



## FOCUSED SITE INVESTIGATION



### **Gesik Property**

1940 NE Highway 101  
Lincoln City, Oregon

### **Agency Information**

ODEQ LUST No. 21-88-4024

### **Prepared for:**

#### **Powers Chevrolet**

500 Sublimity Boulevard  
Sublimity, Oregon

### **Issued on:**

July 11, 2025

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Project No. 162-02003-03

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This  
**Focused Site Investigation**

For the:

**Gesik Property**

1940 NE Highway 101  
Lincoln City, Oregon  
(ODEQ LUST No. 21-88-4024)

Report for:

**Powers Chevrolet**

500 Sublimity Boulevard  
Sublimity, Oregon

Issued July 11, 2025 by:



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## List of Acronyms and Abbreviations

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bgs	below ground surface	ODEQ	Oregon Department of Environmental Quality
CFSLs	clean fill screening levels		
Client	Powers Chevrolet	OWRD	Oregon Water Resources Department
COPCs	Constituents of Potential Concern		
CUL	cleanup level	PID	photoionization detector
DRO	diesel-range organics	Qmt	Quaternary marine deposits
ENW	EVREN Northwest, Inc.	RBC	risk-based concentration
ESA	Environmental Site Assessment	RBDM	ODEQ's <i>Risk-Based Decision Making for the Remediation of Contaminated Sites</i> guidance document
FSDS	field sampling data sheets		
FSI	Focused Site Investigation		
F&BI	Freidman and Bruya, Inc.	RRO	residual-range organics
GPR	ground-penetrating radar	SLRBCs	screening-level risk-based concentrations
GRO	gasoline-range organics		
HCID	hydrocarbon identification	SOW	scope of work
mg/Kg	milligrams per kilogram	TPH	total petroleum hydrocarbons
mL/min	milliliters per minute	USGS	U.S. Geological Society
MRL	method reporting limit	UST	underground storage tank
NFA	No Further Action	VI	vapor intrusion
OAR	Oregon Administrative Rules	VOC	volatile organic compounds

## 1.0 Introduction

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At the request of Powers Chevrolet (Client), EVREN Northwest, Inc. (ENW) conducted this Focused Site Investigation (FSI) for the Gesik Property, located at 1940 NE Highway 101 in Lincoln City, Oregon (subject site; see Figures 1 and 2). This investigation was completed in accordance with the FSI Work Plan which was approved by the Oregon Department of Environmental Quality (ODEQ) with the goal of working towards a No Further Action (NFA) determination for the Site.<sup>1</sup>

This report describes the FSI scope of work, findings, conclusions, and recommendations.

## 2.0 Background

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The site has been used as an automobile resale lot since the 1970's. A service station was previously present at the south end of the property between 1950 and 1988. Along with the removal of the service station, three underground storage tanks (USTs) were decommissioned in 1988 and a remedial action consisting of removal of '12 dump truck loads' of petroleum-impacted soil and floating product was performed.<sup>2</sup> However, regulatory closure had not been granted to the site since confirmation sampling had not been performed to document the effectiveness of these remedial activities.

In 2003, ENW conducted a Phase I Environmental Site Assessment (ESA)<sup>3</sup> and a Limited Phase II ESA<sup>4</sup> investigation, which determined:

- A geophysical survey identified an anomaly east of an existing catch basin in the vicinity of the historical UST locations in the southern portion of the property. The anomaly suggested the possible presence of a small underground steel structure.
- Analytical results from the three (3) temporary borings drilled to characterize subsurface soil and ground water quality in the southern half of the property indicated impacts of gasoline-range organics (GRO) to soil exceeding appropriate Soil Matrix Cleanup Levels in Boring B1. Diesel- and residual-range organics (DRO and RRO, respectively) were also detected; however, at concentrations below the Soil Matrix standards. Temporary soil borings B2 and B3 did not have any petroleum detections to soil exceeding Soil Matrix Cleanup levels.
- Analytical results from ground water samples collected in borings B1 and B3 indicated impacts of GRO-related volatile organic constituents (VOCs) and dissolved lead, exceeding ODEQ's Risk-Based Decision Making (RBDM) numerical cleanup standards and most conservative (lowest level) risk-based concentrations (RBCs).

A proposed Scope of Work for an FSI to further investigate identified impacts and assess the vapor intrusion (VI) pathway was presented in ENW's April 2025 Work Plan.<sup>1</sup>

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<sup>1</sup> ENW 2025. *Focused Site Investigation Work Plan*, Gesik Property, 1940 NE Highway 101, Lincoln City, Oregon. April 14, 2025.

<sup>2</sup> July 7, 1988 letter from Grahn's Construction Co. to ODEQ.

<sup>3</sup> ENW 2003. *Phase I Environmental Site Assessment*, Powers Auto Sales, 1940 NE Highway 101, Lincoln City, Oregon. January 20, 2003.

<sup>4</sup> ENW, 2003. *Phase II Environmental Site Assessment*, Gesik Property, 1940 NE Highway 101, Lincoln City, Oregon. March 3, 2003.

ENW completed this FSI of the subject property in May 2025.

## 2.1 Scope of Work

ENW directed or completed the following Scope of Work (SOW) for this project:

- Ordered utility clearance (One Call) to provide clearance for this project's sampling program.
- Conducted a geophysical survey to scan the property for evidence of a possible UST or other underground features of potential environmental concern.
- Advanced seven (7) temporary soil borings and collected soil and reconnaissance ground water samples for laboratory analysis of petroleum contamination.
- Installed three (3) temporary soil gas probes to screen for potential vapor intrusion of petroleum and volatile constituents found in soil and ground water.
- Submitted samples to an independent laboratory for analysis of contaminants of Interest (COIs).
- Evaluated sample results against human health screening levels and other numeric criteria developed by the Oregon Department of Environmental Quality (ODEQ).
- Completed this report describing the above activities and findings.

## 3.0 Site Description

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The following general site setting information was gathered during ENW's previous Focused Phase II ESA of the subject property and observations gathered from this Focused Site Investigation.

### 3.1 Site and Vicinity General Description

The subject site is located at 1940 NE Highway 101 in Lincoln City, Oregon (Figure 1) in the northern portion of the city, and is sub-rectangular in outline. Highway 101, a major commercial trucking route, borders the property on its west side. The south side of the property is bordered by NE 18th Place, and the east side of the property is bordered by NE Lee Avenue.

The site is occupied by Powers Auto Sales, an automobile reseller business. An office building and a small automobile detailing garage/shop are present on the property. Site access is provided from the adjacent US Highway 101 at the west side of the property (Figure 2).

### 3.2 Topography

The subject property is located within the United States Geological Survey (USGS) Lincoln City 7.5-minute quadrangle, at an approximate elevation of 115 feet above mean sea level (Figure 1). The subject site is relatively level; however, a steep bank, which has been cut into the hillside to the east, is in part stabilized with a retaining wall. The topography of this portion of Lincoln City slopes gently toward the west, toward the Pacific Ocean.

### 3.3 Geologic Setting

Situated near the western edge of a marine terrace, Lincoln City is bounded by the Pacific Ocean to the west and Devils Lake to the east, beyond which are the rugged headlands of the northern Oregon Coast Range. Much of Lincoln City and the surface of the site is mapped<sup>5,6</sup> as Quaternary marine terrace deposits (Qmt). These marine terrace deposits are composed of well-sorted, bedded, poorly to moderately consolidated sand. Qmt deposits are underlain by thinly bedded tuffaceous siltstone and sandstone sediments of the Tertiary Nestucca Formation of late Eocene age, which are likely exposed in the sea cliffs ¼-mile to the west. Qmt is up to 75 feet thick, contains gravel lenses in places, and is overlain locally by fine-grained dune deposits.

### 3.4 Hydrogeologic Setting

#### 3.4.1 Surface Water

The topography of this portion of Lincoln City slopes gently toward the west, toward the Pacific Ocean. Consequently, surface drainage, where unmodified, is likely toward the west. There are no natural surface waters on site. The nearest surface water is the Pacific Ocean, located approximately 0.3 miles to the west.

#### 3.4.2 Ground Water

ENW accessed the Oregon Water Resources Department (OWRD) Grid Database to determine ground-water conditions in the vicinity of the Gesik property. Well logs in the database suggest a depth to static ground-water level in nearby wells is less than 10 feet. The OWRD database does not indicate any wells are present on the subject property. Saturated soil conditions were encountered during this investigation at depths shallower than 1.5-feet below ground surface (bgs).

For the purposes of this report, it is assumed that shallow ground water flow generally mimics surface water flow (i.e., from topographic highs to lows). However, multiple factors can affect the direction of ground-water flow in subsurface layers including, but not limited to, sediment/rock type, subsurface utility lines, buried river valleys, and stream beds, folds, fractures, and faults. The direction of ground water flow in the subject area is generally expected to be to the west, based on the local and regional topography.

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<sup>5</sup> Snavely, P.D., Jr., MacLeod, N.S., Wagner, N.S., and Lander, D.L., 1980. *Geology of the west-central part of the Oregon Coast Range*, in Oles, K.R., Johnson, J.G., Niem, A.R., and Niem, W.A., eds, *Geologic field trips in western Oregon and southwestern Washington*: Oregon Department of Geology and Mineral Industries, Bulletin 101, p. 39-76.

<sup>6</sup> Schlicker, H.G., Deacon, R.J., Olcott, G.W., and Beaulieu, J.D., 1973. *Environmental Geology of Lincoln County, Oregon*: Oregon Department of Geology and Mineral Industries Bulletin 81, 163 p.

## 4.0 Methods

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This section describes the methods used to conduct the Focused Site Investigation. Field activities for this project are documented in the photographic log included as Appendix A.

### 4.1 Work Objectives

ENW developed and conducted the SOW to further investigate identified impacts on the subject Site. In addition, the following general objectives were followed:

- To perform all work conducted at the subject site in a safe manner for technical personnel.
- To perform all work efficiently and cost-effectively, without interfering or otherwise affecting the condition and operation of the property.
- To document information and data generated under this Scope of Work that is valid for the intended use.

### 4.2 Preparation Activities

ENW performed the following activities prior to conducting site characterization activities:

**Plan Preparation.** In-house Sampling and Analysis and Health and Safety Plans were prepared for the project.

**One Call Notification.** Prior to any subsurface site work, a call was placed with One Call Utility Notification Service to identify and locate all public utilities near each of the proposed sampling locations.

**Private Utility Locate.** All boring locations were cleared of public and private underground utilities prior to conducting subsurface exploration as part of the geophysical survey.

**Planning.** ENW scheduled and coordinated with the Client to begin site work.

### 4.3 Geophysical Survey

The geophysical survey and interpretation of the geophysical data was performed on May 19, 2025, by Geopotential, Inc. of Clackamas, Oregon under ENW's oversight. The survey was performed to screen for the presence of buried features of potential environmental concern and to clear potential boring locations of underground utilities.

The survey utilized geophysical instruments to identify subsurface magnetic "anomalies." Geophysical anomalies result from contrasts of geophysical signatures of subsurface materials but can also result from interference with surface and overhead features. Geophysical characteristics result from a variety of factors (e.g., density, distribution, porosity, fill placement, contrasts in soil composition, intergranular fluid composition and saturation, contaminant impacts, etc.), as well as buried artifacts, and similar anomalies may be produced by different sources. Except where investigated by excavation, all anomalies and interpretations should be considered (somewhat) speculative.

Multiple instrument types were used during the survey to maximize recognition of contrasting subsurface materials. These included:

**Aqua-Tronics Electronic Tracer** - electromagnetic sensing equipment designed to identify subsurface anomalies. In the inductive mode, the equipment is used to sense metallic objects (ferrous and non-ferrous) in the subsurface. A conductive mode allows for tracing electrical conduit and metallic pipelines.

**Schonstedt Gradiometer (Magnetometer)** – used as a complement to the Aqua-Tronics instrument, the magnetometer senses horizontal variations in the local magnetic field caused by buried ferrous metal objects such as USTs, drums, pipes, and debris-filled trenches.

*Magnetic surveys can only detect ferrous metal objects. Interference caused by observed surface metal objects limits the accuracy of the survey. The anomalies produced by fences, power lines, cars, and buildings can easily mask an anomaly caused by an underground target.*

**Mala High Dynamic Range Ground Penetrating Radar (GPR)** - GPR uses short impulses of high-frequency radio waves directed into the ground to acquire information about the subsurface. GPR can be used to accurately locate both metallic and non-metallic objects (e.g., USTs, utilities, and drums) from a few inches below the surface to depths of up to 30 feet. GPR may also be effective at delineating trenches and excavations.

## 4.4 Soil Gas Investigation

### 4.4.1 Methods

On May 20, 2025, ENW advanced three (3) soil gas probes for the collection of fixed gas measurements and soil gas samples in general accordance with the methods and procedures presented in ODEQ's "Guidance for Assessing and Remediating Vapor Intrusion in Buildings."<sup>7</sup>

**Soil Gas Probe Installation.** Temporary soil gas probes SG01 through SG03 were advanced using an electric percussive hammer (jack hammer). Upon reaching target depth, soil gas tooling was retracted a few inches to open the probe tip, and a section of dedicated Teflon® sample tubing was connected with a threaded fitting onto the probe tip through the hollow probe rods to allow for fixed gas measurements, and for purging and collection of soil gas samples. The Teflon® sample tubing was attached so that the inner soil gas pathway from probe tip to the surface was continuously sealed (Teflon® sample tubing attached to a screw adapter fitted with an O-ring and connected to the probe tip). Hydrated bentonite was used to seal around the soil gas tooling at the ground surface to prevent ambient air intrusion.

**Purging.** A PID and LandTec GEM 5000 landfill gas meter were connected to the tubing at each sample location to perform initial screening of gas levels (further discussed in the next section) and ensure that stagnant or ambient air was removed from the sampling system and the sample collected was representative of subsurface conditions.

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<sup>7</sup> ODEQ, 2025. *Guidance for Assessing and Remediating Vapor Intrusion into Buildings*, Oregon Department of Environmental Quality, Updated March 2025.

During purging, water was pulled into the tubing at the target 5-foot depth interval. Sample tooling was retracted and purging reattempted. Flow was maintained without water intrusion in location SG01 at a depth of 1.5' bgs. Water was drawn into the subbing at both the SG02 and SG03 locations at a depth of 1.5' bgs. Therefore, purging was discontinued at these locations and no samples were collected.

**Sample Collection.** Soil gas sample SG01 was collected from near the northwestern corner of the former service station footprint. Following purging, the tubing was connected to a flow regulator and finally to a low-flow vacuum pump. The pump was activated, and the flow rate was adjusted to 200 milliliters per minute (mL/min) using the flow regulator. A sample cartridge was inserted into the sampling train in between the down-hole tubing and the flow regulator. The sample cartridge consisted of a stainless-steel sorbent tube packed with activated carbon composed of Carbopack C (a weak sorbent), Carbopack B (a medium sorbent) and Carbosieve SIII (a strong sorbent).

Prior to commencement of sampling, a rag saturated with isopropyl alcohol was placed around the base of the soil gas probe tooling and sample cartridge connections to test for leakage. Based on initial screening, sample SG01 was collected for 10 minutes (2000 mL of air). Sample data was recorded on Field Sampling Data Sheets (FSDS, included as Attachment B). After sampling, the sample cartridge was capped, appropriately labeled, and immediately placed on ice pending delivery to the laboratory. Following sample collection, soil gas tooling was removed from the ground and boreholes were backfilled with bentonite chips. Vapor Pins<sup>®</sup> were removed and the slab penetrations patched with hydraulic cement.

All sampling equipment was decontaminated before and after sampling by undergoing a wash sequence of Alconox<sup>®</sup> solution, tap water, and then deionized water final rinse. Clean Nitrile gloves were used during sample collection.

#### 4.4.2 Fixed Soil Gas Measurements

As described in ODEQ's VI guidance, vapors from petroleum sources have been found to attenuate quickly in the presence of oxygen. In particular, petroleum-related VOCs in soil gas are more likely than other VOCs to attenuate before reaching an occupied building when oxygen-rich soils separate the VOC source from the occupied building. This is because sufficient oxygen and moisture in the soil can enhance natural aerobic biodegradation by micro-organisms in the soil. ODEQ's VI guidance considers oxygen readings above 2 percent as a threshold above which active aerobic biodegradation can occur.

ENW used field instruments to screen soil gas for VOCs, oxygen (O<sub>2</sub>), carbon dioxide (CO<sub>2</sub>), and carbon monoxide (CO). Such readings were used in conjunction with soil gas results to assess the vapor intrusion pathway. Initial screening results of the samples are presented on Table 4-1, below.

**Table 4-1. Soil Gas Screening Results**

Sample ID		SG01-25020-1.5	SG02-250520-1.5	SG03-250520-1.5
Date Sampled		5/20/2025	5/20/2025	5/20/2025
Depth Sampled (ft)		1.5	1.5	1.5
Sampled by		ENW	ENW	ENW
Location		North eastern Corner of Former Service Station	Northern Portion of Former Service State	South of Former Service Station
Parameter of interest	Note:	ppmv	ppmv	ppmv
PID (Total Volatiles)	1	365.9	---	---
		% Vol.	% Vol.	% Vol.
Methane (CH <sub>4</sub> )	2	95.8	---	---
Carbon Dioxide (CO <sub>2</sub> )		3.6	---	---
Carbon Monoxide (CO)		1	---	---
Oxygen (O <sub>2</sub> )		0.4	---	---

1 = Photoionization detector

2 = LandTec Gas Meter

ppmv = parts per million, volume

--- = saturated conditions encountered. Screening and sampling were not effective.

Photoionization detector (PID) readings at soil gas sample location SG01 suggested elevated VOC concentrations. High methane levels and low oxygen levels were detected, which is consistent with high-moisture soil.

#### 4.5 Soil Boring Investigation

On May 21, 2025, ENW advanced seven (7) temporary soil borings (B04 through B10) within and around areas identified during previous investigations as a former service station and a possible UST location. Borings were advanced using a decontaminated stainless-steel hand auger. While advancing each boring, soils were classified in accordance with the Unified Soil Classification System and screened for evidence of impacts using a combination of visual and olfactory inspection (i.e., soil staining and odor) as well as conducting field headspace tests using a PID. Field screening results and other observations were recorded onto boring logs included in Appendix B. Soil borings were completed from three (3) to nine (9) feet bgs. The locations of the temporary soil borings are illustrated on Figure 3.

**Soil Sampling.** Soil samples were collected from each boring. Depth intervals exhibiting field evidence of potential impacts were targeted for soil sample collection along with additional deeper samples to delineate depth extent of potential contamination. In the absence of field screening indicators, samples were collected from the apparent soil/water interface. In all instances, soil samples were transferred with fresh nitrile gloves and placed directly into laboratory prepared glass containers, sealed with a Teflon-lined cap, uniquely labeled, and preserved on ice in a cooler pending transport to the laboratory following chain-of-custody protocols. The containers were filled to minimize headspace before immediate sealing. Soil samples were labeled using the convention “BOX-D” where X represents a sequential boring number and “D” represents the depth of the soil sample in feet. The additional modifier “SWI” was utilized to indicate a sample was collected from the apparent soil/water interface.

**Reconnaissance Ground Water Sampling.** During advancement of all borings, saturated conditions were encountered between approximately 1.5- and 4.5-feet bgs. A reconnaissance ground water sample was collected from each boring by installing new temporary PVC well screens into the open boreholes. New dedicated low-density polyethylene tubing was inserted into the well screen and attached to a peristaltic pump at the surface. A low flow of approximately 125-200 milliliters per minute was used to perform an initial purge and then collect a reconnaissance ground water sample in laboratory-supplied containers. Sample containers were labeled to indicate the boring number and depth to bottom of screened interval. Reconnaissance ground water sample data was recorded onto field sampling forms included in Appendix B.

**Boring Completion.** Following sample collection, all temporary borings were backfilled with hydrated bentonite chips to just below ground surface. The tops of the borings were patched to match the surrounding asphalt surface.

## 4.6 Analytical Methods

Soil, reconnaissance ground water, and soil gas samples for this investigation were delivered under formal chain-of-custody protocols to Friedman & Bruya, Inc. (F&BI) of Seattle, Washington. Samples were analyzed according to the analytical plan presented in the Work Plan and in Table 4-2 below. Copies of the F&BI and Fremont laboratory analytical reports and chain-of-custody documentation are provided in Appendix C.

**Table 4-2. Analytical Methods**

Analytical Method	Constituents	Subsurface Soil (discrete)	Reconnaissance Ground Water	Soil Gas
NWTPH-HCID	TPH – Hydrocarbon Identification (HCID)	Soil samples for boring B06	---	---
NWTPH-Gx	TPH – Gasoline-range organics (GRO) quantification	Soil samples from borings B04, B05, B07-10	All Recon GW Samples	---
NWTPH-Dx	TPH – Diesel- and/or Residual-range quantification (DRO and/or RRO, respectively)	Soil samples from borings B04, B05, B07-10	All Recon GW Samples	---
EPA 5032\8260	Volatile organic constituents	GRO-Related VOCs for samples with GRO concentration over 80 mg/Kg.  DRO- and/or RRO-related VOCs for samples with DRO or RRO concentration over 500 mg/Kg.	GRO-Related VOCs for samples with GRO detected.	---
EPA 8270	Polycyclic Aromatic Hydrocarbons (PAHs)	Samples with combined DRO+RRO concentration over 500 mg/Kg (Sample B05)	Sample B05  Samples with combined DRO+RRO concentration over 100 µg/L.	---
EPA 8082A-SIM	Polychlorinated biphenyls (PCBs) (as Aroclors)	Samples with combined DRO+RRO concentration over 500 mg/Kg (Sample B05)	Samples with detections of DRO or RRO	---
EPA 200.8/6020B	RRO-related metals (RCRA 8): <ul style="list-style-type: none"> <li>• Arsenic</li> <li>• Barium</li> <li>• Cadmium</li> <li>• Chromium (total)</li> <li>• Lead</li> <li>• Selenium</li> <li>• Silver</li> </ul> GRO-related metals: <ul style="list-style-type: none"> <li>• Lead</li> </ul>	GRO-Related metals for samples with GRO concentration over 80 mg/Kg  DRO- and/or RRO-related metals for samples with DRO or RRO concentration over 500 mg/Kg. (Sample B05)	GRO-related metals for samples with GRO detected (Sample B05)  RRO-related metals if RRO is detected	---
EPA 1631/7041	Mercury	Samples with RRO concentration over 500 mg/Kg.	Samples with RRO detected.	---
EPA TO-17	GRO, DRO, GRO-related VOCs, IPA	---	---	Soil Gas Sample SG01

## 4.7 Cleanup Standards and Other Numeric Criteria

Oregon's environmental cleanup rules (Oregon Administrative Rules [OAR] 340-122) establish the standards and procedures for the protection of current and future public health, safety and welfare, and the environment in the event of a release or threat of a release of a hazardous substance. In the event of a release of a hazardous substance, remedial actions shall be implemented to achieve:

- Acceptable risk levels defined in OAR 340-122-0115, as demonstrated by a residual risk assessment; or
- Numeric cleanup standards developed as part of an approved generic remedy identified or developed by the Department under OAR 340-122-0047, if applicable; or
- For areas where hazardous substances occur naturally (e.g., metals, etc.), the background level of the hazardous substances, if higher than those levels specified above.

Acceptable risk levels may be evaluated through conducting a site-specific risk assessment that calculates exposure point concentrations for specific exposure pathway receptor-scenarios or use generic for hazardous substances under ODEQ's Risk-Based Decision Making (RBDM) guideline to streamline the risk assessment process (see below).

The assessment and remediation of hazardous substances in Oregon are conducted according to OAR 340, Division 122, *Hazardous Substance Remedial Action Rules*. The following cleanup standards and numeric criteria may be applied in evaluating site assessment results.

**Soil Matrix.** Under the Soil Matrix Cleanup Option Rules (OARs 340-122-0320 through 0360) cleanup standards are determined by assigning site-specific values to environmental parameters (e.g., soil type, depth to ground water, etc.). For purposes of risk-based evaluations of soil, Soil Matrix Cleanup Levels are often used for screening purposes, where potentially significant levels of petroleum contamination may be present if concentrations of total petroleum hydrocarbons in soil exceed their respective soil matrix cleanup level or soil matrix level I for conservative screening purposes and may require remedial action. Concentrations of total petroleum hydrocarbons lower than their corresponding Soil Matrix Cleanup Level or Soil Matrix Level I if a cleanup level has not been determined, usually do not require any additional cleanup or risk management.

**ODEQ Risk-Based Concentrations.** ODEQ has compiled default risk-based screening reference levels (RBDM guidance document) for common exposure-pathway receptor-scenarios that may be utilized in lieu of site-specific risk calculations (OAR 340-122-0115). In particular, the pre-calculated RBC represents the concentration of a constituent of interest (COI) in the impacted medium (e.g., soil, ground water, or air) that potentially represents an unacceptable risk level.

The published RBCs represent a conservative default concentration of a COI in an impacted medium (e.g., soil, ground water, soil gas, or air). When COI concentrations on a site exceed the RBC, unacceptable human health impacts are possible.

- For carcinogens, the regulatory standard is represented by an excess cancer risk of one in one million ( $1 \times 10^{-6}$ ), and
- For non-carcinogens, this is represented by a Hazard Index of 1.

RBC exceedances typically trigger further investigation and potentially a human health risk assessment. Therefore, RBCs can be applied at sites as generic, conservative cleanup standards and are routinely used

by ODEQ to determine if a site requires additional action. Site-specific parameters used in the equations to develop the RBCs are often adjusted to match actual conditions in developing site-specific cleanup levels.

RBCs are generally used to evaluate sampling analytical results as follows:

- ODEQ's lowest RBC for all pathways for residential receptors is used as an initial 'conservative' screening of a constituent. If a constituent's concentration exceeds its screening level risk-based concentration (SLRBC), it requires further evaluation. Otherwise, the constituent is considered unlikely to pose unacceptable risk to any human receptor.
- Because ODEQ Generic RBCs are based on several conservative assumptions (e.g., duration and type of exposure), exceeding an SLRBC does not necessarily indicate that additional investigation or remediation is required. Rather, the exceedance of a SLRBC may indicate that additional investigation and evaluation, including consideration of site-specific information (e.g., current, and future land uses), may be necessary to determine if remediation or other actions are necessary. In many cases, it is not possible to determine whether unacceptable risks to human health and the environment are present, and require further action, until a risk assessment, including evaluation of current and reasonably likely land and water uses, is complete.
- In general, ODEQ considers chemical concentrations less than SLRBCs to be protective of human health.

Should constituents be identified that also exceed their generic, but exposure pathway- and receptor-specific RBCs, then the appropriateness of additional site-specific methods allowed under the RBDM guidance document will be evaluated (e.g., the development of site-specific RBCs, sampling of soil gas and/or vapor, etc.).

**Other Numeric Criteria.** In addition to the above risk-based cleanup standards, concentrations were also compared to the following numeric criteria to determine if possible enrichment was occurring, and/or determine if there may be offsite soil disposal restrictions.

- **Background Metals.** Analytical data were compared with background concentrations established by ODEQ.<sup>8,9</sup> ODEQ does not require cleanup for metals concentrations below default background concentrations. Background concentrations are used for screening data for metals in soil as part of the risk assessment.

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<sup>8</sup> ODEQ, March 2013, Development of Oregon Background Metals Concentrations in Soil: Technical Report, Land Quality Division Cleanup Program.

<sup>9</sup> ODEQ, October 28, 2002, Default Background Concentrations for metals, Memo from Toxicology Workgroup to DEQ Cleanup, Table 1 – Oregon DEQ Suggested Default Background Concentrations for Inorganic Contaminants in Various Environmental Media.

## 5.0 Findings

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This section describes the results of site activities, which included:

- A focused geophysical survey in the area of the former service station;
- Discrete soil and reconnaissance ground water sampling from temporary soil borings sited in the vicinity of the former service station and potential UST location (B04 through B10); and
- Soil gas screening from temporary soil gas probes to assess the potential for vapor intrusion in the vicinity of the former service station.

Site photographs of field activities are included in Appendix A. Boring logs and field sampling forms are presented in Appendix B. Copies of the F&BI laboratory reports are included in Appendix C.

### 5.1 Geophysical Survey

On May 19, 2025, GeoPotential conducted a geophysical survey within accessible areas of the site using the electromagnetic scanner followed by the magnetometer and GPR to further investigate magnetic anomalies.

Results of the geophysical survey identified six (6) magnetic anomalies (MA01-MA06), the locations of which are illustrated on Figure 2.

- **MA01** – Approximately 6-foot by 4 -foot anomaly within the area of the former service station building where a possible UST was suggested to be present. Further investigation using GPR suggests a cylindrical shape approximately 3.25 feet bgs. The size, shape and location are suggestive of a UST.
- **MA02** – A linear anomaly identified south of the former service station location, trending northwest towards a light pole. Suggestive of a utility.
- **MA03** – Onsite catch basin, visible at surface.
- **MA04** – Approximately 6-foot by 12-foot area south of the former service station building suggestive of a disturbed soil zone. Possibly suggestive of a former excavation from previous UST removal.
- **MA05** – A linear anomaly identified in the southern part of the site, trending west/northwest. Suggestive of a utility.
- **MA06** – A linear anomaly identified near the footprint of the former service station building, trending west/northwest. Suggestive of a utility.

## 5.2 Sample Locations and General Subsurface Conditions

Ten (10) subsurface soil samples, seven (7) reconnaissance ground water samples, and one (1) soil gas sample were collected during this Focused Site Investigation. A summary of sample locations is presented on Table 5-1, below.

**Table 5-1. Sample Location Summary**

Borehole / Location ID	Date Sampled	Depth Sampled (feet)	Sampled By	Location
<b>Soil</b>				
B04	5/21/2025	3	ENW	North of Former Service Station
	5/21/2025	3.5	ENW	
	5/21/2025	5	ENW	
B05	5/21/2025	0.75	ENW	West End of Possible UST
	5/21/2025	3.5	ENW	
B06	5/21/2025	1.5	ENW	Northeastern Portion of Former Service Station
B07	5/21/2025	4	ENW	West of Former Service Station
B08	5/21/2025	3	ENW	North of Former Service Station
B09	5/21/2025	3	ENW	South of Former Service Station
B10	5/21/2025	3.5	ENW	Near Southern Site Margin
<b>Reconnaissance Ground Water</b>				
B04	5/21/2025	9	ENW	North of Former Service Station
B05	5/21/2025	9	ENW	West End of Possible UST
B06	5/21/2025	3	ENW	Northeastern Portion of Former Service Station
B07	5/21/2025	7	ENW	West of Former Service Station
B08	5/21/2025	3.5	ENW	North of Former Service Station
B09	5/21/2025	3	ENW	South of Former Service Station
B10	5/21/2025	5	ENW	Near Southern Site Margin
<b>Soil Gas</b>				
SG01	5/20/2025	1.5	ENW	Northwestern Corner of Former Service Station

Soils encountered below the asphalt in temporary soil borings include base gravel up to one (1) foot bgs, followed by medium to fine-grained sand with some silt to the maximum depth explored of nine (9) feet bgs. Hand auger refusal was met at all soil borings, ranging from depths of three (3) to nine (9) feet bgs with saturated conditions encountered between 1.5 to 5 feet bgs.

## 5.3 Laboratory Results

Analytical results of the soil, reconnaissance ground water, and soil gas samples are presented in Table 1 Table 2, and Table 3, respectively, behind the Tables tab following the text. Results are screened against ODEQ's Soil Matrix Cleanup Levels, SLRBCs, and default regional background concentrations for metals in the Coast Range Region. Sample locations are shown on the Sample Location Diagram on Figure 3.

### 5.3.1 Soil

**Total Petroleum Hydrocarbons (TPH).** GRO was detected at two (2) locations (boring B04 at 3-feet bgs and boring B05 at 0.75-feet bgs) at concentrations exceeding its SLRBC and one additional sample at a concentration below its SLRBC. However, only the sample collected from temporary boring B05 contained GRO at a concentration above the Soil Matrix Cleanup Level (CUL). Previously, GRO was detected at boring B1 at a concentration above both its Soil Matrix CUL and SLRBC.

DRO and RRO were detected at one location (boring B05 at 0.75-feet bgs) at concentrations above both its Soil Matrix CUL and respective SLRBCs. Previously, DRO was detected at boring B1; however, at a concentration below both its Soil Matrix CUL and SLRBC.

No other soil samples contained TPH detections above their laboratory method reporting limits (MRLs). Based on the data for GRO, DRO and RRO, Figure 3 shows the estimated extent of soil impacts at this site.

**Total Metals.** Given the detections of GRO and RRO in boring B05, the sample collected from boring B05 at 0.75-foot depth was further analyzed for select total metals.

- Total lead was detected in the sample at a concentration above its SLRBCs. The detected concentration also exceeds the regional background concentration for lead, suggesting possible anthropogenic enrichment in this sample.
  - **Further Evaluation of Total Lead in Surface Soil.** The 20x rule, or the Rule of 20<sup>10</sup>, is used to compare the total concentration of a constituent to its RCRA Toxicity Characteristic Leaching Procedure (TCLP) toxicity limits. Since the concentration of total lead in the sample exceeded 20 times its toxic characteristic concentration (or 100 mg/Kg), it was further evaluated to determine if the concentration of leachable lead in this sample may be characteristic based on toxicity. Based on this result of TCLP analysis of this sample, the concentration of leachable lead is below its toxic characteristic concentration. Therefore, while soils containing lead above its SLRBC and CFSL may suggest possible enrichment, they do not appear to exhibit toxic characteristics of leachability from a hazardous waste characterization perspective. Results of TCLP analysis are presented in Table 4 behind the Tables tab following text.
- Total arsenic, barium, and chromium were detected in the sample at concentration below their respective SLRBCs.
- Total cadmium, mercury, and silver were not detected in the sample above laboratory MRLs.

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<sup>10</sup> The 20x rule is based on the 20:1 ratio of extraction fluid to solid sample used in the TCLP procedure. The rule states that the concentration of a compound in the extraction fluid will be 20 times less than its original concentration in the sample.

**Volatile Organic Compounds (VOCs).** Given the detections of GRO and RRO in the soil sample from boring B05 collected at 0.75-foot bgs, this sample was further analyzed for select VOCs. Ethylbenzene and naphthalene were detected in the sample at concentrations exceeding their respective SLRBCs. Remaining VOC constituents were either detected at concentrations below their respective SLRBCs or were not detected above laboratory MRLs. Previously, select VOCs related to GRO were analyzed in the sample collected from boring B1 at 2-foot bgs and both ethylbenzene and total xylenes were detected at concentrations exceeding their respective SLRBCs.

**Polycyclic Aromatic Hydrocarbons (PAHs).** Given the detections of both DRO and RRO in the sample collected from boring B05 at 0.75-foot bgs, this sample was further analyzed for PAHs. Benzo[a]pyrene (B[a]P) was detected at a concentration exceeding its SLRBC. Remaining PAH constituents were either detected at concentrations below their respective SLRBCs or were not detected above laboratory MRLs.

**Polychlorinated Biphenyls (PCBs).** Given the detection of RRO in the sample collected from boring B05 at 0.75-foot bgs, this sample was further analyzed for PCBs. PCBs were not detected in the sample at concentrations exceeding the laboratory MRL.

### 5.3.2 Reconnaissance Ground Water

**TPH.** GRO and DRO were detected in the reconnaissance ground water sample collected from temporary boring B07 at concentrations exceeding their respective SLRBCs. A low concentration (below its SLRBC) of RRO was also detected in the reconnaissance ground water sample collected from temporary boring B10.

Initially, all reconnaissance ground water samples with the exception of B06 suggested low-level detections of DRO. However, detections were qualified by the laboratory with an “x” flag, which suggest that biogenic (i.e., organic) interference is present. Therefore, the laboratory recommended running the sample through a silica gel column to remove organic interferences. Following the silica gel extraction, there were no DRO detections in these reconnaissance ground water samples, confirming the detections were likely related to organic matrix interference.

Based on the data for GRO and RRO, Figure 3 shows the estimated extent of ground-water impacts at this site.

**Total Metals.** Given the detection of GRO in the sample collected from boring B07 and the detection of RRO in the sample collected from boring B10, reconnaissance ground water samples from these temporary borings were further analyzed for total lead and total RCRA 8 metals, respectively, as described in the Work Plan.

- Total lead was detected in the B07 sample at a concentration below its SLRBC. Total lead was not detected in the B10 sample above the laboratory MRL.
- Total barium was detected in the B10 sample at a concentration below its SLRBC.
- No other analyzed metals were detected at concentrations exceeding their laboratory MRLs.

**GRO-related VOCs.** The reconnaissance ground water sample from boring B07 was further analyzed for GRO-related VOCs due to detected concentrations of GRO and DRO. Ethylbenzene and naphthalene were detected at concentrations exceeding their respective SLRBCs.

Remaining VOC constituents were either detected at concentrations below their respective SLRBCs or were not detected above laboratory MRLs.

**PAHs.** The reconnaissance ground water samples from borings B07 and B10 were further analyzed for PAHs due to the detected concentration of DRO and RRO, respectively. Several PAH constituents were detected in both ground water samples; however, at concentrations below their respective SLRBCs.

### 5.3.3 Soil Gas

GRO and DRO were detected in the soil gas sample collected from temporary soil gas point SG01 at estimated concentrations exceeding their respective SLRBCs. Due to the high concentrations of detected TPH the analyzing instrument became oversaturated and the laboratory was unable to calculate VOC constituents or 2-propanol (IPA). Additionally, TPH results were flagged by the laboratory as being beyond the calibration range of the analysis equipment and are therefore presented as an estimate, biased high.

### 5.3.4 Quality Assurance/Quality Control Review

A review of the laboratory report indicates samples were analyzed within appropriate quality assurance/quality control procedures and specified holding times (see Appendix C for laboratory data validation forms completed for this project).

## 6.0 Preliminary Screening for Risk Drivers

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To better understand potential risk drivers and environmental liabilities posed by impacts at the site, a preliminary risk screening was conducted using the results (data) from this Focused Site Investigation.

### 6.1 Risk Drivers in Soil

Table 1 identified GRO, DRO, RRO, ethylbenzene, naphthalene, total lead, and B[a]P as constituents of potential concern (COPCs) in soil (constituents exceeding their respective SLRBCs).

In Table 5, COPCs are further evaluated against generic default RBCs developed for several receptor populations and exposure pathway scenarios given in *Appendix A - Table of Risk-Based Concentrations* in ODEQ's RBDM guidance document. As indicated in Table 4, constituent concentrations in soil detected at the subject property could pose the following potentially unacceptable human health risks:

- **Soil Ingestion, Dermal Contact, and Inhalation for Residential Receptors.** Benzo[a]pyrene, DRO, and RRO could pose an unacceptable human health risk to a future resident who ingests, contacts, or inhales dust from soils containing these constituents. Due to the commercial nature of the site and the location of identified soil impacts below a paved surface, residential exposure is unlikely. Additionally, if the possible adjacent UST were to be decommissioned, identified shallow soil impacts could be removed concurrently with that work, which would leave this pathway likely incomplete.
- **Soil Ingestion, Dermal Contact, and Inhalation for Construction Worker Receptors.** RRO could pose an unacceptable human health risk to a construction worker who ingests, contacts, or inhaled dust from soils containing RRO. Due to the apparent limited extent of identified soil impacts exposure to a construction worker is unlikely. Additionally, if the possible adjacent UST were to be decommissioned, identified shallow soil impacts could be removed concurrently with that work, which would leave this pathway likely incomplete.

- **Soil Leaching to Ground Water for Residential and Occupational Receptors.** Ethylbenzene, lead, and GRO have the potential to leach into ground water and could pose an unacceptable human health risk to a future resident or occupant were to ingest ground water containing these constituents. There are no water wells at the site so this pathway may be incomplete. Reconnaissance ground water samples were collected during this investigation and discussed in the next section. A review of nearby water wells will be necessary to determine if offsite ground water beneficial uses, if any, are likely to be impacted.

## 6.2 Risk Drivers in Reconnaissance Ground Water

Table 2 identified GRO, DRO, ethylbenzene, and naphthalene as COPCs in ground water (constituents exceeding their respective SLRBCs).

In Table 6, COPCs are further evaluated against generic default RBCs developed for several receptor populations and exposure pathway scenarios given in *Appendix A - Table of Risk-Based Concentrations* in ODEQ's RBDM guidance document. As indicated in Table 5, constituent concentrations in ground water detected at the subject property could pose the following potentially unacceptable human health risks:

- **Ground Water Ingestion and Inhalation from Tap Water for Residential and Occupational receptors.** Ethylbenzene, naphthalene, GRO, and DRO could pose an unacceptable human health risk to a future resident or occupant who ingests, or inhales tap water from ground water enriched with these constituents. There are no water wells at the site so this pathway may be incomplete. A review of nearby water wells will be necessary to determine if offsite ground water beneficial uses, if any, are likely to be impacted.
- **Ground Water to Vapor Intrusion into Buildings for Residential and Occupational Receptors.** Ethylbenzene, naphthalene, GRO, and DRO could pose an unacceptable human health risk to a future resident or occupant who are exposed to intrusive vapors into adjacent occupied structures. There are no existing structures in this area of the site, so this pathway is currently incomplete.

## 6.3 Risk Drivers in Soil Gas

Table 3 identified GRO and DRO as COPCs in soil gas (constituents exceeding their respective SLRBCs).

In Table 7, COPCs are further evaluated against vapor intrusion screening levels developed for several receptor populations and exposure pathway scenarios given in ODEQ's *Guidance for Assessing and Remediation Vapor Intrusion into Buildings*. As indicated in Table 7, constituent concentrations in soil gas detected at the subject property could pose the following potentially unacceptable human health risks:

- **Chronic RBCs for Residential and Occupational receptors.** GRO and DRO could pose an unacceptable human health risk to a resident or occupant subject to chronic (long-term) exposure via the vapor intrusion pathway. There are no existing structures in this area of the site, so this pathway is likely currently incomplete.

*Please note: This assessment of risk drivers was completed for the purpose of developing a conceptual site model in the future and therefore, this screening may not completely identify all potential risk drivers or environmental liabilities at the site.*

## 7.0 Conclusions

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Based upon evaluation of laboratory results and field observations, the following conclusions may be made.

- A magnetic anomaly was identified by the geophysical survey that may represent a possible abandoned UST. Samples of soil collected from temporary soil borings installed adjacent to this location indicate concentrations of petroleum hydrocarbons and related constituents in shallow above SLRBCs and CFSLs. However, a deeper soil sample and reconnaissance ground water sample collected from the same temporary boring did not contain detected concentrations of TPH, suggesting that impacts may attenuate with depth.
- A reconnaissance ground water sample collected from a temporary soil boring installed in the inferred downgradient direction of the former service station suggests the presence of petroleum hydrocarbons and related constituents at concentrations above SLRBCs. Based on the absence of significant detections of petroleum hydrocarbons in remaining reconnaissance ground water samples, impacts may not be laterally extensive.
- Laboratory analysis of the soil gas sample collected from the site suggests concentrations of TPH constituents above SLRBCs. However, the presence of saturated soils at a shallow depth suggests a likelihood of limited transmissivity through soils, suggesting impacts may not be laterally extensive.

## 8.0 Recommendations

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Based on the results of this Focused Site Investigation, ENW recommends the following:

- Additional assessment may be needed to determine the magnitude and extent of identified impacts in ground water west of boring B07. Given the shallow nature of saturated soils, delineation of impacts identified in soil gas may not be feasible and reconnaissance ground water may provide more comprehensive findings.
- To facilitate proper management and disposal of impacted soils, a Contaminated Media Management Plan (CMMP) should be developed prior to any construction, site redevelopment, and/or utility work on the subject property. This plan would identify methods and procedures for managing impacted media, and disposal requirements.
- The possible UST should be further investigated to definitively determine the nature of the anomaly. If the presence of a UST is confirmed, it should be decommissioned by a licensed service provider and associated impacted media should be removed to extent feasible. Decommissioning should include appropriate cleanup actions to address any UST release confirmed at this location according to rules and regulations promulgated by the ODEQ. A decommissioning and cleanup report should be prepared and submitted to ODEQ and certified by a licensed ODEQ contractor in the State of Oregon and retained with permanent property records.

*We recommend this report is kept as part of the permanent property records.*

## 9.0 Limitations

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The scope of this report is limited to observations made during on-site work; interviews with knowledgeable sources; and review of readily available published and unpublished reports and literature. As a result, these conclusions are based on information supplied by others as well as interpretations by qualified parties.

The focus of the site closure does not extend to the presence of the following conditions unless they were the express concerns of contacted personnel, report and literature authors or the work scope.

- Naturally occurring toxic or hazardous substances in the subsurface soils, geology, and water,
- Toxicity of substances common in current habitable environments, such as stored chemicals, products, building materials and consumables,
- Contaminants or contaminant concentrations that are not a concern now but may be under future regulatory standards,
- Unpredictable events that may occur after ENW's site work, such as illegal dumping or accidental spillage.

There is no practice that is thorough enough to absolutely identify the presence of all hazardous substances that may be present at a given site. ENW's investigation has been focused only on the potential for contamination that was specifically identified in the Scope of Work. Therefore, if contamination other than that specifically mentioned is present and not identified as part of a limited Scope of Work, ENW's environmental investigation shall not be construed as a guaranteed absence of such materials. ENW have endeavored to collect representative analytical samples for the locations and depths indicated in this report. However, no sampling program can thoroughly identify all variations in contaminant distribution.

We have performed our services for this project in accordance with our agreement and understanding with the client. This document and the information contained herein have been prepared solely for the use of the client.

ENW performed this study under a limited scope of services per our agreement. It is possible, despite the use of reasonable care and interpretation, that ENW may have failed to identify regulation violations related to the presence of hazardous substances other than those specifically mentioned at the closure site. ENW assumes no responsibility for conditions that we did not specifically evaluate or conditions that were not generally recognized as environmentally unacceptable at the time this report was prepared.



Table 1 - Summary of Analytical Data, Soil

Location ID	B04			B05		B06	B07	B08	B09	B10	Maximum Soil Concentration (remaining soil)	Soil Matrix Cleanup Level	ODEQs Screening-Level Risk-Based Concentrations SLRBCs <sup>1</sup> (Soil)	Background Concentrations (Regional Default)	Exceeds ODEQs Screening-Level SLRBCs (Soil) and/or Soil Matrix Cleanup Level	
Sample ID	B04-3	B04-3.5	B04-5-SWI	B05-0.75	B05-3.5-SWI	B06-1.5-SWI	B07-4-SWI	B08-3-SWI	B09-3-SWI	B10-3.5-SWI						
Date Sampled	5/21/2025	5/21/2025	5/21/2025	5/21/2025	5/21/2025	5/21/2025	5/21/2025	5/21/2025	5/21/2025	5/21/2025						
Depth Sampled (feet)	3	3.5	5	0.75	3.5	1.5	4	3	3	3.5						
Sampled By	ENW	ENW	ENW	ENW	ENW	ENW	ENW	ENW	ENW	ENW						
Location	North of Former Service Station			West End of Possible UST		Northeastern Portion of Former Service Station	West of Former Service Station	North of Former Service Station	South of Former Service Station	Near Southern Site Margin				Coast Range	TRUE OR Y FALSE OR N	
Constituent of Interest	Note	mg/Kg (ppm)	mg/Kg (ppm)	mg/Kg (ppm)	mg/Kg (ppm)	mg/Kg (ppm)	mg/Kg (ppm)	mg/Kg (ppm)	mg/Kg (ppm)	mg/Kg (ppm)	mg/Kg (ppm)	mg/Kg (ppm)	mg/Kg (ppm)			
<b>Volatile Organic Constituents</b>																
Benzene	c, v	---	---	---	<0.03 (ND)	---	---	---	---	---	---	<0.03 (ND)	NE	0.023	---	(Y)
Chloroethane (ethyl chloride)	nc, v	---	---	---	<0.5 (ND)	---	---	---	---	---	---	<0.5 (ND)	NE	310	---	N
Dichloroethene, 1,1-	nc, v	---	---	---	<0.05 (ND)	---	---	---	---	---	---	<0.05 (ND)	NE	6.7	---	N
Dichloroethene, cis-1,2-	nc, v	---	---	---	<0.05 (ND)	---	---	---	---	---	---	<0.05 (ND)	NE	0.63	---	N
Dichloroethene, trans-1,2-	nc, v	---	---	---	<0.05 (ND)	---	---	---	---	---	---	<0.05 (ND)	NE	7.0	---	N
Dichloromethane (Methylene Chloride)	c, v	---	---	---	<0.5 (ND)	---	---	---	---	---	---	<0.5 (ND)	NE	0.14	---	(Y)
EDB (dibromoethane, 1,2-)	c, v	---	---	---	<0.05 (ND)	---	---	---	---	---	---	<0.05 (ND)	NE	0.00012	---	(Y)
EDC (dichloroethane, 1,2-)	c, v	---	---	---	<0.05 (ND)	---	---	---	---	---	---	<0.05 (ND)	NE	0.0028	---	(Y)
Ethylbenzene	c, v	---	---	---	1.9	---	---	---	---	---	---	1.9	NE	0.22	---	Y
MTBE (methyl t-butyl ether)	c, v	---	---	---	<0.05 (ND)	---	---	---	---	---	---	<0.05 (ND)	NE	0.11	---	N
Naphthalene	c, v	---	---	---	7.2	---	---	---	---	---	---	7.2	NE	0.077	---	Y
iso-Propylbenzene (cumene)	nc, v	---	---	---	0.55	---	---	---	---	---	---	0.55	NE	96	---	N
Tetrachloroethene (PCE)	c, v	---	---	---	<0.025 (ND)	---	---	---	---	---	---	<0.025 (ND)	NE	0.46	---	N
Toluene	nc, v	---	---	---	<0.05 (ND)	---	---	---	---	---	---	<0.05 (ND)	NE	83	---	N
Trichloroethane, 1,1,1-	nc, v	---	---	---	<0.05 (ND)	---	---	---	---	---	---	<0.05 (ND)	NE	190	---	N
Trichloroethene (TCE)	NA, v	---	---	---	<0.02 (ND)	---	---	---	---	---	---	<0.02 (ND)	NE	0.013	---	(Y)
Trimethylbenzene, 1,2,4-	nc, v	---	---	---	3.0	---	---	---	---	---	---	3.0	NE	10	---	N
Trimethylbenzene, 1,3,5-	nc, v	---	---	---	2.3	---	---	---	---	---	---	2.3	NE	11	---	N
Vinyl chloride	c, v	---	---	---	<0.05 (ND)	---	---	---	---	---	---	<0.05 (ND)	NE	0.00057	---	(Y)
Xylenes	nc, v	---	---	---	1.11	---	---	---	---	---	---	1.11	NE	23	---	N
<b>Metals</b>																
Arsenic	c, nv	---	---	---	1.9	---	---	---	---	---	---	1.9	NE	0.43	12	BKG
Barium	nc, nv	---	---	---	16	---	---	---	---	---	---	16	NE	15000	840	N
Cadmium	nc, nv	---	---	---	<1 (ND)	---	---	---	---	---	---	<1 (ND)	NE	78	0.54	N
Chromium (III)	nc, nv	---	---	---	12	---	---	---	---	---	---	12	NE	120000	240	N
Lead	NA, nv	---	---	---	190	---	---	---	---	---	---	190	NE	30	34	Y
Mercury	nc, nv	---	---	---	<1 (ND)	---	---	---	---	---	---	<1 (ND)	NE	23	0.11	N
Silver	nc, nv	---	---	---	<1 (ND)	---	---	---	---	---	---	<1 (ND)	NE	390	0.41	N
<b>Semivolatile Organic Constituents</b>																
Polychlorinated biphenyls (Total PCBs)	c, v	---	---	---	<0.02 (ND)	---	---	---	---	---	---	<0.02 (ND)	NE	0.23	---	N
<b>Polycyclic Aromatic Hydrocarbons</b>																
Acenaphthene	nc, v	---	---	---	0.14	---	---	---	---	---	---	0.14	NE	770	---	N
Anthracene	nc, v	---	---	---	0.15	---	---	---	---	---	---	0.15	NE	8200	---	N
Benzo[a]anthracene	c, v	---	---	---	0.37	---	---	---	---	---	---	0.37	NE	1.1	---	N
Benzo[a]pyrene	c, nv	---	---	---	0.18	---	---	---	---	---	---	0.18	NE	0.11	---	Y
Benzo[b]fluoranthene	c, nv	---	---	---	0.17	---	---	---	---	---	---	0.17	NE	1.1	---	N
Benzo[k]fluoranthene	c, nv	---	---	---	0.057	---	---	---	---	---	---	0.057	NE	11	---	N
Chrysene	c, nv	---	---	---	0.36	---	---	---	---	---	---	0.36	NE	110	---	N
Dibenz[a,h]anthracene	c, nv	---	---	---	0.02	---	---	---	---	---	---	0.02	NE	0.11	---	N
Fluoranthene	nc, nv	---	---	---	0.64	---	---	---	---	---	---	0.64	NE	2400	---	N
Fluorene	nc, v	---	---	---	0.43	---	---	---	---	---	---	0.43	NE	770	---	N
Indeno[1,2,3-cd]pyrene	c, nv	---	---	---	0.12	---	---	---	---	---	---	0.12	NE	1.1	---	N
Pyrene	nc, v	---	---	---	0.72	---	---	---	---	---	---	0.72	NE	1800	---	N
<b>Total Petroleum Hydrocarbons</b>																
Generic Gasoline (GRO)	nc, v	57	<5 (ND)	<5 (ND)	410	<5 (ND)	<20 (NP)	14	<5 (ND)	<5 (ND)	<5 (ND)	410	80	31	---	Y
Generic Diesel / Heating Oil (DRO)	nc, v	<50 (ND)	<50 (ND)	<50 (ND)	2700	<50 (ND)	<50 (NP)	<50 (ND)	<50 (ND)	<50 (ND)	<50 (ND)	2700	500	1100	---	Y
Generic Mineral Insulating Oil (RRO)	nc, nv	<200 (ND)	<200 (ND)	<200 (ND)	16000	<200 (ND)	<200 (NP)	<200 (ND)	<200 (ND)	<200 (ND)	<200 (ND)	16000	---	2800	---	Y

Notes:  
 mg/Kg = milligram per kilogram or parts per million (ppm).  
 <# (ND) = not detected at or above the laboratory method reporting limit shown.  
 NE = not established.  
 NP = not present at or above the laboratory method reporting limit shown (HCID analysis).  
 --- = not analyzed or not applicable.  
 c = carcinogenic  
 nc = noncarcinogenic  
 v = volatile  
 nv = nonvolatile  
 GRO = gasoline-range organics.  
 DRO = diesel-range organics.  
 RRO = residual-range organics.  
 Shaded concentrations exceed screening level risk-based concentrations and background concentrations, as applicable.  
<sup>1</sup> Lowest Risk-Based Concentration for soil (screening level assumes residential use, from ODEQ RBCs dated May 2018).  
 (Y) indicates analyte not detected, but detection limit is above screening concentration.  
 BKG = constituent exceeded its SLRBC; however, was not detected above default background concentrations in soil

Table 2 - Summary of Analytical Data, Reconnaissance Ground Water

Location ID	B04	B05	B06	B07	B08	B09	B10	Maximum Ground Water Concentration	ODEQs Screening-level Risk-Based Concentrations (SLRBCs) <sup>1</sup>	Background Concentrations (metals)	Exceeds Background Concentrations (metals)?	COPC?	
Sample ID	B04-GW-9	B05-GW-9	B06-GW-3	B07-GW-7	B08-GW-3.5	B09-GW-3	B10-GW-5						
Date Sampled	5/21/25	5/21/25	5/21/25	5/21/25	5/21/25	5/21/25	5/21/25						
Sampled By	ENW	ENW	ENW	ENW	ENW	ENW	ENW						
Location	North of Former Service Station	West End of Possible UST	Northeastern Portion of Former Service Station	West of Former Service Station	North of Former Service Station	South of Former Service Station	Near Southern Site Margin				TRUE OR Y FALSE OR N	TRUE OR Y FALSE OR N	
Constituent of Interest	Note	µg/L (ppb)	µg/L (ppb)	µg/L (ppb)	µg/L (ppb)	µg/L (ppb)	µg/L (ppb)	µg/L (ppb)	µg/L (ppb)				
<b>Volatile Organic Constituents</b>													
Benzene	c, v	---	---	---	<7 (ND)	---	---	<7 (ND)	0.46	NE	N	(Y)	
EDB (dibromoethane, 1,2-)	c, v	---	---	---	<0.2 (ND)	---	---	<0.2 (ND)	0.0075	NE	N	(Y)	
EDC (dichloroethane, 1,2-)	c, v	---	---	---	<4 (ND)	---	---	<4 (ND)	0.17	NE	N	(Y)	
Ethylbenzene	c, v	---	---	---	<b>1100</b>	---	---	<b>1100</b>	1.5	NE	N	<b>Y</b>	
MTBE (methyl t-butyl ether)	c, v	---	---	---	<20 (ND)	---	---	<20 (ND)	14	NE	N	(Y)	
Naphthalene	c, v	---	---	---	<b>1300</b>	---	<0.1 (ND)	<b>1300</b>	0.17	NE	N	<b>Y</b>	
iso-Propylbenzene (cumene)	nc, v	---	---	---	90	---	---	90	440	NE	N	N	
Toluene	nc, v	---	---	---	<20 (ND)	---	---	<20 (ND)	1100	NE	N	N	
Trimethylbenzene, 1,2,4-	nc, v	---	---	---	<20 (ND)	---	---	<20 (ND)	54	NE	N	N	
Trimethylbenzene, 1,3,5-	nc, v	---	---	---	<20 (ND)	---	---	<20 (ND)	59	NE	N	N	
Xylenes	nc, v	---	---	---	44	---	---	44	190	NE	N	N	
<b>Metals</b>													
Arsenic	c, nv	---	---	---	---	---	<1 (ND)	<1 (ND)	0.052	2	N	(Y)	
Barium	nc, nv	---	---	---	---	---	14	14	4000	NE	N	N	
Cadmium	nc, nv	---	---	---	---	---	<1 (ND)	<1 (ND)	20	1	N	N	
Chromium (III)	nc, nv	---	---	---	---	---	<1 (ND)	<1 (ND)	30000	1	N	N	
Lead	NA, nv	---	---	---	7.2	---	<1 (ND)	7.2	15	13.3	N	N	
Mercury	nc, nv	---	---	---	---	---	<1 (ND)	<1 (ND)	2.6	0.1	(Y)	N	
Silver	nc, nv	---	---	---	---	---	<1 (ND)	<1 (ND)	100	1	N	N	
<b>Semivolatile Organic Constituents</b>													
Polychlorinated biphenyls (Total PCBs)	c, v	---	---	---	---	---	<0.1 (ND)	<0.1 (ND)	0.006	NE	N	(Y)	
<b>Polycyclic Aromatic Hydrocarbons</b>													
Acenaphthene	nc, v	---	---	---	0.29	---	<0.01 (ND)	0.29	510	NE	N	N	
Anthracene	nc, v	---	---	---	0.015	---	<0.01 (ND)	0.015	1700	NE	N	N	
Benz[a]anthracene	c, v	---	---	---	<0.01 (ND)	---	<0.01 (ND)	<0.01 (ND)	0.03	NE	N	N	
Benzo[a]pyrene	c, nv	---	---	---	<0.01 (ND)	---	0.019	0.019	0.025	NE	N	N	
Benzo[b]fluoranthene	c, nv	---	---	---	<0.01 (ND)	---	0.022	0.022	0.25	NE	N	N	
Benzo[k]fluoranthene	c, nv	---	---	---	<0.01 (ND)	---	<0.01 (ND)	<0.01 (ND)	2.5	NE	N	N	
Chrysene	c, nv	---	---	---	<0.01 (ND)	---	0.016	0.016	25	NE	N	N	
Dibenz[a,h]anthracene	c, nv	---	---	---	<0.01 (ND)	---	<0.01 (ND)	<0.01 (ND)	0.025	NE	N	N	
Fluoranthene	nc, nv	---	---	---	0.026	---	0.031	0.031	800	NE	N	N	
Fluorene	nc, v	---	---	---	0.20	---	<0.01 (ND)	0.20	280	NE	N	N	
Indeno[1,2,3-cd]pyrene	c, nv	---	---	---	<0.01 (ND)	---	0.015	0.015	0.25	NE	N	N	
Pyrene	nc, v	---	---	---	0.029	---	0.035	0.035	110	NE	N	N	
<b>Total Petroleum Hydrocarbons</b>													
Generic Gasoline (GRO)	nc, v	<100 (ND)	<100 (ND)	<100 (ND)	<b>8600</b>	<100 (ND)	<100 (ND)	<100 (ND)	<b>8600</b>	110	NE	N	<b>Y</b>
Generic Diesel / Heating Oil (DRO)	nc, v	<50 (ND) *	<50 (ND) *	<50 (ND)	<b>2200 x</b>	<50 (ND) *	<50 (ND) *	<50 (ND) *	<b>2200 x</b>	100	NE	N	<b>Y</b>
Generic Mineral Insulating Oil (RRO)	nc, nv	<200 (ND)	<200 (ND) *	<200 (ND)	<200 (ND)	<200 (ND)	<200 (ND) *	280	280	300	NE	N	N

Notes:

ug/L = micrograms per Liter or parts per billion (ppb).  
 <# (ND) = not detected at or above the laboratory method reporting limit shown.

NE = not established.

<sup>1</sup> Lowest Risk-Based Concentration for ground water (screening level assumes residential use, from ODEQ RBCs dated May 2018).

--- = not analyzed or not applicable.

c = carcinogenic

nc = noncarcinogenic

v = volatile

nv = nonvolatile

GRO = gasoline-range organics.

DRO = diesel-range organics.

RRO = residual-range organics.

**Bolded** concentrations exceed screening level risk-based concentrations and background concentrations, as applicable.

(Y) indicates analyte not detected, but detection limit is above screening concentration.

Note, B(a)P equivalents is calculated using Toxicity Equivalent Factors for all carcinogenic PAHs, per ODEQ guidance.

**Table 3 - Summary of Analytical Data, Soil Gas**

Sample ID		SG01-250520-1.5	ODEQs Screening-level RBCs (Soil Vapor, Chronic) <sup>1</sup>	ODEQs Screening-level RBCs (Soil Vapor, Acute) <sup>1</sup>	Constituent of Concern (COC)  TRUE OR Y FALSE OR N
Date Sampled		5/20/25			
Depth Sampled (feet)		1.5			
Sampled By		ENW			
Location		Northwestern Corner of Former Service Station			
Constituent of Interest	Note	µg/m3			
<b>Total Petroleum Hydrocarbons</b>					
Generic Gasoline (GRO)	nc, v	<b>130000 ve J</b>	10000	---	<b>Y</b>
Generic Diesel / Heating Oil (DRO)	nc, v	<b>39000 ve J</b>	3300	---	<b>Y</b>

Notes:

— = not analyzed or not applicable.

ug/m<sup>3</sup> = micrograms per cubic meter of air .

nc = noncarcinogenic

v = volatile

GRO = gasoline-range organics.

DRO = diesel-range organics.

ENW = EVREN Northwest

**Bolded** concentrations exceed screening level risk-based concentrations and reference concentrations, as applicable.

<sup>1</sup> Lowest Risk-Based Concentration for soil gas/sub-slab vapor (screening level).

J = indicates the internal standard associated with the analyte is out of control limits; the reported concentration is an estimate.

**Table 4 - Summary of Analytical Data, Leachability**

Location ID		B05	
Sample ID		B05-0.75	
Date Sampled		5/21/2025	
Depth Sampled (feet)		0.75	
Sampled By		ENW	
Location		West End of Possible UST	
<b>Constituent of Interest</b>		<b>Note</b>	<b>mg/L (ppm)</b>
<b>Metals</b>			
Lead	NA, nv	0.89	5

RCRA<sup>1</sup> Toxicity Characteristic

Notes:

<sup>1</sup> Resource Conservation and Recovery Act, 1976

mg/L = milligram per Liter or parts per million (ppm).

nv = nonvolatile

Table 5. Further Evaluation of COPCs in Soil (Risk Drivers)

Contaminated Medium		SOIL mg/Kg (ppm)												Maximum Detected Concentration
Exposure Pathway		Soil Ingestion, Dermal Contact, and Inhalation								Leaching to Groundwater				
Receptor Scenario		RBC <sub>ss</sub>				RBC <sub>sw</sub>								
Direct or Indirect Pathway (see notes)		Residential	Occupational	Construction Worker	Excavation Worker	Residential	Occupational							
Contaminant of Concern		Note	Note	Note	Note	Note	Note	Note	Note	Note	Note	Note	mg/Kg (ppm)	
<b>Volatile Organic Constituents</b>														
Ethylbenzene	c, v	34		150		1700	>Csat	49000	>Csat	0.22		0.9		33
Naphthalene	c, v	5.3		23		580	>Csat	16000	>Csat	0.077		0.34		7.2
<b>Metals</b>														
Lead	NA, nv	400	L	800	L	800	L	800		30	L	30	L	190
<b>Semivolatile Organic Constituents</b>														
<b>Polycyclic Aromatic Hydrocarbons</b>														
Benzo[a]pyrene	c, nv	0.11		2.1		17	>Csat	490	>Csat	4.4		82	>Csat	0.18
<b>Total Petroleum Hydrocarbons</b>														
Generic Gasoline (GRO)	nc, v	1200		20000		9700		-	>Max	31		130		4700
Generic Diesel / Heating Oil (DRO)	nc, v	1100		14000		4600		-	>Max	9500		-	>Max	2700
Generic Mineral Insulating Oil (RRO)	nc, nv	2800		36000		11000		-	>Max	-	>Max	-	>Max	16000

Notes:

— = not analyzed or not applicable.

mg/Kg = milligrams per Kilogram or parts per million (ppm).

c = carcinogenic

nc = noncarcinogenic

v = volatile

nv = nonvolatile

GRO = gasoline-range organics.

DRO = diesel-range organics.

RRO = residual-range organics.

(Y) indicates analyte not detected, but detection limit is above sc

<Csat = This soil RBC exceeds the limit of three-phase equilibrium partitioning.

<Max = The constituent RBC for this pathway is greater than 100,000 mg/kg. The Department believes it is highly unlikely that such concentrations will ever be encountered.

Table 4. Further Evaluation of COPCs in Reconnaissance Ground Water (Risk Drivers)

Contaminated Medium		GROUND WATER µg/L (ppb)										Maximum Detected Concentration
Exposure Pathway		Ingestion & Inhalation from Tapwater RBC <sub>tw</sub>				Vapor Intrusion into Buildings RBC <sub>wi</sub>				GW in Excavation RBC <sub>we</sub>		
Receptor Scenario		Residential		Occupational		Residential		Occupational		Construction & Excavation Worker		
Direct or Indirect Pathway (see notes)		DS		DS		IVW		IVW		DS		
Contaminant of Concern	Note		Note		Note		Note		Note		Note	
<b>Volatile Organic Constituents</b>												
Ethylbenzene	c, v	<b>1.5</b>		<b>6.4</b>		<b>7.1</b>		<b>31</b>		4500		<b>1100</b>
Naphthalene	c, v	<b>0.17</b>		<b>0.72</b>		<b>11</b>		<b>50</b>		<b>500</b>		<b>1300</b>
<b>Total Petroleum Hydrocarbons</b>												
Generic Gasoline (GRO)	nc, v	<b>110</b>		<b>450</b>		<b>120</b>		<b>520</b>	>S	14000		<b>8600</b>
Generic Diesel / Heating Oil (DRO)	nc, v	<b>100</b>		<b>430</b>		<b>400</b>		<b>1700</b>	>S	-	>S	<b>2200</b>

Notes:

ND = not detected at or above laboratory method reporting limits

— = not analyzed or not applicable.

ug/L = micrograms per Liter or parts per billion (ppb).

c = carcinogenic

nc = noncarcinogenic

v = volatile

GRO = gasoline-range organics.

DRO = diesel-range organics.

**Bolded** concentrations exceed either Soil Matrix Cleanup

<S = This groundwater RBC exceeds the solubility limit.

Table 7. Further Evaluation of COPCs in Soil Gas (Risk Drivers)

Contaminated Medium	SOIL GAS		Maximum Detected Concentration
	µg/m <sup>3</sup>		
Exposure Pathway	Vapor Intrusion Screening Levels		
	RBC <sub>sv</sub>		
Receptor Scenario	Residential	Occupational	
Direct or Indirect Pathway	ICA	ICA	
Contaminant of Concern	1	1	µg/m <sup>3</sup>
Total Petroleum Hydrocarbons			
Generic Gasoline (GRO)	<b>10,000</b>	<b>40,000</b>	<b>130000</b>
Generic Diesel / Heating Oil (DRO)	<b>3300</b>	<b>14,000</b>	<b>39000</b>

Notes:

— = not analyzed or not applicable.

ug/M<sup>3</sup> = micrograms per cubic meter or parts per billion (ppb).

sv = soil vapor

RBC = risk-based concentration

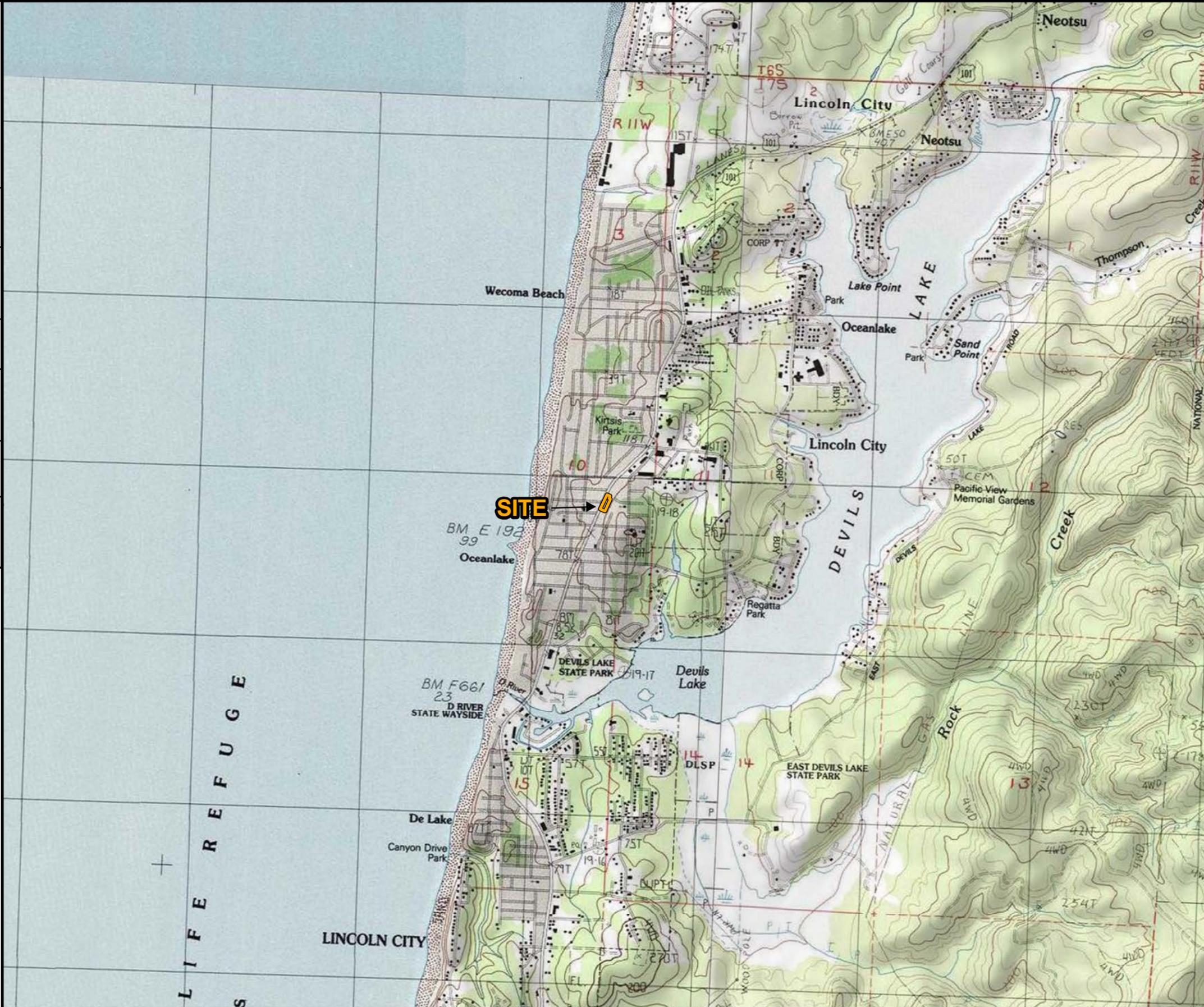
GRO = gasoline-range organics.

DRO = diesel-range organics.

**Bolded** concentrations exceed screening level risk-based concentrations and background concentrations, as applicable.



162-02003(V01)	DRAWING NUMBER
M. FERRY	DRAWN BY
3/20/2025	DATE
T. BENNETT	CHECKED BY
3/20/2025	DATE
L. GREEN	APPROVED BY
3/20/2025	DATE

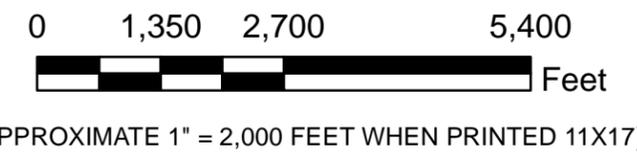


**LEGEND:**

 SUBJECT PROPERTY BOUNDARY

**NOTES:**

1. BASE MAP DEVELOPED BY THE USGS (LINCOLN CITY, 1:24000, 2013)

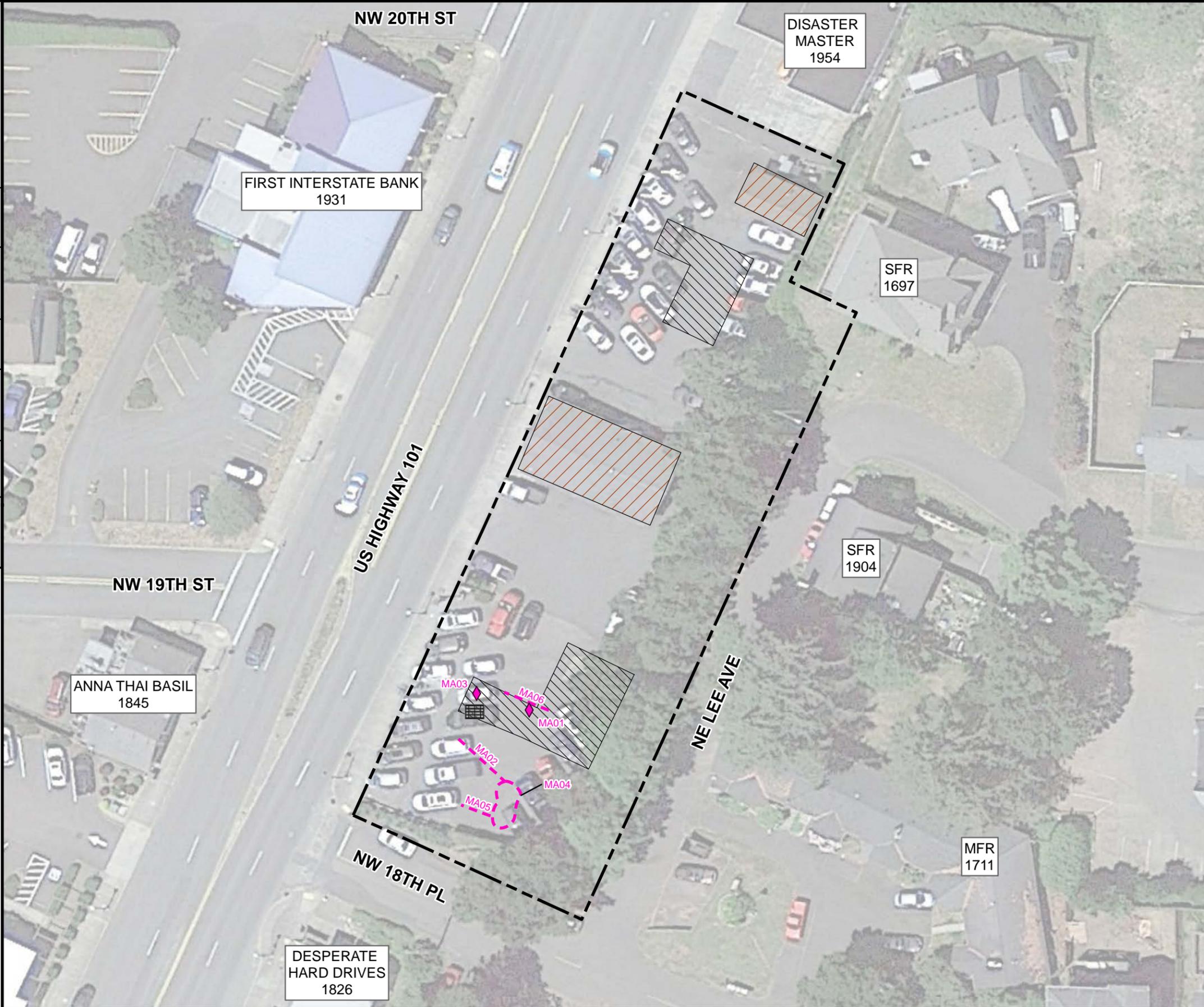



**FIGURE 1**

**SITE VICINITY MAP**

**POWER AUTO SALES**  
**1940 NE HIGHWAY 101**  
**LINCOLN CITY, OREGON**

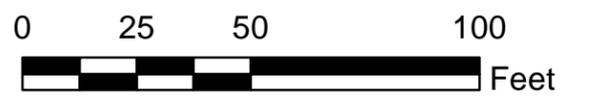
162-02003(V04)  
 DRAWING NUMBER  
 APPROVED BY L. GREEN 7/17/2025  
 CHECKED BY T. BENNETT 7/17/2025  
 DRAWN BY M. FERRY 7/17/2025



**LEGEND:**

- SUBJECT PROPERTY BOUNDARY
- CURRENT SITE BUILDING
- FORMER SERVER STATION (PER 1970 AERIAL)
- CATCH BASIN
- MAGNETIC ANOMALY

- NOTES:**
1. BASE MAP DEVELOPED FROM AN AERIAL PHOTOGRAPH MAP DATED 2019 AND 1970 OREGON DEPARTMENT OF TRANSPORTATION AERIAL PHOTOGRAPHY
  2. ALL BUILDING, STREET, AND FEATURE LOCATIONS ARE APPROXIMATE.
  3. SYMBOLS REPRESENT LOCATION AND DO NOT ALWAYS REPRESENT EXACT SHAPE, SIZE, OR ORIENTATION

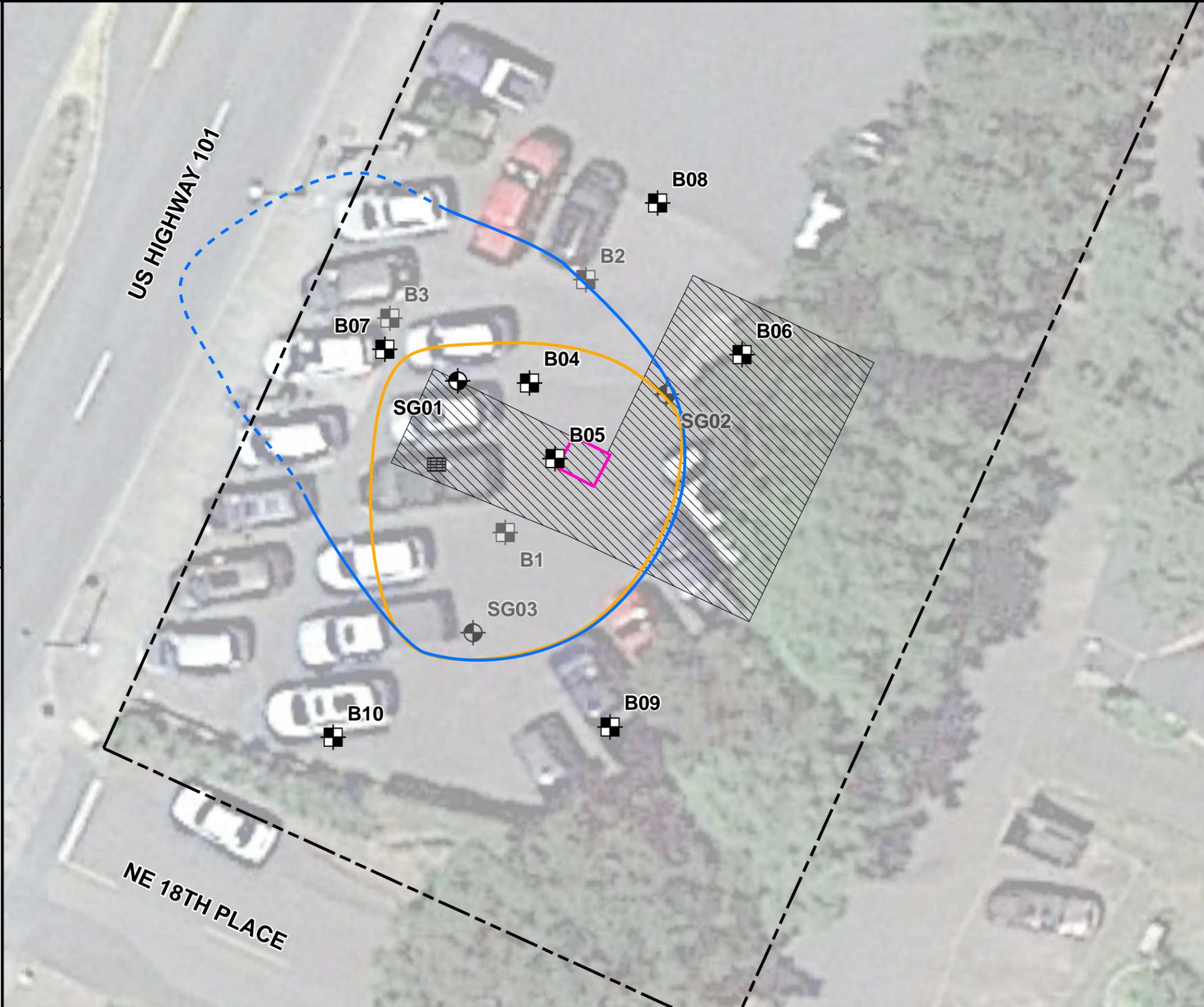


(APPROXIMATE 1" = 40 FEET WHEN PRINTED 11X17)



**FIGURE 2**  
**SITE PLAN**  
**POWER AUTO SALES**  
**1940 NE HIGHWAY 101**  
**LINCOLN CITY, OREGON**

DRAWN BY M. FERRY 7/11/2025  
 CHECKED BY T. BENNETT 7/11/2025  
 APPROVED BY L. GREEN 7/11/2025  
 DRAWING NUMBER 162-02003(V09)



**LEGEND:**

- SUBJECT PROPERTY BOUNDARY
- FORMER SERVER STATION (PER 1970 AERIAL)
- ESTIMATED GROUND WATER PLUME (BASED ON GRO EXCEEDING SCREENING LEVELS) (DASHED WHERE INFERRED)
- ESTIMATED SOIL PLUME (BASED ON GRO EXCEEDING SCREENING LEVELS)
- POSSIBLE UST
- CATCH BASIN
- ENW SOIL GAS SAMPLE LOCATION
- ENW ATTEMPTED SOIL GAS SMAPLE LOCATION - SATURATED CONDITIONS ENCOUNTERED
- ENW TEMPORARY SOIL BORING LOCATION
- ENW TEMPORARY SOIL BORING (2003)

**NOTES:**

1. BASE MAP DEVELOPED FROM AN AERIAL PHOTOGRAPH MAP DATED 2019 AND 1970 OREGON DEPARTMENT OF TRANSPORTATION AERIAL PHOTOGRAPHY
2. ALL BUILDING, STREET, AND FEATURE LOCATIONS ARE APPROXIMATE.
3. SYMBOLS REPRESENT LOCATION AND DO NOT ALWAYS REPRESENT EXACT SHAPE, SIZE, OR ORIENTATION

0 5 10 20  
 Feet  
 (APPROXIMATE 1" = 15 FEET WHEN PRINTED 11X17)



**FIGURE 3**  
**SAMPLE LOCATION DIAGRAM**  
**POWER AUTO SALES**  
**1940 NE HIGHWAY 101**  
**LINCOLN CITY, OREGON**

*Appendix A*

Site Photographs



May 19, 2025 10:19:31 AM

Multiple geophysical instruments were used during the geophysical survey, including GPR (pictured).



May 19, 2025 12:16:14 PM

View of magnetic anomaly MA01 (possible UST) with adjacent cleared boring location (B05).



Temporary soil gas probe tooling was advanced using an electric percussive hammer.



A PID was used to screen soil gas (as shown) as well as to collect field headspace readings during advancement of temporary soil borings.



Gesik Property  
1940 NE Highway 101  
Lincoln City, Oregon

## Site Photographs

Project No.  
162-02003-03

Appendix  
**A**



A soil gas sample was collected from location SG01 using method TO-17 (note rags saturated with isopropyl alcohol for leak check).



Temporary soil borings were advanced using a stainless-steel hand auger.



All sampling equipment was decontaminated between borings.



Reconnaissance ground water samples were collected from temporary soil borings using a peristaltic pump. View of typical setup.



Gesik Property  
1940 NE Highway 101  
Lincoln City, Oregon

## Site Photographs

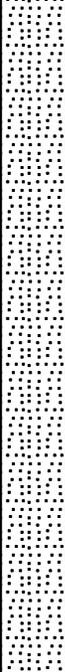
Project No.  
162-02003-03

Appendix  
**A**

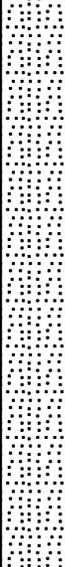
*Appendix B*

Soil Boring Logs and Field Sampling Forms

<b>DRILL LOG</b>		PROJECT Power Chevrolet		PROJECT NO. 162-02003-03		BORING NO. <b>B04</b>	
SITE Lincoln City		BEGUN 05-21-25		COMPLETED 05-21-25		HOLE SIZE 2"	
COORDINATES		DEPTH GROUND WATER 05-21-25		STATIC LEVEL 2.97		FIRST WATER 5	
DRILLER Evren Northwest		CORE RECOVERY (%)		# SAMPLES 3		# CORE BOXES	
DRILL MAKE AND MODEL Hand Auger		LOGGED BY: Jordan Morris				DEPTH BOTTOM OF HOLE 9	

DEPTH	STRATA ELEVATION/ DEPTH	GRAPHIC LOG	DESCRIPTION	SAMPLE DATA				PID/OVM	REMARKS: NOTES ON WATER LEVELS, LOSSES, CAVING, CASING, DEPTH & DRILLING CONDITIONS.
				SAMPLE NO.	SAMPLE TYPE	CORE RECOVERY	MW Const./ Completion		
0			Asphalt and 3/4 minus base gravel.						
2			Soft 2.5Y 5/1 SILT (ML), moist, low plasticity, cohesive, massive, orange mottling, no mica observed.						
2			Loose 2.5Y 5/4 fine to medium SAND (SP), moist, no plasticity, cohesive, rapid dilatency, slight orange mottling, trace mica observed.	B04-3				28.2	
4				B04-3.5				3.0	
6			Saturated at 5 feet; SWI.	B04-5-SWI				0.0	
10			Refusal at 9 feet.						

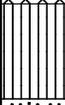
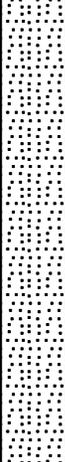
<b>DRILL LOG</b>		PROJECT Power Chevrolet		PROJECT NO. 162-02003-03		BORING NO. <b>B05</b>	
SITE Lincoln City		BEGUN 05-21-25		COMPLETED 05-21-25		HOLE SIZE 2"	
COORDINATES		DEPTH GROUND WATER 05-21-25		STATIC LEVEL 5.35		FIRST WATER 3.5	
DRILLER Evren Northwest		CORE RECOVERY (%)		# SAMPLES 2		# CORE BOXES	
DRILL MAKE AND MODEL Hand Auger		LOGGED BY: Jordan Morris				DEPTH BOTTOM OF HOLE 9	

DEPTH	STRATA ELEVATION/ DEPTH	GRAPHIC LOG	DESCRIPTION	SAMPLE DATA				PID/OVM	REMARKS: NOTES ON WATER LEVELS, LOSSES, CAVING, CASING, DEPTH & DRILLING CONDITIONS.
				SAMPLE NO.	SAMPLE TYPE	CORE RECOVERY	MW Const./ Completion		
0			Asphalt and 3/4 minus base gravel.						
			High PID reading. Petroleum odor.	B05-0.75				240	
2			Loose 2.5Y 5/4 medium to fine SAND (SP), wet, no plasticity, cohesive, rapid dilatency, massive, FeO concretions, trace mica observed.					217	
			Saturated at 3.5 feet; SWI.	B05-3.5-SWI				5.4	
4			By 5 feet, color grades to 2.5Y 4/1.					2.6	
6								4.3	
8			Soft 2.5Y 4/1 sandy SILT (ML), wet, low palsticity, cohesive, very slow dilatency, massive, black organic debris, some fine SAND, some mica observed.					2.2	
			Refusal at 9 feet.						
10									
12									
14									

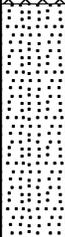
<b>DRILL LOG</b>		PROJECT Power Chevrolet		PROJECT NO. 162-02003-03		BORING NO. <b>B06</b>	
SITE Lincoln City		BEGUN 05-21-25		COMPLETED 05-21-25		HOLE SIZE 2"	
COORDINATES		DEPTH GROUND WATER 05-21-25		STATIC LEVEL 0.87		FIRST WATER 1.5	
DRILLER Evren Northwest		CORE RECOVERY (%)		# SAMPLES 1		# CORE BOXES	
DRILL MAKE AND MODEL Hand Auger		LOGGED BY: Jordan Morris				DEPTH BOTTOM OF HOLE 3	

DEPTH	STRATA ELEVATION/DEPTH	GRAPHIC LOG	DESCRIPTION	SAMPLE DATA				PID/OVM	REMARKS: NOTES ON WATER LEVELS, LOSSES, CAVING, CASING, DEPTH & DRILLING CONDITIONS.
				SAMPLE NO.	SAMPLE TYPE	CORE RECOVERY	MW Const./Completion		
0		Asphalt and 3/4 minus base gravel.							
2		Loose 2.5Y 5/4 medium to fine SAND (SP), moist, no plasticity, cohesive, massive, rapid dilatency, extreme orange mottling and FeO concretions, trace mica observed. Saturated at 1.5 feet; SWI.	B06-1.5-SWI				0.0 0.0		
4		Refusal at 3 feet.							
6									
8									
10									
12									
14									

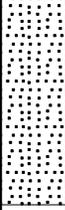
<b>DRILL LOG</b>		PROJECT Power Chevrolet		PROJECT NO. 162-02003-03		BORING NO. <b>B07</b>	
SITE Lincoln City		BEGUN 05-21-25		COMPLETED 05-21-25		HOLE SIZE 2"	
COORDINATES		DEPTH GROUND WATER 05-21-25		STATIC LEVEL 3.10		FIRST WATER 4	
DRILLER Evren Northwest		CORE RECOVERY (%)		# SAMPLES 1		# CORE BOXES	
DRILL MAKE AND MODEL Hand Auger		LOGGED BY: Jordan Morris				DEPTH BOTTOM OF HOLE 7	

DEPTH	STRATA ELEVATION/ DEPTH	GRAPHIC LOG	DESCRIPTION	SAMPLE DATA				PID/OVM	REMARKS: NOTES ON WATER LEVELS, LOSSES, CAVING, CASING, DEPTH & DRILLING CONDITIONS.
				SAMPLE NO.	SAMPLE TYPE	CORE RECOVERY	MW Const./ Completion		
0			Asphalt and 3/4 minus base gravel.						
2			Soft 2.5Y 5/1 SILT with fine SAND (ML), moist, low plasticity, cohesive, massive, extreme orange mottling and FeO concretions, little fine SAND, no mica observed.					2.0	
4			Loose 2.5Y 5/4 medium to fine SAND (SP), moist, no plasticity, cohesive, rapid dilatency, massive, orange mottling, some mica observed.					3.9	
4			Saturated at 4 feet; SWI.					5.9	
8			Refusal at 7 feet.						
10									
12									
14									

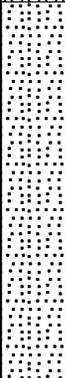
<b>DRILL LOG</b>		PROJECT Power Chevrolet		PROJECT NO. 162-02003-03		BORING NO. <b>B08</b>	
SITE Lincoln City		BEGUN 05-21-25		COMPLETED 05-21-25		HOLE SIZE 2"	
COORDINATES		DEPTH GROUND WATER 05-21-25		STATIC LEVEL 0.96		FIRST WATER 3	
DRILLER Evren Northwest		CORE RECOVERY (%)		# SAMPLES 1		# CORE BOXES	
DRILL MAKE AND MODEL Hand Auger		LOGGED BY: Jordan Morris				DEPTH BOTTOM OF HOLE 3.5	

DEPTH	STRATA ELEVATION/ DEPTH	GRAPHIC LOG	DESCRIPTION	SAMPLE DATA				PID/OVM	REMARKS: NOTES ON WATER LEVELS, LOSSES, CAVING, CASING, DEPTH & DRILLING CONDITIONS.
				SAMPLE NO.	SAMPLE TYPE	CORE RECOVERY	MW Const./ Completion		
0			Asphalt and 3/4 minus base gravel.						
2			Loose 2.5Y 5/4 fine to medium SAND (SP), moist, no plasticity, cohesive, rapid dilatency, massive, slight orange mottling, trace mica observed.  At 2.5 feet, color grades to 2.5Y 4/1.  Saturated at 3 feet; SWI.	B08-3-SWI				0.0 0.0 0.0	
4			Refusal at 3.5 feet.						
6									
8									
10									
12									
14									

<b>DRILL LOG</b>		PROJECT Power Chevrolet		PROJECT NO. 162-02003-03		BORING NO. <b>B09</b>	
SITE Lincoln City		BEGUN 05-21-25		COMPLETED 05-21-25		HOLE SIZE 2"	
COORDINATES		DEPTH GROUND WATER 05-21-25		STATIC LEVEL 1.79		FIRST WATER 3	
DRILLER Evren Northwest		CORE RECOVERY (%)		# SAMPLES 1		# CORE BOXES	
DRILL MAKE AND MODEL Hand Auger		LOGGED BY: Jordan Morris				DEPTH BOTTOM OF HOLE 4	

DEPTH	STRATA ELEVATION/ DEPTH	GRAPHIC LOG	DESCRIPTION	SAMPLE DATA				PID/OVM	REMARKS: NOTES ON WATER LEVELS, LOSSES, CAVING, CASING, DEPTH & DRILLING CONDITIONS.
				SAMPLE NO.	SAMPLE TYPE	CORE RECOVERY	MW Const./ Completion		
0			Asphalt and 3/4 minus base gravel.						
2			Soft 2.5Y 5/1 sandy SILT (ML), moist, low plasticity, cohesive, slow dilatency, massive, no mica observed.					0.0	
2			Loose 2.5Y 5/4 medium to fine SAND (SP), moist, no plasticity, cohesive, rapid dilatency, massive, some mica observed.					0.0	
3			Saturated at 3 feet; SWI.	B09-3-SWI				0.0	
4			Refusal at 4 feet.					0.0	
6									
8									
10									
12									
14									

<b>DRILL LOG</b>		PROJECT Power Chevrolet		PROJECT NO. 162-02003-03		BORING NO. <b>B10</b>	
SITE Lincoln City		BEGUN 05-21-25		COMPLETED 05-21-25		HOLE SIZE 2"	
COORDINATES		DEPTH GROUND WATER 05-21-25		STATIC LEVEL 2.97		FIRST WATER 3.5	
DRILLER Evren Northwest		CORE RECOVERY (%)		# SAMPLES 1		# CORE BOXES	
DRILL MAKE AND MODEL Hand Auger		LOGGED BY: Jordan Morris				DEPTH BOTTOM OF HOLE 5	

DEPTH	STRATA ELEVATION/ DEPTH	GRAPHIC LOG	DESCRIPTION	SAMPLE DATA				PID/OVM	REMARKS: NOTES ON WATER LEVELS, LOSSES, CAVING, CASING, DEPTH & DRILLING CONDITIONS.
				SAMPLE NO.	SAMPLE TYPE	CORE RECOVERY	MW Const./ Completion		
0			Asphalt and 3/4 minus base gravel.						
2			Loose 2.5Y 5/4 medium to fine SAND (SP), moist, no plasticity, cohesive, rapid dilatency, massive, some SILT, no mica observed.					0.0	
4			Saturated at 3.5 feet; SWI.	B10-3.5-SWI				0.0	
6			Loose 10YR 4/6 silty SAND (SP) , wet, no plasticity, cohesive, rapid dilatency, massive, some gray staining, no mica observed.					0.0	
5			Refusal at 5 feet.						
10									
12									
14									

# FIELD SAMPLING DATA SHEET

EVREN NORTHWEST

PO Box 14488  
Portland, Oregon, 97293  
503-452-5561 enw@evren-nw.com

PROJECT NAME/NUMBER: FSI 162-02003-03

SAMPLE LOCATION / ID: 5601

SITE ADDRESS: 1940 NE Highway 101, Lincoln, City OR

SAMPLE DATE: 5/20/25

WIND FROM:	N	NE	E	SE	S	SW	<u>(W)</u>	NW	<u>(LIGHT)</u>	MEDIUM	HEAVY
WEATHER:	SUNNY	CLOUDY	RAIN			OTHER: <u>partly sunny</u>					

Temp., C	Humidity (%)
<u>53.0</u>	<u>77</u>

**SCREENING**

Purge Time (start) <u>11:22</u>				Purge Time (finish) <u>11:50</u>		
Date	Time	Depth (ft)	PID (ppm)	O <sub>2</sub> (ppm)	CO (ppm)	CO <sub>2</sub> (ppm)
<u>05/20/25</u>	<u>0</u>	<u>3</u>	<u>0.9</u>	<u>20.5</u>	<u>3.0</u>	<u>0.2</u>
	<u>60</u>		<u>547 (589 peak)</u>	<u>17.1</u>	<u>1.0</u>	<u>0.7</u>
	<u>120</u>		<u>275.1</u>			
	<u>180</u>		<u>185.9</u>			
	<u>240</u>		<u>162.3</u>			
	<u>300</u>		<u>157.6</u>			

**VOLUME CALCULATION**

Flow Rate (mL/min)	Sample Time (min)	Total Volume (L)
<u>200</u>	<u>10</u>	<u>2</u>

Time	Flow Rate (mL/min)	Sample Time (min)	O <sub>2</sub> (ppm)	CO (ppm)	CO <sub>2</sub> (ppm)
<u>0</u>	<u>346.9</u>	<u>0</u>	<u>20.1</u>	<u>0.0</u>	<u>3.4</u>
<u>60</u>	<u>406.3</u>	<u>30</u>	<u>1.1</u>	<u>2.0</u>	<u>3.5</u>
<u>120</u>	<u>373.1</u>	<u>60</u>	<u>0.5</u>	<u>1.0</u>	<u>3.6</u>
<u>180</u>	<u>360.5</u>	<u>90</u>	<u>0.4</u>	<u>1.0</u>	<u>3.6</u>
<u>240</u>	<u>404.1</u>	<u>120</u>			
<u>300</u>	<u>365.9</u>				

H<sub>2</sub>S  
4  
  
methane  
CH<sub>4</sub>  
95.8

**SAMPLING DATA**

Sample ID	Tube ID	Sample Depth	Sample Time (start)	Sample Time (finish)
<u>5601-250520-1.5</u>	<u>783528</u>	<u>1.5'</u>	<u>12:01</u>	<u>12:11</u>

CONTAINER TYPE	TYPICAL ANALYSIS ALLOWED PER BOTTLE TYPE (Circle applicable or write non-standard analysis below)
	PESTICIDE/PCBs (TO-4) ALDEHYDES/KEYTONES (TO-5) PESTICIDES/PCBs (TO-10) ALDEHYDES/KEYTONES (TO-11)
	TPH as Diesel (TO-17)
	SPECIFIC CHEMICAL ANALYSIS [

**NOTES:**

Water started entering tubing while using the Gem 500. Pulled tubing out, pulled rod up to 1.5' and purged again before sample

SAMPLER: Allen Heller  
(PRINTED NAME)

Allen Heller  
(SIGNATURE)

## FIELD SAMPLING DATA SHEET

EVREN NORTHWEST

PO Box 14488  
Portland, Oregon, 97293  
503-452-5561 enw@evren-nw.com

PROJECT NAME/NUMBER: 162-02003-05

SAMPLE LOCATION / ID: SG02

SITE ADDRESS: 1470 NE Huxley Lincoln City OR

SAMPLE DATE: 5/20/15

WIND FROM:	N	NE	E	SE	S	SW	<u>W</u>	NW	<u>LIGHT</u>	MEDIUM	HEAVY
WEATHER:	<u>SUNNY</u>		CLOUDY	RAIN		OTHER:					

Temp., C	Humidity (%)
<u>54.0</u>	<u>73</u>

**SCREENING**

Purge Time (start) <u>13:54</u>				Purge Time (finish) <u>14:01</u>		
Date	Time	Depth (ft)	PID (ppm)	O <sub>2</sub> (ppm)	CO (ppm)	CO <sub>2</sub> (ppm)
<u>5/20/15</u>	<u>00 sec</u>	<u>1.5</u>	<u>37.7</u>	<u>20.8</u>	<u>38</u>	<u>.2</u>
	<u>120 sec</u>		<u>32.6</u>			
	<u>180 sec</u>		<u>37.7</u>			
	<u>240 sec</u>		<u>35.4</u>			
	<u>300 sec</u>		<u>34.8</u>			

**VOLUME CALCULATION**

Flow Rate (mL/min)	Sample Time (min)	Total Volume (L)

05sec  
305sec  
605sec  
905sec

**SAMPLING DATA**

Sample ID	Tube ID	Sample Depth	Sample Time (start)	Sample Time (finish)
<u>SG02-250520-1.5</u>		<u>1.5'</u>	:	:

CONTAINER TYPE	TYPICAL ANALYSIS ALLOWED PER BOTTLE TYPE (Circle applicable or write non-standard analysis below)
	PESTICIDE/PCSs (TO-4) ALDEHYDES/KEYTONES (TO-5) PESTICIDES/PCBs (TO-10) ALDEHYDES/KEYTONES (TO-11)
	TPH as Diesel (TO-17)
	SPECIFIC CHEMICAL ANALYSIS [

**NOTES:**

Gem pulled water after 15 sec, No Sample

SAMPLER: Allen Helle  
(PRINTED NAME)

Allen Helle  
(SIGNATURE)







**EVREN Northwest**

**GROUNDWATER SAMPLING FIELD FORM**

PROJECT NAME: \_\_\_\_\_

PROJECT NUMBER: 162-02003-03

Event: \_\_\_\_\_

Date: 5/21/25

Field Personnel: Allen Keller, Jordan Miller, Jie

Well ID: B06

Weather Conditions: 59°F Sunny

Start Time: 13:11

DTW (prior to purging): 0.87

**WELL PURGING INFORMATION**

Time (00:00 - 23:59)	DTW During Purging (feet)	Pumping Rate (L/min)	Temperature (degree C)	Specific Conductivity (mS/cm), +3%	Dissolved Oxygen (mg/L), +10%	Water pH (S.U.), ±0.1%	ORP (mV), ±10 mV	Turbidity (NTU), ±10%	Total Quantity Purged (gallons/liters)
13:13	0.87	0.15	Water very brown, turbid						
13:17		↓	Water starting to clear, less turbid						
13:20			Water clear						1.05
			Start sample						

Total Purged: 1.05

Tubing: 1/4 WPE

Purge Pumping Rate (approx. L/m): \_\_\_\_\_

Well casing (in. diam): 1"

Decontamination method: \_\_\_\_\_

Approx. Pump/Intake Depth: \_\_\_\_\_

Well Conversion Factors: 2" = 0.163 gal / foot; 1" = 0.0408 gal/foot

Tubing: 3/8" = 0.0026 gal/foot; 1/4" = 0.0016 gal/foot

**WELL CONDITION**

Recommended Well Repairs/Additional Notes:

QA/QC Sample:  Duplicate  Lab QA/QC  Equipment Blank  None

Sampling Method:  Grundfos Pump  Peristaltic Pump  Bladder Pump

**SAMPLE INFORMATION**

Analytical Parameters	Destination Laboratory	Preservative	Bottle Size	Number of bottles	Sample ID	Time Sampled
					<u>B06-GW-3</u>	<u>13:42</u>

Method of Transportation of samples: FedEx Courier

All samples were immediately placed into a cooler and packed with ice or "blue ice"

Yes  No

Field Observations/Notes of sampling event:

Signature of Field Personnel: Allen Keller

Date: 5/21/25



**EVREN Northwest**

**GROUNDWATER SAMPLING FIELD FORM**

PROJECT NAME: \_\_\_\_\_  
 Event: \_\_\_\_\_

PROJECT NUMBER: 162-02003-03  
 Date: 5/21/25

Field Personnel: Allen Hille Jordan Morris, Sue  
 Weather Conditions: 59°F Sunny  
 DTW (prior to purging): 0.96

Well ID: B08  
 Start Time: 12:45

**WELL PURGING INFORMATION**

Time (00:00 - 23:59)	DTW During Purging (feet)	Pumping Rate (L/min)	Temperature (degree C)	Specific Conductivity (mS/cm), +3%	Dissolved Oxygen (mg/L), +10%	Water pH (S.U.), +0.1%	ORP (mV), +10 mV	Turbidity (NTU), +10%	Total Quantity Purged (gallons/liters)
<u>12:45</u>	<u>0.96</u>	<u>0.15</u>	<u>water</u>	<u>1.02 mS/cm, turbid</u>					
<u>12:48</u>			<u>fan</u>						
<u>13:10</u>			<u>start sample</u>						
<u>13:15</u>			<u>fan off</u>						
<u>14:08</u>			<u>start sample again</u>						

Total Purged: 0.75

Tubing: 1/2" LDPE  
 Purge Pumping Rate (approx. L/m): 0.15  
 Decontamination method: \_\_\_\_\_

Well casing (in. diam): 1"  
 Approx. Pump/Intake Depth: \_\_\_\_\_

Well Conversion Factors: 2" = 0.163 gal / foot; 1" = 0.0408 gal/foot  
 Tubing: 3/8" = 0.0026 gal/foot; 1/4" = 0.0016 gal/foot

**WELL CONDITION**

Recommended Well Repairs/Additional Notes:  
 \_\_\_\_\_  
 \_\_\_\_\_

QA/QC Sample:  Duplicate  Lab QA/QC  Equipment Blank  None  
 Sampling Method:  Grundfos Pump  Peristaltic Pump  Bladder Pump

**SAMPLE INFORMATION**

Analytical Parameters	Destination Laboratory	Preservative	Bottle Size	Number of bottles	Sample ID	Time Sampled
					<u>B08-GW-3.5</u>	<u>14:28</u>

Method of Transportation of samples: FedEx  Courier   
 All samples were immediately placed into a cooler and packed with ice or "blue ice"  Yes  No

Field Observations/Notes of sampling event:  
 \_\_\_\_\_  
 \_\_\_\_\_

Signature of Field Personnel: \_\_\_\_\_ Date: \_\_\_\_\_





*Appendix C*

Laboratory Analytical Reports

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

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

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

June 12, 2025

Lynn Green, Project Manager  
Evren Northwest, Inc.  
PO Box 14488  
Portland, OR 97293

Dear Mr Green:

Included are the results from the testing of material submitted on May 23, 2025 from the 162-02003-03, F&BI 505413 project. There are 50 pages included in this report. Any samples that may remain are currently scheduled for disposal in 30 days, or as directed by the Chain of Custody document. If you would like us to return your samples or arrange for long term storage at our offices, please contact us as soon as possible.

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

Sincerely,

FRIEDMAN & BRUYA, INC.



Michael Erdahl  
Project Manager

Enclosures

c: Paul Trone, Evan Bruggeman  
ENW0612R.DOC

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

CASE NARRATIVE

This case narrative encompasses samples received on May 23, 2025 by Friedman & Bruya, Inc. from the Evren Northwest 162-02003-03, F&BI 505413 project. Samples were logged in under the laboratory ID's listed below.

<u>Laboratory ID</u>	<u>Evren Northwest</u>
505413 -01	B04-3
505413 -02	B04-3.5
505413 -03	B04-5-SWI
505413 -04	B05-0.75
505413 -05	B05-3.5-SWI
505413 -06	B06-1.5-SWI
505413 -07	B07-4-SWI
505413 -08	B08-3-SWI
505413 -09	B09-3-SWI
505413 -10	B10-3.5-SWI
505413 -11	B04-GW-9
505413 -12	B05-GW-9
505413 -13	B06-GW-3
505413 -14	B07-GW-7
505413 -15	B08-GW-3.5
505413 -16	B09-GW-3
505413 -17	B10-GW-5

Vinyl chloride exceeded the acceptance criteria in the 8260D matrix spike samples. The compounds were not detected, therefore this did not represent an out of control condition.

The 8082A Aroclor 1260 matrix spike duplicate exceeded the acceptance criteria. The laboratory control sample passed the acceptance criteria, therefore the results are due to matrix effect.

All other quality control requirements were acceptable.

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Date of Report: 06/12/25  
Date Received: 05/23/25  
Project: 162-02003-03, F&BI 505413  
Date Extracted: 05/23/25  
Date Analyzed: 05/23/25

**RESULTS FROM THE ANALYSIS OF SOIL SAMPLES  
FOR GASOLINE, DIESEL AND HEAVY OIL BY NWTPH-HCID**

Results Reported on a Dry Weight Basis  
Results Reported as Not Detected (ND) or Detected (D)

THE DATA PROVIDED BELOW WAS PERFORMED PER THE GUIDELINES ESTABLISHED BY THE WASHINGTON DEPARTMENT OF ECOLOGY AND WERE NOT DESIGNED TO PROVIDE INFORMATION WITH REGARDS TO THE ACTUAL IDENTIFICATION OF ANY MATERIAL PRESENT

<u>Sample ID</u> Laboratory ID	<u>Gasoline</u>	<u>Diesel</u>	<u>Heavy Oil</u>	Surrogate (% Recovery) (Limit 50-150)
B06-1.5-SWI 505413-06	ND	ND	ND	112
Method Blank 05-1263 MB2	ND	ND	ND	113

ND - Material not detected at or above 20 mg/kg gas, 50 mg/kg diesel and 200 mg/kg heavy oil.

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Date of Report: 06/12/25  
Date Received: 05/23/25  
Project: 162-02003-03, F&BI 505413  
Date Extracted: 05/27/25  
Date Analyzed: 05/27/25

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

<u>Sample ID</u> Laboratory ID	<u>Gasoline Range</u>	<u>Surrogate</u> <u>(% Recovery)</u> (Limit 50-150)
B04-GW-9 505413-11	<100	109
B05-GW-9 505413-12	<100	110
B06-GW-3 505413-13	<100	105
B07-GW-7 505413-14	8,600	111
B08-GW-3.5 505413-15	<100	108
B09-GW-3 505413-16	<100	102
B10-GW-5 505413-17	<100	109
Method Blank 05-1274 MB	<100	109

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Date of Report: 06/12/25  
Date Received: 05/23/25  
Project: 162-02003-03, F&BI 505413  
Date Extracted: 05/23/25  
Date Analyzed: 05/23/25

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

Results Reported on a Dry Weight Basis  
Results Reported as mg/kg (ppm)

<u>Sample ID</u> Laboratory ID	<u>Gasoline Range</u>	<u>Surrogate</u> <u>(% Recovery)</u> (Limit 50-150)
B04-3 505413-01	57	129
B04-3.5 505413-02	<5	105
B04-5-SWI 505413-03	<5	103
B05-0.75 505413-04 1/5	410	141
B05-3.5-SWI 505413-05	<5	107
B07-4-SWI 505413-07	14	107
B08-3-SWI 505413-08	<5	101
B09-3-SWI 505413-09	<5	102
B10-3.5-SWI 505413-10	<5	102
Method Blank 05-1150 MB	<5	106

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Date of Report: 06/12/25  
Date Received: 05/23/25  
Project: 162-02003-03, F&BI 505413  
Date Extracted: 05/23/25  
Date Analyzed: 05/28/25 and 05/29/25

**RESULTS FROM THE ANALYSIS OF WATER SAMPLES  
FOR TOTAL PETROLEUM HYDROCARBONS AS  
DIESEL AND RESIDUAL RANGE  
USING METHOD NWTPH-D<sub>x</sub>  
Sample Extracts Passed Through a  
Silica Gel Column Prior to Analysis  
Results Reported as ug/L (ppb)**

<u>Sample ID</u> Laboratory ID	<u>Diesel Range</u> (C <sub>10</sub> -C <sub>25</sub> )	<u>Residual Range</u> (C <sub>25</sub> -C <sub>36</sub> )	<u>Surrogate</u> <u>(% Recovery)</u> (Limit 41-152)
B04-GW-9 505413-11	<50	<200	107
B05-GW-9 505413-12	<50	<200	90
B08-GW-3.5 505413-15	<50	<200	114
B09-GW-3 505413-16	<50	<200	108
B10-GW-5 505413-17	<50	220	41
Method Blank 05-1275 MB2	<50	<200	102

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Date of Report: 06/12/25  
Date Received: 05/23/25  
Project: 162-02003-03, F&BI 505413  
Date Extracted: 05/23/25  
Date Analyzed: 05/23/25

**RESULTS FROM THE ANALYSIS OF WATER SAMPLES  
FOR TOTAL PETROLEUM HYDROCARBONS AS  
DIESEL AND RESIDUAL RANGE  
USING METHOD NWTPH-D<sub>x</sub>**  
Results Reported as ug/L (ppb)

<u>Sample ID</u> Laboratory ID	<u>Diesel Range</u> (C <sub>10</sub> -C <sub>25</sub> )	<u>Residual Range</u> (C <sub>25</sub> -C <sub>36</sub> )	<u>Surrogate</u> (% Recovery) (Limit 50-150)
B04-GW-9 505413-11	150 x	<200	120
B05-GW-9 505413-12	830 x	240 x	100
B06-GW-3 505413-13	<50	<200	ip
B07-GW-7 505413-14	2,200 x	<200	52
B08-GW-3.5 505413-15	82 x	<200	125
B09-GW-3 505413-16	72 x	<200	128
B10-GW-5 505413-17	90 x	280	ip
Method Blank 05-1275 MB2	<50	<200	110

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Date of Report: 06/12/25  
Date Received: 05/23/25  
Project: 162-02003-03, F&BI 505413  
Date Extracted: 05/23/25  
Date Analyzed: 05/23/25

**RESULTS FROM THE ANALYSIS OF SOIL SAMPLES  
FOR TOTAL PETROLEUM HYDROCARBONS AS  
DIESEL AND RESIDUAL RANGE  
USING METHOD NWTPH-D<sub>x</sub>**

Results Reported on a Dry Weight Basis  
Results Reported as mg/kg (ppm)

<u>Sample ID</u> Laboratory ID	<u>Diesel Range</u> (C <sub>10</sub> -C <sub>25</sub> )	<u>Residual Range</u> (C <sub>25</sub> -C <sub>36</sub> )	<u>Surrogate</u> <u>(% Recovery)</u> (Limit 50-150)
B04-3 505413-01	<50	<200	119
B04-3.5 505413-02	<50	<200	114
B04-5-SWI 505413-03	<50	<200	117
B05-0.75 505413-04	2,700	16,000	121
B05-3.5-SWI 505413-05	<50	<200	114
B07-4-SWI 505413-07	<50	<200	114
B08-3-SWI 505413-08	<50	<200	118
B09-3-SWI 505413-09	<50	<200	116
B10-3.5-SWI 505413-10	<50	<200	112
Method Blank 05-1293 MB	<50	<200	113

# FRIEDMAN & BRUYA, INC.

## ENVIRONMENTAL CHEMISTS

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

Client Sample ID:	B07-GW-7	Client:	Evren Northwest
Date Received:	05/23/25	Project:	162-02003-03, F&BI 505413
Date Extracted:	05/30/25	Lab ID:	505413-14 1/20
Date Analyzed:	05/30/25	Data File:	053019.D
Matrix:	Water	Instrument:	GCMS11
Units:	ug/L (ppb)	Operator:	IJL

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
1,2-Dichloroethane-d4	101	78	126
Toluene-d8	100	84	115
4-Bromofluorobenzene	101	72	130

Compounds:	Concentration ug/L (ppb)
Methyl t-butyl ether (MTBE)	<20
1,2-Dichloroethane (EDC)	<4
Benzene	<7
Toluene	<20
1,2-Dibromoethane (EDB)	<0.2
Ethylbenzene	1,100
m,p-Xylene	44
o-Xylene	<20
Isopropylbenzene	90
n-Propylbenzene	240
1,3,5-Trimethylbenzene	<20
1,2,4-Trimethylbenzene	<20
Naphthalene	1,300

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Analysis For Volatile Compounds By EPA Method 8260D Dual Acquisition

Client Sample ID:	Method Blank	Client:	Evren Northwest
Date Received:	Not Applicable	Project:	162-02003-03, F&BI 505413
Date Extracted:	05/30/25	Lab ID:	05-1248 mb
Date Analyzed:	05/30/25	Data File:	053008.D
Matrix:	Water	Instrument:	GCMS11
Units:	ug/L (ppb)	Operator:	IJL

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
1,2-Dichloroethane-d4	99	78	126
Toluene-d8	102	84	115
4-Bromofluorobenzene	97	72	130

Compounds:	Concentration ug/L (ppb)
Methyl t-butyl ether (MTBE)	<1
1,2-Dichloroethane (EDC)	<0.2
Benzene	<0.35
Toluene	<1
1,2-Dibromoethane (EDB)	<0.01
Ethylbenzene	<1
m,p-Xylene	<2
o-Xylene	<1
Isopropylbenzene	<1
n-Propylbenzene	<1
1,3,5-Trimethylbenzene	<1
1,2,4-Trimethylbenzene	<1
Naphthalene	<1

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Analysis For Volatile Compounds By EPA Method 8260D

Client Sample ID:	B05-0.75	Client:	Evren Northwest
Date Received:	05/23/25	Project:	162-02003-03, F&BI 505413
Date Extracted:	05/30/25	Lab ID:	505413-04
Date Analyzed:	05/30/25	Data File:	053007.D
Matrix:	Soil	Instrument:	GCMS4
Units:	mg/kg (ppm) Dry Weight	Operator:	IJL

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
1,2-Dichloroethane-d4	106	86	114
Toluene-d8	104	86	115
4-Bromofluorobenzene	107	83	116

Compounds:	Concentration mg/kg (ppm)
Methyl t-butyl ether (MTBE)	<0.05
1,2-Dichloroethane (EDC)	<0.05
Benzene	<0.03
Toluene	<0.05
1,2-Dibromoethane (EDB)	<0.05
Ethylbenzene	1.9
m,p-Xylene	0.88
o-Xylene	0.23
Isopropylbenzene	0.55
n-Propylbenzene	2.0
1,3,5-Trimethylbenzene	2.3
1,2,4-Trimethylbenzene	3.0
Naphthalene	7.2

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Analysis For Volatile Compounds By EPA Method 8260D

Client Sample ID:	B05-0.75	Client:	Evren Northwest
Date Received:	05/23/25	Project:	162-02003-03, F&BI 505413
Date Extracted:	06/09/25	Lab ID:	505413-04
Date Analyzed:	06/09/25	Data File:	060913.D
Matrix:	Soil	Instrument:	GCMS4
Units:	mg/kg (ppm) Dry Weight	Operator:	IJL

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
1,2-Dichloroethane-d4	104	86	114
Toluene-d8	107	86	115
4-Bromofluorobenzene	112	83	116

Compounds:	Concentration mg/kg (ppm)
Vinyl chloride	<0.05
Chloroethane	<0.5
1,1-Dichloroethene	<0.05
Methylene chloride	<0.5
trans-1,2-Dichloroethene	<0.05
1,1-Dichloroethane	<0.05
cis-1,2-Dichloroethene	<0.05
1,2-Dichloroethane (EDC)	<0.05
1,1,1-Trichloroethane	<0.05
Trichloroethene	<0.02
Tetrachloroethene	<0.025

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Analysis For Volatile Compounds By EPA Method 8260D

Client Sample ID:	Method Blank	Client:	Evren Northwest
Date Received:	Not Applicable	Project:	162-02003-03, F&BI 505413
Date Extracted:	05/30/25	Lab ID:	05-1249 mb
Date Analyzed:	05/30/25	Data File:	053006.D
Matrix:	Soil	Instrument:	GCMS4
Units:	mg/kg (ppm) Dry Weight	Operator:	IJL

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
1,2-Dichloroethane-d4	98	86	114
Toluene-d8	102	86	115
4-Bromofluorobenzene	102	83	116

Compounds:	Concentration mg/kg (ppm)
Methyl t-butyl ether (MTBE)	<0.05
1,2-Dichloroethane (EDC)	<0.05
Benzene	<0.03
Toluene	<0.05
1,2-Dibromoethane (EDB)	<0.05
Ethylbenzene	<0.05
m,p-Xylene	<0.1
o-Xylene	<0.05
Isopropylbenzene	<0.05
n-Propylbenzene	<0.05
1,3,5-Trimethylbenzene	<0.05
1,2,4-Trimethylbenzene	<0.05
Naphthalene	<0.05

# FRIEDMAN & BRUYA, INC.

## ENVIRONMENTAL CHEMISTS

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

Client Sample ID:	Method Blank	Client:	Evren Northwest
Date Received:	Not Applicable	Project:	162-02003-03, F&BI 505413
Date Extracted:	06/09/25	Lab ID:	05-1338 mb
Date Analyzed:	06/09/25	Data File:	060912.D
Matrix:	Soil	Instrument:	GCMS13
Units:	mg/kg (ppm) Dry Weight	Operator:	MD

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
1,2-Dichloroethane-d4	102	84	120
Toluene-d8	106	73	128
4-Bromofluorobenzene	96	57	146

Compounds:	Concentration mg/kg (ppm)
Vinyl chloride	<0.05
Chloroethane	<0.5
1,1-Dichloroethene	<0.05
Methylene chloride	<0.5
trans-1,2-Dichloroethene	<0.05
1,1-Dichloroethane	<0.05
cis-1,2-Dichloroethene	<0.05
1,2-Dichloroethane (EDC)	<0.05
1,1,1-Trichloroethane	<0.05
Trichloroethene	<0.02
Tetrachloroethene	<0.025

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Analysis For Semivolatile Compounds By EPA Method 8270E SIM

Client Sample ID:	B05-0.75	Client:	Evren Northwest
Date Received:	05/23/25	Project:	162-02003-03, F&BI 505413
Date Extracted:	05/29/25	Lab ID:	505413-04 and 505413-04 1/10
Date Analyzed:	05/29/25 and 05/30/25	Data File:	052911.D and 053017.D
Matrix:	Soil	Instrument:	GCMS14
Units:	mg/kg (ppm) Dry Weight	Operator:	DBA

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
Anthracene-d10	102	50	150
Benz(a)anthracene-d12	127	50	150

Compounds:	Concentration mg/kg (ppm)
Naphthalene	6.7
2-Methylnaphthalene	18
1-Methylnaphthalene	9.5
Acenaphthylene	0.16
Acenaphthene	0.14
Fluorene	0.43
Phenanthrene	0.98
Anthracene	0.15
Fluoranthene	0.64
Pyrene	0.72
Benz(a)anthracene	0.37
Chrysene	0.36
Benzo(b)fluoranthene	0.17
Benzo(k)fluoranthene	0.057
Benzo(a)pyrene	0.18
Indeno(1,2,3-cd)pyrene	0.12
Dibenz(a,h)anthracene	0.020
Benzo(g,h,i)perylene	0.32

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Analysis For Semivolatile Compounds By EPA Method 8270E SIM

Client Sample ID:	Method Blank	Client:	Evren Northwest
Date Received:	Not Applicable	Project:	162-02003-03, F&BI 505413
Date Extracted:	05/29/25	Lab ID:	05-1302 mb
Date Analyzed:	05/30/25	Data File:	053008.D
Matrix:	Soil	Instrument:	GCMS14
Units:	mg/kg (ppm) Dry Weight	Operator:	DBA

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
Anthracene-d10	99	50	150
Benz(a)anthracene-d12	106	50	150

Compounds:	Concentration mg/kg (ppm)
Naphthalene	<0.005
2-Methylnaphthalene	<0.005
1-Methylnaphthalene	<0.005
Acenaphthylene	<0.005
Acenaphthene	<0.005
Fluorene	<0.005
Phenanthrene	<0.005
Anthracene	<0.005
Fluoranthene	<0.005
Pyrene	<0.005
Benz(a)anthracene	<0.005
Chrysene	<0.005
Benzo(b)fluoranthene	<0.005
Benzo(k)fluoranthene	<0.005
Benzo(a)pyrene	<0.005
Indeno(1,2,3-cd)pyrene	<0.005
Dibenz(a,h)anthracene	<0.005
Benzo(g,h,i)perylene	<0.005

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Analysis For Semivolatile Compounds By EPA Method 8270E

Client Sample ID:	B07-GW-7	Client:	Evren Northwest
Date Received:	05/23/25	Project:	162-02003-03, F&BI 505413
Date Extracted:	06/05/25	Lab ID:	505413-14 1/0.5 and 505413-14 1/25
Date Analyzed:	06/09/25	Data File:	060919.D and 060918.D
Matrix:	Water	Instrument:	GCMS9
Units:	ug/L (ppb)	Operator:	DBA

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
Nitrobenzene-d5	82	31	129
2-Fluorobiphenyl	78	32	130
2,4,6-Tribromophenol	97	22	158
Terphenyl-d14	92	48	155

Compounds:	Concentration ug/L (ppb)
Naphthalene	260
2-Methylnaphthalene	35
1-Methylnaphthalene	45
Acenaphthylene	<0.01
Acenaphthene	0.29
Fluorene	0.20
Phenanthrene	0.059
Anthracene	0.015
Fluoranthene	0.026
Pyrene	0.029
Benz(a)anthracene	<0.01
Chrysene	<0.01
Benzo(a)pyrene	<0.01
Benzo(b)fluoranthene	<0.01
Benzo(k)fluoranthene	<0.01
Indeno(1,2,3-cd)pyrene	<0.01
Dibenz(a,h)anthracene	<0.01
Benzo(g,h,i)perylene	0.033

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Analysis For Semivolatile Compounds By EPA Method 8270E

Client Sample ID:	B10-GW-5	Client:	Evren Northwest
Date Received:	05/23/25	Project:	162-02003-03, F&BI 505413
Date Extracted:	05/30/25	Lab ID:	505413-17 1/0.5
Date Analyzed:	05/30/25	Data File:	053014.D
Matrix:	Water	Instrument:	GCMS12
Units:	ug/L (ppb)	Operator:	VM

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
Nitrobenzene-d5	92	11	173
2-Fluorobiphenyl	82	25	128
2,4,6-Tribromophenol	96 ca	10	140
Terphenyl-d14	81	47	142

Compounds:	Concentration ug/L (ppb)
Naphthalene	<0.1
2-Methylnaphthalene	<0.1
1-Methylnaphthalene	<0.1
Acenaphthylene	<0.01
Acenaphthene	<0.01
Fluorene	<0.01
Phenanthrene	<0.025
Anthracene	<0.01
Fluoranthene	0.031
Pyrene	0.035
Benz(a)anthracene	<0.01
Chrysene	0.016
Benzo(a)pyrene	0.019
Benzo(b)fluoranthene	0.022
Benzo(k)fluoranthene	<0.01
Indeno(1,2,3-cd)pyrene	0.015
Dibenz(a,h)anthracene	<0.01
Benzo(g,h,i)perylene	0.020

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Analysis For Semivolatile Compounds By EPA Method 8270E

Client Sample ID:	Method Blank	Client:	Evren Northwest
Date Received:	Not Applicable	Project:	162-02003-03, F&BI 505413
Date Extracted:	05/30/25	Lab ID:	05-1350 mb2 1/0.5
Date Analyzed:	06/02/25	Data File:	060207.D
Matrix:	Water	Instrument:	GCMS9
Units:	ug/L (ppb)	Operator:	DBA

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
Nitrobenzene-d5	81	31	129
2-Fluorobiphenyl	79	32	130
2,4,6-Tribromophenol	68	22	158
Terphenyl-d14	100	48	155

Compounds:	Concentration ug/L (ppb)
Naphthalene	<0.1
2-Methylnaphthalene	<0.1
1-Methylnaphthalene	<0.1
Acenaphthylene	<0.01
Acenaphthene	<0.01
Fluorene	<0.01
Phenanthrene	<0.025
Anthracene	<0.01
Fluoranthene	<0.01
Pyrene	<0.01
Benz(a)anthracene	<0.01
Chrysene	<0.01
Benzo(a)pyrene	<0.01
Benzo(b)fluoranthene	<0.01
Benzo(k)fluoranthene	<0.01
Indeno(1,2,3-cd)pyrene	<0.01
Dibenz(a,h)anthracene	<0.01
Benzo(g,h,i)perylene	<0.01

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Analysis For Semivolatile Compounds By EPA Method 8270E

Client Sample ID:	Method Blank	Client:	Evren Northwest
Date Received:	Not Applicable	Project:	162-02003-03, F&BI 505413
Date Extracted:	06/05/25	Lab ID:	05-1390 mb 1/0.5
Date Analyzed:	06/09/25	Data File:	060912.D
Matrix:	Water	Instrument:	GCMS9
Units:	ug/L (ppb)	Operator:	DBA

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
Nitrobenzene-d5	85	31	129
2-Fluorobiphenyl	84	32	130
2,4,6-Tribromophenol	77	22	158
Terphenyl-d14	105	48	155

Compounds:	Concentration ug/L (ppb)
Naphthalene	<0.1
2-Methylnaphthalene	<0.1
1-Methylnaphthalene	<0.1
Acenaphthylene	<0.01
Acenaphthene	<0.01
Fluorene	<0.01
Phenanthrene	<0.025
Anthracene	<0.01
Fluoranthene	<0.01
Pyrene	<0.01
Benz(a)anthracene	<0.01
Chrysene	<0.01
Benzo(a)pyrene	<0.01
Benzo(b)fluoranthene	<0.01
Benzo(k)fluoranthene	<0.01
Indeno(1,2,3-cd)pyrene	<0.01
Dibenz(a,h)anthracene	<0.01
Benzo(g,h,i)perylene	<0.01

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Analysis For Total Metals By EPA Method 6020B

Client Sample ID:	B07-GW-7	Client:	Evren Northwest
Date Received:	05/23/25	Project:	162-02003-03, F&BI 505413
Date Extracted:	05/29/25	Lab ID:	505413-14
Date Analyzed:	05/29/25	Data File:	505413-14.211
Matrix:	Water	Instrument:	ICPMS3
Units:	ug/L (ppb)	Operator:	SP

Analyte:	Concentration ug/L (ppb)
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Lead	7.2
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FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Analysis For Total Metals By EPA Method 6020B

Client Sample ID:	Method Blank	Client:	Evren Northwest
Date Received:	NA	Project:	162-02003-03, F&BI 505413
Date Extracted:	05/29/25	Lab ID:	I5-462 mb
Date Analyzed:	05/29/25	Data File:	I5-462 mb.167
Matrix:	Water	Instrument:	ICPMS3
Units:	ug/L (ppb)	Operator:	SP

Analyte:	Concentration ug/L (ppb)
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Lead	<1
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FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Analysis For Dissolved Metals By EPA Method 6020B

Client Sample ID:	B10-GW-5 f	Client:	Evren Northwest
Date Received:	05/23/25	Project:	162-02003-03, F&BI 505413
Date Extracted:	06/02/25	Lab ID:	505413-17
Date Analyzed:	06/02/25	Data File:	505413-17.139
Matrix:	Water	Instrument:	ICPMS3
Units:	ug/L (ppb)	Operator:	SP

Analyte:	Concentration ug/L (ppb)
Arsenic	<1
Barium	14
Cadmium	<1
Chromium	<1
Lead	<1
Mercury	<1
Selenium	<1
Silver	<1

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Analysis For Dissolved Metals By EPA Method 6020B

Client Sample ID:	Method Blank f	Client:	Evren Northwest
Date Received:	NA	Project:	162-02003-03, F&BI 505413
Date Extracted:	06/02/25	Lab ID:	I5-470 mb
Date Analyzed:	06/02/25	Data File:	I5-470 mb.136
Matrix:	Water	Instrument:	ICPMS3
Units:	ug/L (ppb)	Operator:	SP

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

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Analysis For Total Metals By EPA Method 6020B

Client Sample ID:	B05-0.75	Client:	Evren Northwest
Date Received:	05/23/25	Project:	162-02003-03, F&BI 505413
Date Extracted:	05/29/25	Lab ID:	505413-04
Date Analyzed:	05/29/25	Data File:	505413-04.210
Matrix:	Soil	Instrument:	ICPMS3
Units:	mg/kg (ppm) Dry Weight	Operator:	SP

Analyte:	Concentration mg/kg (ppm)
Arsenic	1.9
Barium	16
Cadmium	<1
Chromium	12
Lead	190
Mercury	<1
Selenium	<1
Silver	<1

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Analysis For Total Metals By EPA Method 6020B

Client Sample ID:	Method Blank	Client:	Evren Northwest
Date Received:	NA	Project:	162-02003-03, F&BI 505413
Date Extracted:	05/29/25	Lab ID:	I5-460 mb
Date Analyzed:	05/29/25	Data File:	I5-460 mb.165
Matrix:	Soil	Instrument:	ICPMS3
Units:	mg/kg (ppm) Dry Weight	Operator:	SP

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

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Analysis for TCLP Metals By EPA Methods 6020B and 1311

Client Sample ID:	B05-0.75	Client:	Evren Northwest
Date Received:	05/23/25	Project:	162-02003-03, F&BI 505413
Date Extracted:	06/05/25	Lab ID:	505413-04
Date Analyzed:	06/07/25	Data File:	505413-04.279
Matrix:	Soil/Solid	Instrument:	ICPMS3
Units:	mg/L (ppm)	Operator:	SP

Analyte:	Concentration mg/L (ppm)	TCLP Limit
Lead	0.89	5.0

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Analysis for TCLP Metals By EPA Methods 6020B and 1311

Client Sample ID:	Method Blank	Client:	Evren Northwest
Date Received:	NA	Project:	162-02003-03, F&BI 505413
Date Extracted:	06/05/25	Lab ID:	I5-485 mb
Date Analyzed:	06/07/25	Data File:	I5-485 mb.277
Matrix:	Soil/Solid	Instrument:	ICPMS3
Units:	mg/L (ppm)	Operator:	SP

Analyte:	Concentration mg/L (ppm)	TCLP Limit
Lead	<0.015	5.0

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Analysis For PCBs By EPA Method 8082A

Client Sample ID:	B10-GW-5	Client:	Evren Northwest
Date Received:	05/23/25	Project:	162-02003-03, F&BI 505413
Date Extracted:	05/30/25	Lab ID:	505413-17
Date Analyzed:	05/30/25	Data File:	053011.D
Matrix:	Water	Instrument:	GC9
Units:	ug/L (ppb)	Operator:	JH

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
Tetrachlorometaxylene	67	11	96
Decachlorobiphenyl	54	13	65

Compounds:	Concentration ug/L (ppb)
Aroclor 1221	<0.1
Aroclor 1232	<0.1
Aroclor 1016	<0.1
Aroclor 1242	<0.1
Aroclor 1248	<0.1
Aroclor 1254	<0.1
Aroclor 1260	<0.1
Aroclor 1262	<0.1
Aroclor 1268	<0.1

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Analysis For PCBs By EPA Method 8082A

Client Sample ID:	Method Blank	Client:	Evren Northwest
Date Received:	Not Applicable	Project:	162-02003-03, F&BI 505413
Date Extracted:	05/30/25	Lab ID:	05-1355 mb
Date Analyzed:	05/30/25	Data File:	053006.D
Matrix:	Water	Instrument:	GC9
Units:	ug/L (ppb)	Operator:	JH

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
Tetrachlorometaxylene	56	11	96
Decachlorobiphenyl	40	13	65

Compounds:	Concentration ug/L (ppb)
Aroclor 1221	<0.1
Aroclor 1232	<0.1
Aroclor 1016	<0.1
Aroclor 1242	<0.1
Aroclor 1248	<0.1
Aroclor 1254	<0.1
Aroclor 1260	<0.1
Aroclor 1262	<0.1
Aroclor 1268	<0.1

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Analysis For PCBs By EPA Method 8082A

Client Sample ID:	B05-0.75	Client:	Evren Northwest
Date Received:	05/23/25	Project:	162-02003-03, F&BI 505413
Date Extracted:	06/09/25	Lab ID:	505413-04 1/30
Date Analyzed:	06/09/25	Data File:	060920.D
Matrix:	Soil	Instrument:	GC9
Units:	mg/kg (ppm) Dry Weight	Operator:	JH

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
Tetrachlorometaxylene	71	11	184
Decachlorobiphenyl	38	25	127

Compounds:	Concentration mg/kg (ppm)
Aroclor 1221	<0.02
Aroclor 1232	<0.02
Aroclor 1016	<0.02
Aroclor 1242	<0.02
Aroclor 1248	<0.02
Aroclor 1254	<0.02
Aroclor 1260	<0.02
Aroclor 1262	<0.02
Aroclor 1268	<0.02

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Analysis For PCBs By EPA Method 8082A

Client Sample ID:	Method Blank	Client:	Evren Northwest
Date Received:	Not Applicable	Project:	162-02003-03, F&BI 505413
Date Extracted:	06/09/25	Lab ID:	05-1413 mb 1/30
Date Analyzed:	06/09/25	Data File:	060904.D
Matrix:	Soil	Instrument:	GC12
Units:	mg/kg (ppm) Dry Weight	Operator:	JH

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
Tetrachlorometaxylene	89	41	139
Decachlorobiphenyl	90	48	145

Compounds:	Concentration mg/kg (ppm)
Aroclor 1221	<0.02
Aroclor 1232	<0.02
Aroclor 1016	<0.02
Aroclor 1242	<0.02
Aroclor 1248	<0.02
Aroclor 1254	<0.02
Aroclor 1260	<0.02
Aroclor 1262	<0.02
Aroclor 1268	<0.02

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Date of Report: 06/12/25

Date Received: 05/23/25

Project: 162-02003-03, F&BI 505413

**QUALITY ASSURANCE RESULTS FOR THE ANALYSIS OF WATER  
SAMPLES FOR TPH AS GASOLINE  
USING METHOD NWTPH-G<sub>x</sub>**

Laboratory Code: Laboratory Control Sample

Analyte	Reporting Units	Spike Level	Percent Recovery LCS	Percent Recovery LCSD	Acceptance Criteria	RPD (Limit 20)
Gasoline	ug/L (ppb)	1,000	110	100	70-130	10

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Date of Report: 06/12/25

Date Received: 05/23/25

Project: 162-02003-03, F&BI 505413

**QUALITY ASSURANCE RESULTS FOR THE ANALYSIS OF SOIL SAMPLES  
FOR TPH AS GASOLINE  
USING METHOD NWTPH-G<sub>x</sub>**

Laboratory Code: 505373-01 (Duplicate)

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

Laboratory Code: Laboratory Control Sample

Analyte	Reporting Units	Spike Level	Percent Recovery LCS	Acceptance Criteria
Gasoline	mg/kg (ppm)	40	90	70-130

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Date of Report: 06/12/25

Date Received: 05/23/25

Project: 162-02003-03, F&BI 505413

**QUALITY ASSURANCE RESULTS FOR THE ANALYSIS OF WATER  
SAMPLES FOR TOTAL PETROLEUM HYDROCARBONS AS  
DIESEL EXTENDED USING METHOD NWTPH-D<sub>x</sub>**

Laboratory Code: Laboratory Control Sample Silica Gel

Analyte	Reporting Units	Spike Level	Percent Recovery LCS	Percent Recovery LCSD	Acceptance Criteria	RPD (Limit 20)
Diesel Extended	ug/L (ppb)	2,500	96	88	65-151	9

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Date of Report: 06/12/25

Date Received: 05/23/25

Project: 162-02003-03, F&BI 505413

**QUALITY ASSURANCE RESULTS FOR THE ANALYSIS OF WATER  
SAMPLES FOR TOTAL PETROLEUM HYDROCARBONS AS  
DIESEL EXTENDED USING METHOD NWTPH-D<sub>x</sub>**

Laboratory Code: Laboratory Control Sample

Analyte	Reporting Units	Spike Level	Percent Recovery LCS	Percent Recovery LCSD	Acceptance Criteria	RPD (Limit 20)
Diesel Extended	ug/L (ppb)	2,500	100	92	65-151	8

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Date of Report: 06/12/25

Date Received: 05/23/25

Project: 162-02003-03, F&BI 505413

**QUALITY ASSURANCE RESULTS FROM THE ANALYSIS OF SOIL SAMPLES  
FOR TOTAL PETROLEUM HYDROCARBONS AS  
DIESEL EXTENDED USING METHOD NWTPH-D<sub>x</sub>**

Laboratory Code: 505407-01 (Matrix Spike)

Analyte	Reporting Units	Spike Level	Sample Result (Wet Wt)	Percent Recovery MS	Percent Recovery MSD	Acceptance Criteria	RPD (Limit 20)
Diesel Extended	mg/kg (ppm)	5,000	<50	114	114	63-146	0

Laboratory Code: Laboratory Control Sample

Analyte	Reporting Units	Spike Level	Percent Recovery LCS	Acceptance Criteria
Diesel Extended	mg/kg (ppm)	5,000	104	77-123

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Date of Report: 06/12/25

Date Received: 05/23/25

Project: 162-02003-03, F&BI 505413

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

Laboratory Code: 505459-04 (Matrix Spike)

Analyte	Reporting Units	Spike Level	Sample Result	Percent	
				Recovery MS	Acceptance Criteria
Methyl t-butyl ether (MTBE)	ug/L (ppb)	10	<1	97	50-150
1,2-Dichloroethane (EDC)	ug/L (ppb)	10	<0.2	101	50-150
Benzene	ug/L (ppb)	10	<0.35	101	50-150
Toluene	ug/L (ppb)	10	<1	101	50-150
1,2-Dibromoethane (EDB)	ug/L (ppb)	10	<0.01	99	50-150
Ethylbenzene	ug/L (ppb)	10	<1	104	50-150
m,p-Xylene	ug/L (ppb)	20	<2	102	50-150
o-Xylene	ug/L (ppb)	10	<1	101	50-150
Isopropylbenzene	ug/L (ppb)	10	<1	97	50-150
n-Propylbenzene	ug/L (ppb)	10	<1	98	50-150
1,3,5-Trimethylbenzene	ug/L (ppb)	10	<1	96	50-150
1,2,4-Trimethylbenzene	ug/L (ppb)	10	<1	97	50-150
Naphthalene	ug/L (ppb)	10	<1	97	50-150

Laboratory Code: Laboratory Control Sample

Analyte	Reporting Units	Spike Level	Percent		Acceptance Criteria	RPD (Limit 20)
			Recovery LCS	Recovery LCSD		
Methyl t-butyl ether (MTBE)	ug/L (ppb)	10	98	97	70-130	1
1,2-Dichloroethane (EDC)	ug/L (ppb)	10	102	102	70-130	0
Benzene	ug/L (ppb)	10	103	104	70-130	1
Toluene	ug/L (ppb)	10	104	105	70-130	1
1,2-Dibromoethane (EDB)	ug/L (ppb)	10	100	101	70-130	1
Ethylbenzene	ug/L (ppb)	10	104	106	70-130	2
m,p-Xylene	ug/L (ppb)	20	103	105	70-130	2
o-Xylene	ug/L (ppb)	10	101	102	70-130	1
Isopropylbenzene	ug/L (ppb)	10	98	99	70-130	1
n-Propylbenzene	ug/L (ppb)	10	101	109	70-130	8
1,3,5-Trimethylbenzene	ug/L (ppb)	10	98	105	70-130	7
1,2,4-Trimethylbenzene	ug/L (ppb)	10	99	107	70-130	8
Naphthalene	ug/L (ppb)	10	75	85	70-130	12

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Date of Report: 06/12/25

Date Received: 05/23/25

Project: 162-02003-03, F&BI 505413

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

Laboratory Code: 505413-04 (Matrix Spike)

Analyte	Reporting Units	Spike Level	Sample Result (Wet wt)	Percent Recovery MS	Percent Recovery MSD	Acceptance Criteria	RPD (Limit 20)
Methyl t-butyl ether (MTBE)	mg/kg (ppm)	2	<0.05	93	87	21-145	7
1,2-Dichloroethane (EDC)	mg/kg (ppm)	2	<0.05	89	81	12-160	9
Benzene	mg/kg (ppm)	2	<0.03	84	78	29-129	7
Toluene	mg/kg (ppm)	2	<0.05	82	78	35-130	5
1,2-Dibromoethane (EDB)	mg/kg (ppm)	2	<0.05	87	83	28-142	5
Ethylbenzene	mg/kg (ppm)	2	1.7	43 b	37 b	32-137	15 b
m,p-Xylene	mg/kg (ppm)	4	0.78	77	72	34-136	7
o-Xylene	mg/kg (ppm)	2	0.20	80	78	33-134	3
Isopropylbenzene	mg/kg (ppm)	2	0.48	76 b	68 b	31-142	11 b
n-Propylbenzene	mg/kg (ppm)	2	1.8	48 b	36 b	23-146	29 b
1,3,5-Trimethylbenzene	mg/kg (ppm)	2	2.1	64 b	49 b	18-149	27 b
1,2,4-Trimethylbenzene	mg/kg (ppm)	2	2.6	117 b	97 b	10-182	19 b
Naphthalene	mg/kg (ppm)	2	6.3	0 b	0 b	14-157	nm

Laboratory Code: Laboratory Control Sample

Analyte	Reporting Units	Spike Level	Percent Recovery LCS	Acceptance Criteria
Methyl t-butyl ether (MTBE)	mg/kg (ppm)	2	95	60-123
1,2-Dichloroethane (EDC)	mg/kg (ppm)	2	93	56-135
Benzene	mg/kg (ppm)	2	88	65-136
Toluene	mg/kg (ppm)	2	89	66-126
1,2-Dibromoethane (EDB)	mg/kg (ppm)	2	93	66-129
Ethylbenzene	mg/kg (ppm)	2	92	64-123
m,p-Xylene	mg/kg (ppm)	4	92	68-128
o-Xylene	mg/kg (ppm)	2	92	67-129
Isopropylbenzene	mg/kg (ppm)	2	92	68-128
n-Propylbenzene	mg/kg (ppm)	2	91	68-129
1,3,5-Trimethylbenzene	mg/kg (ppm)	2	94	69-129
1,2,4-Trimethylbenzene	mg/kg (ppm)	2	96	69-128
Naphthalene	mg/kg (ppm)	2	91	62-128

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Date of Report: 06/12/25

Date Received: 05/23/25

Project: 162-02003-03, F&BI 505413

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

Laboratory Code: 505413-04 (Matrix Spike)

Analyte	Reporting Units	Spike Level	Sample Result (Wet wt)	Percent Recovery MS	Percent Recovery MSD	Acceptance Criteria	RPD (Limit 20)
Vinyl chloride	mg/kg (ppm)	2	<0.05	85 vo	101 vo	10-79	17
Chloroethane	mg/kg (ppm)	2	<0.5	69	78	11-106	12
1,1-Dichloroethene	mg/kg (ppm)	2	<0.05	86	101	11-105	16
Methylene chloride	mg/kg (ppm)	2	<0.5	83	100	10-139	19
trans-1,2-Dichloroethene	mg/kg (ppm)	2	<0.05	88	103	16-122	16
1,1-Dichloroethane	mg/kg (ppm)	2	<0.05	90	106	19-125	16
cis-1,2-Dichloroethene	mg/kg (ppm)	2	<0.05	88	104	18-129	17
1,2-Dichloroethane (EDC)	mg/kg (ppm)	2	<0.05	87	103	19-138	17
1,1,1-Trichloroethane	mg/kg (ppm)	2	<0.05	84	101	16-126	18
Trichloroethene	mg/kg (ppm)	2	<0.02	87	104	14-127	18
Tetrachloroethene	mg/kg (ppm)	2	<0.025	82	96	20-121	16

Laboratory Code: Laboratory Control Sample

Analyte	Reporting Units	Spike Level	Percent Recovery LCS	Acceptance Criteria
Vinyl chloride	mg/kg (ppm)	2	95	47-106
Chloroethane	mg/kg (ppm)	2	76	44-123
1,1-Dichloroethene	mg/kg (ppm)	2	91	61-118
Methylene chloride	mg/kg (ppm)	2	85	10-213
trans-1,2-Dichloroethene	mg/kg (ppm)	2	91	70-130
1,1-Dichloroethane	mg/kg (ppm)	2	92	70-130
cis-1,2-Dichloroethene	mg/kg (ppm)	2	89	70-130
1,2-Dichloroethane (EDC)	mg/kg (ppm)	2	89	66-140
1,1,1-Trichloroethane	mg/kg (ppm)	2	88	70-130
Trichloroethene	mg/kg (ppm)	2	91	53-133
Tetrachloroethene	mg/kg (ppm)	2	91	59-138

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Date of Report: 06/12/25

Date Received: 05/23/25

Project: 162-02003-03, F&BI 505413

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

Laboratory Code: 505413-04 (Matrix Spike)

Analyte	Reporting Units	Spike Level	Sample Result (Wet wt)	Percent Recovery MS	Percent Recovery MSD	Acceptance Criteria	RPD (Limit 20)
Naphthalene	mg/kg (ppm)	0.5	5.4	0 b	0 b	50-150	nm
2-Methylnaphthalene	mg/kg (ppm)	0.5	12	0 b	0 b	50-150	nm
1-Methylnaphthalene	mg/kg (ppm)	0.5	6.7	0 b	0 b	50-150	nm
Acenaphthylene	mg/kg (ppm)	0.5	0.14	106 b	114 b	50-150	7 b
Acenaphthene	mg/kg (ppm)	0.5	0.12	95 b	101 b	50-150	6 b
Fluorene	mg/kg (ppm)	0.5	0.38	86 b	103 b	50-150	18 b
Phenanthrene	mg/kg (ppm)	0.5	0.86	30 b	64 b	50-150	72 b
Anthracene	mg/kg (ppm)	0.5	0.13	76 b	95 b	50-150	22 b
Fluoranthene	mg/kg (ppm)	0.5	0.57	66 b	97 b	50-150	38 b
Pyrene	mg/kg (ppm)	0.5	0.64	52 b	51 b	23-169	2 b
Benz(a)anthracene	mg/kg (ppm)	0.5	0.32	74 b	92 b	50-150	22 b
Chrysene	mg/kg (ppm)	0.5	0.32	62 b	83 b	50-150	29 b
Benzo(b)fluoranthene	mg/kg (ppm)	0.5	0.15	68 b	88 b	10-187	26 b
Benzo(k)fluoranthene	mg/kg (ppm)	0.5	0.050	85	87	47-148	2
Benzo(a)pyrene	mg/kg (ppm)	0.5	0.16	66 b	83 b	33-158	23 b
Indeno(1,2,3-cd)pyrene	mg/kg (ppm)	0.5	0.10	82	106	50-150	26 vo
Dibenz(a,h)anthracene	mg/kg (ppm)	0.5	0.018	91	108	50-150	17
Benzo(g,h,i)perylene	mg/kg (ppm)	0.5	0.28	67 b	103 b	41-147	42 b

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Date of Report: 06/12/25

Date Received: 05/23/25

Project: 162-02003-03, F&BI 505413

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

Laboratory Code: Laboratory Control Sample

Analyte	Reporting Units	Spike Level	Percent Recovery LCS	Acceptance Criteria
Naphthalene	mg/kg (ppm)	0.5	83	64-124
2-Methylnaphthalene	mg/kg (ppm)	0.5	87	63-118
1-Methylnaphthalene	mg/kg (ppm)	0.5	88	62-122
Acenaphthylene	mg/kg (ppm)	0.5	91	68-119
Acenaphthene	mg/kg (ppm)	0.5	102	61-123
Fluorene	mg/kg (ppm)	0.5	92	68-115
Phenanthrene	mg/kg (ppm)	0.5	93	67-118
Anthracene	mg/kg (ppm)	0.5	95	70-130
Fluoranthene	mg/kg (ppm)	0.5	97	70-130
Pyrene	mg/kg (ppm)	0.5	90	70-130
Benz(a)anthracene	mg/kg (ppm)	0.5	93	67-122
Chrysene	mg/kg (ppm)	0.5	100	70-130
Benzo(b)fluoranthene	mg/kg (ppm)	0.5	93	70-130
Benzo(k)fluoranthene	mg/kg (ppm)	0.5	105	70-130
Benzo(a)pyrene	mg/kg (ppm)	0.5	85	62-113
Indeno(1,2,3-cd)pyrene	mg/kg (ppm)	0.5	86	65-130
Dibenz(a,h)anthracene	mg/kg (ppm)	0.5	83	61-133
Benzo(g,h,i)perylene	mg/kg (ppm)	0.5	82	62-127

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Date of Report: 06/12/25

Date Received: 05/23/25

Project: 162-02003-03, F&BI 505413

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

Laboratory Code: Laboratory Control Sample

Analyte	Reporting Units	Spike Level	Percent Recovery LCS	Percent Recovery LCSD	Acceptance Criteria	RPD (Limit 20)
Naphthalene	ug/L (ppb)	10	64	61	54-93	5
2-Methylnaphthalene	ug/L (ppb)	10	66	61	54-94	8
1-Methylnaphthalene	ug/L (ppb)	10	66	63	56-95	5
Acenaphthylene	ug/L (ppb)	10	82	80	65-114	2
Acenaphthene	ug/L (ppb)	10	76	78	65-107	3
Fluorene	ug/L (ppb)	10	82	81	70-130	1
Phenanthrene	ug/L (ppb)	10	81	82	70-130	1
Anthracene	ug/L (ppb)	10	85	84	70-130	1
Fluoranthene	ug/L (ppb)	10	97	95	70-130	2
Pyrene	ug/L (ppb)	10	101	101	64-124	0
Benz(a)anthracene	ug/L (ppb)	10	99	97	70-130	2
Chrysene	ug/L (ppb)	10	102	99	70-130	3
Benzo(a)pyrene	ug/L (ppb)	10	106	105	70-130	1
Benzo(b)fluoranthene	ug/L (ppb)	10	102	100	70-130	2
Benzo(k)fluoranthene	ug/L (ppb)	10	101	101	70-130	0
Indeno(1,2,3-cd)pyrene	ug/L (ppb)	10	111	110	68-128	1
Dibenz(a,h)anthracene	ug/L (ppb)	10	110	111	70-130	1
Benzo(g,h,i)perylene	ug/L (ppb)	10	111	112	62-129	1

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Date of Report: 06/12/25

Date Received: 05/23/25

Project: 162-02003-03, F&BI 505413

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

Laboratory Code: Laboratory Control Sample

Analyte	Reporting Units	Spike Level	Percent Recovery LCS	Percent Recovery LCSD	Acceptance Criteria	RPD (Limit 20)
Naphthalene	ug/L (ppb)	10	75	72	50-105	4
2-Methylnaphthalene	ug/L (ppb)	10	75	74	52-113	1
1-Methylnaphthalene	ug/L (ppb)	10	77	75	51-115	3
Acenaphthylene	ug/L (ppb)	10	88	85	60-114	3
Acenaphthene	ug/L (ppb)	10	83	83	57-110	0
Fluorene	ug/L (ppb)	10	88	87	61-115	1
Phenanthrene	ug/L (ppb)	10	93	86	69-115	8
Anthracene	ug/L (ppb)	10	95	87	65-121	9
Fluoranthene	ug/L (ppb)	10	97	90	71-127	7
Pyrene	ug/L (ppb)	10	92	83	62-133	10
Benz(a)anthracene	ug/L (ppb)	10	97	88	66-131	10
Chrysene	ug/L (ppb)	10	99	89	66-129	11
Benzo(a)pyrene	ug/L (ppb)	10	96	89	66-129	8
Benzo(b)fluoranthene	ug/L (ppb)	10	92	88	55-144	4
Benzo(k)fluoranthene	ug/L (ppb)	10	103	94	58-139	9
Indeno(1,2,3-cd)pyrene	ug/L (ppb)	10	104	90	62-136	14
Dibenz(a,h)anthracene	ug/L (ppb)	10	107	90	55-146	17
Benzo(g,h,i)perylene	ug/L (ppb)	10	103	88	58-137	16

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Date of Report: 06/12/25

Date Received: 05/23/25

Project: 162-02003-03, F&BI 505413

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

Laboratory Code: 505413-14 (Matrix Spike)

Analyte	Reporting Units	Spike Level	Sample Result	Percent Recovery MS	Percent Recovery MSD	Acceptance Criteria	RPD (Limit 20)
Lead	ug/L (ppb)	10	7.22	100 b	100 b	75-125	0 b

Laboratory Code: Laboratory Control Sample

Analyte	Reporting Units	Spike Level	Percent Recovery LCS	Acceptance Criteria
Lead	ug/L (ppb)	10	96	80-120

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Date of Report: 06/12/25

Date Received: 05/23/25

Project: 162-02003-03, F&BI 505413

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

Laboratory Code: Laboratory Control Sample

Analyte	Reporting Units	Spike Level	Percent Recovery LCS	Percent Recovery LCSD	Acceptance Criteria	RPD (Limit 20)
Arsenic	ug/L (ppb)	10	89	87	80-120	2
Barium	ug/L (ppb)	50	97	97	80-120	0
Cadmium	ug/L (ppb)	5	92	90	80-120	2
Chromium	ug/L (ppb)	20	95	96	80-120	1
Lead	ug/L (ppb)	10	95	94	80-120	1
Mercury	ug/L (ppb)	5	91	91	80-120	0
Selenium	ug/L (ppb)	5	86	81	80-120	6
Silver	ug/L (ppb)	5	97	97	80-120	0

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Date of Report: 06/12/25

Date Received: 05/23/25

Project: 162-02003-03, F&BI 505413

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

Laboratory Code: 505331-01 (Matrix Spike)

Analyte	Reporting Units	Spike Level	Sample Result (Wet wt)	Percent Recovery MS	Percent Recovery MSD	Acceptance Criteria	RPD (Limit 20)
Arsenic	mg/kg (ppm)	10	2.05	96 b	96 b	75-125	0 b
Barium	mg/kg (ppm)	50	22.5	100 b	99 b	75-125	1 b
Cadmium	mg/kg (ppm)	10	<1	102	101	75-125	1
Chromium	mg/kg (ppm)	50	9.10	81	79	75-125	2
Lead	mg/kg (ppm)	50	1.84	101	99	75-125	2
Mercury	mg/kg (ppm)	5	<1	102	104	75-125	2
Selenium	mg/kg (ppm)	5	<1	89	92	75-125	3
Silver	mg/kg (ppm)	10	<1	101	99	75-125	2

Laboratory Code: Laboratory Control Sample

Analyte	Reporting Units	Spike Level	Percent Recovery LCS	Acceptance Criteria
Arsenic	mg/kg (ppm)	10	90	80-120
Barium	mg/kg (ppm)	50	96	80-120
Cadmium	mg/kg (ppm)	10	96	80-120
Chromium	mg/kg (ppm)	50	101	80-120
Lead	mg/kg (ppm)	50	99	80-120
Mercury	mg/kg (ppm)	5	97	80-120
Selenium	mg/kg (ppm)	5	87	80-120
Silver	mg/kg (ppm)	10	99	80-120

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Date of Report: 06/12/25

Date Received: 05/23/25

Project: 162-02003-03, F&BI 505413

**QUALITY ASSURANCE RESULTS  
FOR THE ANALYSIS OF SOIL/SOLID SAMPLES  
FOR TCLP METALS USING  
EPA METHODS 6020B AND 1311**

Laboratory Code: 505413-04 (Matrix Spike)

Analyte	Reporting Units	Spike Level	Sample Result	Percent Recovery MS	Percent Recovery MSD	Acceptance Criteria	RPD (Limit 20)
Lead	mg/L (ppm)	1.0	<1	97	98	75-125	1

Laboratory Code: Laboratory Control Sample

Analyte	Reporting Units	Spike Level	Percent Recovery LCS	Acceptance Criteria
Lead	mg/L (ppm)	1.0	92	80-120

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Date of Report: 06/12/25

Date Received: 05/23/25

Project: 162-02003-03, F&BI 505413

**QUALITY ASSURANCE RESULTS  
FOR THE ANALYSIS OF WATER SAMPLES FOR  
POLYCHLORINATED BIPHENYLS AS  
AROCLOR 1016/1260 BY EPA METHOD 8082A**

Laboratory Code: Laboratory Control Sample

Analyte	Reporting Units	Spike Level	Percent Recovery LCS	Percent Recovery LCSD	Acceptance Criteria	RPD (Limit 20)
Aroclor 1016	ug/L (ppb)	0.25	75	80	10-119	6
Aroclor 1260	ug/L (ppb)	0.25	81	84	10-144	4

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Date of Report: 06/12/25

Date Received: 05/23/25

Project: 162-02003-03, F&BI 505413

**QUALITY ASSURANCE RESULTS  
FOR THE ANALYSIS OF SOIL SAMPLES FOR  
POLYCHLORINATED BIPHENYLS AS  
AROCLOR 1016/1260 BY EPA METHOD 8082A**

Laboratory Code: 506041-03 1/30 (Matrix Spike)

Analyte	Reporting Units	Spike Level	Sample Result (Wet Wt)	Percent Recovery MS	Percent Recovery MSD	Control Limits	RPD (Limit 20)
Aroclor 1016	mg/kg (ppm)	0.25	<0.02	141	164 vo	50-150	15
Aroclor 1260	mg/kg (ppm)	0.25	<0.02	70	80	50-150	13

Laboratory Code: Laboratory Control Sample 1/30

Analyte	Reporting Units	Spike Level	Percent Recovery LCS	Acceptance Criteria
Aroclor 1016	mg/kg (ppm)	0.25	92	50-138
Aroclor 1260	mg/kg (ppm)	0.25	98	54-146

# FRIEDMAN & BRUYA, INC.

## ENVIRONMENTAL CHEMISTS

### **Data Qualifiers & Definitions**

- a - The analyte was detected at a level less than five times the reporting limit. The RPD results may not provide reliable information on the variability of the analysis.
- b - The analyte was spiked at a level that was less than five times that present in the sample. Matrix spike recoveries may not be meaningful.
- ca - The calibration results for the analyte were outside of acceptance criteria, biased low; or, the calibration results for the analyte were outside of acceptance criteria, biased high, with a detection for the analyte in the sample. The value reported is an estimate.
- c - The presence of the analyte may be due to carryover from previous sample injections.
- cf - The sample was centrifuged prior to analysis.
- d - The sample was diluted. Detection limits were raised and surrogate recoveries may not be meaningful.
- dv - Insufficient sample volume was available to achieve normal reporting limits.
- f - The sample was laboratory filtered prior to analysis.
- fb - The analyte was detected in the method blank.
- fc - The analyte is a common laboratory and field contaminant.
- hr - The sample and duplicate were reextracted and reanalyzed. RPD results were still outside of control limits. Variability is attributed to sample inhomogeneity.
- hs - Headspace was present in the container used for analysis.
- ht - The analysis was performed outside the method or client-specified holding time requirement.
- ip - Recovery fell outside of control limits due to sample matrix effects.
- j - The analyte concentration is reported between the method detection limit and the lowest calibration point. The value reported is an estimate.
- J - The internal standard associated with the analyte is out of control limits. The reported concentration is an estimate.
- jl - The laboratory control sample(s) percent recovery and/or RPD were out of control limits. The reported concentration should be considered an estimate.
- js - The surrogate associated with the analyte is out of control limits. The reported concentration should be considered an estimate.
- k - The calibration results for the analyte were outside of acceptance criteria, biased high, and the analyte was not detected in the sample.
- lc - The presence of the analyte is likely due to laboratory contamination.
- L - The reported concentration was generated from a library search.
- nm - The analyte was not detected in one or more of the duplicate analyses. Therefore, calculation of the RPD is not applicable.
- pc - The sample was received with incorrect preservation or in a container not approved by the method. The value reported should be considered an estimate.
- ve - The analyte response exceeded the valid instrument calibration range. The value reported is an estimate.
- vo - The value reported fell outside the control limits established for this analyte.
- x - The sample chromatographic pattern does not resemble the fuel standard used for quantitation.

505413

Report To Lynn Green

Company EVREN-NW

Address 40 SE 24th Ave

City, State, ZIP Portland, Oregon 97214

Phone 503-452-5561

Email lynn@g@evren-nw.com

SAMPLE CHAIN OF CUSTODY

05/23/25 NB/E21 VW/3/K4/F4

SAMPLERS (signature)	PO #
PROJECT NAME 102-02 603-03	
REMARKS	INVOICE TO
Project Specific Rls - Yes / No	

Page # 1 of 2
TURNAROUND TIME
Standard Turnaround
RUSH
Rush charges authorized by:
SAMPLE DISPOSAL
Dispose after 90 days
Archive Samples
Other

Sample ID	Lab ID	Date Sampled	Time Sampled	Sample Type	# of Jars	NWTPH-Dx	NWTPH-Gx	BTEX EPA 8021	chlorinated VOCs EPA 8260	PAHs EPA 8270	PCBs EPA 8082	ANALYSES REQUESTED	Notes
B04-3	G1A-E	05/21/25	1110	Soil	5	X	X					HCID RBDM VOCs Pb SS Lead RCRA 8 TCLP lead	per LG 06/04/25 ME
B04-3.5	02		1120	Soil	1	X	X						
B04-5-SWI	03A-E		1134	Soil	5	X	X						
B05-0.75	04		1050	Soil	5	X	X						No PCBs ne
B05-3.5-SWI	05		1050	Soil	5	X	X						
B06-1.5-SWI	06		1155	Soil	5	X	X				X		
B07-4-SWI	07		1215	Soil	5	X	X						
B08-3-SWI	08		1245	Soil	5	X	X						
B09-3-SWI	09		1105	Soil	5	X	X						
B10-3.5-SWI	10		1025	Soil	5	X	X						

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

Relinquished by:	SIGNATURE	PRINT NAME	COMPANY	DATE	TIME
Received by:	<i>mlk/pawms</i>	Johnathan	ENW	05/23/25	1800
Relinquished by:		Johnathan	ENW	05/23/25	0955
Received by:					

Samples received at 3 °C

525413

SAMPLE CHAIN OF CUSTODY

05/23/25

N3/E3/VW3/K4/F4

Report To Lynn Green

Company EVREN-NW

Address 40 SE 24th Ave

City, State, ZIP Portland, Oregon 97214

Phone 503-452-5561 Email lynn@g@evren-nw.com

SAMPLERS (signature)

PROJECT NAME

162-02003-03

PO #

REMARKS

INVOICE TO

Project Specific RLs - Yes / No

ANALYSES REQUESTED

Sample ID	Lab ID	Date Sampled	Time Sampled	Sample Type	# of Jars	ANALYSES REQUESTED										
						NWTPH-Dx	NWTPH-Gx	BTEX EPA 8021	VOCs EPA 8260	PAHs EPA 8270	PCBs EPA 8082	Other				
B04-GW-9	11A-H	05/21/25	1310	Water	8	X	X									
B05-GW-9	12		1545	Water	1	X	X									
B06-GW-3	13		1342	Water	1	X	X									
B07-GW-7	14		1342	Water	1	X	X									
B08-GW-3.5	15		1428	Water	1	X	X									
B09-GW-3	16		1250	Water	1	X	X									
B10-GW-5	17		1237	Water	1	X	X									

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

SIGNATURE	PRINT NAME	COMPANY	DATE	TIME
<i>[Signature]</i>	Joe Korba	ENV	05/23/25	1800
<i>[Signature]</i>	Dhan Pham	FEBI	5/23/25	0955
Received by:				
Relinquished by:				
Received by:				

samples received at 3 C

TURNAROUND TIME  
 Standard Turnaround  
 RUSH  
 Rush charges authorized by:

SAMPLE DISPOSAL  
 Dispose after 30 days  
 Archive Samples  
 Other

per LG  
 5/23/25  
 5/28/25

per LG  
 5/23/25

**SAMPLE CONDITION UPON RECEIPT CHECKLIST**

PROJECT # 505413 CLIENT Even INITIALS/ DATE: (NP) 5/23/25

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

Cooler/Sample temperature 3 °C  
Thermometer ID: Fluke 96312917

Were samples received on ice/cold packs?  YES  NO

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

Is there a Chain-of-Custody\* (COC)?  YES  NO Initials/ Date: AP 5/23/25  
\*or other representative documents, letters, and/or shipping memos

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

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

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

Were appropriate sample containers used?  YES  NO  Unknown

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

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

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

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

Other comments (use a separate page if needed)

Time on label 10:40 for sample (-05A → E) & 10:50 for sample (-04A → E)

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

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

\*\*Fill out Green manifolds billing sheet

25, 3:28 PM

about:blank

# GLS.

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

**Ship From**

EVREN NW  
EVAN BRUGGEMAN  
18 SE 24TH AVE  
PORTLAND, OR 97293

Tracking #: 562994403

**PDS**



**Ship To**

FRIEDMAN & BRUYA, INC  
MICHAEL ERDAHL  
5500 4TH AVE S  
SEATTLE, WA 98108

**SEATTLE**

**S06437C**

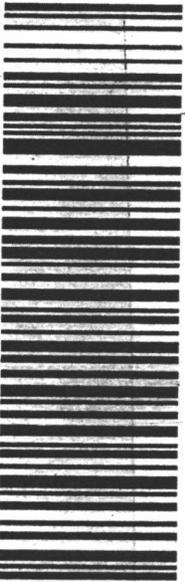
**COD: \$0.00**

**Weight: 0 lb(s)**

**Reference:**

**Delivery Instructions:**

**Signature Type: NOT REQUIRED**



31890624

**KNT WA980-7C0**

Print Date: 5/9/2025 3:28 PM

Package 8 of 25

## Analytical Laboratory Data Validation Check Sheet

Project Name: Gesik 1940 SE Hwy 101, Lincoln City    Project Number: 162-02003-03

Date of Review: June 13, 2025                      Lab. Name: F&BI                      Lab Batch ID #: 505413

### Chain of Custody

- |  |   |  |  |
|--|---|--|--|
| 1.) Are all requested analyses reported? | <input checked="" type="checkbox"/> yes | <input type="checkbox"/> no            |  |
| 2.) Were the requested methods used?     | <input checked="" type="checkbox"/> yes | <input type="checkbox"/> no            |  |
| 3.) Trip blank submitted?                | <input type="checkbox"/> yes            | <input checked="" type="checkbox"/> no |  |
| 4.) Field blank submitted?               | <input type="checkbox"/> yes            | <input checked="" type="checkbox"/> no |  |

### Timing

- |  |   |                             |  |
|--|---|-----------------------------|--|
| 5.) Samples extracted within holding times?  | <input checked="" type="checkbox"/> yes | <input type="checkbox"/> no |  |
| If not, are all discrepancies footnoted?     | <input type="checkbox"/> yes            | <input type="checkbox"/> no | <input checked="" type="checkbox"/> NA |
| 6.) Analysis performed within holding times? | <input checked="" type="checkbox"/> yes | <input type="checkbox"/> no |  |
| If not, are all discrepancies footnoted?     | <input type="checkbox"/> yes            | <input type="checkbox"/> no | <input checked="" type="checkbox"/> NA |

### Quality Assurance/Quality Control

- |  |   |  |  |
|--|---|--|--|
| 7.) Are the required reporting limits reported? (MRLs vs MDLs/PQLs)            | <input checked="" type="checkbox"/> yes | <input type="checkbox"/> no            |  |
| 8.) Are all reported values above either MRL or MDL?                           | <input checked="" type="checkbox"/> yes | <input type="checkbox"/> no            |  |
| 9.) Are all values between the MDL & PQL tagged as trace?                      | <input type="checkbox"/> yes            | <input type="checkbox"/> no            | <input checked="" type="checkbox"/> NA |
| 10a.) Are reporting limits raised for other reason besides high analyte conc.? | <input type="checkbox"/> yes            | <input checked="" type="checkbox"/> no |  |
| 10b.) If so, are they footnoted?   | <input type="checkbox"/> yes            | <input type="checkbox"/> no            | <input checked="" type="checkbox"/> NA |
| 11.) Lab method blank completed?   | <input checked="" type="checkbox"/> yes | <input type="checkbox"/> no            |  |
| 12.) Lab, Field, or Trip Blank(s) report detections?                           | <input type="checkbox"/> yes            | <input checked="" type="checkbox"/> no |  |
- If yes, indicate blank type, chemical(s) and concentration(s): \_\_\_\_\_

- |   |   |                             |                             |
|---|---|-----------------------------|-----------------------------|
| 13.) For inorganics and metals, is there one method blank for each analyte? | <input checked="" type="checkbox"/> yes | <input type="checkbox"/> no | <input type="checkbox"/> NA |
| If not, are all discrepancies footnoted?                                    | <input type="checkbox"/> yes            | <input type="checkbox"/> no |                             |
| 14.) For VOCs, is there one method blank for each day of analysis?          | <input checked="" type="checkbox"/> yes | <input type="checkbox"/> no | <input type="checkbox"/> NA |
| If not, are all discrepancies footnoted?                                    | <input type="checkbox"/> yes            | <input type="checkbox"/> no |                             |
| 15.) For SVOC's, is there one method blank for each extraction batch?       | <input checked="" type="checkbox"/> yes | <input type="checkbox"/> no | <input type="checkbox"/> NA |
| If not, are all discrepancies footnoted?                                    | <input type="checkbox"/> yes            | <input type="checkbox"/> no |                             |

### Accuracy

- |  |   |  |                             |
|--|---|--|-----------------------------|
| 16.) Is there a surrogate spike recovery for all VOC & SVOC samples? | <input checked="" type="checkbox"/> yes | <input type="checkbox"/> no            | <input type="checkbox"/> NA |
| Do all surrogate spike recoveries meet accepted criteria?            | <input type="checkbox"/> yes            | <input checked="" type="checkbox"/> no |                             |
| If not, are all discrepancies footnoted?                             | <input checked="" type="checkbox"/> yes | <input type="checkbox"/> no            | <input type="checkbox"/> NA |
| 2,4,6-Tribromophenol 96 ca   |   |  |                             |
| 17.) Is there a spike recovery for all Laboratory Control Samples?   | <input checked="" type="checkbox"/> yes | <input type="checkbox"/> no            | <input type="checkbox"/> NA |
| Do all LCS/LCSD spike recoveries meet accepted criteria?             | <input checked="" type="checkbox"/> yes | <input type="checkbox"/> no            |                             |
| If not, are all discrepancies footnoted?                             | <input type="checkbox"/> yes            | <input type="checkbox"/> no            | <input type="checkbox"/> NA |
| 18.) Are all LCS/LCSD RPDs within acceptable limits?                 | <input checked="" type="checkbox"/> yes | <input type="checkbox"/> no            | <input type="checkbox"/> NA |
| If not, are all discrepancies footnoted?                             | <input type="checkbox"/> yes            | <input type="checkbox"/> no            | <input type="checkbox"/> NA |

### Precision

- |   |   |  |                             |
|---|---|--|-----------------------------|
| 19.) Are all matrix spike/matrix spike duplicate recoveries within acceptable limits? | <input type="checkbox"/> yes            | <input checked="" type="checkbox"/> no | <input type="checkbox"/> NA |
| If not, are all discrepancies footnoted?  | <input checked="" type="checkbox"/> yes | <input type="checkbox"/> no            | <input type="checkbox"/> NA |

Several analytes were spiked at a level that was less than five times that present in the sample. Matrix spike recoveries may not be meaningful. (b)

The value reported fell outside the control limits established for several analytes (vo)

- 20.) Are all matrix spike/matrix spike duplicate RPDs within

acceptable limits?

yes no NA

If not, are all discrepancies footnoted?

yes no NA

Several analytes were not detected in one or more of the duplicate analyses. Therefore, calculation of the RPD is not applicable. (nm)

21.) Do all RPD calculations for Field Duplicates meet accepted criteria?

yes no NA

**Initial** Review By: NB

**Final** Review By: EB

Vinyl chloride exceeded the acceptance criteria in the 8260D matrix spike samples. The compounds were not detected, therefore this did not represent an out of control condition.

The 8082A Aroclor 1260 matrix spike duplicate exceeded the acceptance criteria. The laboratory control sample passed the acceptance criteria, therefore the results are due to matrix effect.

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

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

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

June 4, 2025

Lynn Green, Project Manager  
Evren Northwest, Inc.  
PO Box 14488  
Portland, OR 97293

Dear Mr Green:

Included are the results from the testing of material submitted on May 21, 2025 from the 162-02003-03, F&BI 505357 project. There are 5 pages included in this report.

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

Sincerely,

FRIEDMAN & BRUYA, INC.



Michael Erdahl  
Project Manager

Enclosures

c: Paul Trone, Evan Bruggeman  
ENW0604R.DOC

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

CASE NARRATIVE

This case narrative encompasses samples received on May 21, 2025 by Friedman & Bruya, Inc. from the Evren Northwest 162-02003-03, F&BI 505357 project. Samples were logged in under the laboratory ID's listed below.

<u>Laboratory ID</u>	<u>Evren Northwest</u>
505357 -01	SG01-250520-1:5

Due to the high concentration of material present in the sample, only the diesel range and gasoline range organics were reported. The results exceeded the calibration range of the instrument and interfered with the internal standard used for quantification. The results were qualified accordingly.

All other quality control requirements were acceptable.

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Analysis For Volatile Compounds By Method TO-17

Client Sample ID:	SG01-250520-1:5	Client:	Evren Northwest
Date Received:	05/21/25	Project:	162-02003-03, F&BI 505357
Date Collected:	05/20/25	Lab ID:	505357-01 1/0.50
Date Analyzed:	05/22/25	Data File:	052212.D
Matrix:	Air	Instrument:	GCMS10
Units:	ug/m3	Operator:	bat

Compounds:	Concentration ug/m3
Gasoline Range Organics	130,000 ve J
Diesel Fuel Range	39,000 ve J

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Analysis For Volatile Compounds By Method TO-17

Client Sample ID:	Method Blank	Client:	Evren Northwest
Date Received:	Not Applicable	Project:	162-02003-03, F&BI 505357
Date Collected:	Not Applicable	Lab ID:	05-1218 mb
Date Analyzed:	05/22/25	Data File:	052207.D
Matrix:	Air	Instrument:	GCMS10
Units:	ug/m3	Operator:	bat

Compounds:	Concentration ug/m3
Gasoline Range Organics	<1,000
Diesel Fuel Range	<1,600

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Date of Report: 06/04/25

Date Received: 05/21/25

Project: 162-02003-03, F&BI 505357

**QUALITY ASSURANCE RESULTS FOR THE ANALYSIS OF AIR SAMPLES  
FOR VOLATILES BY METHOD TO-17**

Laboratory Code: Laboratory Control Sample

Analyte	Reporting Units	Spike Level	Percent Recovery LCS	Acceptance Criteria
Gasoline Range	ng/tube	2,000	97	70-130
Diesel Fuel Range	ng/tube	2,500	119	70-130

# FRIEDMAN & BRUYA, INC.

## ENVIRONMENTAL CHEMISTS

### **Data Qualifiers & Definitions**

- a - The analyte was detected at a level less than five times the reporting limit. The RPD results may not provide reliable information on the variability of the analysis.
- b - The analyte was spiked at a level that was less than five times that present in the sample. Matrix spike recoveries may not be meaningful.
- ca - The calibration results for the analyte were outside of acceptance criteria, biased low; or, the calibration results for the analyte were outside of acceptance criteria, biased high, with a detection for the analyte in the sample. The value reported is an estimate.
- c - The presence of the analyte may be due to carryover from previous sample injections.
- cf - The sample was centrifuged prior to analysis.
- d - The sample was diluted. Detection limits were raised and surrogate recoveries may not be meaningful.
- dv - Insufficient sample volume was available to achieve normal reporting limits.
- f - The sample was laboratory filtered prior to analysis.
- fb - The analyte was detected in the method blank.
- fc - The analyte is a common laboratory and field contaminant.
- hr - The sample and duplicate were reextracted and reanalyzed. RPD results were still outside of control limits. Variability is attributed to sample inhomogeneity.
- hs - Headspace was present in the container used for analysis.
- ht - The analysis was performed outside the method or client-specified holding time requirement.
- ip - Recovery fell outside of control limits due to sample matrix effects.
- j - The analyte concentration is reported between the method detection limit and the lowest calibration point. The value reported is an estimate.
- J - The internal standard associated with the analyte is out of control limits. The reported concentration is an estimate.
- jl - The laboratory control sample(s) percent recovery and/or RPD were out of control limits. The reported concentration should be considered an estimate.
- js - The surrogate associated with the analyte is out of control limits. The reported concentration should be considered an estimate.
- k - The calibration results for the analyte were outside of acceptance criteria, biased high, and the analyte was not detected in the sample.
- lc - The presence of the analyte is likely due to laboratory contamination.
- L - The reported concentration was generated from a library search.
- nm - The analyte was not detected in one or more of the duplicate analyses. Therefore, calculation of the RPD is not applicable.
- pc - The sample was received with incorrect preservation or in a container not approved by the method. The value reported should be considered an estimate.
- ve - The analyte response exceeded the valid instrument calibration range. The value reported is an estimate.
- vo - The value reported fell outside the control limits established for this analyte.
- x - The sample chromatographic pattern does not resemble the fuel standard used for quantitation.



SAMPLE CONDITION UPON RECEIPT CHECKLIST

PROJECT # 505357 CLIENT Evron INITIALS/ AP DATE: 5/21/21

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

Cooler/Sample temperature 1 °C Thermometer ID: Fluke 96312917

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

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

Is there a Chain-of-Custody\* (COC)? [X] YES [ ] NO Initials/ NP Date: 5/21

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

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

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

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

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

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

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

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

Other comments (use a separate page if needed)

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

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

5/9/25, 3:28 PM

about:blank

# GLS.

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

**Ship From**

EVREN NW  
EVAN BRUGGEMAN  
18 SE 24TH AVE  
PORTLAND, OR 97293

Tracking #: 562994401

**PDS**

**Ship To**

FRIEDMAN & BRUYA, INC  
MICHAEL ERDAHL  
5500 4TH AVE S  
SEATTLE, WA 98108

**SEATTLE**

**S06437C**

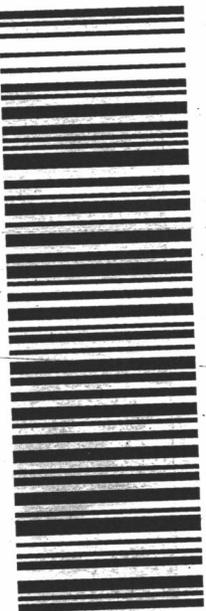
COD: \$0.00

Weight: 0 lb(s)

Reference:

Delivery Instructions:

Signature Type: NOT REQUIRED



31890622

**KNT WA980-7C0**

Print Date: 5/9/2025 3:28 PM