppm)	2	98	64-135
cis-1,2-Dichloroethene	mg/kg (ppm)	2	92	64-135
1,2-Dichloroethane (EDC)	mg/kg (ppm)	2	97	56-135
1,1,1-Trichloroethane	mg/kg (ppm)	2	90	62-131
Trichloroethene	mg/kg (ppm)	2	91	63-139
Tetrachloroethene	mg/kg (ppm)	2	86	68-128

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Date of Report: 04/23/26

Date Received: 04/14/26

Project: Morningside Acres 1355-001, F&BI 604274

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

Laboratory Code: 604309-02 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)
Vinyl chloride	mg/kg (ppm)	2	<0.002	86	81	10-138	6
Chloroethane	mg/kg (ppm)	2	<0.1	76	82	10-176	8
1,1-Dichloroethene	mg/kg (ppm)	2	<0.002	74	71	10-160	4
Methylene chloride	mg/kg (ppm)	2	<0.4	82	80	10-156	2
trans-1,2-Dichloroethene	mg/kg (ppm)	2	<0.002	81	78	14-137	4
1,1-Dichloroethane	mg/kg (ppm)	2	<0.002	90	90	19-140	0
cis-1,2-Dichloroethene	mg/kg (ppm)	2	<0.002	84	81	25-135	4
1,2-Dichloroethane (EDC)	mg/kg (ppm)	2	<0.003	88	87	12-160	1
1,1,1-Trichloroethane	mg/kg (ppm)	2	<0.002	82	80	10-156	2
Trichloroethene	mg/kg (ppm)	2	<0.002	84	79	21-139	6
Tetrachloroethene	mg/kg (ppm)	2	<0.002	81	79	20-133	2

Laboratory Code: Laboratory Control Sample

Analyte	Reporting Units	Spike Level	Percent Recovery LCS	Acceptance Criteria
Vinyl chloride	mg/kg (ppm)	2	99	22-139
Chloroethane	mg/kg (ppm)	2	97	10-163
1,1-Dichloroethene	mg/kg (ppm)	2	83	47-128
Methylene chloride	mg/kg (ppm)	2	86	10-184
trans-1,2-Dichloroethene	mg/kg (ppm)	2	87	64-132
1,1-Dichloroethane	mg/kg (ppm)	2	98	64-135
cis-1,2-Dichloroethene	mg/kg (ppm)	2	92	64-135
1,2-Dichloroethane (EDC)	mg/kg (ppm)	2	97	56-135
1,1,1-Trichloroethane	mg/kg (ppm)	2	90	62-131
Trichloroethene	mg/kg (ppm)	2	91	63-139
Tetrachloroethene	mg/kg (ppm)	2	86	68-128

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.

4/14/26 & 4/15/26 N.

4/14/26 : 4/15/26 N₁

Page # 1 of

SAMPLERS (signature)
Tom Chubb
PROJECT NAME

TURNAROUND TIME
☒ Standard Turnaround

1355-001

INVOICE TO

Project Specific RIs - Yes / No

SAMPLE DISPOSAL	
Dispose after 30 days	
Archive Samples	
Other	

SIGNATURE	PRINT NAME	COMPANY	DATE	TIME
Relinquished by: 	Tim Hernandez	Farrallon	4-16-26	10:17
Received by: 	Michael Edahl	F.B.I.	4/16/26	10:22
Relinquished by:				
Received by:				

SAMPLE CONDITION UPON RECEIPT CHECKLIST

PROJECT # 604274 CLIENT Farallon INITIALS/ ^{AP} DATE: 04/14/26

If custody seals are present on cooler, are they intact? ☒ NA ☐ YES ☐ NO

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

Were samples received on ice/cold packs? ☒ YES ☐ NO

How did samples arrive?
☒ Over the Counter ☐ Picked up by F&BI ☐ FedEx/UPS/GSO

Is there a Chain-of-Custody* (COC)? ☒ YES ☐ NO Initials/ (NP) 4/14
*or other representative documents, letters, and/or shipping memos Date: _____

Number of days samples have been sitting prior to receipt at laboratory 0 days

Are the samples clearly identified? (explain "no" answer below) ☒ YES ☐ NO

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

Were appropriate sample containers used? ☒ YES ☐ NO ☐ Unknown

If custody seals are present on samples, are they intact? ☒ NA ☐ YES ☐ NO

Are samples requiring no headspace, headspace free? ☒ NA ☐ YES ☐ NO

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

Sample ID's	☒ Yes ☐ No	_____	☐ Not on COC/label
Date Sampled	☐ Yes ☐ No	_____	☐ Not on COC/label
Time Sampled	☒ Yes ☐ No	_____	☐ Not on COC/label
# of Containers	☒ Yes ☐ No	_____	
Relinquished	☒ Yes ☐ No	_____	
Requested analysis	☒ Yes ☐ On Hold	_____	

Other comments (use a separate page if needed)

Air Samples: Were any additional canisters/tubes received? ☒ NA ☐ YES ☐ NO

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

**Fill out Green manifolds billing sheet

SAMPLE CONDITION UPON RECEIPT CHECKLIST

PROJECT # 604306 CLIENT Farallon INITIALS/ AP
DATE: 04/15/26

If custody seals are present on cooler, are they intact? ☒ NA ☐ YES ☐ NO

Cooler/Sample temperature 2 °C
Thermometer ID: Fluke 96312917

Were samples received on ice/cold packs? ☒ YES ☐ NO

How did samples arrive?
☒ Over the Counter ☐ Picked up by F&BI ☐ FedEx/UPS/GSO

Is there a Chain-of-Custody* (COC)? ☒ YES ☐ NO Initials/ AP
*or other representative documents, letters, and/or shipping memos Date: 04/16/26

Number of days samples have been sitting prior to receipt at laboratory 0 days

Are the samples clearly identified? (explain "no" answer below) ☒ YES ☐ NO

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

Were appropriate sample containers used? ☒ YES ☐ NO ☐ Unknown

If custody seals are present on samples, are they intact? ☒ NA ☐ YES ☐ NO

Are samples requiring no headspace, headspace free? ☒ NA ☐ YES ☐ NO

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

Sample ID's	☐ Yes ☐ No	☐ Not on COC/label
Date Sampled	☐ Yes ☐ No	☐ Not on COC/label
Time Sampled	☐ Yes ☐ No	☐ Not on COC/label
# of Containers	☐ Yes ☐ No	
Relinquished	☐ Yes ☐ No	
Requested analysis	☐ Yes ☐ On Hold	

Other comments (use a separate page if needed)

Air Samples: Were any additional canisters/tubes received? ☒ NA ☐ YES ☐ NO

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

**Fill out Green manifolds billing sheet

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Elizabeth Webber-Bruya
Ann Webber-Bruya
Michael Erdahl
Joseph Mohammed
Eric Young

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

May 29, 2026

Greg Peters, Project Manager
Farallon Consulting
13555 36th St SE, Suite 320
Bellevue, WA 98006

Dear Mr Peters:

Included are the results from the testing of material submitted on May 27, 2026 from the Morningside Acres Tracts 1355-001.001, F&BI 605485 project. There are 12 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 have any questions.

Sincerely,

FRIEDMAN & BRUYA, INC.



Michael Erdahl
Project Manager

Enclosures
c: Farallon Data
FLN0529R.DOC

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

CASE NARRATIVE

This case narrative encompasses samples received on May 27, 2026 by Friedman & Bruya, Inc. from the Farallon Consulting Morningside Acres Tracts 1355-001.001, F&BI 605485 project. Samples were logged in under the laboratory ID's listed below.

<u>Laboratory ID</u>	<u>Farallon Consulting</u>
605485 -01	MW-25-052726
605485 -02	MW-27-052726

All quality control requirements were acceptable.

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Date of Report: 05/29/26

Date Received: 05/27/26

Project: Morningside Acres Tracts 1355-001.001, F&BI 605485

Date Extracted: 05/28/26

Date Analyzed: 05/28/26

**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>	Surrogate <u>(% Recovery)</u> (Limit 50-150)
MW-25-052726 605485-01	<100	98
Method Blank 06-1017 MB	<100	98

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Date of Report: 05/29/26

Date Received: 05/27/26

Project: Morningside Acres Tracts 1355-001.001, F&BI 605485

Date Extracted: 05/28/26

Date Analyzed: 05/28/26

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

<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 41-152)
MW-25-052726	<50	<200	97
605485-01			
Method Blank	<50	<200	98
06-1150 MB			

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Date of Report: 05/29/26

Date Received: 05/27/26

Project: Morningside Acres Tracts 1355-001.001, F&BI 605485

Date Extracted: 05/28/26

Date Analyzed: 05/28/26

**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>	<u>Diesel Range</u>	<u>Motor Oil Range</u>	<u>Surrogate</u>
Laboratory ID	(C ₁₀ -C ₂₅)	(C ₂₅ -C ₃₆)	(% Recovery)
			(Limit 50-150)
MW-25-052726	<50	<200	102
605485-01			
Method Blank	<50	<200	101
06-1150 MB			

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Analysis For Volatile Compounds By EPA Method 8260D Dual Acquisition

Client Sample ID:	MW-25-052726	Client:	Farallon Consulting
Date Received:	05/27/26	Project:	Morningside Acres Tracts
Date Extracted:	05/28/26	Lab ID:	605485-01
Date Analyzed:	05/28/26	Data File:	052825.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	99	84	115
4-Bromofluorobenzene	101	72	130

Compounds:	Concentration ug/L (ppb)
Vinyl chloride	<0.02
Chloroethane	<1
1,1-Dichloroethene	<1
Methylene chloride	<5
trans-1,2-Dichloroethene	<1
1,1-Dichloroethane	<1
cis-1,2-Dichloroethene	<1
1,2-Dichloroethane (EDC)	<0.2
1,1,1-Trichloroethane	<1
Trichloroethene	<0.05
Tetrachloroethene	<0.5

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Analysis For Volatile Compounds By EPA Method 8260D Dual Acquisition

Client Sample ID:	MW-27-052726	Client:	Farallon Consulting
Date Received:	05/27/26	Project:	Morningside Acres Tracts
Date Extracted:	05/28/26	Lab ID:	605485-02
Date Analyzed:	05/28/26	Data File:	052826.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	103	84	115
4-Bromofluorobenzene	102	72	130

Compounds:	Concentration ug/L (ppb)
Vinyl chloride	13
Chloroethane	<1
1,1-Dichloroethene	<1
Methylene chloride	<5
trans-1,2-Dichloroethene	<1
1,1-Dichloroethane	<1
cis-1,2-Dichloroethene	16
1,2-Dichloroethane (EDC)	0.30
1,1,1-Trichloroethane	<1
Trichloroethene	1.6
Tetrachloroethene	<0.5

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Analysis For Volatile Compounds By EPA Method 8260D Dual Acquisition

Client Sample ID:	Method Blank	Client:	Farallon Consulting
Date Received:	Not Applicable	Project:	Morningside Acres Tracts
Date Extracted:	05/28/26	Lab ID:	06-0942 mb
Date Analyzed:	05/28/26	Data File:	052808.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	98	84	115
4-Bromofluorobenzene	102	72	130

Compounds:	Concentration ug/L (ppb)
Vinyl chloride	<0.02
Chloroethane	<1
1,1-Dichloroethene	<1
Methylene chloride	<5
trans-1,2-Dichloroethene	<1
1,1-Dichloroethane	<1
cis-1,2-Dichloroethene	<1
1,2-Dichloroethane (EDC)	<0.2
1,1,1-Trichloroethane	<1
Trichloroethene	<0.05
Tetrachloroethene	<0.5

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Date of Report: 05/29/26

Date Received: 05/27/26

Project: Morningside Acres Tracts 1355-001.001, F&BI 605485

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

Laboratory Code: 605416-01 (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	98	70-130

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Date of Report: 05/29/26

Date Received: 05/27/26

Project: Morningside Acres Tracts 1355-001.001, F&BI 605485

**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	92	96	65-151	4

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Date of Report: 05/29/26

Date Received: 05/27/26

Project: Morningside Acres Tracts 1355-001.001, F&BI 605485

**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	96	100	65-151	4

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Date of Report: 05/29/26

Date Received: 05/27/26

Project: Morningside Acres Tracts 1355-001.001, F&BI 605485

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

Laboratory Code: 605451-01 (Matrix Spike)

Analyte	Reporting Units	Spike Level	Sample Result	Percent	Acceptance Criteria
				Recovery MS	
Vinyl chloride	ug/L (ppb)	10	<0.02	99	50-150
Chloroethane	ug/L (ppb)	10	<1	92	50-150
1,1-Dichloroethene	ug/L (ppb)	10	<1	90	50-150
Methylene chloride	ug/L (ppb)	10	<5	84	50-150
trans-1,2-Dichloroethene	ug/L (ppb)	10	<1	88	50-150
1,1-Dichloroethane	ug/L (ppb)	10	<1	92	50-150
cis-1,2-Dichloroethene	ug/L (ppb)	10	<1	91	10-211
1,2-Dichloroethane (EDC)	ug/L (ppb)	10	<0.2	94	50-150
1,1,1-Trichloroethane	ug/L (ppb)	10	<1	91	50-150
Trichloroethene	ug/L (ppb)	10	0.40	90	35-149
Tetrachloroethene	ug/L (ppb)	10	<0.5	92	50-150

Laboratory Code: Laboratory Control Sample

Analyte	Reporting Units	Spike Level	Percent	Percent	Acceptance Criteria	RPD (Limit 20)
			Recovery LCS	Recovery LCSD		
Vinyl chloride	ug/L (ppb)	10	108	102	64-142	6
Chloroethane	ug/L (ppb)	10	103	94	70-130	9
1,1-Dichloroethene	ug/L (ppb)	10	101	97	64-140	4
Methylene chloride	ug/L (ppb)	10	99	95	43-134	4
trans-1,2-Dichloroethene	ug/L (ppb)	10	94	92	70-130	2
1,1-Dichloroethane	ug/L (ppb)	10	98	96	70-130	2
cis-1,2-Dichloroethene	ug/L (ppb)	10	99	96	70-130	3
1,2-Dichloroethane (EDC)	ug/L (ppb)	10	102	99	70-130	3
1,1,1-Trichloroethane	ug/L (ppb)	10	101	97	70-130	4
Trichloroethene	ug/L (ppb)	10	97	96	70-130	1
Tetrachloroethene	ug/L (ppb)	10	97	98	70-130	1

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 # 605485 CLIENT Farallon INITIALS/PP PP
DATE: 5/27/26

If custody seals are present on cooler, are they intact? ☒ NA ☐ YES ☐ NO

Cooler/Sample temperature 6 °C
Thermometer ID: Fluke 96312917

Were samples received on ice/cold packs? ☒ YES ☐ NO

How did samples arrive?
☒ Over the Counter ☐ Picked up by F&BI ☐ FedEx/UPS/GSO

Is there a Chain-of-Custody* (COC)? ☒ YES ☐ NO Initials/Date: AUBS/28
*or other representative documents, letters, and/or shipping memos

Number of days samples have been sitting prior to receipt at laboratory 0 days

Are the samples clearly identified? (explain "no" answer below) ☒ YES ☐ NO

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

Were appropriate sample containers used? ☒ YES ☐ NO ☐ Unknown

If custody seals are present on samples, are they intact? ☒ NA ☐ YES ☐ NO

Are samples requiring no headspace, headspace free? ☐ NA ☒ YES ☐ NO

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

Sample ID's	☐ Yes ☐ No	☐ Not on COC/label
Date Sampled	☐ Yes ☐ No	☐ Not on COC/label
Time Sampled	☐ Yes ☐ No	☐ Not on COC/label
# of Containers	☐ Yes ☐ No	
Relinquished	☐ Yes ☐ No	
Requested analysis	☐ Yes ☐ On Hold	

Other comments (use a separate page if needed)

Air Samples: Were any additional canisters/tubes received? ☒ NA ☐ YES ☐ NO

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

**Fill out Green manifolds billing sheet