



DRAFT

Memorandum

To: Kara Master
Brownfields Coordinator
Oregon DEQ

From: Daniel Schall, PE
Vice President, Civil & Environmental Engineer
WSP USA Inc.

Tel: (503) 207-9654 (office)
(503) 501-8672 (mobile)

Subject: **Banks Sunset Park Soil Sampling Results**

Date: March 14, 2025

INTRODUCTION

On behalf of the Banks Sunset Park Association, WSP USA Inc., which merged WSP USA Environment & Infrastructure Inc. into WSP USA Inc. (WSP) in 2024, has prepared this memorandum to summarize the results of soil sampling conducted for a Phase II Environmental Site Assessment (ESA) of lead in soil at the Sunset Park Trap Shooting Range property located at 12765 NW Main Street in Banks, Oregon (Site). A Site location map is presented as Figure 1, and a Site plan is presented as Figure 2. The Phase II ESA is being performed for the Banks Sunset Park Association under the oversight of the Oregon Department of Environmental Quality (DEQ) Voluntary Cleanup Program. The Site has been assigned the Environmental Cleanup Site Information (ECSI) No. 6501.

The primary scope of the Phase II ESA is to identify the lateral and vertical extent of lead concentrations exceeding the DEQ Risk-Based Concentrations (RBCs), primarily for the residential lead concentration of 200 milligrams per kilogram (mg/kg). The sampling was completed in accordance with the project-specific Sampling and Analysis Plan (SAP) that was approved by DEQ on May 28, 2024. The SAP described the methodology for soil sampling to evaluate the presence of lead contamination in soil at the Site.

This memorandum details the results of environmental soil sampling activities and includes comparisons to DEQ risk-based concentrations (RBCs).

BACKGROUND

The site is the location of a former trap shooting range, where trap shooting occurred for over 70 years before shooting was permanently discontinued in 2022. Due to the historic trap shooting activities lead-shot fragments accumulated to the north of the trap houses on both the Sunset Park property and the adjacent property to the north (Figure 3).

Currently, there are plans to redevelop the trap shooting range into a recreational area for the Banks community. Prior to this sampling conducted by WSP, there has been no assessment of the concentration and distribution of lead in soils at the Site, and therefore the soil testing was performed to inform potential remedial activities, including coordination with DEQ before redevelopment planning can begin.

SUMMARY OF SOIL SAMPLING

Soil samples were collected from June 5 to June 13, 2024, following the DEQ Incremental Sampling Methodology (ISM). A total of eight Decision Unit (DU) areas, covering about one-half acre apiece, was proposed in the SAP (Figure 3) which included DU A, DU B, DU C, DU D, DU E, DU F, DU G, and DU H. However, due to the presence of ponded water spanning across DU A and DU E, those two DUs were combined into a single DU, DU A (Figure 4),

leaving a total of seven DUs for the assessment. Combining DU A and DU E was coordinated directly with DEQ and approved on June 5, 2025.

Each DU included a surface (S) and near-surface (NS) sample interval. This resulted in a total of 14 DUs (seven surface DUs and seven near-surface DUs). The surface DUs extended from 0.0–0.5 feet below ground surface (bgs), and the near surface DUs extended from 0.5–2.0 feet bgs.

For each of the 14 DUs, 50 to 52 sample increment collection points were collected, except for DU C which encountered gravel at the surface from part of the access road into the Site, and only 32 sample increments were collected in that DU (which was also coordinated directly with DEQ). The ISM included a systematic random sampling scheme so that sample increment collection points were spread out equilaterally across each DU (as shown in Figure 4). Each collection point was located in the field with a GPS unit. Consistent sample mass (approximately 20 grams) for each sample increment was maintained such that each final DU ISM sample mass would be consistent for laboratory analysis (approximately 1,000 grams). DU C increment sample mass was maintained at approximately 20 grams; however, due to the decreased number of collection points, the final ISM sample mass was less than that of the other DUs.

In addition to the 14 primary DU samples, quality assurance/quality control samples were collected at an approximate 10% rate as follows:

- Triplicate Sample Sets - The DU B-S and DU B-NS samples were collected as triplicate sample sets consisting of one primary sample and two replicate samples. The replicate samples were collected by shifting the primary sampling grid by 3 feet north, and 3 feet south. The primary sample and replicates were each placed into separate zip lock bags and analyzed individually for comparison.
- Duplicate Samples - The DU G-S and DU G-NS ISM samples both had duplicates collected. During sampling, each of the sample increments were split into two halves (approximately 20 grams each) and placed in separate containers (one for the primary sample and one for the duplicate).

Pursuant to standard field sampling protocols, the identification of field QC samples were kept blind from the receiving laboratory. Field QC samples used during this project were designated as:

- 0100 – indicates a primary sample
- 0200 – indicates the first replicate sample (increment sample locations shifted 3 feet north)
- 0300 – indicates the second replicate sample (increment sample locations shifted 3 feet south)
- 0400 – indicates a duplicate sample (two increment samples collected from same boring and depth interval)

The SAP originally designated DU C for triplicate analysis; however, the triplicate analysis was changed to DU B due to the presence of gravel at the surface preventing collection at some of the sample increment locations. This change in designation resulted in the primary DU B-S and DU-B-NS sample labels to not follow the naming convention of “-0100” because the sample had already been collected and labelled prior to this change in triplicate designation. Additionally, this change resulted in collection of the triplicate samples of DU B to be completed eight days after the primary sample was collected.

WSP performed the sampling investigation utilizing hand-held push probes for the surface samples and hand-held hammer drills with flight augers for the near-surface samples. The use of separate tools ensured no cross contamination between the surface and near-surface sample increments. Complete decontamination of sampling equipment was completed between DU areas and depths and between the primary and replicate samples within DU B. The decontamination procedure consisted of washing with a non-phosphate detergent and tap water, using a brush, if necessary, a tap water rinse, and a final rinse with deionized water.

Soils encountered on site consisted of sand/silt mixtures, that were light brown to brown, ranged from dry to slightly moist, medium dense to very dense, and contained fine to medium-grained sand.

Soil increments were collected directly from each soil depth interval (separately) and increments from each interval were composited into a single sample (placed inside zip lock plastic bags). Sample homogenization and compositing, and sub-sampling of the collected samples for analyses, was performed by the analytical laboratory.

At the completion of sampling activities, each sample location was properly abandoned by backfilling with soil cuttings to match surrounding conditions. Samples were then placed on ice in a cooler and submitted for analysis at Apex Laboratories, LLC (Apex Labs) for lead by EPA Method 6020B.

Investigation Derived Waste (IDW) including soil cuttings and decontamination wash water was minimal, and no off-site disposal of contaminated media was warranted. Excess soil generated during sampling (soil not required for the ISM composite samples), including potential lead fragments, were returned to the sample/borehole location from which it came, and to the approximate depth from which the material was removed. Decontamination water was returned to the ground near the sampling/boring locations.

ANALYTICAL RESULTS

Surface soil samples were first analyzed for lead by EPA Method 6020B and the near surface soil samples were placed on “hold” pending the results of the surface samples. If a surface soil sample exceeded 200 mg/kg then the corresponding near-surface soil sample from that DU was analyzed for lead by EPA Method 6020B. Of the seven surface sample DUs, four had such exceedances, and therefore their near surface sample counterparts were taken off “hold” and analyzed. This resulted in a total of 11 ISM samples being analyzed out of 14 total, not including the duplicate or triplicate sample.

In addition, Apex Labs analyzed three samples for Toxicity Characteristic Leaching Procedure (TCLP) for lead by EPA Method 6020B Lead for contaminant concentrations that exceeded the EPA ‘Rule of 20’ guidance. The ‘Rule of 20’ guidance indicates that if a soil result (in mg/kg) is greater than 20 times the regulatory levels for TCLP (milligrams per liter [mg/L]), then TCLP analysis should be performed to determine if the soil could become a hazardous waste if excavated. For lead the TCLP limit is 5.0 mg/L and thus soils with lead concentrations greater than 100 mg/kg could potentially be hazardous. The highest concentration sample DU B-S (including triplicates), and two other samples with the highest concentration were analyzed for TCLP, including DU A-NS, and DU C-S.

Analytical results are presented below:

- Lead was above the DEQ RBC residential concentration of 200 mg/kg in eight (8) of the eleven (11) samples, including DU A-S, DU A-NS, DU B-S (including triplicates), DU B-NS (including triplicates), DU C-S, DU C-NS, DU D-S, and DU D-NS.
- TCLP lead was above 5 mg/L in one of three TCLP samples run, DU B-S (including triplicates), and very close at 4.99 mg/L in DU C-S.

In comparison to DEQ RBCs for an occupational, construction and excavation worker, six (6) of the eleven (11) DUs had exceedances above 800 mg/kg.

The laboratory analytical reports are presented in Attachment A, and Table 1 summarizes the analytical results.

QUALITY CONTROL

WSP performed United States Environmental Protection Agency (EPA) Stage 2A validation on the data in Apex Laboratories reports A4F0948, A4F1117, and A4F1253. Target analytes were not detected in the laboratory blanks, demonstrating the absence of laboratory contamination. Laboratory control sample recoveries were acceptable, demonstrating the laboratory’s ability to accurately analyze for lead in an interference-free matrix. Matrix spikes performed on project-specific samples generally had recoveries outside of specified limits due to high lead concentrations in the unspiked native sample when compared against the spike concentrations and the recoveries outside of limit are not interpreted to adversely affect overall data usability. Duplicate analyses performed on project samples generally demonstrated acceptable analytical accuracy, with the exception of the duplicate analysis performed on sample DU A-NS. The relative percent difference between concentrations detected in the primary and duplicate analyses was high at 77%, indicating analytical imprecision and/or sample heterogeneity. WSP J qualified the lead result from this sample, indicating that the result should be considered estimated, but otherwise usable for project purposes. No data were rejected during validation, resulting in 100% completeness and all data should be considered usable for project purposes.



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LIMITATIONS

WSP services have been performed in accordance with the normal and reasonable standard of care exercised by similar professionals performing services under similar conditions in similar geographic locations. Except for our stated standard of care, no other warranties or guarantees are offered as part of WSP's contracted services.

DS/JK:al

X:\US\USPDX800-POR\ClientData\12000\12400\12489\124891\3.0 Doc & Data Control\Sampling Summary Memo\Draft\Soils Summary Memo_Draft.docx

Attachments: Figure 1 – Site Location Map
 Figure 2 – Site Plan
 Figure 3 – Proposed Sampling Grid
 Figure 4 – Sampling Results
 Table 1 – Analytical Results
 Attachment A: Laboratory Reports

REFERENCES

Oregon DEQ, September 14, 2020. Decision Unit Characterization.

Oregon DEQ, August 2023. Risk-Based Concentrations for Individual Chemicals.

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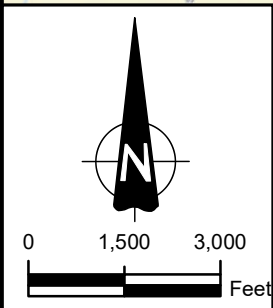
FIGURES

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LEGEND:

- Site Boundary
- Banks City Limits

SITE



BANKS SUNSET
PARK ASSOCIATION

WSP USA
15862 SW 72nd Ave., Suite 150
Portland, OR 97224



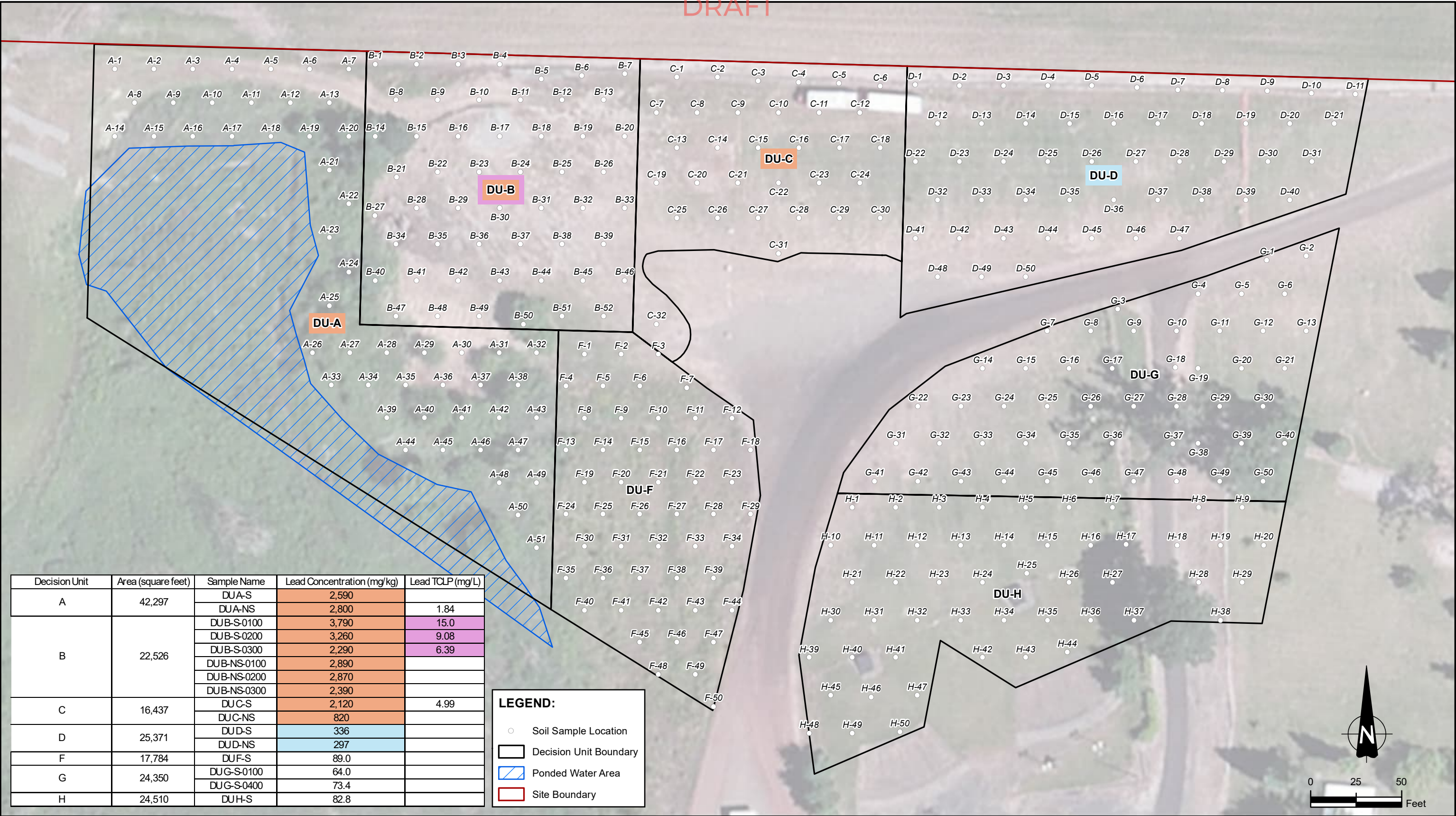
BANKS SUNSET PARK
BANKS, OREGON

SITE LOCATION MAP

DATE	MARCH 2024
SCALE	1" = 3,000 feet
PROJECT NO.	261M124891
FIGURE	1



	BANKS SUNSET PARK ASSOCIATION		BANKS SUNSET PARK BANKS, OREGON	DATE MARCH 2024
	WSP USA 15862 SW 72nd Ave., Suite 150 Portland, OR 97224		SITE PLAN	SCALE 1" = 120'
				PROJECT NO. 2-61M-12489-1
				FIGURE 2



NOTE:
mg/kg = milligrams per kilogram
mg/L = milligrams per liter
DEQ = Oregon Department of Environmental Quality
TCLP = Toxicity Characteristic Leaching Procedure
= Analyte exceeds the Residential Screening Level only
= Analyte exceeds hazardous waste classification criteria
= Analyte exceeds DEQ Risk-Based Concentration for Occupational, Construction, or Excavation Worker

BANKS SUNSET PARK ASSOCIATION

WSP USA
15862 SW 72nd Ave., Suite 150
Portland, OR 97224



BANKS SUNSET PARK
BANKS, OREGON

SAMPLING RESULTS

DATE
FEBRUARY 2025

SCALE
1" = 50'

PROJECT NO.
2-61M-12489-1

FIGURE
4

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TABLE

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Table 1
Lead and TCLP Lead Results

			Lead ⁴	Lead (TCLP) ⁵
CAS-RN			7439-92-1	7439-92-1
DEQ/EPA Risk-Based Concentrations for Residential ²			200	--
DEQ Risk-Based Concentrations for Occupational, Construction or Excavation Worker ³			800	--
Sample ID	Date	Depth (ft. bgs.)	Unit (mg/kg)	Unit (mg/L)
DU A-S	6/11/2024	0.0 - 0.5	2,590	
DU A-NS	6/11/2024	0.5 - 2.0	2,800 J	1.84
DU B-S-0100 ¹	6/5/2024	0.0 - 0.5	3,790	15.0
DU B-S-0200	6/13/2024	0.0 - 0.5	3,260	9.08
DU B-S-0300	6/13/2024	0.0 - 0.5	2,290	6.39
DU B-NS-0100 ¹	6/5/2024	0.5 - 2.0	2,890	
DU B-NS-0200	6/13/2024	0.5 - 2.0	2,870	
DU B-NS-0300	6/13/2024	0.5 - 2.0	2,390	
DU C-S	6/11/2024	0.0 - 0.5	2,120	4.99
DU C-NS	6/11/2024	0.5 - 2.0	820	
DU D-S	6/5/2024	0.0 - 0.5	336	
DU D-NS	6/5/2024	0.5 - 2.0	297	
DU F-S	6/11/2024	0.0 - 0.5	89.0	
DU G-S-0100	6/6/2024	0.0 - 0.5	64.0	
DU G-S-0400	6/6/2024	0.0 - 0.5	73.4	
DU H-S	6/6/2024	0.0 - 0.5	82.8	

- 1 Lab reports have DU B-S and DU B-NS, but these were part of the triplicate samples, and the 0100 was added to this summary table
- 2 Risk-based concentrations for residential soil ingestion, dermal contact, and inhalation based on EPA updated screening level, January 2024.
- 3 Risk-based concentrations for occupational, construction, or excavation worker soil ingestion, dermal contact, and inhalation sourced from "Risk-Based Concentrations for Individual Chemicals" (DEQ, 2023).
- 4 Risk-based concentrations for lead adapted from EPA guidance as specified in "Guidance for Risk Based Decision Making for the Remediation of Contaminated Sites" (DEQ, 2017).
- 5 TCLP Lead above 5 mg/L is classified as hazardous waste
- Not available

Bold Analyte detected

Analyte exceeds the Residential Screening Level only

Analyte exceeds hazardous waste classification criteria (5.00 mg/L)

Analyte exceeds DEQ Risk-Based Concentration for Occupational, Construction, or Excavation Worker

CAS-RN Chemical Abstract Service Registry Number

DEQ Oregon Department of Environmental Quality

ft. bgs. Feet below ground surface

mg/kg Milligrams per kilogram

mg/L Milligrams per liter

J The result is an estimated quantity. The associated numerical value is the approximate concentration of the analyte in the sample.

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ATTACHMENT A

LABORATORY REPORTS

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ANALYTICAL REPORT

Apex Laboratories, LLC

6700 S.W. Sandburg Street

Tigard, OR 97223

503-718-2323

ORELAP ID: OR100062

Friday, August 2, 2024

Dan Schall

WSP USA Environment & Infrastructure Inc.

15862 SW 72nd Ave. Suite 150

Portland, OR 97224

RE: A4F0948 - Banks Sunset Park - 261M124891

Thank you for using Apex Laboratories. We greatly appreciate your business and strive to provide the highest quality services to the environmental industry.

Enclosed are the results of analyses for work order A4F0948, which was received by the laboratory on 6/6/2024 at 5:51:00PM.

If you have any questions concerning this report or the services we offer, please feel free to contact me by email at: pnerenberg@apex-labs.com, or by phone at 503-718-2323.

Please note: All samples will be disposed of within 30 days of sample receipt, unless prior arrangements have been made.

Cooler Receipt Information	
<u>Acceptable Receipt Temperature is less than, or equal to, 6 degC (not frozen), or received on ice the same day as sampling.</u>	
(See Cooler Receipt Form for details)	
Cooler #1 4.4 degC	Cooler #2 4.8 degC

This Final Report is the official version of the data results for this sample submission, unless superseded by a subsequent, labeled amended report.

All other deliverables derived from this data, including Electronic Data Deliverables (EDDs), CLP-like forms, client requested summary sheets, and all other products are considered secondary to this report.



Apex Laboratories

A handwritten signature in black ink that reads "Philip Nerenberg".

Philip Nerenberg, Lab Director

The results in this report apply to the samples analyzed in accordance with the chain of custody document(s) and updated by any subsequent written communications. This analytical report must be reproduced in its entirety.

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ANALYTICAL REPORT

Apex Laboratories, LLC

6700 S.W. Sandburg Street
Tigard, OR 97223
503-718-2323
ORELAP ID: OR100062

WSP USA Environment & Infrastructure Inc.
15862 SW 72nd Ave. Suite 150
Portland, OR 97224

Project: Banks Sunset Park
Project Number: 261M124891
Project Manager: Dan Schall

Report ID:
A4F0948 - 08 02 24 1948

ANALYTICAL REPORT FOR SAMPLES

SAMPLE INFORMATION

Client Sample ID	Laboratory ID	Matrix	Date Sampled	Date Received
DU B-S	A4F0948-01	Soil	06/05/24 14:15	06/06/24 17:51
DU B-S	A4F0948-02	Soil	06/05/24 14:15	06/06/24 17:51
DU B-NS	A4F0948-03	Soil	06/05/24 14:25	06/06/24 17:51
DU D-S	A4F0948-04	Soil	06/05/24 17:45	06/06/24 17:51
DU D-S	A4F0948-05	Soil	06/05/24 17:45	06/06/24 17:51
DU D-NS	A4F0948-06	Soil	06/05/24 17:50	06/06/24 17:51
DU H-S	A4F0948-07	Soil	06/06/24 11:45	06/06/24 17:51
DU H-S	A4F0948-08	Soil	06/06/24 11:45	06/06/24 17:51
DU H-NS	A4F0948-09	Soil	06/06/24 11:50	06/06/24 17:51
DU G-S-0100	A4F0948-10	Soil	06/06/24 14:40	06/06/24 17:51
DU G-S-0100	A4F0948-11	Soil	06/06/24 14:40	06/06/24 17:51
DU G-S-0400	A4F0948-12	Soil	06/06/24 14:45	06/06/24 17:51
DU G-S-0400	A4F0948-13	Soil	06/06/24 14:45	06/06/24 17:51
DU G-NS-0100	A4F0948-14	Soil	06/06/24 14:45	06/06/24 17:51
DU G-NS-0400	A4F0948-15	Soil	06/06/24 14:40	06/06/24 17:51
DU B-NS	A4F0948-16	Soil	06/05/24 14:25	06/06/24 17:51
DU D-NS	A4F0948-17	Soil	06/05/24 17:50	06/06/24 17:51

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Philip Nerenberg, Lab Director

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503-718-2323

ORELAP ID: OR100062

WSP USA Environment & Infrastructure Inc.

15862 SW 72nd Ave. Suite 150

Portland, OR 97224

Project: Banks Sunset Park

Project Number: 261M124891

Project Manager: Dan Schall

Report ID:

A4F0948 - 08 02 24 1948

ANALYTICAL SAMPLE RESULTS

Total Metals by EPA 6020B (ICPMS)

Analyte	Sample Result	Detection Limit	Reporting Limit	Units	Dilution	Date Analyzed	Method Ref.	Notes
DU B-S (A4F0948-02RE1)		Matrix: Soil						
Batch: 24F0611								
Lead	3790	---	2.15	mg/kg dry	100	06/20/24 09:52	EPA 6020B	PRO
DU D-S (A4F0948-05)		Matrix: Soil						
Batch: 24F0611								
Lead	336	---	0.199	mg/kg dry	10	06/19/24 15:08	EPA 6020B	PRO
DU H-S (A4F0948-08)		Matrix: Soil						
Batch: 24F0611								
Lead	82.8	---	0.212	mg/kg dry	10	06/19/24 15:14	EPA 6020B	PRO
DU G-S-0100 (A4F0948-11)		Matrix: Soil						
Batch: 24F0611								
Lead	64.0	---	0.216	mg/kg dry	10	06/19/24 15:21	EPA 6020B	PRO
DU G-S-0400 (A4F0948-13)		Matrix: Soil						
Batch: 24F0611								
Lead	73.4	---	0.220	mg/kg dry	10	06/19/24 15:26	EPA 6020B	PRO
DU B-NS (A4F0948-16RE1)		Matrix: Soil						
Batch: 24G0303								
Lead	2890	---	2.20	mg/kg dry	100	07/11/24 14:23	EPA 6020B	CONT, PRO
DU D-NS (A4F0948-17)		Matrix: Soil						
Batch: 24G0303								
Lead	297	---	0.225	mg/kg dry	10	07/10/24 20:07	EPA 6020B	CONT, PRO

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Philip Nerenberg, Lab Director

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ANALYTICAL SAMPLE RESULTS

TCLP Metals by EPA 6020B (ICPMS)

Analyte	Sample Result	Detection Limit	Reporting Limit	Units	Dilution	Date Analyzed	Method Ref.	Notes
DU B-S (A4F0948-02)				Matrix: Soil				
Batch: 24G0858								
Lead	15.0	---	0.0500	mg/L	10	07/25/24 17:01	1311/6020B	PRO

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A handwritten signature in black ink that reads "Philip Nerenberg".

Philip Nerenberg, Lab Director

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ORELAP ID: OR100062

WSP USA Environment & Infrastructure Inc.
15862 SW 72nd Ave. Suite 150
Portland, OR 97224

Project: Banks Sunset Park
Project Number: 261M124891
Project Manager: Dan Schall

Report ID:
A4F0948 - 08 02 24 1948

ANALYTICAL SAMPLE RESULTS

Percent Dry Weight

Analyte	Sample Result	Detection Limit	Reporting Limit	Units	Dilution	Date Analyzed	Method Ref.	Notes
DU B-S (A4F0948-02)				Matrix: Soil		Batch: 24F0645		PRO
% Solids	98.3	---	1.00	%	1	06/20/24 06:27	EPA 8000D	
DU D-S (A4F0948-05)				Matrix: Soil		Batch: 24F0645		PRO
% Solids	98.3	---	1.00	%	1	06/20/24 06:27	EPA 8000D	
DU H-S (A4F0948-08)				Matrix: Soil		Batch: 24F0645		PRO
% Solids	98.8	---	1.00	%	1	06/20/24 06:27	EPA 8000D	
DU G-S-0100 (A4F0948-11)				Matrix: Soil		Batch: 24F0645		PRO
% Solids	99.1	---	1.00	%	1	06/20/24 06:27	EPA 8000D	
DU G-S-0400 (A4F0948-13)				Matrix: Soil		Batch: 24F0645		PRO
% Solids	99.0	---	1.00	%	1	06/20/24 06:27	EPA 8000D	
DU B-NS (A4F0948-16)				Matrix: Soil		Batch: 24G0320		CONT, PRO
% Solids	98.5	---	1.00	%	1	07/12/24 05:36	EPA 8000D	H-01
DU D-NS (A4F0948-17)				Matrix: Soil		Batch: 24G0320		CONT, PRO
% Solids	97.6	---	1.00	%	1	07/12/24 05:36	EPA 8000D	H-01

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Philip Nerenberg, Lab Director

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Apex Laboratories, LLC

6700 S.W. Sandburg Street

Tigard, OR 97223

503-718-2323

ORELAP ID: OR100062

WSP USA Environment & Infrastructure Inc.

15862 SW 72nd Ave. Suite 150

Portland, OR 97224

Project: Banks Sunset Park

Project Number: 261M124891

Project Manager: Dan Schall

Report ID:

A4F0948 - 08 02 24 1948

ANALYTICAL SAMPLE RESULTS

TCLP Extraction by EPA 1311

Analyte	Sample Result	Detection Limit	Reporting Limit	Units	Dilution	Date Analyzed	Method Ref.	Notes
DU B-S (A4F0948-02)				Matrix: Soil		Batch: 24G0806		PRO
TCLP Extraction	PREP	---		N/A	1	07/24/24 14:20	EPA 1311	A-02

Apex Laboratories

A handwritten signature in black ink that reads "Philip Nerenberg".

Philip Nerenberg, Lab Director

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Portland, OR 97224

Project: Banks Sunset Park

Project Number: 261M124891

Project Manager: Dan Schall

Report ID:

A4F0948 - 08 02 24 1948

QUALITY CONTROL (QC) SAMPLE RESULTS

Total Metals by EPA 6020B (ICPMS)

Analyte	Result	Detection Limit	Reporting Limit	Units	Dilution	Spike Amount	Source Result	% REC	% REC Limits	RPD	RPD Limit	Notes
Batch 24F0611 - EPA 3051A						Soil						
Blank (24F0611-BLK1)			Prepared: 06/18/24 11:37 Analyzed: 06/19/24 14:32									
EPA 6020B												
Lead	ND	---	0.200	mg/kg wet	10	---	---	---	---	---	---	
LCS (24F0611-BS1)			Prepared: 06/18/24 11:37 Analyzed: 06/19/24 14:43									
EPA 6020B												
Lead	53.6	---	0.200	mg/kg wet	10	50.0	---	107	80-120%	---	---	
Duplicate (24F0611-DUP2)			Prepared: 06/18/24 11:37 Analyzed: 06/20/24 09:58									
QC Source Sample: DU B-S (A4F0948-02RE1)												
EPA 6020B												
Lead	3920	---	2.03	mg/kg dry	100	---	3790	---	---	3	20%	PRO,Q-16
Matrix Spike (24F0611-MS1)			Prepared: 06/18/24 11:37 Analyzed: 06/19/24 15:01									
QC Source Sample: DU B-S (A4F0948-02)												
EPA 6020B												
Lead	3310	---	0.211	mg/kg dry	10	52.8	3300	12	75-125%	---	---	PRO,E, Q-65
Batch 24G0303 - EPA 3051A						Soil						
Blank (24G0303-BLK1)			Prepared: 07/10/24 13:15 Analyzed: 07/10/24 19:29									
EPA 6020B												
Lead	ND	---	0.200	mg/kg wet	10	---	---	---	---	---	---	
LCS (24G0303-BS1)			Prepared: 07/10/24 13:15 Analyzed: 07/10/24 19:40									
EPA 6020B												
Lead	54.6	---	0.200	mg/kg wet	10	50.0	---	109	80-120%	---	---	
Duplicate (24G0303-DUP2)			Prepared: 07/10/24 13:15 Analyzed: 07/11/24 14:30									
QC Source Sample: DU B-NS (A4F0948-16RE1)												
EPA 6020B												
Lead	3150	---	2.20	mg/kg dry	100	---	2890	---	---	9	20%	CONT, PRO,Q-16

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Philip Nerenberg, Lab Director

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ANALYTICAL REPORT

Apex Laboratories, LLC

6700 S.W. Sandburg Street

Tigard, OR 97223

503-718-2323

ORELAP ID: OR100062

WSP USA Environment & Infrastructure Inc.

15862 SW 72nd Ave. Suite 150

Portland, OR 97224

Project: Banks Sunset Park

Project Number: 261M124891

Project Manager: Dan Schall

Report ID:

A4F0948 - 08 02 24 1948

QUALITY CONTROL (QC) SAMPLE RESULTS

Total Metals by EPA 6020B (ICPMS)

Analyte	Result	Detection Limit	Reporting Limit	Units	Dilution	Spike Amount	Source Result	% REC	% REC Limits	RPD	RPD Limit	Notes
Batch 24G0303 - EPA 3051A							Soil					
Matrix Spike (24G0303-MS1)			Prepared: 07/10/24 13:15 Analyzed: 07/10/24 20:00									
QC Source Sample: DU B-NS (A4F0948-16)												
EPA 6020B												
Lead	2870	---	0.216	mg/kg dry	10	54.1	2890	-34	75-125%	---	---	CONT, PRO,E, Q-65

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QUALITY CONTROL (QC) SAMPLE RESULTS

TCLP Metals by EPA 6020B (ICPMS)

Analyte	Result	Detection Limit	Reporting Limit	Units	Dilution	Spike Amount	Source Result	% REC	% REC Limits	RPD	RPD Limit	Notes
Batch 24G0858 - EPA 1311/3015A						Soil						
Blank (24G0858-BLK1)			Prepared: 07/25/24 09:00		Analyzed: 07/25/24 16:28							
<u>1311/6020B</u>												
Lead	ND	---	0.0500	mg/L	10	---	---	---	---	---	---	TCLP
LCS (24G0858-BS1)			Prepared: 07/25/24 09:00		Analyzed: 07/25/24 16:55							
<u>1311/6020B</u>												
Lead	5.52	---	0.0500	mg/L	10	5.00	---	110	80-120%	---	---	TCLP
Duplicate (24G0858-DUP1)			Prepared: 07/25/24 09:00		Analyzed: 07/25/24 18:13							
<u>QC Source Sample: Non-SDG (A4G1242-02)</u>												
Lead	ND	---	0.0500	mg/L	10	---	ND	---	---	---	20%	PRO
Matrix Spike (24G0858-MS1)			Prepared: 07/25/24 09:00		Analyzed: 07/25/24 18:29							
<u>QC Source Sample: Non-SDG (A4G1242-02)</u>												
<u>1311/6020B</u>												
Lead	5.22	---	0.0500	mg/L	10	5.00	ND	104	50-150%	---	---	PRO
Matrix Spike (24G0858-MS2)			Prepared: 07/25/24 09:00		Analyzed: 07/25/24 18:40							
<u>QC Source Sample: Non-SDG (A4G1397-01)</u>												
<u>1311/6020B</u>												
Lead	5.74	---	0.0500	mg/L	10	5.00	ND	115	50-150%	---	---	
Matrix Spike (24G0858-MS3)			Prepared: 07/25/24 09:00		Analyzed: 07/25/24 18:56							
<u>QC Source Sample: Non-SDG (A4G1426-01)</u>												
<u>1311/6020B</u>												
Lead	5.26	---	0.0500	mg/L	10	5.00	ND	105	50-150%	---	---	

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QUALITY CONTROL (QC) SAMPLE RESULTS

Percent Dry Weight

Analyte	Result	Detection Limit	Reporting Limit	Units	Dilution	Spike Amount	Source Result	% REC	% REC Limits	RPD	RPD Limit	Notes
Batch 24F0645 - Total Solids (Dry Weight) - 2022							Soil					
Duplicate (24F0645-DUP1)			Prepared: 06/19/24 09:23		Analyzed: 06/20/24 06:27							
<u>QC Source Sample: Non-SDG (A4F1285-01)</u>												
% Solids	87.3	---	1.00	%	1	---	89.4	---	---	2	10%	
Duplicate (24F0645-DUP2)			Prepared: 06/19/24 09:23		Analyzed: 06/20/24 06:27							
<u>QC Source Sample: Non-SDG (A4F1285-02)</u>												
% Solids	79.7	---	1.00	%	1	---	80.0	---	---	0.4	10%	
Duplicate (24F0645-DUP3)			Prepared: 06/19/24 09:23		Analyzed: 06/20/24 06:27							
<u>QC Source Sample: Non-SDG (A4F1285-03)</u>												
% Solids	90.1	---	1.00	%	1	---	89.6	---	---	0.6	10%	
Duplicate (24F0645-DUP4)			Prepared: 06/19/24 09:23		Analyzed: 06/20/24 06:27							
<u>QC Source Sample: Non-SDG (A4F1285-04)</u>												
% Solids	93.4	---	1.00	%	1	---	92.1	---	---	1	10%	
Duplicate (24F0645-DUP5)			Prepared: 06/19/24 09:23		Analyzed: 06/20/24 06:27							
<u>QC Source Sample: Non-SDG (A4F1285-05)</u>												
% Solids	93.4	---	1.00	%	1	---	92.8	---	---	0.6	10%	
Duplicate (24F0645-DUP6)			Prepared: 06/19/24 09:23		Analyzed: 06/20/24 06:27							
<u>QC Source Sample: Non-SDG (A4F1285-06)</u>												
% Solids	92.6	---	1.00	%	1	---	93.1	---	---	0.6	10%	
Duplicate (24F0645-DUP7)			Prepared: 06/19/24 18:44		Analyzed: 06/20/24 06:27							
<u>QC Source Sample: Non-SDG (A4F1367-01)</u>												
% Solids	68.9	---	1.00	%	1	---	68.8	---	---	0.1	10%	
Duplicate (24F0645-DUP8)			Prepared: 06/19/24 18:44		Analyzed: 06/20/24 06:27							
<u>QC Source Sample: Non-SDG (A4F1375-01)</u>												
% Solids	90.0	---	1.00	%	1	---	88.7	---	---	1	10%	

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Project Manager: Dan Schall

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A4F0948 - 08 02 24 1948

QUALITY CONTROL (QC) SAMPLE RESULTS

Percent Dry Weight

Analyte	Result	Detection Limit	Reporting Limit	Units	Dilution	Spike Amount	Source Result	% REC	% REC Limits	RPD	RPD Limit	Notes
Batch 24F0645 - Total Solids (Dry Weight) - 2022							Soil					
Duplicate (24F0645-DUP9)			Prepared: 06/19/24 18:44 Analyzed: 06/20/24 06:27									
QC Source Sample: Non-SDG (A4F1379-01)												
% Solids	76.5	---	1.00	%	1	---	78.2	---	---	2	10%	
Duplicate (24F0645-DUPA)			Prepared: 06/19/24 18:44 Analyzed: 06/20/24 06:27									
QC Source Sample: Non-SDG (A4F1382-03)												
% Solids	94.1	---	1.00	%	1	---	90.2	---	---	4	10%	

No Client related Batch QC samples analyzed for this batch. See notes page for more information.

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QUALITY CONTROL (QC) SAMPLE RESULTS

Percent Dry Weight

Analyte	Result	Detection Limit	Reporting Limit	Units	Dilution	Spike Amount	Source Result	% REC	% REC Limits	RPD	RPD Limit	Notes
Batch 24G0320 - Total Solids (Dry Weight) - 2022							Soil					
Duplicate (24G0320-DUP1)			Prepared: 07/11/24 08:55		Analyzed: 07/12/24 05:36							
QC Source Sample: Non-SDG (A4G1081-01)												
% Solids	90.4	---	1.00	%	1	---	90.4	---	---	0.02	10%	
Duplicate (24G0320-DUP2)			Prepared: 07/11/24 08:55		Analyzed: 07/12/24 05:36							
QC Source Sample: Non-SDG (A4G1081-02)												
% Solids	90.2	---	1.00	%	1	---	90.1	---	---	0.08	10%	
Duplicate (24G0320-DUP3)			Prepared: 07/11/24 08:55		Analyzed: 07/12/24 05:36							
QC Source Sample: Non-SDG (A4G1081-03)												
% Solids	93.7	---	1.00	%	1	---	94.1	---	---	0.4	10%	
Duplicate (24G0320-DUP4)			Prepared: 07/11/24 18:58		Analyzed: 07/12/24 05:36							
QC Source Sample: Non-SDG (A4G1141-01)												
% Solids	89.2	---	1.00	%	1	---	90.0	---	---	0.9	10%	
Duplicate (24G0320-DUP5)			Prepared: 07/11/24 18:58		Analyzed: 07/12/24 05:36							
QC Source Sample: Non-SDG (A4G1148-02)												
% Solids	75.4	---	1.00	%	1	---	75.2	---	---	0.4	10%	

No Client related Batch QC samples analyzed for this batch. See notes page for more information.

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SAMPLE PREPARATION INFORMATION

Total Metals by EPA 6020B (ICPMS)

Prep: EPA 3051A

Lab Number	Matrix	Method	Sampled	Prepared	Sample Initial/Final	Default Initial/Final	RL Prep Factor
Batch: 24F0611							
A4F0948-02RE1	Soil	EPA 6020B	06/05/24 14:15	06/18/24 11:37	0.473g/50mL	0.5g/50mL	1.06
A4F0948-05	Soil	EPA 6020B	06/05/24 17:45	06/18/24 11:37	0.51g/50mL	0.5g/50mL	0.98
A4F0948-08	Soil	EPA 6020B	06/06/24 11:45	06/18/24 11:37	0.478g/50mL	0.5g/50mL	1.05
A4F0948-11	Soil	EPA 6020B	06/06/24 14:40	06/18/24 11:37	0.468g/50mL	0.5g/50mL	1.07
A4F0948-13	Soil	EPA 6020B	06/06/24 14:45	06/18/24 11:37	0.46g/50mL	0.5g/50mL	1.09
Batch: 24G0303							
A4F0948-16RE1	Soil	EPA 6020B	06/05/24 14:25	07/10/24 13:15	0.462g/50mL	0.5g/50mL	1.08
A4F0948-17	Soil	EPA 6020B	06/05/24 17:50	07/10/24 13:15	0.456g/50mL	0.5g/50mL	1.10

TCLP Metals by EPA 6020B (ICPMS)

Prep: EPA 1311/3015A

Lab Number	Matrix	Method	Sampled	Prepared	Sample Initial/Final	Default Initial/Final	RL Prep Factor
Batch: 24G0858							
A4F0948-02	Soil	1311/6020B	06/05/24 14:15	07/25/24 09:00	10mL/50mL	10mL/50mL	1.00

Percent Dry Weight

Prep: Total Solids (Dry Weight) - 2022

Lab Number	Matrix	Method	Sampled	Prepared	Sample Initial/Final	Default Initial/Final	RL Prep Factor
Batch: 24F0645							
A4F0948-02	Soil	EPA 8000D	06/05/24 14:15	06/19/24 09:23			NA
A4F0948-05	Soil	EPA 8000D	06/05/24 17:45	06/19/24 09:23			NA
A4F0948-08	Soil	EPA 8000D	06/06/24 11:45	06/19/24 09:23			NA
A4F0948-11	Soil	EPA 8000D	06/06/24 14:40	06/19/24 09:23			NA
A4F0948-13	Soil	EPA 8000D	06/06/24 14:45	06/19/24 09:23			NA
Batch: 24G0320							
A4F0948-16	Soil	EPA 8000D	06/05/24 14:25	07/11/24 08:55			NA
A4F0948-17	Soil	EPA 8000D	06/05/24 17:50	07/11/24 08:55			NA

TCLP Extraction by EPA 1311

Prep: EPA 1311 (TCLP)

Lab Number	Matrix	Method	Sampled	Prepared	Sample Initial/Final	Default Initial/Final	RL Prep Factor
Batch: 24G0806							

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A4F0948 - 08 02 24 1948

SAMPLE PREPARATION INFORMATION

TCLP Extraction by EPA 1311

Prep: EPA 1311 (TCLP)

					Sample	Default	RL Prep
Lab Number	Matrix	Method	Sampled	Prepared	Initial/Final	Initial/Final	Factor
A4F0948-02	Soil	EPA 1311	06/05/24 14:15	07/24/24 14:20	100g/2000g	100g/2000g	NA

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A handwritten signature in black ink that reads "Philip Nerenberg".

Philip Nerenberg, Lab Director

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QUALIFIER DEFINITIONS

Client Sample and Quality Control (QC) Sample Qualifier Definitions:Apex Laboratories

- A-02** Out of hold for Hg analysis only.
- CONT** The Sample Container provided for this analysis was not provided by Apex Laboratories, and has not been verified as part of the Apex Quality System.
- E** Estimated Value. The result is above the calibration range of the instrument.
- H-01** Analyzed outside the recommended holding time.
- PRO** Sample has undergone sample processing prior to extraction and analysis.
- Q-16** Reanalysis of an original Batch QC sample.
- Q-65** Spike recovery is estimated due to the high analyte concentration of the source sample.
- TCLP** This batch QC sample was prepared with TCLP or SPLP fluid from preparation batch 24G0806.

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Project: **Banks Sunset Park**Project Number: **261M124891**Project Manager: **Dan Schall****Report ID:****A4F0948 - 08 02 24 1948****REPORTING NOTES AND CONVENTIONS:****Abbreviations:**

- DET Analyte DETECTED at or above the detection or reporting limit.
- ND Analyte NOT DETECTED at or above the detection or reporting limit.
- NR Result Not Reported
- RPD Relative Percent Difference. RPDs for Matrix Spikes and Matrix Spike Duplicates are based on concentration, not recovery.

Detection Limits: Limit of Detection (LOD)

Limits of Detection (LODs) are normally set at a level of one half the validated Limit of Quantitation (LOQ).

If no value is listed ('-----'), then the data has not been evaluated below the Reporting Limit.

Reporting Limits: Limit of Quantitation (LOQ)

Validated Limits of Quantitation (LOQs) are reported as the Reporting Limits for all analyses where the LOQ, MRL, PQL or CRL are requested. The LOQ represents a level at or above the low point of the calibration curve, that has been validated according to Apex Laboratories' comprehensive LOQ policies and procedures.

Reporting Conventions:

Basis: Results for soil samples are generally reported on a 100% dry weight basis.

The Result Basis is listed following the units as "dry", "wet", or " " (blank) designation.

"dry" Sample results and Reporting Limits are reported on a dry weight basis. (i.e. "ug/kg dry")

See Percent Solids section for details of dry weight analysis.

"wet" Sample results and Reporting Limits for this analysis are normally dry weight corrected, but have not been modified in this case.

" " Results without 'wet' or 'dry' designation are not normally dry weight corrected. These results are considered 'As Received'.

Results for Volatiles analyses on soils and sediments that are reported on a "dry weight" basis include the water miscible solvent (WMS) correction referenced in the EPA 8000 Method guidance documents. Solid and Liquid samples reported on an "As Received" basis do not have the WMS correction applied, as dry weight was not performed.

QC Source:

In cases where there is insufficient sample provided for Sample Duplicates and/or Matrix Spikes, a Lab Control Sample Duplicate (LCS Dup) may be analyzed to demonstrate accuracy and precision of the extraction batch.

Non-Client Batch QC Samples (Duplicates and Matrix Spike/Duplicates) may not be included in this report. Please request a Full QC report if this data is required.

Miscellaneous Notes:

" --- " QC results are not applicable. For example, % Recoveries for Blanks and Duplicates, % RPD for Blanks, Blank Spikes and Matrix Spikes, etc.

" *** " Used to indicate a possible discrepancy with the Sample and Sample Duplicate results when the %RPD is not available. In this case, either the Sample or the Sample Duplicate has a reportable result for this analyte, while the other is Non Detect (ND).

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Project: **Banks Sunset Park**Project Number: **261M124891**Project Manager: **Dan Schall****Report ID:****A4F0948 - 08 02 24 1948****REPORTING NOTES AND CONVENTIONS (Cont.):****Blanks:**

Standard practice is to evaluate the results from Blank QC Samples down to a level equal to one half of the Reporting Limit (RL).

Blank results for gravimetric analyses are evaluated to the Reporting Level, not to half of the Reporting Level.

-For Blank hits falling between ½ the RL and the RL (J flagged hits), the associated sample and QC data will receive a 'B-02' qualifier.

-For Blank hits above the RL, the associated sample and QC data will receive a 'B' qualifier, per Apex Laboratories' Blank Policy.

For further details, please request a copy of this document.

-Sample results flagged with a 'B' or 'B-02' qualifier are potentially biased high if the sample results are less than ten times the level found in the blank for inorganic analyses, or less than five times the level found in the blank for organic analyses.

'B' and 'B-02' qualifications are only applied to sample results detected above the Reporting Level, if results are not reported to the MDL.

Preparation Notes:**Mixed Matrix Samples:****Water Samples:**

Water samples containing significant amounts of sediment are decanted or separated prior to extraction, and only the water portion analyzed, unless otherwise directed by the client.

Soil and Sediment Samples:

Soil and Sediment samples containing significant amounts of water are decanted prior to extraction, and only the solid portion analyzed, unless otherwise directed by the client.

Sampling and Preservation Notes:

Certain regulatory programs, such as National Pollutant Discharge Elimination System (NPDES), require that activities such as sample filtration (for dissolved metals, orthophosphate, hexavalent chromium, etc.) and testing of short hold analytes (pH, Dissolved Oxygen, etc.) be performed in the field (on-site) within a short time window. In addition, sample matrix spikes are required for some analyses, and sufficient volume must be provided, and billable site specific QC requested, if this is required. All regulatory permits should be reviewed to ensure that these requirements are being met.

Data users should be aware of which regulations pertain to the samples they submit for testing. If related sample collection activities are not approved for a particular regulatory program, results should be considered estimates. Apex Laboratories will qualify these analytes according to the most stringent requirements, however results for samples that are for non-regulatory purposes may be acceptable.

Samples that have been filtered and preserved at Apex Laboratories per client request are listed in the preparation section of the report with the date and time of filtration listed.

Apex Laboratories maintains detailed records on sample receipt, including client label verification, cooler temperature, sample preservation, hold time compliance and field filtration. Data is qualified as necessary, and the lack of qualification indicates compliance with required parameters.

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LABORATORY ACCREDITATION INFORMATION

ORELAP Certification ID: OR100062 (Primary Accreditation) -EPA ID: OR01039

All methods and analytes reported from work performed at Apex Laboratories are included on Apex Laboratories' ORELAP Scope of Certification, with the exception of any analyte(s) listed below:

Apex Laboratories

Matrix	Analysis	TNI_ID	Analyte	TNI_ID	Accreditation
--------	----------	--------	---------	--------	---------------

All reported analytes are included in Apex Laboratories' current ORELAP scope.

Secondary Accreditations

Apex Laboratories also maintains reciprocal accreditation with non-TNI states (Washington DOE), as well as other state specific accreditations not listed here.

Subcontract Laboratory Accreditations

Subcontracted data falls outside of Apex Laboratories' Scope of Accreditation.

Please see the Subcontract Laboratory report for full details, or contact your Project Manager for more information.

Field Testing Parameters

Results for Field Tested data are provided by the client or sampler, and fall outside of Apex Laboratories' Scope of Accreditation.

Apex Laboratories

Philip Nerenberg, Lab Director

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ANALYTICAL REPORT

Apex Laboratories, LLC

6700 S.W. Sandburg Street

Tigard, OR 97223

503-718-2323

ORELAP ID: OR100062

WSP USA Environment & Infrastructure Inc.

Project: Banks Sunset Park

15862 SW 72nd Ave. Suite 150

Project Number: 261M124891

Portland, OR 97224

Project Manager: Dan Schall

Report ID:

A4F0948 - 08 02 24 1948

Lab # AUG1948 COC of

CHAIN OF CUSTODY

APEX LABS

6700 SW Sandburg St., Tigard, OR 97223 Ph: 503-718-2323

Company: WSP	Project Mgr: Dan Schall	Project Name: Banks Sunset Park	Project #: 261M124891
Address: 15862 SW 72nd Ave #150 Portland, OR 97224	Phone: 503-501-8672	Email: daniel.schall@wsp.com	PO #
Sampled by: Matthew Brown Byer, Joanne Chen, Grant Byer			
Site Location: State OR County Wash			
SAMPLE ID	DATE	TIME	MATRIX
DV B-S	6/5	1415	S
DV B-NS	6/5	1425	S
DV D-S	6/5	1745	S
DV D-NS	6/5	1750	S
DV H-S	6/6	1145	S
DV H-NS	6/6	1150	S
DV G-S-0100	6/6	1440	S
DV G-S-0400	6/6	1445	S
DV G-NS-0100	6/6	1445	S
DV G-NS-0400	6/6	1445	S
Standard Turn Around Time (TAT) = 10 Business Days			
TAT Requested (circle) 1 Day 2 Day 3 Day 5 Day Other: Standard			
SPECIAL INSTRUCTIONS: Please place "NS" samples on hold pending results of "S" samples. All samples are ISM samples. If lead concentrations exceed EPA "Rule of 20", 3 highest concentration samples will be analyzed for TcP lead.			
RELINQUISHED BY: Signature: [Signature] Date: 6/6/24 Printed Name: Joanne Chen		RECEIVED BY: Signature: [Signature] Date: 6/6/24 Printed Name: ALLISTER JONES	
Company: WSP		Company: Apex	

Form Y-002 R-00

Apex Laboratories

Philip Nerenberg

Philip Nerenberg, Lab Director

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Portland, OR 97224

Project: Banks Sunset Park

Project Number: 261M124891

Project Manager: Dan Schall

Report ID:

A4F0948 - 08 02 24 1948

APEX LABS COOLER RECEIPT FORM

Client: WSP Element WO#: A4 F0948

Project/Project #: Banks Sunset Park 261M124891

Delivery Info:

Date/time received: 6/6/24 @ 1751 By: AJ

Delivered by: Apex Client ☒ ESS FedEx ☐ UPS ☐ Radio ☐ Morgan ☐ SDS ☐ Evergreen ☐ Other ☐

From USDA Regulated Origin? Yes ☐ No ☒

Cooler Inspection Date/time inspected: 6/6/24 @ 1804 By: ADW

Chain of Custody included? Yes ☒ No ☐

Signed/dated by client? Yes ☒ No ☐

Contains USDA Reg. Soils? Yes ☐ No ☒ Unsure (email RegSoils) ☐

	Cooler #1	Cooler #2	Cooler #3	Cooler #4	Cooler #5	Cooler #6	Cooler #7
Temperature (°C)	4.4	4.8					
Custody seals? (Y/N)	N	N					
Received on ice? (Y/N)	Y	Y					
Temp. blanks? (Y/N)	N	N					
Ice type: (Gel/Real/Other)	Real	Real					
Condition (In/Out):	In	In					

Cooler out of temp? (Y/N) Possible reason why:

Green dots applied to out of temperature samples? Yes ☒ No ☐

Out of temperature samples form initiated? Yes ☒ No ☐

Sample Inspection: Date/time inspected: 6/6/24 @ 1823 By: ADW

All samples intact? Yes ☒ No ☐ Comments:

Bottle labels/COCs agree? Yes ☒ No ☐ Comments:

COC/container discrepancies form initiated? Yes ☐ No ☒

Containers/volumes received appropriate for analysis? Yes ☒ No ☐ Comments:

Do VOA vials have visible headspace? Yes ☐ No ☐ NA ☒

Comments:

Water samples: pH checked: Yes ☐ No ☐ NA ☒ pH appropriate? Yes ☐ No ☐ NA ☒ pH ID:

Comments:

Labeled by: ADW

Witness: ADW

Cooler Inspected by: HAM

Form Y-003 R-02

Apex Laboratories

Philip Nerenberg

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Philip Nerenberg, Lab Director



ANALYTICAL REPORT

Apex Laboratories, LLC

6700 S.W. Sandburg Street

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503-718-2323

ORELAP ID: OR100062

Friday, August 2, 2024

Dan Schall

WSP USA Environment & Infrastructure Inc.

15862 SW 72nd Ave. Suite 150

Portland, OR 97224

RE: A4F1117 - Banks Sunset Park - 261M124891

Thank you for using Apex Laboratories. We greatly appreciate your business and strive to provide the highest quality services to the environmental industry.

Enclosed are the results of analyses for work order A4F1117, which was received by the laboratory on 6/11/2024 at 6:10:00PM.

If you have any questions concerning this report or the services we offer, please feel free to contact me by email at: pnerenberg@apex-labs.com, or by phone at 503-718-2323.

Please note: All samples will be disposed of within 30 days of sample receipt, unless prior arrangements have been made.

Cooler Receipt Information

Acceptable Receipt Temperature is less than, or equal to, 6 degC (not frozen), or received on ice the same day as sampling.

(See Cooler Receipt Form for details)

Default Cooler 3.4 degC

This Final Report is the official version of the data results for this sample submission, unless superseded by a subsequent, labeled amended report.

All other deliverables derived from this data, including Electronic Data Deliverables (EDDs), CLP-like forms, client requested summary sheets, and all other products are considered secondary to this report.



Apex Laboratories

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Philip Nerenberg, Lab Director

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15862 SW 72nd Ave. Suite 150

Portland, OR 97224

Project: Banks Sunset Park

Project Number: 261M124891

Project Manager: Dan Schall

Report ID:

A4F1117 - 08 02 24 1945

ANALYTICAL REPORT FOR SAMPLES

SAMPLE INFORMATION

Client Sample ID	Laboratory ID	Matrix	Date Sampled	Date Received
DU F-NS	A4F1117-01	Soil	06/11/24 12:05	06/11/24 18:10
DU F-S	A4F1117-02	Soil	06/11/24 12:00	06/11/24 18:10
DU F-S	A4F1117-03	Soil	06/11/24 12:00	06/11/24 18:10
DU A-NS	A4F1117-04	Soil	06/11/24 16:30	06/11/24 18:10
DU A-S	A4F1117-05	Soil	06/11/24 16:40	06/11/24 18:10
DU A-S	A4F1117-06	Soil	06/11/24 16:40	06/11/24 18:10
DU A-NS	A4F1117-07	Soil	06/11/24 16:30	06/11/24 18:10

Apex Laboratories

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Philip Nerenberg, Lab Director

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Project: Banks Sunset Park

Project Number: 261M124891

Project Manager: Dan Schall

Report ID:

A4F1117 - 08 02 24 1945

ANALYTICAL SAMPLE RESULTS

Total Metals by EPA 6020B (ICPMS)

Analyte	Sample Result	Detection Limit	Reporting Limit	Units	Dilution	Date Analyzed	Method Ref.	Notes
DU F-S (A4F1117-03)		Matrix: Soil						
Batch: 24F0790								
Lead	89.0	---	0.198	mg/kg dry	10	06/24/24 17:34	EPA 6020B	PRO
DU A-S (A4F1117-06RE1)		Matrix: Soil						
Batch: 24F0790								
Lead	2590	---	2.18	mg/kg dry	100	06/25/24 09:46	EPA 6020B	PRO
DU A-NS (A4F1117-07RE1)		Matrix: Soil						
Batch: 24G0307								
Lead	2800	---	2.07	mg/kg dry	100	07/11/24 14:43	EPA 6020B	CONT, PRO,Q-42

Apex Laboratories

Philip Nerenberg, Lab Director

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Project Manager: Dan Schall

Report ID:

A4F1117 - 08 02 24 1945

ANALYTICAL SAMPLE RESULTS

TCLP Metals by EPA 6020B (ICPMS)

Analyte	Sample Result	Detection Limit	Reporting Limit	Units	Dilution	Date Analyzed	Method Ref.	Notes
DU A-NS (A4F1117-07)				Matrix: Soil				
Batch: 24G0858								
Lead	1.84	---	0.0500	mg/L	10	07/25/24 17:08	1311/6020B	CONT, PRO

Apex Laboratories

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Project Manager: Dan Schall

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A4F1117 - 08 02 24 1945

ANALYTICAL SAMPLE RESULTS

Percent Dry Weight

Analyte	Sample Result	Detection Limit	Reporting Limit	Units	Dilution	Date Analyzed	Method Ref.	Notes
DU F-S (A4F1117-03)				Matrix: Soil		Batch: 24F0554		PRO
% Solids	99.5	---	1.00	%	1	06/18/24 07:57	EPA 8000D	
DU A-S (A4F1117-06)				Matrix: Soil		Batch: 24F0554		PRO
% Solids	99.2	---	1.00	%	1	06/18/24 07:57	EPA 8000D	
DU A-NS (A4F1117-07)				Matrix: Soil		Batch: 24G0320		CONT, PRO
% Solids	98.7	---	1.00	%	1	07/12/24 05:36	EPA 8000D	H-01

Apex Laboratories

Philip Nerenberg, Lab Director

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A4F1117 - 08 02 24 1945

ANALYTICAL SAMPLE RESULTS

TCLP Extraction by EPA 1311

Analyte	Sample Result	Detection Limit	Reporting Limit	Units	Dilution	Date Analyzed	Method Ref.	Notes
DU A-NS (A4F1117-07)				Matrix: Soil		Batch: 24G0806		CONT, PRO
TCLP Extraction	PREP	---		N/A	1	07/24/24 14:20	EPA 1311	A-02

Apex Laboratories

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Philip Nerenberg, Lab Director

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Project Number: 261M124891

Project Manager: Dan Schall

Report ID:

A4F1117 - 08 02 24 1945

QUALITY CONTROL (QC) SAMPLE RESULTS

Total Metals by EPA 6020B (ICPMS)

Analyte	Result	Detection Limit	Reporting Limit	Units	Dilution	Spike Amount	Source Result	% REC	% REC Limits	RPD	RPD Limit	Notes
Batch 24F0790 - EPA 3051A						Soil						
Blank (24F0790-BLK1)			Prepared: 06/24/24 09:33 Analyzed: 06/24/24 16:53									
EPA 6020B												
Lead	ND	---	0.200	mg/kg wet	10	---	---	---	---	---	---	
LCS (24F0790-BS1)			Prepared: 06/24/24 09:33 Analyzed: 06/24/24 17:20									
EPA 6020B												
Lead	51.1	---	0.200	mg/kg wet	10	50.0	---	102	80-120%	---	---	
Duplicate (24F0790-DUP1)			Prepared: 06/24/24 09:33 Analyzed: 06/24/24 19:37									
QC Source Sample: Non-SDG (A4F1408-01)												
Lead	8.59	---	0.251	mg/kg dry	10	---	8.59	---	---	0.05	20%	
Matrix Spike (24F0790-MS1)			Prepared: 06/24/24 09:33 Analyzed: 06/24/24 19:44									
QC Source Sample: Non-SDG (A4F1408-01)												
EPA 6020B												
Lead	66.7	---	0.240	mg/kg dry	10	60.1	8.59	97	75-125%	---	---	
Batch 24G0307 - EPA 3051A						Soil						
Blank (24G0307-BLK1)			Prepared: 07/10/24 15:14 Analyzed: 07/10/24 22:13									
EPA 6020B												
Lead	ND	---	0.200	mg/kg wet	10	---	---	---	---	---	---	
LCS (24G0307-BS1)			Prepared: 07/10/24 15:14 Analyzed: 07/10/24 22:29									
EPA 6020B												
Lead	51.2	---	0.200	mg/kg wet	10	50.0	---	102	80-120%	---	---	
Duplicate (24G0307-DUP2)			Prepared: 07/10/24 15:14 Analyzed: 07/11/24 14:50									
QC Source Sample: DU A-NS (A4F1117-07RE1)												
EPA 6020B												
Lead	1250	---	2.18	mg/kg dry	100	---	2800	---	---	77	20%	CONT, PRO, Q-16, Q-03

Apex Laboratories

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Project Number: 261M124891

Project Manager: Dan Schall

Report ID:

A4F1117 - 08 02 24 1945

QUALITY CONTROL (QC) SAMPLE RESULTS

Total Metals by EPA 6020B (ICPMS)

Analyte	Result	Detection Limit	Reporting Limit	Units	Dilution	Spike Amount	Source Result	% REC	% REC Limits	RPD	RPD Limit	Notes
Batch 24G0307 - EPA 3051A							Soil					
Matrix Spike (24G0307-MS1)			Prepared: 07/10/24 15:14 Analyzed: 07/10/24 22:59									
QC Source Sample: DU A-NS (A4F1117-07)												
EPA 6020B												
Lead	1410	---	0.211	mg/kg dry	10	52.9	2710	-2470	75-125%	---	---	CONT, PRO,E, Q-65

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Philip Nerenberg

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QUALITY CONTROL (QC) SAMPLE RESULTS

TCLP Metals by EPA 6020B (ICPMS)

Analyte	Result	Detection Limit	Reporting Limit	Units	Dilution	Spike Amount	Source Result	% REC	% REC Limits	RPD	RPD Limit	Notes
Batch 24G0858 - EPA 1311/3015A						Soil						
Blank (24G0858-BLK1)			Prepared: 07/25/24 09:00		Analyzed: 07/25/24 16:28							
<u>1311/6020B</u>												
Lead	ND	---	0.0500	mg/L	10	---	---	---	---	---	---	TCLP
LCS (24G0858-BS1)			Prepared: 07/25/24 09:00		Analyzed: 07/25/24 16:55							
<u>1311/6020B</u>												
Lead	5.52	---	0.0500	mg/L	10	5.00	---	110	80-120%	---	---	TCLP
Duplicate (24G0858-DUP1)			Prepared: 07/25/24 09:00		Analyzed: 07/25/24 18:13							
<u>QC Source Sample: Non-SDG (A4G1242-02)</u>												
Lead	ND	---	0.0500	mg/L	10	---	ND	---	---	---	20%	PRO
Matrix Spike (24G0858-MS1)			Prepared: 07/25/24 09:00		Analyzed: 07/25/24 18:29							
<u>QC Source Sample: Non-SDG (A4G1242-02)</u>												
<u>1311/6020B</u>												
Lead	5.22	---	0.0500	mg/L	10	5.00	ND	104	50-150%	---	---	PRO
Matrix Spike (24G0858-MS2)			Prepared: 07/25/24 09:00		Analyzed: 07/25/24 18:40							
<u>QC Source Sample: Non-SDG (A4G1397-01)</u>												
<u>1311/6020B</u>												
Lead	5.74	---	0.0500	mg/L	10	5.00	ND	115	50-150%	---	---	
Matrix Spike (24G0858-MS3)			Prepared: 07/25/24 09:00		Analyzed: 07/25/24 18:56							
<u>QC Source Sample: Non-SDG (A4G1426-01)</u>												
<u>1311/6020B</u>												
Lead	5.26	---	0.0500	mg/L	10	5.00	ND	105	50-150%	---	---	

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15862 SW 72nd Ave. Suite 150

Portland, OR 97224

Project: Banks Sunset Park

Project Number: 261M124891

Project Manager: Dan Schall

Report ID:

A4F1117 - 08 02 24 1945

QUALITY CONTROL (QC) SAMPLE RESULTS

Percent Dry Weight

Analyte	Result	Detection Limit	Reporting Limit	Units	Dilution	Spike Amount	Source Result	% REC	% REC Limits	RPD	RPD Limit	Notes
Batch 24F0554 - Total Solids (Dry Weight) - 2022							Soil					
Duplicate (24F0554-DUP1)			Prepared: 06/17/24 10:13 Analyzed: 06/18/24 07:57									
<u>QC Source Sample: Non-SDG (A4F1188-01)</u>												
% Solids	71.6	---	1.00	%	1	---	72.5	---	---	1	10%	
Duplicate (24F0554-DUP2)			Prepared: 06/17/24 10:13 Analyzed: 06/18/24 07:57									
<u>QC Source Sample: Non-SDG (A4F1188-02)</u>												
% Solids	71.9	---	1.00	%	1	---	71.5	---	---	0.5	10%	
Duplicate (24F0554-DUP3)			Prepared: 06/17/24 10:13 Analyzed: 06/18/24 07:57									
<u>QC Source Sample: Non-SDG (A4F1188-03)</u>												
% Solids	76.7	---	1.00	%	1	---	76.8	---	---	0.2	10%	
Duplicate (24F0554-DUP4)			Prepared: 06/17/24 10:13 Analyzed: 06/18/24 07:57									
<u>QC Source Sample: Non-SDG (A4F1188-04)</u>												
% Solids	77.0	---	1.00	%	1	---	77.1	---	---	0.1	10%	
Duplicate (24F0554-DUP5)			Prepared: 06/17/24 10:13 Analyzed: 06/18/24 07:57									
<u>QC Source Sample: Non-SDG (A4F1188-05)</u>												
% Solids	76.1	---	1.00	%	1	---	76.4	---	---	0.4	10%	
Duplicate (24F0554-DUP6)			Prepared: 06/17/24 10:13 Analyzed: 06/18/24 07:57									
<u>QC Source Sample: Non-SDG (A4F1188-06)</u>												
% Solids	75.5	---	1.00	%	1	---	76.2	---	---	0.9	10%	
Duplicate (24F0554-DUP7)			Prepared: 06/17/24 18:02 Analyzed: 06/18/24 07:57									
<u>QC Source Sample: Non-SDG (A4F1233-01)</u>												
% Solids	90.8	---	1.00	%	1	---	90.5	---	---	0.3	10%	
Duplicate (24F0554-DUP8)			Prepared: 06/17/24 18:02 Analyzed: 06/18/24 07:57									
<u>QC Source Sample: Non-SDG (A4F1269-02)</u>												
% Solids	91.1	---	1.00	%	1	---	91.2	---	---	0.2	10%	

Apex Laboratories

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Portland, OR 97224

Project: Banks Sunset Park

Project Number: 261M124891

Project Manager: Dan Schall

Report ID:

A4F1117 - 08 02 24 1945

QUALITY CONTROL (QC) SAMPLE RESULTS

Percent Dry Weight

Analyte	Result	Detection Limit	Reporting Limit	Units	Dilution	Spike Amount	Source Result	% REC	% REC Limits	RPD	RPD Limit	Notes
---------	--------	--------------------	--------------------	-------	----------	-----------------	------------------	-------	-----------------	-----	--------------	-------

No Client related Batch QC samples analyzed for this batch. See notes page for more information.

Apex Laboratories

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Philip Nerenberg, Lab Director

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A4F1117 - 08 02 24 1945

QUALITY CONTROL (QC) SAMPLE RESULTS

Percent Dry Weight

Analyte	Result	Detection Limit	Reporting Limit	Units	Dilution	Spike Amount	Source Result	% REC	% REC Limits	RPD	RPD Limit	Notes
Batch 24G0320 - Total Solids (Dry Weight) - 2022							Soil					
Duplicate (24G0320-DUP1)			Prepared: 07/11/24 08:55		Analyzed: 07/12/24 05:36							
QC Source Sample: Non-SDG (A4G1081-01)												
% Solids	90.4	---	1.00	%	1	---	90.4	---	---	0.02	10%	
Duplicate (24G0320-DUP2)			Prepared: 07/11/24 08:55		Analyzed: 07/12/24 05:36							
QC Source Sample: Non-SDG (A4G1081-02)												
% Solids	90.2	---	1.00	%	1	---	90.1	---	---	0.08	10%	
Duplicate (24G0320-DUP3)			Prepared: 07/11/24 08:55		Analyzed: 07/12/24 05:36							
QC Source Sample: Non-SDG (A4G1081-03)												
% Solids	93.7	---	1.00	%	1	---	94.1	---	---	0.4	10%	
Duplicate (24G0320-DUP4)			Prepared: 07/11/24 18:58		Analyzed: 07/12/24 05:36							
QC Source Sample: Non-SDG (A4G1141-01)												
% Solids	89.2	---	1.00	%	1	---	90.0	---	---	0.9	10%	
Duplicate (24G0320-DUP5)			Prepared: 07/11/24 18:58		Analyzed: 07/12/24 05:36							
QC Source Sample: Non-SDG (A4G1148-02)												
% Solids	75.4	---	1.00	%	1	---	75.2	---	---	0.4	10%	

No Client related Batch QC samples analyzed for this batch. See notes page for more information.

Apex Laboratories

Philip Nerenberg, Lab Director

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ANALYTICAL REPORT

Apex Laboratories, LLC

6700 S.W. Sandburg Street

Tigard, OR 97223

503-718-2323

ORELAP ID: OR100062

WSP USA Environment & Infrastructure Inc.

15862 SW 72nd Ave. Suite 150

Portland, OR 97224

Project: Banks Sunset Park

Project Number: 261M124891

Project Manager: Dan Schall

Report ID:

A4F1117 - 08 02 24 1945

SAMPLE PREPARATION INFORMATION

Total Metals by EPA 6020B (ICPMS)

Prep: EPA 3051A

Lab Number	Matrix	Method	Sampled	Prepared	Sample Initial/Final	Default Initial/Final	RL Prep Factor
<u>Batch: 24F0790</u>							
A4F1117-03	Soil	EPA 6020B	06/11/24 12:00	06/24/24 09:33	0.507g/50mL	0.5g/50mL	0.99
A4F1117-06RE1	Soil	EPA 6020B	06/11/24 16:40	06/24/24 09:33	0.463g/50mL	0.5g/50mL	1.08
<u>Batch: 24G0307</u>							
A4F1117-07RE1	Soil	EPA 6020B	06/11/24 16:30	07/10/24 15:14	0.489g/50mL	0.5g/50mL	1.02

TCLP Metals by EPA 6020B (ICPMS)

Prep: EPA 1311/3015A

Lab Number	Matrix	Method	Sampled	Prepared	Sample Initial/Final	Default Initial/Final	RL Prep Factor
<u>Batch: 24G0858</u>							
A4F1117-07	Soil	1311/6020B	06/11/24 16:30	07/25/24 09:00	10mL/50mL	10mL/50mL	1.00

Percent Dry Weight

Prep: Total Solids (Dry Weight) - 2022

Lab Number	Matrix	Method	Sampled	Prepared	Sample Initial/Final	Default Initial/Final	RL Prep Factor
<u>Batch: 24F0554</u>							
A4F1117-03	Soil	EPA 8000D	06/11/24 12:00	06/17/24 10:13			NA
A4F1117-06	Soil	EPA 8000D	06/11/24 16:40	06/17/24 10:13			NA
<u>Batch: 24G0320</u>							
A4F1117-07	Soil	EPA 8000D	06/11/24 16:30	07/11/24 08:55			NA

TCLP Extraction by EPA 1311

Prep: EPA 1311 (TCLP)

Lab Number	Matrix	Method	Sampled	Prepared	Sample Initial/Final	Default Initial/Final	RL Prep Factor
<u>Batch: 24G0806</u>							
A4F1117-07	Soil	EPA 1311	06/11/24 16:30	07/24/24 14:20	100g/2000g	100g/2000g	NA

Apex Laboratories

Philip Nerenberg, Lab Director

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Project Number: 261M124891

Project Manager: Dan Schall

Report ID:

A4F1117 - 08 02 24 1945

QUALIFIER DEFINITIONS

Client Sample and Quality Control (QC) Sample Qualifier Definitions:Apex Laboratories

- A-02** Out of hold for Hg analysis only.
- CONT** The Sample Container provided for this analysis was not provided by Apex Laboratories, and has not been verified as part of the Apex Quality System.
- E** Estimated Value. The result is above the calibration range of the instrument.
- H-01** Analyzed outside the recommended holding time.
- PRO** Sample has undergone sample processing prior to extraction and analysis.
- Q-03** Spike recovery and/or RPD is outside control limits due to the high concentration of analyte present in the sample.
- Q-16** Reanalysis of an original Batch QC sample.
- Q-42** Matrix Spike and/or Duplicate analysis was performed on this sample. % Recovery or RPD for this analyte is outside laboratory control limits. (Refer to the QC Section of Analytical Report.)
- Q-65** Spike recovery is estimated due to the high analyte concentration of the source sample.
- TCLP** This batch QC sample was prepared with TCLP or SPLP fluid from preparation batch 24G0806.

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Project: **Banks Sunset Park**Project Number: **261M124891**Project Manager: **Dan Schall****Report ID:****A4F1117 - 08 02 24 1945**

REPORTING NOTES AND CONVENTIONS:

Abbreviations:

- DET Analyte DETECTED at or above the detection or reporting limit.
- ND Analyte NOT DETECTED at or above the detection or reporting limit.
- NR Result Not Reported
- RPD Relative Percent Difference. RPDs for Matrix Spikes and Matrix Spike Duplicates are based on concentration, not recovery.

Detection Limits: Limit of Detection (LOD)

Limits of Detection (LODs) are normally set at a level of one half the validated Limit of Quantitation (LOQ).

If no value is listed ('-----'), then the data has not been evaluated below the Reporting Limit.

Reporting Limits: Limit of Quantitation (LOQ)

Validated Limits of Quantitation (LOQs) are reported as the Reporting Limits for all analyses where the LOQ, MRL, PQL or CRL are requested. The LOQ represents a level at or above the low point of the calibration curve, that has been validated according to Apex Laboratories' comprehensive LOQ policies and procedures.

Reporting Conventions:

Basis: Results for soil samples are generally reported on a 100% dry weight basis.

The Result Basis is listed following the units as "dry", "wet", or " " (blank) designation.

"dry" Sample results and Reporting Limits are reported on a dry weight basis. (i.e. "ug/kg dry")

See Percent Solids section for details of dry weight analysis.

"wet" Sample results and Reporting Limits for this analysis are normally dry weight corrected, but have not been modified in this case.

" " Results without 'wet' or 'dry' designation are not normally dry weight corrected. These results are considered 'As Received'.

Results for Volatiles analyses on soils and sediments that are reported on a "dry weight" basis include the water miscible solvent (WMS) correction referenced in the EPA 8000 Method guidance documents. Solid and Liquid samples reported on an "As Received" basis do not have the WMS correction applied, as dry weight was not performed.

QC Source:

In cases where there is insufficient sample provided for Sample Duplicates and/or Matrix Spikes, a Lab Control Sample Duplicate (LCS Dup) may be analyzed to demonstrate accuracy and precision of the extraction batch.

Non-Client Batch QC Samples (Duplicates and Matrix Spike/Duplicates) may not be included in this report. Please request a Full QC report if this data is required.

Miscellaneous Notes:

" --- " QC results are not applicable. For example, % Recoveries for Blanks and Duplicates, % RPD for Blanks, Blank Spikes and Matrix Spikes, etc.

" *** " Used to indicate a possible discrepancy with the Sample and Sample Duplicate results when the %RPD is not available. In this case, either the Sample or the Sample Duplicate has a reportable result for this analyte, while the other is Non Detect (ND).

Apex Laboratories

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Project: **Banks Sunset Park**Project Number: **261M124891**Project Manager: **Dan Schall****Report ID:****A4F1117 - 08 02 24 1945****REPORTING NOTES AND CONVENTIONS (Cont.):****Blanks:**

Standard practice is to evaluate the results from Blank QC Samples down to a level equal to one half of the Reporting Limit (RL).

Blank results for gravimetric analyses are evaluated to the Reporting Level, not to half of the Reporting Level.

-For Blank hits falling between ½ the RL and the RL (J flagged hits), the associated sample and QC data will receive a 'B-02' qualifier.

-For Blank hits above the RL, the associated sample and QC data will receive a 'B' qualifier, per Apex Laboratories' Blank Policy.

For further details, please request a copy of this document.

-Sample results flagged with a 'B' or 'B-02' qualifier are potentially biased high if the sample results are less than ten times the level found in the blank for inorganic analyses, or less than five times the level found in the blank for organic analyses.

'B' and 'B-02' qualifications are only applied to sample results detected above the Reporting Level, if results are not reported to the MDL.

Preparation Notes:**Mixed Matrix Samples:****Water Samples:**

Water samples containing significant amounts of sediment are decanted or separated prior to extraction, and only the water portion analyzed, unless otherwise directed by the client.

Soil and Sediment Samples:

Soil and Sediment samples containing significant amounts of water are decanted prior to extraction, and only the solid portion analyzed, unless otherwise directed by the client.

Sampling and Preservation Notes:

Certain regulatory programs, such as National Pollutant Discharge Elimination System (NPDES), require that activities such as sample filtration (for dissolved metals, orthophosphate, hexavalent chromium, etc.) and testing of short hold analytes (pH, Dissolved Oxygen, etc.) be performed in the field (on-site) within a short time window. In addition, sample matrix spikes are required for some analyses, and sufficient volume must be provided, and billable site specific QC requested, if this is required. All regulatory permits should be reviewed to ensure that these requirements are being met.

Data users should be aware of which regulations pertain to the samples they submit for testing. If related sample collection activities are not approved for a particular regulatory program, results should be considered estimates. Apex Laboratories will qualify these analytes according to the most stringent requirements, however results for samples that are for non-regulatory purposes may be acceptable.

Samples that have been filtered and preserved at Apex Laboratories per client request are listed in the preparation section of the report with the date and time of filtration listed.

Apex Laboratories maintains detailed records on sample receipt, including client label verification, cooler temperature, sample preservation, hold time compliance and field filtration. Data is qualified as necessary, and the lack of qualification indicates compliance with required parameters.

Apex Laboratories

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Philip Nerenberg, Lab Director



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Portland, OR 97224

Project: Banks Sunset Park

Project Number: 261M124891

Project Manager: Dan Schall

Report ID:

A4F1117 - 08 02 24 1945

LABORATORY ACCREDITATION INFORMATION

ORELAP Certification ID: OR100062 (Primary Accreditation) -**EPA ID: OR01039**

All methods and analytes reported from work performed at Apex Laboratories are included on Apex Laboratories' ORELAP Scope of Certification, with the exception of any analyte(s) listed below:

Apex Laboratories

Matrix	Analysis	TNI_ID	Analyte	TNI_ID	Accreditation
--------	----------	--------	---------	--------	---------------

All reported analytes are included in Apex Laboratories' current ORELAP scope.

Secondary Accreditations

Apex Laboratories also maintains reciprocal accreditation with non-TNI states (Washington DOE), as well as other state specific accreditations not listed here.

Subcontract Laboratory Accreditations

Subcontracted data falls outside of Apex Laboratories' Scope of Accreditation.

Please see the Subcontract Laboratory report for full details, or contact your Project Manager for more information.

Field Testing Parameters

Results for Field Tested data are provided by the client or sampler, and fall outside of Apex Laboratories' Scope of Accreditation.

Apex Laboratories

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Philip Nerenberg, Lab Director

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ANALYTICAL REPORT

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Project: Banks Sunset Park

15862 SW 72nd Ave. Suite 150

Project Number: 261M124891

Portland, OR 97224

Project Manager: Dan Schall

Report ID:

A4F1117 - 08 02 24 1945

CHAIN OF CUSTODY

APEX LABS

6700 SW Sandburg St., Tigard, OR 97223 Ph: 503-718-2323

Lab # A4F1117 coc 1 of 1

Company: WSP	Project Mgr: Dan Schall	Project Name: Banks Sunset Park	Project #: 261M124891
Address: 15862 SW 72nd Ave. #150, Portland, OR	Phone: —	Email: dan@schallwsp.com	PO # —
Sampled by: Matthew Brown	ANALYSIS REQUEST		
Site Location:	Priority Metals (13) RCRA Metals (8) 8081 Pesticides 8082 PCBs 8270 Semi-Vols Full List 8270 SIM PAHs 8260 VOCs Full List 8260 Halo VOCs 8260 RBDM VOCs 8260 BTEX NWTPH-Gx NWTPH-Dx NWTPH-HCID # OF CONTAINERS MATRIX TIME DATE		
State: OR	TCEP Metals (8) Se, Ag, Na, TL, V, Zn TCEP DISS. TCEP TCEP Lead		
County: Wash	AL, Sb, As, Ba, Be, Cd, Cr, Cu, Fe, Pb, Hg, Mn, Mo, Ni, K, Se, Ag, Na, TL, V, Zn TCEP DISS. TCEP TCEP Lead		
SAMPLE ID	DU F-NS DU F-S DU A-NS DU A-S		
DATE	6/11 1205 S 1200 1630 1640		
TIME	1 1 1 1		
MATRIX	1 1 1 1		
# OF CONTAINERS	1 1 1 1		
NWTPH-HCID	1 1 1 1		
NWTPH-Dx	1 1 1 1		
NWTPH-Gx	1 1 1 1		
8260 BTEX	1 1 1 1		
8260 RBDM VOCs	1 1 1 1		
8260 Halo VOCs	1 1 1 1		
8260 VOCs Full List	1 1 1 1		
8270 SIM PAHs	1 1 1 1		
8270 Semi-Vols Full List	1 1 1 1		
8082 PCBs	1 1 1 1		
8081 Pesticides	1 1 1 1		
RCRA Metals (8)	1 1 1 1		
Priority Metals (13)	1 1 1 1		
Se, Ag, Na, TL, V, Zn	1 1 1 1		
TCEP DISS.	1 1 1 1		
TCEP	1 1 1 1		
TCEP Lead	1 1 1 1		
AL, Sb, As, Ba, Be, Cd, Cr, Cu, Fe, Pb, Hg, Mn, Mo, Ni, K, Se, Ag, Na, TL, V, Zn	1 1 1 1		
Hold Sample	1 1 1 1		
Frozen Archive	1 1 1 1		

SPECIAL INSTRUCTIONS:

ISM Samples,
 Hold "NS" samples pending "S" sample results.
 *Card with Philip on criteria for running TCLP.

Standard Turn Around Time (TAT) = 10 Business Days

TAT Requested (circle)
 1 Day 2 Day 3 Day
 5 Day Standard Other: —

SAMPLES ARE HELD FOR 30 DAYS

RELINQUISHED BY: Signature: Matthew Brown Printed Name: Matthew Brown Company: WSP	RECEIVED BY: Signature: [Signature] Printed Name: [Name] Company: Apex	RELINQUISHED BY: Signature: [Signature] Printed Name: [Name] Company: Apex	RECEIVED BY: Signature: [Signature] Printed Name: [Name] Company: Apex
Date: 6/11/24 Time: 1810	Date: 6/11/24 Time: 1810	Date: 6/11/24 Time: 1810	Date: 6/11/24 Time: 1810

Form Y-002 R-00

Apex Laboratories

Philip Nerenberg

Philip Nerenberg, Lab Director

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ANALYTICAL REPORT

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6700 S.W. Sandburg Street

Tigard, OR 97223

503-718-2323

ORELAP ID: OR100062

WSP USA Environment & Infrastructure Inc.

15862 SW 72nd Ave. Suite 150

Portland, OR 97224

Project: Banks Sunset Park

Project Number: 261M124891

Project Manager: Dan Schall

Report ID:

A4F1117 - 08 02 24 1945

APEX LABS COOLER RECEIPT FORM

Client: WSP Element WO#: A4F1117

Project/Project #: Banks Sunset Park / 261M124891

Delivery Info:

Date/time received: 6/11/24 @ 1810 By: ASJM

Delivered by: Apex Client ☒ ESS FedEx UPS Radio Morgan SDS Evergreen Other

From USDA Regulated Origin? Yes No ☒

Cooler Inspection Date/time inspected: 6/11/24 @ 1814 By: ASJM

Chain of Custody included? Yes ☒ No

Signed/dated by client? Yes ☒ No

Contains USDA Reg. Soils? Yes No ☒ Unsure (email RegSoils)

	Cooler #1	Cooler #2	Cooler #3	Cooler #4	Cooler #5	Cooler #6	Cooler #7
Temperature (°C)	3.4						

Custody seals? (Y/N) N

Received on ice? (Y/N) Y

Temp. blanks? (Y/N) Y

Ice type: (Gel/Real/Other) Real

Condition (In/Out): In

Cooler out of temp? (Y/N) Possible reason why:

Green dots applied to out of temperature samples? Yes ☒ No

Out of temperature samples form initiated? Yes ☒ No

Sample Inspection: Date/time inspected: 6/12/24 @ 13:15 By: ASJM

All samples intact? Yes ☒ No Comments:

Bottle labels/COCs agree? Yes ☒ No Comments:

COC/container discrepancies form initiated? Yes No ☒

Containers/volumes received appropriate for analysis? Yes ☒ No Comments:

Do VOA vials have visible headspace? Yes No NA ☒

Comments:

Water samples: pH checked: Yes No NA ☒ pH appropriate? Yes No NA ☒ pH ID:

Comments:

Labeled by: ASJM

Witness: ASJM

Cooler Inspected by:

KN

Form Y-003 R-02

Apex Laboratories

Philip Nerenberg

Philip Nerenberg, Lab Director

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ANALYTICAL REPORT

Apex Laboratories, LLC

6700 S.W. Sandburg Street

Tigard, OR 97223

503-718-2323

ORELAP ID: OR100062

Friday, August 2, 2024

Dan Schall

WSP USA Environment & Infrastructure Inc.

15862 SW 72nd Ave. Suite 150

Portland, OR 97224

RE: A4F1253 - Banks Sunset Park - 261M124891

Thank you for using Apex Laboratories. We greatly appreciate your business and strive to provide the highest quality services to the environmental industry.

Enclosed are the results of analyses for work order A4F1253, which was received by the laboratory on 6/14/2024 at 6:10:00PM.

If you have any questions concerning this report or the services we offer, please feel free to contact me by email at: pnerenberg@apex-labs.com, or by phone at 503-718-2323.

Please note: All samples will be disposed of within 30 days of sample receipt, unless prior arrangements have been made.

Cooler Receipt Information

Acceptable Receipt Temperature is less than, or equal to, 6 degC (not frozen), or received on ice the same day as sampling.

(See Cooler Receipt Form for details)

Cooler #1 5.4 degC

This Final Report is the official version of the data results for this sample submission, unless superseded by a subsequent, labeled amended report.

All other deliverables derived from this data, including Electronic Data Deliverables (EDDs), CLP-like forms, client requested summary sheets, and all other products are considered secondary to this report.



Apex Laboratories

A handwritten signature in black ink that reads "Philip Nerenberg".

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Philip Nerenberg, Lab Director

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15862 SW 72nd Ave, Suite 150
Portland, OR 97224

Project: Banks Sunset Park
Project Number: 261M124891
Project Manager: Dan Schall

Report ID:
A4F1253 - 08 02 24 1947

ANALYTICAL REPORT FOR SAMPLES

SAMPLE INFORMATION

Client Sample ID	Laboratory ID	Matrix	Date Sampled	Date Received
DU C-S	A4F1253-01	Soil	06/11/24 13:10	06/14/24 18:10
DU C-S	A4F1253-02	Soil	06/11/24 13:10	06/14/24 18:10
DU C-NS	A4F1253-03	Soil	06/11/24 13:00	06/14/24 18:10
DU B-S-0200	A4F1253-04	Soil	06/13/24 16:50	06/14/24 18:10
DU B-S-0200	A4F1253-05	Soil	06/13/24 16:50	06/14/24 18:10
DU B-NS-0200	A4F1253-06	Soil	06/13/24 17:00	06/14/24 18:10
DU B-S-0300	A4F1253-07	Soil	06/13/24 16:55	06/14/24 18:10
DU B-S-0300	A4F1253-08	Soil	06/14/24 16:55	06/14/24 18:10
DU B-NS-0300	A4F1253-09	Soil	06/13/24 17:17	06/14/24 18:10
DU C-NS	A4F1253-10	Soil	06/11/24 13:00	06/14/24 18:10
DU B-NS-0200	A4F1253-11	Soil	06/13/24 17:00	06/14/24 18:10
DU B-NS-0300	A4F1253-12	Soil	06/13/24 17:17	06/14/24 18:10

Apex Laboratories

A handwritten signature in black ink that reads "Philip Nerenberg".

Philip Nerenberg, Lab Director

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15862 SW 72nd Ave, Suite 150
Portland, OR 97224

Project: **Banks Sunset Park**
Project Number: **261M124891**
Project Manager: **Dan Schall**

Report ID:
A4F1253 - 08 02 24 1947

ANALYTICAL SAMPLE RESULTS

Total Metals by EPA 6020B (ICPMS)

Analyte	Sample Result	Detection Limit	Reporting Limit	Units	Dilution	Date Analyzed	Method Ref.	Notes
DU C-S (A4F1253-02RE1)				Matrix: Soil				
Batch: 24F0903								
Lead	2120	---	2.19	mg/kg dry	100	06/27/24 17:17	EPA 6020B	PRO
DU B-S-0200 (A4F1253-05RE1)				Matrix: Soil				
Batch: 24F0903								
Lead	3260	---	2.14	mg/kg dry	100	06/27/24 17:28	EPA 6020B	PRO
DU B-S-0300 (A4F1253-08RE1)				Matrix: Soil				
Batch: 24F0903								
Lead	2290	---	2.16	mg/kg dry	100	06/27/24 17:34	EPA 6020B	PRO
DU C-NS (A4F1253-10RE1)				Matrix: Soil				
Batch: 24G0307								
Lead	820	---	1.99	mg/kg dry	100	07/11/24 14:56	EPA 6020B	PRO
DU B-NS-0200 (A4F1253-11RE1)				Matrix: Soil				
Batch: 24G0307								
Lead	2870	---	1.95	mg/kg dry	100	07/11/24 15:03	EPA 6020B	PRO
DU B-NS-0300 (A4F1253-12RE1)				Matrix: Soil				
Batch: 24G0307								
Lead	2390	---	2.16	mg/kg dry	100	07/11/24 15:10	EPA 6020B	PRO

Apex Laboratories

Philip Nerenberg, Lab Director

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Project: Banks Sunset Park

Project Number: 261M124891

Project Manager: Dan Schall

Report ID:

A4F1253 - 08 02 24 1947

ANALYTICAL SAMPLE RESULTS

TCLP Metals by EPA 6020B (ICPMS)

Analyte	Sample Result	Detection Limit	Reporting Limit	Units	Dilution	Date Analyzed	Method Ref.	Notes
DU C-S (A4F1253-02)		Matrix: Soil						
Batch: 24G0858								
Lead	4.99	---	0.0500	mg/L	10	07/25/24 17:13	1311/6020B	PRO
DU B-S-0200 (A4F1253-05)		Matrix: Soil						
Batch: 24G0858								
Lead	9.08	---	0.0500	mg/L	10	07/25/24 17:19	1311/6020B	PRO
DU B-S-0300 (A4F1253-08)		Matrix: Soil						
Batch: 24G0858								
Lead	6.39	---	0.0500	mg/L	10	07/25/24 18:02	1311/6020B	PRO

Apex Laboratories

Philip Nerenberg

Philip Nerenberg, Lab Director

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Project Manager: Dan Schall

Report ID:
A4F1253 - 08 02 24 1947

ANALYTICAL SAMPLE RESULTS

Percent Dry Weight

Analyte	Sample Result	Detection Limit	Reporting Limit	Units	Dilution	Date Analyzed	Method Ref.	Notes
DU C-S (A4F1253-02)				Matrix: Soil		Batch: 24F0685		PRO
% Solids	98.9	---	1.00	%	1	06/21/24 06:49	EPA 8000D	
DU B-S-0200 (A4F1253-05)				Matrix: Soil		Batch: 24F0685		PRO
% Solids	99.2	---	1.00	%	1	06/21/24 06:49	EPA 8000D	
DU B-S-0300 (A4F1253-08)				Matrix: Soil		Batch: 24F0685		PRO
% Solids	99.0	---	1.00	%	1	06/21/24 06:49	EPA 8000D	
DU C-NS (A4F1253-10)				Matrix: Soil		Batch: 24G0320		PRO
% Solids	98.6	---	1.00	%	1	07/12/24 05:36	EPA 8000D	H-01
DU B-NS-0200 (A4F1253-11)				Matrix: Soil		Batch: 24G0320		PRO
% Solids	98.6	---	1.00	%	1	07/12/24 05:36	EPA 8000D	H-01
DU B-NS-0300 (A4F1253-12)				Matrix: Soil		Batch: 24G0320		PRO
% Solids	98.3	---	1.00	%	1	07/12/24 05:36	EPA 8000D	H-01

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Philip Nerenberg, Lab Director

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Apex Laboratories, LLC

6700 S.W. Sandburg Street

Tigard, OR 97223

503-718-2323

ORELAP ID: OR100062

WSP USA Environment & Infrastructure Inc.

15862 SW 72nd Ave. Suite 150

Portland, OR 97224

Project: Banks Sunset Park

Project Number: 261M124891

Project Manager: Dan Schall

Report ID:

A4F1253 - 08 02 24 1947

ANALYTICAL SAMPLE RESULTS

TCLP Extraction by EPA 1311

Analyte	Sample Result	Detection Limit	Reporting Limit	Units	Dilution	Date Analyzed	Method Ref.	Notes
DU C-S (A4F1253-02)				Matrix: Soil		Batch: 24G0806		PRO
TCLP Extraction	PREP	---		N/A	1	07/24/24 14:20	EPA 1311	A-02
DU B-S-0200 (A4F1253-05)				Matrix: Soil		Batch: 24G0806		PRO
TCLP Extraction	PREP	---		N/A	1	07/24/24 14:20	EPA 1311	A-02
DU B-S-0300 (A4F1253-08)				Matrix: Soil		Batch: 24G0806		PRO
TCLP Extraction	PREP	---		N/A	1	07/24/24 14:20	EPA 1311	A-02

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QUALITY CONTROL (QC) SAMPLE RESULTS

Total Metals by EPA 6020B (ICPMS)

Analyte	Result	Detection Limit	Reporting Limit	Units	Dilution	Spike Amount	Source Result	% REC	% REC Limits	RPD	RPD Limit	Notes
Batch 24F0903 - EPA 3051A						Soil						
Blank (24F0903-BLK1)			Prepared: 06/26/24 15:14 Analyzed: 06/26/24 21:42									
EPA 6020B												
Lead	ND	---	0.200	mg/kg wet	10	---	---	---	---	---	---	
LCS (24F0903-BS1)			Prepared: 06/26/24 15:14 Analyzed: 06/26/24 21:53									
EPA 6020B												
Lead	53.4	---	0.200	mg/kg wet	10	50.0	---	107	80-120%	---	---	
Duplicate (24F0903-DUP2)			Prepared: 06/26/24 15:14 Analyzed: 06/27/24 17:22									
QC Source Sample: DU C-S (A4F1253-02RE1)												
EPA 6020B												
Lead	2190	---	2.14	mg/kg dry	100	---	2120	---	---	3	20%	PRO,Q-16
Matrix Spike (24F0903-MS1)			Prepared: 06/26/24 15:14 Analyzed: 06/26/24 22:11									
QC Source Sample: DU C-S (A4F1253-02)												
EPA 6020B												
Lead	1930	---	0.223	mg/kg dry	10	55.8	1870	98	75-125%	---	---	PRO,E
Batch 24G0307 - EPA 3051A						Soil						
Blank (24G0307-BLK1)			Prepared: 07/10/24 15:14 Analyzed: 07/10/24 22:13									
EPA 6020B												
Lead	ND	---	0.200	mg/kg wet	10	---	---	---	---	---	---	
LCS (24G0307-BS1)			Prepared: 07/10/24 15:14 Analyzed: 07/10/24 22:29									
EPA 6020B												
Lead	51.2	---	0.200	mg/kg wet	10	50.0	---	102	80-120%	---	---	
Duplicate (24G0307-DUP2)			Prepared: 07/10/24 15:14 Analyzed: 07/11/24 14:50									
QC Source Sample: Non-SDG (A4F1117-07RE1)												
Lead	1250	---	2.18	mg/kg dry	100	---	2800	---	---	77	20%	CONT, PRO,Q-16, Q-03

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Philip Nerenberg, Lab Director

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Portland, OR 97224

Project: Banks Sunset Park

Project Number: 261M124891

Project Manager: Dan Schall

Report ID:

A4F1253 - 08 02 24 1947

QUALITY CONTROL (QC) SAMPLE RESULTS

Total Metals by EPA 6020B (ICPMS)

Analyte	Result	Detection Limit	Reporting Limit	Units	Dilution	Spike Amount	Source Result	% REC	% REC Limits	RPD	RPD Limit	Notes
Batch 24G0307 - EPA 3051A							Soil					
Matrix Spike (24G0307-MS1)			Prepared: 07/10/24 15:14 Analyzed: 07/10/24 22:59									
QC Source Sample: Non-SDG (A4F1117-07)												
EPA 6020B												
Lead	1410	---	0.211	mg/kg dry	10	52.9	2710	-2470	75-125%	---	---	CONT, PRO,E, Q-65

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QUALITY CONTROL (QC) SAMPLE RESULTS

TCLP Metals by EPA 6020B (ICPMS)

Analyte	Result	Detection Limit	Reporting Limit	Units	Dilution	Spike Amount	Source Result	% REC	% REC Limits	RPD	RPD Limit	Notes
Batch 24G0858 - EPA 1311/3015A						Soil						
Blank (24G0858-BLK1)			Prepared: 07/25/24 09:00		Analyzed: 07/25/24 16:28							
<u>1311/6020B</u>												
Lead	ND	---	0.0500	mg/L	10	---	---	---	---	---	---	TCLP
LCS (24G0858-BS1)			Prepared: 07/25/24 09:00		Analyzed: 07/25/24 16:55							
<u>1311/6020B</u>												
Lead	5.52	---	0.0500	mg/L	10	5.00	---	110	80-120%	---	---	TCLP
Duplicate (24G0858-DUP1)			Prepared: 07/25/24 09:00		Analyzed: 07/25/24 18:13							
<u>QC Source Sample: Non-SDG (A4G1242-02)</u>												
Lead	ND	---	0.0500	mg/L	10	---	ND	---	---	---	20%	PRO
Matrix Spike (24G0858-MS1)			Prepared: 07/25/24 09:00		Analyzed: 07/25/24 18:29							
<u>QC Source Sample: Non-SDG (A4G1242-02)</u>												
<u>1311/6020B</u>												
Lead	5.22	---	0.0500	mg/L	10	5.00	ND	104	50-150%	---	---	PRO
Matrix Spike (24G0858-MS2)			Prepared: 07/25/24 09:00		Analyzed: 07/25/24 18:40							
<u>QC Source Sample: Non-SDG (A4G1397-01)</u>												
<u>1311/6020B</u>												
Lead	5.74	---	0.0500	mg/L	10	5.00	ND	115	50-150%	---	---	
Matrix Spike (24G0858-MS3)			Prepared: 07/25/24 09:00		Analyzed: 07/25/24 18:56							
<u>QC Source Sample: Non-SDG (A4G1426-01)</u>												
<u>1311/6020B</u>												
Lead	5.26	---	0.0500	mg/L	10	5.00	ND	105	50-150%	---	---	

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Project Number: 261M124891

Project Manager: Dan Schall

Report ID:

A4F1253 - 08 02 24 1947

QUALITY CONTROL (QC) SAMPLE RESULTS

Percent Dry Weight

Analyte	Result	Detection Limit	Reporting Limit	Units	Dilution	Spike Amount	Source Result	% REC	% REC Limits	RPD	RPD Limit	Notes
Batch 24F0685 - Total Solids (Dry Weight) - 2022							Soil					
Duplicate (24F0685-DUP1)			Prepared: 06/20/24 08:33 Analyzed: 06/21/24 06:49									
<u>QC Source Sample: Non-SDG (A4F1354-01)</u>												
% Solids	91.5	---	1.00	%	1	---	91.4	---	---	0.1	10%	
Duplicate (24F0685-DUP2)			Prepared: 06/20/24 08:33 Analyzed: 06/21/24 06:49									
<u>QC Source Sample: Non-SDG (A4F1354-02)</u>												
% Solids	90.8	---	1.00	%	1	---	90.7	---	---	0.1	10%	
Duplicate (24F0685-DUP3)			Prepared: 06/20/24 08:33 Analyzed: 06/21/24 06:49									
<u>QC Source Sample: Non-SDG (A4F1354-03)</u>												
% Solids	93.3	---	1.00	%	1	---	92.9	---	---	0.3	10%	
Duplicate (24F0685-DUP4)			Prepared: 06/20/24 08:33 Analyzed: 06/21/24 06:49									
<u>QC Source Sample: Non-SDG (A4F1354-04)</u>												
% Solids	86.3	---	1.00	%	1	---	82.5	---	---	5	10%	
Duplicate (24F0685-DUP5)			Prepared: 06/20/24 08:33 Analyzed: 06/21/24 06:49									
<u>QC Source Sample: Non-SDG (A4F1354-05)</u>												
% Solids	91.5	---	1.00	%	1	---	85.4	---	---	7	10%	
Duplicate (24F0685-DUP6)			Prepared: 06/20/24 08:33 Analyzed: 06/21/24 06:49									
<u>QC Source Sample: Non-SDG (A4F1354-06)</u>												
% Solids	94.7	---	1.00	%	1	---	94.7	---	---	0.08	10%	
Duplicate (24F0685-DUP7)			Prepared: 06/20/24 08:33 Analyzed: 06/21/24 06:49									
<u>QC Source Sample: Non-SDG (A4F1354-07)</u>												
% Solids	91.6	---	1.00	%	1	---	91.7	---	---	0.08	10%	
Duplicate (24F0685-DUP8)			Prepared: 06/20/24 08:33 Analyzed: 06/21/24 06:49									
<u>QC Source Sample: Non-SDG (A4F1354-08)</u>												
% Solids	93.5	---	1.00	%	1	---	93.0	---	---	0.6	10%	

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Project Number: 261M124891

Project Manager: Dan Schall

Report ID:

A4F1253 - 08 02 24 1947

QUALITY CONTROL (QC) SAMPLE RESULTS

Percent Dry Weight

Analyte	Result	Detection Limit	Reporting Limit	Units	Dilution	Spike Amount	Source Result	% REC	% REC Limits	RPD	RPD Limit	Notes
Batch 24F0685 - Total Solids (Dry Weight) - 2022							Soil					
Duplicate (24F0685-DUP9)			Prepared: 06/20/24 18:27 Analyzed: 06/21/24 06:49									
QC Source Sample: Non-SDG (A4F1418-02)												
% Solids	80.4	---	1.00	%	1	---	80.3	---	---	0.2	10%	
Duplicate (24F0685-DUPA)			Prepared: 06/20/24 20:28 Analyzed: 06/21/24 06:49									
QC Source Sample: Non-SDG (A4F1426-02)												
% Solids	77.7	---	1.00	%	1	---	78.0	---	---	0.4	10%	

No Client related Batch QC samples analyzed for this batch. See notes page for more information.

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QUALITY CONTROL (QC) SAMPLE RESULTS

Percent Dry Weight

Analyte	Result	Detection Limit	Reporting Limit	Units	Dilution	Spike Amount	Source Result	% REC	% REC Limits	RPD	RPD Limit	Notes
Batch 24G0320 - Total Solids (Dry Weight) - 2022							Soil					
Duplicate (24G0320-DUP1)			Prepared: 07/11/24 08:55		Analyzed: 07/12/24 05:36							
QC Source Sample: Non-SDG (A4G1081-01)												
% Solids	90.4	---	1.00	%	1	---	90.4	---	---	0.02	10%	
Duplicate (24G0320-DUP2)			Prepared: 07/11/24 08:55		Analyzed: 07/12/24 05:36							
QC Source Sample: Non-SDG (A4G1081-02)												
% Solids	90.2	---	1.00	%	1	---	90.1	---	---	0.08	10%	
Duplicate (24G0320-DUP3)			Prepared: 07/11/24 08:55		Analyzed: 07/12/24 05:36							
QC Source Sample: Non-SDG (A4G1081-03)												
% Solids	93.7	---	1.00	%	1	---	94.1	---	---	0.4	10%	
Duplicate (24G0320-DUP4)			Prepared: 07/11/24 18:58		Analyzed: 07/12/24 05:36							
QC Source Sample: Non-SDG (A4G1141-01)												
% Solids	89.2	---	1.00	%	1	---	90.0	---	---	0.9	10%	
Duplicate (24G0320-DUP5)			Prepared: 07/11/24 18:58		Analyzed: 07/12/24 05:36							
QC Source Sample: Non-SDG (A4G1148-02)												
% Solids	75.4	---	1.00	%	1	---	75.2	---	---	0.4	10%	

No Client related Batch QC samples analyzed for this batch. See notes page for more information.

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SAMPLE PREPARATION INFORMATION

Total Metals by EPA 6020B (ICPMS)

Prep: EPA 3051A

Lab Number	Matrix	Method	Sampled	Prepared	Sample Initial/Final	Default Initial/Final	RL Prep Factor
<u>Batch: 24F0903</u>							
A4F1253-02RE1	Soil	EPA 6020B	06/11/24 13:10	06/26/24 15:14	0.462g/50mL	0.5g/50mL	1.08
A4F1253-05RE1	Soil	EPA 6020B	06/13/24 16:50	06/26/24 15:14	0.472g/50mL	0.5g/50mL	1.06
A4F1253-08RE1	Soil	EPA 6020B	06/14/24 16:55	06/26/24 15:14	0.468g/50mL	0.5g/50mL	1.07
<u>Batch: 24G0307</u>							
A4F1253-10RE1	Soil	EPA 6020B	06/11/24 13:00	07/10/24 15:14	0.509g/50mL	0.5g/50mL	0.98
A4F1253-11RE1	Soil	EPA 6020B	06/13/24 17:00	07/10/24 15:14	0.52g/50mL	0.5g/50mL	0.96
A4F1253-12RE1	Soil	EPA 6020B	06/13/24 17:17	07/10/24 15:14	0.471g/50mL	0.5g/50mL	1.06

TCLP Metals by EPA 6020B (ICPMS)

Prep: EPA 1311/3015A

Lab Number	Matrix	Method	Sampled	Prepared	Sample Initial/Final	Default Initial/Final	RL Prep Factor
<u>Batch: 24G0858</u>							
A4F1253-02	Soil	1311/6020B	06/11/24 13:10	07/25/24 09:00	10mL/50mL	10mL/50mL	1.00
A4F1253-05	Soil	1311/6020B	06/13/24 16:50	07/25/24 09:00	10mL/50mL	10mL/50mL	1.00
A4F1253-08	Soil	1311/6020B	06/14/24 16:55	07/25/24 09:00	10mL/50mL	10mL/50mL	1.00

Percent Dry Weight

Prep: Total Solids (Dry Weight) - 2022

Lab Number	Matrix	Method	Sampled	Prepared	Sample Initial/Final	Default Initial/Final	RL Prep Factor
<u>Batch: 24F0685</u>							
A4F1253-02	Soil	EPA 8000D	06/11/24 13:10	06/20/24 08:33			NA
A4F1253-05	Soil	EPA 8000D	06/13/24 16:50	06/20/24 08:33			NA
A4F1253-08	Soil	EPA 8000D	06/14/24 16:55	06/20/24 08:33			NA
<u>Batch: 24G0320</u>							
A4F1253-10	Soil	EPA 8000D	06/11/24 13:00	07/11/24 08:55			NA
A4F1253-11	Soil	EPA 8000D	06/13/24 17:00	07/11/24 08:55			NA
A4F1253-12	Soil	EPA 8000D	06/13/24 17:17	07/11/24 08:55			NA

TCLP Extraction by EPA 1311

Prep: EPA 1311 (TCLP)

Lab Number	Matrix	Method	Sampled	Prepared	Sample Initial/Final	Default Initial/Final	RL Prep Factor
<u>Batch: 24G0806</u>							

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Project Number: **261M124891**

Project Manager: **Dan Schall**

Report ID:

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SAMPLE PREPARATION INFORMATION

TCLP Extraction by EPA 1311

Prep: EPA 1311 (TCLP)

					Sample	Default	RL Prep
Lab Number	Matrix	Method	Sampled	Prepared	Initial/Final	Initial/Final	Factor
A4F1253-02	Soil	EPA 1311	06/11/24 13:10	07/24/24 14:20	100g/2000g	100g/2000g	NA
A4F1253-05	Soil	EPA 1311	06/13/24 16:50	07/24/24 14:20	100g/2000g	100g/2000g	NA
A4F1253-08	Soil	EPA 1311	06/14/24 16:55	07/24/24 14:20	100g/2000g	100g/2000g	NA

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Philip Nerenberg, Lab Director

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QUALIFIER DEFINITIONS

Client Sample and Quality Control (QC) Sample Qualifier Definitions:Apex Laboratories

- A-02** Out of hold for Hg analysis only.
- CONT** The Sample Container provided for this analysis was not provided by Apex Laboratories, and has not been verified as part of the Apex Quality System.
- E** Estimated Value. The result is above the calibration range of the instrument.
- H-01** Analyzed outside the recommended holding time.
- PRO** Sample has undergone sample processing prior to extraction and analysis.
- Q-03** Spike recovery and/or RPD is outside control limits due to the high concentration of analyte present in the sample.
- Q-16** Reanalysis of an original Batch QC sample.
- Q-65** Spike recovery is estimated due to the high analyte concentration of the source sample.
- TCLP** This batch QC sample was prepared with TCLP or SPLP fluid from preparation batch 24G0806.

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REPORTING NOTES AND CONVENTIONS:

Abbreviations:

- DET Analyte DETECTED at or above the detection or reporting limit.
- ND Analyte NOT DETECTED at or above the detection or reporting limit.
- NR Result Not Reported
- RPD Relative Percent Difference. RPDs for Matrix Spikes and Matrix Spike Duplicates are based on concentration, not recovery.

Detection Limits: Limit of Detection (LOD)

Limits of Detection (LODs) are normally set at a level of one half the validated Limit of Quantitation (LOQ).

If no value is listed ('-----'), then the data has not been evaluated below the Reporting Limit.

Reporting Limits: Limit of Quantitation (LOQ)

Validated Limits of Quantitation (LOQs) are reported as the Reporting Limits for all analyses where the LOQ, MRL, PQL or CRL are requested. The LOQ represents a level at or above the low point of the calibration curve, that has been validated according to Apex Laboratories' comprehensive LOQ policies and procedures.

Reporting Conventions:

Basis: Results for soil samples are generally reported on a 100% dry weight basis.

The Result Basis is listed following the units as "dry", "wet", or " " (blank) designation.

"dry" Sample results and Reporting Limits are reported on a dry weight basis. (i.e. "ug/kg dry")

See Percent Solids section for details of dry weight analysis.

"wet" Sample results and Reporting Limits for this analysis are normally dry weight corrected, but have not been modified in this case.

" " Results without 'wet' or 'dry' designation are not normally dry weight corrected. These results are considered 'As Received'.

Results for Volatiles analyses on soils and sediments that are reported on a "dry weight" basis include the water miscible solvent (WMS) correction referenced in the EPA 8000 Method guidance documents. Solid and Liquid samples reported on an "As Received" basis do not have the WMS correction applied, as dry weight was not performed.

QC Source:

In cases where there is insufficient sample provided for Sample Duplicates and/or Matrix Spikes, a Lab Control Sample Duplicate (LCS Dup) may be analyzed to demonstrate accuracy and precision of the extraction batch.

Non-Client Batch QC Samples (Duplicates and Matrix Spike/Duplicates) may not be included in this report. Please request a Full QC report if this data is required.

Miscellaneous Notes:

" --- " QC results are not applicable. For example, % Recoveries for Blanks and Duplicates, % RPD for Blanks, Blank Spikes and Matrix Spikes, etc.

" *** " Used to indicate a possible discrepancy with the Sample and Sample Duplicate results when the %RPD is not available. In this case, either the Sample or the Sample Duplicate has a reportable result for this analyte, while the other is Non Detect (ND).

Apex Laboratories

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Philip Nerenberg, Lab Director



ANALYTICAL REPORT

Apex Laboratories, LLC

6700 S.W. Sandburg Street

Tigard, OR 97223

503-718-2323

ORELAP ID: OR100062

WSP USA Environment & Infrastructure Inc.

15862 SW 72nd Ave. Suite 150

Portland, OR 97224

Project: **Banks Sunset Park**Project Number: **261M124891**Project Manager: **Dan Schall****Report ID:****A4F1253 - 08 02 24 1947**

REPORTING NOTES AND CONVENTIONS (Cont.):

Blanks:

Standard practice is to evaluate the results from Blank QC Samples down to a level equal to one half of the Reporting Limit (RL).

Blank results for gravimetric analyses are evaluated to the Reporting Level, not to half of the Reporting Level.

-For Blank hits falling between $\frac{1}{2}$ the RL and the RL (J flagged hits), the associated sample and QC data will receive a 'B-02' qualifier.

-For Blank hits above the RL, the associated sample and QC data will receive a 'B' qualifier, per Apex Laboratories' Blank Policy.

For further details, please request a copy of this document.

-Sample results flagged with a 'B' or 'B-02' qualifier are potentially biased high if the sample results are less than ten times the level found in the blank for inorganic analyses, or less than five times the level found in the blank for organic analyses.

'B' and 'B-02' qualifications are only applied to sample results detected above the Reporting Level, if results are not reported to the MDL.

Preparation Notes:Mixed Matrix Samples:Water Samples:

Water samples containing significant amounts of sediment are decanted or separated prior to extraction, and only the water portion analyzed, unless otherwise directed by the client.

Soil and Sediment Samples:

Soil and Sediment samples containing significant amounts of water are decanted prior to extraction, and only the solid portion analyzed, unless otherwise directed by the client.

Sampling and Preservation Notes:

Certain regulatory programs, such as National Pollutant Discharge Elimination System (NPDES), require that activities such as sample filtration (for dissolved metals, orthophosphate, hexavalent chromium, etc.) and testing of short hold analytes (pH, Dissolved Oxygen, etc.) be performed in the field (on-site) within a short time window. In addition, sample matrix spikes are required for some analyses, and sufficient volume must be provided, and billable site specific QC requested, if this is required. All regulatory permits should be reviewed to ensure that these requirements are being met.

Data users should be aware of which regulations pertain to the samples they submit for testing. If related sample collection activities are not approved for a particular regulatory program, results should be considered estimates. Apex Laboratories will qualify these analytes according to the most stringent requirements, however results for samples that are for non-regulatory purposes may be acceptable.

Samples that have been filtered and preserved at Apex Laboratories per client request are listed in the preparation section of the report with the date and time of filtration listed.

Apex Laboratories maintains detailed records on sample receipt, including client label verification, cooler temperature, sample preservation, hold time compliance and field filtration. Data is qualified as necessary, and the lack of qualification indicates compliance with required parameters.

Apex Laboratories

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LABORATORY ACCREDITATION INFORMATION

ORELAP Certification ID: OR100062 (Primary Accreditation) -**EPA ID: OR01039**

All methods and analytes reported from work performed at Apex Laboratories are included on Apex Laboratories' ORELAP Scope of Certification, with the exception of any analyte(s) listed below:

Apex Laboratories

Matrix	Analysis	TNI_ID	Analyte	TNI_ID	Accreditation
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All reported analytes are included in Apex Laboratories' current ORELAP scope.

Secondary Accreditations

Apex Laboratories also maintains reciprocal accreditation with non-TNI states (Washington DOE), as well as other state specific accreditations not listed here.

Subcontract Laboratory Accreditations

Subcontracted data falls outside of Apex Laboratories' Scope of Accreditation.

Please see the Subcontract Laboratory report for full details, or contact your Project Manager for more information.

Field Testing Parameters

Results for Field Tested data are provided by the client or sampler, and fall outside of Apex Laboratories' Scope of Accreditation.

Apex Laboratories

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Philip Nerenberg, Lab Director

DRAFT



ANALYTICAL REPORT

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Project Number: 261M124891

Project Manager: Dan Schall

Report ID:

A4F1253 - 08 02 24 1947

APEX LABS COOLER RECEIPT FORM

Client: WSP Element WO#: A4F1253

Project/Project #: Banks Sunset Park 261M124891

AAC for KAB 6/17/24

Delivery Info:

Date/time received: 6/14/24 @ 1810 By: WAB

Delivered by: Apex Client ☒ DESS ☐ FedEx ☐ UPS ☐ Radio ☐ Morgan ☐ SDS ☐ Evergreen ☐ Other ☐

From USDA Regulated Origin? Yes ☐ No ☒

Cooler Inspection Date/time inspected: 6/14/24 @ 1810 By: WAB

Chain of Custody included? Yes ☒ No ☐

Signed/dated by client? Yes ☒ No ☐

Contains USDA Reg. Soils? Yes ☐ No ☒ Unsure (email RegSoils) ☐

	Cooler #1	Cooler #2	Cooler #3	Cooler #4	Cooler #5	Cooler #6	Cooler #7
Temperature (°C)	5.4						
Custody seals? (Y/N)	N						
Received on ice? (Y/N)	Y						
Temp. blanks? (Y/N)	N						
Ice type: (Gel/Real/Other)	Real						
Condition (In/Out):	IN						

Cooler out of temp? (Y/N) Possible reason why:

Green dots applied to out of temperature samples? Yes ☒ No ☐

Out of temperature samples form initiated? Yes ☒ No ☐

Sample Inspection: Date/time inspected: 6/17/24 @ 1602 By: AAP

All samples intact? Yes ☒ No ☐ Comments:

Bottle labels/COCs agree? Yes ☒ No ☐ Comments:

COC/container discrepancies form initiated? Yes ☐ No ☒

Containers/volumes received appropriate for analysis? Yes ☒ No ☐ Comments:

Do VOA vials have visible headspace? Yes ☐ No ☐ NA ☒

Comments:

Water samples: pH checked: Yes ☐ No ☐ NA ☒ pH appropriate? Yes ☐ No ☐ NA ☒ pH ID:

Comments:

Labeled by: AAP

Witness: AAC

Cooler Inspected by: WAB

Form Y-003 R-02

Apex Laboratories

Philip Nerenberg

Philip Nerenberg, Lab Director

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