

MEMO

To: Brian Church (DEQ)

From: Jill Betts, R.G.

Date: December 22, 2024

SUBJECT: M Carter Commons (MCC) Development
PPA Consent Order, Exhibit C Scope of Work, Item 7: Hazardous Building Material
Survey Report
3715-3717 N Interstate Ave, Portland, OR 97227

Enclosed is the *Hazardous Building Materials Survey*¹ (Report) that documents the sampling of the current building on the property for hazardous building materials, including asbestos containing materials. The building will be demolished in February 2025 during the property's redevelopment activities.

Building materials containing asbestos at greater than 1% were found and proper abatement of these materials per DEQ rules was recommended. The MCC development team has indicated they will abate asbestos per DEQ rules.

Recommendations for handling potentially asbestos-containing materials, disturbing paint coatings with lead, and the removal and disposal of fluorescent light ballasts and tubes, exit signs, and heating and hot water heater equipment are included in the Report. The MCC development team has indicated they will follow these recommendations.

Please reach out to Jill Betts with any questions.

cc:

Jeff Schatz, DEQ

Lorenzo Danielson, DEQ

Mary Bradshaw, Northwest Housing Alternatives

Carson Bowler, Law Office of Carson Bowler

Attachment:

Hazardous Building Materials Survey, 3715-3717 N Interstate Ave, Portland, Oregon, by Reynolds Engineering, LLC, dated November 18, 2024

¹ *Stormwater Management Facilities, Private Stormwater Report, M Carter Commons*, by Humber Design Group, Inc., dated April 1, 2024.

Hazardous Building Materials Survey

3715-3717 N Interstate Ave

Portland, Oregon

Facility Owner/Operator: Kaiser Foundation Health Plan of The Northwest
Phone Number: 1-800-514-1741

November 18, 2024

Prepared for:

Northwest Housing Alternatives
2316 SE Willard Street
Milwaukie, Oregon 97222

Survey Performed by:



926 SE Umatilla Street
Portland, Oregon 97202

Name of Accredited Asbestos Inspector: Michael Reynolds
Asbestos Certification Number/Expiration Date: IR-23-3930B/August 18, 2024
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RE Job #23-004-007

In collaboration with Coles+Betts Environmental Consulting, LLC.

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**HAZARDOUS BUILDING MATERIALS SURVEY
3715-3717 N INTERSTATE AVE
PORTLAND, OREGON**

1.0 INTRODUCTION

Reynolds Engineering, LLC (RE), in collaboration with Coles+Betts Environmental Consulting, LLC, has prepared this report to summarize a Hazardous Building Materials Survey (HBMS) completed in support of the planned redevelopment of the property located at 3715-3717 N Interstate Ave in Portland, Oregon (the Property). The survey was conducted on behalf of Northwest Housing Alternatives.

1.1 Summary

On November 10, 2023, and October 29, 2024, a HBMS was conducted on the property located at:

3715-3717 N Interstate Ave, Portland, Oregon, 97227

The HBMS included an asbestos survey performed by an AHERA-accredited inspector. The asbestos survey included all interior and exterior areas of the one-story commercial building present on the property, except as noted in this report.

Samples of suspect asbestos-containing materials (ACM) were collected during the survey and the samples were analyzed for asbestos content using polarized light microscopy. This report provides a table of ACM and presumed ACM (PACM), the laboratory asbestos bulk sample results, a completed chain-of-custody form, and the inspectors accreditation certificate. Definitions of key terms are provided in *Section 7.0*.

1.2 Purpose of Survey

The purpose of this survey was to inspect the Property for potentially hazardous building materials, including ACM, prior to and in support of structure demolition.

The Property is owned by Kaiser Foundation Health Plan of The Northwest; 800-514-1741. The redevelopment team is led by Northwest Housing Alternatives; 503-654-1007.

1.3 Facility Description

The Property is in north Portland on the southwest corner of the N Interstate Ave and N Overlook Ave intersection and is occupied by a one-story, approximately 2,910 square foot commercial building (Figure A1). The building was constructed in 1961 and operated as a gas station until it was converted to office space in the 1970s, with renovations to the north, east, and south. The building was most recently occupied by Kaiser

Permanente medical offices in the northern portion of the building and Kaiser Permanente landscape services in the southern portion; however, the building is currently vacant.

The gas station building was constructed with concrete masonry unit (CMU) walls on a concrete slab foundation and a wood-framed roof. Additions to the building to the east and south included brick and wood-framed walls with concrete floors and wood-framed roof. The additions to the north of the building are wood-framed construction, with wood flooring overlying concrete flooring that accommodated at least portions of the HVAC system for the medical offices (i.e., return air ducts).

Wall finishes throughout the building were gypsum wallboard (GWB) and the building had drop-down ceilings with typical fiberboard ceiling tiles and some gypsum wallboard panels. Floors in the landscape area of the building were concrete except for sheet vinyl tile in the office, breakroom and locker room. Floors in the medical offices were carpeted, except for sheet vinyl tile in the breakroom and restroom and vinyl tiling in the utility room. Exterior finishes include wood siding and trim, cement board soffits (east side of medical offices), metal flashing and asphalt composite roofing.

1.4 Scope of Services

The HBMS included the following scope of work:

- Asbestos-containing materials (ACM) investigation,
- Metals- and polychlorinated biphenyl (PCB)-containing paint investigation, and
- Miscellaneous hazardous building materials investigation.

2.0 REGULATORY BACKGROUND

The Occupational Safety and Health Administration (OSHA) provides general requirements for worker safety and health for construction under Code of Federal Regulation (CFR) Title 29, Part 1926. Regulations related to potential hazardous materials are briefly described below.

2.1 Asbestos

The manufacture of most asbestos-containing materials (ACM) was banned by the U.S. Environmental Protection Agency (EPA) by 1979; however, asbestos could still be purchased after this date and continues to be imported into the U.S. to present-day. Prior to its regulation, asbestos was a common constituent of numerous building materials. While specific to schools K-12, requirements of the EPA Asbestos Hazard Emergency Response Act (AHERA) have been adopted by the Oregon Department of Environmental

Quality (DEQ) and incorporated into Oregon Administrative Rules (OAR) 340, Division 248 - Asbestos Requirements.

Only materials containing more than 1 percent (%) total asbestos are classified as “asbestos-containing.” Only one positive asbestos result necessitates designating a suspect material as ACM. Survey sampling protocols are adopted from AHERA and modified to meet Oregon DEQ survey and report requirements.

2.2 Metals & PCBs

The management of solid wastes containing cadmium, chromium and lead is regulated under the Resource Conservation & Recovery Act (RCRA) and regulations promulgated under Code of Federal Regulations (CFR), Title 40, Part 261. PCBs are regulated under the Toxic Substances Control Act (TSCA) PCB regulations and regulations promulgated under CFR, Title 40, Part 761. Occupational Safety and Health Administration (OSHA) guidelines also provide requirements for worker safety and health under CFR Title 29, Part 1926.

For metals, the regulations provide criteria for identifying whether a waste containing metals is characteristic of hazardous waste due to toxicity. The toxicity of a solid waste is determined using TCLP analysis, which simulates landfill conditions to evaluate the potential leachability and mobility of contaminants in the waste. A solid waste that exceeds the established regulatory thresholds – 1.0 milligram per liter (mg/L) for cadmium and 5.0 mg/L for chromium and lead – is considered to be a characteristic hazardous waste for toxicity and must be disposed at a chemical waste landfill (e.g., Chemical Waste Management of the Northwest in Arlington, Oregon). The trigger for requiring TCLP analysis on bulk wastes such as painted concrete is when metals concentrations in paint equal or exceed the TCLP thresholds by a factor of 20 or more – 20 milligram per kilogram (mg/kg) for cadmium and 100 mg/kg for chromium and lead.

For PCBs, painted materials are non-liquid bulk product waste and considered to be non-RCRA hazardous if PCB concentrations are equal to or exceed 50 mg/kg. However, applied dried paints with PCB concentrations that exceed the bulk product waste threshold do not require leachability testing for disposal (40 CFR 761.62) and may be disposed at a municipal or non-municipal non-hazardous waste landfill.

2.3 Miscellaneous Hazardous Materials

Miscellaneous hazardous materials include mercury-containing fluorescent light bulbs, tubes, and thermostats; PCB-containing fluorescent light ballasts and electrical

equipment; and tritium-containing exit signs. Except for exit signs, such materials contain regulated wastes that may be recycled or disposed of at a hazardous waste facility. Exit signs containing tritium must be disposed of at a licensed radioactive waste broker or licensed low-level radioactive waste disposal facility.

3.0 BUILDING MATERIAL SURVEY ACTIVITIES

The HBMS was conducted on November 10, 2023, and October 29, 2024, by Michael Reynolds, an Asbestos Building Inspector certified under the requirements of the EPA AHERA regulation 40 CFR 763, Subpart E. Copies of Michael's initial and current refresher training certificates are provided in Appendix B.

3.1 Asbestos-Containing Materials Investigation

3.1.1 Sample Collection

Forty-five (45) homogeneous materials were identified as suspect ACM during our investigation and included:

- Gypsum wallboard & joint compounds
- Ceiling tile
- Insulation paper & foam
- Sink undercoating
- Carpet mastic
- Floor leveling compounds
- Base cove & mastics
- Building paper
- Vinyl tile & sheet vinyl flooring and mastics
- Cement board
- Caulking & sealants
- Masonry wall coating & patch
- Expansion joint material
- Brick mortar & patch
- Built-up roofing & mastics
- Roof flashing sealant

RE collected 82 samples of the homogeneous materials and logged their location, approximate quantity, and condition. Once collected, each bulk sample was sealed in an unadulterated plastic bag to eliminate the possibility of cross-contamination. Chain-of-custody protocols were followed to maintain sample integrity during handling and data reporting.

The building's exterior doors and landscape area interior doors were metal, which can include asbestos to improve fire resistance. No labels were observed that would indicate the presence or absence of asbestos and the doors were not dismantled and sampled. The metal doors should be considered presumed ACM (PACM). Their locations are shown in Figure A2. No other potential ACM was observed that could not be sampled.

3.1.2 Sample Analysis

As specified in 40 CFR Chapter 1, Part 763, Subpart F, the collected bulk samples were analyzed using polarized light microscopy/dispersion staining techniques, in accordance with EPA Method 600/R-93/116. Samples were shipped to NVL Laboratories (NVL) in Seattle, Washington, for asbestos analysis, which is a National Voluntary Laboratory Accreditation Program (NVLAP)-certified laboratory. Samples were submitted with a 10-day turnaround time.

3.1.3 Asbestos Analytical Results

Forty-five (45) homogeneous materials were identified as suspect ACM and a total of 82 samples were collected. Table 1 summarizes the sampled materials and corresponding analytical results. Sample locations are shown in Figure A2. The analytical laboratory reports are provided in Appendix C.

Asbestos was detected at greater than 1% in 11 of the 82 samples collected. The samples represented 4 homogeneous materials:

- Joint Compound – Sample KP5 detected 2% chrysotile asbestos in a paint coating and joint compound on gypsum wallboard (GWB) in the Medical Office Restroom and sample KP30 detected 2% chrysotile asbestos in joint compound on GWB in the Landscape Office. There was no surface coating on the walls and the ACM was limited to the joint compound material.
- Tile Mastic – Samples KP9 and KP10 detected 5% chrysotile asbestos in a black mastic associated with gray patterned sheet vinyl tile flooring in the Medical Office Restroom and Breakroom.
- Masonry Wall Coating – Samples KP49, KP72, and KP73 detected 2-3% chrysotile asbestos in a green-painted crumbly material that coated the CMU wall in the Landscape Electrical Room, Shop, and Restroom (also observed in the Locker Room), and samples KP51, KP74, and KP75 detected 2% chrysotile asbestos in an off-white-painted crumbly material that coated the CMU wall in the Landscape Restroom and Breakroom (also observed in the Office), and in the Medical Office Admin Room (also observed in the Utility Room).
- Cement Board – Sample KP63 detected 37% chrysotile asbestos in a gray exterior cement board at the east soffit of the medical office area.

The material appears to extend from the south end of the medical office entry way to the north end of the building.

Because the detected asbestos in GWB samples KP5 and KP30 were limited to the joint compound layers, composite samples of all layers identified in each sample were additionally analyzed for asbestos by Point Count. The composited samples KP5 and KP30 were found to contain 0.3% and < 0.1% asbestos, respectively.

Table 2 summarizes ACM and PACM that includes the metal doors. Photographs of asbestos-containing materials are provided in Appendix D.

3.2 Metals- and PCB-Containing Paint Investigation

3.2.1 Sample Collection

Fourteen (14) painted surfaces of homogeneous color, texture, and apparent age were identified. Representative samples were collected of each paint type observed and each sample was sealed in an unadulterated plastic bag to eliminate the possibility of cross-contamination. Four follow-up samples were collected to confirm earlier results for the CMU wall coatings.

The sample locations are detailed in Table 3 and shown on Figure A2. The homogeneous painted surfaces identified included:

- Orange paint on GWB walls in Medical Office 1 (sample KP1p)
- Blue paint on GWB walls in the Medical Office Restroom (sample KP2p)
- Green paint on GWB walls in the Medical Office Reception (sample KP3p)
- Gray/blue paint on GWB walls in Medical Office 3 (sample KP4p)
- White paint on GWB walls in Medical Office area (sample KP5p)
- Tan/gray paint on wood window trim in the Medical Office area (sample KP6p)
- Off-white paint on CMU walls in the Medical Office Utility Room (sample KP7p)
- Off-white paint on wood trim and GWB walls in the Landscape Office (sample KP8p)
- Green paint on wood trim and walls and CMU walls in the Landscape Shop (older coating on materials above the ceiling tiles) (sample KP9p)

- Off-white paint on wood trim and CMU walls in the Landscape Breakroom (older coating on materials above the ceiling tiles) (sample KP10p)
- Green paint on GWB walls in the Landscape Breakroom (sample KP11p)
- Off-white paint on the brick wall of the Landscape Garage Bay (sample KP12p)
- Off-white/tan paint on exterior wood and cement board siding (sample KP13p)
- Brown paint on exterior wood trim (sample KP14p)
- Green paint on wood trim and walls and CMU walls in the Landscape Shop (older coating on materials above the ceiling tiles) (sample KP15p)
- Green paint on wood trim and walls and CMU walls in the Landscape Locker Room (older coating on materials above the ceiling tiles) (sample KP16p)
- Off-white paint on wood trim and CMU walls in the Landscape Breakroom (older coating on materials above the ceiling tiles) (sample KP17p)
- Off-white paint on wood trim and CMU walls in the Medical Office Utility Room (older coating on materials above the ceiling tiles) (sample KP18p)

Interior brown metal door jamb and exterior white metal roof flashing paint coatings were well adhered (i.e., powder coatings) and representative material samples could not be obtained for laboratory analysis. No other painted surfaces were observed that could not be sampled.

3.2.2 Sample Analysis

Collected paint samples were submitted to NVL with a 10-day turnaround time, under chain-of-custody protocols, for total cadmium, chromium and lead by EPA Method 6010D. Selected coatings (i.e., older gas station era coatings) were additionally analyzed for PCBs by EPA method 8082A. Due to limited sample material, the additional four samples collected for the CMU wall paint coatings were composited into two samples for PCB analysis.

3.2.3 Metals and PCBs Analytical Results

Eighteen (18) paint samples were collected and analyzed. The results are summarized in Table 3 and the analytical laboratory reports are provided in Appendix E.

Nine of the 14 samples had detections of chromium and/or lead; cadmium was not detected. One of the 9 samples also had a detection of PCBs. A summary of the detections is below.

- Off-white paint on CMU walls (sample KP7p)
 - 62.0 mg/kg chromium
 - 700.0 mg/kg lead
 - 1.7 mg/kg PCBs
- Green paint on wood trim and walls and CMU walls (sample KP9p)
 - 24.0 mg/kg chromium
 - 1,800.0 mg/kg lead
- Off-white paint on wood trim and CMU walls (sample KP10p)
 - 34.0 mg/kg chromium
 - 1,600.0 mg/kg lead
- Off-white/tan paint on exterior wood and cement board siding (sample KP13p)
 - 540 mg/kg lead
- Brown paint on exterior wood trim (sample KP14p)
 - 45 mg/kg lead
- Green paint on wood trim and walls and CMU walls (sample KP15p)
 - 37.0 mg/kg chromium
 - 7,200.0 mg/kg lead
- Green paint on wood trim and walls and CMU walls (sample KP16p)
 - 40.0 mg/kg chromium
 - 1,500.0 mg/kg lead
- Off-white paint on wood trim and CMU walls (sample KP17p)
 - 23.0 mg/kg chromium
 - 1,500.0 mg/kg lead
- Off-white paint on wood trim and CMU walls (sample KP18p)
 - 52.0 mg/kg chromium
 - 810.0 mg/kg lead

According to the EPA, lead-based paint is any paint or surface coating that contains lead at more than 0.5% by weight. No such standards have been established for cadmium or chromium. Only one of the samples for the green paint on wood trim and walls and CMU walls is considered a lead-based paint (sample KP15p - 0.72% lead).

The TCLP trigger thresholds for lead were exceeded for samples KP7p, KP9p, KP10p, KP13p, KP15p, KP16p, KP17p, and KP18p. Samples KP7p and KP13p had enough sample remaining for follow up TCLP analysis and leachable lead was not detected in either sample.

The four follow-up CMU paint coating samples (i.e., for samples KP9p and KP10p) were composited into two samples for TCLP lead analysis. The green painted coating (samples KP15p & KP16p) had a leachable lead concentration of 3.3 milligrams per liter (mg/L), which is below its hazardous waste criterion. Leachable lead was not detected in the off-white painted coating (samples KP17p & KP18p).

The TCLP results are summarized in Table 4 and the analytical laboratory report is provided in Appendix E. Photographs of the paint sampling locations are provided in Appendix F, except for the green paint in the Landscape Breakroom (sample KP11p) and green CMU paint coating in the Landscape Restroom due to poor photo resolution.

3.3 Miscellaneous Hazardous Materials

An attempt was made to identify other miscellaneous hazardous building materials or equipment that would require special handling and disposal during demolition. The miscellaneous materials included in our reconnaissance and their associated potential hazards are provided in the table below:

Equipment or Item	Potential Hazardous Material(s)
Fluorescent Light Ballasts	PCBs
Thermostats/fluorescent light tubes	Mercury
"Exit" signs	Heavy metals, tritium
Hot water heater/heaters	PCBs, mercury, oils, heavy metals

Light fixtures were surveyed and counted for potential PCB-containing ballasts. Thirty-seven (37) mounted fluorescent light fixtures with ballasts containing 2 light tubes were present. Light ballasts manufactured before the late 1970s typically contain PCBs, and those manufactured after that time are usually labeled with "no PCBs." Stickers were not observed; however, light fixtures were not opened due to safety reasons.

Fluorescent light tubes contain small amounts of mercury and cannot be disposed as solid waste. Seventy-four light tubes were observed.

Two exit signs and four thermostats were observed. Their locations are shown on Figure 2. The exit signs appeared to be directly wired and are not suspected of containing tritium, and the thermostats did not appear to contain mercury switches.

The Medical Office Utility Room and Landscape Electrical Room each contained a furnace and a hot water heater.

4.0 CONCLUSIONS

RE conducted a hazardous building materials survey in conformance with our scope and AHERA regulations and DEQ guidelines. Based on the findings of this investigation, we reached the following conclusions:

- The ACM inspection identified and sampled 45 homogeneous materials. Four of the homogeneous materials contain asbestos at greater than 1%:
 - Joint compound on GWB in the Medical Office restroom and Landscape office contains 2% chrysotile asbestos. The wall area in the rooms is approximately 1,100 square feet (SF). The joint compound is in good condition but is considered friable.
 - A black mastic associated with gray patterned sheet vinyl tile flooring in the Medical Office area restroom and breakroom contains 5% chrysotile asbestos. The floor area of the rooms is approximately 112 SF, and the mastic is in good condition but is considered friable.
 - A green-painted crumbly material that coated the CMU walls in the Landscape Electrical Room, Shop, and Restroom (also observed in the Locker Room) contains 2-3% chrysotile asbestos, and an off-white-painted crumbly material that coated the CMU walls in the in the Landscape Restroom and Breakroom (also observed in the Office) and in the Medical Office Admin Room (also observed in the Utility Room) contains 2% chrysotile asbestos. The total observed interior CMU wall area within the building is approximately 3,160 SF. The coating is in poor condition and is considered friable.
 - A gray exterior cement board used at the east soffit of the Medical Office area contains 37% chrysotile asbestos. The soffit area with cement board extends from the medical office entrance to the north end of the building and is approximately 80 SF. The cement board is considered friable.

- Because the detected asbestos in the GWB samples were limited to the joint compound layers, composite samples of all layers identified in each sample were additionally analyzed for asbestos by Point Count. The composited samples (KP5 & KP30) were found to contain less than 1% asbestos.
- PACM that may be present but that could not be sampled included metal exterior and interior doors.
- The metals- and PCB-containing paint investigation identified and sampled 14 homogeneous paint coatings, with 4 additional follow-up samples for the CMU wall coatings. All 18 samples were analyzed for metals, and the older masonry coatings were additionally analyzed for PCBs.
 - Nine of the paint coating samples had detections of chromium and/or lead; cadmium was not detected. One of the coating samples also had a detection of PCBs.
 - Only one of three samples collected of the green-painted CMU coating is considered to be a lead-based paint (KP15p - 0.72%).
 - Eight of the coating samples had lead concentrations that exceeded the TCLP trigger thresholds. Two paint samples (KP7p and KP13p) had enough material remaining for follow-up TCLP analysis and the 4 follow-up CMU coating samples were composited into 2 samples for TCLP analysis. Only the composite sample for the green painted coating (samples KP15p & KP16p) had a leachable lead concentration of 3.3 mg/L, which is below its hazardous waste criterion. Leachable lead was not detected in the remaining samples.
- Miscellaneous hazardous materials identified included fluorescent light ballasts and tubes, thermostats, exit signs, heaters, and hot water heaters.

5.0 RECOMMENDED RESPONSE ACTION(S)

Based upon the conclusions of this investigation, we offer the following recommended response actions:

- All friable ACMs (i.e., contains >1% asbestos) and presumed ACMs must be properly abated (handled, removed, and disposed) by a DEQ licensed asbestos abatement contractor prior to any demolition activity in accordance with OAR 340-248. Nonfriable material may be removed by a

contractor or individual who is not a licensed asbestos abatement contractor as long as the material maintains its nonfriable condition. Notification, packaging, and disposal requirements still apply to nonfriable material.

- Any material(s) encountered not specifically mentioned in this report must be considered ACM until sufficient sampling has been completed to determine that the material(s) are non-asbestos. Samples should be collected by an AHERA-certified asbestos inspector for laboratory analysis and any additional ACMs must also be properly abated by a DEQ license asbestos abatement contractor.
- Worker safety and environmental protection requirements apply to all construction activities that may disturb lead in paint coatings at any concentration. While not required, we recommend the demolition work be performed by a Lead Safe Contractor for the proper removal and disposal of the materials.
- Prior to their removal, we recommend that an abatement contractor be tasked with removal of potentially PCB-containing ballasts and that each ballast be checked prior to removal to ensure that they are disposed of at a proper facility. Any ballasts without “No PCBs” stickers should be assumed to contain PCBs and handled accordingly. It is the responsibility of the demolition contractor to segregate and recycle/dispose of all PCB and non-PCB ballasts.
- Fluorescent light tubes typically contain small amounts of mercury and must be disposed of as Universal Waste at a local facility. Thermostats may also contain small amounts of mercury. While thermostats observed were more modern and not likely to contain mercury, we recommend that an abatement contractor be tasked with checking the thermostats prior to removal to ensure they are disposed of at a property facility.
- The observed exit signs appeared hard-wired and unlikely to contain tritium; however, we recommend that an abatement contractor be tasked with checking the exit signs prior to removal to ensure they are disposed of at a proper facility.
- Heating and hot water heater equipment should be recycled and/or re-used by the demolition contractor. Otherwise, this equipment should be disposed of at an appropriate disposal facility by the demolition contractor.

- In accordance with DEQ asbestos regulations, a complete copy of this survey, as it relates to ACM and PACM, must be kept, at least electronically, onsite at the facility during all demolition activities, including during any asbestos abatement project. A complete copy of the report must be made available to the DEQ upon their request and a complete copy of the report must also be provided to the asbestos abatement contractor involved during the demolition project.

6.0 LIMITATIONS

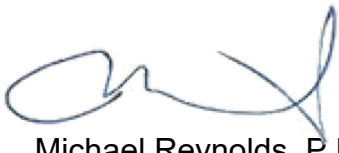
A good faith effort has been made to identify hazardous materials associated with Project building. RE performed limited destructive sampling. We assume that the materials sampled are consistent with the materials used in inaccessible areas. During project construction, care should be taken that additional suspect materials, if present, are not disturbed without following the appropriate regulatory requirements. Where suspect materials are encountered, they should be assumed to be ACM until shown to be negative for asbestos through laboratory analysis. If laboratory analysis is not performed, all suspect materials should be assumed to contain ACM.

RE, performed this sampling consistent with the level of care and skill ordinarily exercised by professionals currently practicing under similar conditions in the industry. No other warranty, express or implied, is made. Reuse of the information in this report for any other purpose without written authorization from RE shall be at the Client's risk.

This report has been prepared for the exclusive use of Northwest Housing Alternatives. The analyses, conclusions, and recommendations presented in this report are based on conditions encountered at the time of our study and on our experience and judgment. RE cannot be held responsible for the interpretation by others of the data contained in this report.

Please contact Michael Reynolds at (503) 703-3374 for any questions regarding this report.

REYNOLDS ENGINEERING, LLC



Michael Reynolds, P.E.
AHERA Building Inspector

7.0 DEFINITIONS

Per DEQ rules:

Accredited Inspector – means a person who has completed training, received accreditation, and maintains valid accreditation under 40 CFR Part 763 Subpart E, Appendix C. OAR 340-248-0010(1)

Asbestos Abatement Project – means a demolition, renovation, repair, construction, or maintenance activity of a facility that involves the repair, enclosure, encapsulation, removal, salvage, handling, or disposal of asbestos-containing material with the potential of releasing asbestos fibers from asbestos-containing material into the air. OAR 340-248-0010(6)

Asbestos-Containing Material – means a material containing more than 1 percent (%) asbestos by weight. OAR 340-248-0010(8)

Demolition – means wrecking or removing a load-supporting structural member of a facility together with related handling operations or the intentional burning of a facility. OAR 340-248-0010(18)

Facility – means all or part of a public or private building, structure, installation, equipment, vehicle, or vessel, including but not limited to ships. OAR 340-248-0010(20)

Friable – means asbestos-containing material that when dry can be crumbled, pulverized, or reduced to powder by hand pressure or by the forces expected to act upon the material in the course of demolition, renovation, transportation, or disposal. OAR 340-248-0010(21)

In Poor Condition – means the binding of the material is losing its integrity as indicated by peeling, cracking, or crumbling of the material. OAR 340-248-0010(25)

Nonfriable – means asbestos-containing material that is not friable. When dry, nonfriable asbestos material cannot be crumbled, pulverized, or reduced to powder by hand pressure or by the forces expected to act on the material in the course of demolition, renovation, transportation, or disposal. OAR 340-248-0010(32)

Owner or Operator – means a person who owns, leases, operates, controls, or supervises the facility undergoing demolition or renovation or a person who owns, leases, operates, controls, or supervises the demolition or renovation operation, or both. OAR 340-248-0010(34)

Renovation – means altering one or more facility components. Renovation includes replacing, stripping, or repairing facility components, such as mechanical ventilation systems, pipes, ceilings, walls, flooring, and insulating materials. Operations in which load-supporting structural members are wrecked or removed are excluded. OAR 340-248-0010(39)

Sample ID	Space Name	Component	Material Description	Analytical Results
KP1	Medical Office 1	Walls	Orange-painted GWB	ND
KP2	Medical Office 2	Walls	White-painted GWB	ND
KP3	Medical Office 3	Walls	Blue-painted GWB	ND
KP4	Medical Reception	Walls	White-painted GWB (w/ mesh tape)	ND
KP5	Medical Restroom	Walls	Blue-painted GWB	Paint Coating: 2% Chrysotile Joint Compound: 2% Chrysotile Wallboard: ND (Point Count All Layers: 0.3% Asbestos)
KP6	Medical Office 1	Wall base	Brown base cove and brown mastic	ND
KP7	Medical Office 3	Wall base	Brown base cove and brown mastic	ND
KP8	Medical Restroom	Wall base	Brown base cove and brown mastic	ND
KP9	Medical Restroom	Floor	Gray patterned SVT and off-white & black mastic with gray floor leveling compound	Gray Tile: ND Off-white Mastic: ND Leveling Compound: ND Black Mastic: 5% Chrysotile
KP10	Medical Breakroom	Floor	Gray patterned SVT and black mastic	Gray Tile: ND Off-white Mastic & Trace Leveling Compound: ND Black Mastic: 5% Chrysotile
KP11	Medical Utility Room	Floor	Light yellow mastic on VT and orange/yellow mastic	ND
KP12	Medical Utility Room	Wall base	Tan base cove and brown mastic	ND
KP13	Medical Admin	Ceiling	White-painted brown ceiling tile	ND
KP14	Medical Office 3	Ceiling	White-painted brown ceiling tile	ND
KP15	Medical Office 1	Ceiling	White-painted brown ceiling tile	ND
KP16	Medical Office 3	Ceiling/Walls	Yellow insulation paper with foil sheeting	ND
KP17	Medical Office 2	Ceiling/Walls	Yellow insulation paper with black building paper	ND
KP18	Medical Office 1	Ceiling	Foil-coated yellow insulation paper	ND
KP19	Medical Reception	Walls	Exterior GWB with black building paper	ND
KP20	Medical Restroom	Walls	Black insulation paper	ND
KP21	Medical Breakroom	Sink	Black sink undercoating	ND
KP22	Medical Utility Room	Walls	Off-white CMU coating	ND
KP23	Medical Utility Room	Furnace	Clear caulking	ND
KP24	Medical Office 1	Ceiling	Black insulation	ND
KP25	Medical Reception	Floor	Yellow carpet mastic	ND
KP26	Medical Office 2	Floor	Yellow carpet mastic with gray floor leveling compound	ND
KP27	Medical Office 2	Floor	Gray floor leveling compound	ND
KP28	Medical Admin	Floor	Yellow carpet mastic and gray floor leveling compound	ND
KP29	Landscape Garage	Walls	White-painted GWB	ND

Sample ID	Space Name	Component	Material Description	Analytical Results
KP30	Landscape Office	Walls	Off-white-painted GWB	Paint Coating: ND Joint Compound: 2% Chrysotile Wallboard: ND (Point Count All Layers: <0.1% Asbestos)
KP31	Landscape Breakroom	Walls	Off-white-painted GWB	ND
KP32	Landscape Locker Room	Walls	Off-white-painted GWB	ND
KP33	Landscape Electrical Room	Walls	Light green-painted GWB with brown mastic	ND
KP34	Landscape Garage	Wall base	Gray base cove with tan mastic and white paint	ND
KP35	Landscape Breakroom	Wall base	Gray base cove with tan mastic and white paint	ND
KP36	Landscape Restroom	Wall base	Gray base cove with tan mastic and rose paint	ND
KP37	Landscape Garage	Ceiling	White-painted GWB	ND
KP38	Landscape Garage	Ceiling	White-painted brown ceiling tile	ND
KP39	Landscape Shop	Ceiling	White-painted GWB	ND
KP40	Landscape Office	Ceiling	White-painted brown ceiling tile	ND
KP41	Landscape Locker Room	Ceiling	White-painted brown ceiling tile	ND
KP42	Landscape Breakroom	Ceiling	White-painted brown ceiling tile	ND
KP43	Landscape Office	Floor	Tan SVT with yellow mastic	ND
KP44	Landscape Breakroom	Floor	Tan SVT with yellow mastic	ND
KP45	Landscape Restroom	Floor	Tan SVT with yellow mastic and tan floor leveling compound	ND
KP46	Landscape Breakroom	Wall	Black insulation	ND
KP47	Landscape Garage	Ceiling	Dark brown insulation paper	ND
KP48	Landscape Electrical Room	Pipe penetrations	Brown-painted/stained yellow insulation foam	ND
KP49	Landscape Electrical Room	Walls	Green CMU coating	Green Crumbly Material: 3% Chrysotile White Crumbly Material: ND
KP50	Landscape Restroom	Walls	Off-white-painted gray CMU wall patch	ND
KP51	Landscape Restroom	Walls	Off-white CMU coating	Off-white Crumbly Material: 2% Chrysotile
KP52	Exterior	Brick walls	Gray brick mortar	ND
KP53	Exterior	Brick walls	Clear caulking	ND
KP54	Exterior	Brick walls	Clear caulking/adhesive with blue paint	ND
KP55	Exterior	Floor	Brown fibrous pad	ND
KP56	Exterior	Floor	Gray cementitious patch	ND
KP57	Exterior	Floor	Gray cementitious patch	ND
KP58	Exterior	Brick walls	White brick coating with gray granuals	ND
KP59	Exterior	Brick walls	Gray brick mortar	ND
KP60	Exterior	Brick walls	Gray cementitious patch	ND
KP61	Exterior	Walls	Off-white-painted gray caulking	ND
KP62	Exterior	Walls	Off-white-painted tan caulking (with wood)	ND
KP63	Exterior	Soffit	Rose-painted cement board	Gray Fibrous Material: 37% Chrysotile
KP64	Exterior	Flashing	White caulking	ND
KP65	Exterior	Flashing	White caulking	ND

Sample ID	Space Name	Component	Material Description	Analytical Results
KP66	Exterior	Flashing	White caulking	ND
KP67	Exterior	Roofing	Black mastic	ND
KP68	Exterior	Roofing	Black mastic	ND
KP69	Exterior	Roofing	Black roofing on black mastic on black roofing	ND
KP70	Exterior	Roofing	Gray and black mastics on black roofing on black mastic on black roofing on black mastic and paper	ND
KP71	Exterior	Roofing	Black roofing on black mastic on black roofing on black mastic and paper	ND
KP72	Landscape Shop	Walls	Green CMU coating	Green Crumbly Material: 2% Chrysotile
KP73	Landscape Restroom	Walls	Green CMU coating	Green Crumbly Material: 2% Chrysotile
KP74	Landscape Breakroom	Walls	Off-white CMU coating	Off-white Crumbly Material: 2% Chrysotile
KP75	Medical Admin	Walls	Off-white CMU coating	Off-white Crumbly Material: 2% Chrysotile
KP76	Medical Admin	Walls	Gray CMU mortar	ND
KP77	Landscape Shop	Wall Penetrations	Orange caulking	ND
KP78	Landscape Garage	Wall (north)	Black insulation and paper	ND
KP79	Landscape Garage	Wall (north)	Foil-coated yellow insulation paper and yellow insulation	ND
KP80	Medical Admin	Ceiling	White-painted black building paper	ND
KP81	Medical Office 3	Floor/HVAC	Gray caulking	ND
KP82	Landscape Shop	Walls	Gray CMU mortar	ND

Notes:

Samples collected November 10, 2023 and October 29, 2024.

Bold indicates material contains greater than 1 percent (%) asbestos.

CMU = cement masonry unit

GWB = gypsum wallboard

ND = not detected

SVT = sheet vinyl tile

VT = vinyl tile

Sample ID	Space Name	Component	Material Description	Percent (%) & Type Asbestos	Friable or Nonfriable ¹	Material Condition ²	Approx. Quantity	Units
<i>Asbestos-Containing Material (ACM):</i>								
KP5	Medical Restroom	Walls & Upper Shop Ceiling	Joint compound on blue and off-white painted GWB	2% Chrysotile (Point Count All Layers: < 1% & 0.3% Asbestos)	Friable	Good	1,100	SF
KP30	Landscape Office							
KP9	Medical Restroom	Floor	Black mastic associated with a gray patterned SVT	5% Chrysotile	Friable	Good	112	SF
KP10	Medical Breakroom							
KP49	Landscape Electrical Room	Walls	Crumbly coating material on green and off-white painted CMU wall (see Figure A2 for wall locations)	2-3% Chrysotile	Friable	Poor	3,160	SF
KP51	Landscape Restroom							
KP72	Landscape Shop							
KP73	Landscape Restroom							
KP74	Landscape Breakroom							
KP75	Medical Admin							
KP63	Exterior	Soffit	Rose-painted gray cement board	37% Chrysotile	Friable	Good	80	SF
<i>Presumed Asbestos-Containing Material (PACM):</i>								
--	Building	Doors	Metal Door Insulation (2 exterior, 4 interior)	--	Friable	Good	6	EA

Notes:

Samples collected November 10, 2023 and October 29, 2024.

1. Friable means asbestos-containing material that when dry can be crumbled, pulverized, or reduced to powder by hand pressure or by the forces expected to act upon the material in the course of demolition, renovation, transportation, or disposal. OAR 340-248-0010(32)

2. In Good Condition or Poor Condition, where *In Poor Condition* is defined as the binding of the material is losing its integrity as indicated by peeling, cracking, or crumbling of the material OAR 340-248-0010(25)

CMU = cement masonry unit
 EA = each
 GWB = gypsum wallboard
 SF = square feet
 SVT = sheet vinyl tile

Sample ID	Space Name	Component(s)	Description	Cadmium	Chromium	Lead	Total PCBs
KP1p	Medical Office 1	Walls	Orange paint on GWB	< 20.0	< 20.0	< 20.0	--
KP2p	Medical Restroom	Walls	Blue paint on GWB	< 18.0	< 18.0	< 18.0	--
KP3p	Medical Reception	Walls	Green paint on GWB	< 19.0	< 19.0	< 19.0	--
KP4p	Medical Office 3	Walls	Gray/blue paint on GWB	< 19.0	< 19.0	< 19.0	--
KP5p	Medical Admin	Walls	White paint on GWB	< 17.0	< 17.0	< 17.0	--
KP6p	Medical Reception	Windows	Tan/gray paint on wood	< 18.0	< 18.0	< 18.0	--
KP7p	Medical Utility Room	Walls	Off-white paint on CMU	< 18.0	62.0	700.0	1.7
KP8p	Landscape Office	Walls	Off-white paint on wood and GWB	< 18.0	< 18.0	< 18.0	< 0.97
KP9p	Landscape Shop	Walls	Green paint on wood and CMU	< 23.0	24.0	1,800.0	< 1.9
KP10p	Landscape Breakroom	Walls	Off-white paint on wood and CMU	< 20.0	34.0	1,600.0	< 0.86
KP11p	Landscape Breakroom	Walls	Green paint on GWB	< 18.0	< 18.0	< 18.0	--
KP12p	Landscape Garage Bay	Walls	Off-white paint on brick	< 18.0	< 18.0	< 18.0	< 3.6 ^a
KP13p	Exterior	Siding	Off-white/tan paint on wood and cement board	< 19.0	< 19.0	540.0	--
KP14p	Exterior	Trim	Brown paint on wood	< 19.0	< 19.0	45.0	--
KP15p	Landscape Shop	Walls	Green paint on wood and CMU	< 19.0	37.0	7,200.0	< 0.98
KP16p	Landscape Locker Room	Walls	Green paint on wood and CMU	< 21.0	40.0	1,500.0	< 0.93
KP17p	Landscape Breakroom	Walls	Off-white paint on wood and CMU	< 20.0	23.0	1,500.0	< 0.93
KP18p	Medical Utility Room	Walls	Off-white paint on wood and CMU	< 19.0	52.0	810.0	< 0.93
Metals TCLP Trigger and PCB Waste Thresholds:				20	100	100	50

Notes:

Samples collected November 10, 2023 and October 29, 2024.

All units are milligrams per kilogram (mg/kg).

a = reporting limit raised due to small sample size.

-- = not analyzed

< = analyte not detected above the method reporting limit shown.

Bold indicates a detection above the method reporting limit.

Shaded cells for metals indicate value exceeds the Toxicity Characteristic Leaching Procedure (TCLP) trigger threshold.

CMU = cement masonry unit

GWB = gypsum wallboard

PCBs = polychlorinated biphenyls

Sample ID	Space Name	Component(s)	Description	Cadmium	Chromium	Lead
KP1p	Medical Office 1	Walls	Orange paint on GWB	--	--	--
KP2p	Medical Restroom	Walls	Blue paint on GWB	--	--	--
KP3p	Medical Reception	Walls	Green paint on GWB	--	--	--
KP4p	Medical Office 3	Walls	Gray/blue paint on GWB	--	--	--
KP5p	Medical Admin	Walls	White paint on GWB	--	--	--
KP6p	Medical Reception	Windows	Tan/gray paint on wood	--	--	--
KP7p	Medical Utility Room	Walls	Off-white paint on CMU	--	--	< 0.5
KP8p	Landscape Office	Walls	Off-white paint on wood and GWB	--	--	--
KP9p	Landscape Shop	Walls	Green paint on wood and CMU	--	--	nes
KP10p	Landscape Breakroom	Walls	Off-white paint on wood and CMU	--	--	nes
KP11p	Landscape Breakroom	Walls	Green paint on GWB	--	--	--
KP12p	Landscape Garage Bay	Walls	Off-white paint on brick	--	--	--
KP13p	Exterior	Siding	Off-white/tan paint on wood and cement board	--	--	< 0.5
KP14p	Exterior	Trim	Brown paint on wood	--	--	--
KP15p	Landscape Shop	Walls	Green paint on wood and CMU	--	--	3.3
KP16p	Landscape Locker Room	Walls	Green paint on wood and CMU	--	--	
KP17p	Landscape Breakroom	Walls	Off-white paint on wood and CMU	--	--	< 0.5
KP18p	Medical Utility Room	Walls	Off-white paint on wood and CMU	--	--	
Hazardous Waste Criteria (mg/L):				1	5	5

Notes:

Samples collected November 10, 2023.

All units are milligrams per liter (mg/L).

-- = follow-up TCLP analysis not needed/requested.

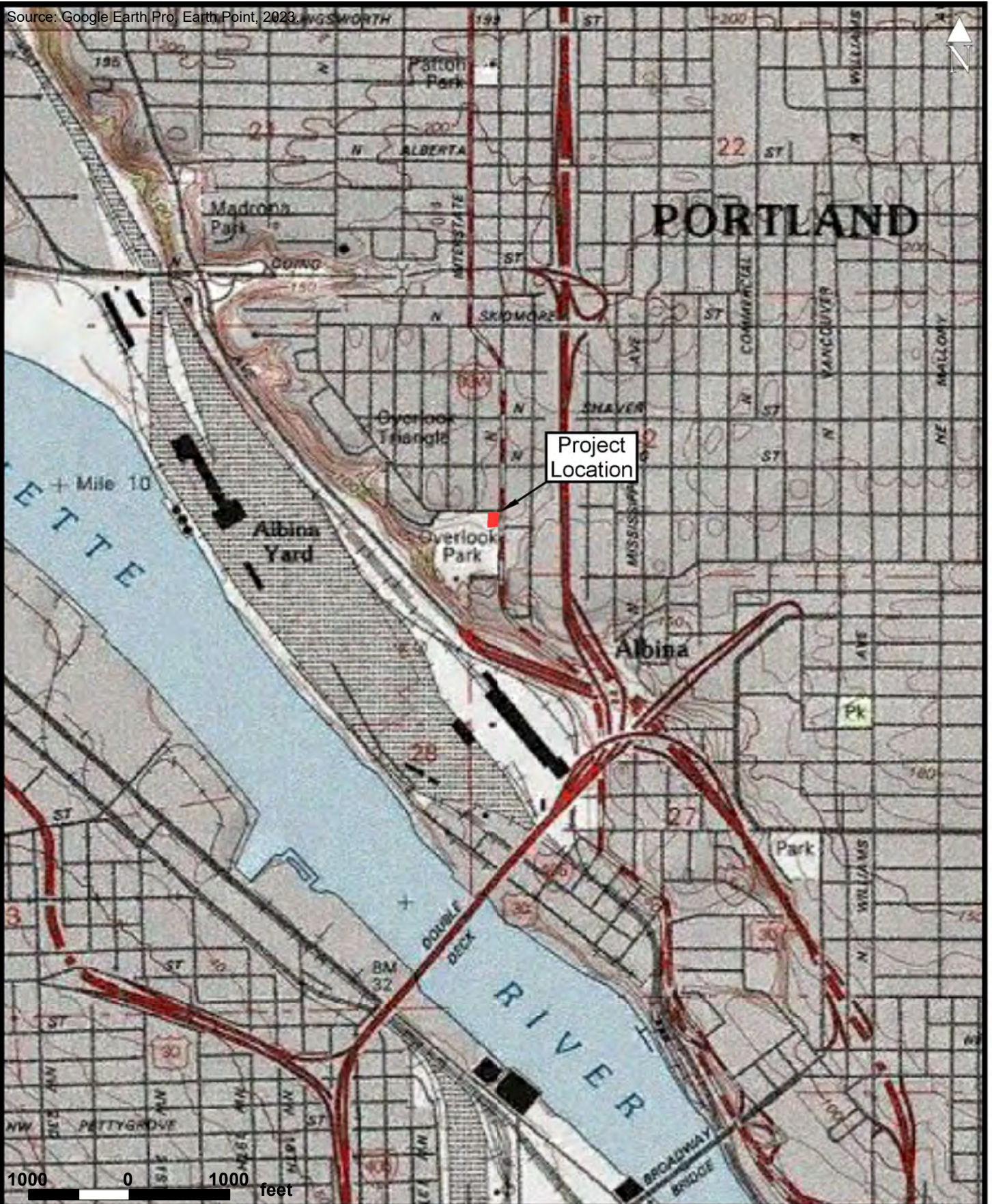
< = analyte not detected above the method reporting limit shown.

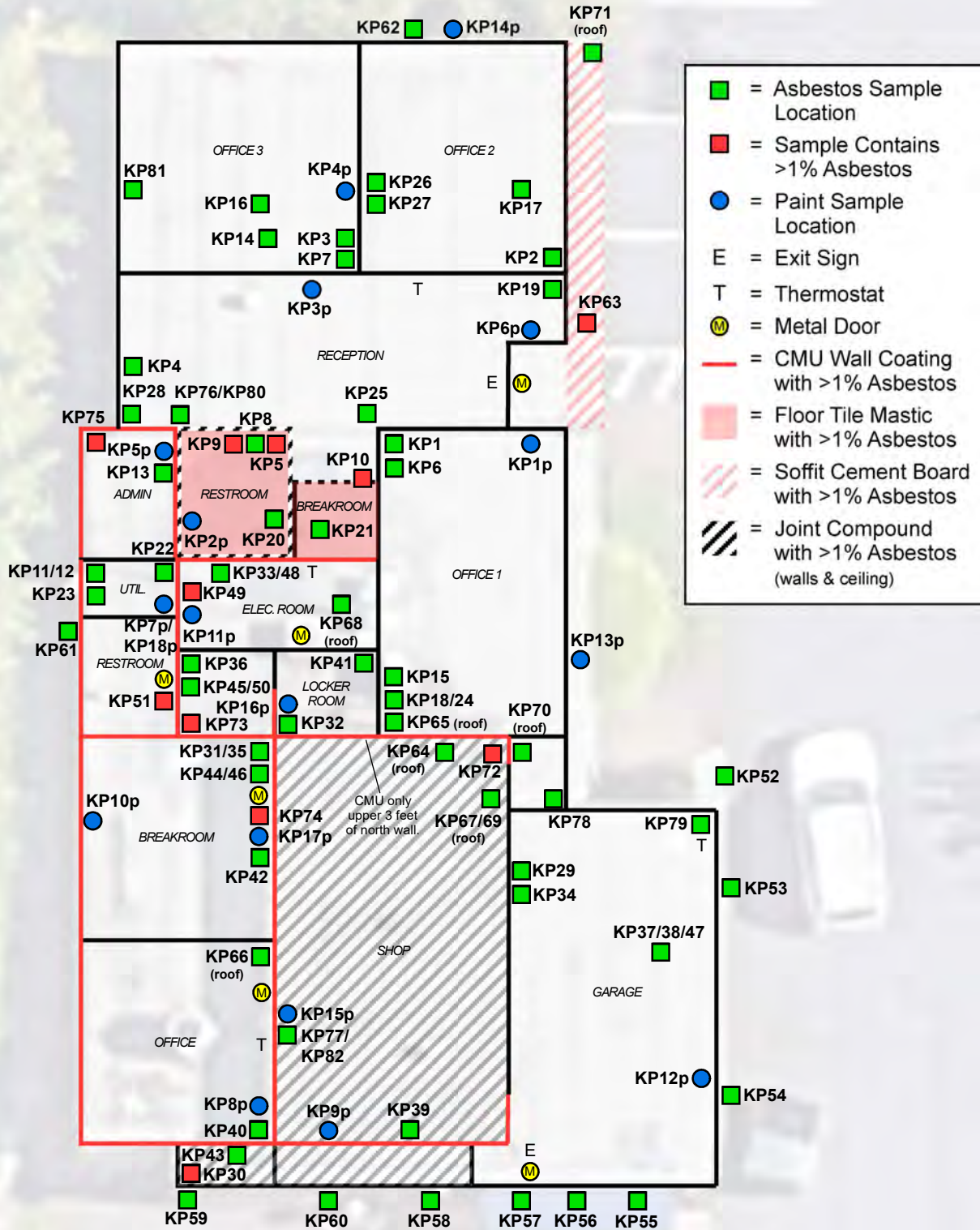
CMU = cement masonry unit

GWB = gypsum wallboard

nes = not enough sample remaining at laboratory for analysis

APPENDIX A
Figures





APPENDIX B
AHERA Certificate(s)

THIS IS TO CERTIFY THAT

MICHAEL REYNOLDS

HAS SUCCESSFULLY COMPLETED THE TRAINING COURSE

for

ASBESTOS INSPECTOR INITIAL COURSE

In accordance with TSCA Title II, Part 763, Subpart E, Appendix C of 40 CFR

Course Date: 8/10/2015 - 8/12/2015

Course Location: Portland, OR

Certificate: IN-15-3930B



**Engineering +
Environmental**

Expiration Date: 08/12/2016

AHERA is the Asbestos Hazard
Emergency Response Act enacting Title II
of Toxic Substance Control Act (TSCA)

For verification of the authenticity of this
certificate contact:
PBS Environmental
4412 SW Corbett Avenue
Portland, OR 97239
(503) 248-1939

A handwritten signature in black ink that reads "David Stover".

David Stover, Director of Training

THIS IS TO CERTIFY THAT

MICHAEL REYNOLDS

HAS SUCCESSFULLY COMPLETED THE TRAINING COURSE

for

ASBESTOS INSPECTOR REFRESHER

In accordance with TSCA Title II, Part 763, Subpart E, Appendix C of 40 CFR

Course Date: 08/18/2023

Course Location: Online

Certificate: IR-23-3930B



CCB #SRA0615 4-Hr Training

4-Hour AHERA Inspector Refresher Training; AHERA is the Asbestos Hazard Emergency Response Act enacting Title II of Toxic Substance Control Act (TSCA)

Expiration Date: 08/18/2024

For verification of the authenticity of this certificate contact:
PBS Engineering and Environmental Inc.
4412 S Corbett Avenue
Portland, OR 97239

A handwritten signature in black ink that reads "Andy Fridley".

Andy Fridley, Instructor

THIS IS TO CERTIFY THAT

MICHAEL REYNOLDS

HAS SUCCESSFULLY COMPLETED THE TRAINING COURSE

for

ONLINE AHERA ASBESTOS INSPECTOR REFRESHER

In accordance with TSCA Title II, Part 763, Subpart E, Appendix C of 40 CFR

Course Date: 08/13/2024

Course Location: Online

Certificate: IRO-24-3930B



CCB #SRA0615 4-Hr Training

4-Hour Online AHERA Inspector Refresher Training; AHERA is the Asbestos Hazard Emergency Response Act enacting Title II of Toxic Substance Control Act (TSCA)

Expiration Date: 08/13/2025

For verification of the authenticity of this certificate contact:
PBS Engineering and Environmental Inc.
4412 S Corbett Avenue
Portland, OR 97239
503.248.1939

A handwritten signature in black ink that reads "Andy Fridley".

Andy Fridley, Instructor

APPENDIX C
Asbestos Analytical Laboratory Report(s)

December 5, 2023



Michael Reynolds
Reynolds Engineering, LLC
926 SE Umatilla Street
Portland, OR 97202

RE: Bulk Asbestos Fiber Analysis; NVL Batch # 2318657.00

Client Project: 23-004-007
Location: 3715-3717 N Interstate Property

Dear Mr. Reynolds,

Enclosed please find test results for the 45 sample(s) submitted to our laboratory for analysis on 11/28/2023.

Examination of these samples was conducted for the presence of identifiable asbestos fibers using polarized light microscopy (PLM) with dispersion staining in accordance with **U. S. EPA 40 CFR Appendix E to Subpart E of Part 763**, Interim Method for the Determination of Asbestos in Bulk Insulation Samples and **EPA 600/R-93/116**, Method for the Determination of Asbestos in Bulk Building Materials.

For samples containing more than one separable layer of materials, the report will include findings for each layer (labeled Layer 1 and Layer 2, etc. for each individual layer). The asbestos concentration in the sample is determined by calibrated visual estimation.

For those samples with asbestos concentrations between 1 and 10 percent based on visual estimation, the EPA recommends a procedure known as point counting (NESHAPS, 40 CFR Part 61). Point counting is a statistically more accurate means of quantification for samples with low concentrations of asbestos.

The detection limit for the calibrated visual estimation is <1%, 400 point counts is 0.25% and 1000 point counts is 0.1%

Samples are archived for two weeks following analysis. Samples that are not retrieved by the client are discarded after two weeks.

Thank you for using our laboratory services. Please do not hesitate to call if there is anything further we can assist you with.

Sincerely,

A handwritten signature in black ink, appearing to read 'Nick Ly', written over a white rectangular background.

Nick Ly, Technical Director

The logo for NVL LABS, featuring the letters 'NVL' in a large, outlined, sans-serif font, followed by 'LABS' in a smaller, outlined, sans-serif font.

Testing

Lab Code: 102063-0

Enc.: Sample Results

Phone: 206 547.0100 | Fax: 206 634.1936 | Toll Free: 1.888.NVL.LABS (685.5227)
4708 Aurora Avenue North | Seattle, WA 98103-6516



Bulk Asbestos Fibers Analysis

By Polarized Light Microscopy

Client: Reynolds Engineering, LLC
Address: 926 SE Umatilla Street
Portland, OR 97202

Batch #: 2318657.00
Client Project #: 23-004-007
Date Received: 11/28/2023
Samples Received: 45
Samples Analyzed: 45
Method: EPA/600/R-93/116

Attention: Mr. Michael Reynolds
Project Location: 3715-3717 N Interstate Property

Lab ID: 23111666 Client Sample #: KP1


Location: 3715-3717 N Interstate Property

Layer 1 of 3	Description: White compacted powdery material with paint			
	Non-Fibrous Materials:	Other Fibrous Materials:%		Asbestos Type: %
	Calcareous binder, Calcareous particles, Paint	None Detected	ND	None Detected ND
Layer 2 of 3	Description: White compacted powdery material with paper			
	Non-Fibrous Materials:	Other Fibrous Materials:%		Asbestos Type: %
	Calcareous binder, Calcareous particles	Cellulose	43%	None Detected ND
Layer 3 of 3	Description: White chalky material with paper			
	Non-Fibrous Materials:	Other Fibrous Materials:%		Asbestos Type: %
	Gypsum/Binder, Fine grains, Fine particles	Cellulose	25%	None Detected ND
		Glass fibers	4%	

Lab ID: 23111667 Client Sample #: KP2

Location: 3715-3717 N Interstate Property

Layer 1 of 3	Description: White compacted powdery material with paint			
	Non-Fibrous Materials:	Other Fibrous Materials:%		Asbestos Type: %
	Calcareous binder, Calcareous particles, Paint	None Detected	ND	None Detected ND
Layer 2 of 3	Description: White compacted powdery material with paper			
	Non-Fibrous Materials:	Other Fibrous Materials:%		Asbestos Type: %
	Calcareous binder, Calcareous particles	Cellulose	44%	None Detected ND
Layer 3 of 3	Description: White chalky material with paper			
	Non-Fibrous Materials:	Other Fibrous Materials:%		Asbestos Type: %
	Gypsum/Binder, Fine grains, Fine particles	Cellulose	24%	None Detected ND
		Glass fibers	3%	

Sampled by: Client		
Analyzed by: Hilary Crumley	Date: 12/04/2023	
Reviewed by: Nick Ly	Date: 12/05/2023	Nick Ly, Technical Director

Note: If samples are not homogeneous, then subsamples of the components were analyzed separately. All bulk samples are analyzed using both EPA 600/R-93/116 and EPA 40 CFR Appendix E to Subpart E of Part 763 with the following measurement uncertainties for the reported % Asbestos (1%=0-3%, 5%=1-9%, 10%=5-15%, 20%=10-30%, 50%=40-60%). This report relates only to the items tested. If sample was not collected by NVL personnel, then the accuracy of the results is limited by the methodology and acuity of the sample collector. This report shall not be reproduced except in full, without written approval of NVL Laboratories, Inc. It shall not be used to claim product endorsement by NVLAP or any other agency of the US Government



Bulk Asbestos Fibers Analysis

By Polarized Light Microscopy

Client: Reynolds Engineering, LLC
Address: 926 SE Umatilla Street
Portland, OR 97202

Batch #: 2318657.00
Client Project #: 23-004-007
Date Received: 11/28/2023
Samples Received: 45
Samples Analyzed: 45
Method: EPA/600/R-93/116

Attention: Mr. Michael Reynolds
Project Location: 3715-3717 N Interstate Property

Lab ID: 23111668 Client Sample #: KP3

Location: 3715-3717 N Interstate Property

Layer 1 of 3	Description: White compacted powdery material with paint			
	Non-Fibrous Materials:	Other Fibrous Materials:%		Asbestos Type: %
	Calcareous binder, Calcareous particles, Paint	None Detected ND		None Detected ND
Layer 2 of 3	Description: Thin white compacted powdery material with paper			
	Non-Fibrous Materials:	Other Fibrous Materials:%		Asbestos Type: %
	Calcareous binder, Calcareous particles	Cellulose 45%		None Detected ND
Layer 3 of 3	Description: White chalky material with paper			
	Non-Fibrous Materials:	Other Fibrous Materials:%		Asbestos Type: %
	Gypsum/Binder, Fine grains, Fine particles	Cellulose 25%		None Detected ND
		Glass fibers 3%		


Lab ID: 23111669 Client Sample #: KP4

Location: 3715-3717 N Interstate Property

Layer 1 of 2	Description: White compacted powdery material with paint and yellow fibrous mesh			
	Non-Fibrous Materials:	Other Fibrous Materials:%		Asbestos Type: %
	Calcareous binder, Calcareous particles, Paint	Glass fibers 11%		None Detected ND
Layer 2 of 2	Description: White chalky material with paper			
	Non-Fibrous Materials:	Other Fibrous Materials:%		Asbestos Type: %
	Gypsum/Binder, Fine grains, Fine particles	Cellulose 23%		None Detected ND
		Glass fibers 3%		

Lab ID: 23111670 Client Sample #: KP5

Location: 3715-3717 N Interstate Property

Sampled by: Client		
Analyzed by: Hilary Crumley	Date: 12/04/2023	
Reviewed by: Nick Ly	Date: 12/05/2023	Nick Ly, Technical Director

Note: If samples are not homogeneous, then subsamples of the components were analyzed separately. All bulk samples are analyzed using both EPA 600/R-93/116 and EPA 40 CFR Appendix E to Subpart E of Part 763 with the following measurement uncertainties for the reported % Asbestos (1%=0-3%, 5%=1-9%, 10%=5-15%, 20%=10-30%, 50%=40-60%). This report relates only to the items tested. If sample was not collected by NVL personnel, then the accuracy of the results is limited by the methodology and acuity of the sample collector. This report shall not be reproduced except in full, without written approval of NVL Laboratories, Inc. It shall not be used to claim product endorsement by NVLAP or any other agency of the US Government



Bulk Asbestos Fibers Analysis

By Polarized Light Microscopy

Client: Reynolds Engineering, LLC
 Address: 926 SE Umatilla Street
 Portland, OR 97202

Batch #: 2318657.00
 Client Project #: 23-004-007
 Date Received: 11/28/2023
 Samples Received: 45
 Samples Analyzed: 45
 Method: EPA/600/R-93/116

Attention: Mr. Michael Reynolds
 Project Location: 3715-3717 N Interstate Property

Layer 1 of 3	Description: White compacted powdery material with layered paint	Non-Fibrous Materials:	Other Fibrous Materials:%	Asbestos Type: %
	Calcareous binder, Calcareous particles, Paint		Cellulose <1%	Chrysotile 2%
Layer 2 of 3	Description: White compacted powdery material with paper	Non-Fibrous Materials:	Other Fibrous Materials:%	Asbestos Type: %
	Calcareous binder, Calcareous particles		Cellulose 43%	Chrysotile 2%
Layer 3 of 3	Description: White chalky material with paper	Non-Fibrous Materials:	Other Fibrous Materials:%	Asbestos Type: %
	Gypsum/Binder, Fine grains, Fine particles		Cellulose 27%	None Detected ND

Lab ID: 23111671 Client Sample #: KP6


Location: 3715-3717 N Interstate Property

Layer 1 of 3	Description: Dark brown rubbery material	Non-Fibrous Materials:	Other Fibrous Materials:%	Asbestos Type: %
	Vinyl/Binder, Fine particles		None Detected ND	None Detected ND
Layer 2 of 3	Description: Off-white soft mastic	Non-Fibrous Materials:	Other Fibrous Materials:%	Asbestos Type: %
	Mastic/Binder, Fine particles		None Detected ND	None Detected ND
Layer 3 of 3	Description: Thin white compacted powdery material with paint and thin paper	Non-Fibrous Materials:	Other Fibrous Materials:%	Asbestos Type: %
	Calcareous binder, Calcareous particles, Paint		Cellulose 13%	None Detected ND

Lab ID: 23111672 Client Sample #: KP7

Location: 3715-3717 N Interstate Property

Layer 1 of 3	Description: Dark brown rubbery material	Non-Fibrous Materials:	Other Fibrous Materials:%	Asbestos Type: %
	Vinyl/Binder, Fine particles		None Detected ND	None Detected ND

Sampled by: Client		
Analyzed by: Hilary Crumley	Date: 12/04/2023	
Reviewed by: Nick Ly	Date: 12/05/2023	_____ Nick Ly, Technical Director

Note: If samples are not homogeneous, then subsamples of the components were analyzed separately. All bulk samples are analyzed using both EPA 600/R-93/116 and EPA 40 CFR Appendix E to Subpart E of Part 763 with the following measurement uncertainties for the reported % Asbestos (1%=0-3%, 5%=1-9%, 10%=5-15%, 20%=10-30%, 50%=40-60%). This report relates only to the items tested. If sample was not collected by NVL personnel, then the accuracy of the results is limited by the methodology and acuity of the sample collector. This report shall not be reproduced except in full, without written approval of NVL Laboratories, Inc. It shall not be used to claim product endorsement by NVLAP or any other agency of the US Government



Bulk Asbestos Fibers Analysis

By Polarized Light Microscopy

Client: Reynolds Engineering, LLC
Address: 926 SE Umatilla Street
Portland, OR 97202

Batch #: 2318657.00
Client Project #: 23-004-007
Date Received: 11/28/2023
Samples Received: 45
Samples Analyzed: 45
Method: EPA/600/R-93/116

Attention: Mr. Michael Reynolds
Project Location: 3715-3717 N Interstate Property

Layer 2 of 3	Description: Yellow soft mastic	Non-Fibrous Materials:	Other Fibrous Materials:%	Asbestos Type: %
		Mastic/Binder, Fine particles	None Detected ND	None Detected ND
Layer 3 of 3	Description: Thin white compacted powdery material with paint	Non-Fibrous Materials:	Other Fibrous Materials:%	Asbestos Type: %
		Calcareous binder, Calcareous particles, Paint	None Detected ND	None Detected ND

Lab ID: 23111673 Client Sample #: KP8


Location: 3715-3717 N Interstate Property

Comments: Unsure of correct layer sequence. Trace amount of layer 4 remaining.

Layer 1 of 4	Description: Dark brown rubbery material with debris	Non-Fibrous Materials:	Other Fibrous Materials:%	Asbestos Type: %
		Vinyl/Binder, Fine particles, Debris	Spider silk <1%	None Detected ND
Layer 2 of 4	Description: Off-white soft mastic with debris	Non-Fibrous Materials:	Other Fibrous Materials:%	Asbestos Type: %
		Calcareous binder, Calcareous particles, Insect parts	None Detected ND	None Detected ND
		Debris		
Layer 3 of 4	Description: White compacted powdery material with paint	Non-Fibrous Materials:	Other Fibrous Materials:%	Asbestos Type: %
		Calcareous binder, Calcareous particles, Paint	None Detected ND	None Detected ND
Layer 4 of 4	Description: Trace brown brittle mastic with paint	Non-Fibrous Materials:	Other Fibrous Materials:%	Asbestos Type: %
		Mastic/Binder, Fine particles, Paint	Wollastonite 3%	None Detected ND

Lab ID: 23111674 Client Sample #: KP9

Location: 3715-3717 N Interstate Property

Sampled by: Client	
Analyzed by: Hilary Crumley	
Reviewed by: Nick Ly	
Date: 12/04/2023	<hr/>
Date: 12/05/2023	
Nick Ly, Technical Director	

Note: If samples are not homogeneous, then subsamples of the components were analyzed separately. All bulk samples are analyzed using both EPA 600/R-93/116 and EPA 40 CFR Appendix E to Subpart E of Part 763 with the following measurement uncertainties for the reported % Asbestos (1%=0-3%, 5%=1-9%, 10%=5-15%, 20%=10-30%, 50%=40-60%). This report relates only to the items tested. If sample was not collected by NVL personnel, then the accuracy of the results is limited by the methodology and acuity of the sample collector. This report shall not be reproduced except in full, without written approval of NVL Laboratories, Inc. It shall not be used to claim product endorsement by NVLAP or any other agency of the US Government



Bulk Asbestos Fibers Analysis

By Polarized Light Microscopy

Client: Reynolds Engineering, LLC
Address: 926 SE Umatilla Street
Portland, OR 97202

Batch #: 2318657.00

Client Project #: 23-004-007
Date Received: 11/28/2023
Samples Received: 45
Samples Analyzed: 45
Method: EPA/600/R-93/116

Attention: Mr. Michael Reynolds

Project Location: 3715-3717 N Interstate Property

Layer 1 of 4	Description: Gray vinyl material with tan fibrous mesh	Non-Fibrous Materials: Vinyl/Binder, Fine particles, Fine grains	Other Fibrous Materials:% Cellulose 20%	Asbestos Type: % None Detected ND
Layer 2 of 4	Description: Off-white soft mastic	Non-Fibrous Materials: Mastic/Binder, Fine particles	Other Fibrous Materials:% None Detected ND	Asbestos Type: % None Detected ND
Layer 3 of 4	Description: Gray crumbly material	Non-Fibrous Materials: Binder/Filler, Fine particles, Fine grains	Other Fibrous Materials:% Cellulose 3%	Asbestos Type: % None Detected ND
Layer 4 of 4	Description: Thin black asphaltic mastic	Non-Fibrous Materials: Asphalt/Binder, Asphaltic Particles	Other Fibrous Materials:% None Detected ND	Asbestos Type: % Chrysotile 5%

Lab ID: 23111675 Client Sample #: KP10

Location: 3715-3717 N Interstate Property

Layer 1 of 3	Description: Gray vinyl material with tan fibrous mesh	Non-Fibrous Materials: Vinyl/Binder, Fine particles, Fine grains	Other Fibrous Materials:% Cellulose 23%	Asbestos Type: % None Detected ND
Layer 2 of 3	Description: Off-white soft mastic with trace gray crumbly material	Non-Fibrous Materials: Mastic/Binder, Fine particles, Fine grains	Other Fibrous Materials:% Cellulose 1%	Asbestos Type: % None Detected ND
Layer 3 of 3	Description: Thin black asphaltic mastic	Non-Fibrous Materials: Asphalt/Binder, Asphaltic Particles	Other Fibrous Materials:% Cellulose <1%	Asbestos Type: % Chrysotile 4%

Lab ID: 23111676 Client Sample #: KP11

Location: 3715-3717 N Interstate Property

Sampled by: Client

Analyzed by: Hilary Crumley

Reviewed by: Nick Ly

Date: 12/04/2023

Date: 12/05/2023

Nick Ly, Technical Director

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Portland, OR 97202

Batch #: 2318657.00
Client Project #: 23-004-007
Date Received: 11/28/2023
Samples Received: 45
Samples Analyzed: 45
Method: EPA/600/R-93/116

Attention: Mr. Michael Reynolds
Project Location: 3715-3717 N Interstate Property

Layer 1 of 3	Description: Yellow soft adhesive with debris	Non-Fibrous Materials:	Other Fibrous Materials:%	Asbestos Type: %
	Adhesive/Binder, Fine particles, Debris		None Detected ND	None Detected ND
Layer 2 of 3	Description: Gray vinyl tile	Non-Fibrous Materials:	Other Fibrous Materials:%	Asbestos Type: %
	Vinyl/Binder, Fine particles, Fine grains		None Detected ND	None Detected ND
Layer 3 of 3	Description: Tan soft adhesive with debris	Non-Fibrous Materials:	Other Fibrous Materials:%	Asbestos Type: %
	Adhesive/Binder, Fine particles, Debris		Cellulose <1%	None Detected ND

Lab ID: 23111677 Client Sample #: KP12

Location: 3715-3717 N Interstate Property

Layer 1 of 2	Description: Off-white rubbery material with debris	Non-Fibrous Materials:	Other Fibrous Materials:%	Asbestos Type: %
	Vinyl/Binder, Fine particles, Debris		None Detected ND	None Detected ND
Layer 2 of 2	Description: Off-white soft crumbly mastic with paper and paint	Non-Fibrous Materials:	Other Fibrous Materials:%	Asbestos Type: %
	Mastic/Binder, Fine particles, Paint		Cellulose 21%	None Detected ND


Lab ID: 23111678 Client Sample #: KP13

Location: 3715-3717 N Interstate Property

Layer 1 of 1	Description: Beige compressed fibrous material with paint	Non-Fibrous Materials:	Other Fibrous Materials:%	Asbestos Type: %
	Binder/Filler, Fine particles, Perlite		Cellulose 81%	None Detected ND

Lab ID: 23111679 Client Sample #: KP14

Location: 3715-3717 N Interstate Property

Sampled by: Client	
Analyzed by: Hilary Crumley	
Reviewed by: Nick Ly	
Date: 12/04/2023	Nick Ly, Technical Director
Date: 12/05/2023	

Note: If samples are not homogeneous, then subsamples of the components were analyzed separately. All bulk samples are analyzed using both EPA 600/R-93/116 and EPA 40 CFR Appendix E to Subpart E of Part 763 with the following measurement uncertainties for the reported % Asbestos (1%=0-3%, 5%=1-9%, 10%=5-15%, 20%=10-30%, 50%=40-60%). This report relates only to the items tested. If sample was not collected by NVL personnel, then the accuracy of the results is limited by the methodology and acuity of the sample collector. This report shall not be reproduced except in full, without written approval of NVL Laboratories, Inc. It shall not be used to claim product endorsement by NVLAP or any other agency of the US Government



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Portland, OR 97202

Batch #: 2318657.00

Client Project #: 23-004-007
Date Received: 11/28/2023
Samples Received: 45
Samples Analyzed: 45
Method: EPA/600/R-93/116

Attention: Mr. Michael Reynolds

Project Location: 3715-3717 N Interstate Property

Layer 1 of 1	Description: Beige compressed fibrous material with paint			
	Non-Fibrous Materials:	Other Fibrous Materials:%		Asbestos Type: %
	Binder/Filler, Fine particles, Perlite	Cellulose 80%		None Detected ND

Lab ID: 23111680 **Client Sample #: KP15**

Location: 3715-3717 N Interstate Property

Layer 1 of 1	Description: Beige compressed fibrous material with paint			
	Non-Fibrous Materials:	Other Fibrous Materials:%		Asbestos Type: %
	Binder/Filler, Fine particles, Perlite	Cellulose 82%		None Detected ND

Lab ID: 23111681 **Client Sample #: KP16**

Location: 3715-3717 N Interstate Property

Comments: Unsure of correct layer sequence.

Layer 1 of 3	Description: White fibrous mesh with paper and foil			
	Non-Fibrous Materials:	Other Fibrous Materials:%		Asbestos Type: %
	Binder/Filler, Fine particles, Metal foil	Cellulose 55%		None Detected ND
		Glass fibers 15%		

Layer 2 of 3	Description: Tan fibrous material with thin black asphaltic mastic			
	Non-Fibrous Materials:	Other Fibrous Materials:%		Asbestos Type: %
	Binder/Filler, Asphaltic Particles, Asphaltic Particles	Cellulose 67%		None Detected ND

Layer 3 of 3	Description: Yellow fluffy fibrous material			
	Non-Fibrous Materials:	Other Fibrous Materials:%		Asbestos Type: %
	Binder/Filler, Glass debris	Glass fibers 96%		None Detected ND

Sampled by: Client

Analyzed by: Hilary Crumley

Reviewed by: Nick Ly

Date: 12/04/2023

Date: 12/05/2023

Nick Ly, Technical Director

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 Portland, OR 97202

Batch #: 2318657.00
 Client Project #: 23-004-007
 Date Received: 11/28/2023
 Samples Received: 45
 Samples Analyzed: 45
 Method: EPA/600/R-93/116

Attention: Mr. Michael Reynolds
 Project Location: 3715-3717 N Interstate Property

Lab ID: 23111682 Client Sample #: KP17

Location: 3715-3717 N Interstate Property

Layer 1 of 3	Description: Black asphaltic fibrous material	Non-Fibrous Materials: Asphalt/Binder, Asphaltic Particles	Other Fibrous Materials:% Cellulose 52%	Asbestos Type: % None Detected ND
Layer 2 of 3	Description: Tan fibrous material with thin black asphaltic mastic	Non-Fibrous Materials: Binder/Filler, Asphaltic Particles, Asphaltic Particles	Other Fibrous Materials:% Cellulose 65%	Asbestos Type: % None Detected ND
Layer 3 of 3	Description: Yellow fluffy fibrous material	Non-Fibrous Materials: Binder/Filler, Glass debris	Other Fibrous Materials:% Glass fibers 97%	Asbestos Type: % None Detected ND

Lab ID: 23111683 Client Sample #: KP18

Location: 3715-3717 N Interstate Property

Layer 1 of 2	Description: Tan fibrous material with foil and black asphaltic mastic	Non-Fibrous Materials: Binder/Filler, Metal foil, Asphalt/Binder	Other Fibrous Materials:% Cellulose 70%	Asbestos Type: % None Detected ND
Layer 2 of 2	Description: Yellow fluffy fibrous material with debris	Non-Fibrous Materials: Binder/Filler, Glass debris, Debris	Other Fibrous Materials:% Glass fibers 95%	Asbestos Type: % None Detected ND

Lab ID: 23111684 Client Sample #: KP19


Location: 3715-3717 N Interstate Property

Comments: Unsure of correct layer sequence.

Layer 1 of 2	Description: Black asphaltic fibrous material	Non-Fibrous Materials: Asphalt/Binder, Asphaltic Particles	Other Fibrous Materials:% Cellulose 53%	Asbestos Type: % None Detected ND
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Sampled by: Client
Analyzed by: Hilary Crumley
Reviewed by: Nick Ly

Date: 12/04/2023
Date: 12/05/2023


 Nick Ly, Technical Director

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 Portland, OR 97202

Batch #: 2318657.00
 Client Project #: 23-004-007
 Date Received: 11/28/2023
 Samples Received: 45
 Samples Analyzed: 45
 Method: EPA/600/R-93/116

Attention: Mr. Michael Reynolds
 Project Location: 3715-3717 N Interstate Property

Lab ID: 23111688 Client Sample #: KP23

Location: 3715-3717 N Interstate Property

Layer 1 of 2	Description: Clear rubbery material with debris	Non-Fibrous Materials: Rubber/Binder, Fine particles, Debris	Other Fibrous Materials:% Cellulose <1%	Asbestos Type: % None Detected ND
Layer 2 of 2	Description: Tan fibrous material with tan adhesive and debris	Non-Fibrous Materials: Binder/Filler, Adhesive/Binder, Debris	Other Fibrous Materials:% Synthetic fibers 73%	Asbestos Type: % None Detected ND

Lab ID: 23111689 Client Sample #: KP24

Location: 3715-3717 N Interstate Property

Layer 1 of 1	Description: Black foamy material	Non-Fibrous Materials: Binder/Filler, Synthetic foam	Other Fibrous Materials:% Cellulose <1%	Asbestos Type: % None Detected ND
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Lab ID: 23111690 Client Sample #: KP25

Location: 3715-3717 N Interstate Property

Layer 1 of 1	Description: Yellow soft mastic with debris	Non-Fibrous Materials: Mastic/Binder, Fine particles, Debris	Other Fibrous Materials:% Cellulose 1%	Asbestos Type: % None Detected ND
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Lab ID: 23111691 Client Sample #: KP26

Location: 3715-3717 N Interstate Property

Layer 1 of 2	Description: Yellow soft adhesive with thin gray crumbly material and debris	Non-Fibrous Materials: Adhesive/Binder, Fine particles, Fine grains Debris	Other Fibrous Materials:% Cellulose <1%	Asbestos Type: % None Detected ND
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Sampled by: Client
Analyzed by: Hilary Crumley
Reviewed by: Nick Ly

Date: 12/04/2023
Date: 12/05/2023


 Nick Ly, Technical Director

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Client Project #: 23-004-007
Date Received: 11/28/2023
Samples Received: 45
Samples Analyzed: 45
Method: EPA/600/R-93/116

Attention: Mr. Michael Reynolds

Project Location: 3715-3717 N Interstate Property

Layer 2 of 3	Description: Off-white compacted powdery material with paint	Non-Fibrous Materials:	Other Fibrous Materials:%	Asbestos Type: %
	Calcareous binder, Calcareous particles, Paint		Cellulose <1%	None Detected ND
Layer 3 of 3	Description: White chalky material with paper	Non-Fibrous Materials:	Other Fibrous Materials:%	Asbestos Type: %
	Gypsum/Binder, Fine grains, Fine particles		Cellulose 25%	None Detected ND
			Glass fibers 3%	

Lab ID: 23111695 Client Sample #: KP30

Location: 3715-3717 N Interstate Property

Layer 1 of 3	Description: Off-white compacted powdery material with debris	Non-Fibrous Materials:	Other Fibrous Materials:%	Asbestos Type: %
	Calcareous binder, Calcareous particles, Organic debris		None Detected ND	None Detected ND
Layer 2 of 3	Description: White compacted powdery material	Non-Fibrous Materials:	Other Fibrous Materials:%	Asbestos Type: %
	Calcareous binder, Calcareous particles		None Detected ND	Chrysotile 2%
Layer 3 of 3	Description: White chalky material with paper	Non-Fibrous Materials:	Other Fibrous Materials:%	Asbestos Type: %
	Gypsum/Binder, Fine grains, Fine particles		Cellulose 27%	None Detected ND

Lab ID: 23111696 Client Sample #: KP31

Location: 3715-3717 N Interstate Property

Layer 1 of 3	Description: Off-white compacted powdery material with paint	Non-Fibrous Materials:	Other Fibrous Materials:%	Asbestos Type: %
	Calcareous binder, Calcareous particles, Paint		None Detected ND	None Detected ND

Sampled by: Client

Analyzed by: Hilary Crumley

Reviewed by: Nick Ly

Date: 12/04/2023

Date: 12/05/2023

Nick Ly, Technical Director

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Client Project #: 23-004-007
Date Received: 11/28/2023
Samples Received: 45
Samples Analyzed: 45
Method: EPA/600/R-93/116

Attention: Mr. Michael Reynolds

Project Location: 3715-3717 N Interstate Property

Layer 2 of 3	Description: Off-white compacted powdery material	Non-Fibrous Materials:	Other Fibrous Materials:%	Asbestos Type: %
	Calcareous binder, Calcareous particles		None Detected ND	None Detected ND
Layer 3 of 3	Description: White chalky material with paper	Non-Fibrous Materials:	Other Fibrous Materials:%	Asbestos Type: %
	Gypsum/Binder, Fine grains, Fine particles		Cellulose 25% Glass fibers 3%	None Detected ND

Lab ID: 23111697 Client Sample #: KP32

Location: 3715-3717 N Interstate Property

Layer 1 of 4	Description: Off-white compacted powdery material with paint	Non-Fibrous Materials:	Other Fibrous Materials:%	Asbestos Type: %
	Calcareous binder, Calcareous particles, Paint		None Detected ND	None Detected ND
Layer 2 of 4	Description: White compacted powdery material with paper	Non-Fibrous Materials:	Other Fibrous Materials:%	Asbestos Type: %
	Calcareous binder, Calcareous particles		Cellulose 43%	None Detected ND
Layer 3 of 4	Description: White fibrous mesh with beige flexible coating and yellow adhesive	Non-Fibrous Materials:	Other Fibrous Materials:%	Asbestos Type: %
	Binder/Filler, Fine particles, Adhesive/Binder		Cellulose 55%	None Detected ND
Layer 4 of 4	Description: White chalky material with paper	Non-Fibrous Materials:	Other Fibrous Materials:%	Asbestos Type: %
	Gypsum/Binder, Fine grains, Fine particles		Cellulose 26%	None Detected ND

Lab ID: 23111698 Client Sample #: KP33

Location: 3715-3717 N Interstate Property

Sampled by: Client

Analyzed by: Hilary Crumley

Reviewed by: Nick Ly

Date: 12/04/2023

Date: 12/05/2023

Nick Ly, Technical Director

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Client Project #: 23-004-007
Date Received: 11/28/2023
Samples Received: 45
Samples Analyzed: 45
Method: EPA/600/R-93/116

Attention: Mr. Michael Reynolds
Project Location: 3715-3717 N Interstate Property

Layer 1 of 2	Description: White chalky material with paper and paint	Non-Fibrous Materials:	Other Fibrous Materials:%	Asbestos Type: %
	Gypsum/Binder, Fine grains, Fine particles		Cellulose 26%	None Detected ND
	Paint		Glass fibers 3%	
Layer 2 of 2	Description: Gray brittle mastic	Non-Fibrous Materials:	Other Fibrous Materials:%	Asbestos Type: %
	Mastic/Binder, Fine particles, Fine grains		None Detected ND	None Detected ND

Lab ID: 2311699 Client Sample #: KP34


Location: 3715-3717 N Interstate Property

Layer 1 of 3	Description: Gray rubbery material with debris	Non-Fibrous Materials:	Other Fibrous Materials:%	Asbestos Type: %
	Vinyl/Binder, Fine particles, Debris		None Detected ND	None Detected ND
Layer 2 of 3	Description: Yellow soft mastic with debris	Non-Fibrous Materials:	Other Fibrous Materials:%	Asbestos Type: %
	Mastic/Binder, Fine particles, Debris		Cellulose <1%	None Detected ND
Layer 3 of 3	Description: Thin white compacted powdery material with paint	Non-Fibrous Materials:	Other Fibrous Materials:%	Asbestos Type: %
	Calcareous binder, Calcareous particles, Paint		None Detected ND	None Detected ND

Lab ID: 2311700 Client Sample #: KP35

Location: 3715-3717 N Interstate Property

Layer 1 of 3	Description: Gray rubbery material with debris	Non-Fibrous Materials:	Other Fibrous Materials:%	Asbestos Type: %
	Vinyl/Binder, Fine particles, Debris		Spider silk <1%	None Detected ND

Sampled by: Client	 _____ Nick Ly, Technical Director
Analyzed by: Hilary Crumley	
Reviewed by: Nick Ly	
Date: 12/04/2023	
Date: 12/05/2023	

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 Date Received: 11/28/2023
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 Samples Analyzed: 45
 Method: EPA/600/R-93/116

Attention: Mr. Michael Reynolds
 Project Location: 3715-3717 N Interstate Property

Layer 2 of 3	Description: Off-white soft mastic with debris	Non-Fibrous Materials:	Other Fibrous Materials:%	Asbestos Type: % None Detected ND
	Mastic/Binder, Fine particles, Debris		None Detected ND	
Layer 3 of 3	Description: Thin white compacted powdery material with paint	Non-Fibrous Materials:	Other Fibrous Materials:%	Asbestos Type: % None Detected ND
	Calcareous binder, Calcareous particles, Paint		None Detected ND	

Lab ID: 23111701 Client Sample #: KP36

Location: 3715-3717 N Interstate Property

Layer 1 of 3	Description: Gray rubbery material with debris	Non-Fibrous Materials:	Other Fibrous Materials:%	Asbestos Type: % None Detected ND
	Vinyl/Binder, Fine particles, Debris		Cellulose <1%	
Layer 2 of 3	Description: Off-white soft mastic with paint and debris	Non-Fibrous Materials:	Other Fibrous Materials:%	Asbestos Type: % None Detected ND
	Mastic/Binder, Fine particles, Debris		Cellulose <1%	
	Paint			
Layer 3 of 3	Description: Brown brittle mastic with paint	Non-Fibrous Materials:	Other Fibrous Materials:%	Asbestos Type: % None Detected ND
	Mastic/Binder, Fine particles, Paint		Wollastonite 3%	


Lab ID: 23111702 Client Sample #: KP37

Location: 3715-3717 N Interstate Property

Layer 1 of 1	Description: White chalky material with paper and white flexible coating	Non-Fibrous Materials:	Other Fibrous Materials:%	Asbestos Type: % None Detected ND
	Gypsum/Binder, Fine particles, Fine grains		Cellulose 24%	
	Mica		Glass fibers 4%	

Sampled by: Client
Analyzed by: Hilary Crumley
Reviewed by: Nick Ly

Date: 12/04/2023
Date: 12/05/2023


 Nick Ly, Technical Director

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 Date Received: 11/28/2023
 Samples Received: 45
 Samples Analyzed: 45
 Method: EPA/600/R-93/116

Attention: Mr. Michael Reynolds
 Project Location: 3715-3717 N Interstate Property

Lab ID: 23111703 Client Sample #: KP38

Location: 3715-3717 N Interstate Property

Layer 1 of 1 Description: Brown compressed fibrous material with paint

Non-Fibrous Materials:	Other Fibrous Materials: %	Asbestos Type: % None Detected ND
Binder/Filler, Glass debris, Fine particles	Glass fibers 43%	
Perlite	Cellulose 38%	

Lab ID: 23111704 Client Sample #: KP39

Location: 3715-3717 N Interstate Property

Layer 1 of 1 Description: White chalky material with paper and white flexible coating

Non-Fibrous Materials:	Other Fibrous Materials: %	Asbestos Type: % None Detected ND
Gypsum/Binder, Fine particles, Fine grains	Cellulose 25%	
Mica	Glass fibers 4%	

Lab ID: 23111705 Client Sample #: KP40

Location: 3715-3717 N Interstate Property

Layer 1 of 1 Description: Light brown compressed fibrous material with paint

Non-Fibrous Materials:	Other Fibrous Materials: %	Asbestos Type: % None Detected ND
Binder/Filler, Fine particles, Glass debris	Cellulose 46%	
Perlite, Paint	Glass fibers 35%	

Lab ID: 23111706 Client Sample #: KP41


Location: 3715-3717 N Interstate Property

Layer 1 of 1 Description: Light brown compressed fibrous material with paint

Non-Fibrous Materials:	Other Fibrous Materials: %	Asbestos Type: % None Detected ND
Binder/Filler, Fine particles, Glass debris	Cellulose 51%	
Perlite, Paint	Glass fibers 30%	

Sampled by: Client
Analyzed by: Hilary Crumley
Reviewed by: Nick Ly

Date: 12/04/2023
Date: 12/05/2023



 Nick Ly, Technical Director

Note: If samples are not homogeneous, then subsamples of the components were analyzed separately. All bulk samples are analyzed using both EPA 600/R-93/116 and EPA 40 CFR Appendix E to Subpart E of Part 763 with the following measurement uncertainties for the reported % Asbestos (1%=0-3%, 5%=1-9%, 10%=5-15%, 20%=10-30%, 50%=40-60%). This report relates only to the items tested. If sample was not collected by NVL personnel, then the accuracy of the results is limited by the methodology and acuity of the sample collector. This report shall not be reproduced except in full, without written approval of NVL Laboratories, Inc. It shall not be used to claim product endorsement by NVLAP or any other agency of the US Government



Bulk Asbestos Fibers Analysis

By Polarized Light Microscopy

Client: Reynolds Engineering, LLC
 Address: 926 SE Umatilla Street
 Portland, OR 97202

Batch #: 2318657.00
 Client Project #: 23-004-007
 Date Received: 11/28/2023
 Samples Received: 45
 Samples Analyzed: 45
 Method: EPA/600/R-93/116

Attention: Mr. Michael Reynolds
 Project Location: 3715-3717 N Interstate Property

Lab ID: 23111707 Client Sample #: KP42

Location: 3715-3717 N Interstate Property

Layer 1 of 1	Description: Light brown compressed fibrous material with paint			
	Non-Fibrous Materials:	Other Fibrous Materials:%		Asbestos Type: %
	Binder/Filler, Fine particles, Glass debris	Cellulose 50%		None Detected ND
	Perlite, Paint	Glass fibers 32%		

Lab ID: 23111708 Client Sample #: KP43


Location: 3715-3717 N Interstate Property

Layer 1 of 2	Description: Off-white patterned vinyl material with debris			
	Non-Fibrous Materials:	Other Fibrous Materials:%		Asbestos Type: %
	Vinyl/Binder, Fine particles, Debris	Cellulose 1%		None Detected ND
Layer 2 of 2	Description: Beige fibrous backing with yellow soft mastic with debris			
	Non-Fibrous Materials:	Other Fibrous Materials:%		Asbestos Type: %
	Binder/Filler, Fine particles, Mastic	Cellulose 44%		None Detected ND
	Debris	Glass fibers 7%		
		Synthetic fibers 3%		

Lab ID: 23111709 Client Sample #: KP44

Location: 3715-3717 N Interstate Property

Layer 1 of 2	Description: Off-white patterned vinyl material with debris			
	Non-Fibrous Materials:	Other Fibrous Materials:%		Asbestos Type: %
	Vinyl/Binder, Fine particles, Debris	Cellulose <1%		None Detected ND
Layer 2 of 2	Description: Pale gray fibrous backing with yellow soft mastic with debris			
	Non-Fibrous Materials:	Other Fibrous Materials:%		Asbestos Type: %
	Binder/Filler, Fine particles, Mastic	Cellulose 46%		None Detected ND

Sampled by: Client		
Analyzed by: Hilary Crumley	Date: 12/04/2023	
Reviewed by: Nick Ly	Date: 12/05/2023	Nick Ly, Technical Director

Note: If samples are not homogeneous, then subsamples of the components were analyzed separately. All bulk samples are analyzed using both EPA 600/R-93/116 and EPA 40 CFR Appendix E to Subpart E of Part 763 with the following measurement uncertainties for the reported % Asbestos (1%=0-3%, 5%=1-9%, 10%=5-15%, 20%=10-30%, 50%=40-60%). This report relates only to the items tested. If sample was not collected by NVL personnel, then the accuracy of the results is limited by the methodology and acuity of the sample collector. This report shall not be reproduced except in full, without written approval of NVL Laboratories, Inc. It shall not be used to claim product endorsement by NVLAP or any other agency of the US Government



Bulk Asbestos Fibers Analysis

By Polarized Light Microscopy

Client: Reynolds Engineering, LLC
 Address: 926 SE Umatilla Street
 Portland, OR 97202

Batch #: 2318657.00
 Client Project #: 23-004-007
 Date Received: 11/28/2023
 Samples Received: 45
 Samples Analyzed: 45
 Method: EPA/600/R-93/116

Attention: Mr. Michael Reynolds
 Project Location: 3715-3717 N Interstate Property


Debris	Glass fibers	6%
	Synthetic fibers	4%

Lab ID: 23111710 Client Sample #: KP45

Location: 3715-3717 N Interstate Property

Comments: Unsure of correct layer sequence.

Layer 1 of 4	Description: Off-white patterned vinyl material with debris	Non-Fibrous Materials: Vinyl/Binder, Fine particles, Debris	Other Fibrous Materials:% Cellulose <1%	Asbestos Type: % None Detected ND
Layer 2 of 4	Description: Pale gray fibrous backing with yellow soft mastic with debris	Non-Fibrous Materials: Binder/Filler, Fine particles, Mastic Debris	Other Fibrous Materials:% Cellulose 45% Glass fibers 7% Synthetic fibers 4%	Asbestos Type: % None Detected ND
Layer 3 of 4	Description: Gray crumbly material	Non-Fibrous Materials: Binder/Filler, Fine particles, Fine grains	Other Fibrous Materials:% Cellulose 4%	Asbestos Type: % None Detected ND
Layer 4 of 4	Description: Tan brittle mastic with debris	Non-Fibrous Materials: Mastic/Binder, Fine particles, Debris Miscellaneous particles	Other Fibrous Materials:% Cellulose <1%	Asbestos Type: % None Detected ND

Sampled by: Client	 _____ Nick Ly, Technical Director
Analyzed by: Hilary Crumley	
Reviewed by: Nick Ly	
Date: 12/04/2023	
Date: 12/05/2023	

Note: If samples are not homogeneous, then subsamples of the components were analyzed separately. All bulk samples are analyzed using both EPA 600/R-93/116 and EPA 40 CFR Appendix E to Subpart E of Part 763 with the following measurement uncertainties for the reported % Asbestos (1%=0-3%, 5%=1-9%, 10%=5-15%, 20%=10-30%, 50%=40-60%). This report relates only to the items tested. If sample was not collected by NVL personnel, then the accuracy of the results is limited by the methodology and acuity of the sample collector. This report shall not be reproduced except in full, without written approval of NVL Laboratories, Inc. It shall not be used to claim product endorsement by NVLAP or any other agency of the US Government

ASBESTOS LABORATORY SERVICES



Company Reynolds Engineering, LLC	NVL Batch Number 2318657.00
Address 926 SE Umatilla Street Portland, OR 97202	TAT 5 Days AH No
Project Manager Mr. Michael Reynolds	Rush TAT
Phone (503) 703-3374	Due Date 12/5/2023 Time 12:30 PM
	Email msr@reynoldsenineeringllc.com
	Fax

Project Name/Number: 23-004-007 **Project Location:** 3715-3717 N Interstate Property

Subcategory PLM Bulk
Item Code ASB-02 EPA 600/R-93-116 Asbestos by PLM <bulk>

Total Number of Samples 45 **Rush Samples** _____

Lab ID	Sample ID	Description	A/R
1	23111666	KP1	A
2	23111667	KP2	A
3	23111668	KP3	A
4	23111669	KP4	A
5	23111670	KP5	A
6	23111671	KP6	A
7	23111672	KP7	A
8	23111673	KP8	A
9	23111674	KP9	A
10	23111675	KP10	A
11	23111676	KP11	A
12	23111677	KP12	A
13	23111678	KP13	A
14	23111679	KP14	A
15	23111680	KP15	A
16	23111681	KP16	A
17	23111682	KP17	A
18	23111683	KP18	A

	Print Name	Signature	Company	Date	Time
Sampled by	Client				
Relinquished by	Federal Express				

	Print Name	Signature	Company	Date	Time
Received by	Kelly AuVu		NVL	11/28/23	1230
Analyzed by	Hilary Crumley		NVL	12/4/23	
Results Called by					
<input type="checkbox"/> Faxed <input type="checkbox"/> Emailed					

Special Instructions: _____

Date: 11/28/2023
 Time: 3:20 PM
 Entered By: Rachele Miller

ASBESTOS LABORATORY SERVICES



Company Reynolds Engineering, LLC Address 926 SE Umatilla Street Portland, OR 97202 Project Manager Mr. Michael Reynolds Phone (503) 703-3374	NVL Batch Number 2318657.00 TAT 5 Days AH No Rush TAT Due Date 12/5/2023 Time 12:30 PM Email msr@reynoldsenengineeringllc.com Fax
---	---

Project Name/Number: 23-004-007 **Project Location:** 3715-3717 N Interstate Property

Subcategory PLM Bulk
Item Code ASB-02 EPA 600/R-93-116 Asbestos by PLM <bulk>

Total Number of Samples 45 **Rush Samples** _____

Lab ID	Sample ID	Description	A/R
19	23111684	KP19	A
20	23111685	KP20	A
21	23111686	KP21	A
22	23111687	KP22	A
23	23111688	KP23	A
24	23111689	KP24	A
25	23111690	KP25	A
26	23111691	KP26	A
27	23111692	KP27	A
28	23111693	KP28	A
29	23111694	KP29	A
30	23111695	KP30	A
31	23111696	KP31	A
32	23111697	KP32	A
33	23111698	KP33	A
34	23111699	KP34	A
35	23111700	KP35	A
36	23111701	KP36	A

	Print Name	Signature	Company	Date	Time
Sampled by	Client				
Relinquished by	Federal Express				

	Print Name	Signature	Company	Date	Time
Received by	Kelly AuVu		NVL	11/28/23	1230
Analyzed by	Hilary Crumley		NVL	12/4/23	
Results Called by					
<input type="checkbox"/> Faxed <input type="checkbox"/> Emailed					

Special Instructions: _____

Date: 11/28/2023
 Time: 3:20 PM
 Entered By: Rachele Miller

ASBESTOS LABORATORY SERVICES



Company Reynolds Engineering, LLC **NVL Batch Number** **2318657.00**
Address 926 SE Umatilla Street **TAT** 5 Days **AH** No
 Portland, OR 97202 **Rush TAT** _____
Project Manager Mr. Michael Reynolds **Due Date** 12/5/2023 **Time** 12:30 PM
Phone (503) 703-3374 **Email** msr@reynoldsenineeringllc.com
Fax _____

Project Name/Number: 23-004-007 **Project Location:** 3715-3717 N Interstate Property

Subcategory PLM Bulk
Item Code ASB-02 EPA 600/R-93-116 Asbestos by PLM <bulk>

Total Number of Samples 45 **Rush Samples** _____

Lab ID	Sample ID	Description	A/R
37	23111702	KP37	A
38	23111703	KP38	A
39	23111704	KP39	A
40	23111705	KP40	A
41	23111706	KP41	A
42	23111707	KP42	A
43	23111708	KP43	A
44	23111709	KP44	A
45	23111710	KP45	A

	Print Name	Signature	Company	Date	Time
Sampled by	Client				
Relinquished by	Federal Express				

Office Use Only	Print Name	Signature	Company	Date	Time
Received by	Kelly AuVu		NVL	11/28/23	1230
Analyzed by	Hilary Crumley		NVL	12/4/23	
Results Called by					
<input type="checkbox"/> Faxed <input type="checkbox"/> Emailed					

Special Instructions: _____

Date: 11/28/2023
 Time: 3:20 PM
 Entered By: Rachele Miller

2318657



ASBESTOS CHAIN OF CUSTODY

Turn Around Time

- 1 Hour 24 Hours 4 Days
- 2 Hours 2 Days 5 Days
- 4 Hours 3 Days 10 Days

Please call for TAT less than 24 Hours

Company Reynolds Engineering, LLC

Address 926 SE Umatilla St
Portland, OR 97202

Phone 503-703-3374

Project Manager Michael Reynolds

Cell () _____

Email msr@reynoldsenineeringllc.com

Fax () _____

Project Name/Number 23-004-007 Project Location 3715-3717 N Interstate Property

- PCM Air (NIOSH 7400) TEM (NIOSH 7402) TEM (AHERA) TEM (EPA Level II Modified)
- PLM (EPA 600/R-93-116) EPA 400 Points (600/R-93-116) EPA 1000Points (600/R-93-116)
- PLM Gravimetry (600/R-93-116) Asbestos in Vermiculite (EPA 600/R-04/004) Asbestos in Sediment (EPA 1900 Points)
- Asbestos Friable/Non-Friable (EPA 600/R-93/116) Other _____

Reporting Instructions Please send lab reports to the PM.

Call () _____ Fax () _____ Email msr@reynoldsenineeringllc.com

Total Number of Samples 71

Sample ID	Description	A/R
1	Please see attached list.	
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		

	Print Name	Signature	Company	Date	Time
Sampled by	Michael Reynolds		Reynolds Engineering, LLC	11/10/2023	9am-4pm
Relinquish by	Michael Reynolds		Reynolds Engineering, LLC	11/27/2023	1 pm

Office Use Only

	Print Name	Signature	Company	Date	Time
Received by	Keenan		NR	11/28/23	12:30pm
Analyzed by					
Called by					
Faxed/Email by					

Project Number: 23-004-007
Project Name: 3715-3717 N Interstate
Location / Building: 3715-3717 N Interstate
Date: 11/10/2023

2318657

Sample ID	Material Description
KP1	Orange-painted GWB
KP2	White-painted GWB
KP3	Blue-painted GWB
KP4	White-painted GWB (w/ mesh tape)
KP5	Blue-painted GWB
KP6	Brown base cove and brown mastic
KP7	Brown base cove and brown mastic
KP8	Brown base cove and brown mastic
KP9	Gray patterned SVT and black mastic with gray floor leveling compound
KP10	Gray patterned SVT and black mastic
KP11	Light yellow mastic on VT and orange/yellow mastic
KP12	Tan base cove and brown mastic
KP13	White-painted brown ceiling tile
KP14	White-painted brown ceiling tile
KP15	White-painted brown ceiling tile
KP16	Yellow insulation paper with foil sheeting
KP17	Yellow insulation paper with black building paper
KP18	Foil-coated yellow insulation paper
KP19	Exterior GWB with black building paper
KP20	Black insulation paper
KP21	Black sink undercoating
KP22	Off-white CMU coating
KP23	Clear caulking
KP24	Black insulation
KP25	Yellow carpet mastic
KP26	Yellow carpet mastic with gray floor leveling compound
KP27	Gray floor leveling compound
KP28	Yellow carpet mastic and gray floor leveling compound
KP29	White-painted GWB
KP30	Off-white-painted GWB
KP31	Off-white-painted GWB
KP32	Off-white-painted GWB
KP33	Light green-painted GWB with brown mastic
KP34	Gray base cove with tan mastic and white paint
KP35	Gray base cove with tan mastic and white paint
KP36	Gray base cove with tan mastic and rose paint
KP37	White-painted GWB
KP38	White-painted brown ceiling tile
KP39	White-painted GWB
KP40	White-painted brown ceiling tile
KP41	White-painted brown ceiling tile
KP42	White-painted brown ceiling tile
KP43	Tan SVT with yellow mastic
KP44	Tan SVT with yellow mastic
KP45	Tan SVT with yellow mastic and tan floor leveling compound
KP46	Black insulation
KP47	Dark brown insulation paper
KP48	Brown-painted/stained yellow insulation foam
KP49	Green CMU coating
KP50	Off-white-painted gray CMU wall patch
KP51	Off-white CMU coating
KP52	Gray brick mortar

December 5, 2023



Michael Reynolds
Reynolds Engineering, LLC
926 SE Umatilla Street
Portland, OR 97202

RE: Bulk Asbestos Fiber Analysis; NVL Batch # 2318659.00

Client Project: 23-004-007
Location: 3715-3717 N Interstate Property

Dear Mr. Reynolds,

Enclosed please find test results for the 26 sample(s) submitted to our laboratory for analysis on 11/28/2023.

Examination of these samples was conducted for the presence of identifiable asbestos fibers using polarized light microscopy (PLM) with dispersion staining in accordance with **U. S. EPA 40 CFR Appendix E to Subpart E of Part 763**, Interim Method for the Determination of Asbestos in Bulk Insulation Samples and **EPA 600/R-93/116**, Method for the Determination of Asbestos in Bulk Building Materials.

For samples containing more than one separable layer of materials, the report will include findings for each layer (labeled Layer 1 and Layer 2, etc. for each individual layer). The asbestos concentration in the sample is determined by calibrated visual estimation.

For those samples with asbestos concentrations between 1 and 10 percent based on visual estimation, the EPA recommends a procedure known as point counting (NESHAPS, 40 CFR Part 61). Point counting is a statistically more accurate means of quantification for samples with low concentrations of asbestos.

The detection limit for the calibrated visual estimation is <1%, 400 point counts is 0.25% and 1000 point counts is 0.1%

Samples are archived for two weeks following analysis. Samples that are not retrieved by the client are discarded after two weeks.

Thank you for using our laboratory services. Please do not hesitate to call if there is anything further we can assist you with.

Sincerely,

A handwritten signature in black ink, appearing to read "Nick Ly".

Nick Ly, Technical Director

The logo for NVL LABS, featuring the letters "NVL" in a large, outlined, sans-serif font, followed by "LABS" in a smaller, outlined, sans-serif font.

Testing

Lab Code: 102063-0

Enc.: Sample Results

Phone: 206 547.0100 | Fax: 206 634.1936 | Toll Free: 1.888.NVL.LABS (685.5227)
4708 Aurora Avenue North | Seattle, WA 98103-6516



Bulk Asbestos Fibers Analysis

By Polarized Light Microscopy

Client: Reynolds Engineering, LLC
 Address: 926 SE Umatilla Street
 Portland, OR 97202

Batch #: 2318659.00
 Client Project #: 23-004-007
 Date Received: 11/28/2023
 Samples Received: 26
 Samples Analyzed: 26
 Method: EPA/600/R-93/116

Attention: Mr. Michael Reynolds
 Project Location: 3715-3717 N Interstate Property

Lab ID: 23111712 Client Sample #: KP46

Location: 3715-3717 N Interstate Property

Layer 1 of 2	Description: Black foamy material	Non-Fibrous Materials:	Other Fibrous Materials:%	Asbestos Type: %
		Synthetic/Binder, Synthetic foam, Debris	None Detected ND	
Layer 2 of 2	Description: Clear adhesive with wood debris	Non-Fibrous Materials:	Other Fibrous Materials:%	Asbestos Type: %
		Adhesive/Binder, Debris, Fine particles	Cellulose 8%	

Lab ID: 23111713 Client Sample #: KP47

Location: 3715-3717 N Interstate Property

Layer 1 of 2	Description: Brown compressed fibrous material	Non-Fibrous Materials:	Other Fibrous Materials:%	Asbestos Type: %
		Binder/Filler, Debris, Fine particles	Glass fibers 87%	
Layer 2 of 2	Description: Black asphaltic material with paper	Non-Fibrous Materials:	Other Fibrous Materials:%	Asbestos Type: %
		Asphalt/Binder, Asphaltic Particles, Debris	Cellulose 31%	

Lab ID: 23111714 Client Sample #: KP48


Location: 3715-3717 N Interstate Property

Layer 1 of 1	Description: Yellow foamy material with paint	Non-Fibrous Materials:	Other Fibrous Materials:%	Asbestos Type: %
		Synthetic/Binder, Styrofoam, Paint	None Detected ND	

Lab ID: 23111715 Client Sample #: KP49

Location: 3715-3717 N Interstate Property

Comments: Insufficient sample amount of Layer 1 remaining for further analysis.

Sampled by: Client		
Analyzed by: Hieu Ta	Date: 11/30/2023	 <hr style="width: 100%;"/> Nick Ly, Technical Director
Reviewed by: Nick Ly	Date: 12/05/2023	

Note: If samples are not homogeneous, then subsamples of the components were analyzed separately. All bulk samples are analyzed using both EPA 600/R-93/116 and EPA 40 CFR Appendix E to Subpart E of Part 763 with the following measurement uncertainties for the reported % Asbestos (1%=0-3%, 5%=1-9%, 10%=5-15%, 20%=10-30%, 50%=40-60%). This report relates only to the items tested. If sample was not collected by NVL personnel, then the accuracy of the results is limited by the methodology and acuity of the sample collector. This report shall not be reproduced except in full, without written approval of NVL Laboratories, Inc. It shall not be used to claim product endorsement by NVLAP or any other agency of the US Government



Bulk Asbestos Fibers Analysis

By Polarized Light Microscopy

Client: Reynolds Engineering, LLC
 Address: 926 SE Umatilla Street
 Portland, OR 97202

Batch #: 2318659.00
 Client Project #: 23-004-007
 Date Received: 11/28/2023
 Samples Received: 26
 Samples Analyzed: 26
 Method: EPA/600/R-93/116

Attention: Mr. Michael Reynolds
 Project Location: 3715-3717 N Interstate Property

Layer 1 of 2	Description: Thin green crumbly material			
	Non-Fibrous Materials:	Other Fibrous Materials:%		Asbestos Type: %
	Binder/Filler, Debris, Fine particles	Mineral fibers 2%		Chrysotile 3%
Layer 2 of 2	Description: White crumbly material with mineral grains			
	Non-Fibrous Materials:	Other Fibrous Materials:%		Asbestos Type: %
	Binder/Filler, Mineral grains, Fine particles	None Detected ND		None Detected ND

Lab ID: 23111716 Client Sample #: KP50

Location: 3715-3717 N Interstate Property

Layer 1 of 1	Description: Gray crumbly material with paint			
	Non-Fibrous Materials:	Other Fibrous Materials:%		Asbestos Type: %
	Binder/Filler, Paint, Mineral grains	None Detected ND		None Detected ND

Lab ID: 23111717 Client Sample #: KP51

Location: 3715-3717 N Interstate Property

Comments: Insufficient sample amount of Layer 1 remaining for further analysis.

Layer 1 of 1	Description: Thin off-white crumbly material			
	Non-Fibrous Materials:	Other Fibrous Materials:%		Asbestos Type: %
	Binder/Filler, Debris, Fine particles	Mineral fibers <1%		Chrysotile 2%


Lab ID: 23111718 Client Sample #: KP52

Location: 3715-3717 N Interstate Property

Layer 1 of 1	Description: Gray crumbly material with organic debris			
	Non-Fibrous Materials:	Other Fibrous Materials:%		Asbestos Type: %
	Binder/Filler, Mineral grains, Organic debris	Organic fibers 4%		None Detected ND

Lab ID: 23111719 Client Sample #: KP53

Location: 3715-3717 N Interstate Property

Sampled by: Client		
Analyzed by: Hieu Ta	Date: 11/30/2023	
Reviewed by: Nick Ly	Date: 12/05/2023	Nick Ly, Technical Director

Note: If samples are not homogeneous, then subsamples of the components were analyzed separately. All bulk samples are analyzed using both EPA 600/R-93/116 and EPA 40 CFR Appendix E to Subpart E of Part 763 with the following measurement uncertainties for the reported % Asbestos (1%=0-3%, 5%=1-9%, 10%=5-15%, 20%=10-30%, 50%=40-60%). This report relates only to the items tested. If sample was not collected by NVL personnel, then the accuracy of the results is limited by the methodology and acuity of the sample collector. This report shall not be reproduced except in full, without written approval of NVL Laboratories, Inc. It shall not be used to claim product endorsement by NVLAP or any other agency of the US Government



Bulk Asbestos Fibers Analysis

By Polarized Light Microscopy

Client: Reynolds Engineering, LLC
 Address: 926 SE Umatilla Street
 Portland, OR 97202

Batch #: 2318659.00
 Client Project #: 23-004-007
 Date Received: 11/28/2023
 Samples Received: 26
 Samples Analyzed: 26
 Method: EPA/600/R-93/116

Attention: Mr. Michael Reynolds
 Project Location: 3715-3717 N Interstate Property

Layer 1 of 1	Description: Clear soft material with debris			
	Non-Fibrous Materials:	Other Fibrous Materials: %		Asbestos Type: %
	Synthetic/Binder, Caulking compound, Debris	None Detected ND		None Detected ND

Lab ID: 23111720 **Client Sample #: KP54**

Location: 3715-3717 N Interstate Property

Layer 1 of 1	Description: Clear soft material with paint			
	Non-Fibrous Materials:	Other Fibrous Materials: %		Asbestos Type: %
	Synthetic/Binder, Caulking compound, Paint	None Detected ND		None Detected ND

Lab ID: 23111721 **Client Sample #: KP55**

Location: 3715-3717 N Interstate Property

Layer 1 of 2	Description: Brown compressed fibrous material			
	Non-Fibrous Materials:	Other Fibrous Materials: %		Asbestos Type: %
	Binder/Filler, Debris, Fine particles	Cellulose 96%		None Detected ND


Layer 2 of 2	Description: Gray crumbly material			
	Non-Fibrous Materials:	Other Fibrous Materials: %		Asbestos Type: %
	Binder/Filler, Mineral grains, Fine particles	None Detected ND		None Detected ND

Lab ID: 23111722 **Client Sample #: KP56**

Location: 3715-3717 N Interstate Property

Layer 1 of 2	Description: Gray brittle material			
	Non-Fibrous Materials:	Other Fibrous Materials: %		Asbestos Type: %
	Cement/Binder, Cementitious particles, Mineral grains	None Detected ND		None Detected ND

Layer 2 of 2	Description: Gray crumbly material			
	Non-Fibrous Materials:	Other Fibrous Materials: %		Asbestos Type: %
	Binder/Filler, Mineral grains, Fine particles	None Detected ND		None Detected ND

<p>Sampled by: Client</p> <p>Analyzed by: Hieu Ta</p> <p>Reviewed by: Nick Ly</p>	<p>Date: 11/30/2023</p> <p>Date: 12/05/2023</p>	 <hr/> <p>Nick Ly, Technical Director</p>
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Note: If samples are not homogeneous, then subsamples of the components were analyzed separately. All bulk samples are analyzed using both EPA 600/R-93/116 and EPA 40 CFR Appendix E to Subpart E of Part 763 with the following measurement uncertainties for the reported % Asbestos (1%=0-3%, 5%=1-9%, 10%=5-15%, 20%=10-30%, 50%=40-60%). This report relates only to the items tested. If sample was not collected by NVL personnel, then the accuracy of the results is limited by the methodology and acuity of the sample collector. This report shall not be reproduced except in full, without written approval of NVL Laboratories, Inc. It shall not be used to claim product endorsement by NVLAP or any other agency of the US Government



Bulk Asbestos Fibers Analysis

By Polarized Light Microscopy

Client: Reynolds Engineering, LLC
 Address: 926 SE Umatilla Street
 Portland, OR 97202

Batch #: 2318659.00
 Client Project #: 23-004-007
 Date Received: 11/28/2023
 Samples Received: 26
 Samples Analyzed: 26
 Method: EPA/600/R-93/116

Attention: Mr. Michael Reynolds
 Project Location: 3715-3717 N Interstate Property

Lab ID: 23111723 Client Sample #: KP57

Location: 3715-3717 N Interstate Property

Layer 1 of 2	Description: Gray brittle material			
	Non-Fibrous Materials:	Other Fibrous Materials:%		Asbestos Type: %
	Cement/Binder, Cementitious particles, Mineral grains	None Detected ND		None Detected ND
Layer 2 of 2	Description: Gray crumbly material			
	Non-Fibrous Materials:	Other Fibrous Materials:%		Asbestos Type: %
	Binder/Filler, Mineral grains, Fine particles	None Detected ND		None Detected ND

Lab ID: 23111724 Client Sample #: KP58

Location: 3715-3717 N Interstate Property

Layer 1 of 1	Description: White crumbly material with mineral grains and debris			
	Non-Fibrous Materials:	Other Fibrous Materials:%		Asbestos Type: %
	Binder/Filler, Mineral grains, Debris	None Detected ND		None Detected ND

Lab ID: 23111725 Client Sample #: KP59

Location: 3715-3717 N Interstate Property

Layer 1 of 1	Description: Gray crumbly material			
	Non-Fibrous Materials:	Other Fibrous Materials:%		Asbestos Type: %
	Binder/Filler, Mineral grains, Debris	None Detected ND		None Detected ND


Lab ID: 23111726 Client Sample #: KP60

Location: 3715-3717 N Interstate Property

Layer 1 of 1	Description: Gray brittle material			
	Non-Fibrous Materials:	Other Fibrous Materials:%		Asbestos Type: %
	Cement/Binder, Cementitious particles, Mineral grains	None Detected ND		None Detected ND

Lab ID: 23111727 Client Sample #: KP61

Location: 3715-3717 N Interstate Property

Sampled by: Client		
Analyzed by: Hieu Ta	Date: 11/30/2023	 <hr style="width: 100%;"/> Nick Ly, Technical Director
Reviewed by: Nick Ly	Date: 12/05/2023	

Note: If samples are not homogeneous, then subsamples of the components were analyzed separately. All bulk samples are analyzed using both EPA 600/R-93/116 and EPA 40 CFR Appendix E to Subpart E of Part 763 with the following measurement uncertainties for the reported % Asbestos (1%=0-3%, 5%=1-9%, 10%=5-15%, 20%=10-30%, 50%=40-60%). This report relates only to the items tested. If sample was not collected by NVL personnel, then the accuracy of the results is limited by the methodology and acuity of the sample collector. This report shall not be reproduced except in full, without written approval of NVL Laboratories, Inc. It shall not be used to claim product endorsement by NVLAP or any other agency of the US Government



Bulk Asbestos Fibers Analysis

By Polarized Light Microscopy

Client: Reynolds Engineering, LLC
Address: 926 SE Umatilla Street
Portland, OR 97202

Batch #: 2318659.00

Client Project #: 23-004-007
Date Received: 11/28/2023
Samples Received: 26
Samples Analyzed: 26
Method: EPA/600/R-93/116

Attention: Mr. Michael Reynolds

Project Location: 3715-3717 N Interstate Property

Layer 1 of 2	Description: White soft material with paint Non-Fibrous Materials: Synthetic/Binder, Caulking compound, Paint	Other Fibrous Materials:% Polyethylene fibers 4%	Asbestos Type: % None Detected ND
Layer 2 of 2	Description: Black asphaltic material Non-Fibrous Materials: Asphalt/Binder, Asphaltic Particles, Debris	Other Fibrous Materials:% None Detected ND	Asbestos Type: % None Detected ND

Lab ID: 23111733 Client Sample #: KP67

Location: 3715-3717 N Interstate Property

Layer 1 of 2	Description: Black asphaltic material Non-Fibrous Materials: Asphalt/Binder, Asphaltic Particles, Debris	Other Fibrous Materials:% Cellulose 29%	Asbestos Type: % None Detected ND
Layer 2 of 2	Description: Black asphaltic mastic Non-Fibrous Materials: Asphalt/Binder, Asphaltic Particles, Debris	Other Fibrous Materials:% None Detected ND	Asbestos Type: % None Detected ND

Lab ID: 23111734 Client Sample #: KP68

Location: 3715-3717 N Interstate Property

Layer 1 of 3	Description: Black asphaltic material Non-Fibrous Materials: Asphalt/Binder, Asphaltic Particles, Debris	Other Fibrous Materials:% Cellulose 23%	Asbestos Type: % None Detected ND
Layer 2 of 3	Description: Black asphaltic mastic Non-Fibrous Materials: Asphalt/Binder, Asphaltic Particles, Debris	Other Fibrous Materials:% None Detected ND	Asbestos Type: % None Detected ND
Layer 3 of 3	Description: Black asphaltic fibrous material Non-Fibrous Materials: Asphalt/Binder, Asphaltic Particles, Debris	Other Fibrous Materials:% Glass fibers 59%	Asbestos Type: % None Detected ND

Sampled by: Client

Analyzed by: Hieu Ta

Reviewed by: Nick Ly

Date: 11/30/2023

Date: 12/05/2023

Nick Ly, Technical Director

Note: If samples are not homogeneous, then subsamples of the components were analyzed separately. All bulk samples are analyzed using both EPA 600/R-93/116 and EPA 40 CFR Appendix E to Subpart E of Part 763 with the following measurement uncertainties for the reported % Asbestos (1%=0-3%, 5%=1-9%, 10%=5-15%, 20%=10-30%, 50%=40-60%). This report relates only to the items tested. If sample was not collected by NVL personnel, then the accuracy of the results is limited by the methodology and acuity of the sample collector. This report shall not be reproduced except in full, without written approval of NVL Laboratories, Inc. It shall not be used to claim product endorsement by NVLAP or any other agency of the US Government



Bulk Asbestos Fibers Analysis

By Polarized Light Microscopy

Client: Reynolds Engineering, LLC
 Address: 926 SE Umatilla Street
 Portland, OR 97202

Batch #: 2318659.00
 Client Project #: 23-004-007
 Date Received: 11/28/2023
 Samples Received: 26
 Samples Analyzed: 26
 Method: EPA/600/R-93/116

Attention: Mr. Michael Reynolds
 Project Location: 3715-3717 N Interstate Property

Lab ID: 23111735 Client Sample #: KP69


Location: 3715-3717 N Interstate Property

Layer 1 of 4	Description: Black asphaltic material with granules	Non-Fibrous Materials: Asphalt/Binder, Asphaltic Particles, Granules	Other Fibrous Materials:% Glass fibers 17%	Asbestos Type: % None Detected ND
Layer 2 of 4	Description: Black asphaltic mastic	Non-Fibrous Materials: Asphalt/Binder, Asphaltic Particles, Debris	Other Fibrous Materials:% None Detected ND	Asbestos Type: % None Detected ND
Layer 3 of 4	Description: Black asphaltic fibrous material	Non-Fibrous Materials: Asphalt/Binder, Asphaltic Particles, Debris	Other Fibrous Materials:% Glass fibers 68%	Asbestos Type: % None Detected ND
Layer 4 of 4	Description: Black asphaltic material	Non-Fibrous Materials: Asphalt/Binder, Asphaltic Particles, Debris	Other Fibrous Materials:% None Detected ND	Asbestos Type: % None Detected ND

Lab ID: 23111736 Client Sample #: KP70

Location: 3715-3717 N Interstate Property

Layer 1 of 5	Description: Black asphaltic material with granules	Non-Fibrous Materials: Asphalt/Binder, Asphaltic Particles, Granules	Other Fibrous Materials:% Cellulose 35%	Asbestos Type: % None Detected ND
Layer 2 of 5	Description: Black asphaltic mastic	Non-Fibrous Materials: Asphalt/Binder, Asphaltic Particles, Debris	Other Fibrous Materials:% None Detected ND	Asbestos Type: % None Detected ND
Layer 3 of 5	Description: Black asphaltic fibrous material	Non-Fibrous Materials: Asphalt/Binder, Asphaltic Particles, Debris	Other Fibrous Materials:% Cellulose 60%	Asbestos Type: % None Detected ND

Sampled by: Client		
Analyzed by: Hieu Ta	Date: 11/30/2023	
Reviewed by: Nick Ly	Date: 12/05/2023	Nick Ly, Technical Director

Note: If samples are not homogeneous, then subsamples of the components were analyzed separately. All bulk samples are analyzed using both EPA 600/R-93/116 and EPA 40 CFR Appendix E to Subpart E of Part 763 with the following measurement uncertainties for the reported % Asbestos (1%=0-3%, 5%=1-9%, 10%=5-15%, 20%=10-30%, 50%=40-60%). This report relates only to the items tested. If sample was not collected by NVL personnel, then the accuracy of the results is limited by the methodology and acuity of the sample collector. This report shall not be reproduced except in full, without written approval of NVL Laboratories, Inc. It shall not be used to claim product endorsement by NVLAP or any other agency of the US Government



Bulk Asbestos Fibers Analysis

By Polarized Light Microscopy

Client: Reynolds Engineering, LLC
 Address: 926 SE Umatilla Street
 Portland, OR 97202

Batch #: 2318659.00
 Client Project #: 23-004-007
 Date Received: 11/28/2023
 Samples Received: 26
 Samples Analyzed: 26
 Method: EPA/600/R-93/116


Attention: Mr. Michael Reynolds
 Project Location: 3715-3717 N Interstate Property

Layer 4 of 5	Description: Black asphaltic material	Non-Fibrous Materials:	Other Fibrous Materials: %	Asbestos Type: %
		Asphalt/Binder, Asphaltic Particles, Debris	None Detected ND	None Detected ND
Layer 5 of 5	Description: Gray soft material	Non-Fibrous Materials:	Other Fibrous Materials: %	Asbestos Type: %
		Synthetic/Binder, Debris, Fine particles	Polyethylene fibers 3%	None Detected ND

Lab ID: 23111737 Client Sample #: KP71

Location: 3715-3717 N Interstate Property

Layer 1 of 5	Description: Black asphaltic material with granules	Non-Fibrous Materials:	Other Fibrous Materials: %	Asbestos Type: %
		Asphalt/Binder, Asphaltic Particles, Granules	Synthetic fibers 42%	None Detected ND
Layer 2 of 5	Description: Black asphaltic mastic	Non-Fibrous Materials:	Other Fibrous Materials: %	Asbestos Type: %
		Asphalt/Binder, Asphaltic Particles, Debris	None Detected ND	None Detected ND
Layer 3 of 5	Description: Black asphaltic fibrous material	Non-Fibrous Materials:	Other Fibrous Materials: %	Asbestos Type: %
		Asphalt/Binder, Asphaltic Particles, Debris	Glass fibers 72%	None Detected ND
Layer 4 of 5	Description: Black asphaltic material	Non-Fibrous Materials:	Other Fibrous Materials: %	Asbestos Type: %
		Asphalt/Binder, Asphaltic Particles, Debris	None Detected ND	None Detected ND
Layer 5 of 5	Description: Black asphaltic fibrous built-up material	Non-Fibrous Materials:	Other Fibrous Materials: %	Asbestos Type: %
		Asphalt/Binder, Asphaltic Particles, Debris	Glass fibers 53%	None Detected ND

Sampled by: Client	 _____ Nick Ly, Technical Director
Analyzed by: Hieu Ta	
Reviewed by: Nick Ly	
Date: 11/30/2023	
Date: 12/05/2023	

Note: If samples are not homogeneous, then subsamples of the components were analyzed separately. All bulk samples are analyzed using both EPA 600/R-93/116 and EPA 40 CFR Appendix E to Subpart E of Part 763 with the following measurement uncertainties for the reported % Asbestos (1%=0-3%, 5%=1-9%, 10%=5-15%, 20%=10-30%, 50%=40-60%). This report relates only to the items tested. If sample was not collected by NVL personnel, then the accuracy of the results is limited by the methodology and acuity of the sample collector. This report shall not be reproduced except in full, without written approval of NVL Laboratories, Inc. It shall not be used to claim product endorsement by NVLAP or any other agency of the US Government

ASBESTOS LABORATORY SERVICES



Company Reynolds Engineering, LLC	NVL Batch Number 2318659.00
Address 926 SE Umatilla Street Portland, OR 97202	TAT 5 Days AH No
Project Manager Mr. Michael Reynolds	Rush TAT
Phone (503) 703-3374	Due Date 12/5/2023 Time 12:30 PM
	Email msr@reynoldsenineeringllc.com
	Fax

Project Name/Number: 23-004-007 **Project Location:** 3715-3717 N Interstate Property

Subcategory PLM Bulk

Item Code ASB-02 EPA 600/R-93-116 Asbestos by PLM <bulk>

Total Number of Samples 26 **Rush Samples**

Lab ID	Sample ID	Description	A/R
1	23111712	KP46	A
2	23111713	KP47	A
3	23111714	KP48	A
4	23111715	KP49	A
5	23111716	KP50	A
6	23111717	KP51	A
7	23111718	KP52	A
8	23111719	KP53	A
9	23111720	KP54	A
10	23111721	KP55	A
11	23111722	KP56	A
12	23111723	KP57	A
13	23111724	KP58	A
14	23111725	KP59	A
15	23111726	KP60	A
16	23111727	KP61	A
17	23111728	KP62	A
18	23111729	KP63	A

	Print Name	Signature	Company	Date	Time
Sampled by	Client				
Relinquished by	Federal Express				

Office Use Only	Print Name	Signature	Company	Date	Time
Received by	Kelly AuVu		NVL	11/28/23	1230
Analyzed by	Hieu Ta		NVL	11/30/23	
Results Called by					
<input type="checkbox"/> Faxed <input type="checkbox"/> Emailed					

Special Instructions:

Date: 11/28/2023
 Time: 3:49 PM
 Entered By: Rachele Miller

ASBESTOS LABORATORY SERVICES



Company Reynolds Engineering, LLC **NVL Batch Number** **2318659.00**
Address 926 SE Umatilla Street **TAT** 5 Days **AH** No
 Portland, OR 97202 **Rush TAT** _____
Project Manager Mr. Michael Reynolds **Due Date** 12/5/2023 **Time** 12:30 PM
Phone (503) 703-3374 **Email** msr@reynoldsenineeringllc.com
Fax _____

Project Name/Number: 23-004-007 **Project Location:** 3715-3717 N Interstate Property

Subcategory PLM Bulk
Item Code ASB-02 EPA 600/R-93-116 Asbestos by PLM <bulk>

Total Number of Samples 26 **Rush Samples** _____

	Lab ID	Sample ID	Description	A/R
19	23111730	KP64		A
20	23111731	KP65		A
21	23111732	KP66		A
22	23111733	KP67		A
23	23111734	KP68		A
24	23111735	KP69		A
25	23111736	KP70		A
26	23111737	KP71		A

	Print Name	Signature	Company	Date	Time
Sampled by	Client				
Relinquished by	Federal Express				

Office Use Only	Print Name	Signature	Company	Date	Time
Received by	Kelly AuVu		NVL	11/28/23	1230
Analyzed by	Hieu Ta		NVL	11/30/23	
Results Called by					
<input type="checkbox"/> Faxed <input type="checkbox"/> Emailed					

Special Instructions: _____

Date: 11/28/2023
 Time: 3:49 PM
 Entered By: Rachelle Miller



ASBESTOS CHAIN OF CUSTODY

Turn Around Time

- 1 Hour 24 Hours 4 Days
- 2 Hours 2 Days 5 Days
- 4 Hours 3 Days 10 Days

Please call for TAT less than 24 Hours

Company Reynolds Engineering, LLC
 Address 926 SE Umatilla St
Portland, OR 97202
 Phone 503-703-3374

Project Manager Michael Reynolds
 Cell () -
 Email msr@reynoldsenineeringllc.com
 Fax () -



Project Name/Number 23-004-007 Project Location 3715-3717 N Interstate Property

- PCM Air (NIOSH 7400) TEM (NIOSH 7402) TEM (AHERA) TEM (EPA Level II Modified)
- PLM (EPA 600/R-93-116) EPA 400 Points (600/R-93-116) EPA 1000Points (600/R-93-116)
- PLM Gravimetry (600/R-93-116) Asbestos in Vermiculite (EPA 600/R-04/004) Asbestos in Sediment (EPA 1900 Points)
- Asbestos Friable/Non-Friable (EPA 600/R-93/116) Other _____

Reporting Instructions Please send lab reports to the PM.
 Call () - Fax () - Email msr@reynoldsenineeringllc.com

Total Number of Samples 71

Sample ID	Description	A/R
1	Please see attached list.	
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		

Print Name	Signature	Company	Date	Time
Sampled by <u>Michael Reynolds</u>		<u>Reynolds Engineering, LLC</u>	<u>11/10/2023</u>	<u>9am-4pm</u>
Relinquish by <u>Michael Reynolds</u>		<u>Reynolds Engineering, LLC</u>	<u>11/27/2023</u>	<u>1 pm</u>

Office Use Only

Print Name	Signature	Company	Date	Time
Received by <u>Kenn Acen</u>		<u>NVL</u>	<u>11/28/23</u>	<u>12:30pm</u>
Analyzed by				
Called by				
Faxed/Email by				

Project Number: 23-004-007

Project Name: 3715-3717 N Interstate

Location / Building: 3715-3717 N Interstate

Date: 11/10/2023

Sample ID	Material Description
KP1	Orange-painted GWB
KP2	White-painted GWB
KP3	Blue-painted GWB
KP4	White-painted GWB (w/ mesh tape)
KP5	Blue-painted GWB
KP6	Brown base cove and brown mastic
KP7	Brown base cove and brown mastic
KP8	Brown base cove and brown mastic
KP9	Gray patterned SVT and black mastic with gray floor leveling compound
KP10	Gray patterned SVT and black mastic
KP11	Light yellow mastic on VT and orange/yellow mastic
KP12	Tan base cove and brown mastic
KP13	White-painted brown ceiling tile
KP14	White-painted brown ceiling tile
KP15	White-painted brown ceiling tile
KP16	Yellow insulation paper with foil sheeting
KP17	Yellow insulation paper with black building paper
KP18	Foil-coated yellow insulation paper
KP19	Exterior GWB with black building paper
KP20	Black insulation paper
KP21	Black sink undercoating
KP22	Off-white CMU coating
KP23	Clear caulking
KP24	Black insulation
KP25	Yellow carpet mastic
KP26	Yellow carpet mastic with gray floor leveling compound
KP27	Gray floor leveling compound
KP28	Yellow carpet mastic and gray floor leveling compound
KP29	White-painted GWB
KP30	Off-white-painted GWB
KP31	Off-white-painted GWB
KP32	Off-white-painted GWB
KP33	Light green-painted GWB with brown mastic
KP34	Gray base cove with tan mastic and white paint
KP35	Gray base cove with tan mastic and white paint
KP36	Gray base cove with tan mastic and rose paint
KP37	White-painted GWB
KP38	White-painted brown ceiling tile
KP39	White-painted GWB
KP40	White-painted brown ceiling tile
KP41	White-painted brown ceiling tile
KP42	White-painted brown ceiling tile
KP43	Tan SVT with yellow mastic
KP44	Tan SVT with yellow mastic
KP45	Tan SVT with yellow mastic and tan floor leveling compound
KP46	Black insulation
KP47	Dark brown insulation paper
KP48	Brown-painted/stained yellow insulation foam
KP49	Green CMU coating
KP50	Off-white-painted gray CMU wall patch
KP51	Off-white CMU coating
KP52	Gray brick mortar

KP53	Clear caulking
KP54	Clear caulking/adhesive with blue paint
KP55	Brown fibrous pad
KP56	Gray cementitious patch
KP57	Gray cementitious patch
KP58	White brick coating with gray granuals
KP59	Gray brick mortar
KP60	Gray cementitious patch
KP61	Off-white-painted gray caulking
KP62	Off-white-painted tan caulking (with wood)
KP63	Rose-painted fiber board
KP64	White caulking
KP65	White caulking
KP66	White caulking
KP67	Black mastic
KP68	Black mastic
KP69	Black roofing on black mastic on black roofing
KP70	Gray and black mastics on black roofing on black mastic on black roofing on black mastic and paper
KP71	Black roofing on black mastic on black roofing on black mastic and paper

December 11, 2023



Michael Reynolds
Reynolds Engineering, LLC
926 SE Umatilla Street
Portland, OR 97202

**RE: Bulk Asbestos Fiber Concentration by Point Count
NVL Batch # 2319045**

Client Project: 23-004-007
Location: 3715-3717 N Interstate Property

Dear Mr. Reynolds,

At your request, NVL Laboratories conducted analysis of your sample to determine the asbestos concentration using point count procedures.

The sample was analyzed for the presence of asbestos fibers using polarized light microscopy (PLM) with dispersion staining in accordance with U.S. EPA method 600/R-93/116.

Eight slides of thoroughly homogenized material are prepared for any given sample that requires point counting. In order to be counted as a point, the crosshairs of the microscope must center on either a fiber or a particle. The analyst counts at least 50 points per slide preparation. A minimum of 400 non-empty points are counted, then the number of counted asbestos fibers are divided by the total number of points counted to arrive at the percentage of asbestos in the sample.

Please see the conclusion section of the lab reports for point count results.

It has been a pleasure to be of service to you. Please feel free to call if there is anything further we can assist you with.

Sincerely,

Nick Ly, Technical Director

Testing

Lab Code: 102063-0

Enc.: Sample Results

**Phone: 206 547.0100 | Fax: 206 634.1936 | Toll Free: 1.888.NVL.LABS (685.5227)
4708 Aurora Avenue North | Seattle, WA 98103-6516**



PLM Point Count Bulk Asbestos Fibers Analysis

Client: Reynolds Engineering, LLC
 Address: 926 SE Umatilla Street
 Portland, OR 97202
Attention: Mr. Michael Reynolds
 Project Location: 3715-3717 N Interstate Property

Batch #: 2319045.00
 Client Project #: 23-004-007
 Date Received: 12/6/2023
 Samples Received: 2
 Samples Analyzed: 2
 Method: EPA/600R-93/116

Lab ID : 23113628 Client Sample #: KP5

Sample Description: White compacted powdery material with layered paint and white compacted powdery material with paper and white chalky material with paper.

Prep Slide #	Asbestos Point	Non Asbestos Point	Total Points Counted
1	0	50	50
2	0	50	50
3	1	49	50
4	0	50	50
5	0	50	50
6	0	50	50
7	0	50	50
8	0	50	50
Total	1	399	400

Conclusion: This Sample Contains 0.3 % ASBESTOS

Sampled by: Client		
Analyzed by: Hilary Crumley	Date: 12/08/2023	
Reviewed by: Nick Ly	Date: 12/11/2023	_____ Nick Ly, Technical Director

Note: If samples are not homogeneous, then subsamples of the components were analyzed separately. All bulk samples are analyzed using EPA 600/R-93/116 Method with the following measurement uncertainties for the reported % Asbestos (1%=0-3%, 5%=1-9%, 10%=5-15%, 20%=10-30%, 50%=40-60%). This report relates only to the items tested. If sample was not collected by NVL personnel, then the accuracy of the results is limited by the methodology and acuity of the sample collector. This report shall not be reproduced except in full, without written approval of NVL Laboratories, Inc. It shall not be used to claim product endorsement by NVLAP or any other agency of the US Government.



PLM Point Count Bulk Asbestos Fibers Analysis

Client: Reynolds Engineering, LLC
Address: 926 SE Umatilla Street
Portland, OR 97202
Attention: Mr. Michael Reynolds
Project Location: 3715-3717 N Interstate Property

Batch #: 2319045.00
Client Project #: 23-004-007
Date Received: 12/6/2023
Samples Received: 2
Samples Analyzed: 2
Method: EPA/600R-93/116


Lab ID : 23113629 Client Sample #: KP30

Sample Description: Off-white compacted powdery material with debris and white compacted powdery material and white chalky material with paper

Prep Slide #	Asbestos Point	Non Asbestos Point	Total Points Counted
1	0	50	50
2	0	50	50
3	0	50	50
4	0	50	50
5	0	50	50
6	0	50	50
7	0	50	50
8	0	50	50
Total	0	400	400

Conclusion: This Sample Contains < 0.1 % ASBESTOS

Comments: Asbestos fibers observed in the field of view but not counted as points

Sampled by: Client	
Analyzed by: Hilary Crumley	
Reviewed by: Nick Ly	
Date: 12/08/2023	_____ Nick Ly, Technical Director
Date: 12/11/2023	

Note: If samples are not homogeneous, then subsamples of the components were analyzed separately. All bulk samples are analyzed using EPA 600/R-93/116 Method with the following measurement uncertainties for the reported % Asbestos (1%=0-3%, 5%=1-9%, 10%=5-15%, 20%=10-30%, 50%=40-60%). This report relates only to the items tested. If sample was not collected by NVL personnel, then the accuracy of the results is limited by the methodology and acuity of the sample collector. This report shall not be reproduced except in full, without written approval of NVL Laboratories, Inc. It shall not be used to claim product endorsement by NVLAP or any other agency of the US Government.

ASBESTOS LABORATORY SERVICES



Company Reynolds Engineering, LLC	NVL Batch Number 2319045.00
Address 926 SE Umatilla Street Portland, OR 97202	TAT 5 Days AH No
Project Manager Mr. Michael Reynolds	Rush TAT
Phone (503) 703-3374	Due Date 12/13/2023 Time 11:55 AM
	Email msr@reynoldsenineeringllc.com
	Fax

Project Name/Number: 23-004-007 **Project Location:** 3715-3717 N Interstate Property

Subcategory PLM Bulk

Item Code ASB-03 EPA 600/R-93-116 Asbestos by PLM (400 points) <bulk>

Total Number of Samples 2 **Rush Samples** _____

	Lab ID	Sample ID	Description	A/R
1	23113628	KP5	Composite	A
2	23113629	KP30	Composite	A

	Print Name	Signature	Company	Date	Time
Sampled by	Client				
Relinquished by	Client				

Office Use Only	Print Name	Signature	Company	Date	Time
Received by	Kelly AuVu		NVL	12/6/23	1155
Analyzed by	Hilary Crumley		NVL	12/8/23	
Results Called by					
<input type="checkbox"/> Faxed <input type="checkbox"/> Emailed					

Special Samples originally from batch 2318657

Instructions: _____

Date: 12/6/2023
 Time: 12:02 PM
 Entered By: Kelly AuVu

Kelly Au Vu

From: Michael Reynolds reynoldsenineeringllc.com <msr@reynoldsenineeringllc.com>
Sent: Wednesday, December 6, 2023 11:53 AM
To: Client Services
Cc: Hilary Crumley
Subject: RE: Your completed NVL Final Report document: 23-004-007 3715-3717 N Interstate Property

5-day TAT would great. Thank you!

MICHAEL S. REYNOLDS, PE*
Environmental Engineer

REYNOLDS ENGINEERING, LLC

msr@reynoldsenineeringllc.com
503-703-3374
926 SE Umatilla Street
Portland, Oregon 97202
reynoldsenineeringllc.com

*Registered in OR, WA
A Veteran Owned, Oregon-certified Emerging Small Business

From: Client Services <ClientServices@nvlabs.com>
Sent: Wednesday, December 6, 2023 10:56 AM
To: Michael Reynolds reynoldsenineeringllc.com <msr@reynoldsenineeringllc.com>
Cc: Client Services <ClientServices@nvlabs.com>; Hilary Crumley <Hilary.C@nvlabs.com>
Subject: RE: Your completed NVL Final Report document: 23-004-007 3715-3717 N Interstate Property

Good morning,

Yes, there is enough material for further analysis.

Please confirm the TAT you'd like for the composite 400 point count analysis for samples KP5 and KP30.

Thanks & Regards,

Client Services



www.nvlabs.com

Your feedback is very important to us!

ph: 206.547.0100 | fax: 206.634.1936
toll free: 1.888.NVL.LABS (685.5227)
4708 Aurora Avenue North, Seattle, WA 98103

 Please consider the environment before printing this email message.

Disclaimer: This message contains confidential information and is intended only for use by the intended recipients. If you are not the intended recipient you should not disseminate, distribute or copy this e-mail. Please notify the sender immediately by e-mail if you have received this e-mail by mistake and delete this e-mail from your system. E-mail transmission cannot be guaranteed to be secure or error-free as information could be intercepted, corrupted, lost, destroyed, arrive late or incomplete, or contain viruses. The sender therefore does not accept liability for any errors or omissions in the contents of this message, which arise as a result of e-mail transmission. If verification is required please request a hard-copy version.

From: Michael Reynolds reynoldsenineeringllc.com <msr@reynoldsenineeringllc.com>
Sent: Wednesday, December 6, 2023 10:49 AM
To: Client Services <ClientServices@nvlabs.com>
Subject: RE: Your completed NVL Final Report document: 23-004-007 3715-3717 N Interstate Property

Hello,

For samples KP5 and KP30, is there enough sample remaining for each to run composite samples of all the wallboard layers and analyze them using EP 400 Points?

Thanks!

-Mike

MICHAEL S. REYNOLDS, PE*
Environmental Engineer

REYNOLDS ENGINEERING, LLC
msr@reynoldsenineeringllc.com
503-703-3374
926 SE Umatilla Street
Portland, Oregon 97202
reynoldsenineeringllc.com

*Registered in OR, WA
A Veteran Owned, Oregon-certified Emerging Small Business

From: clientservices@nvlabs.com <clientservices@nvlabs.com>
Sent: Tuesday, December 5, 2023 11:30 AM
To: Michael Reynolds reynoldsenineeringllc.com <msr@reynoldsenineeringllc.com>
Subject: Your completed NVL Final Report document: 23-004-007 3715-3717 N Interstate Property

Your requested analysis is complete, please see the attached document:

Client Job Number: 23-004-007
NVL Labs Batch ID: 2318657
Company Name: Reynolds Engineering, LLC
Project Location: 3715-3717 N Interstate Property
Date: 12/5/2023

Thank you for choosing NVL Labs, we appreciate your business!

November 7, 2024



Michael Reynolds
Reynolds Engineering, LLC
926 SE Umatilla Street
Portland, OR 97202

RE: Bulk Asbestos Fiber Analysis; NVL Batch # 2419968.00

Client Project: 23-004-007
Location: 3715-3717 N Interstate Property

Dear Mr. Reynolds,

Enclosed please find test results for the 11 sample(s) submitted to our laboratory for analysis on 11/1/2024.

Examination of these samples was conducted for the presence of identifiable asbestos fibers using polarized light microscopy (PLM) with dispersion staining in accordance with **U. S. EPA 40 CFR Appendix E to Subpart E of Part 763**, Interim Method for the Determination of Asbestos in Bulk Insulation Samples and **EPA 600/R-93/116**, Method for the Determination of Asbestos in Bulk Building Materials.

For samples containing more than one separable layer of materials, the report will include findings for each layer (labeled Layer 1 and Layer 2, etc. for each individual layer). The asbestos concentration in the sample is determined by calibrated visual estimation.

For those samples with asbestos concentrations between 1 and 10 percent based on visual estimation, the EPA recommends a procedure known as point counting (NESHAPS, 40 CFR Part 61). Point counting is a statistically more accurate means of quantification for samples with low concentrations of asbestos.

The detection limit for the calibrated visual estimation is <1%, 400 point counts is 0.25% and 1000 point counts is 0.1%

Samples are archived for two weeks following analysis. Samples that are not retrieved by the client are discarded after two weeks.

Thank you for using our laboratory services. Please do not hesitate to call if there is anything further we can assist you with.

Sincerely,

A handwritten signature in black ink that reads 'Hilary Crumley'.

Hilary Crumley, Manager Asbestos Laboratory



Testing

Lab Code: 102063-0

Enc.: Sample Results

Phone: 206 547.0100 | Fax: 206 634.1936 | Toll Free: 1.888.NVL.LABS (685.5227)
4708 Aurora Avenue North | Seattle, WA 98103-6516



Bulk Asbestos Fibers Analysis

By Polarized Light Microscopy

Client: Reynolds Engineering, LLC
 Address: 926 SE Umatilla Street
 Portland, OR 97202

Batch #: 2419968.00
 Client Project #: 23-004-007
 Date Received: 11/1/2024
 Samples Received: 11
 Samples Analyzed: 11
 Method: EPA/600/R-93/116

Attention: Mr. Michael Reynolds
 Project Location: 3715-3717 N Interstate Property

Lab ID: 24120202 Client Sample #: KP72

Location: 3715-3717 N Interstate Property

Layer 1 of 1 **Description:** Beige crumbly material with paint

Non-Fibrous Materials:	Other Fibrous Materials: %	Asbestos Type: %
Binder/Filler, Fine particles, Paint	None Detected ND	Chrysotile 2%

Lab ID: 24120203 Client Sample #: KP73

Location: 3715-3717 N Interstate Property

Layer 1 of 1 **Description:** Beige crumbly material with paint

Non-Fibrous Materials:	Other Fibrous Materials: %	Asbestos Type: %
Binder/Filler, Fine particles, Paint	None Detected ND	Chrysotile 2%

Lab ID: 24120204 Client Sample #: KP74

Location: 3715-3717 N Interstate Property

Layer 1 of 1 **Description:** Beige crumbly material with paint

Non-Fibrous Materials:	Other Fibrous Materials: %	Asbestos Type: %
Binder/Filler, Fine particles, Paint	None Detected ND	Chrysotile 2%

Lab ID: 24120205 Client Sample #: KP75

Location: 3715-3717 N Interstate Property

Layer 1 of 1 **Description:** Beige crumbly material with paint

Non-Fibrous Materials:	Other Fibrous Materials: %	Asbestos Type: %
Binder/Filler, Fine particles, Paint	None Detected ND	Chrysotile 2%

Lab ID: 24120206 Client Sample #: KP76

Location: 3715-3717 N Interstate Property

Layer 1 of 1 **Description:** Light gray cementitious material

Non-Fibrous Materials:	Other Fibrous Materials: %	Asbestos Type: %
Binder/Filler, Cementitious particles	None Detected ND	None Detected ND

Sampled by: Client
Analyzed by: Carena Lan **Date:** 11/06/2024
Reviewed by: Hilary Crumley **Date:** 11/07/2024 Hilary Crumley, Manager Asbestos Laboratory

Note: If samples are not homogeneous, then subsamples of the components were analyzed separately. All bulk samples are analyzed using both EPA 600/R-93/116 and EPA 40 CFR Appendix E to Subpart E of Part 763 with the following measurement uncertainties for the reported % Asbestos (1%=0-3%, 5%=1-9%, 10%=5-15%, 20%=10-30%, 50%=40-60%). This report relates only to the items tested. If sample was not collected by NVL personnel, then the accuracy of the results is limited by the methodology and acuity of the sample collector. This report shall not be reproduced except in full, without written approval of NVL Laboratories, Inc. It shall not be used to claim product endorsement by NVLAP or any other agency of the US Government



Bulk Asbestos Fibers Analysis

By Polarized Light Microscopy

Client: Reynolds Engineering, LLC
Address: 926 SE Umatilla Street
Portland, OR 97202

Batch #: 2419968.00
Client Project #: 23-004-007
Date Received: 11/1/2024
Samples Received: 11
Samples Analyzed: 11
Method: EPA/600/R-93/116

Attention: Mr. Michael Reynolds
Project Location: 3715-3717 N Interstate Property

Lab ID: 24120207 Client Sample #: KP77

Location: 3715-3717 N Interstate Property

Layer 1 of 1 Description: Orange rubbery material

Non-Fibrous Materials:	Other Fibrous Materials: %	Asbestos Type: %
Rubber/Synthetic Binder	None Detected ND	None Detected ND

Lab ID: 24120208 Client Sample #: KP78

Location: 3715-3717 N Interstate Property

Layer 1 of 2 Description: Black asphaltic mastic with paper

Non-Fibrous Materials:	Other Fibrous Materials: %	Asbestos Type: %
Mastic/Binder	Cellulose 30%	None Detected ND

Layer 2 of 2 Description: Brown fibrous material

Non-Fibrous Materials:	Other Fibrous Materials: %	Asbestos Type: %
Binder/Filler	Glass fibers 93%	None Detected ND

Lab ID: 24120209 Client Sample #: KP79

Location: 3715-3717 N Interstate Property

Layer 1 of 2 Description: White soft adhesive with foil

Non-Fibrous Materials:	Other Fibrous Materials: %	Asbestos Type: %
Adhesive/Binder, Metal foil	None Detected ND	None Detected ND

Layer 2 of 2 Description: Yellow fibrous material

Non-Fibrous Materials:	Other Fibrous Materials: %	Asbestos Type: %
Binder/Filler	Glass fibers 93%	None Detected ND

Lab ID: 24120210 Client Sample #: KP80

Location: 3715-3717 N Interstate Property

Sampled by: Client		
Analyzed by: Carena Lan	Date: 11/06/2024	
Reviewed by: Hilary Crumley	Date: 11/07/2024	Hilary Crumley, Manager Asbestos Laboratory

Note: If samples are not homogeneous, then subsamples of the components were analyzed separately. All bulk samples are analyzed using both EPA 600/R-93/116 and EPA 40 CFR Appendix E to Subpart E of Part 763 with the following measurement uncertainties for the reported % Asbestos (1%=0-3%, 5%=1-9%, 10%=5-15%, 20%=10-30%, 50%=40-60%). This report relates only to the items tested. If sample was not collected by NVL personnel, then the accuracy of the results is limited by the methodology and acuity of the sample collector. This report shall not be reproduced except in full, without written approval of NVL Laboratories, Inc. It shall not be used to claim product endorsement by NVLAP or any other agency of the US Government



Bulk Asbestos Fibers Analysis

By Polarized Light Microscopy

Client: Reynolds Engineering, LLC
Address: 926 SE Umatilla Street
Portland, OR 97202

Batch #: 2419968.00
Client Project #: 23-004-007
Date Received: 11/1/2024
Samples Received: 11
Samples Analyzed: 11
Method: EPA/600/R-93/116

Attention: Mr. Michael Reynolds
Project Location: 3715-3717 N Interstate Property

Layer 1 of 1	Description: Brown fibrous material with paint			
	Non-Fibrous Materials:	Other Fibrous Materials:%		Asbestos Type: %
	Binder/Filler, Fine particles, Paint	Cellulose 85%		None Detected ND

Lab ID: 24120211 **Client Sample #: KP81**

Location: 3715-3717 N Interstate Property

Layer 1 of 1	Description: Light gray soft rubbery material			
	Non-Fibrous Materials:	Other Fibrous Materials:%		Asbestos Type: %
	Rubber/Synthetic Binder	None Detected ND		None Detected ND

Lab ID: 24120212 **Client Sample #: KP82**

Location: 3715-3717 N Interstate Property

Layer 1 of 1	Description: Light gray cementitious material			
	Non-Fibrous Materials:	Other Fibrous Materials:%		Asbestos Type: %
	Binder/Filler, Cementitious particles	None Detected ND		None Detected ND

Sampled by: Client

Analyzed by: Carena Lan

Reviewed by: Hilary Crumley

Date: 11/06/2024

Date: 11/07/2024

Hilary Crumley, Manager Asbestos Laboratory

Note: If samples are not homogeneous, then subsamples of the components were analyzed separately. All bulk samples are analyzed using both EPA 600/R-93/116 and EPA 40 CFR Appendix E to Subpart E of Part 763 with the following measurement uncertainties for the reported % Asbestos (1%=0-3%, 5%=1-9%, 10%=5-15%, 20%=10-30%, 50%=40-60%). This report relates only to the items tested. If sample was not collected by NVL personnel, then the accuracy of the results is limited by the methodology and acuity of the sample collector. This report shall not be reproduced except in full, without written approval of NVL Laboratories, Inc. It shall not be used to claim product endorsement by NVLAP or any other agency of the US Government

ASBESTOS LABORATORY SERVICES



Company Reynolds Engineering, LLC	NVL Batch Number 2419968.00
Address 926 SE Umatilla Street Portland, OR 97202	TAT 5 Days AH No
Project Manager Mr. Michael Reynolds	Rush TAT
Phone (503) 703-3374	Due Date 11/8/2024 Time 12:45 PM
	Email msr@reynoldsenengineeringllc.com
	Fax

Project Name/Number: 23-004-007 **Project Location:** 3715-3717 N Interstate Property

Subcategory PLM Bulk

Item Code ASB-02 EPA 600/R-93-116 Asbestos by PLM <bulk>

Total Number of Samples 11 **Rush Samples** _____

Lab ID	Sample ID	Description	A/R
1	24120202	KP72	A
2	24120203	KP73	A
3	24120204	KP74	A
4	24120205	KP75	A
5	24120206	KP76	A
6	24120207	KP77	A
7	24120208	KP78	A
8	24120209	KP79	A
9	24120210	KP80	A
10	24120211	KP81	A
11	24120212	KP82	A

	Print Name	Signature	Company	Date	Time
Sampled by	Client				
Relinquished by	Federal Express				

Office Use Only	Print Name	Signature	Company	Date	Time
Received by	Kelly AuVu		NVL	11/1/24	1245
Analyzed by	Carena Lan		NVL	11/6/24	
Results Called by					
<input type="checkbox"/> Faxed <input type="checkbox"/> Emailed					

Special Instructions: _____

Date: 11/1/2024
 Time: 4:01 PM
 Entered By: Kelly AuVu



ASBESTOS CHAIN OF CUSTODY

2419968

Turn Around Time

- 1 Hour
- 2 Hours
- 4 Hours
- 2 Days
- 3 Days
- 5 Days
- 10 Days

Please call for TAT less than 24 Hours

Company Reynolds Engineering, LLC

Project Manager Michael Reynolds

Address 926 SE Umatilla St

Cell () -

Portland, OR 97202

Email msr@reynoldsenineeringllc.com

Phone 503-703-3374

Fax () -

Project Name/Number 23-004-007

Project Location 3715-3717 N Interstate Property

- PCM Air (NIOSH 7400)
- PLM (EPA 600/R-93-116)
- PLM Gravimetry (600/R-93-116)
- Asbestos Friable/Non-Friable (EPA 600/R-93/116)
- TEM (NIOSH 7402)
- EPA 400 Points (600/R-93-116)
- Asbestos in Vermiculite (EPA 600/R-04/004)
- Other
- TEM (AHERA)
- TEM (EPA Level II Modified)
- EPA 1000Points (600/R-93-116)
- Asbestos in Sediment (EPA 1900 Points)

Reporting Instructions Please send lab reports to the PM.

Call () - Fax () - Email msr@reynoldsenineeringllc.com

Total Number of Samples 11

Sample ID	Description	A/R
1	Please see attached list.	
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		

Print Name	Signature	Company	Date	Time
Sampled by <u>Michael Reynolds</u>		Reynolds Engineering, LLC	<u>10/29/2024</u>	<u>8-10am</u>
Relinquish by <u>Michael Reynolds</u>		Reynolds Engineering, LLC	<u>10/31/2024</u>	<u>2pm</u>

Office Use Only

Received by	Print Name	Signature	Company	Date	Time
Analyzed by	<u>Rochelle M.</u>		<u>NVL</u>	<u>11/1/24</u>	<u>1245 FedEx</u>
Called by					
Faxed/Email by					

Project Number: 23-004-007

Project Name: 3715-3717 N Interstate

Location / Building: 3715-3717 N Interstate

Date: 10/29/2024

2419968

Sample ID	Material Description
KP72	Green CMU coating
KP73	Green CMU coating
KP74	Off-white CMU coating
KP75	Off-white CMU coating
KP76	Gray CMU mortar
KP77	Orange caulking
KP78	Black insulation an paper
KP79	Foil-coated yellow insulation and yellow insulation (with coating?)
KP80	White-painted black building paper
KP81	Gray caulking
KP82	Gray CMU mortar

APPENDIX D
Photographs of Asbestos-Containing Materials



Photo 1 - View of sample location KP5 in the medical office restroom. The joint compound on the gypsum wallboard has 2% chrysotile asbestos and Point Count analysis of all layers had < 1% asbestos. (11/10/2023)



Photo 2 - View of sample location KP30 in the landscape office. The joint compound on the gypsum wallboard has 2% chrysotile asbestos and Point Count analysis of all layers had 0.3% asbestos. (11/10/2023)



Photo 3 - View of sample location KP9 in the medical office restroom. The black mastic associated with the gray patterned SVT flooring has 5% chrysotile asbestos. (11/10/2023)



Photo 4 - View of sample location KP10 in the medical office breakroom. The black mastic associated with the gray patterned SVT flooring has 5% chrysotile asbestos. (11/10/2023)



Photo 5 - View of sample locations KP49 (electrical room, back wall) and KP73 (restroom, side wall) taken from above the drop down ceiling. The green crumbly coating material on the CMU walls has 2-3% chrysotile asbestos. (11/10/2023)

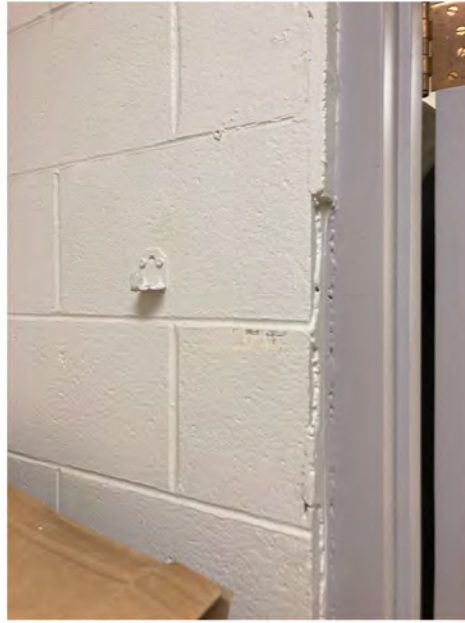


Photo 6 - View of sample location KP51 in the landscape restroom. The white crumbly coating material on the CMU walls has 2% chrysotile asbestos. (11/10/2023)



Photo 7 - View of sample location KP63 on the east side of the building. The cement board soffit material has 37% chrysotile asbestos. (11/10/2023)



Photo 8 - View of sample location KP72 in the landscape shop. The green crumbly coating material on the CMU walls has 2% chrysotile asbestos. (10/29/2024)



Photo 9 - View of sample location KP74 in the landscape breakroom. The off-white crumbly coating material on the CMU walls has 2% chrysotile asbestos. (10/29/2024)



Photo 10 - View of sample location KP75 in the medical office admin area. The off-white crumbly coating material on the CMU wall has 2% chrysotile asbestos. (10/29/2024)

APPENDIX E
Metals & PCBs Analytical Laboratory Report(s)

December 1, 2023

Michael Reynolds
Reynolds Engineering, LLC
926 SE Umatilla Street
Portland, OR 97202



NVL Batch # 2318654.00

RE: Total Metal Analysis
Method: EPA 6010 (price per analyte) <paint>
Item Code: ICP-M2

Client Project: 23-004-007
Location: 3715-3717 N Interstate Property

Dear Mr. Reynolds,

NVL Labs received 14 sample(s) for the said project on 11/28/2023. Preparation of these samples was conducted following protocol outlined in EPA 3051/6010D, unless stated otherwise. Analysis of these samples was performed using analytical instruments in accordance with EPA 6010 (price per analyte) <paint> . The results are usually expressed in mg/kg and ppm. Test results are not blank corrected.

For recent regulation updates pertaining to current regulatory levels or permissible exposure levels, please call your local regulatory agencies for more detail.

At NVL Labs all analyses are performed under strict guidelines of the Quality Assurance Program. This report is considered highly confidential and will not be released without your approval. Samples are archived after two weeks from the analysis date. Please feel free to contact us at 206-547-0100, in case you have any questions or concerns.

Sincerely,

A handwritten signature in black ink, appearing to read "Nick Ly".

Nick Ly, Technical Director

Enc.: Sample results



Phone: 206 547.0100 | Fax: 206 634.1936 | Toll Free: 1.888.NVL.LABS (685.5227)
4708 Aurora Avenue North | Seattle, WA 98103-6516

Analysis Report

Total Metals



Client: Reynolds Engineering, LLC
Address: 926 SE Umatilla Street
Portland, OR 97202

Batch #: 2318654.00

Matrix: Paint

Method: EPA 3051/6010D

Client Project #: 23-004-007

Date Received: 11/28/2023

Samples Received: 14

Samples Analyzed: 14

Attention: Mr. Michael Reynolds
Project Location: 3715-3717 N Interstate Property

Lab ID	Client Sample #	Elements	Sample wt (g)	RL mg / kg	Results in mg / kg	Results in ppm
23111646	KP1p	Cadmium (Cd)	0.2006	20.0	< 20.0	< 20.0
		Chromium (Cr)	0.2006	20.0	< 20.0	< 20.0
		Lead (Pb)	0.2006	20.0	< 20.0	< 20.0
23111647	KP2p	Cadmium (Cd)	0.2200	18.0	< 18.0	< 18.0
		Chromium (Cr)	0.2200	18.0	< 18.0	< 18.0
		Lead (Pb)	0.2200	18.0	< 18.0	< 18.0
23111648	KP3p	Cadmium (Cd)	0.2120	19.0	< 19.0	< 19.0
		Chromium (Cr)	0.2120	19.0	< 19.0	< 19.0
		Lead (Pb)	0.2120	19.0	< 19.0	< 19.0
23111649	KP4p	Cadmium (Cd)	0.2088	19.0	< 19.0	< 19.0
		Chromium (Cr)	0.2088	19.0	< 19.0	< 19.0
		Lead (Pb)	0.2088	19.0	< 19.0	< 19.0
23111650	KP5p	Cadmium (Cd)	0.2314	17.0	< 17.0	< 17.0
		Chromium (Cr)	0.2314	17.0	< 17.0	< 17.0
		Lead (Pb)	0.2314	17.0	< 17.0	< 17.0
23111651	KP6p	Cadmium (Cd)	0.2246	18.0	< 18.0	< 18.0
		Chromium (Cr)	0.2246	18.0	< 18.0	< 18.0
		Lead (Pb)	0.2246	18.0	< 18.0	< 18.0
23111652	KP7p	Cadmium (Cd)	0.2230	18.0	< 18.0	< 18.0
		Chromium (Cr)	0.2230	18.0	62.0	62.0
		Lead (Pb)	0.2230	18.0	700.0	700.0

Sampled by: Client
Analyzed by: Shalini Patel
Reviewed by: Nick Ly

Date Analyzed: 11/30/2023
Date Issued: 12/01/2023

Nick Ly, Technical Director

mg/ kg = Milligrams per kilogram

ppm = Parts per million

Note : Method QC results are acceptable unless stated otherwise.

Unless otherwise indicated, the condition of all samples was acceptable at time of receipt.

RL = Reporting Limit

'<' = Below the reporting Limit

Analysis Report

Total Metals




Client: Reynolds Engineering, LLC
 Address: 926 SE Umatilla Street
 Portland, OR 97202

Batch #: 2318654.00
 Matrix: Paint
 Method: EPA 3051/6010D
 Client Project #: 23-004-007
 Date Received: 11/28/2023
 Samples Received: 14
 Samples Analyzed: 14

Attention: Mr. Michael Reynolds
 Project Location: 3715-3717 N Interstate Property

Lab ID	Client Sample #	Elements	Sample wt (g)	RL mg / kg	Results in mg / kg	Results in ppm
23111653	KP8p	Cadmium (Cd)	0.2268	18.0	< 18.0	< 18.0
		Chromium (Cr)	0.2268	18.0	< 18.0	< 18.0
		Lead (Pb)	0.2268	18.0	< 18.0	< 18.0
23111654	KP9p	Cadmium (Cd)	0.1740	23.0	< 23.0	< 23.0
		Chromium (Cr)	0.1740	23.0	24.0	24.0
		Lead (Pb)	0.1740	23.0	1800.0	1800.0
23111655	KP10p	Cadmium (Cd)	0.2041	20.0	< 20.0	< 20.0
		Chromium (Cr)	0.2041	20.0	34.0	34.0
		Lead (Pb)	0.2041	20.0	1600.0	1600.0
23111656	KP11p	Cadmium (Cd)	0.2168	18.0	< 18.0	< 18.0
		Chromium (Cr)	0.2168	18.0	< 18.0	< 18.0
		Lead (Pb)	0.2168	18.0	< 18.0	< 18.0
23111657	KP12p	Cadmium (Cd)	0.2276	18.0	< 18.0	< 18.0
		Chromium (Cr)	0.2276	18.0	< 18.0	< 18.0
		Lead (Pb)	0.2276	18.0	< 18.0	< 18.0
23111658	KP13p	Cadmium (Cd)	0.2153	19.0	< 19.0	< 19.0
		Chromium (Cr)	0.2153	19.0	< 19.0	< 19.0
		Lead (Pb)	0.2153	19.0	540.0	540.0
23111659	KP14p	Cadmium (Cd)	0.2052	19.0	< 19.0	< 19.0
		Chromium (Cr)	0.2052	19.0	< 19.0	< 19.0
		Lead (Pb)	0.2052	19.0	45.0	45.0

Sampled by: Client		
Analyzed by: Shalini Patel	Date Analyzed: 11/30/2023	
Reviewed by: Nick Ly	Date Issued: 12/01/2023	Nick Ly, Technical Director

mg/ kg = Milligrams per kilogram
 ppm = Parts per million

RL = Reporting Limit
 '<' = Below the reporting Limit

Note : Method QC results are acceptable unless stated otherwise.

Unless otherwise indicated, the condition of all samples was acceptable at time of receipt.

METALS LABORATORY SERVICES - PER ANALYTE TEST



Company Reynolds Engineering, LLC	NVL Batch Number 2318654.00
Address 926 SE Umatilla Street Portland, OR 97202	TAT 5 Days AH No
Project Manager Mr. Michael Reynolds	Rush TAT
Phone (503) 703-3374	Due Date 12/5/2023 Time 12:30 PM
	Email msr@reynoldsenineeringllc.com
	Fax

Project Name/Number: 23-004-007 **Project Location:** 3715-3717 N Interstate Property

Subcategory Inductively Coupled Plasma (ICP) - Group Tests

Item Code ICP-M2 EPA 6010 (price per analyte) <paint>

Metals Chromium (Cr), Cadmium (Cd), Lead (Pb)

Total Number of Samples 14 **Rush Samples**

Lab ID	Sample ID	Description	A/R
1	23111646	KP1p	A
2	23111647	KP2p	A
3	23111648	KP3p	A
4	23111649	KP4p	A
5	23111650	KP5p	A
6	23111651	KP6p	A
7	23111652	KP7p	A
8	23111653	KP8p	A
9	23111654	KP9p	A
10	23111655	KP10p	A
11	23111656	KP11p	A
12	23111657	KP12p	A
13	23111658	KP13p	A
14	23111659	KP14p	A

	Print Name	Signature	Company	Date	Time
Sampled by	Client				
Relinquished by	Federal Express				

Office Use Only	Print Name	Signature	Company	Date	Time
Received by	Kelly AuVu		NVL	11/28/23	1230
Analyzed by	Shalini Patel		NVL	11/30/23	
Results Called by					
<input type="checkbox"/> Faxed <input type="checkbox"/> Emailed					

Special Instructions:

Date: 11/28/2023
 Time: 3:03 PM
 Entered By: Rachele Miller



METALS CHAIN OF CUSTODY

Turn Around Time

- 2 Hour 4 Hours 24 Hours
 - 2 Days 3 Days 4 Days
 - 5 Days 6-10 Days
- Please call for TAT less than 24 Hours

Company Reynolds Engineering, LLC
 Address 926 SE Umatilla St
Portland, OR 97202
 Phone 503-703-3374

Project Manager Michael Reynolds
 Cell () -
 Email msr@reynoldsenineeringllc.com
 Fax () -

Project Name/Number 23-004-007 Project Location 3715-3717 N Interstate Property

- | | | | | | | | | |
|--|---|---|---|-------------------------------|-----------------------------------|--|--|---------------------------------|
| <input checked="" type="checkbox"/> Total Metals | <input checked="" type="checkbox"/> FAA (ppm) | <input type="checkbox"/> Air Filter | <input checked="" type="checkbox"/> Paint Chips (%) | <input type="checkbox"/> Soil | RCRA 8 | RCRA 11 | | |
| <input type="checkbox"/> TCLP | <input type="checkbox"/> ICP (PPM) | <input type="checkbox"/> Paint Chips (cm) | <input type="checkbox"/> Dust Wipes | | <input type="checkbox"/> Barium | <input checked="" type="checkbox"/> Chromium | <input type="checkbox"/> Silver | <input type="checkbox"/> Copper |
| | <input type="checkbox"/> GFAA (ppb) | <input type="checkbox"/> Drinking Water | <input type="checkbox"/> Waste Water | | <input type="checkbox"/> Arsenic | <input type="checkbox"/> Mercury | <input checked="" type="checkbox"/> Lead | <input type="checkbox"/> Zinc |
| | <input type="checkbox"/> CVAA (ppb) | <input type="checkbox"/> Other | | | <input type="checkbox"/> Selenium | <input checked="" type="checkbox"/> Cadmium | | <input type="checkbox"/> Other |

Reporting Instructions Please send lab reports to the PM.
 Call () - Fax () - Email msr@reynoldsenineeringllc.com

Total Number of Samples 14

Sample ID	Description	A/R
1	Please see attached list.	
2	Please also run the following samples for PCBs by EPA Method 8082 if enough sample remains after metals analysis.	
3	-KP7p	
4	-KP8p	
5	-KP9p	
6	-KP10p	
7	-KP12p	
8		
9		
10		
11		
12		
13		
14		
15		

	Print Name	Signature	Company	Date	Time
Sampled by	Michael Reynolds		Reynolds Engineering, LLC	11/10/2023	9am-4pm
Relinquish by	Michael Reynolds		Reynolds Engineering, LLC	11/27/2022	1pm

Office Use Only

	Print Name	Signature	Company	Date	Time
Received by	<u>KeunAen</u>		<u>NVL</u>	<u>11/28/23</u>	<u>1230</u>
Analyzed by					
Called by					
Faxed/Email by					

Project Number: 23-004-007
Project Name: 3715-3717 N Interstate
Location / Building: 3715-3717 N Interstate
Date: 11/10/2023

2318654

Sample ID	Material Description
KP1p	Orange paint on GWB
KP2p	Blue paint on GWB
KP3p	Green paint on GWB
KP4p	Gray/blue paint on GWB
KP5p	White paint on GWB
KP6p	Tan/gray paint on wood
KP7p	Off-white paint on CMU
KP8p	Off-white paint on wood and GWB
KP9p	Green paint on wood and CMU
KP10p	Off-white paint on wood and CMU
KP11p	Green paint on GWB
KP12p	Off-white paint on brick
KP13p	Off-white/tan paint on wood and fiberboard
KP14p	Brown paint on wood

December 5, 2023

Michael Reynolds

Reynolds Engineering, LLC

926 SE Umatilla Street
Portland, OR 97202



NVL Batch # 2318655.00

RE: Organics PCB
Method: 8082 PCB Aroclors <Paint>
Item Code: ORG-02

Client Project: 23-004-007

Location: 3715-3717 N Interstate Property

Dear Mr. Reynolds,

Enclosed please find test results for samples submitted to our laboratory for analysis. Preparation and analysis of these samples were conducted in accordance with published industry standards and methods specified on the attached analytical report.

The content of this package consists of the following:

- Case Narrative & Definition of Data Qualifiers
- Analytical Test Results
- Applicable QC Summary
- Client Chain-of-Custody (CoC)
- NVL Receiving Record

The report is considered highly confidential and will not be released without your approval. Samples are archived for two weeks following analysis. Samples that are not retrieved by the client will be discarded after two weeks.

Thank you for using our laboratory services. If you need further assistance, please contact us at 206-547-0100 or 1-888-NVLLABS.

Sincerely,

A handwritten signature in black ink, appearing to read 'Shalini Patel', written over a horizontal line.

Shalini Patel, Manager Metals Lab

Enc.: Sample results



NVL Batch # 2318655.00

Case Narrative:

The following summarizes samples received on date as shown on the accompanied Chain of custody by NVL Laboratories, Inc. from Reynolds Engineering, LLC for Project Number 23-004-007. Samples were logged in for PCB analysis per client request using both customer sample ID's and laboratory assigned ID's as listed on the Chain-of-Custody (CoC). All samples as received were processed and analyzed within specified turnaround time without any abnormalities and deviations that may affect the analytical results. All quality control requirements were acceptable unless stated otherwise. The conditions of all samples were acceptable at time of receipt and all samples submitted with this batch were analyzed unless stated otherwise on the CoC.

Test Results are reported in milligrams per kilogram (mg/kg) for PCB samples as shown on the analytical reports.



NVL Batch # 2318655.00

Definition Appendix

Terms

% Rec	Percent recovery.
<	Below Reporting Limit(RL) or Limit of Quantitation(LoQ) of the instrument.
B	Blank contamination. The recorded results is associated with a contaminated blank.
DF	Dilution Factor
J	The reported concentration is an estimated value because something may be present in the sample that interfered with the analysis.
J1	The reported concentration is an estimated value because the laboratory control sample (LCS) is out of control limits.
J2	The reported concentration is an estimated value because the percent recovery for matrix spike is out of control limits.
J3	The reported concentration is an estimated value because the relative percent difference(RPD) for duplicate analysis is out of control limits.
J4	Percent recovery is outside of established control limits.
LCS	Laboratory Control Sample.
LFS	Laboratory Fortified Spike
Limits	The upper and lower control limits for spike recoveries.
LN	Quality control sample is outside of control limits. This analyte was not detected in the sample.
LOQ	Limit of quantitation(same as RL)
mg/kg	Milligrams per kilogram.
ND	Analyte not detected or below the reporting limit of the instrument or methodology



NVL Batch # 2318655.00

Definition Appendix

Terms

PPM	Parts per Million.
QC Batch Group	Quality Control Batch Group. The entity that links analytical results and supporting quality control results.
R	The data are not reliable due to possible contamination or loss of material during preparation or analysis. Re-sampling and reanalysis are necessary for verification.
RL	Reporting Limit. The minimum concentration that can be quantified under routine operating conditions.
RPD	Relative Percent Difference. The relative difference between duplicate results(matrix spike, blank spike, or samples duplicate) expressed as a percentage.
RPD Limit	The maximum RPD allowed for a set of duplicate measurements(see RPD).
SSMI	Surrogate has matrix interference.
Spike Conc	The measured concentration, in sample basis units, of a spiked sample.
SURR-ND	Surrogate was not detected due to matrix interference or dilution.
ug/m ³	Micrograms per cubic meter.
ug/100cm ²	Micrograms per hundred square centimeter.

Analysis Report

Polychlorinated Biphenyls by Gas Chromatography



Client: Reynolds Engineering, LLC
 Address: 926 SE Umatilla Street
 Portland, OR 97202

Batch #: 2318655.00

Matrix: Paint
 Analysis Method: EPA 8082
 Preparation Method: EPA 3546
 Client Project #: 23-004-007
 Date Received: 11/28/2023
 Samples Received: 5
 Samples Analyzed: 5

Attention: Mr. Michael Reynolds

Project Location: 3715-3717 N Interstate Property

Sample Number **KP7**
 Lab Sample ID 23111660
 Initial Sample Size 2.0564 gm

Matrix Paint
 Units of Result mg/Kg

Analyte	RL	Final Result	Analysis Date
Aroclor-1016	0.97	< 0.97	11/29/2023
Aroclor-1221	0.97	< 0.97	11/29/2023
Aroclor-1232	0.97	< 0.97	11/29/2023
Aroclor-1242	0.97	< 0.97	11/29/2023
Aroclor-1248	0.97	1.7	11/29/2023
Aroclor-1254	0.97	< 0.97	11/29/2023
Aroclor-1260	0.97	< 0.97	11/29/2023
PCBs, Total	0.97	1.7	

Analysis Report

Polychlorinated Biphenyls by Gas Chromatography



Client: Reynolds Engineering, LLC
 Address: 926 SE Umatilla Street
 Portland, OR 97202

Batch #: 2318655.00

Matrix: Paint
 Analysis Method: EPA 8082
 Preparation Method: EPA 3546
 Client Project #: 23-004-007
 Date Received: 11/28/2023
 Samples Received: 5
 Samples Analyzed: 5

Attention: Mr. Michael Reynolds

Project Location: 3715-3717 N Interstate Property

Sample Number	KP8		
Lab Sample ID	23111661	Matrix	Paint
Initial Sample Size	2.0528 gm	Units of Result	mg/Kg

Analyte	RL	Final Result	Analysis Date
Aroclor-1016	0.97	< 0.97	11/29/2023
Aroclor-1221	0.97	< 0.97	11/29/2023
Aroclor-1232	0.97	< 0.97	11/29/2023
Aroclor-1242	0.97	< 0.97	11/29/2023
Aroclor-1248	0.97	< 0.97	11/29/2023
Aroclor-1254	0.97	< 0.97	11/29/2023
Aroclor-1260	0.97	< 0.97	11/29/2023
PCBs, Total	0.97	< 0.97	

Analysis Report

Polychlorinated Biphenyls by Gas Chromatography



Client: Reynolds Engineering, LLC
 Address: 926 SE Umatilla Street
 Portland, OR 97202

Batch #: 2318655.00

Matrix: Paint
 Analysis Method: EPA 8082
 Preparation Method: EPA 3546
 Client Project #: 23-004-007
 Date Received: 11/28/2023
 Samples Received: 5
 Samples Analyzed: 5

Attention: Mr. Michael Reynolds

Project Location: 3715-3717 N Interstate Property

Sample Number **KP9**
 Lab Sample ID 23111662
 Initial Sample Size 0.5266 gm

Matrix Paint
 Units of Result mg/Kg

Analyte	RL	Final Result	Analysis Date
Aroclor-1016	1.9	< 1.9	11/29/2023
Aroclor-1221	1.9	< 1.9	11/29/2023
Aroclor-1232	1.9	< 1.9	11/29/2023
Aroclor-1242	1.9	< 1.9	11/29/2023
Aroclor-1248	1.9	< 1.9	11/29/2023
Aroclor-1254	1.9	< 1.9	11/29/2023
Aroclor-1260	1.9	< 1.9	11/29/2023
PCBs, Total	1.9	< 1.9	

Comments: Reporting limit raised due to small sample size.

Analysis Report

Polychlorinated Biphenyls by Gas Chromatography



Client: Reynolds Engineering, LLC
 Address: 926 SE Umatilla Street
 Portland, OR 97202

Batch #: 2318655.00

Matrix: Paint
 Analysis Method: EPA 8082
 Preparation Method: EPA 3546
 Client Project #: 23-004-007
 Date Received: 11/28/2023
 Samples Received: 5
 Samples Analyzed: 5

Attention: Mr. Michael Reynolds

Project Location: 3715-3717 N Interstate Property

Sample Number **KP10**
 Lab Sample ID 23111663
 Initial Sample Size 1.1634 gm

Matrix Paint
 Units of Result mg/Kg

Analyte	RL	Final Result	Analysis Date
Aroclor-1016	0.86	< 0.86	11/29/2023
Aroclor-1221	0.86	< 0.86	11/29/2023
Aroclor-1232	0.86	< 0.86	11/29/2023
Aroclor-1242	0.86	< 0.86	11/29/2023
Aroclor-1248	0.86	< 0.86	11/29/2023
Aroclor-1254	0.86	< 0.86	11/29/2023
Aroclor-1260	0.86	< 0.86	11/29/2023
PCBs, Total	0.86	< 0.86	

Analysis Report

Polychlorinated Biphenyls by Gas Chromatography



Client: Reynolds Engineering, LLC
 Address: 926 SE Umatilla Street
 Portland, OR 97202

Batch #: 2318655.00

Matrix: Paint
 Analysis Method: EPA 8082
 Preparation Method: EPA 3546
 Client Project #: 23-004-007
 Date Received: 11/28/2023
 Samples Received: 5
 Samples Analyzed: 5

Attention: Mr. Michael Reynolds

Project Location: 3715-3717 N Interstate Property

Sample Number **KP12**
 Lab Sample ID 23111664
 Initial Sample Size 0.2779 gm

Matrix Paint
 Units of Result mg/Kg

Analyte	RL	Final Result	Analysis Date
Aroclor-1016	3.6	< 3.6	11/29/2023
Aroclor-1221	3.6	< 3.6	11/29/2023
Aroclor-1232	3.6	< 3.6	11/29/2023
Aroclor-1242	3.6	< 3.6	11/29/2023
Aroclor-1248	3.6	< 3.6	11/29/2023
Aroclor-1254	3.6	< 3.6	11/29/2023
Aroclor-1260	3.6	< 3.6	11/29/2023
PCBs, Total	3.6	< 3.6	

Comments: Reporting limit raised due to small sample size.



Quality Control Results

Client Project #: 23-004-007	Batch #: 2318655.00
	Project Manager: Mr. Michael Reynolds

Preparation Method: EPA 3546	Analysis Method: EPA 8082
Preparation Date: 11/29/2023	Analysis Description: Polychlorinated Biphenyls by Gas Chromatography

Blank: 2318655

Analyte	Blank Results	Units	DF	RL	Control Limit	Qualifiers
Aroclor-1016	ND	mg/Kg	1	1.00	1.00	
Aroclor-1221	ND	mg/Kg	1	1.00	1.00	
Aroclor-1232	ND	mg/Kg	1	1.00	1.00	
Aroclor-1242	ND	mg/Kg	1	1.00	1.00	
Aroclor-1248	ND	mg/Kg	1	1.00	1.00	
Aroclor-1254	ND	mg/Kg	1	1.00	1.00	
Aroclor-1260	ND	mg/Kg	1	1.00	1.00	
PCBs, Total	ND	mg/Kg	1			
<i>Surrogates:</i>					% Rec	
Tetrachloro-m-xylene			1		89	40-140
Decachlorobiphenyl			1		100	40-140

Lab Control Sample: LCS 1254-2318655

Analyte	Blank Spike Results	Units	DF	Spike Conc	% Rec	Limits	Qualifiers
Aroclor-1254	16	mg/Kg	1	20.00	80	40-140	
<i>Surrogates:</i>							
Tetrachloro-m-xylene			1		91	40-140	
Decachlorobiphenyl			1		110	40-140	

Lab Control Sample: LCS 1016+1260-2318655 Lab Control Sample Duplicate: LCS Dup 1016+1260

Analyte	Blank Spike Results	Units	DF	Spike Conc	% Rec	Limits	RPD %	RPD Limit	Qualifiers
Aroclor-1016	15	mg/Kg	1	20.00	75	40-140			
	14			20.00	70	40-140	2	50%	
Aroclor-1260	17	mg/Kg	1	20.00	85	40-140			
	17			20.00	85	40-140	3	50%	
<i>Surrogates:</i>									
Tetrachloro-m-xylene			1		83	40-140			
					89	40-140			
Decachlorobiphenyl			1		110	40-140			
					100	40-140			

*** Recovery outside of control limits**



Surrogate Recovery Summary Report

Client Reynolds Engineering, LLC

Batch # 2318655.00

Project 23-004-007

Customer Sample ID	Lab Sample ID	Analyte	Recovery	Limits
KP7	23111660	Decachlorobiphenyl	87%	40-140
KP7	23111660	Tetrachloro-m-xylene	81%	40-140
KP8	23111661	Decachlorobiphenyl	87%	40-140
KP8	23111661	Tetrachloro-m-xylene	88%	40-140
KP9	23111662	Decachlorobiphenyl	74%	40-140
KP9	23111662	Tetrachloro-m-xylene	71%	40-140
KP10	23111663	Decachlorobiphenyl	80%	40-140
KP10	23111663	Tetrachloro-m-xylene	74%	40-140
KP12	23111664	Decachlorobiphenyl	57%	40-140
KP12	23111664	Tetrachloro-m-xylene	66%	40-140

*Recovery outside of the limits



NVL Batch # 2318655.00

INITIAL AND CONTINUING CALIBRATION VERIFICATION

Sample	Analyzed	Analyte	Target	Solution Conc	Unit	% Rec	Limits
ICV-1016	11/29/2023	Aroclor-1016	5.0	5.04	ug/mL	101	85-115
ICV-1254	11/29/2023	Aroclor-1254	5.0	5.28	ug/mL	106	85-115
ICV-1260	11/29/2023	Aroclor-1260	5.0	5.19	ug/mL	104	85-115
CCV1-1016	11/29/2023	Aroclor-1016	5.0	5.00	ug/mL	100	80-120
CCV1-1254	11/29/2023	Aroclor-1254	5.0	5.00	ug/mL	100	80-120
CCV1-1260	11/29/2023	Aroclor-1260	5.0	5.00	ug/mL	100	80-120
CCV2-1016	11/29/2023	Aroclor-1016	5.0	4.80	ug/mL	96	80-120
CCV2-1254	11/29/2023	Aroclor-1254	5.0	4.72	ug/mL	94	80-120
CCV2-1260	11/29/2023	Aroclor-1260	5.0	4.92	ug/mL	98	80-120
CCV3-1016	11/29/2023	Aroclor-1016	5.0	5.11	ug/mL	102	80-120
CCV3-1254	11/29/2023	Aroclor-1254	5.0	4.72	ug/mL	94	80-120
CCV3-1260	11/29/2023	Aroclor-1260	5.0	4.96	ug/mL	99	80-120

% Rec - Percent recovery

* Percent recovery not within control limits

ORGANICS LABORATORY SERVICES



Company Reynolds Engineering, LLC **NVL Batch Number** **2318655.00**
Address 926 SE Umatilla Street **TAT** 5 Days **AH** No
 Portland, OR 97202 **Rush TAT** _____
Project Manager Mr. Michael Reynolds **Due Date** 12/5/2023 **Time** 12:30 PM
Phone (503) 703-3374 **Email** msr@reynoldsenineeringllc.com
Fax _____

Project Name/Number: 23-004-007 **Project Location:** 3715-3717 N Interstate Property

Subcategory Quantitative analysis
Item Code ORG-02 8082 PCB Aroclors <Paint>

Total Number of Samples 5 **Rush Samples** _____

	Lab ID	Sample ID	Description	A/R
1	23111660	KP7		A
2	23111661	KP8		A
3	23111662	KP9		A
4	23111663	KP10		A
5	23111664	KP12		A

	Print Name	Signature	Company	Date	Time
Sampled by	Client				
Relinquished by	Federal Express				

	Print Name	Signature	Company	Date	Time
Received by	Kelly AuVu		NVL	11/28/23	1230
Analyzed by	Evelyn Ahulu		NVL	11/29/23	
Results Called by					
<input type="checkbox"/> Faxed <input type="checkbox"/> Emailed					

Special Instructions: _____

Date: 11/28/2023
 Time: 3:11 PM
 Entered By: Rachele Miller



METALS CHAIN OF CUSTODY

Turn Around Time
 2 Hour 4 Hours 24 Hours
 2 Days 3 Days 4 Days
 5 Days 6-10 Days
 Please call for TAT less than 24 Hours

Company Reynolds Engineering, LLC
 Address 926 SE Umatilla St
Portland, OR 97202
 Phone 503-703-3374

Project Manager Michael Reynolds
 Cell () - -
 Email msr@reynoldsenineeringllc.com
 Fax () - -

Project Name/Number 23-004-007 Project Location 3715-3717 N Interstate Property

<input checked="" type="checkbox"/> Total Metals	<input checked="" type="checkbox"/> FAA (ppm)	<input type="checkbox"/> Air Filter	<input checked="" type="checkbox"/> Paint Chips (%)	<input type="checkbox"/> Soil	RCRA 8	RCRA 11		
<input type="checkbox"/> TCLP	<input type="checkbox"/> ICP (PPM)	<input type="checkbox"/> Paint Chips (cm)	<input type="checkbox"/> Dust Wipes		<input type="checkbox"/> Barium	<input checked="" type="checkbox"/> Chromium	<input type="checkbox"/> Silver	<input type="checkbox"/> Copper
	<input type="checkbox"/> GFAA (ppb)	<input type="checkbox"/> Drinking Water	<input type="checkbox"/> Waste Water		<input type="checkbox"/> Arsenic	<input type="checkbox"/> Mercury	<input checked="" type="checkbox"/> Lead	<input type="checkbox"/> Zinc
	<input type="checkbox"/> CVAA (ppb)	<input type="checkbox"/> Other			<input type="checkbox"/> Selenium	<input checked="" type="checkbox"/> Cadmium		<input type="checkbox"/> Other

Reporting Instructions Please send lab reports to the PM.
 Call () - - Fax () - - Email msr@reynoldsenineeringllc.com

Total Number of Samples 14

Sample ID	Description	A/R
1	Please see attached list.	
2	Please also run the following samples for PCBs by EPA Method 8082 if enough sample remains after metals analysis.	
3	-KP7p	
4	-KP8p	
5	-KP10p	
6	-RP12p	
7		
8		
9		
10		
11		
12		
13		
14		
15		

	Print Name	Signature	Company	Date	Time
Sampled by	Michael Reynolds		Reynolds Engineering, LLC	11/10/2023	9am-4pm
Relinquish by	Michael Reynolds		Reynolds Engineering, LLC	11/27/2022	1pm

Office Use Only

	Print Name	Signature	Company	Date	Time
Received by	<u>Keenan</u>		<u>NVL</u>	<u>11/28/23</u>	<u>12:30</u>
Analyzed by					
Called by					
Faxed/Email by					

Project Number: 23-004-007
Project Name: 3715-3717 N Interstate
Location / Building: 3715-3717 N Interstate
Date: 11/10/2023

2318655

Sample ID	Material Description
KP1p	Orange paint on GWB
KP2p	Blue paint on GWB
KP3p	Green paint on GWB
KP4p	Gray/blue paint on GWB
KP5p	White paint on GWB
KP6p	Tan/gray paint on wood
KP7p	Off-white paint on CMU
KP8p	Off-white paint on wood and GWB
KP9p	Green paint on wood and CMU
KP10p	Off-white paint on wood and CMU
KP11p	Green paint on GWB
KP12p	Off-white paint on brick
KP13p	Off-white/tan paint on wood and fiberboard
KP14p	Brown paint on wood

December 11, 2023

Michael Reynolds
Reynolds Engineering, LLC
926 SE Umatilla Street
Portland, OR 97202



NVL Batch # 2319043.00

RE: Total Metal Analysis
Method: EPA 1311/7000B Lead by FAA <TCLP>
Item Code: TCLP-1

Client Project: 23-004-007
Location: 3715-3717 N Interstate Property

Dear Mr. Reynolds,

NVL Labs received 2 sample(s) for the said project on 12/6/2023. Preparation of these samples was conducted following protocol outlined in EPA 1311/7000B, unless stated otherwise. Analysis of these samples was performed using analytical instruments in accordance with EPA 1311/7000B Lead by FAA <TCLP>. The results are usually expressed in mg/L and ppm. Test results are not blank corrected.

For recent regulation updates pertaining to current regulatory levels or permissible exposure levels, please call your local regulatory agencies for more detail.

At NVL Labs all analyses are performed under strict guidelines of the Quality Assurance Program. This report is considered highly confidential and will not be released without your approval. Samples are archived after two weeks from the analysis date. Please feel free to contact us at 206-547-0100, in case you have any questions or concerns.

Sincerely,

Shalini Patel, Manager Metals Lab

Enc.: Sample results



Phone: 206 547.0100 | Fax: 206 634.1936 | Toll Free: 1.888.NVL.LABS (685.5227)
4708 Aurora Avenue North | Seattle, WA 98103-6516



Analysis Report

Toxicity Characteristic Leaching Procedure - Lead (Pb)

Client: Reynolds Engineering, LLC
Address: 926 SE Umatilla Street
Portland, OR 97202

Batch #: 2319043.00

Matrix: Bulk
Method: EPA 1311/7000B
Client Project #: 23-004-007
Date Received: 12/6/2023
Samples Received: 2
Samples Analyzed: 2

Attention: Mr. Michael Reynolds
Project Location: 3715-3717 N Interstate Property

Lab ID	Client Sample #	RL mg/ L	Results in mg/L	Results in ppm
23113626	KP7p	0.5	< 0.5	< 0.5
23113627	KP13p	0.5	< 0.5	< 0.5


Sampled by: Client

Analyzed by: Yasuyuki Hida

Reviewed by: Shalini Patel

Date Analyzed: 12/08/2023

Date Issued: 12/11/2023


Shalini Patel, Manager Metals Lab

mg/ L = Milligrams per liter

ppm = parts per million

RL = Reporting Limit

'<' = Below the reporting Limit

Note : Method QC results are acceptable unless stated otherwise.

Unless otherwise indicated, the condition of all samples was acceptable at time of receipt.

Bench Run No: 2023-1207-07

TCLP-1

LEAD LABORATORY SERVICES



Company Reynolds Engineering, LLC	NVL Batch Number 2319043.00
Address 926 SE Umatilla Street Portland, OR 97202	TAT 5 Days AH No
Project Manager Mr. Michael Reynolds	Rush TAT
Phone (503) 703-3374	Due Date 12/13/2023 Time 11:55 AM
	Email msr@reynoldsenineeringllc.com
	Fax

Project Name/Number: 23-004-007 **Project Location:** 3715-3717 N Interstate Property

Subcategory Flame AA (FAA)
Item Code TCLP-1 EPA 1311/7000B Lead by FAA <TCLP>

Total Number of Samples 2 **Rush Samples** _____

	Lab ID	Sample ID	Description	A/R
1	23113626	KP7p		A
2	23113627	KP13p		A

	Print Name	Signature	Company	Date	Time
Sampled by	Client				
Relinquished by	Emailed by Client				
Office Use Only	Print Name	Signature	Company	Date	Time
Received by	Kelly AuVu		NVL	12/6/23	1155
Analyzed by	Yasuyuki Hida		NVL	12/8/23	
Results Called by					
<input type="checkbox"/> Faxed <input type="checkbox"/> Emailed					

Special Samples originally from batch 2318654
Instructions: _____

Date: 12/6/2023
 Time: 12:01 PM
 Entered By: Kelly AuVu

Kelly Au Vu

From: Michael Reynolds reynoldsenineeringllc.com <msr@reynoldsenineeringllc.com>
Sent: Wednesday, December 6, 2023 11:54 AM
To: Client Services
Subject: RE: Your completed NVL Final Report document: 23-004-007 3715-3717 N Interstate Property

Yes, please proceed with samples KP7p and KP13p. 5-day TAT would be great. Thank you!

MICHAEL S. REYNOLDS, PE*
Environmental Engineer

REYNOLDS ENGINEERING, LLC
msr@reynoldsenineeringllc.com
503-703-3374
926 SE Umatilla Street
Portland, Oregon 97202
reynoldsenineeringllc.com

*Registered in OR, WA
A Veteran Owned, Oregon-certified Emerging Small Business

From: Client Services <ClientServices@nvlabs.com>
Sent: Wednesday, December 6, 2023 11:18 AM
To: Michael Reynolds reynoldsenineeringllc.com <msr@reynoldsenineeringllc.com>
Cc: Client Services <ClientServices@nvlabs.com>
Subject: RE: Your completed NVL Final Report document: 23-004-007 3715-3717 N Interstate Property

Good morning,

There is only enough material left over for samples KP7p, and KP13p. If you would like to proceed with TCLP Pb analysis, please confirm the TAT you'd like.

Thank you!

Thanks & Regards,

Client Services




www.nvlabs.com

Your feedback is very important to us!

ph: 206.547.0100 | fax: 206.634.1936
toll free: 1.888.NVL.LABS (685.5227)
4708 Aurora Avenue North, Seattle, WA 98103

2319043

 Please consider the environment before printing this email message

Disclaimer: This message contains confidential information and is intended only for use by the intended recipients. If you are not the intended recipient you should not disseminate, distribute or copy this e-mail. Please notify the sender immediately by e-mail if you have received this e-mail by mistake and delete this e-mail from your system. E-mail transmission cannot be guaranteed to be secure or error-free as information could be intercepted, corrupted, lost, destroyed, arrive late or incomplete, or contain viruses. The sender therefore does not accept liability for any errors or omissions in the contents of this message, which arise as a result of e-mail transmission. If verification is required please request a hard-copy version.

From: Michael Reynolds reynoldsenineeringllc.com <msr@reynoldsenineeringllc.com>
Sent: Wednesday, December 6, 2023 10:45 AM
To: Client Services <ClientServices@nvlabs.com>
Subject: RE: Your completed NVL Final Report document: 23-004-007 3715-3717 N Interstate Property

Hello,

Is there enough sample remaining to run TCLP lead on samples KP7p, KP9p, KP10p and KP13p?

Thanks!

-Mike

MICHAEL S. REYNOLDS, PE*
Environmental Engineer

REYNOLDS ENGINEERING, LLC
msr@reynoldsenineeringllc.com
503-703-3374
926 SE Umatilla Street
Portland, Oregon 97202
reynoldsenineeringllc.com

*Registered in OR, WA
A Veteran Owned, Oregon-certified Emerging Small Business

From: clientservices@nvlabs.com <clientservices@nvlabs.com>
Sent: Tuesday, December 5, 2023 7:00 AM
To: Michael Reynolds reynoldsenineeringllc.com <msr@reynoldsenineeringllc.com>
Subject: Your completed NVL Final Report document: 23-004-007 3715-3717 N Interstate Property

Your requested analysis is complete, please see the attached document:

Client Job Number: 23-004-007
NVL Labs Batch ID: 2318654
Company Name: Reynolds Engineering, LLC
Project Location: 3715-3717 N Interstate Property
Date: 12/1/2023

Thank you for choosing NVL Labs, we appreciate your business!

November 7, 2024

Michael Reynolds
Reynolds Engineering, LLC
926 SE Umatilla Street
Portland, OR 97202



NVL Batch # 2419969.00

RE: Total Metal Analysis
Method: EPA 6010 (price per analyte) <paint>
Item Code: ICP-M2

Client Project: 23-004-007
Location: 3715-3717 N Interstate Property

Dear Mr. Reynolds,

NVL Labs received 4 sample(s) for the said project on 11/1/2024. Preparation of these samples was conducted following protocol outlined in EPA 3051/6010D, unless stated otherwise. Analysis of these samples was performed using analytical instruments in accordance with EPA 6010 (price per analyte) <paint> . The results are usually expressed in mg/kg and ppm. Test results are not blank corrected.

For recent regulation updates pertaining to current regulatory levels or permissible exposure levels, please call your local regulatory agencies for more detail.

At NVL Labs all analyses are performed under strict guidelines of the Quality Assurance Program. This report is considered highly confidential and will not be released without your approval. Samples are archived after two weeks from the analysis date. Please feel free to contact us at 206-547-0100, in case you have any questions or concerns.

Sincerely,

A handwritten signature in black ink, appearing to read "Munaf Khan".

Munaf Khan, President/Laboratory Director

Enc.: Sample results



Phone: 206 547.0100 | Fax: 206 634.1936 | Toll Free: 1.888.NVL.LABS (685.5227)
4708 Aurora Avenue North | Seattle, WA 98103-6516

Analysis Report

Total Metals




Client: Reynolds Engineering, LLC
 Address: 926 SE Umatilla Street
 Portland, OR 97202

Attention: Mr. Michael Reynolds
 Project Location: 3715-3717 N Interstate Property

Batch #: 2419969.00
 Matrix: Paint
 Method: EPA 3051/6010D
 Client Project #: 23-004-007
 Date Received: 11/1/2024
 Samples Received: 4
 Samples Analyzed: 4

Lab ID	Client Sample #	Elements	Sample wt (g)	RL mg / kg	Results in mg / kg	Results in ppm
24120213	KP15p	Cadmium (Cd)	0.2150	19.0	< 19.0	< 19.0
		Chromium (Cr)	0.2150	19.0	37.0	37.0
		Lead (Pb)	0.2150	19.0	7200.0	7200.0
24120214	KP16p	Cadmium (Cd)	0.1897	21.0	< 21.0	< 21.0
		Chromium (Cr)	0.1897	21.0	40.0	40.0
		Lead (Pb)	0.1897	21.0	1500.0	1500.0
24120215	KP17p	Cadmium (Cd)	0.1998	20.0	< 20.0	< 20.0
		Chromium (Cr)	0.1998	20.0	23.0	23.0
		Lead (Pb)	0.1998	20.0	1500.0	1500.0
24120216	KP18p	Cadmium (Cd)	0.2122	19.0	< 19.0	< 19.0
		Chromium (Cr)	0.2122	19.0	52.0	52.0
		Lead (Pb)	0.2122	19.0	810.0	810.0

Sampled by: Client		
Analyzed by: Shalini Patel	Date Analyzed: 11/06/2024	
Reviewed by: Munaf Khan	Date Issued: 11/07/2024	Munaf Khan, President/Laboratory Director

mg/ kg = Milligrams per kilogram
 ppm = Parts per million

RL = Reporting Limit
 '<' = Below the reporting Limit

Note : Method QC results are acceptable unless stated otherwise.

Unless otherwise indicated, the condition of all samples was acceptable at time of receipt.

METALS LABORATORY SERVICES - PER ANALYTE TEST



Company Reynolds Engineering, LLC **NVL Batch Number** **2419969.00**
Address 926 SE Umatilla Street **TAT** 5 Days **AH** No
 Portland, OR 97202 **Rush TAT** _____
Project Manager Mr. Michael Reynolds **Due Date** 11/8/2024 **Time** 12:45 PM
Phone (503) 703-3374 **Email** msr@reynoldsenengineeringllc.com
Fax _____

Project Name/Number: 23-004-007 **Project Location:** 3715-3717 N Interstate Property

Subcategory Inductively Coupled Plasma (ICP) - Group Tests
Item Code ICP-M2 EPA 6010 (price per analyte) <paint>
Metals Chromium (Cr), Cadmium (Cd), Lead (Pb)

Total Number of Samples 4 **Rush Samples** _____

	Lab ID	Sample ID	Description	A/R
1	24120213	KP15p		A
2	24120214	KP16p		A
3	24120215	KP17p		A
4	24120216	KP18p		A

	Print Name	Signature	Company	Date	Time
Sampled by	Client				
Relinquished by	Federal Express				

Office Use Only	Print Name	Signature	Company	Date	Time
Received by	Rachelle Miller		NVL	11/1/24	1245
Analyzed by	Shalini Patel		NVL	11/6/24	
Results Called by					
<input type="checkbox"/> Faxed <input type="checkbox"/> Emailed					

Special Instructions: _____

Date: 11/1/2024
 Time: 4:02 PM
 Entered By: Kelly AuVu

2419969



METALS CHAIN OF CUSTODY

Turn Around Time
 2 Hour 2 Days 3 Days 4 Days
 5 Days 6-10 Days
Please call for TAT less than 24 Hours

Company Reynolds Engineering, LLC
Address 926 SE Umatilla St
Portland, OR 97202
Phone 503-703-3374

Project Manager Michael Reynolds
Cell () -
Email msr@reynoldsenineeringllc.com
Fax () -

Project Name/Number 23-004-007 Project Location 3715-3717 N Interstate Property

- | | | | | | | |
|--|---|---|---|-------------------------------|--|--|
| <input checked="" type="checkbox"/> Total Metals | <input checked="" type="checkbox"/> FAA (ppm) | <input type="checkbox"/> Air | <input checked="" type="checkbox"/> Paint Chips (%) | <input type="checkbox"/> Soil | RCRA 8 | RCRA 11 |
| <input type="checkbox"/> TCLP | <input type="checkbox"/> ICP (PPM) | <input type="checkbox"/> Paint Chips (ml) | <input type="checkbox"/> Dust Wipes | | <input type="checkbox"/> Barium | <input checked="" type="checkbox"/> Chromium |
| | <input type="checkbox"/> GFAA (ppb) | <input type="checkbox"/> Drinking Water | <input type="checkbox"/> Wastewater | | <input type="checkbox"/> Arsenic | <input type="checkbox"/> Mercury |
| | <input type="checkbox"/> CVAA (ppb) | <input type="checkbox"/> C.I.H.s | | | <input type="checkbox"/> Selenium | <input checked="" type="checkbox"/> Cadmium |
| | | | | | <input type="checkbox"/> Silver | <input type="checkbox"/> Copper |
| | | | | | <input checked="" type="checkbox"/> Lead | <input type="checkbox"/> Zinc |
| | | | | | | <input type="checkbox"/> Other |

Reporting Instructions Please send lab reports to the PM.
 Call () - Fax () - Email msr@reynoldsenineeringllc.com

Total Number of Samples 4

Sample ID	Description	A/R
1	Please see attached list.	
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		

	Print Name	Signature	Company	Date	Time
Sampled by	Michael Reynolds		Reynolds Engineering, LLC	10/29/2024	8-10am
Relinquish by	Michael Reynolds		Reynolds Engineering, LLC	10/31/2024	2 pm

Office Use Only

	Print Name	Signature	Company	Date	Time
Received by	Rachelle Miller		M/S	11/1/24	12:45 PM
Analyzed by					
Called by					
Faxed/Email by					

Project Number: 23-004-007
Project Name: 3715-3717 N Interstate
Location / Building: 3715-3717 N Interstate
Date: 10/29/2024

2419969

Sample ID	Material Description
KP15p	Green paint on wood and CMU
KP16p	Green paint on wood and CMU
KP17p	Off-white paint on wood and CMU
KP18p	Off-white paint on wood and CMU

November 14, 2024

Michael Reynolds
Reynolds Engineering, LLC
926 SE Umatilla Street
Portland, OR 97202



NVL Batch # 2420415.00

RE: Total Metal Analysis
Method: EPA 1311/7000B Lead by FAA <TCLP>
Item Code: TCLP-1

Client Project: 23-004-007
Location: 3715-3717 N Interstate Property

Dear Mr. Reynolds,

NVL Labs received 2 sample(s) for the said project on 11/8/2024. Preparation of these samples was conducted following protocol outlined in EPA 1311/7000B, unless stated otherwise. Analysis of these samples was performed using analytical instruments in accordance with EPA 1311/7000B Lead by FAA <TCLP>. Sample amount used was below 100 grams as recommended by EPA 1311. The results are usually expressed in mg/L and ppm. Test results are not blank corrected.

For recent regulation updates pertaining to current regulatory levels or permissible exposure levels, please call your local regulatory agencies for more detail.

At NVL Labs all analyses are performed under strict guidelines of the Quality Assurance Program. This report is considered highly confidential and will not be released without your approval. Samples are archived after two weeks from the analysis date. Please feel free to contact us at 206-547-0100, in case you have any questions or concerns.

Sincerely,

A handwritten signature in black ink, appearing to read "Shalini".

Shalini Patel, Manager Metals/Org Laboratory

Enc.: Sample results



Phone: 206 547.0100 | Fax: 206 634.1936 | Toll Free: 1.888.NVL.LABS (685.5227)
4708 Aurora Avenue North | Seattle, WA 98103-6516



Analysis Report

Toxicity Characteristic Leaching Procedure - Lead (Pb)

Client: Reynolds Engineering, LLC
Address: 926 SE Umatilla Street
Portland, OR 97202

Batch #: 2420415.00

Matrix: Bulk
Method: EPA 1311/7000B
Client Project #: 23-004-007
Date Received: 11/8/2024
Samples Received: 2
Samples Analyzed: 2

Attention: Mr. Michael Reynolds
Project Location: 3715-3717 N Interstate Property

Lab ID	Client Sample #	RL mg/ L	Results in mg/L	Results in ppm
24122517	KP15p & KP16p	0.5	3.3	3.3
24122518	KP17p & KP18p	0.5	< 0.5	< 0.5

Sampled by: Client

Analyzed by: Yasuyuki Hida

Reviewed by: Shalini Patel

Date Analyzed: 11/12/2024

Date Issued: 11/14/2024


Shalini Patel, Manager Metals/Org Laboratory

mg/ L =Milligrams per liter

ppm = parts per million

RL = Reporting Limit

'<' = Below the reporting Limit

Note : Method QC results are acceptable unless stated otherwise.

Unless otherwise indicated, the condition of all samples was acceptable at time of receipt.

Bench Run No: 2024-1111-02

TCLP-1

LEAD LABORATORY SERVICES



Company Reynolds Engineering, LLC	NVL Batch Number 2420415.00
Address 926 SE Umatilla Street Portland, OR 97202	TAT 5 Days AH No
Project Manager Mr. Michael Reynolds	Rush TAT
Phone (503) 703-3374	Due Date 11/15/2024 Time 4:30 PM
	Email msr@reynoldsenineeringllc.com
	Fax

Project Name/Number: 23-004-007 **Project Location:** 3715-3717 N Interstate Property

Subcategory Flame AA (FAA)
Item Code TCLP-1 EPA 1311/7000B Lead by FAA <TCLP>

Total Number of Samples 2 **Rush Samples** _____

Lab ID	Sample ID	Description	A/R
1	24122517	KP15p & KP16p	A
2	24122518	KP17p & KP18p	A

	Print Name	Signature	Company	Date	Time
Sampled by	Client				
Relinquished by	Emailed by Client				

Office Use Only	Print Name	Signature	Company	Date	Time
Received by	Fatima Khan		NVL	11/8/24	1630
Analyzed by	Yasuyuki Hida		NVL	11/12/24	
Results Called by					
<input type="checkbox"/> Faxed <input type="checkbox"/> Emailed					

Special Samples originally from batch 2419969
Instructions: _____

Date: 11/10/2024
 Time: 4:01 PM
 Entered By: Fatima Khan

2420415



METALS CHAIN OF CUSTODY

Turn Around Time

- 2 Hour 4 Hours 24 Hours
- 2 Days 3 Days 4 Days
- 5 Days 6-10 Days

Please call for TAT less than 24 Hours

Company Reynolds Engineering, LLC

Address 926 SE Umatilla St
Portland, OR 97202

Phone 503-703-3374

Project Manager Michael Reynolds

Cell () - -

Email msr@reynoldsenineeringllc.com

Fax () - -

Project Name/Number 23-004-007 Project Location 3715-3717 N Interstate Property

- | | | | | | | |
|--|---|---|---|-------------------------------|--|-----------------------------------|
| <input checked="" type="checkbox"/> Total Metals | <input checked="" type="checkbox"/> FAA (ppm) | <input type="checkbox"/> Air Filter | <input checked="" type="checkbox"/> Paint Chips (%) | <input type="checkbox"/> Soil | <input type="checkbox"/> RCRA 8 | <input type="checkbox"/> RCRA 11 |
| <input checked="" type="checkbox"/> TCLP | <input type="checkbox"/> ICP (PPM) | <input type="checkbox"/> Paint Chips (cm) | <input type="checkbox"/> Dust Wipes | | <input type="checkbox"/> Barium | <input type="checkbox"/> Chromium |
| | <input type="checkbox"/> GFAA (ppb) | <input type="checkbox"/> Drinking Water | <input type="checkbox"/> Waste Water | | <input type="checkbox"/> Arsenic | <input type="checkbox"/> Mercury |
| | <input type="checkbox"/> CVAA (ppb) | <input type="checkbox"/> Other | | | <input type="checkbox"/> Selenium | <input type="checkbox"/> Cadmium |
| | | | | | <input type="checkbox"/> Silver | <input type="checkbox"/> Copper |
| | | | | | <input checked="" type="checkbox"/> Lead | <input type="checkbox"/> Zinc |
| | | | | | | <input type="checkbox"/> Other |

Reporting Instructions Please send lab reports to the PM.

Call () - - Fax () - - Email msr@reynoldsenineeringllc.com

Total Number of Samples 2

Sample ID	Description	A/R
1	KP15p & KP16p (composite)	Green paint on wood and CMU
2	KP17p & KP18p (composite)	Off-white paint on wood and CMU
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		

	Print Name	Signature	Company	Date	Time
Sampled by	Michael Reynolds		Reynolds Engineering, LLC	10/29/2024	8-10am
Relinquish by	Michael Reynolds		Reynolds Engineering, LLC	11/8/2024	4:15 pm

Office Use Only

	Print Name	Signature	Company	Date	Time
Received by				11/8/24	4:30p
Analyzed by					
Called by					
Faxed/Email by					

mailed by client

Fatima Khan

From: Michael Reynolds reynoldsenvironmentllc.com <msr@reynoldsenvironmentllc.com>
Sent: Friday, November 8, 2024 4:20 PM
To: Client Services
Subject: Re: Your completed NVL Final Report document: 23-004-007 3715-3717 N Interstate Property
Attachments: coc-metals-Int Oct 2024 TCLP.pdf; coc-pcb-Int Oct 2024.pdf
Follow Up Flag: Follow up
Flag Status: Flagged

Hello,

The COCs are attached.

Thank you!

MICHAEL S. REYNOLDS, PE*
Environmental Engineer

REYNOLDS ENGINEERING, LLC

msr@reynoldsenvironmentllc.com

503-703-3374

926 SE Umatilla Street

Portland, Oregon 97202

reynoldsenvironmentllc.com

*Registered in OR, WA

From: Client Services <ClientServices@nvlabs.com>
Sent: Friday, November 8, 2024 12:53 PM
To: Michael Reynolds reynoldsenvironmentllc.com <msr@reynoldsenvironmentllc.com>
Cc: Client Services <ClientServices@nvlabs.com>
Subject: RE: Your completed NVL Final Report document: 23-004-007 3715-3717 N Interstate Property

Good afternoon,

Yes, there is enough material for both TCLP Lead and PCB analysis – if you would like to proceed, please provide a new COC at your earliest convenience!

Thanks & Regards,

Client Services



www.nvllabs.com

Your feedback is very important to us!

2420415

ph: 206.547.0100 | fax: 206.634.1936
toll free: 1.888.NVL.LABS (685.5227)
4708 Aurora Avenue North, Seattle, WA 98103

✉ Please consider the environment before printing this email message.

Disclaimer: This message contains confidential information and is intended only for use by the intended recipients. If you are not the intended recipient you should not disseminate, distribute or copy this e-mail. Please notify the sender immediately by e-mail if you have received this e-mail by mistake and delete this e-mail from your system. E-mail transmission cannot be guaranteed to be secure or error-free as information could be intercepted, corrupted, lost, destroyed, arrive late or incomplete, or contain viruses. The sender therefore does not accept liability for any errors or omissions in the contents of this message, which arise as a result of e-mail transmission. If verification is required please request a hard-copy version.

From: Michael Reynolds reynoldsenineeringllc.com <msr@reynoldsenineeringllc.com>

Sent: Friday, November 8, 2024 10:57 AM

To: Client Services <ClientServices@nvllabs.com>

Subject: Re: Your completed NVL Final Report document: 23-004-007 3715-3717 N Interstate Property

Hello,

Thank you for the results. Is there enough remaining sample for follow-up TCLP lead and/or PCB analysis? The samples can be composited as follows:

- KP15p & KP16p
- KP17p & KP18p

Thank you!

-Mike

MICHAEL S. REYNOLDS, PE*

Environmental Engineer

REYNOLDS ENGINEERING, LLC

msr@reynoldsenineeringllc.com

503-703-3374

926 SE Umatilla Street

Portland, Oregon 97202

reynoldsenineeringllc.com

*Registered in OR, WA

From: clientservices@nvllabs.com <clientservices@nvllabs.com>

Sent: Friday, November 8, 2024 7:00 AM

To: Michael Reynolds reynoldsenineeringllc.com <msr@reynoldsenineeringllc.com>

Subject: Your completed NVL Final Report document: 23-004-007 3715-3717 N Interstate Property

Your requested analysis is complete, please see the attached document:

Client Job Number: 23-004-007

NVL Labs Batch ID: 2419969

Company Name: Reynolds Engineering, LLC

Project Location: 3715-3717 N Interstate Property

Date: 11/7/2024

Thank you for choosing NVL Labs, we appreciate your business!

Thanks & Regards,

Client Services

November 15, 2024

Michael Reynolds

Reynolds Engineering, LLC

926 SE Umatilla Street

Portland, OR 97202



NVL Batch # 2420416.00

RE: Organics PCB
Method: 8082 PCB Aroclors <Bulk>
Item Code: ORG-05

Client Project: 23-004-007

Location: 3715-3717 N Interstate Property

Dear Mr. Reynolds,

Enclosed please find test results for samples submitted to our laboratory for analysis. Preparation and analysis of these samples were conducted in accordance with published industry standards and methods specified on the attached analytical report.

The content of this package consists of the following:

- Case Narrative & Definition of Data Qualifiers
- Analytical Test Results
- Applicable QC Summary
- Client Chain-of-Custody (CoC)
- NVL Receiving Record

The report is considered highly confidential and will not be released without your approval. Samples are archived for two weeks following analysis. Samples that are not retrieved by the client will be discarded after two weeks.

Thank you for using our laboratory services. If you need further assistance, please contact us at 206-547-0100 or 1-888-NVLLABS.

Sincerely,

A handwritten signature in black ink, appearing to read "Shalini".

Shalini Patel, Manager Metals/Org Laboratory

Enc.: Sample results



NVL Batch # 2420416.00

Case Narrative:

The following summarizes samples received on date as shown on the accompanied Chain of custody by NVL Laboratories, Inc. from Reynolds Engineering, LLC for Project Number 23-004-007. Samples were logged in for PCB analysis per client request using both customer sample ID's and laboratory assigned ID's as listed on the Chain-of-Custody (CoC). All samples as received were processed and analyzed within specified turnaround time without any abnormalities and deviations that may affect the analytical results. All quality control requirements were acceptable unless stated otherwise. The conditions of all samples were acceptable at time of receipt and all samples submitted with this batch were analyzed unless stated otherwise on the CoC.

Test Results are reported in milligrams per kilogram (mg/kg) for PCB samples as shown on the analytical reports.



NVL Batch # 2420416.00

Definition Appendix

Terms

% Rec	Percent recovery.
<	Below Reporting Limit(RL) or Limit of Quantitation(LoQ) of the instrument.
B	Blank contamination. The recorded results is associated with a contaminated blank.
DF	Dilution Factor
J	The reported concentration is an estimated value because something may be present in the sample that interfered with the analysis.
J1	The reported concentration is an estimated value because the laboratory control sample (LCS) is out of control limits.
J2	The reported concentration is an estimated value because the percent recovery for matrix spike is out of control limits.
J3	The reported concentration is an estimated value because the relative percent difference(RPD) for duplicate analysis is out of control limits.
J4	Percent recovery is outside of established control limits.
LCS	Laboratory Control Sample.
LFS	Laboratory Fortified Spike
Limits	The upper and lower control limits for spike recoveries.
LN	Quality control sample is outside of control limits. This analyte was not detected in the sample.
LOQ	Limit of quantitation(same as RL)
mg/kg	Milligrams per kilogram.
ND	Analyte not detected or below the reporting limit of the instrument or methodology



NVL Batch # 2420416.00

Definition Appendix

Terms

PPM	Parts per Million.
QC Batch Group	Quality Control Batch Group. The entity that links analytical results and supporting quality control results.
R	The data are not reliable due to possible contamination or loss of material during preparation or analysis. Re-sampling and reanalysis are necessary for verification.
RL	Reporting Limit. The minimum concentration that can be quantified under routine operating conditions.
RPD	Relative Percent Difference. The relative difference between duplicate results(matrix spike, blank spike, or samples duplicate) expressed as a percentage.
RPD Limit	The maximum RPD allowed for a set of duplicate measurements(see RPD).
SSMI	Surrogate has matrix interference.
Spike Conc	The measured concentration, in sample basis units, of a spiked sample.
SURR-ND	Surrogate was not detected due to matrix interference or dilution.
ug/m ³	Micrograms per cubic meter.
ug/100cm ²	Micrograms per hundred square centimeter.



Quality Control Results

Client Project #: 23-004-007	Batch #: 2420416.00
	Project Manager: Mr. Michael Reynolds

Preparation Method: EPA 3546	Analysis Method: EPA 8082
Preparation Date: 11/12/2024	Analysis Description: Polychlorinated Biphenyls by Gas Chromatography

Blank: 2420416

Analyte	Blank Results	Units	DF	RL	Control Limit	Qualifiers
Aroclor-1016	ND	mg/Kg	1	1.00	1.00	
Aroclor-1221	ND	mg/Kg	1	1.00	1.00	
Aroclor-1232	ND	mg/Kg	1	1.00	1.00	
Aroclor-1242	ND	mg/Kg	1	1.00	1.00	
Aroclor-1248	ND	mg/Kg	1	1.00	1.00	
Aroclor-1254	ND	mg/Kg	1	1.00	1.00	
Aroclor-1260	ND	mg/Kg	1	1.00	1.00	
PCBs, Total	ND	mg/Kg	1			
<i>Surrogates:</i>					% Rec	
Tetrachloro-m-xylene			1		93	40-140
Decachlorobiphenyl			1		96	40-140

Lab Control Sample: LCS 1254-2420416

Analyte	Blank Spike Results	Units	DF	Spike Conc	% Rec	Limits	Qualifiers
Aroclor-1254	22	mg/Kg	1	20.00	110	40-140	
<i>Surrogates:</i>							
Tetrachloro-m-xylene			1		97	40-140	
Decachlorobiphenyl			1		96	40-140	

Lab Control Sample: LCS 1016+1260-2420416
Lab Control Sample Duplicate: LCS Dup 1016+1260

Analyte	Blank Spike Results	Units	DF	Spike Conc	% Rec	Limits	RPD %	RPD Limit	Qualifiers
Aroclor-1016	15	mg/Kg	1	20.00	75	40-140			
	18			20.00	90	40-140	23	50%	
Aroclor-1260	15	mg/Kg	1	20.00	75	40-140			
	19			20.00	95	40-140	24	50%	
<i>Surrogates:</i>									
Tetrachloro-m-xylene			1		59	40-140			
					86	40-140			
Decachlorobiphenyl			1		68	40-140			
					83	40-140			

*** Recovery outside of control limits**



Surrogate Recovery Summary Report

Client Reynolds Engineering, LLC

Batch # 2420416.00

Project 23-004-007

Customer Sample ID	Lab Sample ID	Analyte	Recovery	Limits
KP15p & KP16p	24122519	Decachlorobiphenyl	97%	40-140
KP15p & KP16p	24122519	Tetrachloro-m-xylene	92%	40-140
KP17p & KP18p	24122520	Decachlorobiphenyl	88%	40-140
KP17p & KP18p	24122520	Tetrachloro-m-xylene	92%	40-140

*Recovery outside of the limits



NVL Batch # 2420416.00

INITIAL AND CONTINUING CALIBRATION VERIFICATION

Sample	Analyzed	Analyte	Target	Solution Conc	Unit	% Rec	Limits
ICV-1016	11/12/2024	Aroclor-1016	5.0	4.84	ug/mL	97	85-115
ICV-1254	11/12/2024	Aroclor-1254	5.0	5.02	ug/mL	100	85-115
ICV-1260	11/12/2024	Aroclor-1260	5.0	4.91	ug/mL	98	85-115
CCV1-1016	11/12/2024	Aroclor-1016	5.0	5.00	ug/mL	100	80-120
CCV1-1254	11/12/2024	Aroclor-1254	5.0	5.00	ug/mL	100	80-120
CCV1-1260	11/12/2024	Aroclor-1260	5.0	5.00	ug/mL	100	80-120
CCV2-1016	11/12/2024	Aroclor-1016	5.0	4.69	ug/mL	94	80-120
CCV2-1254	11/12/2024	Aroclor-1254	5.0	4.50	ug/mL	90	80-120
CCV2-1260	11/12/2024	Aroclor-1260	5.0	4.62	ug/mL	92	80-120

% Rec - Percent recovery

* Percent recovery not within control limits

ORGANICS LABORATORY SERVICES



Company Reynolds Engineering, LLC	NVL Batch Number 2420416.00
Address 926 SE Umatilla Street Portland, OR 97202	TAT 5 Days AH No
Project Manager Mr. Michael Reynolds	Rush TAT
Phone (503) 703-3374	Due Date 11/15/2024 Time 4:30 PM
	Email msr@reynoldsenineeringllc.com
	Fax

Project Name/Number: 23-004-007 **Project Location:** 3715-3717 N Interstate Property

Subcategory Quantitative analysis

Item Code ORG-05 8082 PCB Aroclors <Bulk>

Total Number of Samples 2 **Rush Samples** _____

	Lab ID	Sample ID	Description	A/R
1	24122519	KP15p & KP16p	Composite	A
2	24122520	KP17p & KP18p	Composite	A

	Print Name	Signature	Company	Date	Time
Sampled by	Client				
Relinquished by	Emailed by Client				

Office Use Only	Print Name	Signature	Company	Date	Time
Received by	Fatima Khan		NVL	11/8/24	1630
Analyzed by	Evelyn Ahulu		NVL	11/12/24	
Results Called by					
<input type="checkbox"/> Faxed <input type="checkbox"/> Emailed					

Special Sample originally from batch #2419969

Instructions: _____

Date: 11/10/2024
 Time: 4:05 PM
 Entered By: Fatima Khan



2420416

PCB'S CHAIN OF CUSTODY

Around Time
 1 Hour 24 Hours 4 Days
 2 Hours 2 Days 5 Days
 4 Hours 3 Days 10 Days
 Please call for TAT less than 24 Hours

Company Reynolds Engineering, LLC Project Manager Michael Reynolds
 Address 926 SE Umatilla St Cell () - -
Portland, OR 97202 Email msr@reynoldsenineeringllc.com
 Phone 503-703-3374 Fax () - -

Project Name/Number 23-004-007 Project Location 3715-3717 N Interstate Property

- PCB's Air PCB's Bulk
- PCB Wipe PCB BTEX

Reporting Instructions Please send lab reports to the PM.
 Call () - - Fax () - - Email msr@reynoldsenineeringllc.com

Total Number of Samples 2

	Sample ID	Description	A/R
1	KP15p & KP16p (composite)	Green paint on wood and CMU	
2	KP17p & KP18p (composite)	Off-white paint o wood and CMU	
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			

	Print Name	Signature	Company	Date	Time
Sampled by	Michael Reynolds		Reynolds Engineering, LLC	10/25/10/24	10am-12pm
Relinquish by	Michael Reynolds		Reynolds Engineering, LLC	11/8/2024	4:15 pm

Office Use Only

	Print Name	Signature	Company	Date	Time
Received by				11/8/24	4:30pm
Analyzed by					
Called by					
Faxed/Email by					

enabled by client

2420416

Fatima Khan

From: Michael Reynolds reynoldsenineeringllc.com <msr@reynoldsenineeringllc.com>
Sent: Friday, November 8, 2024 4:20 PM
To: Client Services
Subject: Re: Your completed NVL Final Report document: 23-004-007 3715-3717 N Interstate Property
Attachments: coc-metals-Int Oct 2024 TCLP.pdf; coc-pcb-Int Oct 2024.pdf
Follow Up Flag: Follow up
Flag Status: Flagged

Hello,

The COCs are attached.

Thank you!

MICHAEL S. REYNOLDS, PE*
Environmental Engineer

REYNOLDS ENGINEERING, LLC

msr@reynoldsenineeringllc.com

503-703-3374

926 SE Umatilla Street

Portland, Oregon 97202

reynoldsenineeringllc.com

*Registered in OR, WA

From: Client Services <ClientServices@nvlabs.com>
Sent: Friday, November 8, 2024 12:53 PM
To: Michael Reynolds reynoldsenineeringllc.com <msr@reynoldsenineeringllc.com>
Cc: Client Services <ClientServices@nvlabs.com>
Subject: RE: Your completed NVL Final Report document: 23-004-007 3715-3717 N Interstate Property

Good afternoon,

Yes, there is enough material for both TCLP Lead and PCB analysis – if you would like to proceed, please provide a new COC at your earliest convenience!

Thanks & Regards,

Client Services



ph: 206.547.0100 | fax: 206.634.1936
toll free: 1.888.NVL.LABS (685.5227)
4708 Aurora Avenue North, Seattle, WA 98103

✉ Please consider the environment before printing this email message.

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From: Michael Reynolds reynoldsenineeringllc.com <msr@reynoldsenineeringllc.com>

Sent: Friday, November 8, 2024 10:57 AM

To: Client Services <ClientServices@nvllabs.com>

Subject: Re: Your completed NVL Final Report document: 23-004-007 3715-3717 N Interstate Property

Hello,

Thank you for the results. Is there enough remaining sample for follow-up TCLP lead and/or PCB analysis? The samples can be composited as follows:

- KP15p & KP16p
- KP17p & KP18p

Thank you!

-Mike

MICHAEL S. REYNOLDS, PE*

Environmental Engineer

REYNOLDS ENGINEERING, LLC

msr@reynoldsenineeringllc.com

503-703-3374

926 SE Umatilla Street

Portland, Oregon 97202

reynoldsenineeringllc.com

*Registered in OR, WA

From: clientservices@nvllabs.com <clientservices@nvllabs.com>

Sent: Friday, November 8, 2024 7:00 AM

To: Michael Reynolds reynoldsenineeringllc.com <msr@reynoldsenineeringllc.com>

Subject: Your completed NVL Final Report document: 23-004-007 3715-3717 N Interstate Property

Your requested analysis is complete, please see the attached document:

Client Job Number: 23-004-007

NVL Labs Batch ID: 2419969

Company Name: Reynolds Engineering, LLC

Project Location: 3715-3717 N Interstate Property

Date: 11/7/2024

Thank you for choosing NVL Labs, we appreciate your business!

Thanks & Regards,

Client Services

APPENDIX F
Photographs of Paint Sample Locations



Photo 1 - View of sample location KP1p, an orange paint on gypsum wallboard in medical office 1. (11/10/2023)



Photo 2 - View of sample location KP2p, a blue paint on gypsum wallboard in the medical office restroom. (11/10/2023)



Photo 3 - View of sample locations KP3p, a green paint on gypsum wallboard in the medical office reception, and KP6p, a tan/gray paint on wood window trim (red arrow). (11/10/2023)



Photo 4 - View of sample location KP4p, a gray/blue paint on gypsum wallboard in medical office 3. (11/10/2023)



Photo 5 - View of sample location KP5p, a white paint on gypsum wallboard in medical office administration area. The white paint was used throughout the medical office area. (11/10/2023)



Photo 6 - View of sample location KP7p, an off-white paint on the CMU wall in the medical office utility room. Sample KP18p was collected from the opposite wall. (11/10/2023)



Photo 7 - View of sample location KP8p, an off-white paint on wood and gypsum wallboard in the landscape office. (11/10/2023)



Photo 8 - View of sample location KP9p, a green paint on wood and CMU walls in the landscape shop area. (11/10/2023)



Photo 9 - View of sample location KP10p, an off-white paint on wood and CMU walls in the landscape area restroom. (11/10/2023)



Photo 10 - View of sample location KP12p, an off-white paint on the brick wall in the landscape area garage bay. (11/10/2023)



Photo 11 - View of sample locations KP13p, an off-white/rose paint on exterior wood and cement board siding, and KP14p, a brown/pink paint on exterior wood trim. (11/10/2023)



Photo 12 - View of sample location KP15p, a green paint on wood and CMU walls in the landscape area shop. (10/29/2024)

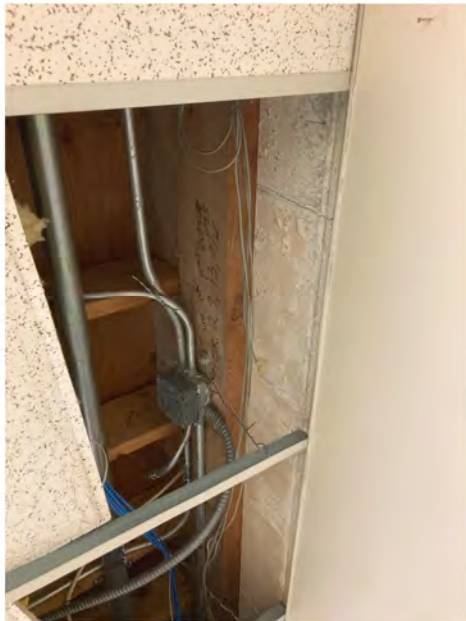


Photo 13 - View of sample location KP17p, an off-white paint on wood and CMU walls in the landscape area breakroom (10/29/2024)