

RISK-BASED CORRECTIVE ACTION DETERMINATION



**FORMER 12TH AVENUE MOTOR SERVICE
LUST FACILITY #26-23-0131
2436 SE 12TH AVENUE
PORTLAND, MULTNOMAH COUNTY, OREGON**

Report Prepared for and Reliance Provided to:

**SKYHOOK FITNESS, INC.
2436 SE 12TH AVENUE
PORTLAND, OREGON 97214**

**Point Source Solutions Project No: OR230123-3B
Revised April 14, 2025**

Field Work Conducted and Report
Prepared in General Accordance
with the following:

ASTM Standard Practice E1903

*Oregon State Board of Geologist
Examiners Professional Practices
Guideline (May 2014)*

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Point Source Solutions LLC (Point Source) is pleased to provide the results from the Risk-Based Corrective Action Determination Investigation prepared for the Former Twelfth Avenue Motor Service Site, LUST #26-23-0131, located at 2436 SE 12th Avenue, Portland, Oregon, 97214 ("Site").

1.0 PURPOSE

The purpose of this investigation is to:

- Assess onsite subsurface conditions to evaluate if there has been a release of hazardous substances; determine the nature and extent of the impacts to soil, soil vapor and groundwater, if any; and evaluate potential threats from these releases to the beneficial use of the Site.
- Develop a Conceptual Site Model (CSM).
- Complete a Beneficial Land and Water Use Determination (BLWUD).
- Develop a list of Contaminants of Interest (COI) based upon the characteristics of the identified release.
- Compare Contaminants of Potential Concern (COPC) concentrations to the ODEQ's Risk Based Concentrations (RBCs) for potentially complete exposure pathways.

This investigation was completed in general accordance with ASTM E1903-11, Standard Practice for Environmental Site Assessments: Phase II Environmental Site Assessment Process. These methodologies are described as representing good commercial and customary practice for conducting a Phase II ESA of a property for the purpose of evaluating recognized environmental conditions.

The information provided in this report describes the work performed and provides documentation of the data and evaluation that constitutes the factual findings of the investigation.

2.0 BACKGROUND INFORMATION

Point Source performed a Phase I Environmental Site Assessment (ESA) of the Site (Project Number OR231023-3 dated February 6, 2023). Below is an excerpt from the Phase I report:

Based on a review of city directories, Sanborn Fire Insurance Maps and City of Portland building permit files it was disclosed that the subject property operated as a service station from 1927 through 1972. The dispenser island for the former service station is still present and according to the long-time owner of the subject property, USTs related to past use of the service station are located beneath a concrete pad fronting the subject property.

Additional features related to past use of the subject property building as a service station such as grease pits or in-ground hydraulic lifts were not observed or depicted on plan sheets.

UST Permits from Portland Fire and Rescue indicating tank contents were not available for the tanks located at this site. Typically permits are not available for tanks installed in the 1920s.

Point Source provided a proposal for an environmental investigation to address the recognized environmental conditions outlined in the Phase I ESA.

On February 7, 2023, Pacific Geophysics conducted a geophysical survey of the Site in an attempt to locate the USTs referenced in the Phase I ESA, as well as any subsurface infrastructure relating to former

auto repair operations in the interior of the Site building. Two USTs were identified in the south corner of the Site at the intersection of SE 12th and SE Elliott Avenues. Both USTs were found to be buried approximately 2.5 feet below ground surface, each measuring 4.0 feet in diameter and 12 feet in length. No other USTs were found onsite. No hoists or “grease pits,” as referenced in the Phase I ESA, were identified in the Site building interior. Four boring locations were cleared at the ends of the USTs, and two were cleared in the interior near a former bay of the original auto repair shop and a floor drain.

Following the geophysical survey, Point Source filed sidewalk and parking closure permits with the Portland Bureau of Transportation before starting the investigation. Once the permits were approved, Point Source mobilized to the Site on February 22 and 28, 2023 to complete the investigation.

Soil contamination was observed in the two borings advanced on the south ends of the USTs. A sample of the highest observed impact using a handheld photoionization detector was collected from each of the south end borings. Impact was not observed in any of the borings advanced on the north side of the USTs or in the Site building’s interior. The highest level of contamination returned in the laboratory analytical results (B2-S1-11), amounted to 2,200 mg/kg of gasoline-range petroleum hydrocarbons (TPH-Gx), and 2,000 mg/kg of diesel-range petroleum hydrocarbons (TPH-Dx). The TPH-Dx result was qualified on the analytical report as not conforming to the chromatographic standard, most likely indicating that the TPH-Dx result was largely driven by weathered gasoline.

Groundwater was not encountered to 16 feet below ground surface (bgs) which was the maximum depth explored in these borings.

Within 72 hours of receipt of these results, Point Source reported the release to the Oregon Department of Environmental Quality (ODEQ) on March 3, 2023. The Site was assigned LUST file number #26-23-0131. An Initial 20-Day Report Form was filed by Point Source with ODEQ on March 15, 2023.

Point Source’ Phase II Subsurface Investigation is included in **Appendix A**.

Based on these results, Skyhook Fitness requested that Point Source provide a scope of work to decommission USTs, clean up accessible contaminated soil encountered, delineate remaining contamination subsequent to the decommissioning, and evaluate the vapor intrusion exposure pathway. Point Source provided Skyhook with a work proposal that addressed the listed tasks. Skyhook authorized Point Source’s UST decommissioning and cleanup scope of work in May 2023.

After having received authorization, Point Source filed a 30 day notice to decommission the two USTs with ODEQ on May 15, 2023, notifying ODEQ that the decommissioning of the USTs was to begin on June 12. During this time, the proper permits for sidewalk closure with PBOT and UST decommissioning with Portland Fire and Rescue were applied for and received. Point Source gave notification to Mark Drouin of ODEQ three working days prior to the scheduled work start date.

3.0 SOILS, GEOLOGY & GROUNDWATER CHARACTERISTICS

The Site is situated in the Willamette Valley (Orr, Orr, Baldwin, 1992). Sediments collected in this area record multiple Ice Age floods that originated in Montana, poured through the Cascades via the Columbia River, and backed up in the valley before eventually draining to the Pacific Ocean. No bedrock was observed in the vicinity of the Site. The estimated depth to bedrock at the *subject property* is greater than 200 feet below the ground surface.

According to the USDA Soil Conservation Service Soil Survey of Multnomah County (NRCS Web Soil

Survey), the Site is mapped predominantly as Urban Land-Latourelle Complex. This component is found on terraces. The parent material consists of medium textured alluvium. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately high.

According to a well log search conducted on the Oregon Water Resources Department (OWRD) website, shallow groundwater has been encountered in borings and wells advanced in the vicinity of the Site at depths of approximately 20 feet below ground surface. No on-site water wells or springs were observed during the Site reconnaissance. Domestic water is supplied to the Site by the City of Portland and is reportedly obtained primarily from surface water.

The United States Geological Survey (USGS) Portland, Oregon Quadrangle 7.5 minute series topographic map was reviewed for this ESA. This map was published by the USGS in 1990. According to the contour lines on the topographic map, the Site elevation is approximately 55 feet above mean sea level. The contour lines in the area of the Site indicate groundwater flow beneath the Site is likely to the west southwest toward the Willamette River. The Site is shaded in grey on this map indicating an urban setting. No production wells or other significant surface features are depicted on the Site on the USGS map.

A copy of the topographic map is included as **Figure 2**.

4.0 SCOPE OF WORK

In June 2023, two petroleum underground storage tanks (USTs) were decommissioned by removal at the Site by Soil Solutions Environmental Services (SSES).

A total of 12.03 tons of PCS were removed from an approximately 200 square foot excavation and hauled under non-hazardous waste profile #140298OR to the Waste Management – Hillsboro Landfill. A copy of the transaction history of the waste profile used for the excavation is included as **Appendix B**.

As evidenced by the laboratory analytical results of select post-excavation confirmation samples, pockets of TPH-Gx contaminated soil remain in one area adjacent to the excavation where accessibility and feasibility concerns prohibited the crew from continuing its removal.

A site location map (**Figure 1**), site plan (**Figure 2**), topographic map (**Figure 3**), soil sample location diagram (**Figure 4**), and soil gas sample location diagram (**Figure 5**) with Site setting, soil and soil gas sample locations, and remaining pockets of contamination are attached. Soil analytical results (**Table 1**) and soil gas analytical (**Table 2**) are attached. Laboratory analytical reports for the soil samples described above are included in **Appendix C**. A photo log documenting project activities is included as **Appendix D**.

The scope of work is intended to determine the nature and extent of impacts to soil and soil vapor, if any, that may remain subsequent to remedial activities, evaluate potential threats from these releases to the beneficial use of the Site, and support closure of the leaking underground storage tank release with the ODEQ.

4.1 Subsurface Investigation Area of Potential Concern, Borings and Analysis

Based upon the data obtained during Point Source' initial Phase II Investigation which resulted in LUST file #26-23-0131 as well as observations made during decommissioning activities, the following area was identified for investigation.

Area of Potential Concern	Borings/Confirmation Samples
Impacted soil associated with the release of TPH-Gx from where two 1,000-gallon gasoline USTs were formerly buried.	NPW-S1-8, EPW-S1-8, NPB-S1-8, NPB-S2-11, WPW-S1-11, SWPW-S1-10, SPB-S1-11, SPW-S1-11, SEPW-S1-11.5, CPB-S1-11.5, NPW2-S1-9, NWPW-S1-10, NPB2-S1-11.5, SB7-S1-12, SB8-S1-12, SB9-S1-12, SB10-S1-12

Samples	Media	Analytical Methods	Detection Limit
NPW-S1-8, EPW-S1-8, NPB-S1-8, NPB-S2-11, SWPW-S1-10, SPB-S1-11, SPW-S1-11, SEPW-S1-10, NWPW-S1-10, NPB2-S1-11.5, SB7-S1-12, SB8-S1-12, SB9-S1-12, SB10-S1-12	Soil	NWTPH-Gx and NWTPH-Dx	RBCs for Leaching to Groundwater in an occupational/commercial setting.
NPW2-S1-9	Soil	NWTPH-Gx and NWTPH-Dx, EPA 8260 (VOCs), EPA 6020 (Lead)	RBCs for Leaching to Groundwater in an occupational/commercial setting.
SS1, SS2, SG1, SG2	Soil Gas and Sub slab	TO-15 VOCs (Gx, BTEX and Naphthalene)	RBCsv soil vapor intrusion for commercial and residential receptors.
SG3, SG4	Soil Gas	TO-15 VOCs (full list)	RBCsv soil vapor intrusion for commercial and residential receptors.

Note: Samples SG3 and SG4 were collected for the purpose of evaluating exposure risk for residential receptors. As such, the full TO-15 VOC list was chosen as a conservative approach.

4.2 Utility Locating

Prior to initiating the field activities, Oregon law requires that, at least 48 hours prior to the initiation of any subsurface work (drilling, backhoe operation, etc.), a utility inspection be performed at the Site. This inspection consists of the marking of underground utility locations by authorized utility locating personnel. The utility inspection was performed prior to the drilling and excavation activities.

4.3 Health and Safety Plan

A written site specific Safety Plan was read by field personnel. A safety meeting was conducted at the site prior to the commencement of the fieldwork. Topics included potential exposure to contaminants of interest, personal protective equipment (drilling and media contact), location of first aid kit, and location/directions to closest emergency medical facility.

5.0 SAMPLING METHODOLOGY and QA/QC

5.1 Soil Samples

Soil Solutions Environmental Services was contracted to perform limited access delineation soil sampling surrounding the impacted soils that were left in place after UST decommissioning and soil removal. Borings SB7 through SB10 were advanced using a Geoprobe LB sampler with a PVC liner, which was

advanced using limited access direct push drilling equipment using 2 foot long by 1.6 inch diameter drill rods. Boring logs are presented in Appendix H. The sampler was driven into the subsurface to allow undisturbed soil to enter the open sampler barrel and retrieved in 2-foot intervals to recover the soil-filled liners.

All excavation confirmation samples were collected from the inside of an excavator bucket. The bucket was decontaminated with phosphate-free detergent and water between confirmation samples.

Soils were field-screened using visual, sheen, and olfactory observations, and for the presence of volatile organic compounds (VOCs) using a photoionization detector (PID). Headspace vapor screening was conducted on representative samples placed in a sealed plastic bag. The tip of a PID was inserted into a hole in the bag, and the presence of VOCs was measured. Readings are collected in parts per million (ppm).

Soil samples were collected in 4-ounce glassware with Teflon-lined lids and 40-ml VOA vials containing methanol as a preservative. Each sample was labeled for identification and stored in an iced cooler.

5.2 Groundwater Samples

Groundwater was not encountered during site assessment of tank decommissioning activities. Therefore, groundwater samples were not collected.

5.3 Soil Gas Samples

Soil gas samples were collected at 5 feet bgs using Geoprobe PRT tooling, driven by an electric jackhammer. After reaching the target depth, the sample tooling was pulled up 6 inches, and the expendable tip was ejected. Hydrated bentonite was placed around the surface penetration and at the point that the tubing exited the drill rod. Teflon tubing fitted with the PRT adapter connecting to the bottom of the tooling string was then secured. Paper towels saturated with 2-Propanol were placed over the equipment fittings and at the surface penetration during sample collection as a leak check compound. A minimum of three tubing volumes was purged from the system prior to sample collection. The sample was collected in a laboratory-provided Summa canister (EPA Method TO-15). The sampling train also included approximately 8 feet of Teflon tubing and brass swage fittings which were fastened directly to the Summa canister.

5.4 Sub-Slab Vapor Samples

Sub-slab vapor samples were collected via prefabricated stainless steel sampling points (VaporPin™) which were inserted into 5/8-inch holes drilled through the building floor. Samples were collected in a laboratory-provided Summa vacuum canister (EPA Method TO-15). The sampling train included 12 inches of Teflon tubing, brass swage fittings, and a laboratory-provided Summa vacuum canister. After approximately 20-minutes of equilibration time the air volume within the collection apparatus and Teflon tubing was purged for a minimum of three volumes. A silicon sleeve, hydrated bentonite seal, and a water dam was placed around the vapor pin. Paper towels saturated with 2-Propanol were placed over the equipment fittings and at the surface penetration during sample collection as a leak check compound.

For all sampling, sampling equipment was thoroughly cleaned and decontaminated before, between, and after use with Liquinox™ or an equivalent phosphate-free detergent solution to reduce the risk of cross-contamination. Nitrile gloves were worn whenever handling samples, equipment, or any other potentially contaminated items. Dedicated tubing was disposed of and new materials were utilized for

each sampling location.

6.0 SUBSURFACE INVESTIGATION/EXCAVATION

6.1 Soil Sampling

Please refer to Point Source' Phase II Subsurface Environmental Investigation report (attached as **Appendix A**) for analytical results of soil samples collected previous to excavation and delineation efforts that are outlined here.

A total of 12.03 tons of PCS was removed from an approximately 200 square foot excavation and transported under non-hazardous waste profile #140298OR to Waste Management – Hillsboro landfill. A copy of the transaction history of the waste profile used for the excavation is included as **Appendix B**.

Confirmatory samples were collected from the excavation and are described as follows:

- NPW-S1-8 was collected from the north pit wall of the excavation at a depth of 8 feet below ground surface (bgs). Staining and odor were not noted to a depth of 8 feet bgs in this area.
- EPW-S1-8 was collected from the east pit wall of the excavation at a depth of 8 feet bgs. Staining and odor were not noted.
- NPB-S1-8 was collected from the north pit bottom of the excavation at a depth of 8 feet bgs. Staining and odor were not noted.
- **NPW2-S1-9 was collected from the north pit wall of the excavation at a depth of 9 feet bgs. Staining and odor were noted below 8 feet bgs in this area. Gx contamination was confirmed analytically.**
- NPB-S2-11 was collected from the north pit bottom of the excavation at a depth of 11 feet bgs. Staining and odor were not noted. This appears to be the vertical extent of remaining PCS at the Site.
- SWPW-S1-10 was collected from the southwest pit wall of the excavation at a depth of 10 feet bgs. Staining and odor were not noted.
- SPB-S1-11 was collected from the south pit bottom of the excavation at a depth of 11 feet bgs. Staining and odor were not noted.
- SPW-S1-11 was collected from the south pit wall of the excavation at a depth of 11 feet bgs. Staining and odor were not noted.
- SEPW-S1-10 was collected from the southeast pit wall of the excavation at a depth of 10 feet bgs. Staining and odor were not noted.
- NWPW-S1-10 was collected from the northwest pit wall of the excavation at a depth of 10 feet bgs. Staining and odor were not noted.
- NPB2-S1-11.5 was collected from the north pit bottom of the excavation at a depth of 11.5 feet bgs. Staining and odor were not noted.

Observations of petroleum impact in the excavation were limited to depths greater than 8 feet bgs and less than 11 feet bgs in the north wall and floor of the excavation.

The subsequent subsurface investigation was conducted on October 08, 2024. During this phase, soil

borings were advanced by Soil Solutions Environmental Services.

- Boring SB7 was advanced to a maximum explored depth of 12.0 feet bgs approximately 5 feet north of antecedent excavation soil sample NPW2-S1-9. The intention of this boring was to delineate remaining soil impacts to the north of the presumed remaining soil plume. A soil sample was collected from this boring at 12.0 feet. **Petroleum staining and odor was not observed in screened soils extracted from this boring. VOCs were noted in this boring at 8.1 ppm at depths greater than 5 feet and at 0.1 ppm at depths less than 5 feet via PID.**
- Boring SB8 was advanced to a maximum explored depth of 12.0 feet bgs approximately 10 feet east of antecedent excavation soil sample NPW2-S1-9. The intention of this boring was to delineate remaining soil impacts to the east of the presumed remaining soil plume. A soil sample was collected from this boring at 12.0 feet. **Petroleum staining and odor was not observed in screened soils extracted from this boring. VOCs were noted in this boring at 1.7 ppm at depths greater than 5 feet and at 0.2 ppm at depths less than 5 feet via PID.**
- Boring SB9 was advanced to a maximum explored depth of 12.0 feet bgs approximately 10 feet north of antecedent excavation soil sample NPW2-S1-9. The intention of this boring was to delineate remaining soil impacts to the north of the presumed remaining soil plume. A soil sample was collected from this boring at 12.0 feet. **Petroleum staining and odor was not observed in screened soils extracted from this boring. VOCs were noted in this boring at 0.1 ppm via PID at all depths.**
- Boring SB10 was advanced to a maximum explored depth of 12.0 feet bgs approximately 10 feet west of antecedent excavation soil sample NPW2-S1-9. The intention of this boring was to delineate remaining soil impacts to the west of the presumed remaining soil plume. A soil sample was collected from this boring at 12.0 feet. **Petroleum staining and odor was not observed in screened soils extracted from this boring. VOCs were noted in this boring at 4.0 ppm at depths greater than 5 feet and at 0.2 at depths less than 5 feet via PID.**

Boring locations are illustrated on **Figure 4**. Boring logs are presented in Appendix H.

6.2 Soil Gas Sampling

Soil gas sampling was conducted to evaluate the potential risk of exposure scenarios for onsite and offsite receptors. Two sub-slab samples were collected from the interior of the Site building in locations that were near the remaining soil plume. Four soil gas samples were collected onsite and offsite to address structures that were within 100 feet of the remaining soil plume.

The subsequent subsurface soil gas investigations were conducted on October 08, 2024, November 14, 2024, and January 23, 2025.

- Sub-slab sample SS1 was advanced immediately beneath the concrete slab of the Site building in the northeast portion of the building. The intention of this boring was to evaluate volatilization to indoor air from contaminated soil.
- Sub-slab sample SS2 was advanced immediately beneath the concrete slab of the Site building in the northwest portion of the building. The intention of this boring was to evaluate volatilization to indoor air from contaminated soil.
- Soil gas sample SG1 was advanced to 5 feet bgs beneath the concrete slab of the exterior portion of the Site approximately 8 feet east of the contaminated soil plume. The intention of this boring was

to evaluate soil gas conditions in effort to demonstrate no offsite migration of vapors.

- Soil gas sample SG2 was advanced to 5 feet bgs beneath the concrete slab of the exterior portion of the Site approximately 8 feet west of contaminated soil plume. The intention of this boring was to evaluate soil gas conditions in effort to demonstrate no offsite migration of vapors.
- Soil gas sample SG3 was advanced to 5 feet bgs beneath the sidewalk west of SE 12th Avenue approximately 50 feet west of the contaminated soil plume. The intention of this boring was to evaluate soil gas conditions for offsite receptors to the west of the Site.
- Soil gas sample SG4 was advanced to 5 feet bgs beneath a landscaped area east of SE Elliot Avenue approximately 50 feet east of the contaminated soil plume. The intention of this boring was to evaluate soil gas conditions for offsite receptors to the east of the Site.

Soil gas sampling locations are illustrated on **Figure 5**.

6.3 Laboratory Analytical Results

Soil and soil gas samples collected during project activities were transported under chain of custody to Friedman and Bruya Environmental Chemists, Inc of Seattle, Washington for analysis.

Soils

- 17 soil samples (13 excavation confirmatory and 4 subsequent delineation samples) were analyzed by Method NWTPH-GX and NWTPG-Dx and for gasoline and diesel range hydrocarbons. Of the seventeen samples, only one soil sample (NPW2-S1-9) demonstrated petroleum impacts and therefore was further analyzed for VOC constituents via EPA Method 8260 and lead via EPA Method 6020B. The remaining 16 samples were below method reporting limits for NWTPH-GX and NWTPG-Dx and therefore further constituent analysis was not performed.
- Concentrations of gasoline range hydrocarbons in soil sample NPW2-S1-9 was 9,700 mg/kg exceeding the leaching to groundwater RBC of 130 mg/kg. Diesel range hydrocarbons was 310 mg/kg, although this concentration was flagged by the laboratory with an “x” indicating it was outside the chromatographic expected range and thus most likely is attributable to the gasoline detection.
- Various VOCs including ethylbenzene, xylenes, 1,3,5 TMB, 1,2,4 TMB, and naphthalene exceeded their respective screening levels for the Leaching to Groundwater RBC. Please refer to Table 1 in the attached figures of this report for concentrations and comparison to screening values.
- Lead was detected in soil at a concentration of 35.4 mg/kg which exceeds the leaching to groundwater RBC of 30 mg/kg. It is unknown whether this concentration is attributable to leaded gasoline or to naturally occurring lead in the soil.

Please refer to **Table 1** in the attachments of this report for concentrations and comparative screening values.

Soil Gas

- Sub-slab samples SS1 and SS2 reported analytical results below all of their respective screening levels (RBCsv) for gasoline range hydrocarbons and select VOCs for commercial and residential receptors.
- Soil gas samples SG1 and SG2 exceeded their respective screening levels (RBCsv) for gasoline range

hydrocarbons, ethylbenzene, naphthalene, and xylenes. As a result of this analysis, subsequent sampling was performed to address offsite receptors.

- Soil gas samples SG3 and SG4 exceeded their respective screening levels (RBCsv) for two constituents. Full list 8260 was analyzed in these samples with only acrolein and 1,3 butadiene exceeding their respective screening levels (RBCsv) for residential receptors.
- 2-Propanol was used as a leak detection compound and was not detected in any of the sub-slab or soil gas samples, indicating that the samples are valid.

Please refer to **Table 2** in the attachments of this report for concentrations and comparative screening values.

Laboratory analytical reports and chain-of-custody forms are included as **Appendix C**.

6.4 Quality Assurance/Quality Control Review

Laboratory QA/QC measures were performed through data validation of available analytical data generated as part of these sampling events. Data validation considered the following:

- Method Detection and/or Reporting Limits
- Laboratory Matrix Blanks
- Sample Holding Times
- Surrogate and Matrix Spike Recoveries, and
- Laboratory Duplicate Analysis Results

Select VOCs results from delineation soil gas samples were noted to be qualified by a “ve” qualifier by Friedman & Bruya. According to the glossary of the lab report, a “ve” qualifier denotes that the analyte response exceeded the valid instrument calibration range, and that the reported value is an estimate.

Diesel range organics were qualified with an “x” in all detections. An “x” denotes results outside of the expected chromatographic range which is interpreted to be from gasoline range hydrocarbons.

Other than these qualified results, the labs did not report any other qualifiers which would indicate problems with the sample results. According to the lab reports, all analyses were performed with the appropriate Batch QC (including Sample Duplicates, Matrix Spikes and/or Matrix Spike Duplicates) in order to meet or exceed method and regulatory requirements. In cases where there is insufficient sample material provided for Sample Duplicates and/or Matrix Spikes, a Lab Control Sample Duplicate (LCS Dup) is analyzed to demonstrate accuracy and precision of the extraction and analysis.

7.0 NATURE AND EXTENT OF CONTAMINATION

7.1 Primary Source(s) of Contamination

The primary source of contamination includes the following:

A release of gasoline and associated VOCs to soil. The source of the release was a leaking gasoline UST(s) that was associated with the historical use of the Site as a service station. These impacted soils are a secondary source for exposure via soil-gas.

7.1.1 Soil

Gasoline-range petroleum hydrocarbons as well as various VOCs were detected in subsurface investigations and excavation confirmation soil samples (8.0 to 11.5 feet bgs on north excavation wall-corresponding to soil sample NPW2-S1-9). PCS has been left in place in one area abutting the excavation along the north excavation wall due to access restrictions.

Based on field screening (visual observation and PID) conducted during the investigation, confirmation soil samples collected following excavation of impacted soils, and shallow soil samples collected during the initial Subsurface Environmental Investigation (March 2023); contamination is not present in shallow (0-3 feet bgs) soils in the vicinity of this remaining PCS.

Point Source estimates the quantity of petroleum hydrocarbon impacted soil present on the Site to be approximately 10-20 cubic yards, based on the calculated yardage of the layer of PCS from 8.0 to 11.5 feet bgs (maximum vertical extent) in the north wall of the excavation and lateral observations and soil delineation data. The plume size is depicted on sample location diagrams included as **Figures 4 and 5**.

7.1.2 Soil Gas

Gasoline, ethylbenzene, naphthalene and xylene were detected at concentrations above applicable RBCs for residential and occupational receptors in soil gas samples collected at the Site. Concentrations of these COCs were not detected above residential or occupational RBCs in soil gas samples collected off-site. The extent of soil-gas contamination with concentrations above RBCs for occupational and residential receptors does not appear to extend to the residential properties located to the east and west of the site. North and south adjoining properties are in commercial use. Based on the results of the on-site sub slab soil vapor sampling, concentrations of COCs in soil vapor to the east and south are anticipated to be protective of human health.

7.2 Contaminants of Interest/Contaminants of Potential Concern

To identify compounds detected in site soils that are most likely to be of concern to human health, detected concentrations of these contaminants were compared to a series of risk-based screening criteria that cover the range of potential human activities that may be practiced on the Site currently or in the future.

Compounds with detected concentrations were identified as being COIs. It should be noted that the identification of COIs does not indicate that an unacceptable risk or that a threat exists. Also, COI identification does not necessarily indicate that remediation of a specific environmental media is required. Screening criteria are purposely conservative so chemicals that may contribute to site risk can be further evaluated.

The COIs for the Site include gasoline-range petroleum hydrocarbons and associated VOCs detected in soil samples. These are the highest concentrations of soil remaining at the Site.

CONTAMINANTS OF INTEREST		
Contaminant	Soil Max Concentration mg/kg	Soil Gas Max Concentration ug/m3
TPH-GX	9,700 (Depth=9')	110,000 (Depth=5')
Ethylbenzene	56.0 (Depth=9')	3,800 (Depth=5')
1,3,5 – TMB	110 (Depth=9')	<24 (not detected)

CONTAMINANTS OF INTEREST		
Contaminant	Soil Max Concentration mg/kg	Soil Gas Max Concentration ug/m3
1,2,4 - TMB	350 (Depth=9')	<24 (not detected)
Naphthalene	33.0 (Depth=9')	88 (Depth=5')
Xylenes	335.0 (Depth=9')	23,000 (Depth=5')
Isopropylbenzene	0.58 (Depth = 11')	<48 (not detected)
Fluorene	0.074 (Depth = 11')	Not Applicable
Fluoranthene	0.011 (Depth = 11')	Not Applicable
Pyrene	0.013 (Depth = 11')	Not Applicable
Lead	8.07 (Depth = 11')	Not Applicable
1,3 Butadiene	Not analyzed	18 (Depth=5')
Acrolein	Not analyzed	4.8 (Depth=5')
Tetrahydrofuran	Not analyzed	81 (Depth=5')
Chloroform	<0.5 (not detected)	1.2 (Depth=5')
MEK	<10.0 (not detected)	51 (Depth=5')

COIs that have concentrations less than their RBCs can be screened out. Constituents that remain after the screening are COPCs. Lead concentrations are below regional background for the Portland Basin and are not considered a COPC.

The COPCs have been carried forward for the risk screening discussed below.

8.0 BENEFICIAL LAND AND WATER USE DETERMINATION

The purpose of the BLWUD is to collect and document information regarding the current and reasonably likely future beneficial uses of land and water in the locality of the facility (LOF). Beneficial use determinations provide the basis for the development of exposure scenarios discussed later in this report. The BLWUD was completed in accordance with the ODEQ's Guidance for Conducting Beneficial Water Use Determinations at Environmental Cleanup Sites (ODEQ, 1998) and Guidance for Consideration of Land Use (ODEQ, 1998).

8.1 Locality of Facility

The LOF is defined by ODEQ as any point where human or ecological receptors may reasonably come into contact with site-related contaminants. Point Source assumes that the LOF extends to an area bound by the Site boundaries.

8.2 Summary of Water Use

Groundwater is not currently used at the Site and future use of groundwater at the Site is not anticipated. The Site is provided drinking water by the City of Portland's Municipal Water System. According to the City of Portland, the primary source of drinking water to In-town customers is sourced from surface water obtained from the Bull Run Watershed.

The Site is identified as Multnomah County tax lot 1S1E02CD07800. All well log records available from the Oregon Water Resources Department (OWRD) for ¼ ¼ sections of Section 02 T.1S, R.1E within 1,000 feet of the Site were reviewed.

Research of well logs filed with the OWRD revealed no drinking water supply wells within 1,000 feet of the Site.

8.3 Summary of Land Use

The Site is currently occupied by a climbing gym. The Site is anticipated to remain in commercial use for the foreseeable future. The current zoning of 2436 SE 12th Avenue is CM2-Commercial Mixed Use 2 by the City of Portland – The CM2 zone is a medium-scale, commercial mixed-use zone intended for sites in a variety of centers and corridors, in other mixed use areas that are well served by frequent transit, or within larger areas zoned for multi-dwelling development. Buildings in this zone are generally expected to be up to four stories, except in locations where bonuses allow up to five stories.

Adjoining properties are zoned as EX – Central Employment, RM2 – Residential Multi Dwelling, and R5-Residential 5,000.

9.0 CONCEPTUAL SITE MODEL

A CSM defines the potentially complete exposure pathways through which human or ecological receptors may be exposed to site contaminants under current or anticipated future land use conditions. A discussion of Site geology and hydrogeology, potential contaminant sources, and the nature and extent of contamination are presented above. An evaluation of current and reasonably likely future receptor-exposure pathway analysis is presented below.

A Conceptual Site Model Summary, which includes the reasoning for accepting or rejecting exposure scenarios, is included below:

SUMMARY OF CSM			
Pathway	Receptor	Applicable RBC?	Basis for selection/exclusion
SOIL			
Ingestion, Dermal Contact, and Inhalation	Residential (Future)	No	Impacted soils were not observed above 3.0 feet bgs
	Occupational (Current and Future)	No	
	Construction worker (Current and Future)	Yes	Impacted subsurface soils may become accessible during future construction as a result of redevelopment of the Site
	Excavation Worker (Current and Future)	Yes	
Leaching to Groundwater	Residential (Future)	No	Based on the Beneficial Land and Water Use Determination (section 8.0) there are no beneficial uses of groundwater in the Site vicinity.
	Commercial (Current and Future)	No	
SOIL GAS			
Volatilization to Outdoor Air	Residential (Future)	Yes	Contaminated soil is present within 100’ of commercial structures
	Commercial (Current and Future)	Yes	
Vapor Intrusion into Buildings	Residential (Future)	Yes	Contaminated soil is present within 100’ of residential structures

SUMMARY OF CSM			
Pathway	Receptor	Applicable RBC?	Basis for selection/exclusion
	Commercial (Current and Future)	Yes	
GROUNDWATER			
All	All	No	Groundwater was not encountered and no groundwater impact was identified. Based on the Beneficial Land and Water Use Determination (section 8.0) there are no beneficial uses of groundwater in the Site vicinity.

A copy of the CSM is attached as **Appendix G**.

9.1 Potential Human Receptors

Potential receptors are those individuals who might be likely exposed to the COIs under current and reasonably likely future land-use conditions. Current land use at the site and surrounding areas is zoned CM2-Commercial Mixed Use 2, which allows for commercial use and/or multi story residential buildings. Based on vapor intrusion conditions that currently exist on the Site, it is unlikely future development would pose an increased risk. The Site is currently occupied by a rock climbing gym and there are no current plans for Site redevelopment. Current and potential human receptors that have been identified in the risk-based screening include the following:

- Adults in the occupational scenario (current Site use);
- Adults and children in the residential scenario (possible future on-site use and current off-site use)
- Adults in the construction/excavation worker scenario (should redevelopment occur).

9.1.1 Exposure Pathways for Soil and Soil Gas

The following summarizes the potential and/or complete exposure pathways for soil.

- Soil Ingestion, Dermal Contact, and Inhalation – This exposure pathway is considered incomplete for occupational and residential receptors. This exposure pathway is considered potentially complete for construction and excavation workers, however, contaminated soil is at least 8 feet bgs, greater than the typical 5 foot depth worker zone.
- Volatilization to Outdoor Air – This exposure pathway is considered potentially complete for on-site occupational and residential receptors.
- Vapor Intrusion into Buildings – This exposure pathway is considered potentially complete for occupational and residential receptors.
- Leaching to Groundwater – This exposure pathway is considered incomplete based on the Beneficial Land and Water Use Determination (section 8.0). There are no beneficial uses of groundwater in the Site vicinity.

9.2 Potential Ecological Receptors

Ecological risk was assessed according to guidance outlined in “Conducting Ecological Risk Assessments” (ODEQ, September 2020). A Basic Site Information Checklist with supporting documentation is included as **Appendix E**.

No ecological zones at risk of impact from the Site release were identified.

10.0 RISK SCREENING

The COPCs for the Site include gasoline-range petroleum hydrocarbons and VOCs. Analytical results were compared to ODEQ RBCs (May 2018 and March 2024) for the applicable exposure pathways discussed above.

A summary of COPCs that exceed applicable RBCs is presented below.

10.1 Soil

COPCs detected in soil exceed the following RBCs.

- TPH-Gx levels in soil (highest 9,700 mg/kg) exceed the Soil Volatilization to Outdoor Air RBC for residential receptors, but do not exceed the RBC for occupational receptors (Sample NPW2-S1-9).
- Ethylbenzene levels in soil (highest 56.0 mg/kg) exceed the Soil Volatilization to Outdoor Air RBC for residential receptors, but do not exceed the RBC for occupational receptors (Sample NPW2-S1-9).

Soil sample NPB-S2-11.0 taken along the north tank pit wall was non-detect for Gx and Dx. This appears to be the vertical extent of remaining PCS at the Site.

10.2 Soil Gas

- Gasoline levels in soil gas (highest 110,000 ug/m³) exceed volatilization to indoor air RBCsv for occupational and residential receptors (Sample SG2).
- Ethylbenzene levels in soil gas (highest 3,800 ug/m³) exceed volatilization to indoor air RBCsv for occupational and residential receptors (Sample SG2).
- Xylene levels in soil gas (highest 23,500 ug/m³) exceed volatilization to indoor air RBCsv for occupational and residential receptors (Sample SG2).
- Naphthalene levels in soil gas (highest 88 ug/m³) exceed volatilization to indoor air RBCsv for occupational and residential receptors (Sample SG2).
- Acrolein levels in soil gas (highest 4.8 ug/m³) exceed volatilization to indoor air RBCsv for occupational and residential receptors (Sample SG3).
- 1,3 Butadiene levels in soil gas (highest 18.0 ug/m³) exceed volatilization to indoor air RBCsv for occupational and residential receptors (Sample SG4).

Site building sub-slab sample concentrations were all below applicable RBCs for vapor intrusion into buildings, indicating that there is not a human health risk to current occupational or future residential receptors at the Site.

Acrolein and 1,3 butadiene which exceeded residential VI RBCs in west and east delineating samples are not considered to be from a Site source. Based on information provided by ODEQ, these constituents are commonly detected during sampling using the post-run tubing (PRT) equipment due to chemical interference from the butyl rubber o-rings (1,3-butadiene) and chemical interactions inside the Summa canister (acrolein).

All other COIs that were established for the Site, do not appear in west and east delineating samples

(SG3 and SG4) at concentrations above applicable RBCs.

11.0 FINDINGS

The investigation, field observations, and laboratory analytical results indicated the following:

- Soils impacted by TPH-Gx and associated VOCs identified during Point Source' Phase II Subsurface Investigation have been mostly removed. A total of 12.03 tons of petroleum contaminated soils were removed and hauled to Waste Management's Hillsboro Subtitle D Landfill.
- Seventeen confirmation and/or delineation samples were collected from the pit bottom and walls surrounding the excavation and surrounding the remaining PCS. Of these seventeen, one confirmation sample returned results showing TPH-Gx and/or VOC concentrations exceeding any applicable RBCs. The soils represented by this sample, NPW2-S1-9, was successfully delineated near the north portion of the excavation.
- While concentrations of gasoline, ethylbenzene, naphthalene, VOCs in soil gas exceed their respective RBCs for the VI pathways for on-site current occupational and possible future residential receptors, the concentrations of these COCs detected in sub-slab soil vapor samples at the Site are all below applicable RBCs for vapor intrusion into buildings, indicating that there is not a human health risk to current occupational or future residential receptors at the Site.
- Concentrations of COCs detected in off-site soil gas samples are all below their respective RBCs for residential and occupational receptors. Acrolein and 1,3 butadiene which exceeded residential VI RBCs in west and east delineating samples are not considered to be from a Site source. Based on information provided by ODEQ, these constituents are commonly detected during sampling using the post-run tubing (PRT) equipment due to chemical interference from the butyl rubber o-rings (1,3-butadiene) and chemical interactions inside the Summa canister (acrolein).
- 2-Propanol was used as a leak detection compound and was not detected in any of the sub-slab or soil gas samples, indicating that the samples are valid.

Point Source estimates the quantity of PCS remaining on the Site to be approximately 10-20 cubic yards, based on the calculated yardage of the layer of PCS from 8.0 to 11.5 feet bgs in the north wall of the excavation.

12.0 CONCLUSIONS

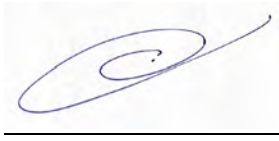
Based on the CSM and upon the soil and soil gas sampling results, none of the COPCs exceed the RBCs for applicable exposure scenarios. No further corrective action is recommended at this time.

Future development of the Site may result in open exposure pathways. **Point Source recommends that a CMMP be developed prior to future construction or excavation work on the Site that may disturb the pockets of PCS that remain along north end of the excavation.**

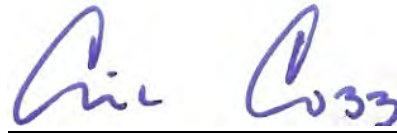
Point Source recommends no further cleanup action concerning gasoline impacted soils in this area. It is Point Source's understanding that the intended future use of the Site is for commercial purposes. Residential properties within a 100 foot radius have been addressed for the vapor intrusion pathway.

As a result of this cleanup and further investigation presented is this Risk Based Corrective Action Report, Point Source recommends that an NFA for LUST #26-23-0131 be issued.

If you have any questions regarding this report, please do not hesitate to contact the undersigned.



Prepared by:
Conor McGeehan, Project Manager



Reviewed By:
Gil Cobb, Registered Geologist (Oregon
#G1440)

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Expires 12/31/2025

FIGURES

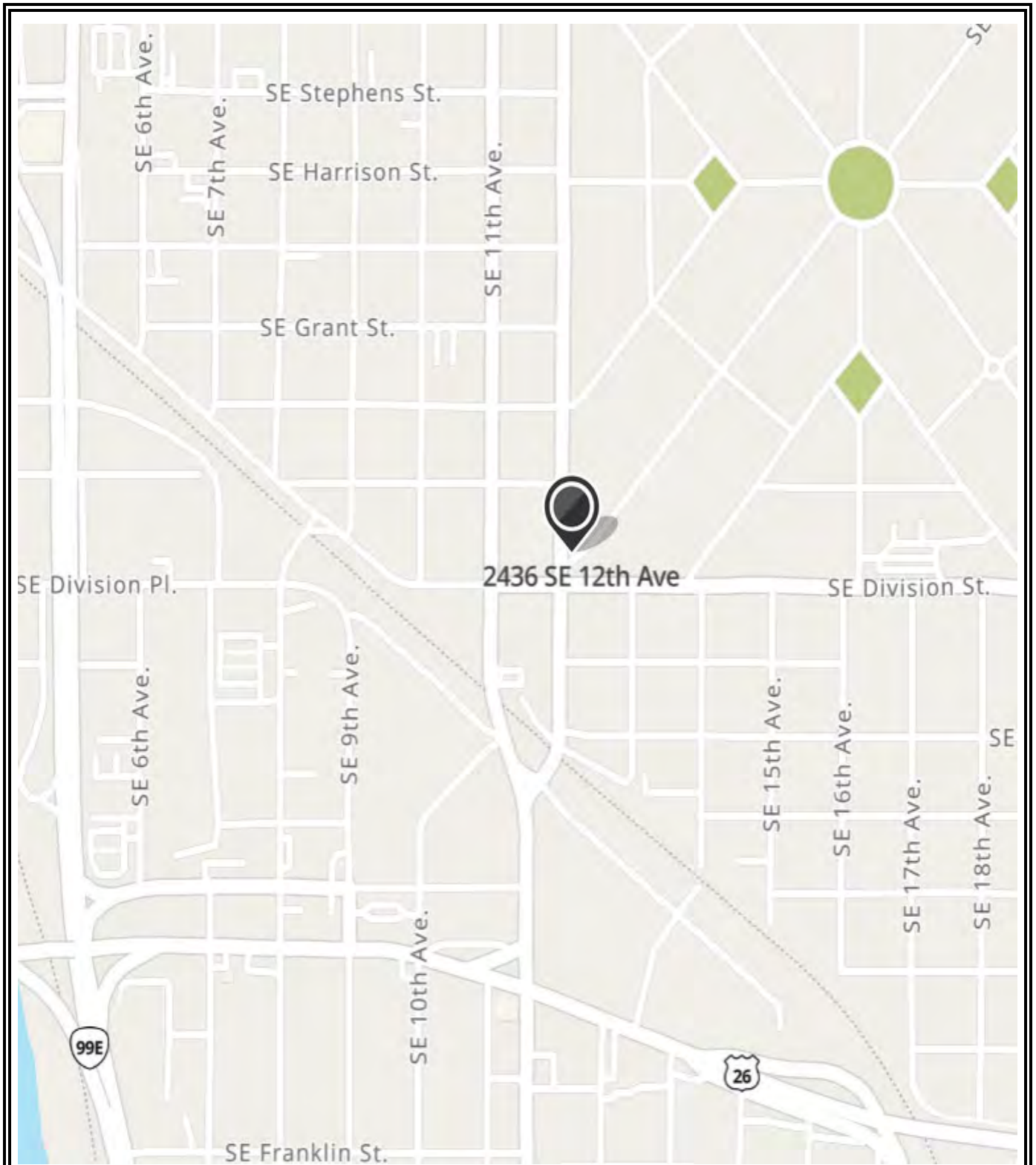


FIGURE 1 - SITE LOCATION MAP

Map from MapQuest



Site Name: Former Twelfth Avenue Motor Service
2436 SE 12th Avenue
Portland, Oregon 97214

LUST Number: 26-23-0131



FIGURE 2 - TOPOGRAPHIC MAP

Source: USGS 7.5 Minute Topographic Map
Portland, OR Quadrangle 1990

N↑



Site Name: Commercial Property
2436 SE 12th Avenue
Portland, Oregon 97214

LUST Number: 26-23-0131



FIGURE XX - SITE PLAN

Image From Google Earth
(2022)



● Adjacent Property

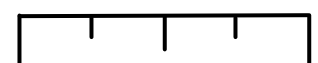


Former Service
Station UST
Location



Site Boundary

Scale in Feet (Approximate)



92



Site Name: Former Twelfth Avenue Motor Service
2436 SE 12th Avenue
Portland, OR 97214

LUST Number: 26-23-0131

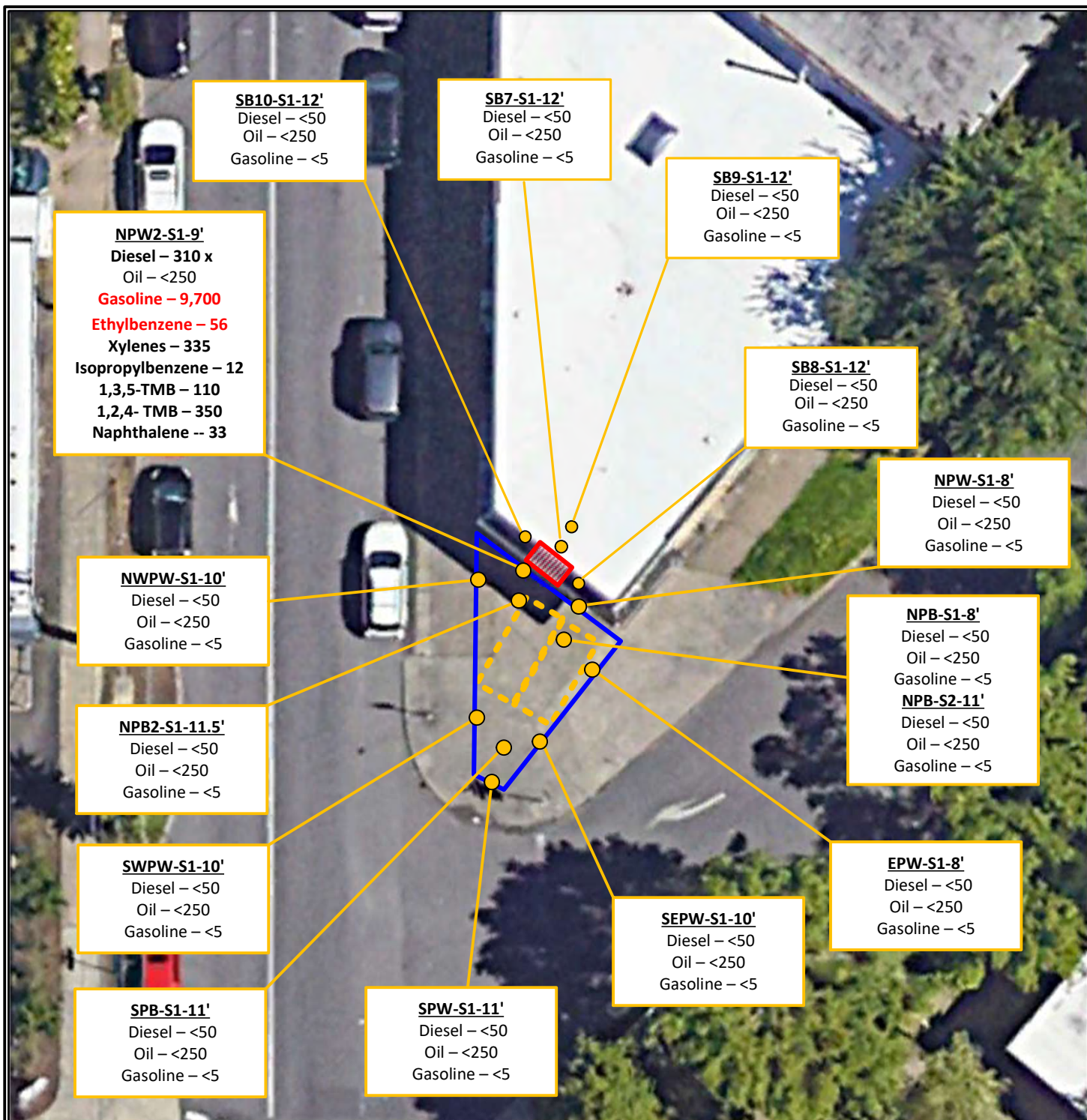


FIGURE 4: SOIL SAMPLE LOCATION DIAGRAM

Aerial Imagery from
Google Earth (2022)



Notes:

- Soil results in mg/kg
- X = sample chromatographic pattern does not resemble the fuel standard used for quantitation
- Bold = detected above Laboratory MRLs
- RED = exceeds applicable ODEQ screening level

● Soil Sample Location

▤ Former 1,000 gallon UST

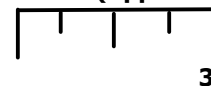


Contaminated Soil Left In Place (8-11.5 ft bgs)



Approximate Boundary of Excavation

Scale in Feet (Approximate)



35



Site Name: Former Twelfth Avenue Motor Service
2436 SE 12th Avenue
Portland, Oregon 97214

LUST Number: 26-23-0131

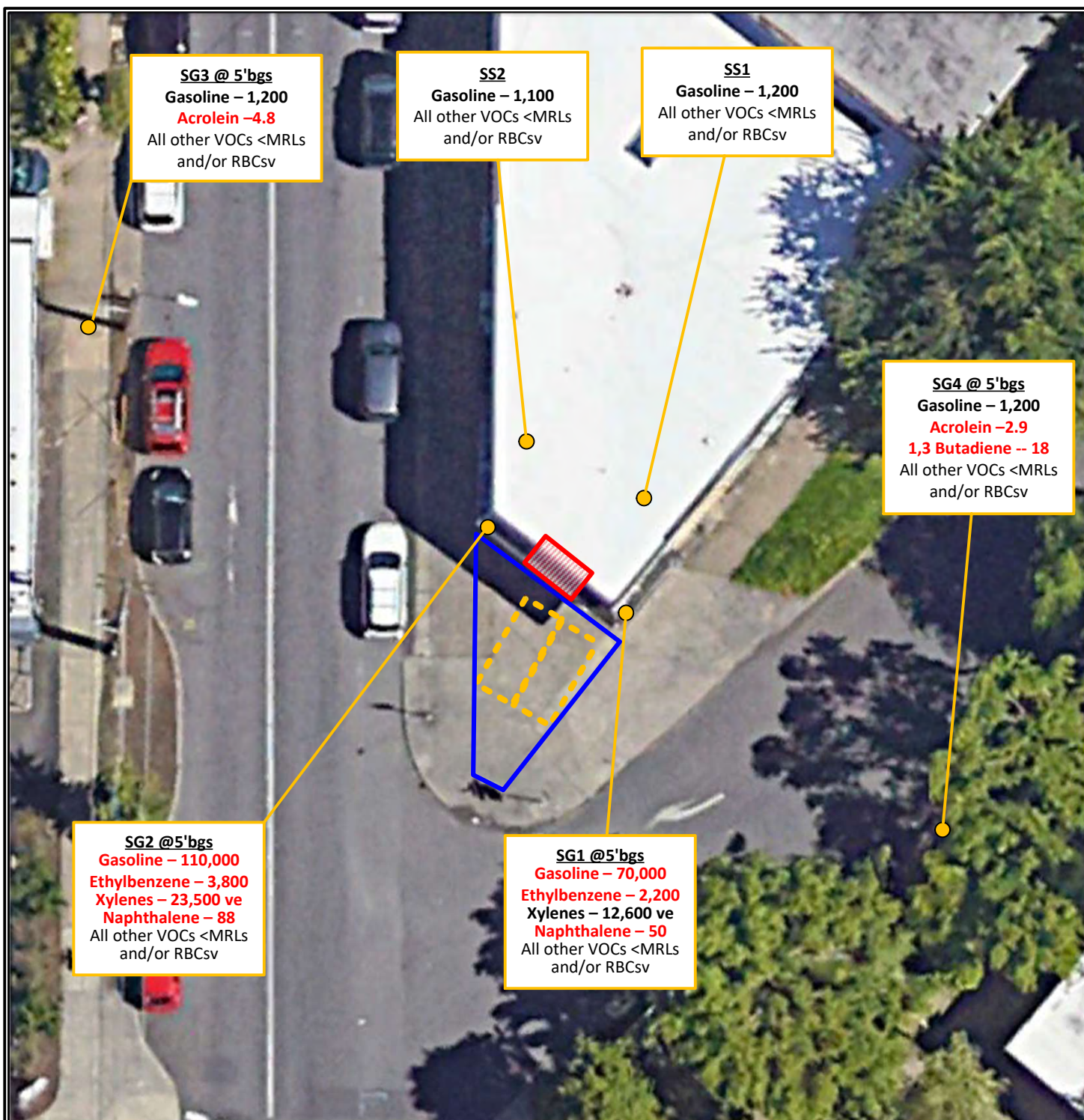


FIGURE 5: SOIL VAPOR SAMPLE LOCATION DIAGRAM

Aerial Imagery from
Google Earth (2022)

N↑

- *Notes:*
- Vapor results in ug/m³
- ve = Value estimate
- **BOLD**= concentration reported above method reporting limits (MRLs)
- Red = concentration reported above RBCsv for residential and occupational receptors

● Soil Sample Location

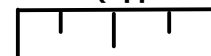


Former 1,000 gallon UST



Approximate Boundary of Contaminated Soil Left
In Place (8-11.5 ft bgs)

Scale in Feet (Approximate)



35



Site Name: Former Twelfth Avenue Motor Service
2436 SE 12th Avenue
Portland, Oregon 97214

LUST Number: 26-23-0131

TABLES

TABLE 1 – SOIL SAMPLES LABORATORY ANALYTICAL RESULTS – (MG/KG)							
Sample #	Depth (ft.)	Date	DX (Diesel)	GX	EPA 8260 VOCs	EPA 8270 PAHS	EPA 6020 LEAD
B1-S1-10**	10	2/22/23	< MDL	230	NA	NA	NA
B2-S1-11**	11	2/22/23	DX-2,000*	2,200	Ethylbenzene – 0.085 Xylenes – 0.23 Isopropylbenzene – 0.58 1,3,5-TMB – 1.8 1,2,4- TMB – 1.6	Fluorene – 0.074 Phenanthrene – 0.061 Fluoranthene – 0.011 Pyrene – 0.013	8.07
B2-S2-16	16	2/22/23	<50	7.8	NA	NA	NA
B3-S1-4**	4	2/22/23	<50	<5	NA	NA	NA
B3-S2-10**	10	2/22/23	<50	<5	NA	NA	NA
B4-S1-4**	4	2/22/23	<50	<5	NA	NA	NA
B4-S2-11**	11	2/22/23	<50	<5	NA	NA	NA
B5-S1-4**	4	2/28/23	<50	<5	NA	NA	NA
B6-S1-4**	4	2/28/23	<50	<5	NA	NA	NA
NPW-S1-8	8	6/13/23	<50	<5	NA	NA	NA
EPW-S1-8	8	6/13/23	<50	<5	NA	NA	NA
NPB-S1-8	8	6/13/23	<50	<5	NA	NA	NA
NPB-S2-11	11	6/14/23	<50	<5	NA	NA	NA
WPW-S1-11	11	6/14/23	<50	<5	NA	NA	NA
SWPW-S1-10	10	6/14/23	<50	<5	NA	NA	NA
SPB-S1-11	11	6/14/23	<50	<5	NA	NA	NA
SPW-S1-11	11	6/14/23	<50	<5	NA	NA	NA
SEPW-S1-10	10	6/15/23	<50	<5	NA	NA	NA
CPB-S1-11.5	11.5	6/15/23	<50	<5	NA	NA	NA
NPW2-S1-9	9	6/15/23	310x	9,700	Ethylbenzene – 56 Xylenes – 335 Isopropylbenzene – 12 1,3,5-TMB – 110 1,2,4- TMB – 350 Naphthalene -- 33	NA	35.4
NWPW-S1-10	10	6/15/23	<50	<5	NA	NA	NA
NPB2-S1-11.5	11.5	6/15/23	<50	<5	NA	NA	NA
SB7-S1-12	12	10/8/24	<50	<5	NA	NA	NA
SB8-S1-12	12	10/8/24	<50	<5	NA	NA	NA
SB9-S1-12	12	10/8/24	<50	<5	NA	NA	NA
SB10-S1-12	12	10/8/24	<50	<5	NA	NA	NA
ODEQ Soil Ingestion-Excavation Worker			>Max	>Max	Ethylbenzene – 49,000 Xylenes – 560,000 Isopropylbenzene – 750,000 1,3,5- TMB – 81,000 1,2,4- TMB – 81,000 Naphthalene – 16,000	Fluorene – 390,000 Phenanthrene – nv Fluoranthene – 280,000 Pyrene – 210,000	800
ODEQ -Soil Volatilization to Outdoor Air -Residential			>Max	5,900	Ethylbenzene – 36 Xylenes – nv	NV	NV

TABLE 1 – SOIL SAMPLES LABORATORY ANALYTICAL RESULTS – (MG/KG)							
Sample #	Depth (ft.)	Date	DX (Diesel)	GX	EPA 8260 VOCS	EPA 8270 PAHS	EPA 6020 LEAD
					Isopropylbenzene – nv 1,3,5- TMB – nv 1,2,4- TMB – nv Naphthalene – 6.4		
ODEQ -Soil Volatilization to Outdoor Air -Occupational			>Max	69,000	Ethylbenzene – 160 Xylenes – nv Isopropylbenzene – nv 1,3,5- TMB – nv 1,2,4- TMB – nv Naphthalene – 83	NV	NV
ODEQ Soil Vapor Intrusion into Buildings - Residential			NA	NA	NA	NA	NA
ODEQ Soil Vapor Intrusion into Buildings - Occupational			NA	NA	NA	NA	NA
ODEQ Soil Ingestion – Construction Worker			4,000	9,700	Ethylbenzene – 1700 Xylenes – 20000 Isopropylbenz – 2700 1,3,5- TMB – 2900 1,2,4- TMB – 2900 Naphthalene – 580	Fluorene – 14,000 Phenanthrene – nv Fluoranthene – 10,000 Pyrene – 7,500	800

Table 1 Notes:

Concentrations are only presented for regulated VOCs. Various VOCs were detected without corresponding RBCs.

NA = Not Analyzed.

NV = No Value.

- = Not Applicable

< MRLs = Concentrations of ODEQ regulated substances were not detected above method reporting limits.

Bold: Indicates compounds exceeding 1 or more regulatory screening levels.

x= Result flagged with “x” qualifier indicating that the sample chromatographic pattern does not resemble the fuel standard used for quantitation.

ve= valued estimate

* = Result flagged with “x” qualifier indicating that the sample chromatographic pattern does not resemble the fuel standard used for quantitation.

** = Soils have been removed.

TABLE 2 – SOIL VAPOR SAMPLES LABORATORY ANALYTICAL RESULTS – (UG/M ³)					
Sample #	Depth (ft.)	Date	GX	EPA 8260 VOCS	2-Propanol
SS1	Sub-slab	10/8/24	1,200	Ethylbenzene – <2.4 Xylenes – 10.2 Naphthalene – <1 Toluene – <42 Benzene – <1.8	<48
SS2	Sub-slab	10/8/24	1,100	Ethylbenzene – <2.4 Xylenes – 8.8 Naphthalene – <1.4 Toluene – <41 Benzene – <1.8	<47
SG1 On site	5	11/14/24	70,000	Ethylbenzene – 2,200 Xylenes – 12,600 ve Naphthalene – 50 Toluene – <830 Benzene – <35	<950
SG2 On site	5	11/14/24	110,000	Ethylbenzene – 3,800 Xylenes – 23,500 ve Naphthalene – 88 Toluene – <900 Benzene – <38	<1000
SG3 Off site	5	1/23/25	1,200	Ethylbenzene – 16 Xylenes – 87 Naphthalene – <1.3 Toluene – 95 Benzene – 7.6 1,3 Butadiene – 8.9 Acrolein – 4.8 Tetrahydrofuran – 81 MEK – 51	<42
SG4 Off site	5	1/23/25	1,100	Ethylbenzene – 14 Xylenes – 72 Naphthalene – <0.26 Toluene – 75 Benzene – 6 1,3 Butadiene – 18 Acrolein – 2.9 Chloroform – 1.2 Tetrahydrofuran – 62 MEK – 43	<42
ODEQ Chronic Soil Vapor Screening Values for Commercial Receptors			Gx - 40,000	MEK – 730,000 Tetrahydrofuran – 8,800 Chlorobenzene – 7,300 Tert-Butylbenzene – NITI Styrene – 150,000 1,2,4 TMB – 8,800 Benzene – 52 Ethylbenzene – 160 Naphthalene – 12 Toluene – 730,000 1,3 Butadiene – 14	--

TABLE 2 – SOIL VAPOR SAMPLES LABORATORY ANALYTICAL RESULTS – (UG/M ³)					
Sample #	Depth (ft.)	Date	GX	EPA 8260 VOCS	2-Propanol
				Acrolein – 2.9 Chloroform – 18 Total Xylenes – 15,000	
ODEQ Chronic Soil Vapor Screening Values for Residential Receptors			Gx - 10,000	MEK – 170,000 Tetrahydrofuran – 70,000 Chlorobenzene – 1,700 Tert-Butylbenzene – NITI Styrene – 35,000 1,2,4 TMB – 2,100 Benzene – 12 Ethylbenzene – 37 Naphthalene – 2.8 Toluene – 170,000 1,3 Butadiene – 3.1 Acrolein – 0.70 Chloroform – 4.1 Total Xylenes – 3,500	--

Table 2 Notes:

Concentrations are only presented for regulated VOCs. Various VOCs were detected without corresponding RBCs.

NA = Not Analyzed.

NV = No Value.

- = Not Applicable

< MDLs = Concentrations of ODEQ regulated substances were not detected above method detection limits.

Bold: Indicates compounds exceeding 1 or more regulatory screening levels.

x = Result flagged with "x" qualifier indicating that the sample chromatographic pattern does not resemble the fuel standard used for quantitation.

ve= valued estimate

APPENDICES

APPENDIX A

POINT SOURCE PHASE II REPORT

Mr. Cody Knope-Jenkins
Skyhook Fitness, Inc.

March 10, 2023

RE: Subsurface Environmental Investigation
Former Service Station
2436 SE 12th Avenue
Portland, Oregon 97214

Point Source Solutions Project No.: OR230123-3A

Dear Mr. Knope-Jenkins,

Point Source Solutions, LLC (Point Source) is pleased to provide the results from the Subsurface Environmental Investigation performed at 2436 SE 12th Avenue, Portland, Oregon ("Site").

The Site is identified on **Figure 1** (Site Location Map), **Figure 2** (Topographic Map), and **Figure 3** (Sample Location Diagram) attached to this report.

PURPOSE

The purpose of this investigation is to assess potential impacts to the subsurface at the above referenced Property, relative to the former use of the Site as a service station.

BACKGROUND INFORMATION

Point Source Solutions, LLC (Point Source) performed a Phase I Environmental Site Assessment (ESA) of the Site (Project Number OR231023-3 dated February 6, 2023). Below is an excerpt from the Phase I report:

Based on a review of city directories, Sanborn Fire Insurance Maps and City of Portland building permit files it was disclosed that the subject property operated as a service station from 1927 through 1972. The dispenser island for the former service station is still present and according to the long-time owner of the subject property, USTs related to past use of the service station are located beneath a concrete pad fronting the subject property.

Additional features related to past use of the subject property building as a service station such as grease pits or in-ground hydraulic lifts were not observed or depicted on plan sheets.

Point Source provided a proposal for an environmental investigation to address the recognized environmental conditions outlined in the Phase I ESA. Point Source was then authorized by Skyhook Fitness Inc. to execute the scope of work described in the sections below.

SUBSURFACE INVESTIGATION

On February 7, 2023, Pacific Geophysics conducted a geophysical survey of the Site in an attempt to locate the USTs referenced in the Phase I ESA, as well as any subsurface infrastructure relating to former auto repair operations in the interior of the Site building.

Two USTs were identified in the south corner of the Site at the intersection of SE 12th and SE Elliott Avenues. Both USTs were found to be buried approximately 2.5 feet below ground surface, each measuring 4.0 feet in diameter and 12 feet in length. No other USTs were found onsite. No hoists or "grease pits," as referenced in the Phase I ESA, were identified in the Site building interior. Four boring locations were cleared on the ends

of the USTs, and two were cleared in the interior near a former bay of the original auto repair shop and a floor drain.

Following the geophysical survey, Point Source filed sidewalk and parking closure permits with the Portland Bureau of Transportation before starting the investigation. Once the permits were approved, Point Source mobilized to the Site on February 22 and 28, 2023 to complete the investigation.

- Boring B1 was advanced to 13.0 feet below ground surface (bgs) adjacent to the south tank end of the UST on the east side of the corner, labelled T1. Progress refusal was met at 13.0 feet bgs. **Soil contamination in the form of staining, odor, and volatile organic compound (VOC) detections with a hand-held photo-ionization detector (PID) was noted in this boring.** A soil sample was collected from below the tank bottom at the highest observed impact, 11.0 feet deep bgs.
- Boring B2 was advanced to 16.0 feet bgs adjacent to the south tank end of the UST on the west side of the corner, labelled T2. Progress refusal was met at 16.0 feet bgs. **Soil contamination in the form of staining, odor, or VOC detections with a PID was noted in this boring.** A soil sample was collected from below the tank bottom at the highest observed impact, 11.0 feet bgs, and at terminal depth, 16.0 feet bgs.
- Boring B3 was advanced to 10.0 feet bgs adjacent to the north tank end of T2 and the west side of the dispenser island. Progress refusal was met at 10.0 feet bgs. Soil contamination in the form of staining, odor, or VOC detections with a PID was not noted in this boring. A soil sample was collected from below the dispenser island at 4.0 feet bgs, and at terminal depth, 10.0 feet bgs.
- Boring B4 was advanced to 11.0 feet bgs adjacent to the north tank end of T1 and the east side of the dispenser island. Soil contamination in the form of staining, odor, or VOC detections with a PID was not noted in this boring. A soil sample was collected from below the dispenser island at 4.0 feet bgs, and at terminal depth, 11.0 feet bgs.
- Boring B5 was advanced to 4.0 feet bgs adjacent to a subsurface sewer line plumbed into the floor drain in the Site building interior. Soil contamination in the form of staining, odor, or VOC detections with a PID was not noted in this boring. A soil sample was collected from below the sewer line at terminal depth, 4.0 feet bgs.
- Boring B6 was advanced to 4.0 feet bgs adjacent to a former garage bay in the original auto repair shop area of the Site building interior. Soil contamination in the form of staining, odor, or VOC detections with a PID was not noted in this boring. A soil sample was collected from below the terminal depth of the boring at 4.0 feet bgs.

Borings B1 through B4 were advanced using Geoprobe DT22 dual-tube tooling driven by a truck-mounted probe. Soils were collected continuously from the surface using 4-foot-long, 2.25-inch diameter sample tooling lined with PVC sleeves. The sampling tooling was driven in 4-foot intervals until the target depth was achieved.

Borings B5 and B6 were advanced using Geoprobe LB tooling with a PVC liner driven by an electric jackhammer. Soil samples were obtained continuously from the surface using 2-foot-long, 1.5-inch diameter sample tooling lined with PVC sleeves. The sampling tooling was driven in 2-foot intervals until the target depth was achieved.

Soils observed during the subsurface investigation consisted predominantly of silty clay and well graded gravel.

Notes on visual appearance, odor and PID readings were recorded on boring logs included as **Appendix A**.

All drilling and sampling equipment were thoroughly cleaned and decontaminated before, between, and after use with Liquinox™ or an equivalent phosphate-free detergent solution to reduce the risk of cross-contamination. Nitrile gloves were worn whenever handling samples, equipment, or any other potentially contaminated items.

Laboratory Analytical Results

Samples were transported to Friedman and Bruya, Inc. of Seattle, Washington, an Oregon-accredited laboratory. Soil samples were analyzed by Method NWTPH-Dx (diesel-range petroleum hydrocarbons), Method NWTPH-Gx (gasoline-range petroleum hydrocarbons), EPA Method 8260 (volatile organic compounds), EPA Method 8270 (semi-volatile organic compounds), and EPA Method 6020 (Lead).

Sample analytical results are summarized in the tables below:

TABLE 1 – SOIL SAMPLES LABORATORY ANALYTICAL RESULTS – (MG/KG)							
Sample #	Depth (ft.)	Date	DX	GX	EPA 8260 (VOCs)	EPA 8270 (PAHS)	EPA 6020 (LEAD)
B1-S1	10	2/22/23	< MDL	230	NA	NA	NA
B2-S1	11	2/22/23	DX-2,000*	2,200	Ethylbenzene – 0.085 Xylenes – 0.23 Isopropylbenzene – 0.58 1,3,5-TMB – 1.8 1,2,4-TMB – 1.6	Fluorene – 0.074 Phenanthrene – 0.061 Fluoranthene – 0.011 Pyrene – 0.013	8.07
B2-S2	16	2/22/23	< MDL	7.8	NA	NA	NA
B3-S1	4	2/22/23	< MDL	<5	NA	NA	NA
B3-S2	10	2/22/23	< MDL	<5	NA	NA	NA
B4-S1	4	2/22/23	< MDL	<5	NA	NA	NA
B4-S2	11	2/22/23	< MDL	<5	NA	NA	NA
B5-S1	4	2/28/23	< MDL	<5	NA	NA	NA
B6-S1	4	2/28/23	< MDL	<5	NA	NA	NA
ODEQ Soil Leaching to Groundwater – Occupational			>Max	130	Ethylbenzene – 0.9 Xylene – 100 Isopropylbenzene – NV 1,3,5-TMB – 53 1,2,4-TMB – 48	NV	30
ODEQ Soil Vapor Intrusion into Buildings – Residential**			>Max	94	Ethylbenzene – 17 Xylene – NV Isopropylbenzene – NV 1,3,5-TMB – NV 1,2,4-TMB – NV	NV	NV

Table 1 Notes:

Concentrations are only presented for regulated VOCs. Various VOCs were detected without corresponding RBCs.

NA = Not Analyzed.

NV = No Value.

< MDLs = Concentrations of ODEQ regulated substances were not detected above method detection limits.

Bold: Indicates compounds exceeding 1 or more regulatory screening levels.

* = Result flagged with "x" qualifier indicating that the sample chromatographic pattern does not resemble the fuel standard used for quantitation.

** = Residential receptor noted as multi-family residential development is present across SE Elliott Street to the east.

Laboratory analytical report and chain-of-custody form is included as **Appendix B**.

Quality Assurance/Quality Control Review

Laboratory QA/QC measures were performed through data validation of available analytical data generated as part of these sampling events. Data validation considered the following:

- Method Detection and/or Reporting Limits
- Laboratory Matrix Blanks
- Sample Holding Times
- Surrogate and Matrix Spike Recoveries, and
- Laboratory Duplicate Analysis Results

Friedman and Bruya reported an "x" qualifier for one sample. According to the qualifier glossary in the analytical report, an "x" qualifier indicates that "the sample chromatographic pattern does not resemble the fuel standard used for quantitation." This qualifier does not indicate a problem with the sample results. According to the lab report, all analyses were performed with the appropriate Batch QC (including Sample Duplicates, Matrix Spikes and/or Matrix Spike Duplicates) in order to meet or exceed method and regulatory requirements. Exceptions are qualified in the analytical report. In cases where there is insufficient sample material provided for Sample Duplicates and/or Matrix Spikes, a Lab Control Sample Duplicate (LCS Dup) is analyzed to demonstrate accuracy and precision of the extraction and analysis.

SUMMARY AND CONCLUSIONS

Based on the results of this sampling event, the following conclusions have been developed:

- Diesel and gasoline-range petroleum hydrocarbons were detected in borings B1 and B2, adjacent to the south tank ends of T1 and T2. A maximum concentration of 2,200 mg/kg of gasoline was detected at 11 foot below ground surface in boring B2.
- Follow up analysis of sample B2-S1-11 showed a range of VOCs and PAHs at trace levels; however none were detected above the most stringent ODEQ risk-based concentrations (RBCs).
- Petroleum hydrocarbons were not detected in the borings advanced adjacent to the dispenser island and north tank ends.
- Petroleum hydrocarbons were not detected in the borings advanced in the Site building interior.

RECOMMENDATIONS

- A release of gasoline and diesel to soil has been identified at the Site. As required by statute, Point Source has informed ODEQ of the release. The Site has been logged as Leaking Underground Storage Tank (LUST) Site Number 26-23-0131.
- Point Source recommends delineation samples to be collected in three cardinal directions from the confirmed release area in order to define the lateral extent of soil contamination. As the right-of-way is immediately adjacent to the USTs, a test bore permit, along with a permit for sidewalk and parking closure would be required to be filed with Portland Bureau of Transportation (PBOT) prior to the advancement of borings. Both soil and soil vapor samples should be collected.
- Following soil plume delineation, Point Source recommends that the USTs be decommissioned by removal by an Oregon-certified UST service provider in order to close the Site's LUST file. During the decommissioning, any observed soils contaminated with petroleum hydrocarbons above regulatory action limits will need to be removed and hauled under a waste profile to a Subtitle D landfill, e.g. Hillsboro Landfill. As the USTs were reported to have been filled with sand, it will be necessary to sample and analyze any solid contents they may contain for hazardous constituents prior to their disposal.

This investigation was completed in general accordance with ASTM E1903-11, Standard Practice for Environmental Site Assessments: Phase II Environmental Site Assessment Process. These methodologies are described as representing good commercial and customary practice for conducting a Phase II ESA of a property for the purpose of evaluating recognized environmental conditions.

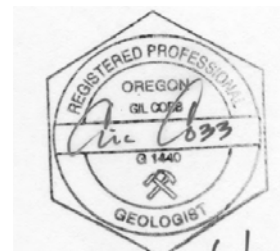
Point Source appreciates the opportunity to provide these services. If you have any questions concerning this report, or if we can assist you in any other matter, please contact Gil Cobb or Jeff Jackman at 503.236.5885.



Prepared by:
Kyle Fisher, Project Manager



Reviewed By:
Gil Cobb, Registered Geologist (Oregon #G1440)



Expires 12/31/2023

Attachments:

Figure 1 – Site Location Map

Figure 2 – Topographic Map

Figure 3 – Sample Location Diagram

Appendix A – Field Boring Logs

Appendix B – Laboratory Analytical Report

FIGURES

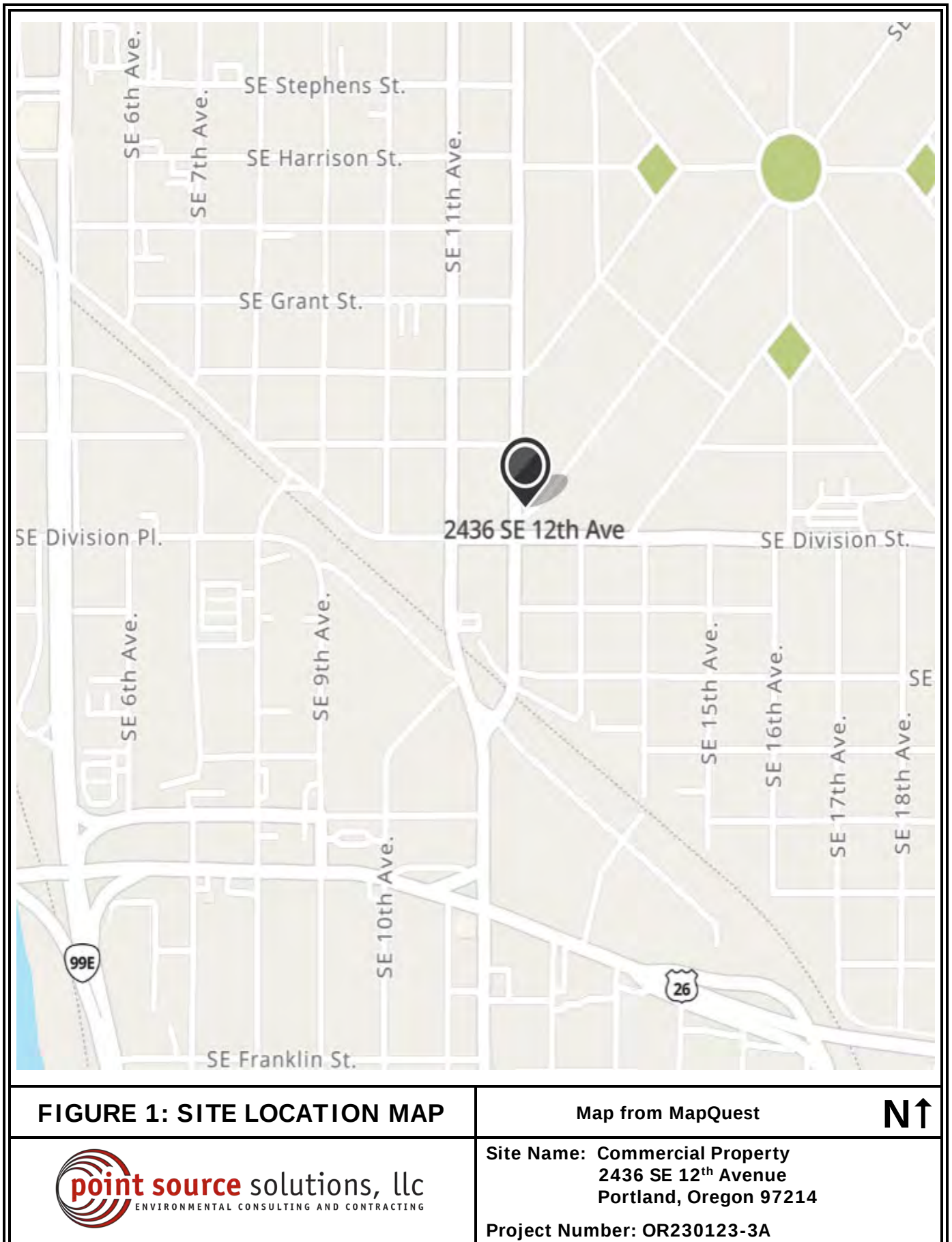




FIGURE 2: TOPOGRAPHIC MAP

Source: USGS 7.5 Minute Topographic Map
Portland, OR Quadrangle 1990

N↑



Site Name: Commercial Property
2436 SE 12th Avenue
Portland, Oregon 97214

Project Number: OR230123-3A



FIGURE 3: SAMPLE LOCATION DIAGRAM

Aerial Imagery from
Google Earth (2021)



Notes:

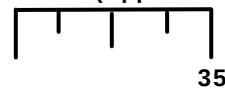
- Soil results in mg/kg

● Soil Sample Location

■ 1,000 gallon UST

■ Inactive Dispenser Island

Scale in Feet (Approximate)



Site Name: Commercial Property
2436 SE 12th Avenue
Portland, Oregon 97214

Project Number: OR230123-3A

APPENDICES

APPENDIX A

FIELD BORING LOGS



Client: Skyhook Fitness
 Project: 2436 SE 12th Ave
 Address: 2436 SE 12th Ave, Portland, OR

BORING LOG

Boring No. B1
 Page: 1 of 1

Drilling Start Date: 2/22/23
 Drilling End Date: 2/22/23
 Drilling Company: Point Source Solutions
 Drilling Method: Direct Push
 Drilling Equipment: Geoprobe DT22
 Driller: JR
 Logged By: KF

Boring Depth (ft): 13
 Boring Diameter (in): 2.25
 Sampling Method(s): Direct Push
 DTW During Drilling (ft): N/A
 DTW After Drilling (ft): N/A
 Ground Surface Elev. (ft): N/A
 Location (Lat, Long): N/A

DEPTH (ft)	LITHOLOGY	WATER LEVEL	BORING COMPLETION	COLLECT				SOIL/ROCK VISUAL DESCRIPTION	MEASURE		DEPTH (ft)
				Sample Type	Time	Blow Counts	Recovery (ft)		PID (ppm)	Lab Sample	
0				DP			2.00	(0') Concrete (0.5') Silty CLAY (CL-ML); brown, no staining, no odor	0		0
				DP			3.20	(4') As Above	0		5
5				DP			4.00	(8') As Above	0.2		10
10				DP				(10') As Above: blue silty clay. heavy odor and staining	101	B1-S1	10
				DP				(11.5') Well-graded GRAVEL (GW) (12') No Recovery	0.2		15
15								(13') Boring terminated, progress refusal at 13'			20

NOTES: Hole precleared on 2/7/23 by Pacific Geophysics.

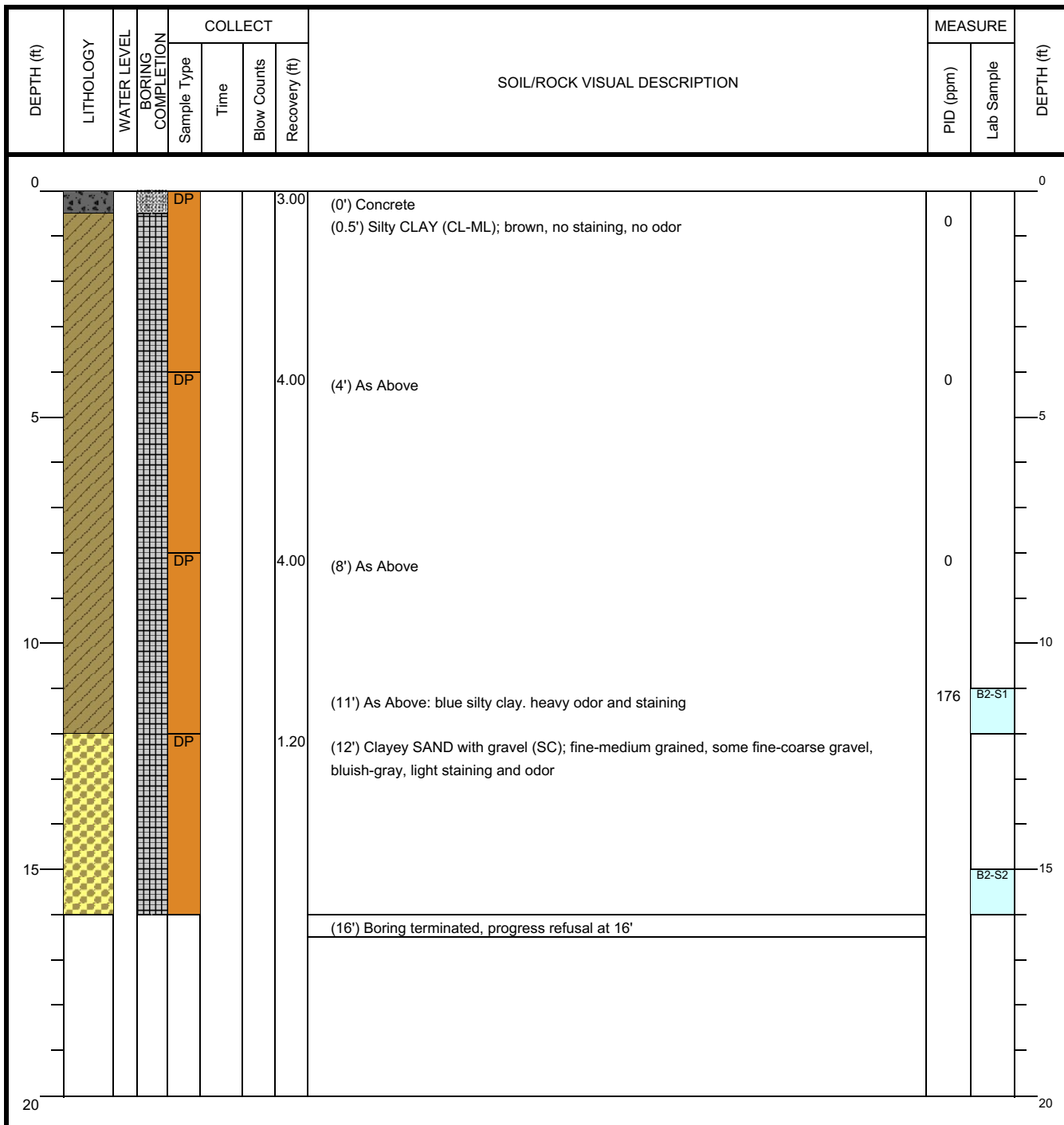


Client: Skyhook Fitness
 Project: 2436 SE 12th Ave
 Address: 2436 SE 12th Ave, Portland, OR

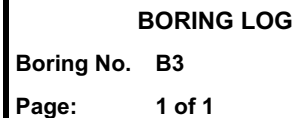
BORING LOG
 Boring No. B2
 Page: 1 of 1

Drilling Start Date: 2/22/23
 Drilling End Date: 2/22/23
 Drilling Company: Point Source Solutions
 Drilling Method: Direct Push
 Drilling Equipment: Geoprobe DT22
 Driller: KF
 Logged By: JR

Boring Depth (ft): 16
 Boring Diameter (in): 2.25
 Sampling Method(s): Direct Push
 DTW During Drilling (ft): N/A
 DTW After Drilling (ft): N/A
 Ground Surface Elev. (ft): N/A
 Location (Lat, Long): N/A



NOTES: Hole precleared on 2/7/23 by Pacific Geophysics.



Boring Depth (ft):	10
Boring Diameter (in):	2.25
Sampling Method(s):	Direct Push
DTW During Drilling (ft):	N/A
DTW After Drilling (ft):	N/A
Ground Surface Elev. (ft):	N/A
Location (Lat, Long):	N/A

NOTES: Hole precleared on 2/7/23 by Pacific Geophysics.



Client: Skyhook Fitness
Project: 2436 SE 12th Ave
Address: 2436 SE 12th Ave, Portland, OR

BORING LOG

Boring No. B4
Page: 1 of 1

Drilling Start Date: 2/22/23
Drilling End Date: 2/22/23
Drilling Company: Point Source Solutions
Drilling Method: Direct Push
Drilling Equipment: Geoprobe DT22
Driller: KF
Logged By: JR

Boring Depth (ft): 11
Boring Diameter (in): 2.25
Sampling Method(s): Direct Push
DTW During Drilling (ft): N/A
DTW After Drilling (ft): N/A
Ground Surface Elev. (ft): N/A
Location (Lat, Long): N/A

DEPTH (ft)	LITHOLOGY	WATER LEVEL	BORING COMPLETION	COLLECT				SOIL/ROCK VISUAL DESCRIPTION	MEASURE		DEPTH (ft)
				Sample Type	Time	Blow Counts	Recovery (ft)		PID (ppm)	Lab Sample	
0				DP			2.00	(0') Concrete (0.5') Silty CLAY (CL-ML); brown, no staining, no odor	0		0
				DP			4.00	(4') As Above	0	B4-S1	5
				DP			2.25	(8') As Above	0	B4-S2	10
								(11') Boring terminated, progress refusal			15
											20

NOTES: Hole precleared on 2/7/23 by Pacific Geophysics.



Client: Skyhook Fitness
Project: 2436 SE 12th Ave
Address: 2436 SE 12th Ave, Portland, OR

BORING LOG
Boring No. B5
Page: 1 of 1

Drilling Start Date: 2/28/23
Drilling End Date: 2/28/23
Drilling Company: Point Source Solutions
Drilling Method: Direct Push
Drilling Equipment: Geoprobe LB
Driller: KF
Logged By: KF

Boring Depth (ft): 4
Boring Diameter (in): 1.25
Sampling Method(s): Direct Push
DTW During Drilling (ft): N/A
DTW After Drilling (ft): N/A
Ground Surface Elev. (ft): N/A
Location (Lat, Long): N/A

DEPTH (ft)	LITHOLOGY	WATER LEVEL	BORING COMPLETION	COLLECT				SOIL/ROCK VISUAL DESCRIPTION	MEASURE		DEPTH (ft)
				Sample Type	Time	Blow Counts	Recovery (ft)		PID (ppm)	Lab Sample	
0				DP			1.20	(0') Concrete			0
								(0.5') Silty CLAY (CL-ML); brown, no staining, no odor	0		
				DP			1.50	(2') As Above	0		
									0	B5-S1	
								(4') Boring terminated			
5											5
10											10

NOTES: Hole precleared on 2/7/23 by Pacific Geophysics.



Client: Skyhook Fitness
 Project: 2436 SE 12th Ave
 Address: 2436 SE 12th Ave, Portland, OR

BORING LOG
 Boring No. B6
 Page: 1 of 1

Drilling Start Date: 2/28/23
 Drilling End Date: 2/28/23
 Drilling Company: Point Source Solutions
 Drilling Method: Direct Push
 Drilling Equipment: Geoprobe LB
 Driller: KF
 Logged By: KF

Boring Depth (ft): 4
 Boring Diameter (in): 1.25
 Sampling Method(s): Direct Push
 DTW During Drilling (ft): N/A
 DTW After Drilling (ft): N/A
 Ground Surface Elev. (ft): N/A
 Location (Lat, Long): N/A

DEPTH (ft)	LITHOLOGY	WATER LEVEL	BORING COMPLETION	COLLECT				SOIL/ROCK VISUAL DESCRIPTION	MEASURE		DEPTH (ft)
				Sample Type	Time	Blow Counts	Recovery (ft)		PID (ppm)	Lab Sample	
0				DP			1.20	(0') Concrete			0
								(0.5') Silty CLAY (CL-ML); brown, no staining, no odor	0		
				DP			1.60	(2') As Above	0		
									0	B6-S1	
								(4') Boring terminated			
5											5
10											10

NOTES: Hole precleared on 2/7/23 by Pacific Geophysics.

APPENDIX B

LABORATORY ANALYTICAL REPORT

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

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

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

March 3, 2023

Gil Cobb, Project Manager
Point Source Solutions
5317 NE St Johns Rd, Suite D
Vancouver, WA 98661

Dear Mr Cobb:

Included are the results from the testing of material submitted on February 27, 2023 from the 2436 SE 12th Ave, F&BI 302353 project. There are 6 pages included in this report. Any samples that may remain are currently scheduled for disposal in 30 days, or as directed by the Chain of Custody document. If you would like us to return your samples or arrange for long term storage at our offices, please contact us as soon as possible.

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

Sincerely,

FRIEDMAN & BRUYA, INC.



Michael Erdahl
Project Manager

Enclosures

c: Johnny Ramus, Jeff Jackman, Kyle Fisher
PSS0303R.DOC

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

CASE NARRATIVE

This case narrative encompasses samples received on February 27, 2023 by Friedman & Bruya, Inc. from the Point Source Solutions 2436 SE 12th Ave, F&BI 302353 project. Samples were logged in under the laboratory ID's listed below.

<u>Laboratory ID</u>	<u>Point Source Solutions</u>
302353 -01	B1-S1-10
302353 -02	B2-S1-11
302353 -03	B2-S2-16
302353 -04	B3-S1-4
302353 -05	B3-S2-10
302353 -06	B4-S1-4
302353 -07	B4-S2-11

All quality control requirements were acceptable.

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Date of Report: 03/03/23

Date Received: 02/27/23

Project: 2436 SE 12th Ave, F&BI 302353

Date Extracted: 02/28/23

Date Analyzed: 03/01/23

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

Results Reported on a Dry Weight Basis

Results Reported as mg/kg (ppm)

<u>Sample ID</u> Laboratory ID	<u>Gasoline Range</u>	Surrogate (% Recovery) (Limit 58-139)
B1-S1-10 302353-01	230	ip
B2-S1-11 302353-02 1/20	2,200	ip
B2-S2-16 302353-03	7.8	105
B3-S1-4 302353-04	<5	94
B3-S2-10 302353-05	<5	102
B4-S1-4 302353-06	<5	100
B4-S2-11 302353-07	<5	100
Method Blank 03-467 MB	<5	109

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Date of Report: 03/03/23

Date Received: 02/27/23

Project: 2436 SE 12th Ave, F&BI 302353

Date Extracted: 02/27/23

Date Analyzed: 02/27/23

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

Results Reported on a Dry Weight Basis

Results Reported as mg/kg (ppm)

<u>Sample ID</u> Laboratory ID	<u>Diesel Range</u> (C ₁₀ -C ₂₅)	<u>Motor Oil Range</u> (C ₂₅ -C ₃₆)	<u>Surrogate</u> <u>(% Recovery)</u> (Limit 50-150)
B1-S1-10 302353-01	<50	<250	107
B2-S1-11 302353-02	2,000 x	<250	112
B2-S2-16 302353-03	<50	<250	107
B3-S1-4 302353-04	<50	<250	110
B3-S2-10 302353-05	<50	<250	108
B4-S1-4 302353-06	<50	<250	107
B4-S2-11 302353-07	<50	<250	104
Method Blank 03-492 MB	<50	<250	107

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Date of Report: 03/03/23

Date Received: 02/27/23

Project: 2436 SE 12th Ave, F&BI 302353

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

Laboratory Code: 302344-01 (Duplicate)

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

Laboratory Code: Laboratory Control Sample

Analyte	Reporting Units	Spike Level	Percent Recovery LCS	Acceptance Criteria
Gasoline	mg/kg (ppm)	20	100	70-130

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Date of Report: 03/03/23

Date Received: 02/27/23

Project: 2436 SE 12th Ave, F&BI 302353

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

Laboratory Code: 302229-04 (Matrix Spike)

Analyte	Reporting Units	Spike Level	(Wet wt) Sample Result	Percent Recovery MS	Percent Recovery MSD	Acceptance Criteria	RPD (Limit 20)
Diesel Extended	mg/kg (ppm)	5,000	3,400	124	110	70-130	12

Laboratory Code: Laboratory Control Sample

Analyte	Reporting Units	Spike Level	Percent Recovery LCS	Acceptance Criteria
Diesel Extended	mg/kg (ppm)	5,000	102	70-130

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Data Qualifiers & Definitions

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

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

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

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

cf - The sample was centrifuged prior to analysis.

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

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

f - The sample was laboratory filtered prior to analysis.

fb - The analyte was detected in the method blank.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

302853

Report To Gil CobbCompany Point Source SolutionsAddress 5317 NE St Johns Rd, Ste DCity, State, ZIP Vancouver, WA

Phone _____ Email _____

SAMPLE CHAIN OF CUSTODY

02/27/23

N3

Page # 1 of 1SAMPLERS (signature) John Renu

PROJECT NAME

2436 SE 12th Ave

PO #

REMARKS

INVOICE TO

Project Specific RIs - Yes / No

TURNAROUND TIME	SAMPLE DISPOSAL Dispose after 30 days Archive Samples Other _____
☒ Standard Turnaround ☐ RUSH	
Rush charges authorized by: _____	

Sample ID	Lab ID	Date Sampled	Time Sampled	Sample Type	# of Jars	ANALYSES REQUESTED						Notes
						NWTPH-Dx	NWTPH-Gx	BTEX EPA 8021	VOCs EPA 8260	PAHs EPA 8270	PCBs EPA 8082	
B1-S1-10	01A-C	2/22/23	10:37	Soil	3	X	X					
B2-S1-11	02	"	11:58	Soil	3	X	X					
B2-S2-16	03	"	12:16	Soil	3	X	X					
B3-S1-4	04	"	13:43	Soil	3	X	X					
B3-S2-10	05	"	13:58	Soil	3	X	X					
B4-S1-4	06	"	14:44	Soil	3	X	X					
B4-S2-11	07	"	14:52	Soil	3	X	X					

Samples received at 8 °C

SIGNATURE

PRINT NAME

COMPANY

DATE

TIME

Friedman & Bruya, Inc.

3012 16th Avenue West

Seattle, WA 98119-2029

Ph. (206) 285-8282

Relinquished by: <u>John Renu</u>	John Renu	Point Source	2/27/23	11:23
Received by: <u>John</u>	ANH PHAN	F8b	02/27/23	11:23
Relinquished by:				
Received by:				

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

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

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

March 10, 2023

Gil Cobb, Project Manager
Point Source Solutions
5317 NE St Johns Rd, Suite D
Vancouver, WA 98661

Dear Mr Cobb:

Included are the additional results from the testing of material submitted on February 27, 2023 from the 2436 SE 12th Ave, F&BI 302353 project. There are 13 pages included in this report.

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

Sincerely,

FRIEDMAN & BRUYA, INC.



Michael Erdahl
Project Manager

Enclosures

c: Johnny Ramus, Jeff Jackman, Kyle Fisher
PSS0310R.DOC

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

CASE NARRATIVE

This case narrative encompasses samples received on February 27, 2023 by Friedman & Bruya, Inc. from the Point Source Solutions 2436 SE 12th Ave, F&BI 302353 project. Samples were logged in under the laboratory ID's listed below.

<u>Laboratory ID</u>	<u>Point Source Solutions</u>
302353 -01	B1-S1-10
302353 -02	B2-S1-11
302353 -03	B2-S2-16
302353 -04	B3-S1-4
302353 -05	B3-S2-10
302353 -06	B4-S1-4
302353 -07	B4-S2-11

The 8260D matrix spike and matrix spike duplicate failed the relative percent difference for several compounds. The analytes were not detected therefore the data were acceptable.

The 8260D laboratory control sample exceeded the acceptance criteria for bromomethane. The compound was not detected, therefore the data were acceptable.

All other quality control requirements were acceptable.

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Analysis For Total Metals By EPA Method 6020B

Client ID:	B2-S1-11	Client:	Point Source Solutions
Date Received:	02/27/23	Project:	2436 SE 12th Ave, F&BI 302353
Date Extracted:	03/07/23	Lab ID:	302353-02
Date Analyzed:	03/07/23	Data File:	302353-02.105
Matrix:	Soil	Instrument:	ICPMS2
Units:	mg/kg (ppm) Dry Weight	Operator:	SP

Analyte:	Concentration mg/kg (ppm)
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Lead	8.07
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FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Analysis For Total Metals By EPA Method 6020B

Client ID:	Method Blank	Client:	Point Source Solutions
Date Received:	Not Applicable	Project:	2436 SE 12th Ave, F&BI 302353
Date Extracted:	03/07/23	Lab ID:	I3-165 mb
Date Analyzed:	03/07/23	Data File:	I3-165 mb.078
Matrix:	Soil	Instrument:	ICPMS2
Units:	mg/kg (ppm) Dry Weight	Operator:	SP

Analyte:	Concentration mg/kg (ppm)
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Lead	<1
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FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Analysis For Volatile Compounds By EPA Method 8260D

Client Sample ID: B2-S1-11	Client: Point Source Solutions
Date Received: 02/27/23	Project: 2436 SE 12th Ave, F&BI 302353
Date Extracted: 03/07/23	Lab ID: 302353-02
Date Analyzed: 03/07/23	Data File: 030712.D
Matrix: Soil	Instrument: GCMS4
Units: mg/kg (ppm) Dry Weight	Operator: lm

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
1,2-Dichloroethane-d4	98	90	109
Toluene-d8	103	89	112
4-Bromofluorobenzene	102	84	115

Compounds:	Concentration mg/kg (ppm)	Compounds:	Concentration mg/kg (ppm)
Dichlorodifluoromethane	<0.5	1,3-Dichloropropane	<0.05
Chloromethane	<0.5	Tetrachloroethene	<0.025
Vinyl chloride	<0.05	Dibromochloromethane	<0.05
Bromomethane	<0.5	1,2-Dibromoethane (EDB)	<0.05
Chloroethane	<0.5	Chlorobenzene	<0.05
Trichlorofluoromethane	<0.5	Ethylbenzene	0.085
Acetone	<5 ca	1,1,1,2-Tetrachloroethane	<0.05
1,1-Dichloroethene	<0.05	m,p-Xylene	0.23
Hexane	<0.25	o-Xylene	<0.05
Methylene chloride	<0.5	Styrene	<0.05
Methyl t-butyl ether (MTBE)	<0.05	Isopropylbenzene	0.58
trans-1,2-Dichloroethene	<0.05	Bromoform	<0.05
1,1-Dichloroethane	<0.05	n-Propylbenzene	0.48
2,2-Dichloropropane	<0.05	Bromobenzene	<0.05
cis-1,2-Dichloroethene	<0.05	1,3,5-Trimethylbenzene	1.8
Chloroform	<0.05	1,1,2,2-Tetrachloroethane	<0.05
2-Butanone (MEK)	<1	1,2,3-Trichloropropane	<0.05
1,2-Dichloroethane (EDC)	<0.05	2-Chlorotoluene	<0.05
1,1,1-Trichloroethane	<0.05	4-Chlorotoluene	<0.05
1,1-Dichloropropene	<0.05	tert-Butylbenzene	0.12
Carbon tetrachloride	<0.05	1,2,4-Trimethylbenzene	1.6
Benzene	<0.03	sec-Butylbenzene	2.0
Trichloroethene	<0.02	p-Isopropyltoluene	3.6
1,2-Dichloropropane	<0.05	1,3-Dichlorobenzene	<0.05
Bromodichloromethane	<0.05	1,4-Dichlorobenzene	<0.05
Dibromomethane	<0.05	1,2-Dichlorobenzene	<0.05
4-Methyl-2-pentanone	<1	1,2-Dibromo-3-chloropropane	<0.5
cis-1,3-Dichloropropene	<0.05	1,2,4-Trichlorobenzene	<0.25
Toluene	<0.05	Hexachlorobutadiene	<0.25
trans-1,3-Dichloropropene	<0.05	Naphthalene	<0.05
1,1,2-Trichloroethane	<0.05	1,2,3-Trichlorobenzene	<0.25
2-Hexanone	<0.5		

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Analysis For Volatile Compounds By EPA Method 8260D

Client Sample ID:	Method Blank	Client:	Point Source Solutions
Date Received:	Not Applicable	Project:	2436 SE 12th Ave, F&BI 302353
Date Extracted:	03/06/23	Lab ID:	03-0372 mb
Date Analyzed:	03/06/23	Data File:	030605.D
Matrix:	Soil	Instrument:	GCMS4
Units:	mg/kg (ppm) Dry Weight	Operator:	lm

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
1,2-Dichloroethane-d4	100	90	109
Toluene-d8	103	89	112
4-Bromofluorobenzene	96	84	115

Compounds:	Concentration mg/kg (ppm)	Compounds:	Concentration mg/kg (ppm)
Dichlorodifluoromethane	<0.5	1,3-Dichloropropane	<0.05
Chloromethane	<0.5	Tetrachloroethene	<0.025
Vinyl chloride	<0.05	Dibromochloromethane	<0.05
Bromomethane	<0.5	1,2-Dibromoethane (EDB)	<0.05
Chloroethane	<0.5	Chlorobenzene	<0.05
Trichlorofluoromethane	<0.5	Ethylbenzene	<0.05
Acetone	<5	1,1,1,2-Tetrachloroethane	<0.05
1,1-Dichloroethene	<0.05	m,p-Xylene	<0.1
Hexane	<0.25	o-Xylene	<0.05
Methylene chloride	<0.5	Styrene	<0.05
Methyl t-butyl ether (MTBE)	<0.05	Isopropylbenzene	<0.05
trans-1,2-Dichloroethene	<0.05	Bromoform	<0.05
1,1-Dichloroethane	<0.05	n-Propylbenzene	<0.05
2,2-Dichloropropane	<0.05	Bromobenzene	<0.05
cis-1,2-Dichloroethene	<0.05	1,3,5-Trimethylbenzene	<0.05
Chloroform	<0.05	1,1,2,2-Tetrachloroethane	<0.05
2-Butanone (MEK)	<1	1,2,3-Trichloropropane	<0.05
1,2-Dichloroethane (EDC)	<0.05	2-Chlorotoluene	<0.05
1,1,1-Trichloroethane	<0.05	4-Chlorotoluene	<0.05
1,1-Dichloropropene	<0.05	tert-Butylbenzene	<0.05
Carbon tetrachloride	<0.05	1,2,4-Trimethylbenzene	<0.05
Benzene	<0.03	sec-Butylbenzene	<0.05
Trichloroethene	<0.02	p-Isopropyltoluene	<0.05
1,2-Dichloropropane	<0.05	1,3-Dichlorobenzene	<0.05
Bromodichloromethane	<0.05	1,4-Dichlorobenzene	<0.05
Dibromomethane	<0.05	1,2-Dichlorobenzene	<0.05
4-Methyl-2-pentanone	<1	1,2-Dibromo-3-chloropropane	<0.5
cis-1,3-Dichloropropene	<0.05	1,2,4-Trichlorobenzene	<0.25
Toluene	<0.05	Hexachlorobutadiene	<0.25
trans-1,3-Dichloropropene	<0.05	Naphthalene	<0.05
1,1,2-Trichloroethane	<0.05	1,2,3-Trichlorobenzene	<0.25
2-Hexanone	<0.5		

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Analysis For Semivolatile Compounds By EPA Method 8270E

Client Sample ID: B2-S1-11	Client: Point Source Solutions
Date Received: 02/27/23	Project: 2436 SE 12th Ave, F&BI 302353
Date Extracted: 03/06/23	Lab ID: 302353-02 1/5
Date Analyzed: 03/06/23	Data File: 030616.D
Matrix: Soil	Instrument: GCMS9
Units: mg/kg (ppm) Dry Weight	Operator: VM

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
Nitrobenzene-d5	130	10	198
2-Fluorobiphenyl	85	45	117
2,4,6-Tribromophenol	81	11	158
Terphenyl-d14	100	50	124

Compounds:	Concentration mg/kg (ppm)
Naphthalene	<0.01
2-Methylnaphthalene	0.15
1-Methylnaphthalene	0.17
Acenaphthylene	<0.01
Acenaphthene	<0.01
Fluorene	0.074
Phenanthrene	0.061
Anthracene	<0.01
Fluoranthene	0.011
Pyrene	0.013
Benz(a)anthracene	<0.01
Chrysene	<0.01
Benzo(a)pyrene	<0.01
Benzo(b)fluoranthene	<0.01
Benzo(k)fluoranthene	<0.01
Indeno(1,2,3-cd)pyrene	<0.01
Dibenz(a,h)anthracene	<0.01
Benzo(g,h,i)perylene	<0.01

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Analysis For Semivolatile Compounds By EPA Method 8270E

Client Sample ID:	Method Blank	Client:	Point Source Solutions
Date Received:	Not Applicable	Project:	2436 SE 12th Ave, F&BI 302353
Date Extracted:	03/06/23	Lab ID:	03-527 mb 1/5
Date Analyzed:	03/06/23	Data File:	030615.D
Matrix:	Soil	Instrument:	GCMS12
Units:	mg/kg (ppm) Dry Weight	Operator:	VM

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
Nitrobenzene-d5	102	16	137
2-Fluorobiphenyl	95	46	122
2,4,6-Tribromophenol	105	17	154
Terphenyl-d14	98	31	167

Compounds:	Concentration mg/kg (ppm)
Naphthalene	<0.01
2-Methylnaphthalene	<0.01
1-Methylnaphthalene	<0.01
Acenaphthylene	<0.01
Acenaphthene	<0.01
Fluorene	<0.01
Phenanthrene	<0.01
Anthracene	<0.01
Fluoranthene	<0.01
Pyrene	<0.01
Benz(a)anthracene	<0.01
Chrysene	<0.01
Benzo(a)pyrene	<0.01
Benzo(b)fluoranthene	<0.01
Benzo(k)fluoranthene	<0.01
Indeno(1,2,3-cd)pyrene	<0.01
Dibenz(a,h)anthracene	<0.01
Benzo(g,h,i)perylene	<0.01

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Date of Report: 03/10/23

Date Received: 02/27/23

Project: 2436 SE 12th Ave, F&BI 302353

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

Laboratory Code: 303073-01 x5 (Matrix Spike)

Analyte	Reporting Units	Spike Level	Sample Result (Wet wt)	Percent Recovery MS	Percent Recovery MSD	Acceptance Criteria	RPD (Limit 20)
Lead	mg/kg (ppm)	50	<5	90	96	75-125	6

Laboratory Code: Laboratory Control Sample

Analyte	Reporting Units	Spike Level	Percent Recovery LCS	Acceptance Criteria
Lead	mg/kg (ppm)	50	96	80-120

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Date of Report: 03/10/23

Date Received: 02/27/23

Project: 2436 SE 12th Ave, F&BI 302353

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

Laboratory Code: 303040-01 (Matrix Spike)

Analyte	Reporting Units	Spike Level	Sample Result (Wet wt)	Percent Recovery MS	Percent Recovery MSD	Acceptance Criteria	RPD (Limit 20)
Dichlorodifluoromethane	mg/kg (ppm)	2	<0.5	27	19	10-142	35 vo
Chloromethane	mg/kg (ppm)	2	<0.5	56	43	10-126	26 vo
Vinyl chloride	mg/kg (ppm)	2	<0.05	52	43	10-138	19
Bromomethane	mg/kg (ppm)	2	<0.5	74	99	10-163	29 vo
Chloroethane	mg/kg (ppm)	2	<0.5	70	62	10-176	12
Trichlorofluoromethane	mg/kg (ppm)	2	<0.5	69	60	10-176	14
Acetone	mg/kg (ppm)	10	<5	65	51	10-163	24 vo
1,1-Dichloroethene	mg/kg (ppm)	2	<0.05	78	68	10-160	14
Hexane	mg/kg (ppm)	2	<0.25	63	54	10-137	15
Methylene chloride	mg/kg (ppm)	2	<0.5	80	67	10-156	18
Methyl t-butyl ether (MTBE)	mg/kg (ppm)	2	<0.05	90	81	21-145	11
trans-1,2-Dichloroethene	mg/kg (ppm)	2	<0.05	82	73	14-137	12
1,1-Dichloroethane	mg/kg (ppm)	2	<0.05	81	71	19-140	13
2,2-Dichloropropane	mg/kg (ppm)	2	<0.05	88	81	10-158	8
cis-1,2-Dichloroethene	mg/kg (ppm)	2	<0.05	84	77	25-135	9
Chloroform	mg/kg (ppm)	2	<0.05	89	80	21-145	11
2-Butanone (MEK)	mg/kg (ppm)	10	<1	88	76	19-147	15
1,2-Dichloroethane (EDC)	mg/kg (ppm)	2	<0.05	88	79	12-160	11
1,1,1-Trichloroethane	mg/kg (ppm)	2	<0.05	94	83	10-156	12
1,1-Dichloropropene	mg/kg (ppm)	2	<0.05	82	74	17-140	10
Carbon tetrachloride	mg/kg (ppm)	2	<0.05	90	81	9-164	11
Benzene	mg/kg (ppm)	2	<0.03	87	77	29-129	12
Trichloroethene	mg/kg (ppm)	2	<0.02	86	77	21-139	11
1,2-Dichloropropane	mg/kg (ppm)	2	<0.05	80	70	30-135	13
Bromodichloromethane	mg/kg (ppm)	2	<0.05	92	82	23-155	11
Dibromomethane	mg/kg (ppm)	2	<0.05	90	79	23-145	13
4-Methyl-2-pentanone	mg/kg (ppm)	10	<1	96	84	24-155	13
cis-1,3-Dichloropropene	mg/kg (ppm)	2	<0.05	88	77	28-144	13
Toluene	mg/kg (ppm)	2	<0.05	84	74	35-130	13
trans-1,3-Dichloropropene	mg/kg (ppm)	2	<0.05	86	76	26-149	12
1,1,2-Trichloroethane	mg/kg (ppm)	2	<0.05	82	72	10-205	13
2-Hexanone	mg/kg (ppm)	10	<5	95	84	15-166	12
1,3-Dichloropropene	mg/kg (ppm)	2	<0.05	86	76	31-137	12
Tetrachloroethene	mg/kg (ppm)	2	<0.025	96	85	20-133	12
Dibromochloromethane	mg/kg (ppm)	2	<0.05	86	78	28-150	10
1,2-Dibromoethane (EDB)	mg/kg (ppm)	2	<0.05	84	74	28-142	13
Chlorobenzene	mg/kg (ppm)	2	<0.05	89	79	32-129	12
Ethylbenzene	mg/kg (ppm)	2	<0.05	89	79	32-137	12
1,1,1,2-Tetrachloroethane	mg/kg (ppm)	2	<0.05	89	80	31-143	11
m,p-Xylene	mg/kg (ppm)	4	<0.1	89	78	34-136	13
o-Xylene	mg/kg (ppm)	2	<0.05	86	78	33-134	10
Styrene	mg/kg (ppm)	2	<0.05	88	79	35-137	11
Isopropylbenzene	mg/kg (ppm)	2	<0.05	93	83	31-142	11
Bromoform	mg/kg (ppm)	2	<0.05	89	82	21-156	8
n-Propylbenzene	mg/kg (ppm)	2	<0.05	87	81	23-146	7
Bromobenzene	mg/kg (ppm)	2	<0.05	91	84	34-130	8
1,3,5-Trimethylbenzene	mg/kg (ppm)	2	<0.05	89	82	18-149	8
1,1,2,2-Tetrachloroethane	mg/kg (ppm)	2	<0.05	92	87	28-140	6
1,2,3-Trichloropropane	mg/kg (ppm)	2	<0.05	83	77	25-144	7
2-Chlorotoluene	mg/kg (ppm)	2	0.65	73 b	60 b	31-134	20 b
4-Chlorotoluene	mg/kg (ppm)	2	<0.05	85	79	31-136	7
tert-Butylbenzene	mg/kg (ppm)	2	<0.05	92	85	30-137	8
1,2,4-Trimethylbenzene	mg/kg (ppm)	2	<0.05	87	81	10-182	7
sec-Butylbenzene	mg/kg (ppm)	2	0.087	90	82	23-145	9
p-Isopropyltoluene	mg/kg (ppm)	2	<0.05	91	84	21-149	8
1,3-Dichlorobenzene	mg/kg (ppm)	2	<0.05	89	83	30-131	7
1,4-Dichlorobenzene	mg/kg (ppm)	2	<0.05	91	84	29-129	8
1,2-Dichlorobenzene	mg/kg (ppm)	2	<0.05	90	84	31-132	7
1,2-Dibromo-3-chloropropane	mg/kg (ppm)	2	<0.5	80	75	11-161	6
1,2,4-Trichlorobenzene	mg/kg (ppm)	2	<0.25	93	83	22-142	11
Hexachlorobutadiene	mg/kg (ppm)	2	<0.25	120	105	10-142	13
Naphthalene	mg/kg (ppm)	2	<0.05	88	80	14-157	10
1,2,3-Trichlorobenzene	mg/kg (ppm)	2	<0.25	94	83	20-144	12

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Date of Report: 03/10/23

Date Received: 02/27/23

Project: 2436 SE 12th Ave, F&BI 302353

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

Laboratory Code: Laboratory Control Sample

Analyte	Reporting Units	Spike Level	Percent Recovery LCS	Acceptance Criteria
Dichlorodifluoromethane	mg/kg (ppm)	2	53	10-146
Chloromethane	mg/kg (ppm)	2	69	27-133
Vinyl chloride	mg/kg (ppm)	2	72	22-139
Bromomethane	mg/kg (ppm)	2	143 vo	38-114
Chloroethane	mg/kg (ppm)	2	91	9-163
Trichlorofluoromethane	mg/kg (ppm)	2	92	10-196
Acetone	mg/kg (ppm)	10	72	52-141
1,1-Dichloroethene	mg/kg (ppm)	2	92	47-128
Hexane	mg/kg (ppm)	2	86	43-142
Methylene chloride	mg/kg (ppm)	2	92	10-184
Methyl t-butyl ether (MTBE)	mg/kg (ppm)	2	99	60-123
trans-1,2-Dichloroethene	mg/kg (ppm)	2	92	67-129
1,1-Dichloroethane	mg/kg (ppm)	2	91	68-115
2,2-Dichloropropane	mg/kg (ppm)	2	98	52-170
cis-1,2-Dichloroethene	mg/kg (ppm)	2	95	72-127
Chloroform	mg/kg (ppm)	2	98	66-120
2-Butanone (MEK)	mg/kg (ppm)	10	95	30-197
1,2-Dichloroethane (EDC)	mg/kg (ppm)	2	95	56-135
1,1,1-Trichloroethane	mg/kg (ppm)	2	106	62-131
1,1-Dichloropropene	mg/kg (ppm)	2	92	69-128
Carbon tetrachloride	mg/kg (ppm)	2	103	60-139
Benzene	mg/kg (ppm)	2	94	71-118
Trichloroethene	mg/kg (ppm)	2	99	63-121
1,2-Dichloropropane	mg/kg (ppm)	2	86	72-127
Bromodichloromethane	mg/kg (ppm)	2	100	57-126
Dibromomethane	mg/kg (ppm)	2	99	62-123
4-Methyl-2-pentanone	mg/kg (ppm)	10	99	45-145
cis-1,3-Dichloropropene	mg/kg (ppm)	2	93	67-122
Toluene	mg/kg (ppm)	2	89	66-126
trans-1,3-Dichloropropene	mg/kg (ppm)	2	88	72-132
1,1,2-Trichloroethane	mg/kg (ppm)	2	84	64-115
2-Hexanone	mg/kg (ppm)	10	99	33-152
1,3-Dichloropropane	mg/kg (ppm)	2	89	72-130
Tetrachloroethene	mg/kg (ppm)	2	102	72-114
Dibromochloromethane	mg/kg (ppm)	2	93	55-121
1,2-Dibromoethane (EDB)	mg/kg (ppm)	2	88	74-132
Chlorobenzene	mg/kg (ppm)	2	92	76-111
Ethylbenzene	mg/kg (ppm)	2	92	64-123
1,1,1,2-Tetrachloroethane	mg/kg (ppm)	2	94	64-121
m,p-Xylene	mg/kg (ppm)	4	92	78-122
o-Xylene	mg/kg (ppm)	2	93	77-124
Styrene	mg/kg (ppm)	2	92	74-126
Isopropylbenzene	mg/kg (ppm)	2	98	76-127
Bromoform	mg/kg (ppm)	2	97	56-132
n-Propylbenzene	mg/kg (ppm)	2	93	74-124
Bromobenzene	mg/kg (ppm)	2	99	72-122
1,3,5-Trimethylbenzene	mg/kg (ppm)	2	98	76-126
1,1,2,2-Tetrachloroethane	mg/kg (ppm)	2	88	56-143
1,2,3-Trichloropropane	mg/kg (ppm)	2	88	61-137
2-Chlorotoluene	mg/kg (ppm)	2	94	74-121
4-Chlorotoluene	mg/kg (ppm)	2	92	75-122
tert-Butylbenzene	mg/kg (ppm)	2	99	73-130
1,2,4-Trimethylbenzene	mg/kg (ppm)	2	96	76-125
sec-Butylbenzene	mg/kg (ppm)	2	97	71-130
p-Isopropyltoluene	mg/kg (ppm)	2	97	70-132
1,3-Dichlorobenzene	mg/kg (ppm)	2	98	75-121
1,4-Dichlorobenzene	mg/kg (ppm)	2	99	74-117
1,2-Dichlorobenzene	mg/kg (ppm)	2	100	76-121
1,2-Dibromo-3-chloropropane	mg/kg (ppm)	2	89	58-138
1,2,4-Trichlorobenzene	mg/kg (ppm)	2	96	64-135
Hexachlorobutadiene	mg/kg (ppm)	2	107	50-153
Naphthalene	mg/kg (ppm)	2	92	63-140
1,2,3-Trichlorobenzene	mg/kg (ppm)	2	95	63-138

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Date of Report: 03/10/23

Date Received: 02/27/23

Project: 2436 SE 12th Ave, F&BI 302353

QUALITY ASSURANCE RESULTS FOR THE ANALYSIS OF SOIL SAMPLES FOR SEMIVOLATILES BY EPA METHOD 8270E

Laboratory Code: 303077-11 1/5 (Matrix Spike)

Analyte	Reporting Units	Spike Level	Sample Result (Wet wt)	Percent Recovery MS	Percent Recovery MSD	Acceptance Criteria	RPD (Limit 20)
Naphthalene	mg/kg (ppm)	0.83	<0.01	84	81	50-150	4
2-Methylnaphthalene	mg/kg (ppm)	0.83	<0.01	92	87	50-150	6
1-Methylnaphthalene	mg/kg (ppm)	0.83	<0.01	94	89	50-150	5
Acenaphthylene	mg/kg (ppm)	0.83	<0.01	98	94	50-150	4
Acenaphthene	mg/kg (ppm)	0.83	<0.01	89	85	50-150	5
Fluorene	mg/kg (ppm)	0.83	<0.01	97	93	50-150	4
Phenanthrene	mg/kg (ppm)	0.83	<0.01	90	89	10-170	1
Anthracene	mg/kg (ppm)	0.83	<0.01	90	89	50-150	1
Fluoranthene	mg/kg (ppm)	0.83	<0.01	96	94	10-203	2
Pyrene	mg/kg (ppm)	0.83	<0.01	89	86	10-208	3
Benzo(a)anthracene	mg/kg (ppm)	0.83	<0.01	95	93	37-146	2
Chrysene	mg/kg (ppm)	0.83	<0.01	93	90	36-144	3
Benzo(a)pyrene	mg/kg (ppm)	0.83	<0.01	91	90	40-150	1
Benzo(b)fluoranthene	mg/kg (ppm)	0.83	<0.01	94	91	45-157	3
Benzo(k)fluoranthene	mg/kg (ppm)	0.83	<0.01	89	88	50-150	1
Indeno(1,2,3-cd)pyrene	mg/kg (ppm)	0.83	<0.01	82	81	24-145	1
Dibenz(a,h)anthracene	mg/kg (ppm)	0.83	<0.01	79	76	31-137	4
Benzo(g,h,i)perylene	mg/kg (ppm)	0.83	<0.01	75	71	14-141	5

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Date of Report: 03/10/23

Date Received: 02/27/23

Project: 2436 SE 12th Ave, F&BI 302353

QUALITY ASSURANCE RESULTS FOR THE ANALYSIS OF SOIL SAMPLES FOR SEMIVOLATILES BY EPA METHOD 8270E

Laboratory Code: Laboratory Control Sample 1/5

Analyte	Reporting Units	Spike Level	Percent Recovery LCS	Acceptance Criteria
Naphthalene	mg/kg (ppm)	0.83	89	58-108
2-Methylnaphthalene	mg/kg (ppm)	0.83	96	67-109
1-Methylnaphthalene	mg/kg (ppm)	0.83	98	66-107
Acenaphthylene	mg/kg (ppm)	0.83	105	70-130
Acenaphthene	mg/kg (ppm)	0.83	97	66-112
Fluorene	mg/kg (ppm)	0.83	103	67-117
Phenanthrene	mg/kg (ppm)	0.83	98	70-130
Anthracene	mg/kg (ppm)	0.83	98	70-130
Fluoranthene	mg/kg (ppm)	0.83	103	70-130
Pyrene	mg/kg (ppm)	0.83	97	70-130
Benz(a)anthracene	mg/kg (ppm)	0.83	101	70-130
Chrysene	mg/kg (ppm)	0.83	100	70-130
Benzo(a)pyrene	mg/kg (ppm)	0.83	95	68-120
Benzo(b)fluoranthene	mg/kg (ppm)	0.83	95	69-125
Benzo(k)fluoranthene	mg/kg (ppm)	0.83	92	70-130
Indeno(1,2,3-cd)pyrene	mg/kg (ppm)	0.83	92	67-129
Dibenz(a,h)anthracene	mg/kg (ppm)	0.83	87	67-128
Benzo(g,h,i)perylene	mg/kg (ppm)	0.83	85	67-127

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Data Qualifiers & Definitions

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

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

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

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

cf - The sample was centrifuged prior to analysis.

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

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

f - The sample was laboratory filtered prior to analysis.

fb - The analyte was detected in the method blank.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Report To

Company Point & Co. Ltd.

Address 5317 NE 51 St

NE St Johns Rd, Ste D

City, State, ZIP Vancouver, WA 98661

Phone

E-mail

SAMPLE CHAIN OF TESTS

02/27/23

23

SAMPLERS (*signature*)

PROJECT NAME

2436 SE 12th Ave

REMARKS

INVOICE TO

Project Specific RIs - Yes	No

Doc # 1-2

Page # 1 01

TURNAROUND TIME

X Standard Turnaround

RUSH

Rush charges authorized by:

SAMPLE DISPOSAL

Dispose after 30 days

Archive Samples

Other

[illegible]

Friedman & Bruya, Inc

3012 16th Avenue West

Seattle, WA 98119 0000

Ph. (206) 285 8888

SIGNATURE

PRINT NAME

COMPANY

DATE _____

T

Received by:

John Ren

John R. Jones

Paint Sources

2/27/23

3

Relinquished

1 hv.

ANH P + A n

E8b

02/27/23

21

Received by:

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

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

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

March 8, 2023

Gil Cobb, Project Manager
Point Source Solutions
5317 NE St Johns Rd, Suite D
Vancouver, WA 98661

Dear Mr Cobb:

Included are the results from the testing of material submitted on March 2, 2023 from the 2436 SE 12th Ave, F&BI 303042 project. There are 6 pages included in this report. Any samples that may remain are currently scheduled for disposal in 30 days, or as directed by the Chain of Custody document. If you would like us to return your samples or arrange for long term storage at our offices, please contact us as soon as possible.

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

Sincerely,

FRIEDMAN & BRUYA, INC.



Michael Erdahl
Project Manager

Enclosures

c: Johnny Ramus, Jeff Jackman, Kyle Fisher
PSS0308R.DOC

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

CASE NARRATIVE

This case narrative encompasses samples received on March 2, 2023 by Friedman & Bruya, Inc. from the Point Source Solutions 2436 SE 12th Ave, F&BI 303042 project. Samples were logged in under the laboratory ID's listed below.

<u>Laboratory ID</u>	<u>Point Source Solutions</u>
303042 -01	B5-S1-4
303042 -02	B6-S1-4

All quality control requirements were acceptable.

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Date of Report: 03/08/23

Date Received: 03/02/23

Project: 2436 SE 12th Ave, F&BI 303042

Date Extracted: 03/03/23

Date Analyzed: 03/06/23 and 3/07/23

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

Results Reported on a Dry Weight Basis

Results Reported as mg/kg (ppm)

<u>Sample ID</u>	<u>Gasoline Range</u>	Surrogate (% Recovery)
Laboratory ID		(Limit 58-139)
B5-S1-4 303042-01	<5	133
B6-S1-4 303042-02	<5	129
Method Blank 03-473 MB2	<5	91

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Date of Report: 03/08/23

Date Received: 03/02/23

Project: 2436 SE 12th Ave, F&BI 303042

Date Extracted: 03/03/23

Date Analyzed: 03/03/23

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

Results Reported on a Dry Weight Basis

Results Reported as mg/kg (ppm)

<u>Sample ID</u> Laboratory ID	<u>Diesel Range</u> (C ₁₀ -C ₂₅)	<u>Motor Oil Range</u> (C ₂₅ -C ₃₆)	<u>Surrogate</u> <u>(% Recovery)</u> (Limit 50-150)
B5-S1-4 303042-01	<50	<250	98
B6-S1-4 303042-02	<50	<250	99
Method Blank 03-514 MB	<50	<250	103

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Date of Report: 03/08/23

Date Received: 03/02/23

Project: 2436 SE 12th Ave, F&BI 303042

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

Laboratory Code: 303015-01 (Duplicate)

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

Laboratory Code: Laboratory Control Sample

Analyte	Reporting Units	Spike Level	Percent Recovery LCS	Acceptance Criteria
Gasoline	mg/kg (ppm)	20	95	70-130

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Date of Report: 03/08/23

Date Received: 03/02/23

Project: 2436 SE 12th Ave, F&BI 303042

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

Laboratory Code: 303043-01 (Matrix Spike)

Analyte	Reporting Units	Spike Level	(Wet wt) Sample Result	Percent Recovery MS	Percent Recovery MSD	Acceptance Criteria	RPD (Limit 20)
Diesel Extended	mg/kg (ppm)	5,000	<50	106	104	70-130	2

Laboratory Code: Laboratory Control Sample

Analyte	Reporting Units	Spike Level	Percent Recovery LCS	Acceptance Criteria
Diesel Extended	mg/kg (ppm)	5,000	104	70-130

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Data Qualifiers & Definitions

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

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

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

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

cf - The sample was centrifuged prior to analysis.

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

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

f - The sample was laboratory filtered prior to analysis.

fb - The analyte was detected in the method blank.

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

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

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

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

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

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

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

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

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

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

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

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

APPENDIX B

ODEQ UST DECOMMISSIONING FORMS

DISPOSAL TRANSACTION HISTORY



State of Oregon
Department of
Environmental
Quality

STATE OF OREGON
DEPARTMENT OF ENVIRONMENTAL QUALITY

Receipt

184595

Issuing Office: DEQ

Date: 6/14/13

Check/Payer Name: Point Source Solutions

Address: _____ ZIP Code: _____

Reason for Payment

On-Site Sewage Permit

On-Site Surcharge

UST decommission

Amount

\$ _____

\$ 1000

\$ _____

\$ _____

\$ _____

Payment Type

Cash 375

Check # _____

Check # _____

MO # _____

Total

Fees Received

\$ _____

\$ 1000

\$ _____

\$ _____

\$ 1000

Issued By: Jean Kardo



OREGON DEPARTMENT OF ENVIRONMENTAL QUALITY
UNDERGROUND STORAGE TANK PROGRAM

**30-DAY NOTICE OF INTENT TO DECOMMISSION USTS
OR COMPLETE A CHANGE-IN-SERVICE**

1. FACILITY (Location of Tanks) (Please Print) 2. PERMITTEE (Please Print)

Name:	Former Twelfth Avenue Motor Service	Name:	Wanda Osgood
Address:	2436 SE 12th Avenue	Address:	PO Box 22
	Portland, Oregon 97214		West Linn, Oregon 97068
Phone:	503-901-9610	Phone:	503-901-9610
DEQ General Permit Operating Certificate Number: _____			
Work To Be Performed By: Point Source Solutions		License # 27085	
(Permittee, Tank Owner, Property Owner or Licensed Service Provider)		(Service Provider)	
Phone:	503-236-5885	Mobile Phone:	503-860-8811

THIS FORM MUST BE SUBMITTED BY UST PERMITTEE 30 DAYS BEFORE START OF WORK

**YOU MUST CONTACT YOUR LOCAL DEQ REGIONAL OFFICE 3-DAYS BEFORE STARTING ANY
DECOMMISSIONING WORK.** (Phone numbers are listed on Page 2)

Will tank removal or potential cleanup affect adjacent property or Right-of-Way property? Yes ☒ No ☐

Date decommissioning is scheduled to begin: 6/12/23

			PRODUCT: GASOLINE, DIESEL, USED OIL, OTHER?		CLOSURE OR CHANGE-IN- SERVICE?			TANK TO BE REPLACED?	
TANK ID #	DEQ-UST PERMIT #	TANK SIZE IN GALLONS	PRESENT	NEW	TANK REMOVAL	CLOSURE IN PLACE♦	CHANGE IN SERVICE♦	YES*	NO
T1		1,000	unknown		☒	☐	☐	☐	☒
T2		1,000	unknown		☒	☐	☐	☐	☒
					☐	☐	☐	☐	☐
					☐	☐	☐	☐	☐
					☐	☐	☐	☐	☐

* If decommissioned tank(s) are to be replaced by new underground storage tanks you must submit a *General Permit Registration Form to Install and Operate USTs* for the new tanks **30 days** before installing them.

♦ Submit a soil sampling plan to the DEQ regional office and receive plan approval prior to starting work if (1) tank is to be decommissioned in-place, (2) tank contents are changed to an unregulated substance or (3) tank contains a regulated substance other than petroleum.

Permittee:	Kyle Fisher (authorized representative)
	(Please Print)
Permittee:	
	(Signature)
Date:	5/15/23



OREGON DEPARTMENT OF ENVIRONMENTAL QUALITY
UNDERGROUND STORAGE TANK PROGRAM

Initial (Twenty Day) Report Form for UST Cleanup Projects

This report is due twenty (20) days from the date of the release.

DEQ USTC File No. _____
DEQ Facility ID No. 26-23-0131
Site Name: Former Twelfth Avenue Motor Service
Site Address: 2436 SE 12th Avenue

INITIAL CLEANUP INFORMATION

(1) Type of contamination (check ☒ all that apply):

☒ Gasoline ☒ Diesel ☐ Waste Oil ☐ Heating Oil
☐ Other (specify) _____

(2) Estimate quantity of release (based on information known to date – • select only one):

☒ <100 gal. ☐ 100-499 gal. ☐ 500-999 gal. ☐ 1,000-5,000 gal. ☐ >5,000 gal.

SITE INFORMATION (check ☒ yes or ☒ no)

(3) ☐ Y ☒ N Did any water enter the excavation? If yes, please describe and identify the depth to groundwater in feet below ground surface: _____

(4) ☐ Y ☒ N Was a sheen or odor observed on any water in the excavation?

Note: If groundwater is encountered, soil samples from the soil/water interface must be collected and analyzed for BTEX and by the appropriate TPH method.

At sites where diesel or other non-gasoline products have been released, the water may also have to be screened or tested for polynuclear aromatic hydrocarbons (PAHs). *Please refer to OAR 340-122-0218.*

(5) ☐ Y ☒ N Was water pumped from the excavation?

☐ Y ☒ N If yes, did groundwater recharge within 24 hours after pumping?

Please describe the pumping procedure and disposal option selected for the purged excavation water:

(6) ☐ Y ☒ N Were any water samples collected from the excavation? If yes, please describe: _____

(7) ☒ Y ☐ N Have any soil and/or water sample results been received at this time?
If so, please attach any lab reports.

IF GROUNDWATER HAS BEEN ENCOUNTERED, PLEASE ANSWER QUESTIONS #8-13, BELOW.

IF NO WATER HAS BEEN ENCOUNTERED, PLEASE SKIP TO QUESTION #14

(8) What are the known uses of groundwater within a 500-foot radius of the release site (check ☒ all that apply)?

☒ non-use ☐ industrial ☐ agricultural ☐ drinking supply

(9) If groundwater in this area is being used as a drinking water supply, please check ☒ the type and size of population served by the supply:

☐ Community (community well used for drinking water year round – • select only one)

size: ☐ <1,000 people ☐ 1,000 - 5,000 people ☐ >5,000 people

☐ Intermittent use (public water used for drinking water only on a part-time basis – • select only one)

size: ☐ <50 people ☐ 50 - 300 people ☐ > 300 people

☐ Private wells (individual private well or wells used for drinking water – • select only one)

size: ☐ <10 people ☐ 10 - 25 people ☐ >25 people

(10) ☐ Y ☒ N Is there any evidence this water supply has been or is likely to be impacted from the petroleum product release? If yes, estimate how difficult it would be to replace the existing supply:

☐ bottled water is the only alternative

☐ on-site water treatment; bulk water delivery; new wells are available

☐ able to connect to existing water supply

☐ do not know what alternatives would be available

(11) ☐ Y ☒ N Are/were vapors present in on-site or nearby buildings? If yes:

A. Are you monitoring and/or mitigating any potential fire and safety hazards posed by vapors and free product? Explain: _____

B. Estimate the number of people potentially affected by vapors – • select only one:

☐ 1-2 people ☐ 3-10 people ☐ >10 people

(12) ☐ Y ☒ N Are vapors or is petroleum contamination present in the utility corridors?

If yes, please explain: _____

(13) ☐ Y ☒ N Are natural areas located within 1/4 mile of the site? If so, please describe types (parks, rivers, wetlands, sensitive habitats, etc.) and proximity: _____

(14) ☐ Y ☒ N If groundwater was not encountered in the excavation, do you believe that this cleanup project can be conducted under the requirements for an UST Cleanup Matrix site? If yes, then refer to OAR 340-122-0305 through 0360.

AREA/SITE CONDITIONS:

- (15) Mean annual rainfall: ☐ <20 inches ☒ 20-45 inches ☐ >45 inches
- (16) Soil type(s) of the naturally occurring soils, not the backfill around the tank – • select only one:
- ☐ clays, compact tills, shales, and unfractured metamorphic and igneous rocks
- ☒ sandy loams, loamy sands, silty clays, clay loams, moderately permeable limestone, dolomite, sandstones, moderately fractured igneous and metamorphic rock
- ☐ fine and silty sands, sands and gravels, highly fractured igneous and metamorphic rock, permeable basalts and lavas, karst limestones and dolomites

SOIL MANAGEMENT

- (17) If soil sample results have been received:
☒ Y ☐ N Will the level of contamination detected require removal of contaminated soil for treatment or disposal?
- (18) All contaminated soil temporarily stockpiled on-site prior to treatment or disposal must be contained within a bermed area, kept covered, and the entire area secured to prevent unauthorized access by the public. If you haven't done this, please explain why:

Note: It is a violation to stockpile petroleum contaminated soil (PCS) on-site for greater than 30 days without a DEQ Solid Waste Letter Authorization (SWLA) Permit.

- (19) If contaminated soil is currently stockpiled on-site, please indicate when disposal will occur or when treatment will begin:
- (20) Estimated volume of contaminated soil (specify tons or cubic yards):
- (21) Intended disposition of soils (please • select only one):
- ☐ On-site/off-site treatment, Solid Waste Letter Authorization Permit Application attached.
- ☐ Thermal treatment off-site at an authorized facility.
 Facility name:
- ☒ Landfill disposal.
 Name of Landfill:

Note: Please attach additional information as necessary to explain any unusual circumstances associated with this project.

This initial report is intended to provide the Department with the basic initial information about activities associated with the release. Future reports should provide a more detailed and complete picture of the cleanup project.

Please be aware that a DEQ permit/authorization is required for the following activities:

- 1) Soil aeration, bioremediation (on-site or off-site), or on-site thermal treatment.
- 2) Water discharges to a stream/storm drain from the excavation or treatment tank.

If these activities will be included in your cleanup project, contact the regional DEQ office for the appropriate application forms, information on permit fees and guidance documents.

THIS REPORT WAS PREPARED BY:

Individual:	Kyle Fisher	Date:	3/15/23
Company:	Point Source Solutions	Phone:	5038608811
Address:	5317 NE St Johns Rd		
	Suite D		
City:	Vancouver	State	WA Zip 98661

**1. Please return this form to the regional office in which the site is located.
If you have questions, call the contact person in your regional office.**

2. For all tanks, except heating oil tanks, you must submit an *UST Decommissioning Checklist and Site Assessment Report* to the appropriate regional office within 30 days of the UST decommissioning.

**Failure to do so can result in delays to your project and
may result in continued billing for the annual tank permit fees.**

**3. Addresses and phone numbers for the regional offices can be found in the *UST Cleanup Manual* or viewed and downloaded from this DEQ Webpage:
<http://www.deq.state.or.us/about/locations.htm>**

**4. Copies of the *UST Cleanup Manual* and other UST program forms and checklists
can be viewed and downloaded from DEQ's Website:
<http://www.deq.state.or.us/lq/tanks/ust/index.htm>**

or in the Portland area by calling Steve Paiko at 503-229-6652

**or outside the Portland area leaving a message on the
UST Help Line (toll-free in Oregon) at 1-800-742-7878**

KEEP A COPY OF THIS REPORT FOR YOUR FACILITY RECORDS

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

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

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

March 3, 2023

Gil Cobb, Project Manager
Point Source Solutions
5317 NE St Johns Rd, Suite D
Vancouver, WA 98661

Dear Mr Cobb:

Included are the results from the testing of material submitted on February 27, 2023 from the 2436 SE 12th Ave, F&BI 302353 project. There are 6 pages included in this report. Any samples that may remain are currently scheduled for disposal in 30 days, or as directed by the Chain of Custody document. If you would like us to return your samples or arrange for long term storage at our offices, please contact us as soon as possible.

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

Sincerely,

FRIEDMAN & BRUYA, INC.



Michael Erdahl
Project Manager

Enclosures

c: Johnny Ramus, Jeff Jackman, Kyle Fisher
PSS0303R.DOC

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

CASE NARRATIVE

This case narrative encompasses samples received on February 27, 2023 by Friedman & Bruya, Inc. from the Point Source Solutions 2436 SE 12th Ave, F&BI 302353 project. Samples were logged in under the laboratory ID's listed below.

<u>Laboratory ID</u>	<u>Point Source Solutions</u>
302353 -01	B1-S1-10
302353 -02	B2-S1-11
302353 -03	B2-S2-16
302353 -04	B3-S1-4
302353 -05	B3-S2-10
302353 -06	B4-S1-4
302353 -07	B4-S2-11

All quality control requirements were acceptable.

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Date of Report: 03/03/23

Date Received: 02/27/23

Project: 2436 SE 12th Ave, F&BI 302353

Date Extracted: 02/28/23

Date Analyzed: 03/01/23

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

Results Reported on a Dry Weight Basis

Results Reported as mg/kg (ppm)

<u>Sample ID</u> Laboratory ID	<u>Gasoline Range</u>	Surrogate (% Recovery) (Limit 58-139)
B1-S1-10 302353-01	230	ip
B2-S1-11 302353-02 1/20	2,200	ip
B2-S2-16 302353-03	7.8	105
B3-S1-4 302353-04	<5	94
B3-S2-10 302353-05	<5	102
B4-S1-4 302353-06	<5	100
B4-S2-11 302353-07	<5	100
Method Blank 03-467 MB	<5	109

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Date of Report: 03/03/23

Date Received: 02/27/23

Project: 2436 SE 12th Ave, F&BI 302353

Date Extracted: 02/27/23

Date Analyzed: 02/27/23

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

Results Reported on a Dry Weight Basis

Results Reported as mg/kg (ppm)

<u>Sample ID</u> Laboratory ID	<u>Diesel Range</u> (C ₁₀ -C ₂₅)	<u>Motor Oil Range</u> (C ₂₅ -C ₃₆)	<u>Surrogate</u> <u>(% Recovery)</u> (Limit 50-150)
B1-S1-10 302353-01	<50	<250	107
B2-S1-11 302353-02	2,000 x	<250	112
B2-S2-16 302353-03	<50	<250	107
B3-S1-4 302353-04	<50	<250	110
B3-S2-10 302353-05	<50	<250	108
B4-S1-4 302353-06	<50	<250	107
B4-S2-11 302353-07	<50	<250	104
Method Blank 03-492 MB	<50	<250	107

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Date of Report: 03/03/23

Date Received: 02/27/23

Project: 2436 SE 12th Ave, F&BI 302353

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

Laboratory Code: 302344-01 (Duplicate)

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

Laboratory Code: Laboratory Control Sample

Analyte	Reporting Units	Spike Level	Percent Recovery LCS	Acceptance Criteria
Gasoline	mg/kg (ppm)	20	100	70-130

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Date of Report: 03/03/23

Date Received: 02/27/23

Project: 2436 SE 12th Ave, F&BI 302353

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

Laboratory Code: 302229-04 (Matrix Spike)

Analyte	Reporting Units	Spike Level	(Wet wt) Sample Result	Percent Recovery MS	Percent Recovery MSD	Acceptance Criteria	RPD (Limit 20)
Diesel Extended	mg/kg (ppm)	5,000	3,400	124	110	70-130	12

Laboratory Code: Laboratory Control Sample

Analyte	Reporting Units	Spike Level	Percent Recovery LCS	Acceptance Criteria
Diesel Extended	mg/kg (ppm)	5,000	102	70-130

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Data Qualifiers & Definitions

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

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

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

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

cf - The sample was centrifuged prior to analysis.

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

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

f - The sample was laboratory filtered prior to analysis.

fb - The analyte was detected in the method blank.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Page # 1 of 1

Page # 1 of 1

TURNAROUND TIME

☒ Standard Turnaround

X Standard Turnaround
RUSH _____
Rush charges authorized by _____

SAMPLE DISPOSAL
Dispose after 30 days
Archive Samples
Other _____

Fmail.

TURNAROUND TIME
☒ Standard Turnaround
☐ RUSH _____
Rush charges authorized by: _____
SAMPLE DISPOSAL
Dispose after 30 days
Archive Samples
Other _____

[illegible]

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

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

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March 10, 2023

Gil Cobb, Project Manager
Point Source Solutions
5317 NE St Johns Rd, Suite D
Vancouver, WA 98661

Dear Mr Cobb:

Included are the additional results from the testing of material submitted on February 27, 2023 from the 2436 SE 12th Ave, F&BI 302353 project. There are 13 pages included in this report.

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

Sincerely,

FRIEDMAN & BRUYA, INC.



Michael Erdahl
Project Manager

Enclosures

c: Johnny Ramus, Jeff Jackman, Kyle Fisher
PSS0310R.DOC

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

CASE NARRATIVE

This case narrative encompasses samples received on February 27, 2023 by Friedman & Bruya, Inc. from the Point Source Solutions 2436 SE 12th Ave, F&BI 302353 project. Samples were logged in under the laboratory ID's listed below.

<u>Laboratory ID</u>	<u>Point Source Solutions</u>
302353 -01	B1-S1-10
302353 -02	B2-S1-11
302353 -03	B2-S2-16
302353 -04	B3-S1-4
302353 -05	B3-S2-10
302353 -06	B4-S1-4
302353 -07	B4-S2-11

The 8260D matrix spike and matrix spike duplicate failed the relative percent difference for several compounds. The analytes were not detected therefore the data were acceptable.

The 8260D laboratory control sample exceeded the acceptance criteria for bromomethane. The compound was not detected, therefore the data were acceptable.

All other quality control requirements were acceptable.

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Analysis For Total Metals By EPA Method 6020B

Client ID:	B2-S1-11	Client:	Point Source Solutions
Date Received:	02/27/23	Project:	2436 SE 12th Ave, F&BI 302353
Date Extracted:	03/07/23	Lab ID:	302353-02
Date Analyzed:	03/07/23	Data File:	302353-02.105
Matrix:	Soil	Instrument:	ICPMS2
Units:	mg/kg (ppm) Dry Weight	Operator:	SP

Analyte:	Concentration mg/kg (ppm)
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Lead	8.07
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FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Analysis For Total Metals By EPA Method 6020B

Client ID:	Method Blank	Client:	Point Source Solutions
Date Received:	Not Applicable	Project:	2436 SE 12th Ave, F&BI 302353
Date Extracted:	03/07/23	Lab ID:	I3-165 mb
Date Analyzed:	03/07/23	Data File:	I3-165 mb.078
Matrix:	Soil	Instrument:	ICPMS2
Units:	mg/kg (ppm) Dry Weight	Operator:	SP

Analyte:	Concentration mg/kg (ppm)
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Lead	<1
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FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Analysis For Volatile Compounds By EPA Method 8260D

Client Sample ID:	B2-S1-11	Client:	Point Source Solutions
Date Received:	02/27/23	Project:	2436 SE 12th Ave, F&BI 302353
Date Extracted:	03/07/23	Lab ID:	302353-02
Date Analyzed:	03/07/23	Data File:	030712.D
Matrix:	Soil	Instrument:	GCMS4
Units:	mg/kg (ppm) Dry Weight	Operator:	lm

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
1,2-Dichloroethane-d4	98	90	109
Toluene-d8	103	89	112
4-Bromofluorobenzene	102	84	115

Compounds:	Concentration mg/kg (ppm)	Compounds:	Concentration mg/kg (ppm)
Dichlorodifluoromethane	<0.5	1,3-Dichloropropane	<0.05
Chloromethane	<0.5	Tetrachloroethene	<0.025
Vinyl chloride	<0.05	Dibromochloromethane	<0.05
Bromomethane	<0.5	1,2-Dibromoethane (EDB)	<0.05
Chloroethane	<0.5	Chlorobenzene	<0.05
Trichlorofluoromethane	<0.5	Ethylbenzene	0.085
Acetone	<5 ca	1,1,1,2-Tetrachloroethane	<0.05
1,1-Dichloroethene	<0.05	m,p-Xylene	0.23
Hexane	<0.25	o-Xylene	<0.05
Methylene chloride	<0.5	Styrene	<0.05
Methyl t-butyl ether (MTBE)	<0.05	Isopropylbenzene	0.58
trans-1,2-Dichloroethene	<0.05	Bromoform	<0.05
1,1-Dichloroethane	<0.05	n-Propylbenzene	0.48
2,2-Dichloropropane	<0.05	Bromobenzene	<0.05
cis-1,2-Dichloroethene	<0.05	1,3,5-Trimethylbenzene	1.8
Chloroform	<0.05	1,1,2,2-Tetrachloroethane	<0.05
2-Butanone (MEK)	<1	1,2,3-Trichloropropane	<0.05
1,2-Dichloroethane (EDC)	<0.05	2-Chlorotoluene	<0.05
1,1,1-Trichloroethane	<0.05	4-Chlorotoluene	<0.05
1,1-Dichloropropene	<0.05	tert-Butylbenzene	0.12
Carbon tetrachloride	<0.05	1,2,4-Trimethylbenzene	1.6
Benzene	<0.03	sec-Butylbenzene	2.0
Trichloroethene	<0.02	p-Isopropyltoluene	3.6
1,2-Dichloropropane	<0.05	1,3-Dichlorobenzene	<0.05
Bromodichloromethane	<0.05	1,4-Dichlorobenzene	<0.05
Dibromomethane	<0.05	1,2-Dichlorobenzene	<0.05
4-Methyl-2-pentanone	<1	1,2-Dibromo-3-chloropropane	<0.5
cis-1,3-Dichloropropene	<0.05	1,2,4-Trichlorobenzene	<0.25
Toluene	<0.05	Hexachlorobutadiene	<0.25
trans-1,3-Dichloropropene	<0.05	Naphthalene	<0.05
1,1,2-Trichloroethane	<0.05	1,2,3-Trichlorobenzene	<0.25
2-Hexanone	<0.5		

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Analysis For Volatile Compounds By EPA Method 8260D

Client Sample ID:	Method Blank	Client:	Point Source Solutions
Date Received:	Not Applicable	Project:	2436 SE 12th Ave, F&BI 302353
Date Extracted:	03/06/23	Lab ID:	03-0372 mb
Date Analyzed:	03/06/23	Data File:	030605.D
Matrix:	Soil	Instrument:	GCMS4
Units:	mg/kg (ppm) Dry Weight	Operator:	lm

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
1,2-Dichloroethane-d4	100	90	109
Toluene-d8	103	89	112
4-Bromofluorobenzene	96	84	115

Compounds:	Concentration mg/kg (ppm)	Compounds:	Concentration mg/kg (ppm)
Dichlorodifluoromethane	<0.5	1,3-Dichloropropane	<0.05
Chloromethane	<0.5	Tetrachloroethene	<0.025
Vinyl chloride	<0.05	Dibromochloromethane	<0.05
Bromomethane	<0.5	1,2-Dibromoethane (EDB)	<0.05
Chloroethane	<0.5	Chlorobenzene	<0.05
Trichlorofluoromethane	<0.5	Ethylbenzene	<0.05
Acetone	<5	1,1,1,2-Tetrachloroethane	<0.05
1,1-Dichloroethene	<0.05	m,p-Xylene	<0.1
Hexane	<0.25	o-Xylene	<0.05
Methylene chloride	<0.5	Styrene	<0.05
Methyl t-butyl ether (MTBE)	<0.05	Isopropylbenzene	<0.05
trans-1,2-Dichloroethene	<0.05	Bromoform	<0.05
1,1-Dichloroethane	<0.05	n-Propylbenzene	<0.05
2,2-Dichloropropane	<0.05	Bromobenzene	<0.05
cis-1,2-Dichloroethene	<0.05	1,3,5-Trimethylbenzene	<0.05
Chloroform	<0.05	1,1,2,2-Tetrachloroethane	<0.05
2-Butanone (MEK)	<1	1,2,3-Trichloropropane	<0.05
1,2-Dichloroethane (EDC)	<0.05	2-Chlorotoluene	<0.05
1,1,1-Trichloroethane	<0.05	4-Chlorotoluene	<0.05
1,1-Dichloropropene	<0.05	tert-Butylbenzene	<0.05
Carbon tetrachloride	<0.05	1,2,4-Trimethylbenzene	<0.05
Benzene	<0.03	sec-Butylbenzene	<0.05
Trichloroethene	<0.02	p-Isopropyltoluene	<0.05
1,2-Dichloropropane	<0.05	1,3-Dichlorobenzene	<0.05
Bromodichloromethane	<0.05	1,4-Dichlorobenzene	<0.05
Dibromomethane	<0.05	1,2-Dichlorobenzene	<0.05
4-Methyl-2-pentanone	<1	1,2-Dibromo-3-chloropropane	<0.5
cis-1,3-Dichloropropene	<0.05	1,2,4-Trichlorobenzene	<0.25
Toluene	<0.05	Hexachlorobutadiene	<0.25
trans-1,3-Dichloropropene	<0.05	Naphthalene	<0.05
1,1,2-Trichloroethane	<0.05	1,2,3-Trichlorobenzene	<0.25
2-Hexanone	<0.5		

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Analysis For Semivolatile Compounds By EPA Method 8270E

Client Sample ID: B2-S1-11	Client: Point Source Solutions
Date Received: 02/27/23	Project: 2436 SE 12th Ave, F&BI 302353
Date Extracted: 03/06/23	Lab ID: 302353-02 1/5
Date Analyzed: 03/06/23	Data File: 030616.D
Matrix: Soil	Instrument: GCMS9
Units: mg/kg (ppm) Dry Weight	Operator: VM

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
Nitrobenzene-d5	130	10	198
2-Fluorobiphenyl	85	45	117
2,4,6-Tribromophenol	81	11	158
Terphenyl-d14	100	50	124

Compounds:	Concentration mg/kg (ppm)
Naphthalene	<0.01
2-Methylnaphthalene	0.15
1-Methylnaphthalene	0.17
Acenaphthylene	<0.01
Acenaphthene	<0.01
Fluorene	0.074
Phenanthrene	0.061
Anthracene	<0.01
Fluoranthene	0.011
Pyrene	0.013
Benz(a)anthracene	<0.01
Chrysene	<0.01
Benzo(a)pyrene	<0.01
Benzo(b)fluoranthene	<0.01
Benzo(k)fluoranthene	<0.01
Indeno(1,2,3-cd)pyrene	<0.01
Dibenz(a,h)anthracene	<0.01
Benzo(g,h,i)perylene	<0.01

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Analysis For Semivolatile Compounds By EPA Method 8270E

Client Sample ID:	Method Blank	Client:	Point Source Solutions
Date Received:	Not Applicable	Project:	2436 SE 12th Ave, F&BI 302353
Date Extracted:	03/06/23	Lab ID:	03-527 mb 1/5
Date Analyzed:	03/06/23	Data File:	030615.D
Matrix:	Soil	Instrument:	GCMS12
Units:	mg/kg (ppm) Dry Weight	Operator:	VM

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
Nitrobenzene-d5	102	16	137
2-Fluorobiphenyl	95	46	122
2,4,6-Tribromophenol	105	17	154
Terphenyl-d14	98	31	167

Compounds:	Concentration mg/kg (ppm)
Naphthalene	<0.01
2-Methylnaphthalene	<0.01
1-Methylnaphthalene	<0.01
Acenaphthylene	<0.01
Acenaphthene	<0.01
Fluorene	<0.01
Phenanthrene	<0.01
Anthracene	<0.01
Fluoranthene	<0.01
Pyrene	<0.01
Benz(a)anthracene	<0.01
Chrysene	<0.01
Benzo(a)pyrene	<0.01
Benzo(b)fluoranthene	<0.01
Benzo(k)fluoranthene	<0.01
Indeno(1,2,3-cd)pyrene	<0.01
Dibenz(a,h)anthracene	<0.01
Benzo(g,h,i)perylene	<0.01

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Date of Report: 03/10/23

Date Received: 02/27/23

Project: 2436 SE 12th Ave, F&BI 302353

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

Laboratory Code: 303073-01 x5 (Matrix Spike)

Analyte	Reporting Units	Spike Level	Sample Result (Wet wt)	Percent Recovery MS	Percent Recovery MSD	Acceptance Criteria	RPD (Limit 20)
Lead	mg/kg (ppm)	50	<5	90	96	75-125	6

Laboratory Code: Laboratory Control Sample

Analyte	Reporting Units	Spike Level	Percent Recovery LCS	Acceptance Criteria
Lead	mg/kg (ppm)	50	96	80-120

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Date of Report: 03/10/23

Date Received: 02/27/23

Project: 2436 SE 12th Ave, F&BI 302353

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

Laboratory Code: 303040-01 (Matrix Spike)

Analyte	Reporting Units	Spike Level	Sample Result (Wet wt)	Percent Recovery MS	Percent Recovery MSD	Acceptance Criteria	RPD (Limit 20)
Dichlorodifluoromethane	mg/kg (ppm)	2	<0.5	27	19	10-142	35 vo
Chloromethane	mg/kg (ppm)	2	<0.5	56	43	10-126	26 vo
Vinyl chloride	mg/kg (ppm)	2	<0.05	52	43	10-138	19
Bromomethane	mg/kg (ppm)	2	<0.5	74	99	10-163	29 vo
Chloroethane	mg/kg (ppm)	2	<0.5	70	62	10-176	12
Trichlorofluoromethane	mg/kg (ppm)	2	<0.5	69	60	10-176	14
Acetone	mg/kg (ppm)	10	<5	65	51	10-163	24 vo
1,1-Dichloroethene	mg/kg (ppm)	2	<0.05	78	68	10-160	14
Hexane	mg/kg (ppm)	2	<0.25	63	54	10-137	15
Methylene chloride	mg/kg (ppm)	2	<0.5	80	67	10-156	18
Methyl t-butyl ether (MTBE)	mg/kg (ppm)	2	<0.05	90	81	21-145	11
trans-1,2-Dichloroethene	mg/kg (ppm)	2	<0.05	82	73	14-137	12
1,1-Dichloroethane	mg/kg (ppm)	2	<0.05	81	71	19-140	13
2,2-Dichloropropane	mg/kg (ppm)	2	<0.05	88	81	10-158	8
cis-1,2-Dichloroethene	mg/kg (ppm)	2	<0.05	84	77	25-135	9
Chloroform	mg/kg (ppm)	2	<0.05	89	80	21-145	11
2-Butanone (MEK)	mg/kg (ppm)	10	<1	88	76	19-147	15
1,2-Dichloroethane (EDC)	mg/kg (ppm)	2	<0.05	88	79	12-160	11
1,1,1-Trichloroethane	mg/kg (ppm)	2	<0.05	94	83	10-156	12
1,1-Dichloropropene	mg/kg (ppm)	2	<0.05	82	74	17-140	10
Carbon tetrachloride	mg/kg (ppm)	2	<0.05	90	81	9-164	11
Benzene	mg/kg (ppm)	2	<0.03	87	77	29-129	12
Trichloroethene	mg/kg (ppm)	2	<0.02	86	77	21-139	11
1,2-Dichloropropane	mg/kg (ppm)	2	<0.05	80	70	30-135	13
Bromodichloromethane	mg/kg (ppm)	2	<0.05	92	82	23-155	11
Dibromomethane	mg/kg (ppm)	2	<0.05	90	79	23-145	13
4-Methyl-2-pentanone	mg/kg (ppm)	10	<1	96	84	24-155	13
cis-1,3-Dichloropropene	mg/kg (ppm)	2	<0.05	88	77	28-144	13
Toluene	mg/kg (ppm)	2	<0.05	84	74	35-130	13
trans-1,3-Dichloropropene	mg/kg (ppm)	2	<0.05	86	76	26-149	12
1,1,2-Trichloroethane	mg/kg (ppm)	2	<0.05	82	72	10-205	13
2-Hexanone	mg/kg (ppm)	10	<5	95	84	15-166	12
1,3-Dichloropropene	mg/kg (ppm)	2	<0.05	86	76	31-137	12
Tetrachloroethene	mg/kg (ppm)	2	<0.025	96	85	20-133	12
Dibromochloromethane	mg/kg (ppm)	2	<0.05	86	78	28-150	10
1,2-Dibromoethane (EDB)	mg/kg (ppm)	2	<0.05	84	74	28-142	13
Chlorobenzene	mg/kg (ppm)	2	<0.05	89	79	32-129	12
Ethylbenzene	mg/kg (ppm)	2	<0.05	89	79	32-137	12
1,1,1,2-Tetrachloroethane	mg/kg (ppm)	2	<0.05	89	80	31-143	11
m,p-Xylene	mg/kg (ppm)	4	<0.1	89	78	34-136	13
o-Xylene	mg/kg (ppm)	2	<0.05	86	78	33-134	10
Styrene	mg/kg (ppm)	2	<0.05	88	79	35-137	11
Isopropylbenzene	mg/kg (ppm)	2	<0.05	93	83	31-142	11
Bromoform	mg/kg (ppm)	2	<0.05	89	82	21-156	8
n-Propylbenzene	mg/kg (ppm)	2	<0.05	87	81	23-146	7
Bromobenzene	mg/kg (ppm)	2	<0.05	91	84	34-130	8
1,3,5-Trimethylbenzene	mg/kg (ppm)	2	<0.05	89	82	18-149	8
1,1,2,2-Tetrachloroethane	mg/kg (ppm)	2	<0.05	92	87	28-140	6
1,2,3-Trichloropropane	mg/kg (ppm)	2	<0.05	83	77	25-144	7
2-Chlorotoluene	mg/kg (ppm)	2	0.65	73 b	60 b	31-134	20 b
4-Chlorotoluene	mg/kg (ppm)	2	<0.05	85	79	31-136	7
tert-Butylbenzene	mg/kg (ppm)	2	<0.05	92	85	30-137	8
1,2,4-Trimethylbenzene	mg/kg (ppm)	2	<0.05	87	81	10-182	7
sec-Butylbenzene	mg/kg (ppm)	2	0.087	90	82	23-145	9
p-Isopropyltoluene	mg/kg (ppm)	2	<0.05	91	84	21-149	8
1,3-Dichlorobenzene	mg/kg (ppm)	2	<0.05	89	83	30-131	7
1,4-Dichlorobenzene	mg/kg (ppm)	2	<0.05	91	84	29-129	8
1,2-Dichlorobenzene	mg/kg (ppm)	2	<0.05	90	84	31-132	7
1,2-Dibromo-3-chloropropane	mg/kg (ppm)	2	<0.5	80	75	11-161	6
1,2,4-Trichlorobenzene	mg/kg (ppm)	2	<0.25	93	83	22-142	11
Hexachlorobutadiene	mg/kg (ppm)	2	<0.25	120	105	10-142	13
Naphthalene	mg/kg (ppm)	2	<0.05	88	80	14-157	10
1,2,3-Trichlorobenzene	mg/kg (ppm)	2	<0.25	94	83	20-144	12

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Date of Report: 03/10/23

Date Received: 02/27/23

Project: 2436 SE 12th Ave, F&BI 302353

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

Laboratory Code: Laboratory Control Sample

Analyte	Reporting Units	Spike Level	Percent Recovery LCS	Acceptance Criteria
Dichlorodifluoromethane	mg/kg (ppm)	2	53	10-146
Chloromethane	mg/kg (ppm)	2	69	27-133
Vinyl chloride	mg/kg (ppm)	2	72	22-139
Bromomethane	mg/kg (ppm)	2	143 vo	38-114
Chloroethane	mg/kg (ppm)	2	91	9-163
Trichlorofluoromethane	mg/kg (ppm)	2	92	10-196
Acetone	mg/kg (ppm)	10	72	52-141
1,1-Dichloroethene	mg/kg (ppm)	2	92	47-128
Hexane	mg/kg (ppm)	2	86	43-142
Methylene chloride	mg/kg (ppm)	2	92	10-184
Methyl t-butyl ether (MTBE)	mg/kg (ppm)	2	99	60-123
trans-1,2-Dichloroethene	mg/kg (ppm)	2	92	67-129
1,1-Dichloroethane	mg/kg (ppm)	2	91	68-115
2,2-Dichloropropane	mg/kg (ppm)	2	98	52-170
cis-1,2-Dichloroethene	mg/kg (ppm)	2	95	72-127
Chloroform	mg/kg (ppm)	2	98	66-120
2-Butanone (MEK)	mg/kg (ppm)	10	95	30-197
1,2-Dichloroethane (EDC)	mg/kg (ppm)	2	95	56-135
1,1,1-Trichloroethane	mg/kg (ppm)	2	106	62-131
1,1-Dichloropropene	mg/kg (ppm)	2	92	69-128
Carbon tetrachloride	mg/kg (ppm)	2	103	60-139
Benzene	mg/kg (ppm)	2	94	71-118
Trichloroethene	mg/kg (ppm)	2	99	63-121
1,2-Dichloropropane	mg/kg (ppm)	2	86	72-127
Bromodichloromethane	mg/kg (ppm)	2	100	57-126
Dibromomethane	mg/kg (ppm)	2	99	62-123
4-Methyl-2-pentanone	mg/kg (ppm)	10	99	45-145
cis-1,3-Dichloropropene	mg/kg (ppm)	2	93	67-122
Toluene	mg/kg (ppm)	2	89	66-126
trans-1,3-Dichloropropene	mg/kg (ppm)	2	88	72-132
1,1,2-Trichloroethane	mg/kg (ppm)	2	84	64-115
2-Hexanone	mg/kg (ppm)	10	99	33-152
1,3-Dichloropropane	mg/kg (ppm)	2	89	72-130
Tetrachloroethene	mg/kg (ppm)	2	102	72-114
Dibromochloromethane	mg/kg (ppm)	2	93	55-121
1,2-Dibromoethane (EDB)	mg/kg (ppm)	2	88	74-132
Chlorobenzene	mg/kg (ppm)	2	92	76-111
Ethylbenzene	mg/kg (ppm)	2	92	64-123
1,1,1,2-Tetrachloroethane	mg/kg (ppm)	2	94	64-121
m,p-Xylene	mg/kg (ppm)	4	92	78-122
o-Xylene	mg/kg (ppm)	2	93	77-124
Styrene	mg/kg (ppm)	2	92	74-126
Isopropylbenzene	mg/kg (ppm)	2	98	76-127
Bromoform	mg/kg (ppm)	2	97	56-132
n-Propylbenzene	mg/kg (ppm)	2	93	74-124
Bromobenzene	mg/kg (ppm)	2	99	72-122
1,3,5-Trimethylbenzene	mg/kg (ppm)	2	98	76-126
1,1,2,2-Tetrachloroethane	mg/kg (ppm)	2	88	56-143
1,2,3-Trichloropropane	mg/kg (ppm)	2	88	61-137
2-Chlorotoluene	mg/kg (ppm)	2	94	74-121
4-Chlorotoluene	mg/kg (ppm)	2	92	75-122
tert-Butylbenzene	mg/kg (ppm)	2	99	73-130
1,2,4-Trimethylbenzene	mg/kg (ppm)	2	96	76-125
sec-Butylbenzene	mg/kg (ppm)	2	97	71-130
p-Isopropyltoluene	mg/kg (ppm)	2	97	70-132
1,3-Dichlorobenzene	mg/kg (ppm)	2	98	75-121
1,4-Dichlorobenzene	mg/kg (ppm)	2	99	74-117
1,2-Dichlorobenzene	mg/kg (ppm)	2	100	76-121
1,2-Dibromo-3-chloropropane	mg/kg (ppm)	2	89	58-138
1,2,4-Trichlorobenzene	mg/kg (ppm)	2	96	64-135
Hexachlorobutadiene	mg/kg (ppm)	2	107	50-153
Naphthalene	mg/kg (ppm)	2	92	63-140
1,2,3-Trichlorobenzene	mg/kg (ppm)	2	95	63-138

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Date of Report: 03/10/23

Date Received: 02/27/23

Project: 2436 SE 12th Ave, F&BI 302353

QUALITY ASSURANCE RESULTS FOR THE ANALYSIS OF SOIL SAMPLES FOR SEMIVOLATILES BY EPA METHOD 8270E

Laboratory Code: 303077-11 1/5 (Matrix Spike)

Analyte	Reporting Units	Spike Level	Sample Result (Wet wt)	Percent Recovery MS	Percent Recovery MSD	Acceptance Criteria	RPD (Limit 20)
Naphthalene	mg/kg (ppm)	0.83	<0.01	84	81	50-150	4
2-Methylnaphthalene	mg/kg (ppm)	0.83	<0.01	92	87	50-150	6
1-Methylnaphthalene	mg/kg (ppm)	0.83	<0.01	94	89	50-150	5
Acenaphthylene	mg/kg (ppm)	0.83	<0.01	98	94	50-150	4
Acenaphthene	mg/kg (ppm)	0.83	<0.01	89	85	50-150	5
Fluorene	mg/kg (ppm)	0.83	<0.01	97	93	50-150	4
Phenanthrene	mg/kg (ppm)	0.83	<0.01	90	89	10-170	1
Anthracene	mg/kg (ppm)	0.83	<0.01	90	89	50-150	1
Fluoranthene	mg/kg (ppm)	0.83	<0.01	96	94	10-203	2
Pyrene	mg/kg (ppm)	0.83	<0.01	89	86	10-208	3
Benzo(a)anthracene	mg/kg (ppm)	0.83	<0.01	95	93	37-146	2
Chrysene	mg/kg (ppm)	0.83	<0.01	93	90	36-144	3
Benzo(a)pyrene	mg/kg (ppm)	0.83	<0.01	91	90	40-150	1
Benzo(b)fluoranthene	mg/kg (ppm)	0.83	<0.01	94	91	45-157	3
Benzo(k)fluoranthene	mg/kg (ppm)	0.83	<0.01	89	88	50-150	1
Indeno(1,2,3-cd)pyrene	mg/kg (ppm)	0.83	<0.01	82	81	24-145	1
Dibenz(a,h)anthracene	mg/kg (ppm)	0.83	<0.01	79	76	31-137	4
Benzo(g,h,i)perylene	mg/kg (ppm)	0.83	<0.01	75	71	14-141	5

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Date of Report: 03/10/23

Date Received: 02/27/23

Project: 2436 SE 12th Ave, F&BI 302353

**QUALITY ASSURANCE RESULTS FOR THE ANALYSIS OF SOIL SAMPLES
FOR SEMIVOLATILES BY EPA METHOD 8270E**

Laboratory Code: Laboratory Control Sample 1/5

Analyte	Reporting Units	Spike Level	Percent Recovery LCS	Acceptance Criteria
Naphthalene	mg/kg (ppm)	0.83	89	58-108
2-Methylnaphthalene	mg/kg (ppm)	0.83	96	67-109
1-Methylnaphthalene	mg/kg (ppm)	0.83	98	66-107
Acenaphthylene	mg/kg (ppm)	0.83	105	70-130
Acenaphthene	mg/kg (ppm)	0.83	97	66-112
Fluorene	mg/kg (ppm)	0.83	103	67-117
Phenanthrene	mg/kg (ppm)	0.83	98	70-130
Anthracene	mg/kg (ppm)	0.83	98	70-130
Fluoranthene	mg/kg (ppm)	0.83	103	70-130
Pyrene	mg/kg (ppm)	0.83	97	70-130
Benz(a)anthracene	mg/kg (ppm)	0.83	101	70-130
Chrysene	mg/kg (ppm)	0.83	100	70-130
Benzo(a)pyrene	mg/kg (ppm)	0.83	95	68-120
Benzo(b)fluoranthene	mg/kg (ppm)	0.83	95	69-125
Benzo(k)fluoranthene	mg/kg (ppm)	0.83	92	70-130
Indeno(1,2,3-cd)pyrene	mg/kg (ppm)	0.83	92	67-129
Dibenz(a,h)anthracene	mg/kg (ppm)	0.83	87	67-128
Benzo(g,h,i)perylene	mg/kg (ppm)	0.83	85	67-127

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Data Qualifiers & Definitions

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

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

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

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

cf - The sample was centrifuged prior to analysis.

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

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

f - The sample was laboratory filtered prior to analysis.

fb - The analyte was detected in the method blank.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



OREGON DEPARTMENT OF ENVIRONMENTAL QUALITY UNDERGROUND STORAGE TANK PROGRAM

UNDERGROUND STORAGE TANK DECOMMISSIONING CHECKLIST AND SITE ASSESSMENT REPORT

A. FACILITY INFORMATION:

This report **MUST** be submitted by the underground storage tank permittee or tank owner, or the licensed DEQ Service Provider on their behalf, **within 30 days following completion of the tank decommissioning or change-in-service regardless of ongoing cleanup work.**

DEQ FACILITY NUMBER: _____

FACILITY NAME: Former Trelfth Avenue Motor Service

FACILITY ADDRESS: 2436 SE 12th Avenue

PERMITTEE PHONE: 503-327-1278

DATE: 6/14/23

B. WORK PERFORMED BY:

The checklist and site assessment report should be completed and signed by the DEQ licensed supervisor and signed by an executive officer of the DEQ licensed Service Provider on page 6. The tank owner or permittee must review and sign the report on page 6. **NOTE: AN OWNER OR PERMITTEE MAY PERFORM UST SERVICES ONLY IF THEY HAVE TAKEN AND PASSED THE APPROPRIATE UST SUPERVISOR EXAMINATION OFFERED BY A NATIONAL TESTING SERVICE (SEE OAR 340-150-0156 for requirements).**

DEQ Service Provider's License #: 27085

Construction Contractors Board License #: 184586

Name: Point Source Solutions

Telephone: (503) 236-5885

DEQ Decommissioning Supervisor's License #: 27447

Name: Kyle Fisher

Telephone: (503) 860-8811

DEQ Soil Matrix Service Provider's License #: _____ (If applicable)

Name: _____

Telephone: _____

DEQ Soil Matrix Supervisor's License #: _____ (If applicable)

Name: _____

Telephone: _____

C. DATES:Decommissioning/Change-in-Service Notice - Date Submitted: 5/15/23 (30 days before work starts).Work Start Telephone Notice - Number issued by DEQ: N/A (3 working days before work starts).DEQ Person Notified: Mark DrayinDate Work Started: 6/12/23 Date Work Completed: 6/14/23

Note: Provide the following information if any soil or water contamination is found during the decommissioning or change-in-service. Contamination must be reported by the UST permittee within 24 hours. The licensed service provider must report contamination within 72 hours after discovery unless previously reported.

Date Contamination Reported: 3/3/23 By: Point Source SolutionsDEQ Person Notified: Gerald Lomolo**D. OTHER DEQ PERMITS MAY BE NEEDED WHERE SOIL OR WATER CLEANUP IS REQUIRED.**

DEQ Water Discharge Permit #: _____ Date: _____

Water Disposed to (Location): _____

DEQ Solid Waste Disposal Permit #: _____ Date: _____

Soil Disposal or Treatment Location: _____

E. TANK INFORMATION:

TANK ID #	DEQ-UST PERMIT #	TANK SIZE IN GALLONS	PRODUCT: GASOLINE, DIESEL, USED OIL, OTHER?		CLOSURE OR CHANGE-IN-SERVICE?			TANK TO BE REPLACED?	
			PRESENT	NEW	TANK REMOVAL	CLOSURE IN PLACE♦	CHANGE IN SERVICE♦	YES	NO
1		1,000	None		☒	☐	☐	☐	☒
2		1,000	None		☒	☐	☐	☐	☒
					☐	☐	☐	☐	☐
					☐	☐	☐	☐	☐
					☐	☐	☐	☐	☐

NOTE 1: Where decommissioned tank(s) are replaced by new underground storage tanks the UST permittee must submit a *General Permit Registration Form to Install and Operate USTs* containing information on the new tanks 30 days before installing them.

NOTE 2: Submit a soil sampling plan to the DEQ regional office and receive plan approval prior to starting work if 1) tank is to be decommissioned in-place, 2) tank contents are changed to a non-regulated substance, 3) tank contains a regulated substance other than petroleum, or 4) tank changed to non-regulated use.

F. DISPOSAL INFORMATION:

TANK ID #	TANK AND PIPING DISPOSAL METHOD				DISPOSAL LOCATION OF TANK CONTENTS	
	SCRAP	LAND-FILL	OTHER	IDENTIFY LOCATION & PROPERTY OWNER	LIQUIDS	SLUDGES
1	☒	☐	☐	Metro Metals	ORRLO	None
2	☒	☐	☐	Metro Metals	ORRLO	None
	☐	☐	☐			
	☐	☐	☐			
	☐	☐	☐			

NOTE 1: The tank contents, the tank and the piping may be subject to the requirements of Hazardous Waste regulations. If you have questions, contact the DEQ regional office for your area.

NOTE 2: Attach copies of the disposal receipts for the tanks and piping. If the tanks are shipped off-site for reuse provide the name, address and phone number of the person or business receiving the tanks for reuse.

NOTE 3: Attach copies of the disposal receipts for the disposal or treatment of liquid or sludge removed from the tanks

G. CONTAMINATION INFORMATION:

TANK ID #	GROUND WATER IN PIT ?	PRODUCT ODOR IN SOIL ?	PRODUCT STAINS IN SOIL ?	NUMBER OF SAMPLES	LABORATORY (NAME, CITY, STATE, PHONE)
1	☐	☒	☒	12	Friedman and Bagg, Seattle, WA
2	☐	☒	☒	12	(206) 285-8282
	☐	☐	☐		
	☐	☐	☐		
	☐	☐	☐		

NOTE 1: Attach a copy of the laboratory report showing the results of all tests on all soil and water samples. The laboratory report must identify sample collection methods, sample location, sample depth, sample type (soil or water), type of sample container, sample temperature during transportation, types of tests, and copies of analytical laboratory reports, including QA/QC information. Include laboratory name, address and copies of chain-of-custody forms.

NOTE 2: If contamination is detected and a Level 2 or Level 3 soil matrix cleanup standard is applied to the site, attach a copy of the soil matrix analysis including methods of determining soil type, depth to groundwater, and sensitivity of uppermost aquifer.

I. SAFETY EQUIPMENT ON JOB SITE:

Fire Extinguisher: Type/Size: First Alert Recharge Date: 7/1/21

Combustible Gas Detector: Model: Ventis MX4 Calibration Date:

Oxygen Analyzer: Model: Ventis MX4 Calibration Date:

J. DECOMMISSIONING:

All Tanks: N/A = Not Applicable (Check (✓) Appropriate Box)	YES	NO	UNKNOWN	N/A
1. All electrical equipment grounded and explosion proof?	☒	☐	☐	☐
2. Safety equipment on job site?	☒	☐	☐	☐
3. Overhead electrical lines located?	☒	☐	☐	☐
4. Subsurface electrical lines off or disconnected?	☒	☐	☐	☐
5. Natural gas lines off or disconnected?	☐	☒	☐	☐
6. No open fires or smoking material in area?	☒	☐	☐	☐
7. Vehicle and pedestrian traffic controlled?	☒	☐	☐	☐
8. Excavation material area cleared?	☒	☐	☐	☐
9. Rainwater runoff directed to treatment area?	☐	☐	☐	☒
10. Drained and collected product from lines?	☐	☐	☐	☒
11. Removed product and residual from tank?	☒	☐	☐	☐
12. Cleaned tank?	☒	☐	☐	☐
13. Excavated to top of tank?	☒	☐	☐	☐
14. Removed tank fixtures? (pumps, leak detection equipment)	☒	☐	☐	☐
15. Removed product, fill and vent lines?	☒	☐	☐	☐

K. TANK ABANDONMENT IN-PLACE:

All Tanks: N/A = Not Applicable (Check (✓) Appropriate Box)	YES	NO	UNKNOWN	N/A
16. Sampling plan approved by DEQ? Date: <u></u> DEQ Staff: <u></u>	☐	☐	☐	☐
17. Contamination concerns fully resolved?	☐	☐	☐	☐
18. Fill Material? Type: <u></u>	☐	☐	☐	☐

L. TANK REMOVAL:

All Tanks: N/A = Not Applicable (Check (√) Appropriate Box)	YES	NO	UNKNOWN	N/A
19. Tank placement area cleared, chocks placed?	☒	☐	☐	☐
20. Purged or ventilated tank to prevent explosion? Method used: <u>Ventilation</u> Meter reading: <u>LEL: 0.0</u>	☒	☐	☐	☐
21. Were chains or steel cables wrapped around tank for removal?	☐	☒	☐	☐
22. Tank removed, set on ground, blocked to prevent movement?	☒	☐	☐	☐
23. Tank set on truck and secured with straps(s)?	☒	☐	☐	☐
24. Tank labeled before leaving site?	☒	☐	☐	☐

M. SITE ASSESSMENT:

All Tanks: N/A = Not Applicable (Check (√) Appropriate Box)	YES	NO	UNKNOWN	N/A
25. Site assessed for contamination? See OAR 340-122-0340	☒	☐	☐	☐
26. Soil samples taken and analyzed?	☒	☐	☐	☐
27. Was contamination found? Date/Time: <u>6/13/23</u>	☒	☐	☐	☐
28. Was hazardous waste determination made for tank contents (Liquids/sludges)?	☐	☐	☐	☒

N. REQUIRED SIGNATURES:

I have personally reviewed this decommissioning checklist and site assessment report and the attachments and find them to be true and complete.

Permittee or Tank Owner: Cody Knope - Jenkins
(Please Print)

Permittee or Tank Owner: [Signature] Date: 6/17/23
(Signature)

I have personally reviewed this decommissioning checklist and site assessment report and the attachments and find them to be true and complete.

Licensed Supervisor: Kyle Fisher
(Please Print)

Licensed Supervisor: [Signature] Date: 6/14/23
(Signature)

I have personally reviewed this decommissioning checklist and site assessment report and the attachments and find them to be true and complete.

Executive Officer: [Signature]
Licensed Service Provider (Please Print)

Executive Officer: _____ Date: 6/22/23
Licensed Service Provider (Signature)



Hillsboro Landfill, Inc
3205 SE Minter Bridge
Hillsboro, OR, 97123
Ph: (503)-640-9427

Reprint
Ticket# 1685981

Customer Name POINT SOURCE SOLUTIONS POINT Carrier SOIL SOLUTIONS ENVIR
Ticket Date 06/15/2023 Vehicle# 28 Volume
Payment Type Credit Account Container
Manual Ticket# Driver DAN
Hauling Ticket# Check#
Route Billing # 0003349
State Waste Code Gen EPA ID
Manifest NA
Destination Grid
PO
Profile 1402980R (Diesel Fuel/Fuel Oil Contaminated Soil)
Generator 133-SKYHOOK HOLDINGS 2436 SKYHOOK HOLDINGS LLC 2436 SE 12TH AVE PORTLAND OR

	Time	Scale	Operator	Inbound	Gross	54520 lb
In	06/15/2023 07:58:02	Inbound 2	tlong5		Tare	30460 lb
Out	06/15/2023 08:11:46	Outbound	MLAWREN4		Net	24060 lb
					Tons	12.03

Comments

Consumer Comments? We want to know. Please call.

Product	LD%	Qty	UOM	Rate	Tax	Amount	Origin
1 Cont Soil Pet-RGC-	100	12.03	Tons				MULT-IN
2 ENERGY-Energy Surc	100		%				

Total Tax
Total Ticket

Driver`s Signature



Hillsboro Landfill, Inc
3205 SE Minter Bridge
Hillsboro, OR, 97123
Ph: (503)-640-9427

Reprint
Ticket# 1686055

Customer Name POINT SOURCE SOLUTIONS POINT Carrier SOIL SOLUTIONS ENVIR
Ticket Date 06/15/2023 Vehicle# 28 Volume
Payment Type Credit Account Container
Manual Ticket# Driver DAN
Hauling Ticket# Check#
Route Billing # 0003349
State Waste Code Gen EPA ID
Manifest NA
Destination Grid
PO
Profile 1402980R (Diesel Fuel/Fuel Oil Contaminated Soil)
Generator 133-SKYHOOK HOLDINGS 2436 SKYHOOK HOLDINGS LLC 2436 SE 12TH AVE PORTLAND OR

	Time	Scale	Operator	Inbound	Gross	54180 lb
In	06/15/2023 11:11:46	Inbound 2	mramos14		Tare	30400 lb
Out	06/15/2023 11:28:36	Outbound	MLAWREN4		Net	23780 lb
					Tons	11.89

Comments

Consumer Comments? We want to know. Please call.

Product	LD%	Qty	UOM	Rate	Tax	Amount	Origin
1 Cont Soil Pet-RGC-	100	11.89	Tons				MULT-IN
2 ENERGY-Energy Surc	100		%				

Total Tax
Total Ticket

Driver`s Signature



Hillsboro Landfill, Inc
3205 SE Minter Bridge
Hillsboro, OR, 97123
Ph: (503)-640-9427

Reprint
Ticket# 1686125

Customer Name POINT SOURCE SOLUTIONS POINT Carrier SOIL SOLUTIONS ENVIR
Ticket Date 06/16/2023 Vehicle# 28 Volume
Payment Type Credit Account Container
Manual Ticket# Driver DAN
Hauling Ticket# Check#
Route Billing # 0003349
State Waste Code Gen EPA ID
Manifest NA
Destination Grid
PO
Profile 1402980R (Diesel Fuel/Fuel Oil Contaminated Soil)
Generator 133-SKYHOOK HOLDINGS 2436 SKYHOOK HOLDINGS LLC 2436 SE 12TH AVE PORTLAND OR

	Time	Scale	Operator	Inbound	Gross	55280 lb
In	06/16/2023 06:37:04	Inbound 1	ecobb		Tare	30380 lb
Out	06/16/2023 06:50:34	Outbound	tlong5		Net	24900 lb
					Tons	12.45

Comments

Consumer Comments? We want to know. Please call.

Product	LD%	Qty	UOM	Rate	Tax	Amount	Origin
1 Cont Soil Pet-RGC-	100	12.45	Tons				MULT-IN
2 ENERGY-Energy Surc	100		%				MULT-IN

Total Tax
Total Ticket

Driver`s Signature



Hillsboro Landfill, Inc
3205 SE Minter Bridge
Hillsboro, OR, 97123
Ph: (503)-640-9427

Reprint
Ticket# 1686620

Customer Name POINT SOURCE SOLUTIONS POINT Carrier SOIL SOLUTIONS ENVIR
Ticket Date 06/21/2023 Vehicle# 28 Volume
Payment Type Credit Account Container
Manual Ticket# Driver DAN
Hauling Ticket# Check#
Route Billing # 0003349
State Waste Code Gen EPA ID
Manifest NA
Destination Grid
PO
Profile 1402980R (Diesel Fuel/Fuel Oil Contaminated Soil)
Generator 133-SKYHOOK HOLDINGS 2436 SKYHOOK HOLDINGS LLC 2436 SE 12TH AVE PORTLAND OR

	Time	Scale	Operator	Inbound	Gross	55580 lb
In	06/21/2023 08:31:55	Inbound 1	lgillila		Tare	31300 lb
Out	06/21/2023 08:46:04	Outbound	tlong5		Net	24280 lb
					Tons	12.14

Comments

Consumer Comments? We want to know. Please call.

Product	LD%	Qty	UOM	Rate	Tax	Amount	Origin
1 Cont Soil Pet-RGC-	100	12.14	Tons				MULT-IN
2 ENERGY-Energy Surc	100		%				

Total Tax
Total Ticket

Driver`s Signature

APPENDIX C

LABORATORY ANALYTICAL REPORTS

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

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

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

June 27, 2023

Gil Cobb, Project Manager
Point Source Solutions
5317 NE St Johns Rd, Suite D
Vancouver, WA 98661

Dear Mr Cobb:

Included are the results from the testing of material submitted on June 20, 2023 from the 2436 SE 12th Ave, F&BI 306309 project. There are 13 pages included in this report. Any samples that may remain are currently scheduled for disposal in 30 days, or as directed by the Chain of Custody document. If you would like us to return your samples or arrange for long term storage at our offices, please contact us as soon as possible.

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

Sincerely,

FRIEDMAN & BRUYA, INC.



Michael Erdahl
Project Manager

Enclosures

c: Point Source Reports, Kyle Fisher
PSS0627R.DOC

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

CASE NARRATIVE

This case narrative encompasses samples received on June 20, 2023 by Friedman & Bruya, Inc. from the Point Source Solutions 2436 SE 12th Ave, F&BI 306309 project. Samples were logged in under the laboratory ID's listed below.

<u>Laboratory ID</u>	<u>Point Source Solutions</u>
306309 -01	NPW-S1-8
306309 -02	EPW-S1-8
306309 -03	NPB-S1-8
306309 -04	NPB-S2-11
306309 -05	WPW-S1-11
306309 -06	SWPW-S1-10
306309 -07	SPB-S1-11
306309 -08	SPW-S1-11
306309 -09	SEPW-S1-10
306309 -10	CPB-S1-11.5
306309 -11	NPW2-S1-9
306309 -12	NWPW-S1-10
306309 -13	NPB2-S1-11.5

The 8260D calibration standard exceeded the acceptance criteria for several compounds. They were not detected, therefore the results do not represent an out of control condition.

The 8260D calibration standard failed the acceptance criteria for 2-butanone and 2-hexanone. The data were flagged accordingly.

All other quality control requirements were acceptable.

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Date of Report: 06/27/23

Date Received: 06/20/23

Project: 2436 SE 12th Ave, F&BI 306309

Date Extracted: 06/21/23

Date Analyzed: 06/21/23

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

Results Reported on a Dry Weight Basis

Results Reported as mg/kg (ppm)

<u>Sample ID</u>	<u>Gasoline Range</u>	Surrogate (% Recovery) (Limit 50-150)
Laboratory ID		
NPW-S1-8 306309-01	<5	118
EPW-S1-8 306309-02	<5	110
NPB-S1-8 306309-03	<5	116
SWPW-S1-10 306309-06	<5	116
SPB-S1-11 306309-07	<5	120
SPW-S1-11 306309-08	<5	111
SEPW-S1-10 306309-09	<5	106
NPW2-S1-9 306309-11 1/20	9,700	ip
NWPW-S1-10 306309-12	<5	112
NPB2-S1-11.5 306309-13	<5	109
Method Blank 03-1392 MB	<5	111

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Date of Report: 06/27/23

Date Received: 06/20/23

Project: 2436 SE 12th Ave, F&BI 306309

Date Extracted: 06/21/23

Date Analyzed: 06/21/23

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

Results Reported on a Dry Weight Basis

Results Reported as mg/kg (ppm)

<u>Sample ID</u> Laboratory ID	<u>Diesel Range</u> (C ₁₀ -C ₂₅)	<u>Motor Oil Range</u> (C ₂₅ -C ₃₆)	<u>Surrogate</u> <u>(% Recovery)</u> (Limit 50-150)
NPW-S1-8 306309-01	<50	<250	97
EPW-S1-8 306309-02	<50	<250	94
NPB-S1-8 306309-03	<50	<250	92
SWPW-S1-10 306309-06	<50	<250	94
SPB-S1-11 306309-07	<50	<250	93
SPW-S1-11 306309-08	<50	<250	92
SEPW-S1-10 306309-09	<50	<250	92
NPW2-S1-9 306309-11	310 x	<250	91
NWPW-S1-10 306309-12	<50	<250	92
NPB2-S1-11.5 306309-13	<50	<250	92
Method Blank 03-1495 MB2	<50	<250	91

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Analysis For Total Metals By EPA Method 6020B

Client ID:	NPW2-S1-9	Client:	Point Source Solutions
Date Received:	06/20/23	Project:	2436 SE 12th Ave, F&BI 306309
Date Extracted:	06/22/23	Lab ID:	306309-11
Date Analyzed:	06/23/23	Data File:	306309-11.038
Matrix:	Soil	Instrument:	ICPMS2
Units:	mg/kg (ppm) Dry Weight	Operator:	SP

Analyte:	Concentration mg/kg (ppm)
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Lead	35.4
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FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Analysis For Total Metals By EPA Method 6020B

Client ID:	Method Blank	Client:	Point Source Solutions
Date Received:	NA	Project:	2436 SE 12th Ave, F&BI 306309
Date Extracted:	06/22/23	Lab ID:	I3-507 mb
Date Analyzed:	06/23/23	Data File:	I3-507 mb.036
Matrix:	Soil	Instrument:	ICPMS2
Units:	mg/kg (ppm) Dry Weight	Operator:	SP

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

Lead	<1
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FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Analysis For Volatile Compounds By EPA Method 8260D

Client Sample ID:	NPW2-S1-9	Client:	Point Source Solutions
Date Received:	06/20/23	Project:	2436 SE 12th Ave, F&BI 306309
Date Extracted:	06/21/23	Lab ID:	306309-11 1/10
Date Analyzed:	06/21/23	Data File:	062113.D
Matrix:	Soil	Instrument:	GCMS4
Units:	mg/kg (ppm) Dry Weight	Operator:	MD

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
1,2-Dichloroethane-d4	103	90	109
Toluene-d8	103	86	115
4-Bromofluorobenzene	100	84	115

Compounds:	Concentration mg/kg (ppm)	Compounds:	Concentration mg/kg (ppm)
Dichlorodifluoromethane	<5	1,3-Dichloropropane	<0.5
Chloromethane	<5	Tetrachloroethene	<0.25
Vinyl chloride	<0.5	Dibromochloromethane	<0.5
Bromomethane	<5 k	1,2-Dibromoethane (EDB)	<0.5
Chloroethane	<5 k	Chlorobenzene	<0.5
Trichlorofluoromethane	<5 k	Ethylbenzene	56
Acetone	<50	1,1,1,2-Tetrachloroethane	<0.5
1,1-Dichloroethene	<0.5	m,p-Xylene	240
Hexane	<2.5	o-Xylene	95
Methylene chloride	<5	Styrene	<0.5
Methyl t-butyl ether (MTBE)	<0.5	Isopropylbenzene	12
trans-1,2-Dichloroethene	<0.5	Bromoform	<0.5
1,1-Dichloroethane	<0.5	n-Propylbenzene	45
2,2-Dichloropropane	<0.5	Bromobenzene	<0.5
cis-1,2-Dichloroethene	<0.5	1,3,5-Trimethylbenzene	110
Chloroform	<0.5	1,1,2,2-Tetrachloroethane	<0.5
2-Butanone (MEK)	<10 ca	1,2,3-Trichloropropane	<0.5
1,2-Dichloroethane (EDC)	<0.5	2-Chlorotoluene	<0.5
1,1,1-Trichloroethane	<0.5	4-Chlorotoluene	<0.5
1,1-Dichloropropene	<0.5	tert-Butylbenzene	<0.5
Carbon tetrachloride	<0.5	1,2,4-Trimethylbenzene	350
Benzene	<0.3	sec-Butylbenzene	5.1
Trichloroethene	<0.2	p-Isopropyltoluene	2.5
1,2-Dichloropropane	<0.5	1,3-Dichlorobenzene	<0.5
Bromodichloromethane	<0.5	1,4-Dichlorobenzene	<0.5
Dibromomethane	<0.5	1,2-Dichlorobenzene	<0.5
4-Methyl-2-pentanone	<10	1,2-Dibromo-3-chloropropane	<5
cis-1,3-Dichloropropene	<0.5	1,2,4-Trichlorobenzene	<2.5
Toluene	<0.5	Hexachlorobutadiene	<2.5
trans-1,3-Dichloropropene	<0.5	Naphthalene	33
1,1,2-Trichloroethane	<0.5	1,2,3-Trichlorobenzene	<2.5
2-Hexanone	<5 ca		

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Analysis For Volatile Compounds By EPA Method 8260D

Client Sample ID:	Method Blank	Client:	Point Source Solutions
Date Received:	Not Applicable	Project:	2436 SE 12th Ave, F&BI 306309
Date Extracted:	06/21/23	Lab ID:	03-1452 mb
Date Analyzed:	06/21/23	Data File:	062106.D
Matrix:	Soil	Instrument:	GCMS4
Units:	mg/kg (ppm) Dry Weight	Operator:	MD

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
1,2-Dichloroethane-d4	104	90	109
Toluene-d8	97	86	115
4-Bromofluorobenzene	94	84	115

Compounds:	Concentration mg/kg (ppm)	Compounds:	Concentration mg/kg (ppm)
Dichlorodifluoromethane	<0.5	1,3-Dichloropropane	<0.05
Chloromethane	<0.5	Tetrachloroethene	<0.025
Vinyl chloride	<0.05	Dibromochloromethane	<0.05
Bromomethane	<0.5 k	1,2-Dibromoethane (EDB)	<0.05
Chloroethane	<0.5 k	Chlorobenzene	<0.05
Trichlorofluoromethane	<0.5 k	Ethylbenzene	<0.05
Acetone	<5	1,1,1,2-Tetrachloroethane	<0.05
1,1-Dichloroethene	<0.05	m,p-Xylene	<0.1
Hexane	<0.25	o-Xylene	<0.05
Methylene chloride	<0.5	Styrene	<0.05
Methyl t-butyl ether (MTBE)	<0.05	Isopropylbenzene	<0.05
trans-1,2-Dichloroethene	<0.05	Bromoform	<0.05
1,1-Dichloroethane	<0.05	n-Propylbenzene	<0.05
2,2-Dichloropropane	<0.05	Bromobenzene	<0.05
cis-1,2-Dichloroethene	<0.05	1,3,5-Trimethylbenzene	<0.05
Chloroform	<0.05	1,1,2,2-Tetrachloroethane	<0.05
2-Butanone (MEK)	<1 ca	1,2,3-Trichloropropane	<0.05
1,2-Dichloroethane (EDC)	<0.05	2-Chlorotoluene	<0.05
1,1,1-Trichloroethane	<0.05	4-Chlorotoluene	<0.05
1,1-Dichloropropene	<0.05	tert-Butylbenzene	<0.05
Carbon tetrachloride	<0.05	1,2,4-Trimethylbenzene	<0.05
Benzene	<0.03	sec-Butylbenzene	<0.05
Trichloroethene	<0.02	p-Isopropyltoluene	<0.05
1,2-Dichloropropane	<0.05	1,3-Dichlorobenzene	<0.05
Bromodichloromethane	<0.05	1,4-Dichlorobenzene	<0.05
Dibromomethane	<0.05	1,2-Dichlorobenzene	<0.05
4-Methyl-2-pentanone	<1	1,2-Dibromo-3-chloropropane	<0.5
cis-1,3-Dichloropropene	<0.05	1,2,4-Trichlorobenzene	<0.25
Toluene	<0.05	Hexachlorobutadiene	<0.25
trans-1,3-Dichloropropene	<0.05	Naphthalene	<0.05
1,1,2-Trichloroethane	<0.05	1,2,3-Trichlorobenzene	<0.25
2-Hexanone	<0.5 ca		

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Date of Report: 06/27/23

Date Received: 06/20/23

Project: 2436 SE 12th Ave, F&BI 306309

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

Laboratory Code: 306309-01 (Duplicate)

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

Laboratory Code: Laboratory Control Sample

Analyte	Reporting Units	Spike Level	Percent Recovery LCS	Acceptance Criteria
Gasoline	mg/kg (ppm)	40	97	70-130

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Date of Report: 06/27/23

Date Received: 06/20/23

Project: 2436 SE 12th Ave, F&BI 306309

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

Laboratory Code: 306312-01 (Matrix Spike)

Analyte	Reporting Units	Spike Level	(Wet wt) Sample Result	Percent Recovery MS	Percent Recovery MSD	Acceptance Criteria	RPD (Limit 20)
Diesel Extended	mg/kg (ppm)	5,000	5,500	64	82	64-136	25

Laboratory Code: Laboratory Control Sample

Analyte	Reporting Units	Spike Level	Percent Recovery LCS	Acceptance Criteria
Diesel Extended	mg/kg (ppm)	5,000	94	78-121

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Date of Report: 06/27/23

Date Received: 06/20/23

Project: 2436 SE 12th Ave, F&BI 306309

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

Laboratory Code: 306309-11 x5 (Matrix Spike)

Analyte	Reporting Units	Spike Level	Sample Result (Wet wt)	Percent Recovery MS	Percent Recovery MSD	Acceptance Criteria	RPD (Limit 20)
Lead	mg/kg (ppm)	50	28.6	86 b	95 b	75-125	10 b

Laboratory Code: Laboratory Control Sample

Analyte	Reporting Units	Spike Level	Percent Recovery LCS	Acceptance Criteria
Lead	mg/kg (ppm)	50	95	80-120

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Date of Report: 06/27/23

Date Received: 06/20/23

Project: 2436 SE 12th Ave, F&BI 306309

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

Laboratory Code: 306325-03 (Matrix Spike)

Analyte	Reporting Units	Spike Level	Sample Result (Wet wt)	Percent Recovery MS	Percent Recovery MSD	Acceptance Criteria	RPD (Limit 20)
Dichlorodifluoromethane	mg/kg (ppm)	2	<0.5	37	34	10-142	8
Chloromethane	mg/kg (ppm)	2	<0.5	54	54	10-126	0
Vinyl chloride	mg/kg (ppm)	2	<0.05	60	59	10-138	2
Bromomethane	mg/kg (ppm)	2	<0.5	69	67	10-163	3
Chloroethane	mg/kg (ppm)	2	<0.5	69	68	10-176	1
Trichlorofluoromethane	mg/kg (ppm)	2	<0.5	82	83	10-176	1
Acetone	mg/kg (ppm)	10	<5	82	80	10-163	2
1,1-Dichloroethene	mg/kg (ppm)	2	<0.05	81	82	10-160	1
Hexane	mg/kg (ppm)	2	<0.25	68	70	10-137	3
Methylene chloride	mg/kg (ppm)	2	<0.5	79	79	10-156	0
Methyl t-butyl ether (MTBE)	mg/kg (ppm)	2	<0.05	82	83	21-145	1
trans-1,2-Dichloroethene	mg/kg (ppm)	2	<0.05	84	83	14-137	1
1,1-Dichloroethane	mg/kg (ppm)	2	<0.05	77	76	19-140	1
2,2-Dichloropropane	mg/kg (ppm)	2	<0.05	77	76	10-158	1
cis-1,2-Dichloroethene	mg/kg (ppm)	2	<0.05	80	81	25-135	1
Chloroform	mg/kg (ppm)	2	<0.05	76	76	21-145	0
2-Butanone (MEK)	mg/kg (ppm)	10	<1	68	67	19-147	1
1,2-Dichloroethane (EDC)	mg/kg (ppm)	2	<0.05	72	71	12-160	1
1,1,1-Trichloroethane	mg/kg (ppm)	2	<0.05	76	74	10-156	3
1,1-Dichloropropene	mg/kg (ppm)	2	<0.05	76	76	17-140	0
Carbon tetrachloride	mg/kg (ppm)	2	<0.05	75	75	9-164	0
Benzene	mg/kg (ppm)	2	<0.03	78	78	29-129	0
Trichloroethene	mg/kg (ppm)	2	<0.02	80	80	21-139	0
1,2-Dichloropropane	mg/kg (ppm)	2	<0.05	77	78	30-135	1
Bromodichloromethane	mg/kg (ppm)	2	<0.05	75	75	23-155	0
Dibromomethane	mg/kg (ppm)	2	<0.05	79	79	23-145	0
4-Methyl-2-pentanone	mg/kg (ppm)	10	<1	78	79	24-155	1
cis-1,3-Dichloropropene	mg/kg (ppm)	2	<0.05	77	76	28-144	1
Toluene	mg/kg (ppm)	2	<0.05	83	84	35-130	1
trans-1,3-Dichloropropene	mg/kg (ppm)	2	<0.05	73	75	26-149	3
1,1,2-Trichloroethane	mg/kg (ppm)	2	<0.05	79	80	10-205	1
2-Hexanone	mg/kg (ppm)	10	<5	67	69	15-166	3
1,3-Dichloropropene	mg/kg (ppm)	2	<0.05	78	79	31-137	1
Tetrachloroethene	mg/kg (ppm)	2	<0.025	86	88	20-133	2
Dibromochloromethane	mg/kg (ppm)	2	<0.05	78	82	28-150	5
1,2-Dibromoethane (EDB)	mg/kg (ppm)	2	<0.05	80	81	28-142	1
Chlorobenzene	mg/kg (ppm)	2	<0.05	82	83	32-129	1
Ethylbenzene	mg/kg (ppm)	2	<0.05	78	80	32-137	3
1,1,1,2-Tetrachloroethane	mg/kg (ppm)	2	<0.05	80	83	31-143	4
m,p-Xylene	mg/kg (ppm)	4	<0.1	81	84	34-136	4
o-Xylene	mg/kg (ppm)	2	<0.05	80	81	33-134	1
Styrene	mg/kg (ppm)	2	<0.05	81	83	35-137	2
Isopropylbenzene	mg/kg (ppm)	2	<0.05	81	82	31-142	1
Bromoform	mg/kg (ppm)	2	<0.05	79	82	21-156	4
n-Propylbenzene	mg/kg (ppm)	2	<0.05	78	79	23-146	1
Bromobenzene	mg/kg (ppm)	2	<0.05	81	83	34-130	2
1,3,5-Trimethylbenzene	mg/kg (ppm)	2	<0.05	81	81	18-149	0
1,1,2,2-Tetrachloroethane	mg/kg (ppm)	2	<0.05	78	79	28-140	1
1,2,3-Trichloropropane	mg/kg (ppm)	2	<0.05	74	75	25-144	1
2-Chlorotoluene	mg/kg (ppm)	2	<0.05	77	78	31-134	1
4-Chlorotoluene	mg/kg (ppm)	2	<0.05	77	77	31-136	0
tert-Butylbenzene	mg/kg (ppm)	2	<0.05	81	82	30-137	1
1,2,4-Trimethylbenzene	mg/kg (ppm)	2	<0.05	79	80	10-182	1
sec-Butylbenzene	mg/kg (ppm)	2	<0.05	81	82	23-145	1
p-Isopropyltoluene	mg/kg (ppm)	2	<0.05	83	84	21-149	1
1,3-Dichlorobenzene	mg/kg (ppm)	2	<0.05	83	83	30-131	0
1,4-Dichlorobenzene	mg/kg (ppm)	2	<0.05	83	83	29-129	0
1,2-Dichlorobenzene	mg/kg (ppm)	2	<0.05	82	83	31-132	1
1,2-Dibromo-3-chloropropane	mg/kg (ppm)	2	<0.5	69	71	11-161	3
1,2,4-Trichlorobenzene	mg/kg (ppm)	2	<0.25	87	88	22-142	1
Hexachlorobutadiene	mg/kg (ppm)	2	<0.25	85	87	10-142	2
Naphthalene	mg/kg (ppm)	2	<0.05	84	86	14-157	2
1,2,3-Trichlorobenzene	mg/kg (ppm)	2	<0.25	95	102	20-144	7

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Date of Report: 06/27/23

Date Received: 06/20/23

Project: 2436 SE 12th Ave, F&BI 306309

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

Laboratory Code: Laboratory Control Sample

Analyte	Reporting Units	Spike Level	Percent Recovery LCS	Acceptance Criteria
Dichlorodifluoromethane	mg/kg (ppm)	2	59	10-146
Chloromethane	mg/kg (ppm)	2	65	27-133
Vinyl chloride	mg/kg (ppm)	2	77	22-139
Bromomethane	mg/kg (ppm)	2	81	10-201
Chloroethane	mg/kg (ppm)	2	76	10-163
Trichlorofluoromethane	mg/kg (ppm)	2	106	10-196
Acetone	mg/kg (ppm)	10	83	52-141
1,1-Dichloroethene	mg/kg (ppm)	2	98	47-128
Hexane	mg/kg (ppm)	2	90	43-142
Methylene chloride	mg/kg (ppm)	2	92	10-184
Methyl t-butyl ether (MTBE)	mg/kg (ppm)	2	95	60-123
trans-1,2-Dichloroethene	mg/kg (ppm)	2	99	64-132
1,1-Dichloroethane	mg/kg (ppm)	2	90	64-135
2,2-Dichloropropane	mg/kg (ppm)	2	84	52-170
cis-1,2-Dichloroethene	mg/kg (ppm)	2	93	64-135
Chloroform	mg/kg (ppm)	2	90	61-139
2-Butanone (MEK)	mg/kg (ppm)	10	74	30-197
1,2-Dichloroethane (EDC)	mg/kg (ppm)	2	86	56-135
1,1,1-Trichloroethane	mg/kg (ppm)	2	88	62-131
1,1-Dichloropropene	mg/kg (ppm)	2	90	64-136
Carbon tetrachloride	mg/kg (ppm)	2	88	60-139
Benzene	mg/kg (ppm)	2	93	65-136
Trichloroethene	mg/kg (ppm)	2	95	63-139
1,2-Dichloropropane	mg/kg (ppm)	2	90	61-145
Bromodichloromethane	mg/kg (ppm)	2	89	57-126
Dibromomethane	mg/kg (ppm)	2	92	62-123
4-Methyl-2-pentanone	mg/kg (ppm)	10	92	45-145
cis-1,3-Dichloropropene	mg/kg (ppm)	2	88	65-143
Toluene	mg/kg (ppm)	2	96	66-126
trans-1,3-Dichloropropene	mg/kg (ppm)	2	83	65-131
1,1,2-Trichloroethane	mg/kg (ppm)	2	92	62-131
2-Hexanone	mg/kg (ppm)	10	77	33-152
1,3-Dichloropropane	mg/kg (ppm)	2	90	67-128
Tetrachloroethene	mg/kg (ppm)	2	99	68-128
Dibromochloromethane	mg/kg (ppm)	2	92	55-121
1,2-Dibromoethane (EDB)	mg/kg (ppm)	2	92	66-129
Chlorobenzene	mg/kg (ppm)	2	94	67-128
Ethylbenzene	mg/kg (ppm)	2	90	64-123
1,1,1,2-Tetrachloroethane	mg/kg (ppm)	2	93	64-121
m,p-Xylene	mg/kg (ppm)	4	93	68-128
o-Xylene	mg/kg (ppm)	2	94	67-129
Styrene	mg/kg (ppm)	2	95	67-129
Isopropylbenzene	mg/kg (ppm)	2	92	68-128
Bromoform	mg/kg (ppm)	2	95	56-132
n-Propylbenzene	mg/kg (ppm)	2	88	68-129
Bromobenzene	mg/kg (ppm)	2	93	69-128
1,3,5-Trimethylbenzene	mg/kg (ppm)	2	91	69-129
1,1,2,2-Tetrachloroethane	mg/kg (ppm)	2	86	56-143
1,2,3-Trichloropropane	mg/kg (ppm)	2	84	61-137
2-Chlorotoluene	mg/kg (ppm)	2	88	69-128
4-Chlorotoluene	mg/kg (ppm)	2	87	67-127
tert-Butylbenzene	mg/kg (ppm)	2	91	69-129
1,2,4-Trimethylbenzene	mg/kg (ppm)	2	89	69-128
sec-Butylbenzene	mg/kg (ppm)	2	91	69-130
p-Isopropyltoluene	mg/kg (ppm)	2	92	69-130
1,3-Dichlorobenzene	mg/kg (ppm)	2	93	69-127
1,4-Dichlorobenzene	mg/kg (ppm)	2	93	68-126
1,2-Dichlorobenzene	mg/kg (ppm)	2	93	69-127
1,2-Dibromo-3-chloropropane	mg/kg (ppm)	2	82	58-138
1,2,4-Trichlorobenzene	mg/kg (ppm)	2	93	64-135
Hexachlorobutadiene	mg/kg (ppm)	2	95	50-153
Naphthalene	mg/kg (ppm)	2	89	62-128
1,2,3-Trichlorobenzene	mg/kg (ppm)	2	94	61-126

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Data Qualifiers & Definitions

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

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

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

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

cf - The sample was centrifuged prior to analysis.

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

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

f - The sample was laboratory filtered prior to analysis.

fb - The analyte was detected in the method blank.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

306309

SAMPLE CHAIN OF CUSTODY

06/20/23

65/ N1

Report To

Gil Cobb

Company

Point Source Solutions

Address

5317 NE St Johns Rd Ste. D

City, State, ZIP

Vancouver, WA 98661

Phone

Email

SAMPLERS (signature)

PROJECT NAME

2436 SE 12th Ave

PO #

REMARKS

INVOICE TO

Project Specific RLS - Yes / No

Page # 1 of

TURNAROUND TIME

X Standard Turnaround
RUSH

Rush charges authorized by:

SAMPLE DISPOSAL

Dispose after 30 days

Archive Samples

Other

Sample ID	Lab ID	Date Sampled	Time Sampled	Sample Type	# of Jars	ANALYSES REQUESTED						Notes
						NWTPH-Dx	NWTPH-Gx	BTEX EPA 8021	VOCs EPA 8260	PAHs EPA 8270	PCBs EPA 8082	
NPM-51-8	01 AC	6/13/23	13:43	S	3	X	X					
EPH-51-8	02		13:45			X	X					
NPB-51-8	03		13:47			X	X					
NPB-52-11	04	6/14/23	11:30									HOLD
WPM-51-11	05		11:45			X	X					HOLD per KE 6/20/23
SWPM-51-10	06		12:05			X	X					
SPB-51-11	07		14:30			X	X					
SPM-51-11	08		14:32			X	X					
SEPM-51-10	09	6/15/23	9:45			X	X					
CPB-51-11.5	10		9:50			X	X					HOLD per KE 6/20/23

SIGNATURE

PRINT NAME

COMPANY

DATE

TIME

Friedman & Bruja, Inc.

3012 16th Avenue West

Seattle, WA 98119-2029

Ph. (206) 285-8282

Relinquished by:

Gil Cobb

Kyle Fisher

PSS

6/19/23

9:47

Received by:

Camille Phan

Phan Phan

FEB T

6/20/23 1030

Relinquished by:

Received by:

Samples received at 4 °C

5/21

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Y

PO#	DATE	DESCRIPTION	AMOUNT
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2	10/2/2023	...	...
3	10/3/2023	...	...
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7	10/7/2023	...	...
8	10/8/2023	...	...
9	10/9/2023	...	...
10	10/10/2023	...	...
11	10/11/2023	...	...
12	10/12/2023	...	...
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62	12/1/2023	...	...
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65	12/4/2023	...	...
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92	12/31/2023	...	...
93	1/1/2024	...	...
94	1/2/2024	...	...
95	1/3/2024	...	...

INVOICE TO

orized by:

SPOSAI

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1111

[illegible]

Friedman & Bruya, Inc.
3012 16th Avenue West
Seattle, WA 98119-2029
Ph. (206) 285-8282

SIGNATURE	PRINT NAME	COMPANY	DATE	TIME
Reling wished by: 	Kyle Fisher	ISS	6/19/23	9:17
Received by: 	Nolan Phelan	FEST	6/20/23	1030
Reling wished by:				
Received by:				

Scanned and recorded at 4:05

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

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

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

October 18, 2024

Conor McGeehan, Project Manager
Point Source Solutions
5317 NE St Johns Rd, Suite D
Vancouver, WA 98661

Dear Mr McGeehan:

Included are the results from the testing of material submitted on October 10, 2024 from the Skyhook Fitness, F&BI 410220 project. There are 4 pages included in this report. Any samples that may remain are currently scheduled for disposal in 30 days, or as directed by the Chain of Custody document. If you would like us to return your samples or arrange for long term storage at our offices, please contact us as soon as possible.

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

Sincerely,

FRIEDMAN & BRUYA, INC.



Michael Erdahl
Project Manager

Enclosures
c: Point Source Reports
PSS1018R.DOC

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

CASE NARRATIVE

This case narrative encompasses samples received on October 10, 2024 by Friedman & Bruya, Inc. from the Point Source Solutions Skyhook Fitness, F&BI 410220 project. Samples were logged in under the laboratory ID's listed below.

<u>Laboratory ID</u>	<u>Point Source Solutions</u>
410220 -01	SB7-S1-12
410220 -02	SB8-S1-12
410220 -03	SB9-S1-12
410220 -04	SB10-S1-12

All quality control requirements were acceptable.

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Date of Report: 10/18/24

Date Received: 10/10/24

Project: Skyhook Fitness, F&BI 410220

Date Extracted: 10/15/24

Date Analyzed: 10/16/24

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

Results Reported on a Dry Weight Basis

Results Reported as mg/kg (ppm)

<u>Sample ID</u> Laboratory ID	<u>Gasoline Range</u>	Surrogate (% Recovery) (Limit 50-150)
SB7-S1-12 410220-01	<5	86
SB8-S1-12 410220-02	<5	88
SB9-S1-12 410220-03	<5	90
SB10-S1-12 410220-04	<5	92
Method Blank 04-2413 MB	<5	90

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Date of Report: 10/18/24

Date Received: 10/10/24

Project: Skyhook Fitness, F&BI 410220

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

Laboratory Code: 410191-01 (Duplicate)

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

Laboratory Code: Laboratory Control Sample

Analyte	Reporting Units	Spike Level	Percent Recovery LCS	Acceptance Criteria
Gasoline	mg/kg (ppm)	40	80	70-130

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Data Qualifiers & Definitions

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

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

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

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

cf - The sample was centrifuged prior to analysis.

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

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

f - The sample was laboratory filtered prior to analysis.

fb - The analyte was detected in the method blank.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

10/10/24 VS A11/N2

Page # _____ of _____

TURNAROUND TIME

Standard Turnaround
RUSH _____

Rush charges authorized by: _____

SAMPLE DISPOSAL

Dispose after 30 days
Archive Samples
Other _____

[illegible]

Ph. (206) 285-8282

SIGNATURE	PRINT NAME	COMPANY	DATE	TIME
Relinquished by: 	Julie H. Green	PS5	10/9/24	15:00
Received by: 	Anna P. Brown	FB I	10/10/24	10:30
Relinquished by:				
Received by:				

SAMPLE CONDITION UPON RECEIPT CHECKLIST

PROJECT # 410220 CLIENT Point Source INITIALS/ AP
DATE: 10/10/24

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

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

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

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

Is there a Chain-of-Custody* (COC)? ☒ YES ☐ NO Initials/ AP
*or other representative documents, letters, and/or shipping memos Date: 10/10/24

Number of days samples have been sitting prior to receipt at laboratory 2 days

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

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

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

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

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

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

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

Other comments (use a separate page if needed)

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

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

**Fill out Green manifolds billing sheet

7/9/24, 11:05 AM

GLS.

about:blank

800-322-5555
www.gls-us.com

Ship From

POINT SOURCE SOLUTIONS
CONOR MCGEHAN
5317 NE ST JOHNS RD, SUITE D
VANCOUVER, WA 98661

Tracking #: 561676522

PDS



Ship To

FRIEDMAN & BRUYA, INC
SAMPLE RECEIVING
5500 4TH AVE S
SEATTLE, WA 98108

SEATTLE

S06437C

COD: \$0.00

Weight: 0 lb(s)

Reference:

Delivery Instructions:

Signature Type: NOT REQUIRED



12087820

KNT WA980-7C0

Print Date: 7/9/2024 11:05 AM

DRAFT

Date of Report: 10/22/24

Date Received: 10/10/24

Project: Skyhook Fitness, F&BI 410220

Date Extracted: 10/21/24

Date Analyzed: 10/21/24

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

Results Reported on a Dry Weight Basis

Results Reported as mg/kg (ppm)

<u>Sample ID</u> Laboratory ID	<u>Diesel Range</u> (C ₁₀ -C ₂₅)	<u>Motor Oil Range</u> (C ₂₅ -C ₃₆)	<u>Surrogate</u> <u>(% Recovery)</u> (Limit 50-150)
SB7-S1-12 410220-01	<50	<250	83
SB8-S1-12 410220-02	<50	<250	86
SB9-S1-12 410220-03	<50	<250	84
SB10-S1-12 410220-04	<50	<250	83
Method Blank 04-2577 MB	<50	<250	91

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

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

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

February 5, 2025

Conor McGeehan, Project Manager
Point Source Solutions
5317 NE St Johns Rd, Suite D
Vancouver, WA 98661

Dear Mr McGeehan:

Included are the results from the testing of material submitted on January 24, 2025 from the Skyhook, F&BI 501333 project. There are 9 pages included in this report. Any samples that may remain are currently scheduled for disposal in 30 days, or as directed by the Chain of Custody document. If you would like us to return your samples or arrange for long term storage at our offices, please contact us as soon as possible.

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

Sincerely,

FRIEDMAN & BRUYA, INC.



Mac Goldman
Project Manager

Enclosures
c: Point Source Reports
PSS0205R.DOC

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

CASE NARRATIVE

This case narrative encompasses samples received on January 24, 2024 by Friedman & Bruya, Inc. from the Point Source Solutions Skyhook, F&BI 501333 project. Samples were logged in under the laboratory ID's listed below.

<u>Laboratory ID</u>	<u>Point Source Solutions</u>
501333 -01	SG3
501333 -02	SG4

The TO-15 calibration standard did not meet the acceptance criteria for ethanol. The data were flagged accordingly.

The TO-15 calibration standard for 4-methyl-2-pentanone exceeded the acceptance criteria. The compound was not detected, therefore this did not represent an out of control condition, and were qualified with a "k" qualifier.

The TO-15 gasoline range concentrations were quantified using a single point calibration at 80 ppbv.

All other quality control requirements were acceptable.

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Analysis For Volatile Compounds By Method TO-15

Client Sample ID: SG3	Client: Point Source Solutions
Date Received: 01/24/25	Project: Skyhook, F&BI 501333
Date Collected: 01/23/25	Lab ID: 501333-01 1/4.9
Date Analyzed: 01/25/25	Data File: 012422.D
Matrix: Air	Instrument: GCMS8
Units: ug/m3	Operator: bat

	%	Lower	Upper
Surrogates:	Recovery:	Limit:	Limit:
4-Bromofluorobenzene	99	70	130

Compounds:	Concentration		Compounds:	Concentration	
	ug/m3	ppbv		ug/m3	ppbv
Propene	63	37	1,2-Dichloropropane	<1.1	<0.24
Dichlorodifluoromethane	<4.8	<0.98	1,4-Dioxane	<1.8	<0.49
Chloromethane	<18	<8.8	2,2,4-Trimethylpentane	<23	<4.9
F-114	<10	<1.5	Methyl methacrylate	<20	<4.9
Vinyl chloride	<1.3	<0.49	Heptane	<20	<4.9
1,3-Butadiene	8.9	4.0	Bromodichloromethane	<0.33	<0.049
Butane	36	15	Trichloroethene	<0.53	<0.098
Bromomethane	<19	<4.9	cis-1,3-Dichloropropene	<4.4	<0.98
Chloroethane	<13	<4.9	4-Methyl-2-pentanone	<40 k	<9.8 k
Vinyl bromide	<2.1	<0.49	trans-1,3-Dichloropropene	<2.2	<0.49
Ethanol	62 ca	33 ca	Toluene	95	25
Acrolein	4.8	2.1	1,1,2-Trichloroethane	<0.27	<0.049
Pentane	<29	<9.8	2-Hexanone	<20	<4.9
Trichlorofluoromethane	<11	<2	Tetrachloroethene	<33	<4.9
Acetone	160	67	Dibromochloromethane	<0.42	<0.049
2-Propanol	<42	<17	1,2-Dibromoethane (EDB)	<0.38	<0.049
1,1-Dichloroethene	<1.9	<0.49	Chlorobenzene	<2.3	<0.49
trans-1,2-Dichloroethene	<1.9	<0.49	Ethylbenzene	16	3.8
Methylene chloride	<170	<49	1,1,2,2-Tetrachloroethane	<0.67	<0.098
t-Butyl alcohol (TBA)	<59	<20	Nonane	<26	<4.9
3-Chloropropene	<15	<4.9	Isopropylbenzene	<48	<9.8
CFC-113	<7.5	<0.98	2-Chlorotoluene	<25	<4.9
Carbon disulfide	<31	<9.8	Propylbenzene	<24	<4.9
Methyl t-butyl ether (MTBE)	<35	<9.8	4-Ethyltoluene	<24	<4.9
Vinyl acetate	<35	<9.8	m,p-Xylene	63	15
1,1-Dichloroethane	<2	<0.49	o-Xylene	24	5.5
cis-1,2-Dichloroethene	<1.9	<0.49	Styrene	<4.2	<0.98
Hexane	<17	<4.9	Bromoform	<10	<0.98
Chloroform	<0.24	<0.049	Benzyl chloride	<0.25	<0.049
Ethyl acetate	<35	<9.8	1,3,5-Trimethylbenzene	<24	<4.9
Tetrahydrofuran	81	27	1,2,4-Trimethylbenzene	<24	<4.9
2-Butanone (MEK)	51	17	1,3-Dichlorobenzene	<2.9	<0.49
1,2-Dichloroethane (EDC)	<0.2	<0.049	1,4-Dichlorobenzene	<1.1	<0.19
1,1,1-Trichloroethane	<2.7	<0.49	1,2-Dichlorobenzene	<2.9	<0.49
Carbon tetrachloride	<1.5	<0.24	1,2,4-Trichlorobenzene	<3.6	<0.49
Benzene	7.6	2.4	Naphthalene	<1.3	<0.24
Cyclohexane	<34	<9.8	Hexachlorobutadiene	<1	<0.098
Gasoline Range Organics	1,200	290			

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Analysis For Volatile Compounds By Method TO-15

Client Sample ID: SG4	Client: Point Source Solutions
Date Received: 01/24/25	Project: Skyhook, F&BI 501333
Date Collected: 01/23/25	Lab ID: 501333-02 1/4.9
Date Analyzed: 01/25/25	Data File: 012421.D
Matrix: Air	Instrument: GCMS8
Units: ug/m3	Operator: bat

	%	Lower	Upper
Surrogates:	Recovery:	Limit:	Limit:
4-Bromofluorobenzene	96	70	130

Compounds:	Concentration ug/m3	ppbv	Compounds:	Concentration ug/m3	ppbv
Propene	130 ve	76 ve	1,2-Dichloropropane	<1.1	<0.24
Dichlorodifluoromethane	<4.8	<0.98	1,4-Dioxane	<1.8	<0.49
Chloromethane	<18	<8.8	2,2,4-Trimethylpentane	<23	<4.9
F-114	<10	<1.5	Methyl methacrylate	<20	<4.9
Vinyl chloride	<1.3	<0.49	Heptane	<20	<4.9
1,3-Butadiene	18	7.9	Bromodichloromethane	<0.33	<0.049
Butane	36	15	Trichloroethene	<0.53	<0.098
Bromomethane	<19	<4.9	cis-1,3-Dichloropropene	<4.4	<0.98
Chloroethane	<13	<4.9	4-Methyl-2-pentanone	<40 k	<9.8 k
Vinyl bromide	<2.1	<0.49	trans-1,3-Dichloropropene	<2.2	<0.49
Ethanol	<37 ca	<20 ca	Toluene	75	20
Acrolein	2.9	1.3	1,1,2-Trichloroethane	<0.27	<0.049
Pentane	<29	<9.8	2-Hexanone	<20	<4.9
Trichlorofluoromethane	<11	<2	Tetrachloroethene	<33	<4.9
Acetone	110	47	Dibromochloromethane	<0.42	<0.049
2-Propanol	<42	<17	1,2-Dibromoethane (EDB)	<0.38	<0.049
1,1-Dichloroethene	<1.9	<0.49	Chlorobenzene	<2.3	<0.49
trans-1,2-Dichloroethene	<1.9	<0.49	Ethylbenzene	14	3.1
Methylene chloride	<170	<49	1,1,2,2-Tetrachloroethane	<0.67	<0.098
t-Butyl alcohol (TBA)	<59	<20	Nonane	<26	<4.9
3-Chloropropene	<15	<4.9	Isopropylbenzene	<48	<9.8
CFC-113	<7.5	<0.98	2-Chlorotoluene	<25	<4.9
Carbon disulfide	<31	<9.8	Propylbenzene	<24	<4.9
Methyl t-butyl ether (MTBE)	<35	<9.8	4-Ethyltoluene	<24	<4.9
Vinyl acetate	<35	<9.8	m,p-Xylene	52	12
1,1-Dichloroethane	<2	<0.49	o-Xylene	20	4.6
cis-1,2-Dichloroethene	<1.9	<0.49	Styrene	<4.2	<0.98
Hexane	<17	<4.9	Bromoform	<10	<0.98
Chloroform	1.2	0.24	Benzyl chloride	<0.25	<0.049
Ethyl acetate	<35	<9.8	1,3,5-Trimethylbenzene	<24	<4.9
Tetrahydrofuran	62	21	1,2,4-Trimethylbenzene	<24	<4.9
2-Butanone (MEK)	43	15	1,3-Dichlorobenzene	<2.9	<0.49
1,2-Dichloroethane (EDC)	<0.2	<0.049	1,4-Dichlorobenzene	<1.1	<0.19
1,1,1-Trichloroethane	<2.7	<0.49	1,2-Dichlorobenzene	<2.9	<0.49
Carbon tetrachloride	<1.5	<0.24	1,2,4-Trichlorobenzene	<3.6	<0.49
Benzene	6.0	1.9	Naphthalene	<1.3	<0.24
Cyclohexane	<34	<9.8	Hexachlorobutadiene	<1	<0.098
Gasoline Range Organics	1,100	280			

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Analysis For Volatile Compounds By Method TO-15

Client Sample ID:	Method Blank	Client:	Point Source Solutions
Date Received:	Not Applicable	Project:	Skyhook, F&BI 501333
Date Collected:	01/24/25	Lab ID:	05-0173 mb
Date Analyzed:	01/24/25	Data File:	012411.D
Matrix:	Air	Instrument:	GCMS8
Units:	ug/m3	Operator:	bat

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

Compounds:	Concentration		Compounds:	Concentration	
	ug/m3	ppbv		ug/m3	ppbv
Propene	<1.4	<0.8	1,2-Dichloropropane	<0.23	<0.05
Dichlorodifluoromethane	<0.99	<0.2	1,4-Dioxane	<0.36	<0.1
Chloromethane	<3.7	<1.8	2,2,4-Trimethylpentane	<4.7	<1
F-114	<2.1	<0.3	Methyl methacrylate	<4.1	<1
Vinyl chloride	<0.26	<0.1	Heptane	<4.1	<1
1,3-Butadiene	<0.044	<0.02	Bromodichloromethane	<0.067	<0.01
Butane	<4.8	<2	Trichloroethene	<0.11	<0.02
Bromomethane	<3.9	<1	cis-1,3-Dichloropropene	<0.91	<0.2
Chloroethane	<2.6	<1	4-Methyl-2-pentanone	<8.2 k	<2 k
Vinyl bromide	<0.44	<0.1	trans-1,3-Dichloropropene	<0.45	<0.1
Ethanol	<7.5 ca	<4 ca	Toluene	<7.5	<2
Acrolein	<0.11	<0.05	1,1,2-Trichloroethane	<0.055	<0.01
Pentane	<5.9	<2	2-Hexanone	<4.1	<1
Trichlorofluoromethane	<2.2	<0.4	Tetrachloroethene	<6.8	<1
Acetone	<4.8	<2	Dibromochloromethane	<0.085	<0.01
2-Propanol	<8.6	<3.5	1,2-Dibromoethane (EDB)	<0.077	<0.01
1,1-Dichloroethene	<0.4	<0.1	Chlorobenzene	<0.46	<0.1
trans-1,2-Dichloroethene	<0.4	<0.1	Ethylbenzene	<0.43	<0.1
Methylene chloride	<35	<10	1,1,2,2-Tetrachloroethane	<0.14	<0.02
t-Butyl alcohol (TBA)	<12	<4	Nonane	<5.2	<1
3-Chloropropene	<3.1	<1	Isopropylbenzene	<9.8	<2
CFC-113	<1.5	<0.2	2-Chlorotoluene	<5.2	<1
Carbon disulfide	<6.2	<2	Propylbenzene	<4.9	<1
Methyl t-butyl ether (MTBE)	<7.2	<2	4-Ethyltoluene	<4.9	<1
Vinyl acetate	<7	<2	m,p-Xylene	<0.87	<0.2
1,1-Dichloroethane	<0.4	<0.1	o-Xylene	<0.43	<0.1
cis-1,2-Dichloroethene	<0.4	<0.1	Styrene	<0.85	<0.2
Hexane	<3.5	<1	Bromoform	<2.1	<0.2
Chloroform	<0.049	<0.01	Benzyl chloride	<0.052	<0.01
Ethyl acetate	<7.2	<2	1,3,5-Trimethylbenzene	<4.9	<1
Tetrahydrofuran	<0.88	<0.3	1,2,4-Trimethylbenzene	<4.9	<1
2-Butanone (MEK)	<5.9	<2	1,3-Dichlorobenzene	<0.6	<0.1
1,2-Dichloroethane (EDC)	<0.04	<0.01	1,4-Dichlorobenzene	<0.23	<0.038
1,1,1-Trichloroethane	<0.55	<0.1	1,2-Dichlorobenzene	<0.6	<0.1
Carbon tetrachloride	<0.31	<0.05	1,2,4-Trichlorobenzene	<0.74	<0.1
Benzene	<0.32	<0.1	Naphthalene	<0.26	<0.05
Cyclohexane	<6.9	<2	Hexachlorobutadiene	<0.21	<0.02
Gasoline Range Organics	<200	<50			

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Date of Report: 02/05/25

Date Received: 01/24/25

Project: Skyhook, F&BI 501333

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

Laboratory Code: 501326-08 1/5.3 (Duplicate)

Analyte	Reporting Units	Sample Result	Duplicate Result	RPD (Limit 25)
Propene	ug/m3	<7.3	<7.3	nm
Dichlorodifluoromethane	ug/m3	<5.2	<5.2	nm
Chloromethane	ug/m3	<20	<20	nm
F-114	ug/m3	<11	<11	nm
Vinyl chloride	ug/m3	<1.4	<1.4	nm
1,3-Butadiene	ug/m3	<0.23	<0.23	nm
Butane	ug/m3	<25	<25	nm
Bromomethane	ug/m3	<21	<21	nm
Chloroethane	ug/m3	<14	<14	nm
Vinyl bromide	ug/m3	<2.3	<2.3	nm
Ethanol	ug/m3	<40	<40	nm
Acrolein	ug/m3	<0.61	<0.61	nm
Pentane	ug/m3	<31	<31	nm
Trichlorofluoromethane	ug/m3	<12	<12	nm
Acetone	ug/m3	<25	<25	nm
2-Propanol	ug/m3	<46	<46	nm
1,1-Dichloroethene	ug/m3	<2.1	<2.1	nm
trans-1,2-Dichloroethene	ug/m3	<2.1	<2.1	nm
Methylene chloride	ug/m3	<180	<180	nm
t-Butyl alcohol (TBA)	ug/m3	<64	<64	nm
3-Chloropropene	ug/m3	<17	<17	nm
CFC-113	ug/m3	<8.1	<8.1	nm
Carbon disulfide	ug/m3	<33	<33	nm
Methyl t-butyl ether (MTBE)	ug/m3	<38	<38	nm
Vinyl acetate	ug/m3	<37	<37	nm
1,1-Dichloroethane	ug/m3	<2.1	<2.1	nm
cis-1,2-Dichloroethene	ug/m3	<2.1	<2.1	nm
Hexane	ug/m3	<19	<19	nm
Chloroform	ug/m3	23	24	4
Ethyl acetate	ug/m3	<38	<38	nm
Tetrahydrofuran	ug/m3	<4.7	<4.7	nm
2-Butanone (MEK)	ug/m3	<31	<31	nm
1,2-Dichloroethane (EDC)	ug/m3	<0.21	<0.21	nm
1,1,1-Trichloroethane	ug/m3	<2.9	<2.9	nm
Carbon tetrachloride	ug/m3	<1.7	<1.7	nm
Benzene	ug/m3	<1.7	<1.7	nm
Cyclohexane	ug/m3	<36	<36	nm
1,2-Dichloropropane	ug/m3	<1.2	<1.2	nm
1,4-Dioxane	ug/m3	<1.9	<1.9	nm
2,2,4-Trimethylpentane	ug/m3	<25	<25	nm

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Date of Report: 02/05/25

Date Received: 01/24/25

Project: Skyhook, F&BI 501333

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

Laboratory Code: 501326-08 1/5.3 (Duplicate)

Analyte	Reporting Units	Sample Result	Duplicate Result	RPD (Limit 25)
Methyl methacrylate	ug/m3	<22	<22	nm
Heptane	ug/m3	<22	<22	nm
Bromodichloromethane	ug/m3	0.39	<0.36	nm
Trichloroethene	ug/m3	<0.57	<0.57	nm
cis-1,3-Dichloropropene	ug/m3	<4.8	<4.8	nm
4-Methyl-2-pentanone	ug/m3	<43	<43	nm
trans-1,3-Dichloropropene	ug/m3	<2.4	<2.4	nm
Toluene	ug/m3	<40	<40	nm
1,1,2-Trichloroethane	ug/m3	<0.29	<0.29	nm
2-Hexanone	ug/m3	<22	<22	nm
Tetrachloroethene	ug/m3	<36	<36	nm
Dibromochloromethane	ug/m3	<0.45	<0.45	nm
1,2-Dibromoethane (EDB)	ug/m3	<0.41	<0.41	nm
Chlorobenzene	ug/m3	<2.4	<2.4	nm
Ethylbenzene	ug/m3	<2.3	<2.3	nm
1,1,2,2-Tetrachloroethane	ug/m3	<0.73	<0.73	nm
Nonane	ug/m3	<28	<28	nm
Isopropylbenzene	ug/m3	<52	<52	nm
2-Chlorotoluene	ug/m3	<27	<27	nm
Propylbenzene	ug/m3	<26	<26	nm
4-Ethyltoluene	ug/m3	<26	<26	nm
m,p-Xylene	ug/m3	<4.6	<4.6	nm
o-Xylene	ug/m3	<2.3	<2.3	nm
Styrene	ug/m3	<4.5	<4.5	nm
Bromoform	ug/m3	<11	<11	nm
Benzyl chloride	ug/m3	<0.27	<0.27	nm
1,3,5-Trimethylbenzene	ug/m3	<26	<26	nm
1,2,4-Trimethylbenzene	ug/m3	<26	<26	nm
1,3-Dichlorobenzene	ug/m3	<3.2	<3.2	nm
1,4-Dichlorobenzene	ug/m3	<1.2	<1.2	nm
1,2-Dichlorobenzene	ug/m3	<3.2	<3.2	nm
1,2,4-Trichlorobenzene	ug/m3	<3.9	<3.9	nm
Naphthalene	ug/m3	<1.4	<1.4	nm
Hexachlorobutadiene	ug/m3	<1.1	<1.1	nm

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Date of Report: 02/05/25

Date Received: 01/24/25

Project: Skyhook, F&BI 501333

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

Laboratory Code: Laboratory Control Sample

Analyte	Reporting Units	Spike Level	Percent Recovery LCS	Acceptance Criteria
Propene	ug/m3	23	87	70-130
Dichlorodifluoromethane	ug/m3	67	97	70-130
Chloromethane	ug/m3	28	74	70-130
F-114	ug/m3	94	88	70-130
Vinyl chloride	ug/m3	35	94	70-130
1,3-Butadiene	ug/m3	30	95	70-130
Butane	ug/m3	32	90	70-130
Bromomethane	ug/m3	52	101	70-130
Chloroethane	ug/m3	36	94	70-130
Vinyl bromide	ug/m3	59	91	70-130
Ethanol	ug/m3	25	64 vo	70-130
Acrolein	ug/m3	31	82	70-130
Pentane	ug/m3	40	83	70-130
Trichlorofluoromethane	ug/m3	76	101	70-130
Acetone	ug/m3	32	89	70-130
2-Propanol	ug/m3	33	77	70-130
1,1-Dichloroethene	ug/m3	54	105	70-130
trans-1,2-Dichloroethene	ug/m3	54	104	70-130
Methylene chloride	ug/m3	94	100	70-130
t-Butyl alcohol (TBA)	ug/m3	41	100	70-130
3-Chloropropene	ug/m3	42	91	70-130
CFC-113	ug/m3	100	102	70-130
Carbon disulfide	ug/m3	42	102	70-130
Methyl t-butyl ether (MTBE)	ug/m3	49	95	70-130
Vinyl acetate	ug/m3	48	88	70-130
1,1-Dichloroethane	ug/m3	55	103	70-130
cis-1,2-Dichloroethene	ug/m3	54	101	70-130
Hexane	ug/m3	48	96	70-130
Chloroform	ug/m3	66	103	70-130
Ethyl acetate	ug/m3	49	92	70-130
Tetrahydrofuran	ug/m3	40	94	70-130
2-Butanone (MEK)	ug/m3	40	86	70-130
1,2-Dichloroethane (EDC)	ug/m3	55	106	70-130
1,1,1-Trichloroethane	ug/m3	74	105	70-130
Carbon tetrachloride	ug/m3	85	97	70-130
Benzene	ug/m3	43	98	70-130
Cyclohexane	ug/m3	46	87	70-130
1,2-Dichloropropane	ug/m3	62	99	70-130
1,4-Dioxane	ug/m3	49	106	70-130
2,2,4-Trimethylpentane	ug/m3	63	99	70-130

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Date of Report: 02/05/25

Date Received: 01/24/25

Project: Skyhook, F&BI 501333

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

Laboratory Code: Laboratory Control Sample

Analyte	Reporting Units	Spike Level	Percent Recovery LCS	Acceptance Criteria
Methyl methacrylate	ug/m3	55	92	70-130
Heptane	ug/m3	55	91	70-130
Bromodichloromethane	ug/m3	90	100	70-130
Trichloroethene	ug/m3	73	108	70-130
cis-1,3-Dichloropropene	ug/m3	61	104	70-130
4-Methyl-2-pentanone	ug/m3	55	116	70-130
trans-1,3-Dichloropropene	ug/m3	61	99	70-130
Toluene	ug/m3	51	104	70-130
1,1,2-Trichloroethane	ug/m3	74	104	70-130
2-Hexanone	ug/m3	55	95	70-130
Tetrachloroethene	ug/m3	92	113	70-130
Dibromochloromethane	ug/m3	120	101	70-130
1,2-Dibromoethane (EDB)	ug/m3	100	104	70-130
Chlorobenzene	ug/m3	62	108	70-130
Ethylbenzene	ug/m3	59	105	70-130
1,1,2,2-Tetrachloroethane	ug/m3	93	103	70-130
Nonane	ug/m3	71	99	70-130
Isopropylbenzene	ug/m3	66	110	70-130
2-Chlorotoluene	ug/m3	70	112	70-130
Propylbenzene	ug/m3	66	111	70-130
4-Ethyltoluene	ug/m3	66	111	70-130
m,p-Xylene	ug/m3	120	98	70-130
o-Xylene	ug/m3	59	112	70-130
Styrene	ug/m3	58	108	70-130
Bromoform	ug/m3	140	106	70-130
Benzyl chloride	ug/m3	70	101	70-130
1,3,5-Trimethylbenzene	ug/m3	66	117	70-130
1,2,4-Trimethylbenzene	ug/m3	66	113	70-130
1,3-Dichlorobenzene	ug/m3	81	118	70-130
1,4-Dichlorobenzene	ug/m3	81	117	70-130
1,2-Dichlorobenzene	ug/m3	81	118	70-130
1,2,4-Trichlorobenzene	ug/m3	100	108	70-130
Naphthalene	ug/m3	71	105	70-130
Hexachlorobutadiene	ug/m3	140	115	70-130

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Data Qualifiers & Definitions

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

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

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

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

cf - The sample was centrifuged prior to analysis.

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

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

f - The sample was laboratory filtered prior to analysis.

fb - The analyte was detected in the method blank.

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

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

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

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

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

j - The analyte concentration is reported between the method detection limit and the lowest calibration point. The value reported is an estimate.

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

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

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

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

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

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

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

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

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

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

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

GLS.

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24492259

KNT WA980-7C1

Scan Region: 60

1/23/2025 11:13 AM

Wgt :LTR

SAMPLE CONDITION UPON RECEIPT CHECKLIST

PROJECT # 501333 CLIENT PSS INITIALS/ DATE: (NP) 01/24/05

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

Cooler/Sample temperature 18 °C
Thermometer ID: Fluke 96312917

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

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

Is there a Chain-of-Custody* (COC)? ☒ YES ☐ NO Initials/ Date: (NP) 01/24
*or other representative documents, letters, and/or shipping memos

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

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

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

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

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

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

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

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

Other comments (use a separate page if needed)

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

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

Transaction Record



TRACKING NO.:
771451961559

SHIP DATE:
Jan 15, 2025

ESTIMATED SHIPPING CHARGES:
14.44 USD

From address

Sample Receiving
Friedman & Bruya, Inc.
5500 4th Avenue South
98108 WA Seattle
US
Phone: 2062858282
fbi@isomedia.com

To address

CONNOR McGREEHEN
POINT SOURCE
5404 NW HARNEY ST
98663 WA VANCOUVER
US
Phone: 5413908805

Package information

Pieces	Weight	Dimensions (LxWxH)	Carriage value	Package options
1 x	9.00 lb	10 x 10 x 15 in		n/a
Packaging type: Your Packaging		Service: FedEx Ground	Pickup / drop-off type: I have already scheduled a pickup at my location	

Billing information

Bill transportation cost to: *****359
Bill duties, taxes and fees to:
Your reference:

P.O. No.:
Invoice No.:
Department No.:

Please note: This transaction record is neither a statement nor an invoice, and does not confirm shipment tendered to FedEx or payment. FedEx will not be responsible for any claim in excess of \$100 per package, whether the result of loss, damage, delay, non-delivery, misdelivery, or misinformation, unless you declare a higher value, pay an additional charge, document your actual loss and file a timely claim. Limitations found in the current FedEx Service Guide apply. Your right to recover from FedEx for any loss, including intrinsic value of the package, loss of sales, income interest, profit, attorney's fees, costs, and other forms of damage whether direct, incidental, consequential, or special is limited to the greater of \$100 or the authorized declared value. Recovery cannot exceed actual documented loss. Maximum for items of extraordinary value is \$1000, e.g., jewelry, precious metals, negotiable instruments and other items listed in our Service Guide. Written claims must be filed within strict time limits. Consult the applicable FedEx Service Guide for details. The estimated shipping charge may be different than the actual charges for your shipment. Differences may occur based on actual weight, dimensions, and other factors. Consult the applicable FedEx Service Guide or the FedEx Rate Sheets for details on how shipping charges are calculated.

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

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

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

March 7, 2025

Conor McGeehan, Project Manager
Point Source Solutions
5317 NE St Johns Rd, Suite D
Vancouver, WA 98661

Dear Mr McGeehan:

Included are the amended results from the testing of material submitted on October 10, 2024 from the Skyhook Fitness, F&BI 410221 project. Per your request, 2-propanol has been added to the results.

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

Sincerely,

FRIEDMAN & BRUYA, INC.



Michael Erdahl
Project Manager

Enclosures

c: Point Source Reports
PSS1028R.DOC

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

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

5500 4th Ave South
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office@friedmanandbruya.com
www.friedmanandbruya.com

October 28, 2024

Conor McGeehan, Project Manager
Point Source Solutions
5317 NE St Johns Rd, Suite D
Vancouver, WA 98661

Dear Mr McGeehan:

Included are the results from the testing of material submitted on October 10, 2024 from the Skyhook Fitness, F&BI 410221 project. There are 6 pages included in this report.

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

Sincerely,

FRIEDMAN & BRUYA, INC.



Michael Erdahl
Project Manager

Enclosures

c: Point Source Reports
PSS1028R.DOC

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

CASE NARRATIVE

This case narrative encompasses samples received on October 10, 2024 by Friedman & Bruya, Inc. from the Point Source Solutions Skyhook Fitness, F&BI 410221 project. Samples were logged in under the laboratory ID's listed below.

<u>Laboratory ID</u>	<u>Point Source Solutions</u>
410221 -01	SS1
410221 -02	SS2

The TO-15 gasoline range concentrations were quantified using a single point calibration at 80 ppbv.

All quality control requirements were acceptable.

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Analysis For Volatile Compounds By Method TO-15

Client Sample ID:	SS1	Client:	Point Source Solutions
Date Received:	10/10/24	Project:	Skyhook Fitness, F&BI 410221
Date Collected:	10/08/24	Lab ID:	410221-01 1/5.6
Date Analyzed:	10/11/24	Data File:	101112.D
Matrix:	Air	Instrument:	GCMS7
Units:	ug/m3	Operator:	bat

	%	Lower	Upper
Surrogates:	Recovery:	Limit:	Limit:
4-Bromofluorobenzene	89	70	130

	Concentration	
Compounds:	ug/m3	ppbv
2-Propanol	<48	<20
Benzene	<1.8	<0.56
Toluene	<42	<11
Ethylbenzene	<2.4	<0.56
m,p-Xylene	7.3	1.7
o-Xylene	2.9	0.67
Naphthalene	<1.5	<0.28
Gasoline Range Organics	1,200	290

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Analysis For Volatile Compounds By Method TO-15

Client Sample ID:	SS2	Client:	Point Source Solutions
Date Received:	10/10/24	Project:	Skyhook Fitness, F&BI 410221
Date Collected:	10/08/24	Lab ID:	410221-02 1/5.5
Date Analyzed:	10/11/24	Data File:	101113.D
Matrix:	Air	Instrument:	GCMS7
Units:	ug/m3	Operator:	bat

	%	Lower	Upper
Surrogates:	Recovery:	Limit:	Limit:
4-Bromofluorobenzene	88	70	130

	Concentration	
Compounds:	ug/m3	ppbv
2-Propanol	<47	<19
Benzene	<1.8	<0.55
Toluene	<41	<11
Ethylbenzene	<2.4	<0.55
m,p-Xylene	6.2	1.4
o-Xylene	2.6	0.59
Naphthalene	<1.4	<0.28
Gasoline Range Organics	1,100	280

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Analysis For Volatile Compounds By Method TO-15

Client Sample ID:	Method Blank	Client:	Point Source Solutions
Date Received:	Not Applicable	Project:	Skyhook Fitness, F&BI 410221
Date Collected:	Not Applicable	Lab ID:	04-2495 MB
Date Analyzed:	10/11/24	Data File:	101111.D
Matrix:	Air	Instrument:	GCMS7
Units:	ug/m3	Operator:	bat

	%	Lower	Upper
Surrogates:	Recovery:	Limit:	Limit:
4-Bromofluorobenzene	87	70	130

	Concentration	
Compounds:	ug/m3	ppbv
2-Propanol	<8.6	<3.5
Benzene	<0.32	<0.1
Toluene	<7.5	<2
Ethylbenzene	<0.43	<0.1
m,p-Xylene	<0.87	<0.2
o-Xylene	<0.43	<0.1
Naphthalene	<0.26	<0.05
Gasoline Range Organics	<200	<50

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Date of Report: 10/28/24

Date Received: 10/10/24

Project: Skyhook Fitness, F&BI 410221

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

Laboratory Code: 410221-02 1/5.5 (Duplicate)

Analyte	Reporting Units	Sample Result	Duplicate Result	RPD (Limit 30)
2-Propanol	ug/m3	<47	<47	nm
Benzene	ug/m3	<1.8	<1.8	nm
Toluene	ug/m3	<41	<41	nm
Ethylbenzene	ug/m3	<2.4	<2.4	nm
m,p-Xylene	ug/m3	6.2	6.3	2
o-Xylene	ug/m3	2.6	2.6	0
Naphthalene	ug/m3	<1.4	<1.4	nm

Laboratory Code: Laboratory Control Sample

Analyte	Reporting Units	Spike Level	Percent Recovery LCS	Acceptance Criteria
2-Propanol	ug/m3	33	98	70-130
Benzene	ug/m3	43	107	70-130
Toluene	ug/m3	51	114	70-130
Ethylbenzene	ug/m3	59	110	70-130
m,p-Xylene	ug/m3	120	114	70-130
o-Xylene	ug/m3	59	119	70-130
Naphthalene	ug/m3	71	119	70-130

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Data Qualifiers & Definitions

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

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

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

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

cf - The sample was centrifuged prior to analysis.

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

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

f - The sample was laboratory filtered prior to analysis.

fb - The analyte was detected in the method blank.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

James E. Bruya, Ph.D.
Yelena Aravkina, M.S.
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Eric Young, B.S.

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Seattle, WA 98108-2419
(206) 285-8282
office@friedmanandbruya.com
www.friedmanandbruya.com

March 7, 2025

Conor McGeehan, Project Manager
Point Source Solutions
5317 NE St Johns Rd, Suite D
Vancouver, WA 98661

Dear Mr McGeehan:

Included are the amended results from the testing of material submitted on November 15, 2024 from the Skyhook Fitness, F&BI 411255 project. Per your request, 2-propanol has been added to the results.

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

Sincerely,

FRIEDMAN & BRUYA, INC.



Michael Erdahl
Project Manager

Enclosures

c: Point Source Reports
PSS1205R.DOC

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

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

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www.friedmanandbruya.com

December 5, 2024

Conor McGeehan, Project Manager
Point Source Solutions
5317 NE St Johns Rd, Suite D
Vancouver, WA 98661

Dear Mr McGeehan:

Included are the results from the testing of material submitted on November 15, 2024 from the Skyhook Fitness, F&BI 411255 project. There are 6 pages included in this report.

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

Sincerely,

FRIEDMAN & BRUYA, INC.



Michael Erdahl
Project Manager

Enclosures

c: Point Source Reports
PSS1205R.DOC

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

CASE NARRATIVE

This case narrative encompasses samples received on November 15, 2024 by Friedman & Bruya, Inc. from the Point Source Solutions Skyhook Fitness, F&BI 411255 project. Samples were logged in under the laboratory ID's listed below.

<u>Laboratory ID</u>	<u>Point Source Solutions</u>
411255 -01	SG1
411255 -02	SG2

The TO-15 gasoline range concentrations were quantified using a single point calibration at 80 ppbv.

The m,p-xylene concentration in the samples exceeded the calibration range of the instrument. The data were flagged accordingly.

All other quality control requirements were acceptable.

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Analysis For Volatile Compounds By Method TO-15

Client Sample ID:	SG1	Client:	Point Source Solutions
Date Received:	11/15/24	Project:	Skyhook Fitness, F&BI 411255
Date Collected:	11/24/24	Lab ID:	411255-01 1/110
Date Analyzed:	11/21/24	Data File:	112029.D
Matrix:	Air	Instrument:	GCMS7
Units:	ug/m3	Operator:	bat

	% Recovery:	Lower Limit:	Upper Limit:
Surrogates:			
4-Bromofluorobenzene	117	70	130

Compounds:	Concentration ug/m3	ppbv
2-Propanol	<950	<380
Benzene	<35	<11
Toluene	<830	<220
Ethylbenzene	2,200	520
m,p-Xylene	9,800 ve	2,300 ve
o-Xylene	2,800	630
Naphthalene	50	9.5
Gasoline Range Organics	70,000	17,000

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Analysis For Volatile Compounds By Method TO-15

Client Sample ID:	SG2	Client:	Point Source Solutions
Date Received:	11/15/24	Project:	Skyhook Fitness, F&BI 411255
Date Collected:	11/24/24	Lab ID:	411255-02 1/120
Date Analyzed:	11/21/24	Data File:	112030.D
Matrix:	Air	Instrument:	GCMS7
Units:	ug/m3	Operator:	bat

	%	Lower	Upper
Surrogates:	Recovery:	Limit:	Limit:
4-Bromofluorobenzene	117	70	130

	Concentration	
Compounds:	ug/m3	ppbv
2-Propanol	<1,000	<420
Benzene	<38	<12
Toluene	<900	<240
Ethylbenzene	3,800	870
m,p-Xylene	18,000 ve	4,100 ve
o-Xylene	5,500	1,300
Naphthalene	88	17
Gasoline Range Organics	110,000	26,000

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Analysis For Volatile Compounds By Method TO-15

Client Sample ID:	Method Blank	Client:	Point Source Solutions
Date Received:	Not Applicable	Project:	Skyhook Fitness, F&BI 411255
Date Collected:	Not Applicable	Lab ID:	04-2850 MB
Date Analyzed:	11/20/24	Data File:	112012.D
Matrix:	Air	Instrument:	GCMS7
Units:	ug/m3	Operator:	bat

	%	Lower	Upper
Surrogates:	Recovery:	Limit:	Limit:
4-Bromofluorobenzene	99	70	130

Compounds:	Concentration	
	ug/m3	ppbv
2-Propanol	<8.6	<3.5
Benzene	<0.32	<0.1
Toluene	<7.5	<2
Ethylbenzene	<0.43	<0.1
m,p-Xylene	<0.87	<0.2
o-Xylene	<0.43	<0.1
Naphthalene	<0.26	<0.05
Gasoline Range Organics	<200	<50

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Date of Report: 12/05/24

Date Received: 11/15/24

Project: Skyhook Fitness, F&BI 411255

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

Laboratory Code: 411262-04 1/8.0 (Duplicate)

Analyte	Reporting Units	Sample Result	Duplicate Result	RPD (Limit 30)
2-Propanol	ug/m3	<69	<69	nm
Benzene	ug/m3	<2.6	<2.6	nm
Toluene	ug/m3	<60	<60	nm
Ethylbenzene	ug/m3	<3.5	<3.5	nm
m,p-Xylene	ug/m3	<6.9	<6.9	nm
o-Xylene	ug/m3	<3.5	<3.5	nm
Naphthalene	ug/m3	11	9.6	14

Laboratory Code: Laboratory Control Sample

Analyte	Reporting Units	Spike Level	Percent Recovery LCS	Acceptance Criteria
2-Propanol	ug/m3	33	112	70-130
Benzene	ug/m3	43	109	70-130
Toluene	ug/m3	51	117	70-130
Ethylbenzene	ug/m3	59	114	70-130
m,p-Xylene	ug/m3	120	116	70-130
o-Xylene	ug/m3	59	117	70-130
Naphthalene	ug/m3	71	101	70-130

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Data Qualifiers & Definitions

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

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

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

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

cf - The sample was centrifuged prior to analysis.

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

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

f - The sample was laboratory filtered prior to analysis.

fb - The analyte was detected in the method blank.

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

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

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

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

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

j - The analyte concentration is reported between the method detection limit and the lowest calibration point. The value reported is an estimate.

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

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

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

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

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

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

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

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

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

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

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

411255

SAMPLE CHAIN OF CUSTODY

11/15/24

Report To

Cano M. Muechen

Company

PSS

Address

312 NE 5th Avenue, Ft.

City, State, ZIP

Vancouver, WA

Phone

541.390.8885 Email cano@pssnw.com

SAMPLES

(Signature)

PROJECT NAME

PO #

REPORTING LEVEL

Slicky Hawk Fitness

INVOICE TO

☐ Indoor Air☐ Deep Soil Gas☒ Sub Slab/Soil Gas ☐ SVE/Grab

Page # of

TURNAROUND TIME

☒ Standard☐ RUSH

Rush charges authorized by:

SAMPLE DISPOSAL

☐ Dispose after 30 days☐ Archive Samples☐ Other

ANALYSIS REQUESTED

Sample Name

Lab ID

Canister ID

Flow Contr. ID

Date Sampled

Field Initial Press. (Hg)

Field Initial Time

Field Final Press. (Hg)

Field Final Time

TO-15 Full Scan

TO-15 BTEXN

TO-15 cVOCs

Notes

S41

01

3812

70

11/14

-26

950

-4

956

X

X

X

X

X

X

X

X

X

Samples received at 18 °C

Friedman & Bruja, Inc.

3012 16th Avenue West

Seattle, WA 98119-3029

Ph. (206) 285-8282

Fax (206) 283-5044

FORMS\COCC\COCTO-13.DOC

SIGNATURE

PRINT NAME

COMPANY

DATE

TIME

Relinquished by:

Cano M. Muechen

PSS

PSS

11/14/24

14:50

Received by:

Aba Pham

FBI

FBI

11/15/24

11:54

Received by:

SAMPLE CONDITION UPON RECEIPT CHECKLIST

PROJECT # 411255 CLIENT Point Source INITIALS/ AP
DATE: 11/15/24

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

Cooler/Sample temperature 18 °C
Thermometer ID: Fluke 96312917

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

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

Is there a Chain-of-Custody* (COC)? ☒ YES ☐ NO Initials/ AP
*or other representative documents, letters, and/or shipping memos Date: 11/15/24

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

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

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

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

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

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

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

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

Other comments (use a separate page if needed)

Air Samples: Were any additional canisters/tubes received? ☐ NA ☐ YES ☒ NO
Number of unused TO15 canisters _____ Number of unused TO17 tubes _____

7/9/24, 11:05 AM

GLS.

Ship From
POINT SOURCE SOLUTIONS
CONOR MCGEHAN
5317 NE ST JOHNS RD, SUITE D
VANCOUVER, WA 98661

Ship To
FRIEDMAN & BRUYA, INC
SAMPLE RECEIVING
5500 4TH AVE S
SEATTLE, WA 98108

COD: \$0.00
Weight: 0 lb(s)
Reference:

Delivery Instructions:

Signature Type: NOT REQUIRED

about:blank

800-322-5555
www.gls-us.com

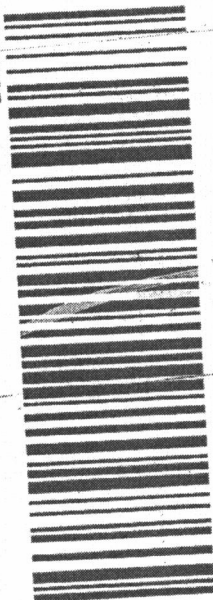
Tracking #: 561676527

PDS



SEATTLE

S06437C



12087825

KNT WA980-7C0

Print Date: 7/9/2024 11:05 AM

APPENDIX D

PHOTO LOG



Photo #1: Pre-Excavation



Photo #2: Initial Excavation



Photo #3: Exposed USTs



Photo #4: Decommissioning and Cleaning



Photo #5: Excavation of PCS

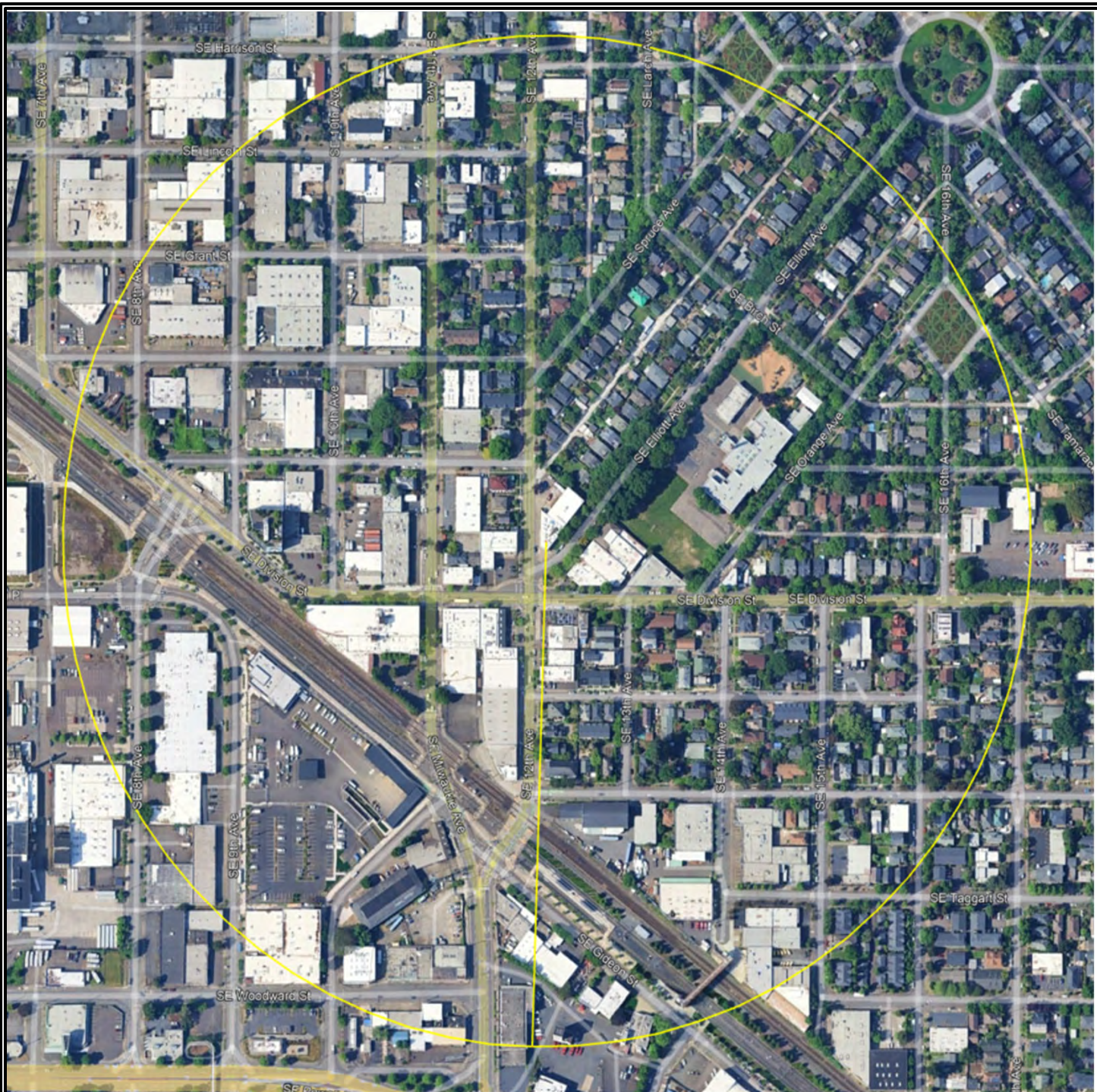


Photo #6: Site Restoration



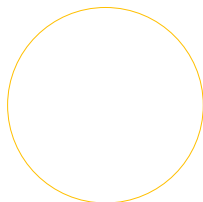
APPENDIX E

ECOLOGICAL RISK ASSESSMENT RADIUS MAP



ECOLOGICAL RISK ASSESSMENT

Google Earth



**APPROXIMATELY ¼ MI
RADIUS**



Site Name: Former 12th Avenue Motor Service
2436 SE 12th Avenue
Portland, OR 97214

LUST Number: 26-23-0131

APPENDIX F

PERMITS

Final approval	Partial Approval	Approved w/ corrections	Not approved	Cancelled
----------------	------------------	-------------------------	--------------	-----------

Inspector/Date:



Test Bore

CITY OF PORTLAND, OREGON
BUREAU OF TRANSPORTATION
DEVELOPMENT AND CAPITAL PROGRAM

Revocable Permit to Use Dedicated Street Areas
at Various

Permit Number: TR-25-003
Performance Bond:
Issue Date: 1/13/2025
Void After: 1/13/2026
Insurance: 4908897
Street Bond: 4131052

- Permittee shall be responsible for obtaining an approved traffic/pedestrian control plan and permit for proposed traffic/pedestrian control as it impacts the public right-of-way for work under this permit. Work that requires closure of a sidewalk, street, lane or parking shall not commence unless an approved traffic/pedestrian control plan and permit have been obtained. Submit applications at least 10 business days before work. For details go to <http://www.portlandoregon.gov/transportation/permitting>.
- Permittee must provide notification of proposed work schedule and request inspection for the permitted activity; contact Right-of-Way Inspection at 503.823.7002 opt#1 a minimum of two business days prior to beginning work and before 6am the day of inspection. Inspection not available on weekends and legal or city holidays.

The permittee applies for a revocable permit, in accordance with the attached conditions, provisions of Portland City Code Title 17 and the City Charter, for use of the street area on:

SE 12th Ave, from Caruthers St to Division St

SE Elliot Ave, from BIRCH ST to Division St

To drill 2 test bores, 2 in. in diameter, 5 ft. deep.

Special Notes / Comments

SSM	If tree roots will be disturbed during work, contact the Urban Forester to schedule an inspection at (503) 823-4489. If a parking sign must be relocated, contact Gudrun Utz at (503) 823-6841. If a traffic control sign must be relocated, contact Eileen Dent at (503) 823-7687. For parking permits or traffic control approval, contact the Permit Center at (503) 823-7365. More information can be found at www.portlandoregon.gov/transportation/permitting .
PWB	Contractor must locate and maintain a minimum 3' skin to skin horizontal separation from any Portland Water Bureau infrastructure.

Permittee
Point Source Solutions, LLC
10445 SW Canyon Rd. Suite 266
Beaverton, OR 97005
(503) 860-8811 x
kyle@pointsourcesolutions.com

Primary Contact
Conor McGeehan
(503) 236-5885 x
conor@pointsourcesolutions.com

Date:	Line Item:	Amount:	Balance:
1/10/2025	1 - FY24/25 Insurance processing fee(s) @ \$55 ea	\$55.00	\$55.00
1/10/2025	1 - FY24/25 Street Light Locate Fee(s) @ \$140.4 ea	\$140.40	\$195.40
1/10/2025	1 - FY24/25 Test Bore(s) @ \$739 ea	\$739.00	\$934.40
1/13/2025	Point Source Solutions, LLC - Receipt: 2664185	(\$934.40)	\$0.00

APPROVED BY JACOB WILSON
CONTINGENT UPON COVERING CITY CODE & FRANCHISES
OF THE CITY OF PORTLAND BUREAU OF TRANSPORTATION

Jan 13 2025

Final approval	Partial Approval	Approved w/ corrections	Not approved	Cancelled
----------------	------------------	-------------------------	--------------	-----------

Inspector/Date:

Conditions

- 1.This permit is for the use of the street area only, and shall not exempt the permittee from obtaining any license or permit required by the City Code or Ordinances for any act to be performed under this permit, nor shall this permit waive the provisions of any City Code, Ordinance, or the City Charter, except as herein stated.
- 2.This permit is revocable by the Director of Transportation at any time in the event the public's need requires it, or the permittee fails to comply with the conditions of this permit, and no expenditure of money hereunder, lapse of time, or other act or thing shall operate as an estoppel against the City of Portland, or be held to give the permittee any vested or other right. Upon the expiration of this permit, or upon its sooner revocation by the Director of Transportation, the permittee shall, within 30 days, remove said installations from the street area and restore the street area as directed by and to the satisfaction of the Director of Transportation.
- 3.The permittee shall hold the City of Portland, its officers, agents, and employees free and harmless from any claims for damages to persons or property, including legal fees and costs of defending any actions or suits, including any appeals, which may result from the permitted activity.
- 4.This permit is personal to the permittee and may not be transferred, assigned or otherwise conveyed, and will require insurance with limits of coverage that will meet the maximum requirements for liability of a public body as set forth in ORS 30.260 through 30.300, or as it may be required by subsequent amendment and naming the City, its officers, agents and employees as additional insured. Said insurance is to be kept in full force and effect at all times. This permit is automatically revoked without further action by the Director of Transportation if this insurance is permitted to lapse, is canceled, or for any other reason becomes inoperative.
- 5.The permittee shall provide an annual street opening bond in the penal sum of TWO THOUSAND AND NO/100 DOLLARS (\$2000.00) as provided by Section 17.32.040 of the Code of the City.
- 6.The permittee shall initiate construction authorized by this permit within 30 days of the permit issue date. If the permitted work has not begun within 90 days, the permittee shall reapply for a permit before beginning any work within the right-of-way.
- 7.ATTENTION: Oregon law requires you to follow rules adopted by the Oregon Utility Notification Center. Those rules are set forth in OAR 952-001-0010 through OAR 952-001-0090. You may obtain copies of the rules by calling the center. (Note: the telephone number for the Oregon Utility Notification Center is 1-800-332-2344). Utilities shall be notified and have an opportunity to locate their facilities at least two days prior to commencing work allowed under this permit.
- 8.The permittee will protect public facilities in the right-of-way. The permittee will restore public facilities and guarantees the cost for repairs or replacement of any private or public facilities or private property damaged or destroyed caused in whole or in part as a result of work performed under this permit. The permittee recognizes and agrees the City cannot guarantee the accuracy of location of utilities in the street; and permittee further agrees to be responsible for any and all damage caused by his work under this permit, although such damage or destruction may have resulted in whole or in part because of the City's mislocation or misinformation in relation to the utilities.
- 9.Permittee shall obtain street use permits for areas equipment will be parked and will obtain permits for lane closures and for full street closures in advance.
- 10.Permittee shall maintain a minimum four foot pedestrian way or the sidewalk shall be closed at each end of the block with barricades and with signs "Sidewalk Closed-Use Opposite Side".
- 11.Permittee shall protect the work area by barricading or installing a fence adjacent to the excavation area as directed by the Director of Transportation.
- 12.Permittee shall conform to their approved traffic control plan for this project and shall not block travel lanes unless a traffic control plan for lane closure has been approved by the Traffic Engineer.
- 13.Permittee shall comply with Title 10 of the City Code, including all erosion measures and signs.
- 14.If, during construction allowed under this permit, it becomes necessary or expedient to modify the plan or location of any item authorized by this permit, the permittee shall first obtain the approval of the Director of Transportation.
- 15.After measurements and/or samples are obtained the boreholes will be filled and sealed to match the surrounding surface.
16. Permittee shall provide a copy of any test-hole reports to the Director of Transportation upon completion of work. The reports shall show the location of each test-hole and shall include a copy of the boring log if requested by the Director of Transportation or his representative.



PORTLAND BUREAU OF TRANSPORTATION



FEE ESTIMATE

NOT A PERMIT

Date: 1/13/2025

Permittee Point Source Solutions, LLC

Work Location: Various

PermitNumber: TR-25-003

SAP / Check Number: 2664185

<u>Description</u>	<u>SAP Internal Order Number</u>	<u>Amount</u>
Test bore permit fee	8TR000001100	\$934.40

Total: \$934.40

Bureau Rep: Andrew Wightman
503-823-7035

1120 S.W. 5th Avenue, Suite 800 • Portland, Oregon, 97204-1914 • 503-823-5185
FAX 503-823-7576 or 503-823-7371 • TTY 503-823-6868 • www.portlandoregon.gov

An Equal
Opportunity
Employer

To ensure equal access, the Portland Bureau of Transportation will make accommodations in full compliance with Title VI of the Civil Rights Act of 1964, the ADA Title II, and related statutes and regulations in all programs and activities. For accommodations and additional information, and complaints, contact the Title II and Title VI Coordinator at Room 1204, 1120 SW 5th Ave, Portland, OR 97204, or by telephone 503-823-5185, City TTY 503-823-6868, or use Oregon Relay Service: 711.



CITY OF
PORTLAND, OREGON
PORTLAND PERMITTING & DEVELOPMENT
1900 SW 4th Ave, Suite 5000
Portland, OR 97201
Phone: 503-823-7300



RECEIPT #: 2664185

Payment Date: 1/13/2025

Site Address:

IVR Number: 5115798

Permit Number: 25-002562-000-00-GC

General Receipt: Non-TA Payments

APPLICANT NONE **Phone:**

Fee Code	Fee Description	Fee Amount	Paid to Date	Balance	This Transaction	New Balance
3532	TR-Insurance & Bond Processing Fee	\$55.00				
3573	PBOT - Test Bore	\$739.00				
3578	PBOT - Street Light Locate	\$140.40				
Subtotal for Bill #5394065		\$934.40	\$0.00	\$934.40	\$934.40	\$0.00
TOTAL		\$934.40	\$0.00	\$934.40	\$934.40	\$0.00

* Fees marked with an asterisk are due at application.

PAYOR POINT SOURCE SOLUTIONS LLC *CONOR MCGEEHAN*

Phone: (541) 390-8805

Payment #: 2664185 **Method of Payment:** 153911322 Web Conor J McGeehan

Receipt By:

CITY CONTACT

Phone:

E-Mail:

Fax: (503) 823-4172

Notice: This document is not a permit. This document may not represent all fees owing for this permit. All fees are subject to change based on new or corrected information. For more information, consult your City of Portland Contact listed above.

Wilson, Jacob

From: Conor McGeehan <conor@pointsourcesolutions.com>
Sent: Tuesday, January 7, 2025 2:52 PM
To: PBOT Utility Permits
Subject: *TR-25-003* borehole permit application
Attachments: PDF borehole permit appl.pdf

Hello,

Please find the attached borehole permit application. This work is being performed by Point Source Solutions LLC. We are a contractor who routinely works with the city and therefore you guys should have our insurance and bond information on file. If there is anything we need to provide please let me know.

Thanks,

--

Conor McGeehan
Project Manager
conor@pointsourcesolutions.com
p: 541.390.8805

SE Division St

Boring locations for 5' total depth vapor samples-2" diameter borehole through sidewalk



APPROVED BY JACOB WILSON
CONTINGENT UPON COVERING CITY CODE & FRANCHISES
OF THE CITY OF PORTLAND BUREAU OF TRANSPORTATION

Jan 13 2025



CITY OF
PORTLAND, OREGON
PORTLAND FIRE & RESCUE

Prevention Division
1300 SE Gideon St., Portland OR 97202-2419



FIRE SYSTEMS PERMIT

23-046107-000-00-FS

Site Address: 2436 SE 12TH AVE

Issued: 6/2/23

PROJECT INFORMATION		Occ. Group	Const. Type
Hazardous Materials	Removal		

Project Description: HAZARDOUS / TANK - REMOVAL OF (2) USTs. CONSTRUCTION AND CONTENTS OF TANKS UNKNOWN
(TANKS ARE BELIEVED TO BE APPROX. 1,000 GALLONS EACH)

APPLICANT	Point Source Solutions *Kyle Fisher*	Phone:	(503) 860-8811
PROPERTY OWNER	SKYHOOK HOLDINGS LLC	Phone:	
CONTRACTOR	Point Source Solutions *Kyle Fisher*	Phone:	

Project Details		Project Details	
Building, New Const or Existing	Existing	Decommission	Removal
Fire System Valuation	45009	Location	Underground
Product Stored in Tank	UNKNOWN		

6/2/23 - PERMIT EMAILED TO APPLICANT
NO RELATED PERMITS FOUND
OVER THE COUNTER

CERTIFICATION REQUIRED	With the exception of Fire Alarm, Special Hazards, and Paint booth permits, All permitted work must be performed by or under the direct supervision of an individual with a valid Certificate of Fitness from the Fire Marshal's Office.
-----------------------------------	---

CITY CONTACT	Phone: (503) 823-3712
E-Mail: pfrpc@portlandoregon.gov	Fax: (503) 823-3925

**INSPECTION REQUEST
PHONE NUMBERS**

FIRE SYSTEM PERMITS - Call before 6:00 am, Mon. - Fri.

(503) 823-1199

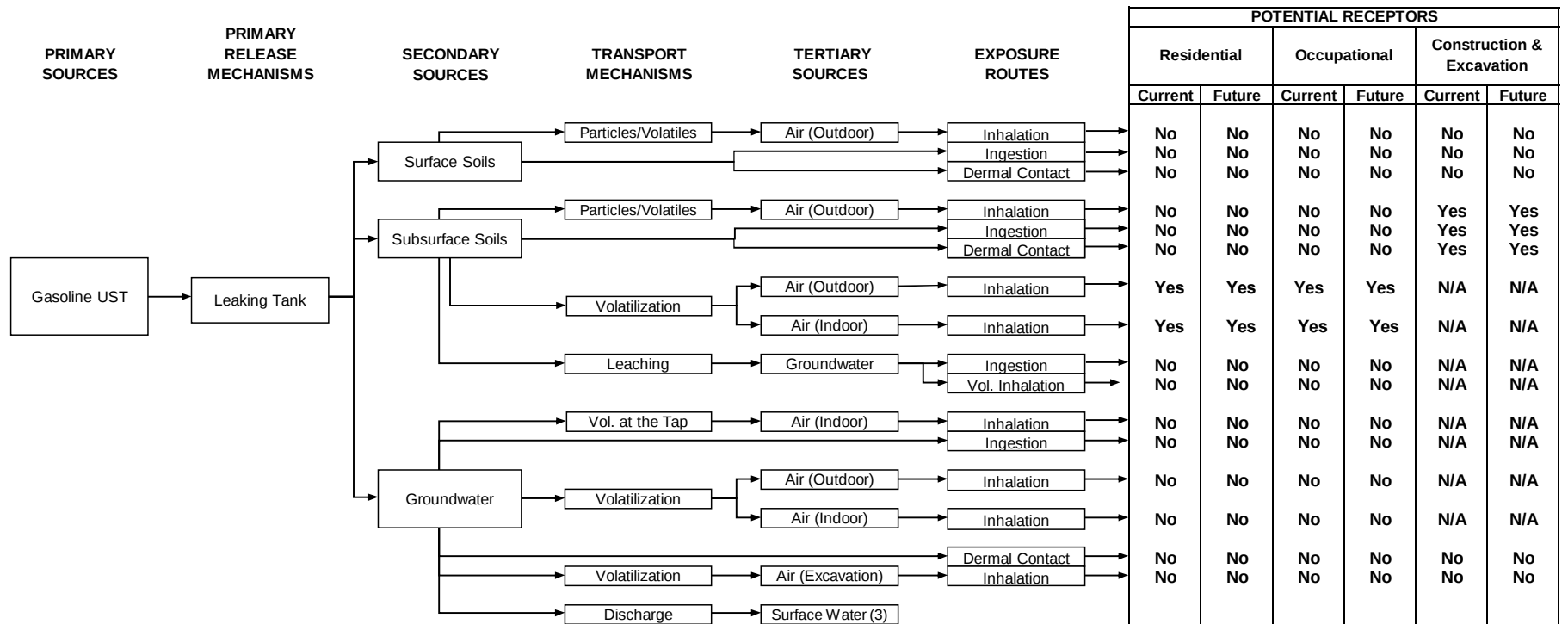
TDD: (503) 823-6868

IVR Inspection Request
Number: **4929627**

APPENDIX G

CONCEPTUAL SITE MODEL

RBDM Conceptual Site Model



Notes:

Yes= This route is a primary source of exposure.

No= There is no exposure by this route.

APPENDIX H

BORING LOGS



Client: Skyhook Fitness
 Project: 2436 SE 12th Ave
 Address: 2436 SE 12th Ave, Portland, OR

BORING LOG

Boring No. B1
 Page: 1 of 1

Drilling Start Date: 2/22/23
 Drilling End Date: 2/22/23
 Drilling Company: Point Source Solutions
 Drilling Method: Direct Push
 Drilling Equipment: Geoprobe DT22
 Driller: JR
 Logged By: KF

Boring Depth (ft): 13
 Boring Diameter (in): 2.25
 Sampling Method(s): Direct Push
 DTW During Drilling (ft): N/A
 DTW After Drilling (ft): N/A
 Ground Surface Elev. (ft): N/A
 Location (Lat, Long): N/A

DEPTH (ft)	LITHOLOGY	WATER LEVEL	BORING COMPLETION	COLLECT				SOIL/ROCK VISUAL DESCRIPTION	MEASURE		DEPTH (ft)
				Sample Type	Time	Blow Counts	Recovery (ft)		PID (ppm)	Lab Sample	
0				DP			2.00	(0') Concrete (0.5') Silty CLAY (CL-ML); brown, no staining, no odor	0		0
				DP			3.20	(4') As Above	0		5
5				DP			4.00	(8') As Above	0.2		10
				DP				(10') As Above: blue silty clay. heavy odor and staining	101	B1-S1	10
				DP				(11.5') Well-graded GRAVEL (GW) (12') No Recovery	0.2		15
								(13') Boring terminated, progress refusal at 13'			20

NOTES: Hole precleared on 2/7/23 by Pacific Geophysics.

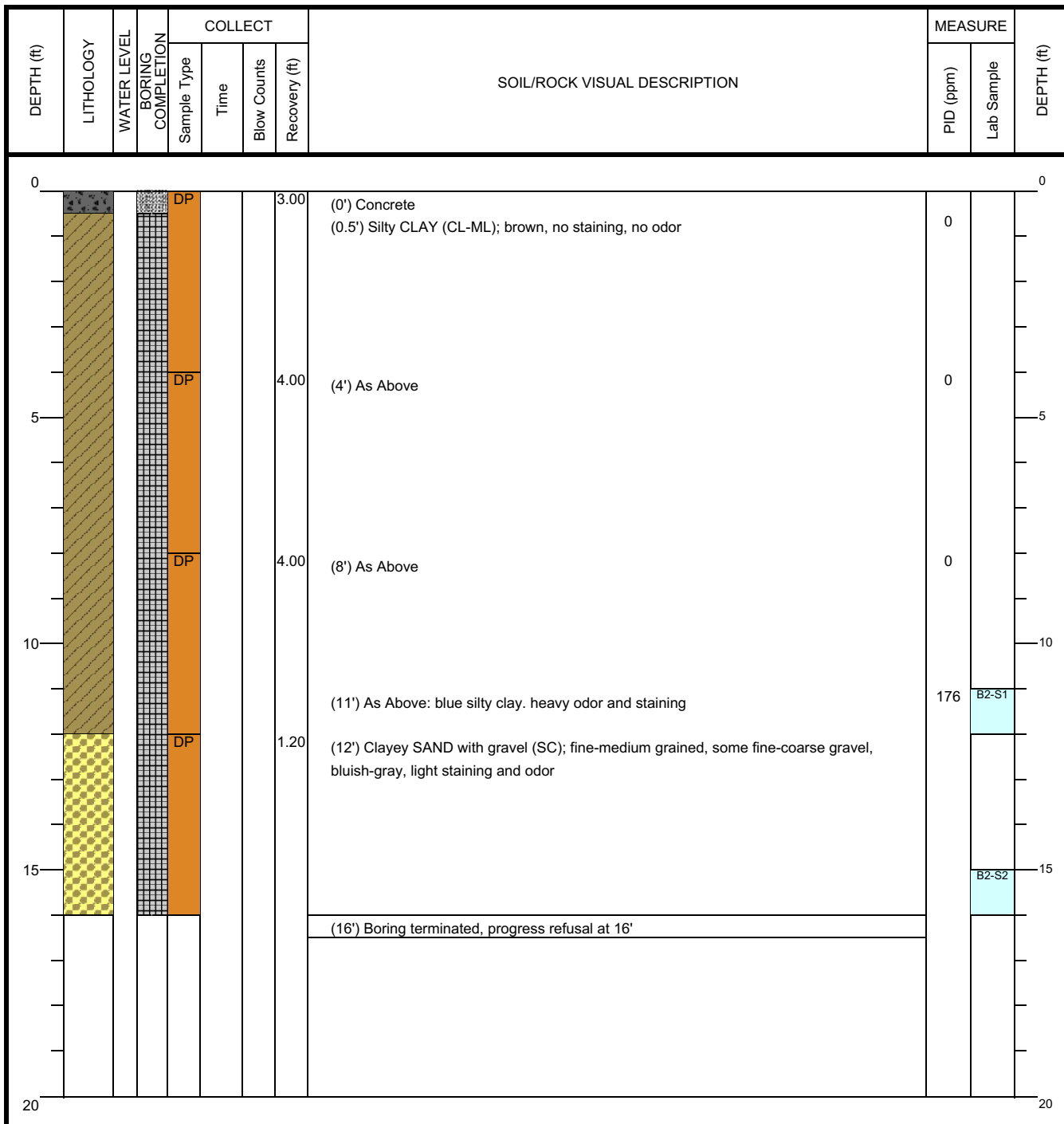


Client: Skyhook Fitness
 Project: 2436 SE 12th Ave
 Address: 2436 SE 12th Ave, Portland, OR

BORING LOG
 Boring No. B2
 Page: 1 of 1

Drilling Start Date: 2/22/23
 Drilling End Date: 2/22/23
 Drilling Company: Point Source Solutions
 Drilling Method: Direct Push
 Drilling Equipment: Geoprobe DT22
 Driller: KF
 Logged By: JR

Boring Depth (ft): 16
 Boring Diameter (in): 2.25
 Sampling Method(s): Direct Push
 DTW During Drilling (ft): N/A
 DTW After Drilling (ft): N/A
 Ground Surface Elev. (ft): N/A
 Location (Lat, Long): N/A



NOTES: Hole precleared on 2/7/23 by Pacific Geophysics.

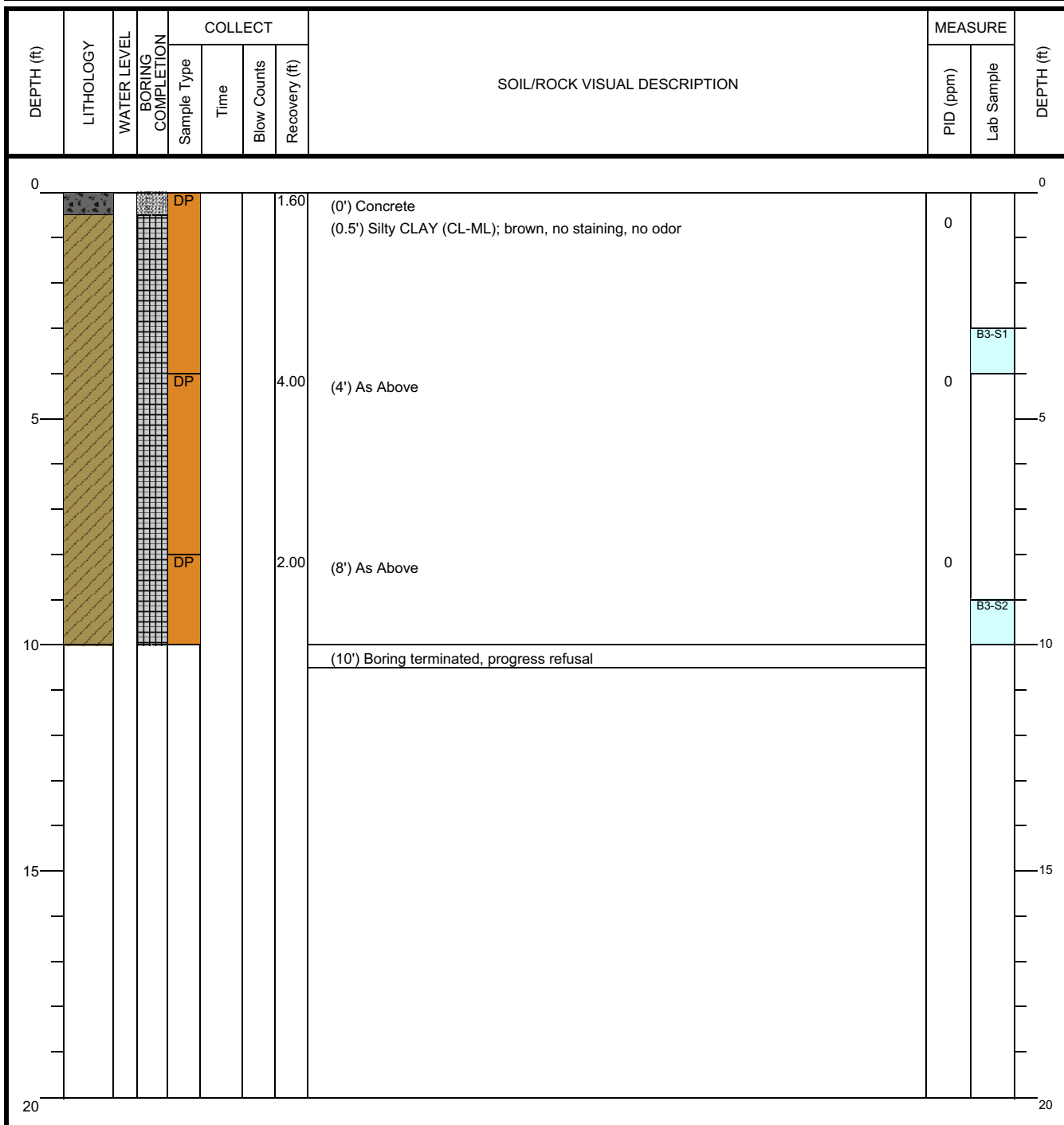


Client: Skyhook Fitness
Project: 2436 SE 12th Ave
Address: 2436 SE 12th Ave, Portland, OR

BORING LOG
Boring No. B3
Page: 1 of 1

Drilling Start Date: 2/22/23
Drilling End Date: 2/22/23
Drilling Company: Point Source Solutions
Drilling Method: Direct Push
Drilling Equipment: Geoprobe DT22
Driller: KF
Logged By: JR

Boring Depth (ft): 10
Boring Diameter (in): 2.25
Sampling Method(s): Direct Push
DTW During Drilling (ft): N/A
DTW After Drilling (ft): N/A
Ground Surface Elev. (ft): N/A
Location (Lat, Long): N/A



NOTES: Hole precleared on 2/7/23 by Pacific Geophysics.



Client: Skyhook Fitness
Project: 2436 SE 12th Ave
Address: 2436 SE 12th Ave, Portland, OR

BORING LOG
Boring No. B4
Page: 1 of 1

Drilling Start Date: 2/22/23
Drilling End Date: 2/22/23
Drilling Company: Point Source Solutions
Drilling Method: Direct Push
Drilling Equipment: Geoprobe DT22
Driller: KF
Logged By: JR

Boring Depth (ft): 11
Boring Diameter (in): 2.25
Sampling Method(s): Direct Push
DTW During Drilling (ft): N/A
DTW After Drilling (ft): N/A
Ground Surface Elev. (ft): N/A
Location (Lat, Long): N/A

DEPTH (ft)	LITHOLOGY	WATER LEVEL	BORING COMPLETION	COLLECT				SOIL/ROCK VISUAL DESCRIPTION	MEASURE		DEPTH (ft)
				Sample Type	Time	Blow Counts	Recovery (ft)		PID (ppm)	Lab Sample	
0				DP			2.00	(0') Concrete (0.5') Silty CLAY (CL-ML); brown, no staining, no odor	0		0
				DP			4.00	(4') As Above	0	B4-S1	5
				DP			2.25	(8') As Above	0	B4-S2	10
								(11') Boring terminated, progress refusal			15
											20

NOTES: Hole precleared on 2/7/23 by Pacific Geophysics.



Client: Skyhook Fitness
Project: 2436 SE 12th Ave
Address: 2436 SE 12th Ave, Portland, OR

BORING LOG
Boring No. B5
Page: 1 of 1

Drilling Start Date: 2/28/23
Drilling End Date: 2/28/23
Drilling Company: Point Source Solutions
Drilling Method: Direct Push
Drilling Equipment: Geoprobe LB
Driller: KF
Logged By: KF

Boring Depth (ft): 4
Boring Diameter (in): 1.25
Sampling Method(s): Direct Push
DTW During Drilling (ft): N/A
DTW After Drilling (ft): N/A
Ground Surface Elev. (ft): N/A
Location (Lat, Long): N/A

DEPTH (ft)	LITHOLOGY	WATER LEVEL	BORING COMPLETION	COLLECT				SOIL/ROCK VISUAL DESCRIPTION	MEASURE		DEPTH (ft)
				Sample Type	Time	Blow Counts	Recovery (ft)		PID (ppm)	Lab Sample	
0				DP			1.20	(0') Concrete			0
								(0.5') Silty CLAY (CL-ML); brown, no staining, no odor	0		
				DP			1.50	(2') As Above	0		
									0	B5-S1	
								(4') Boring terminated			
5											5
10											10

NOTES: Hole precleared on 2/7/23 by Pacific Geophysics.



Client: Skyhook Fitness
Project: 2436 SE 12th Ave
Address: 2436 SE 12th Ave, Portland, OR

BORING LOG

Boring No. B6
Page: 1 of 1

Drilling Start Date: 2/28/23
Drilling End Date: 2/28/23
Drilling Company: Point Source Solutions
Drilling Method: Direct Push
Drilling Equipment: Geoprobe LB
Driller: KF
Logged By: KF

Boring Depth (ft): 4
Boring Diameter (in): 1.25
Sampling Method(s): Direct Push
DTW During Drilling (ft): N/A
DTW After Drilling (ft): N/A
Ground Surface Elev. (ft): N/A
Location (Lat, Long): N/A

DEPTH (ft)	LITHOLOGY	WATER LEVEL	BORING COMPLETION	COLLECT				SOIL/ROCK VISUAL DESCRIPTION	MEASURE		DEPTH (ft)
				Sample Type	Time	Blow Counts	Recovery (ft)		PID (ppm)	Lab Sample	
0				DP			1.20	(0') Concrete			0
								(0.5') Silty CLAY (CL-ML); brown, no staining, no odor	0		
				DP			1.60	(2') As Above	0		
									0	B6-S1	
								(4') Boring terminated			
5											5
10											10

NOTES: Hole precleared on 2/7/23 by Pacific Geophysics.

PROJECT NAME: Skyhook Fitness
PROJECT NO: LUST 26-23-0131
LOCATION / ADDRESS: 2436 SE 12th Ave, Portland, OR



BOREHOLE / PROBEHOLE / WELL NO.
SB7

PAGE 1 OF 1

START DATE: 10/08/2024
COMPLETION DATE: 10/08/2024
DRILLING COMPANY: **Soil Solutions Environmental Services**
DRILLING METHOD: **Direct Push**
DRILLING EQUIPMENT: **Geoprobe**,
LOGGED BY: CM

BOREHOLE DEPTH (FT): 12
BOREHOLE DIAM. (IN): 2
INITIAL DTW (FT): na ▼
STATIC DTW (FT): na ▼

DEPTH (FT)	VISUAL DESCRIPTION	COLLECTION & MEASURE INFORMATION				BOREHOLE DECOM / WELL CONSTRUCTION
		Percent Recovery	PLD (ppm)	DTW	SAMPLE ID	
0	0-1 Concrete and Base			na		Bentonite to 12'bgs
	1-5 Silty clay, brown, low plasticity, damp	80	0.1			
5	5-12 Silty sand, fine to medium, well sorted, brown/grey, damp	80	8.1			
10	Borehole Terminated @ 12'	80	4.7		SB7-S1-12	
15						
20						
25						
30						
35						

PROJECT NAME: Skyhook Fitness
PROJECT NO: LUST 26-23-0131
LOCATION / ADDRESS: 2436 SE 12th Ave, Portland, OR



BOREHOLE / PROBEHOLE / WELL NO.
SB8

PAGE 1 OF 1

START DATE: 10/08/2024
COMPLETION DATE: 10/08/2024
DRILLING COMPANY: **Soil Solutions Environmental Services**
DRILLING METHOD: **Direct Push**
DRILLING EQUIPMENT: **Geoprobe**,
LOGGED BY: CM

BOREHOLE DEPTH (FT): 12
BOREHOLE DIAM. (IN): 2
INITIAL DTW (FT): na ▼
STATIC DTW (FT): na ▼

DEPTH (FT)	VISUAL DESCRIPTION	COLLECTION & MEASURE INFORMATION				BOREHOLE DECOM / WELL CONSTRUCTION
		Percent Recovery	PLD (ppm)	DTW	SAMPLE ID	
0	0-1 Concrete and Base			na		Bentonite to 12'bgs
	1-4 Silty clay, brown, low plasticity, damp	80	0.2			
5	4-12 Silty sand with some gravels, fine to medium, poorly sorted, brown, damp	80	1.7			
10		80	1.5			
	Borehole Terminated @ 12'				SB8-S1-12	
15						
20						
25						
30						
35						

PROJECT NAME: Skyhook Fitness
PROJECT NO: LUST 26-23-0131
LOCATION / ADDRESS: 2436 SE 12th Ave, Portland, OR



BOREHOLE / PROBEHOLE / WELL NO.
SB9

PAGE 1 OF 1

START DATE: 10/08/2024
COMPLETION DATE: 10/08/2024
DRILLING COMPANY: **Soil Solutions Environmental Services**
DRILLING METHOD: **Direct Push**
DRILLING EQUIPMENT: **Geoprobe**,
LOGGED BY: CM

BOREHOLE DEPTH (FT): 12
BOREHOLE DIAM. (IN): 2
INITIAL DTW (FT): na ▼
STATIC DTW (FT): na ▼

DEPTH (FT)	VISUAL DESCRIPTION	COLLECTION & MEASURE INFORMATION				BOREHOLE DECOM / WELL CONSTRUCTION
		Percent Recovery	PLD (ppm)	DTW	SAMPLE ID	
0	0-1 Concrete and Base			na		Bentonite to 12'bgs
	1-4 Silty clay, brown, low plasticity, damp	70	0.1			
5	4-12 Silty sand, fine to medium, poorly sorted, brown, damp	80	0.1			
10		90	1.7			
	Borehole Terminated @ 12'				SB9-S1-12	
15						
20						
25						
30						
35						

PROJECT NAME: Skyhook Fitness
PROJECT NO: LUST 26-23-0131
LOCATION / ADDRESS: 2436 SE 12th Ave, Portland, OR



BOREHOLE / PROBEHOLE / WELL NO.
SB10

PAGE 1 OF 1

START DATE: 10/08/2024
COMPLETION DATE: 10/08/2024
DRILLING COMPANY: **Soil Solutions Environmental Services**
DRILLING METHOD: **Direct Push**
DRILLING EQUIPMENT: **Geoprobe**,
LOGGED BY: CM

BOREHOLE DEPTH (FT): 12
BOREHOLE DIAM. (IN): 2
INITIAL DTW (FT): na ▼
STATIC DTW (FT): na ▼

DEPTH (FT)	VISUAL DESCRIPTION	COLLECTION & MEASURE INFORMATION				BOREHOLE DECOM / WELL CONSTRUCTION
		Percent Recovery	PLD (ppm)	DTW	SAMPLE ID	
0	0-1 Concrete and Base			na		Bentonite to 12'bgs
	1-5 Silty clay, brown, low plasticity, damp	75	0.2			
5	5-12 Silty sand, fine to medium, well sorted, brown/grey, damp	75	3.9			
10	Borehole Terminated @ 12'	80	4.0		SB10-S1-12	
15						
20						
25						
30						
35						