UST Decommissioning & Risk-Based Corrective Action Report

point source solutions, llc
ENVIRONMENTAL CONSULTING AND CONTRACTING

Former 12th Avenue Motor Service
LUST Facility #26-23-0131
2436 SE 12th Avenue
Portland, Multnomah County, Oregon

Report Prepared for and Reliance Provided to:

Skyhook Fitness, Inc.
2436 SE 12th Avenue
Portland, Oregon 97214

Point Source Solutions Project No: OR230123-3B
Revised August 6, 2025

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

ASTM Standard Practice E1903

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

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

1.0 PURPOSE

The purpose of this investigation is to:

- Assess onsite subsurface conditions to evaluate a petroleum release; determine the nature and extent of the impacts to soil, soil vapor and groundwater, if any; and evaluate potential threats from these releases to the beneficial use of the Site;
- Develop a Conceptual Site Model (CSM);
- Complete a Beneficial Land and Water Use Determination (BLWUD);
- Develop a list of Contaminants of Interest (COI) based upon the characteristics of the identified release;
- Compare Contaminants of Potential Concern (COPC) concentrations to the ODEQ's Risk Based Concentrations (RBCs) for potentially complete exposure pathways;
- Perform further analysis of subsurface conditions as they relate to vapor intrusion as outlined in the Point Source Work Plan submitted to the ODEQ and approved on June 23, 2025.

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

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

2.0 BACKGROUND INFORMATION

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

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

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

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

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

On February 7, 2023, Pacific Geophysics conducted a geophysical survey of the Site in an attempt to locate the USTs referenced in the Phase I ESA, as well as any subsurface infrastructure relating to former auto repair operations in the interior of the Site building. Two USTs were identified in the south corner of the Site at the intersection of SE 12th and SE Elliott Avenues. Both USTs were found to be buried approximately 2.5 feet below ground surface, each measuring 4.0 feet in diameter and 12 feet in length. No other USTs were found onsite. No hoists or "grease pits," as referenced in the Phase I ESA, were identified in the Site building interior. Four boring locations were cleared at the ends of the USTs, and two were cleared in the interior near a former bay of the original auto repair shop and a floor drain.

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

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

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

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

A copy of the Point Source Phase II Subsurface Investigation is included in **Appendix H**.

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

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

3.0 SOILS, GEOLOGY & GROUNDWATER CHARACTERISTICS

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

According to the USDA Soil Conservation Service Soil Survey of Multnomah County (NRCS Web Soil Survey), the Site is mapped predominantly as Urban Land-Latourelle Complex. This component is found on terraces. The parent material consists of medium textured alluvium. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately high.

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

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

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

4.0 SCOPE OF WORK

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

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

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

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

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

4.1 Subsurface Investigation Area of Potential Concern, Borings and Analysis

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

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

Samples	Media	Analytical Methods	Detection Limit
NPW-S1-8, EPW-S1-8, NPB-S1-8, NPB-S2-11, SWPW-S1-10, SPB-S1-11, SPW-S1-11, SEPW-S1-10, NWPW-S1-10, NPB2-S1-11.5, SB7-S1-12, SB8-S1-12, SB9-S1-12, SB10-S1-12	Soil	NWTPH-Gx and NWTPH-Dx	RBCs for Leaching to Groundwater in an occupational/commercial setting.
NPW2-S1-9	Soil	NWTPH-Gx and NWTPH-Dx, EPA 8260 (VOCs), EPA 6020 (Lead)	RBCs for Leaching to Groundwater in an occupational/commercial setting.
SS1, SS1a, SS2, SS2a, SG1, SG1a-5, SG1a-10, SG2, SG2a-5, SG2a-10, SG3, SG4	Soil Gas and Sub slab	TO-15 VOCs (Full VOC list; ODEQ RBDM Petroleum List)	RBCsv soil vapor intrusion for commercial and residential receptors.

4.2 Utility Locating

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

4.3 Health and Safety Plan

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

5.0 SAMPLING METHODOLOGY and QA/QC

5.1 Soil Samples

Soil Solutions Environmental Services was contracted to perform limited access delineation soil sampling surrounding the impacted soils that were left in place after UST decommissioning and soil removal. Borings SB7 through SB10 were advanced using a Geoprobe LB sampler with a PVC liner, which was advanced using limited access direct push drilling equipment using 2 foot long by 1.6 inch diameter drill rods. Boring logs are presented in Appendix G. The sampler was driven into the subsurface to allow undisturbed soil to enter the open sampler barrel and retrieved in 2-foot intervals to recover the soil-filled liners.

All excavation confirmation samples were collected from the inside of an excavator bucket. The bucket

was decontaminated with phosphate-free detergent and water between confirmation samples.

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

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

5.2 Groundwater Samples

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

5.3 Soil Gas Samples

Soil gas samples were collected at 5 feet and 10 feet bgs using Geoprobe PRT tooling, driven by an electric jackhammer. After reaching the target depth, the sample tooling was pulled up 6 inches, and the expendable tip was ejected. Hydrated bentonite was placed around the surface penetration and at the point that the tubing exited the drill rod. Teflon tubing fitted with the PRT adapter connecting to the bottom of the tooling string was then secured. Paper towels saturated with 2-Propanol were placed over the equipment fittings and at the surface penetration during sample collection as a leak check compound. A minimum of three tubing volumes was purged from the system prior to sample collection. The sample was collected in a laboratory-provided Summa canister (EPA Method TO-15). The sampling train also included approximately 8-12 feet of Teflon tubing and brass swage fittings which were fastened directly to the Summa canister.

5.4 Sub-Slab Vapor Samples

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

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

6.0 SUBSURFACE INVESTIGATION/EXCAVATION

6.1 Soil Sampling

Please refer to Point Source' Phase II Subsurface Environmental Investigation report (attached as

Appendix H) for analytical results of soil samples collected previous to excavation and delineation efforts that are outlined here.

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

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

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

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

The subsequent subsurface investigation was conducted on October 08, 2024. During this phase, soil borings were advanced by Soil Solutions Environmental Services.

- Boring SB7 was advanced to a maximum explored depth of 12.0 feet bgs approximately 5 feet north of antecedent excavation soil sample NPW2-S1-9. The intention of this boring was to delineate remaining soil impacts to the north of the presumed remaining soil plume. A soil sample was collected from this boring at 12.0 feet. **Petroleum staining and odor was not observed in screened**

soils extracted from this boring. VOCs were noted in this boring at 8.1 ppm at depths greater than 5 feet and at 0.1 ppm at depths less than 5 feet via PID.

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

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

6.2 Soil Gas Sampling

Soil gas sampling was conducted to evaluate the potential risk of exposure scenarios for onsite and offsite receptors. Onsite soil gas samples were collected over two sampling periods to address seasonal variation in volatility of contaminants of concern based on wet and dry season conditions. Wet season sampling included two sub-slab samples collected from the interior of the Site building in locations that were near the remaining soil plume. Four soil gas samples were collected onsite and offsite to address structures that were within 100 feet of the remaining soil plume. Wet season subsurface soil gas investigations were conducted on October 08, 2024, November 14, 2024, and January 23, 2025.

In July of 2025, dry season sampling occurred to evaluate on site conditions in the same locations as the wet season sampling (SS1, SS2, SG1, and SG2) with added samples (SS3) in the interior south portion of the building space, and two deep samples (SG1a-10, and SG2a-10) in the same locations as wet season samples SG1 and SG2 as outlined in the approved Point Source Work Plan. Furthermore, dry season soil gas samples (SG1a-5, SG1a-10, SG2a-5, and SG2a-10) were also screened for parameters including carbon dioxide (CO2), oxygen (O2), and methane gas using a four-gas and methane meter and VOCs using a handheld PID. Sample descriptions are as follows:

Wet season subsurface soil gas samples, collected on October 08, 2024, November 14, 2024, and January 23, 2025.

- Sub-slab sample SS1 was advanced immediately beneath the concrete slab of the Site building in the northeast portion of the building. The intention of this boring was to evaluate volatilization to indoor air from contaminated soil.

- Sub-slab sample SS2 was advanced immediately beneath the concrete slab of the Site building in the northwest portion of the building. The intention of this boring was to evaluate volatilization to indoor air from contaminated soil.
- Soil gas sample SG1 was advanced to 5 feet bgs beneath the concrete slab of the exterior portion of the Site approximately 8 feet east of the contaminated soil plume. The intention of this boring was to evaluate soil gas conditions in effort to demonstrate no offsite migration of vapors.
- Soil gas sample SG2 was advanced to 5 feet bgs beneath the concrete slab of the exterior portion of the Site approximately 8 feet west of contaminated soil plume. The intention of this boring was to evaluate soil gas conditions in effort to demonstrate no offsite migration of vapors.
- Soil gas sample SG3 was advanced to 5 feet bgs beneath the sidewalk west of SE 12th Avenue approximately 50 feet west of the contaminated soil plume. The intention of this boring was to evaluate soil gas conditions for offsite receptors to the west of the Site.
- Soil gas sample SG4 was advanced to 5 feet bgs beneath a landscaped area east of SE Elliot Avenue approximately 50 feet east of the contaminated soil plume. The intention of this boring was to evaluate soil gas conditions for offsite receptors to the east of the Site.

Dry season subsurface soil gas samples, collected on July 08, 2025.

- Sub-slab sample SS1a was advanced immediately beneath the concrete slab of the Site building in the northeast portion of the south building co-located with wet season sample SS1. The intention of this sample was to evaluate volatilization to indoor air from contaminated soil. PID readings from the sample tubing collected prior to TO-15 sample collection were 0.5 ppm.
- Sub-slab sample SS2a was advanced immediately beneath the concrete slab of the Site building in the northwest portion of the south building co-located with wet season sample SS2. The intention of this boring was to evaluate volatilization to indoor air from contaminated soil. PID readings from the sample tubing collected prior to TO-15 sample collection were 0.4 ppm.
- Sub-slab sample SS3 was advanced immediately beneath the concrete slab of the Site building in the north portion of the south building. The intention of this boring was to evaluate volatilization to indoor air from contaminated soil. PID readings from the sample tubing collected prior to TO-15 sample collection were 0.9 ppm.
- Soil gas sample SG1a-5 was advanced to 5 feet bgs beneath the concrete slab of the exterior portion of the Site approximately 8 feet east of the contaminated soil plume co-located with wet season sample SG1. The intention of this boring was to evaluate soil gas conditions in effort to demonstrate no offsite migration of vapors and to compare to wet season conditions. PID and multi-gas readings from the sample tubing collected prior to TO-15 sample collection were 2.7 ppm VOCs; 0.11 % CO2, 16.95 % O2, and -0.02 % methane.
- Soil gas sample SG1a-10 was advanced to 10 feet bgs beneath the concrete slab of the exterior portion of the Site approximately 8 feet east of contaminated soil plume co-located with wet season sample SG1. The intention of this sample was to evaluate soil gas conditions in effort to demonstrate no offsite migration of vapors and compare to wet season conditions. PID and multi-gas readings from the sample tubing collected prior to TO-15 sample collection were 4.7 ppm VOCs; 0.08 % CO2, 16.48 % O2, and -0.03 % methane.
- Soil gas sample SG2a-5 was advanced to 5 feet bgs beneath the concrete slab of the exterior portion

of the Site approximately 8 feet west of the contaminated soil plume co-located with wet season sample SG2. The intention of this boring was to evaluate soil gas conditions in effort to demonstrate no offsite migration of vapors and to compare to wet season conditions. PID and four-gas readings from the sample tubing collected prior to TO-15 sample collection were 1.9 ppm VOCs; 0.15 % CO2, 20.44 % O2, and -0.04 % methane.

- Soil gas sample SG2a-10 was advanced to 10 feet bgs beneath the concrete slab of the exterior portion of the Site approximately 8 feet west of contaminated soil plume co-located with wet season sample SG2. The intention of this sample was to evaluate soil gas conditions in effort to demonstrate no offsite migration of vapors and compare to wet season conditions. PID and four-gas readings from the sample tubing collected prior to TO-15 sample collection were 1.1 ppm VOCs; 0.17 % CO2, 20.17 % O2, and -0.06 % methane.

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

6.3 Laboratory Analytical Results

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

Soils

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

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

Soil Gas

- Sub-slab samples SS1, SS1a, SS2, and SS2a reported analytical results below all of their respective screening levels (RBCsv) for gasoline range hydrocarbons and VOCs for commercial and residential receptors.
- Sub-slab sample SS3 exceeded chronic RBCsv for residential receptors for naphthalene at 7.1 ug/m3 but did not exceed for commercial receptors.

- Soil gas samples SG1 and SG2 exceeded their respective screening levels (RBCsv) for gasoline range hydrocarbons, ethylbenzene, naphthalene and xylenes. As a result of this analysis, subsequent sampling was performed to address offsite receptors.
- Soil gas samples SG1a-5, SG1a-10, SG2a-5, and SG2a-10 all exceeded chronic RBCsv for residential receptors for naphthalene with a maximum concentration of 12 ug/m3 reported in sample SG1a-5 but did not exceed for commercial receptors.
- Off-site soil gas samples SG3 and SG4 exceeded their respective screening levels (RBCsv) for two constituents. Full list 8260 was analyzed in these samples with only acrolein and 1,3 butadiene exceeding their respective screening levels (RBCsv) for residential receptors.
- Soil gas samples SG1a-5, SG1a-10, SG2a-5, and SG2a-10 all exceeded chronic RBCsv for residential receptors for naphthalene with a maximum concentration of 12 ug/m3 reported in sample SG1a-5 but did not exceed for commercial receptors.
- 2-Proponol was used as a leak detection compound and was not detected in any of the sub-slab or soil gas samples, indicating that the samples are valid.

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

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

6.4 Quality Assurance/Quality Control Review

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

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

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

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

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

7.0 NATURE AND EXTENT OF CONTAMINATION

7.1 Primary Source(s) of Contamination

The primary source of contamination includes the following:

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

7.1.1 Soil

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

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

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

7.1.2 Soil Gas

Gasoline, ethylbenzene, naphthalene and xylene were detected at concentrations above applicable RBCs for residential and commercial receptors in soil gas samples collected at the Site during the wet season subsurface investigation. Naphthalene was detected at concentrations above applicable RBCs for residential receptors in both sub slab and soil gas collected at the Site during the dry season subsurface investigation. None of the samples collected during the dry season sampling event exceeded any commercial receptor criteria.

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

7.2 Contaminants of Interest/Contaminants of Potential Concern

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

Compounds with detected concentrations were identified as being COIs. It should be noted that the identification of COIs does not indicate that an unacceptable risk or that a threat exists. Also, COI

identification does not necessarily indicate that remediation of specific environmental media is required. Screening criteria are purposely conservative so chemicals that may contribute to site risk can be further evaluated.

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

CONTAMINANTS OF INTEREST		
Contaminant	**Soil Max Concentration mg/kg**	**Soil Gas Max Concentration ug/m3**
TPH-GX	9,700 (Depth=9')	110,000 (Depth=5')
Ethylbenzene	56.0 (Depth=9')	3,800 (Depth=5')
1,3,5 – TMB	110 (Depth=9')	<24 (not detected)
1,2,4 - TMB	350 (Depth=9')	<24 (not detected)
Naphthalene	33.0 (Depth=9')	88 (Depth=5')
Xylenes	335.0 (Depth=9')	23,000 (Depth=5')
Isopropylbenzene	0.58 (Depth = 11')	<48 (not detected)
Fluorene	0.074 (Depth = 11')	Not Applicable
Fluoranthene	0.011 (Depth = 11')	Not Applicable
Pyrene	0.013 (Depth = 11')	Not Applicable
Lead	8.07 (Depth = 11')	Not Applicable
1,3 Butadiene	Not analyzed	18 (Depth=5')
Acrolein	Not analyzed	4.8 (Depth=5')
Tetrahydrofuran	Not analyzed	81 (Depth=5')
Chloroform	<0.5 (not detected)	1.2 (Depth=5')
MEK	<10.0 (not detected)	51 (Depth=5')

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

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

8.0 BENEFICIAL LAND AND WATER USE DETERMINATION

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

8.1 Locality of Facility

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

8.2 Summary of Water Use

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

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

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

8.3 Summary of Land Use

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

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

9.0 CONCEPTUAL SITE MODEL

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

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

SUMMARY OF CSM			
Pathway	**Receptor**	**Applicable RBC?**	**Basis for selection/exclusion**
SOIL			
Ingestion, Dermal Contact, and Inhalation	Residential (Future)	No	Impacted soils were not observed above 3.0 feet bgs
	Occupational (Current and Future)	No	
	Construction worker (Current and Future)	**Yes**	Impacted subsurface soils may become accessible during future construction as a result of redevelopment of the Site
	Excavation Worker (Current and Future)	**Yes**	

SUMMARY OF CSM			
Pathway	**Receptor**	**Applicable RBC?**	**Basis for selection/exclusion**
Leaching to Groundwater	Residential (Future)	No	Based on the Beneficial Land and Water Use Determination (section 8.0) there are no beneficial uses of groundwater in the Site vicinity.
	Commercial (Current and Future)	No	
SOIL GAS			
Volatilization to Outdoor Air	Residential (Future)	Yes	Contaminated soil is present within 100' of commercial structures
	Commercial (Current and Future)	Yes	
Vapor Intrusion into Buildings	Residential (Future)	**Yes**	Contaminated soil is present within 100' of residential structures
	Commercial (Current and Future)	**Yes**	
GROUNDWATER			
All	All	**No**	Groundwater was not encountered and no groundwater impact was identified. Based on the Beneficial Land and Water Use Determination (section 8.0) there are no beneficial uses of groundwater in the Site vicinity.

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

9.1 Potential Human Receptors

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

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

9.1.1 Exposure Pathways for Soil and Soil Gas

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

- Soil Ingestion, Dermal Contact, and Inhalation – This exposure pathway is considered incomplete for occupational and residential receptors. This exposure pathway is considered potentially complete for construction and excavation workers, however, contaminated soil is at least 8 feet bgs, greater than the typical 5-foot depth worker zone.
- Volatilization to Outdoor Air – This exposure pathway is considered potentially complete for on-site occupational and residential receptors.

- Vapor Intrusion into Buildings – This exposure pathway is considered potentially complete for occupational and residential receptors.
- Leaching to Groundwater – This exposure pathway is considered incomplete based on the Beneficial Land and Water Use Determination (section 8.0). There are no beneficial uses of groundwater in the Site vicinity.

9.2 Potential Ecological Receptors

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

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

10.0 RISK SCREENING

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

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

10.1 Soil

COPCs detected in soil exceed the following RBCs.

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

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

10.2 Soil Gas

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

- Naphthalene levels in sub slab soil gas (highest 7.1 ug/m^3) exceed volatilization to indoor air RBCsv for residential receptors (SS3) but do not for commercial receptors.

Site building sub-slab sample concentrations were all below applicable RBCs for vapor intrusion into buildings for commercial receptors, indicating that there is not a human health risk to current occupational receptors at the Site. One sub-slab sample (SS3) exceeded the ODEQ residential RBCsv for naphthalene at 7.1 ug/m3. All other constituents of concern were below applicable ODEQ screening levels.

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

All other COIs that were established for the Site, do not appear in west and east delineating samples (SG3 and SG4) at concentrations above applicable RBCs.

11.0 FINDINGS

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

- Soils impacted by TPH-Gx and associated VOCs identified during Point Source' Phase II Subsurface Investigation have been mostly removed. A total of 12.03 tons of petroleum contaminated soil was removed and hauled to Wast Management's Hillsboro Subtitle D Landfill.
- Seventeen confirmation and/or delineation samples were collected from the pit bottom and walls surrounding the excavation and surrounding the remaining PCS. Of these seventeen, one confirmation sample returned results showing TPH-Gx and/or VOC concentrations exceeding any applicable RBCs. The soils represented by this sample, NPW2-S1-9, was successfully delineated near the north portion of the excavation.
- While concentrations of gasoline, ethylbenzene, naphthalene, VOCs in soil gas exceeded their respective RBCs for the VI pathways for on-site current commercial and possible future residential receptors during wet season sampling, the dry season soil gas concentrations decreased for all constituent exceedances except for naphthalene, with a maximum concentration of 12 ug/m^3, exceeding residential and commercial receptors.
- Based on the difference in results for the wet and dry season soil gas sampling, it appears that remedial actions have had a significant impact relative to VI concerns at the Site as gasoline and associated constituents are in much lower concentrations in the later dry season sampling event.
- The concentrations of COCs detected in sub-slab soil vapor samples at the Site are all below applicable RBCs for vapor intrusion into buildings except for sample SS3, that exceeded residential receptors for naphthalene, but was below commercial screening levels, indicating that there is not a human health risk to current occupational receptors at the Site.
- Concentrations of COCs detected in off-site soil gas samples are all below their respective RBCs for residential and commercial receptors. Acrolein and 1,3 butadiene which exceeded residential VI RBCs in west and east delineating samples are not considered to be from a Site source. Based on information provided by ODEQ, these constituents are commonly detected during sampling using the post-run tubing (PRT) equipment due to chemical interference from the butyl rubber o-rings

(1,3-butadiene) and chemical interactions onside the Summa canister (acrolein).

- Oxygen, carbon dioxide, methane, and PID measurements collected in soil gas samples SG1a-5, SG1a-10, SG2a-5, and SG2a-10 appear to suggest that biodegradation is occurring in the subsurface in the vicinity of SG1.
- 2-Proponol was used as a leak detection compound and was not detected in any of the sub-slab or soil gas samples, indicating that the samples are valid.

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

12.0 CONCLUSIONS

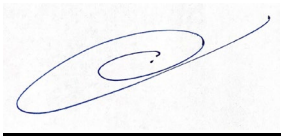
Based on the CSM and upon the soil and soil gas sampling results, none of the COPCs exceed the RBCs for current and likely future exposure scenarios. No further corrective action is recommended at this time.

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

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

Based on the findings of this report, Point Source recommends that an NFA for LUST #26-23-0131 be issued.

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



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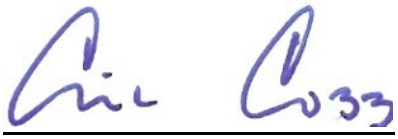

Reviewed By:
Gil Cobb, Registered Geologist (Oregon #G1440)

Expires 12/31/2025

FIGURES

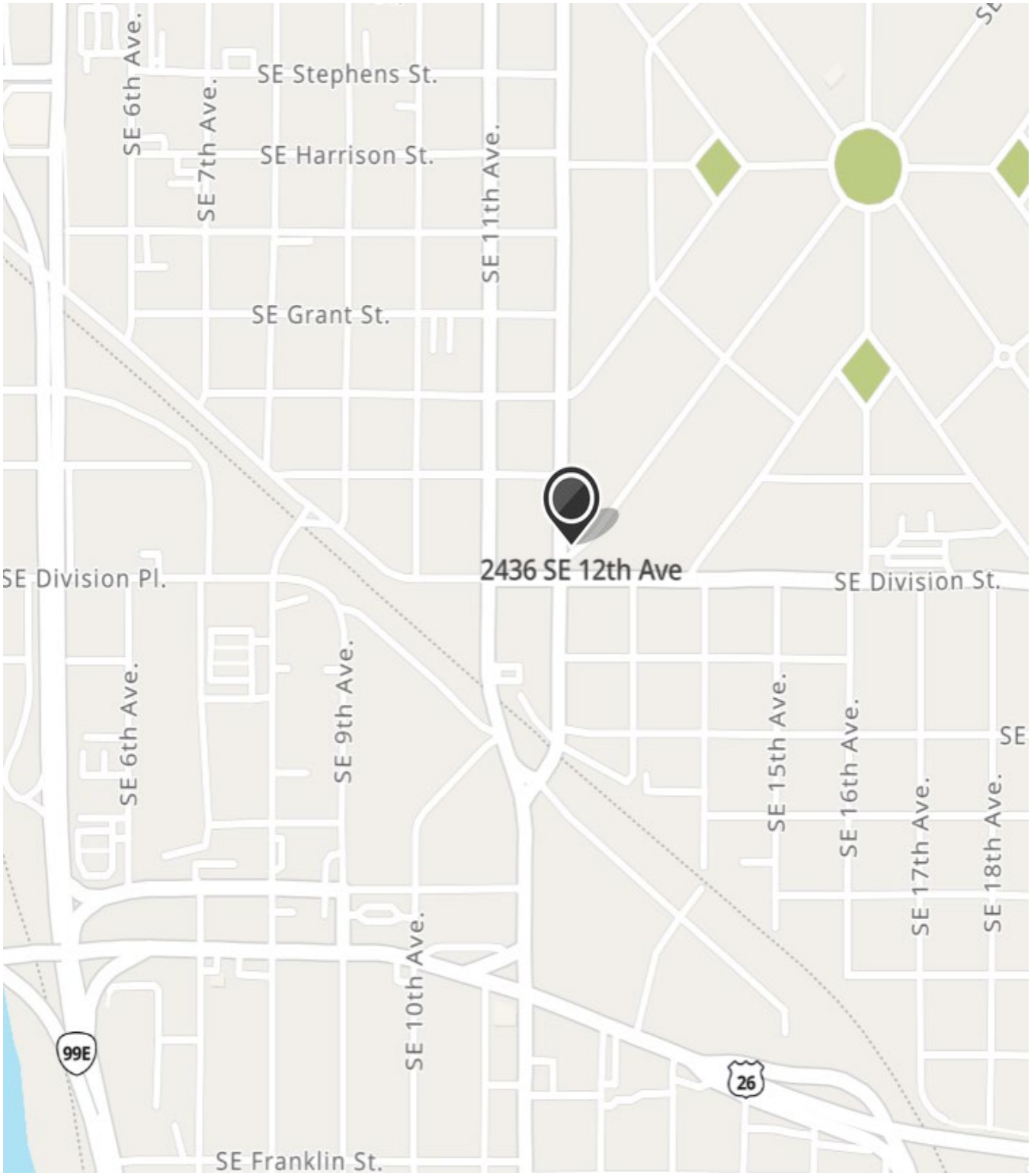

FIGURE 1 - SITE LOCATION MAP	Map from MapQuest N↑
point source solutions, llc ENVIRONMENTAL CONSULTING AND CONTRACTING	**Site Name: Former Twelfth Avenue Motor Service** **2436 SE 12th Avenue** **Portland, Oregon 97214** **LUST Number: 26-23-0131**

FIGURE 2 - TOPOGRAPHIC MAP

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

N↑

point source solutions, llc
ENVIRONMENTAL CONSULTING AND CONTRACTING

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

LUST Number: 26-23-0131

FIGURE 3 - SITE PLAN

Image From Google Earth (2022)

N

Adjacent Property

Former Service Station UST Location

Site Boundary

Scale in Feet (Approximate)

92

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ENVIRONMENTAL CONSULTING AND CONTRACTING

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

LUST Number: 26-23-0131

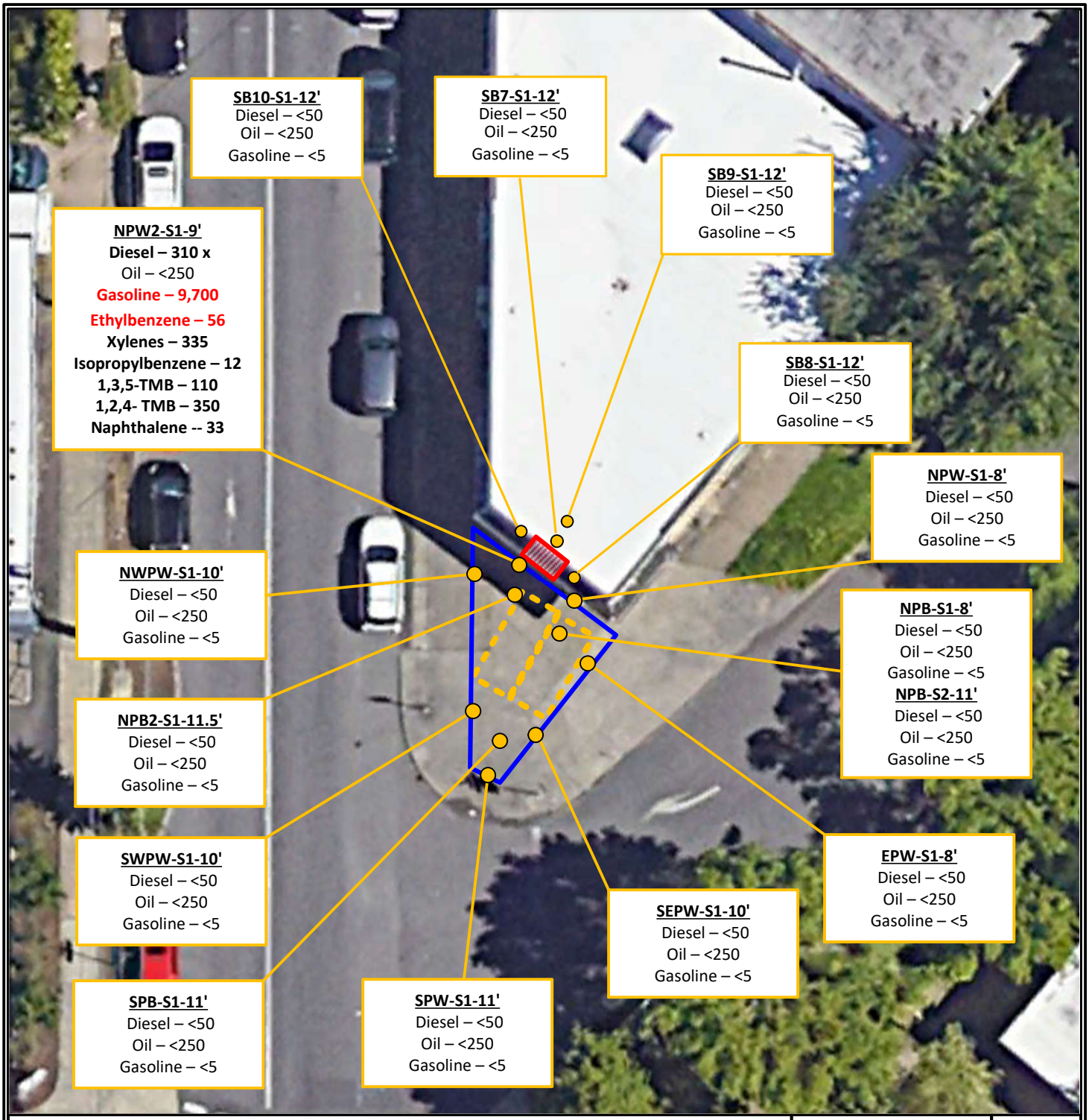

FIGURE 4: SOIL SAMPLE LOCATION DIAGRAM

Aerial Imagery from Google Earth (2022)

N↑

Notes:

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

Soil Sample Location

Former 1,000 gallon UST

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

Approximate Boundary of Excavation

Scale in Feet (Approximate)

35

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

LUST Number: 26-23-0131

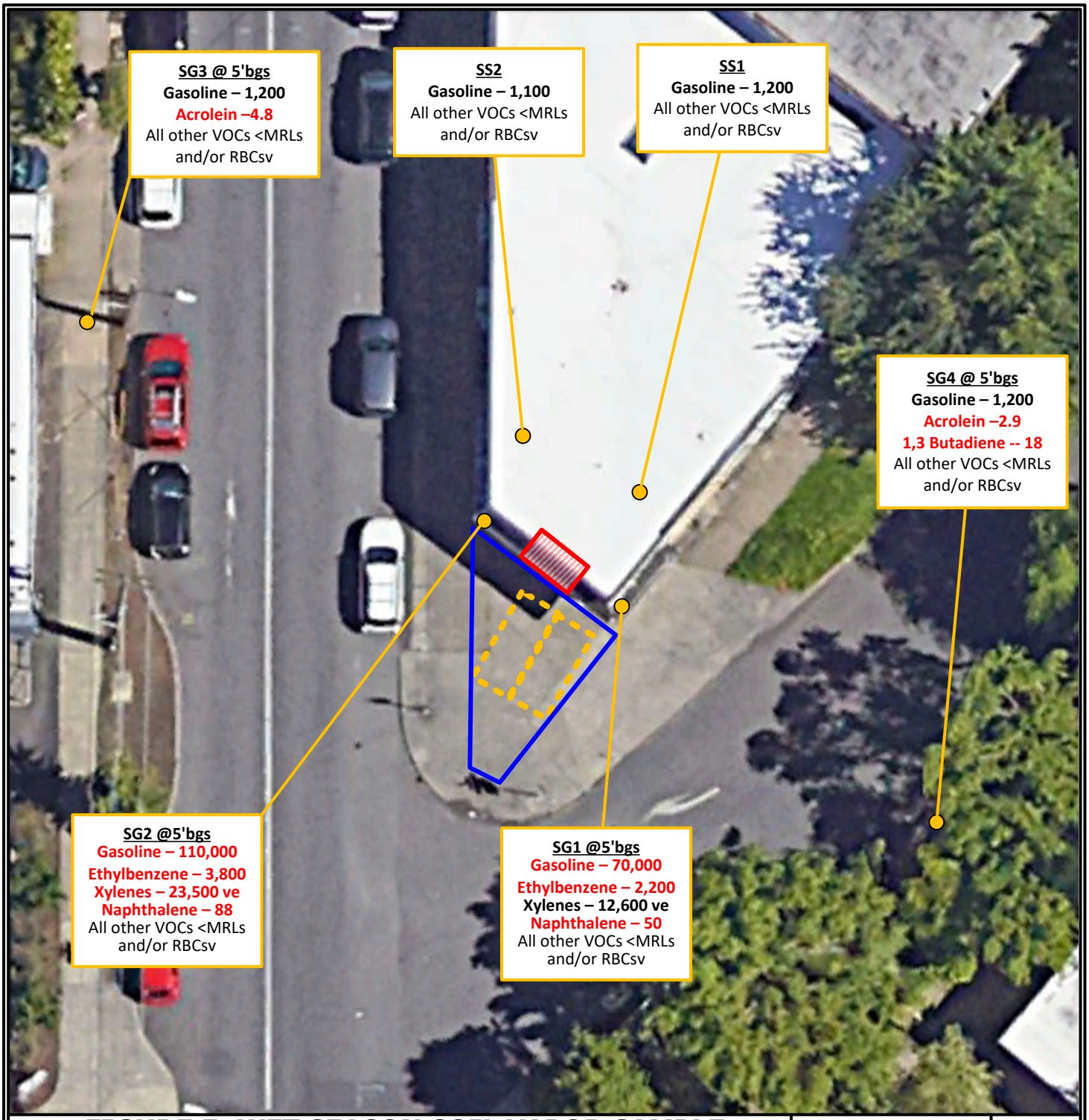

FIGURE 5: WET SEASON SOIL VAPOR SAMPLE LOCATION DIAGRAM

Aerial Imagery from Google Earth (2022)

N

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

Soil Sample Location

Former 1,000 gallon UST

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

Scale in Feet (Approximate)

35

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

LUST Number: 26-23-0131

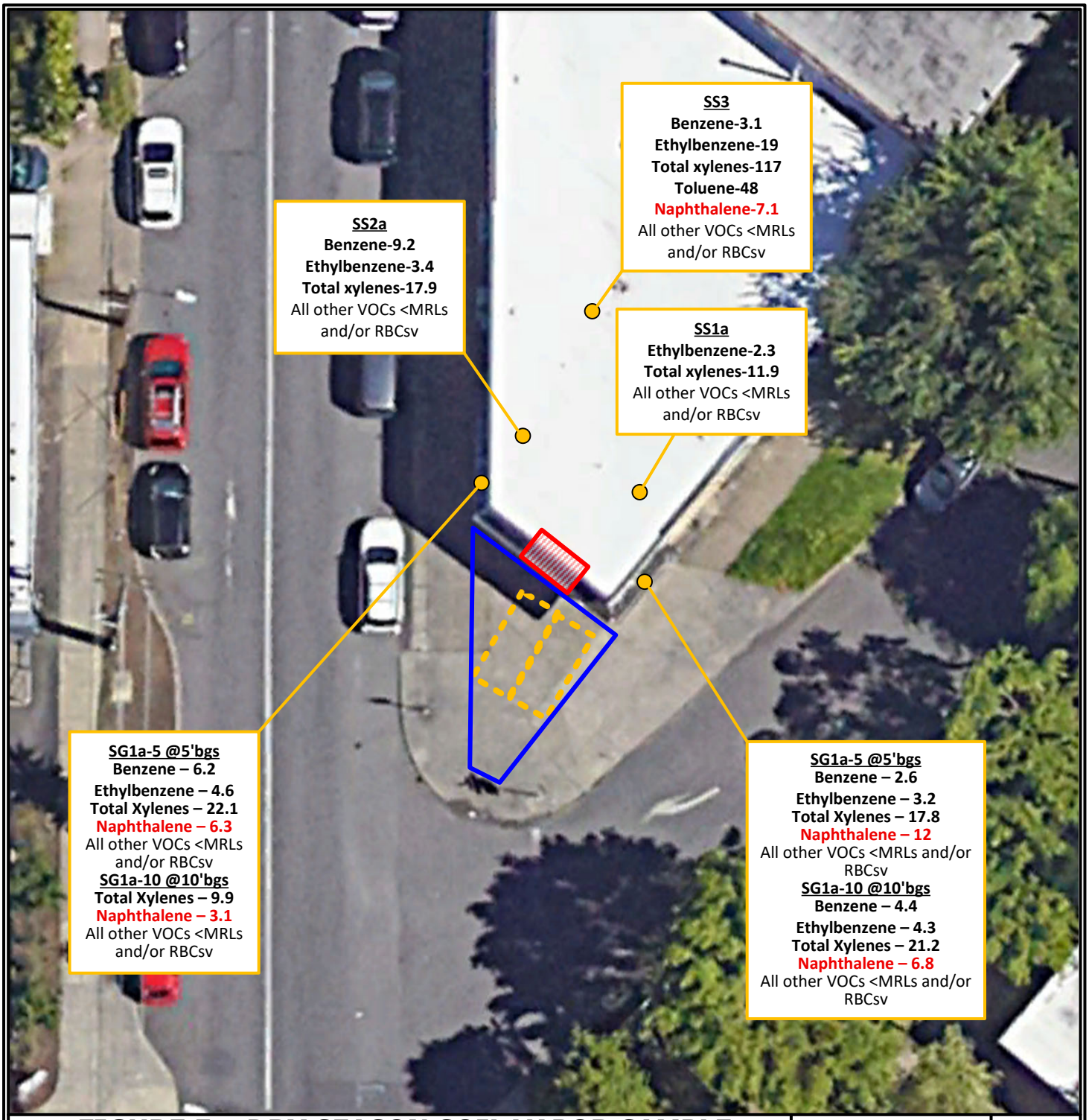


FIGURE 5a: DRY SEASON SOIL VAPOR SAMPLE LOCATION DIAGRAM

Aerial Imagery from Google Earth (2022)

N

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

Soil Sample Location

Former 1,000 gallon UST

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

Scale in Feet (Approximate)

35

point source solutions, llc
ENVIRONMENTAL CONSULTING AND CONTRACTING

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

LUST Number: 26-23-0131

TABLES

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

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

Table 1 Notes:

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

NA = *Not Analyzed.*

NV = *No Value.*

- = Not Applicable

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

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

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

ve= valued estimate

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

** = Soils have been removed.

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

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

Table 2 Notes:

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

NA = *Not Analyzed.*

NV = *No Value.*

- = Not Applicable

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

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

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

ve= valued estimate

TABLE 2A – SOIL VAPOR SAMPLES (JULY 2025) LABORATORY ANALYTICAL RESULTS – (UG/M^3)					
Sample #	**Depth (ft.)**	**Date**	**GX**	**EPA 8260 VOCS**	**2-Propanol**
SS1a	Sub-slab	7/08/25	<1,000	Methyl t-butyl ether (MTBE) <36 1,2-Dichloroethane (EDC) <0.2 Benzene <1.6 Toluene <38 1,2-Dibromoethane (EDB) <0.38 **Ethylbenzene 2.3** Isopropylbenzene <49 Propylbenzene <25 **m,p-Xylene 8.7** **o-Xylene 3.2** 1,3,5-Trimethylbenzene <25 1,2,4-Trimethylbenzene <25 Naphthalene <1.3	<43
SS2a	Sub-slab	7/08/25	**1,200**	Methyl t-butyl ether (MTBE) <40 1,2-Dichloroethane (EDC) <0.23 **Benzene 9.2** Toluene <42 1,2-Dibromoethane (EDB) <0.43 **Ethylbenzene 3.4** Isopropylbenzene <55 Propylbenzene <28 **m,p-Xylene 13** **o-Xylene 4.9** 1,3,5-Trimethylbenzene <28 1,2,4-Trimethylbenzene <28 Naphthalene <1.5	<48
SS3	Sub-slab	7/08/25	<1,000	Methyl t-butyl ether (MTBE) <40 1,2-Dichloroethane (EDC) <0.23 **Benzene 3.1** **Toluene 48** 1,2-Dibromoethane (EDB) <0.43 **Ethylbenzene 19** Isopropylbenzene <55 Propylbenzene <28 **m,p-Xylene 82** **o-Xylene 35** 1,3,5-Trimethylbenzene <28 **1,2,4-Trimethylbenzene 61** **Naphthalene 7.1**	<48
SG1a-5 On site	5	7/08/25	**1,700**	Methyl t-butyl ether (MTBE) <41 1,2-Dichloroethane (EDC) <0.23 **Benzene 2.6** Toluene <43 1,2-Dibromoethane (EDB) <0.44 **Ethylbenzene 3.2** Isopropylbenzene <56 Propylbenzene <28 **m,p-Xylene 13** **o-Xylene 4.8**	<49

TABLE 2A – SOIL VAPOR SAMPLES (JULY 2025) LABORATORY ANALYTICAL RESULTS – (UG/M^3)					
Sample #	**Depth (ft.)**	**Date**	**GX**	**EPA 8260 VOCS**	**2-Propanol**
				1,3,5-Trimethylbenzene <28 1,2,4-Trimethylbenzene <28 **Naphthalene 12**	
SG1a-10 On site	5	7/08/25	**2,100**	Methyl t-butyl ether (MTBE) <45 1,2-Dichloroethane (EDC) <0.25 **Benzene 4.4** Toluene <47 1,2-Dibromoethane (EDB) <0.48 **Ethylbenzene 4.3** Isopropylbenzene <62 Propylbenzene <31 **m,p-Xylene 15** **o-Xylene 6.2** 1,3,5-Trimethylbenzene <31 1,2,4-Trimethylbenzene <31 **Naphthalene 6.8**	<54
SG2a-5 On site	5	7/08/25	**1,700**	Methyl t-butyl ether (MTBE) <40 1,2-Dichloroethane (EDC) <0.23 **Benzene 6.2** Toluene <42 1,2-Dibromoethane (EDB) <0.43 **Ethylbenzene 4.6** Isopropylbenzene <55 Propylbenzene <28 **m,p-Xylene 16** **o-Xylene 6.1** 1,3,5-Trimethylbenzene <28 1,2,4-Trimethylbenzene <28 **Naphthalene 6.3**	<48
SG2a-10 On site	5	7/08/25	<1,200	Methyl t-butyl ether (MTBE) <41 1,2-Dichloroethane (EDC) <0.23 Benzene <1.8 Toluene <43 1,2-Dibromoethane (EDB) <0.44 Ethylbenzene <2.5 Isopropylbenzene <56 Propylbenzene <28 **m,p-Xylene 7.2** **o-Xylene 2.7** 1,3,5-Trimethylbenzene <28 1,2,4-Trimethylbenzene <28 **Naphthalene 3.1**	<49
ODEQ Chronic Soil Vapor Screening Values for Commercial Receptors (cancer values used where provided)			**Gx - 40,000**	**Methyl t-butyl ether (MTBE)-1,600 (c) 1,2-Dichloroethane (EDC) -16 (c) Benzene-52 (c) Toluene-730,000 (nc) 1,2-Dibromoethane (EDB)-0.68 (c) Ethylbenzene-160 (c) Isopropylbenzene-NV Propylbenzene- 150,000 (nc)**	--

TABLE 2A – SOIL VAPOR SAMPLES (JULY 2025) LABORATORY ANALYTICAL RESULTS – (UG/M^3)					
Sample #	**Depth (ft.)**	**Date**	**GX**	**EPA 8260 VOCS**	**2-Propanol**
				m,p-Xylene-15,000 (nc) **o-Xylene-15,000 (nc)** **1,3,5-Trimethylbenzene-8,800 (nc)** **1,2,4-Trimethylbenzene-8,800 (nc)** **Naphthalene-12**	
ODEQ Chronic Soil Vapor Screening Values for Residential Receptors (cancer values used where present)			**Gx - 10,000**	**Methyl t-butyl ether (MTBE)-360 (c)** **1,2-Dichloroethane (EDC)-3.6 (c)** **Benzene-12 (c)** **Toluene-170,000 (nc)** **1,2-Dibromoethane (EDB)-0.16 (c)** **Ethylbenzene-37 (c)** **Isopropylbenzene-NV** **Propylbenzene-35,000 (nc)** **m,p-Xylene-3,500 (nc)** **o-Xylene-3,500 (nc)** **1,3,5-Trimethylbenzene-2,100 (nc)** **1,2,4-Trimethylbenzene-2,100 (nc)** **Naphthalene-2.8 (c)**	--

Table 2 Notes:

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

NA = *Not Analyzed.*

NV = *No Value.*

- = Not Applicable

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

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

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

ve= value estimate

(c)= Cancer

(nc)=Noncancer

APPENDICES

APPENDIX A

ODEQ UST DECOMMISSIONING FORMS

DISPOSAL TRANSACTION HISTORY

OREGON DEPARTMENT OF ENVIRONMENTAL QUALITY
UNDERGROUND STORAGE TANK PROGRAM

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

1. FACILITY (Location of Tanks) (*Please Print*)

Name: Former Twelfth Avenue Motor Service
Address: 2436 SE 12th Avenue
Portland, Oregon 97214
Phone: 503-901-9610

2. PERMITTEE (*Please Print*)

Name: Wanda Osgood
Address: PO Box 22
West Linn, Oregon 97068
Phone: 503-901-9610

DEQ General Permit Operating Certificate Number:

Work To Be Performed By: Point Source Solutions (Permittee, Tank Owner, Property Owner or Licensed Service Provider)
License # 27085 (Service Provider)

Phone: 503-236-5885 Mobile Phone: 503-860-8811

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

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

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

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

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

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

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

Permittee: Kyle Fisher (authorized representative) (***Please Print***)

Permittee: _____ Date: 5/15/23 (***Signature***)

State of Oregon Department of Environmental Quality

OREGON DEPARTMENT OF ENVIRONMENTAL QUALITY
UNDERGROUND STORAGE TANK PROGRAM

UNDERGROUND STORAGE TANK DECOMMISSIONING CHECKLIST AND SITE ASSESSMENT REPORT

A. FACILITY INFORMATION:

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

DEQ FACILITY NUMBER: _____

FACILITY NAME: Former Twelfth Avenue Motor Service

FACILITY ADDRESS: 2436 SE 12th Avenue

PERMITTEE PHONE: 503-327-1278 DATE: 6/14/23

B. WORK PERFORMED BY:

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

DEQ Service Provider's License #: 27085 Construction Contractors Board License #: 184586

Name: Point Source Solutions

Telephone: (503) 236-5885

DEQ Decommissioning Supervisor's License #: 27447

Name: Kyle Fisher

Telephone: (503) 860-8811

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

Name: _____

Telephone: _____

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

Name: _____

Telephone: _____

C. DATES:

Decommissioning/Change-in-Service Notice - Date Submitted: 5/15/23 (30 days before work starts).

Work Start Telephone Notice - Number issued by DEQ: N/A (3 working days before work starts).

DEQ Person Notified: Mark Dronin

Date Work Started: 6/12/23 Date Work Completed: 6/14/23

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

Date Contamination Reported: 3/3/23 By: Point Source Solutions

DEQ Person Notified: Gerald Gamolo

D. OTHER DEQ PERMITS MAY BE NEEDED WHERE SOIL OR WATER CLEANUP IS REQUIRED.

DEQ Water Discharge Permit #: _____ Date: _____

Water Disposed to (Location): _____

DEQ Solid Waste Disposal Permit #: _____ Date: _____

Soil Disposal or Treatment Location: _____

E. TANK INFORMATION:

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

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

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

F. DISPOSAL INFORMATION:

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

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

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

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

G. CONTAMINATION INFORMATION:

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

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

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

I. SAFETY EQUIPMENT ON JOB SITE:

Fire Extinguisher:	Type/Size:	First Alert	Recharge Date:	7/1/21
Combustible Gas Detector:	Model:	Ventis MX4	Calibration Date:	
Oxygen Analyzer:	Model:	Ventis MX4	Calibration Date:	

J. DECOMMISSIONING:

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

K. TANK ABANDONMENT IN-PLACE:

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

L. TANK REMOVAL:

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

M. SITE ASSESSMENT:

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

N. REQUIRED SIGNATURES:

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

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

Permittee or Tank Owner: [signature] Date: 6/14/23
(Signature)

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

Licensed Supervisor: Kyle Fisher
(Please Print)

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

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

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

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

STATE OF OREGON
DEPARTMENT OF ENVIRONMENTAL QUALITY

184595

Receipt

DEQ
State of Oregon
Department of
Environmental
Quality

Issuing Office: DEQ Date: 6/~~13~~14/13

Check/Payer Name: Point Source Solutions

Address: _____ ZIP Code: _____

Reason for Payment	Amount	Payment Type	Fees Received
On-Site Sewage Permit	$ _____	Cash	$ _____
On-Site Surcharge	$ 1000	Check # 375	$ 1000
UST decommission	$ _____	Check # _____	$ _____
_____	$ _____	MO # _____	$ _____
_____	$ _____	Total	$ 1000

Issued By: Jean-Karlo

OREGON DEPARTMENT OF ENVIRONMENTAL QUALITY
UNDERGROUND STORAGE TANK PROGRAM

Initial (Twenty Day) Report Form for UST Cleanup Projects

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

DEQ USTC File No. _____

DEQ Facility ID No. 26-23-0131

Site Name: Former Twelfth Avenue Motor Service

Site Address: 2436 SE 12th Avenue

INITIAL CLEANUP INFORMATION

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

☑ Gasoline ☑ Diesel ☐ Waste Oil ☐ Heating Oil

☐ Other (specify) _____

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

● <100 gal. ○ 100-499 gal. ○ 500-999 gal. ○ 1,000-5,000 gal. ○ >5,000 gal.

SITE INFORMATION (check √ yes or √ no)

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

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

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

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

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

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

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

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

(7) ☑ Y ☐ N Have any soil and/or water sample results been received at this time?

If so, please attach any lab reports.

IF GROUNDWATER HAS BEEN ENCOUNTERED, PLEASE ANSWER QUESTIONS #8-13, BELOW.
IF NO WATER HAS BEEN ENCOUNTERED, PLEASE SKIP TO QUESTION #14

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

☑ non-use ☐ industrial ☐ agricultural ☐ drinking supply

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

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

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

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

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

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

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

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

☐ bottled water is the only alternative

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

☐ able to connect to existing water supply

☐ do not know what alternatives would be available

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

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

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

○ 1-2 people ○ 3-10 people ○ >10 people

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

If yes, please explain: _____

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

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

AREA/SITE CONDITIONS:

(15) Mean annual rainfall: ○ <20 inches ◉ 20-45 inches ○ >45 inches

(16) Soil type(s) of the naturally occurring soils, not the backfill around the tank – ● select only one:

○ clays, compact tills, shales, and unfractured metamorphic and igneous rocks

◉ sandy loams, loamy sands, silty clays, clay loams, moderately permeable limestone, dolomite, sandstones, moderately fractured igneous and metamorphic rock

○ fine and silty sands, sands and gravels, highly fractured igneous and metamorphic rock, permeable basalts and lavas, karst limestones and dolomites

SOIL MANAGEMENT

(17) If soil sample results have been received:

☑ **Y** ☐ **N** Will the level of contamination detected require removal of contaminated soil for treatment or disposal?

(18) All contaminated soil temporarily stockpiled on-site prior to treatment or disposal must be contained within a bermed area, kept covered, and the entire area secured to prevent unauthorized access by the public. If you haven't done this, please explain why:

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

(19) If contaminated soil is currently stockpiled on-site, please indicate when disposal will occur or when treatment will begin: _____

(20) Estimated volume of contaminated soil (specify tons or cubic yards): _____

(21) Intended disposition of soils (please ● select only one):

○ On-site/off-site treatment, Solid Waste Letter Authorization Permit Application attached.

○ Thermal treatment off-site at an authorized facility.
Facility name: _____

◉ Landfill disposal.
Name of Landfill: Hillsboro Landfill

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

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

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

1) Soil aeration, bioremediation (on-site or off-site), or on-site thermal treatment.

2) Water discharges to a stream/storm drain from the excavation or treatment tank.

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

THIS REPORT WAS PREPARED BY:

Individual: Kyle Fisher Date: 3/15/23

Company: Point Source Solutions Phone: 5038608811

Address: 5317 NE St Johns Rd

Suite D

City: Vancouver State WA Zip 98661

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

2. For all tanks, except heating oil tanks, you must submit an *UST Decommissioning Checklist and Site Assessment Report* to the appropriate regional office within 30 days of the UST decommissioning. Failure to do so can result in delays to your project and may result in continued billing for the annual tank permit fees.

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

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

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

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

KEEP A COPY OF THIS REPORT FOR YOUR FACILITY RECORDS

WASTE MANAGEMENT

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

Reprint
Ticket# 1685981

Customer Name	POINT SOURCE SOLUTIONS POINT	Carrier	SOIL SOLUTIONS ENVIR		
Ticket Date	06/15/2023	Vehicle#	28	Volume	
Payment Type	Credit Account	Container			
Manual Ticket#		Driver	DAN		
Hauling Ticket#		Check#			
Route		Billing #	0003349		
State Waste Code		Gen EPA ID			
Manifest	NA				
Destination		Grid			
PO					
Profile	140298OR (Diesel Fuel/Fuel Oil Contaminated Soil)				
Generator	133-SKYHOOK HOLDINGS 2436 SKYHOOK HOLDINGS LLC 2436 SE 12TH AVE PORTLAND OR				

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

Comments

Consumer Comments? We want to know. Please call.

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

Total Tax
Total Ticket

Driver`s Signature

WASTE MANAGEMENT

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

Reprint
Ticket# 1686055

Customer Name	POINT SOURCE SOLUTIONS POINT	Carrier	SOIL SOLUTIONS ENVIR		
Ticket Date	06/15/2023	Vehicle#	28	Volume	
Payment Type	Credit Account	Container			
Manual Ticket#		Driver	DAN		
Hauling Ticket#		Check#			
Route		Billing #	0003349		
State Waste Code		Gen EPA ID			
Manifest	NA				
Destination		Grid			
PO					
Profile	140298OR (Diesel Fuel/Fuel Oil Contaminated Soil)				
Generator	133-SKYHOOK HOLDINGS 2436 SKYHOOK HOLDINGS LLC 2436 SE 12TH AVE PORTLAND OR				

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

Comments

Consumer Comments? We want to know. Please call.

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

Total Tax
Total Ticket

Driver`s Signature

WASTE MANAGEMENT

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

Reprint
Ticket# 1686125

Customer Name	POINT SOURCE SOLUTIONS POINT	Carrier	SOIL SOLUTIONS ENVIR		
Ticket Date	06/16/2023	Vehicle#	28	Volume	
Payment Type	Credit Account	Container			
Manual Ticket#		Driver	DAN		
Hauling Ticket#		Check#			
Route		Billing #	0003349		
State Waste Code		Gen EPA ID			
Manifest	NA				
Destination		Grid			
PO					
Profile	140298OR (Diesel Fuel/Fuel Oil Contaminated Soil)				
Generator	133-SKYHOOK HOLDINGS 2436 SKYHOOK HOLDINGS LLC 2436 SE 12TH AVE PORTLAND OR				

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

Comments

Consumer Comments? We want to know. Please call.

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

Total Tax
Total Ticket

Driver`s Signature

WASTE MANAGEMENT

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

Reprint
Ticket# 1686620

Customer Name	POINT SOURCE SOLUTIONS POINT	Carrier	SOIL SOLUTIONS ENVIR		
Ticket Date	06/21/2023	Vehicle#	28	Volume	
Payment Type	Credit Account	Container			
Manual Ticket#		Driver	DAN		
Hauling Ticket#		Check#			
Route		Billing #	0003349		
State Waste Code		Gen EPA ID			
Manifest	NA				
Destination		Grid			
PO					
Profile	140298OR (Diesel Fuel/Fuel Oil Contaminated Soil)				
Generator	133-SKYHOOK HOLDINGS 2436 SKYHOOK HOLDINGS LLC 2436 SE 12TH AVE PORTLAND OR				

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

Comments

Consumer Comments? We want to know. Please call.

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

Total Tax
Total Ticket

Driver`s Signature

APPENDIX B

LABORATORY ANALYTICAL REPORTS

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

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

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

June 27, 2023

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

Dear Mr Cobb:

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

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

Sincerely,

FRIEDMAN & BRUYA, INC.

Michael Erdahl
Project Manager

Enclosures
c: Point Source Reports, Kyle Fisher
PSS0627R.DOC

CASE NARRATIVE

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

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

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

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

All other quality control requirements were acceptable.

Date of Report: 06/27/23
Date Received: 06/20/23
Project: 2436 SE 12th Ave, F&BI 306309
Date Extracted: 06/21/23
Date Analyzed: 06/21/23

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

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

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

Date of Report: 06/27/23
Date Received: 06/20/23
Project: 2436 SE 12th Ave, F&BI 306309
Date Extracted: 06/21/23
Date Analyzed: 06/21/23

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

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

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

Analysis For Total Metals By EPA Method 6020B

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

Analyte:	Concentration mg/kg (ppm)
Lead	35.4

Analysis For Total Metals By EPA Method 6020B

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

Analyte:	Concentration mg/kg (ppm)
Lead	<1

Analysis For Volatile Compounds By EPA Method 8260D

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

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

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

Analysis For Volatile Compounds By EPA Method 8260D

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

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

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

Date of Report: 06/27/23
Date Received: 06/20/23
Project: 2436 SE 12th Ave, F&BI 306309

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

Laboratory Code: 306309-01 (Duplicate)

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

Laboratory Code: Laboratory Control Sample

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

Date of Report: 06/27/23
Date Received: 06/20/23
Project: 2436 SE 12th Ave, F&BI 306309

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

Laboratory Code: 306312-01 (Matrix Spike)

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

Laboratory Code: Laboratory Control Sample

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

Date of Report: 06/27/23
Date Received: 06/20/23
Project: 2436 SE 12th Ave, F&BI 306309

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

Laboratory Code: 306309-11 x5 (Matrix Spike)

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

Laboratory Code: Laboratory Control Sample

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

Date of Report: 06/27/23
Date Received: 06/20/23
Project: 2436 SE 12th Ave, F&BI 306309

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

Laboratory Code: 306325-03 (Matrix Spike)

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

Date of Report: 06/27/23
Date Received: 06/20/23
Project: 2436 SE 12th Ave, F&BI 306309

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

Laboratory Code: Laboratory Control Sample

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

Data Qualifiers & Definitions

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

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

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

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

cf - The sample was centrifuged prior to analysis.

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

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

f - The sample was laboratory filtered prior to analysis.

fb - The analyte was detected in the method blank.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

306309

SAMPLE CHAIN OF CUSTODY

06/20/23

G5/ N1

Page # 1 of

Report To Gil Cobb

Company Pace Source Solutions

Address 5317 NE St Johns Rd Ste. D

City, State, ZIP Vancouver, WA 98661

Phone Email

SAMPLERS (*signature*)

PROJECT NAME: 2436 SE 12th Ave

PO #

REMARKS

Project Specific RLs - Yes / No

INVOICE TO

TURNAROUND TIME
- X Standard Turnaround
- RUSH
- Rush charges authorized by:

SAMPLE DISPOSAL
- Dispose after 30 days
- Archive Samples
- Other

Sample ID	Lab ID	Date Sampled	Time Sampled	Sample Type	# of Jars	NWTPH-Dx	NWTPH-Gx	BTEX EPA 8021	VOCs EPA 8260	PAHs EPA 8270	PCBs EPA 8082					Notes
						ANALYSES REQUESTED										
NPW-S1-8	01 AC	6/13/23	13:43	S	3	X	X									
EPW-S1-8	02		13:45			X	X									
NPB-S1-8	03		13:47			X	X									
NPB-S2-11	04	6/14/23	11:30													HOLD
WPW-S1-11	05		11:45			~~X~~	~~X~~									Hold per GE KF 6/20/23 N1
SWPW-S1-10	06		12:05			X	X									
SPB-S1-11	07		14:30			X	X									
SPW-S1-11	08		14:32			X	X									
SEPW-S1-10	09	6/15/23	9:45			X	X									
CPB-S1-11.5	10		9:50			~~X~~	~~X~~									Hold per KF 6/20/23 N5

DW

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

	SIGNATURE	PRINT NAME	COMPANY	DATE	TIME
Relinquished by:		Kyle Fisher	PSS	6/19/23	9:47
Received by:		Khan Phan	FEBI	6/20/23	1030
Relinquished by:					
Received by:			Samples received	at 4	°C

306309

SAMPLE CHAIN OF CUSTODY

06/20/23 GS/NI

Page # 2 of 2

Report To Gil Cobb

Company Point Source Solutions

Address

City, State, ZIP

Phone Email

SAMPLERS (*signature*)

PROJECT NAME: 2436 SE 12th Ave

PO #

REMARKS

Project Specific RLs - Yes / No

INVOICE TO

TURNAROUND TIME
- [x] Standard Turnaround
- [ ] RUSH
Rush charges authorized by:

SAMPLE DISPOSAL
- [ ] Dispose after 30 days
- [ ] Archive Samples
- [ ] Other

Sample ID	Lab ID	Date Sampled	Time Sampled	Sample Type	# of Jars	ANALYSES REQUESTED: NWTPH-Dx	NWTPH-Gx	BTEX EPA 8021	VOCs EPA 8260	PAHs EPA 8270	PCBs EPA 8082	*Total Lead*					Notes
NPW2-S1-9	11 AC	6/15/23	11:31	S	3	X	X		X			X					X- Per GC 06/22/23
NWPW-S1-10	12	↓	12:12	↓	↓	X	X										ME
NPB2-S1-11.5	13	↓	14:32	↓	↓	X	X										

SIGNATURE	PRINT NAME	COMPANY	DATE	TIME
Relinquished by:	Kyle Fisher	PSS	6/19/23	9:47
Received by:	Nhan Phan	FCBT	6/20/23	1030
Relinquished by:				
Received by:		Samples received at 4 °C		

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

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

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

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

October 18, 2024

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

Dear Mr McGeehan:

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

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

Sincerely,

FRIEDMAN & BRUYA, INC.

Michael Erdahl
Project Manager

Enclosures
c: Point Source Reports
PSS1018R.DOC

CASE NARRATIVE

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

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

All quality control requirements were acceptable.

Date of Report: 10/18/24
Date Received: 10/10/24
Project: Skyhook Fitness, F&BI 410220
Date Extracted: 10/15/24
Date Analyzed: 10/16/24

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

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

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

Date of Report: 10/18/24
Date Received: 10/10/24
Project: Skyhook Fitness, F&BI 410220

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

Laboratory Code: 410191-01 (Duplicate)

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

Laboratory Code: Laboratory Control Sample

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

Data Qualifiers & Definitions

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

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

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

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

cf - The sample was centrifuged prior to analysis.

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

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

f - The sample was laboratory filtered prior to analysis.

fb - The analyte was detected in the method blank.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

410220

SAMPLE CHAIN OF CUSTODY

10/10/24 VSA1/N2

Report To Conor McGeehan
Company PSS
Address 5307 NE 82 Johns. Rd.
City, State, ZIP Vancouver, WA
Phone 541.390.8805 Email conor@pointsource solutions.com

SAMPLERS (*signature*)

PROJECT NAME	PO #
Skyhook Fitness	
REMARKS Project Specific RLs - Yes / No	INVOICE TO

Page # _____ of _____

TURNAROUND TIME
Standard Turnaround
RUSH
Rush charges authorized by:

SAMPLE DISPOSAL
Dispose after 30 days
Archive Samples
Other

Sample ID	Lab ID	Date Sampled	Time Sampled	Sample Type	# of Jars	NWTPH-Dx	NWTPH-Gx	BTEX EPA 8021	VOCs EPA 8260	PAHs EPA 8270	PCBs EPA 8082						Notes
						ANALYSES REQUESTED											
SB7-S1-12	01 A-E	10/8/24	921	S	5		X										
SB8-S1-12	02		950														
SB9-S1-12	03		1017														
SB10-S1-12	04		1032														
									Samples received at					2	°C		

SIGNATURE	PRINT NAME	COMPANY	DATE	TIME
Relinquished by:	Conor McGeehan	PSS	10/9/24	15:00
Received by:	Anh Phan	FBI	10/10/24	10:30
Relinquished by:				
Received by:				

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

SAMPLE CONDITION UPON RECEIPT CHECKLIST

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

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

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

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

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

Is there a Chain-of-Custody* (COC)? ☑ YES ☐ NO Initials/ Date: AP 10/10/24
*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)

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

GLS.

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

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

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

COD: $0.00
Weight: 0 lb(s)
Reference:

Delivery Instructions:

Signature Type: NOT REQUIRED

Tracking #: 561676522

PDS

SEATTLE

S06437C

12087820

KNT WA980-7C0

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

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

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

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

October 23, 2024

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

Dear Mr McGeehan:

Included are the additional results from the testing of material submitted on October 10, 2024 from the Skyhook Fitness, F&BI 410220 project. There are 4 pages included in this report.

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

Sincerely,

FRIEDMAN & BRUYA, INC.

Michael Erdahl
Project Manager

Enclosures
c: Point Source Reports
PSS1023R.DOC

CASE NARRATIVE

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

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

All quality control requirements were acceptable.

Date of Report: 10/23/24
Date Received: 10/10/24
Project: Skyhook Fitness, F&BI 410220
Date Extracted: 10/21/24
Date Analyzed: 10/21/24

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

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

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

Date of Report: 10/23/24
Date Received: 10/10/24
Project: Skyhook Fitness, F&BI 410220

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

Laboratory Code: 410387-01 (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	90	86	63-146	5

Laboratory Code: Laboratory Control Sample

Analyte	Reporting Units	Spike Level	Percent Recovery LCS	Acceptance Criteria
Diesel Extended	mg/kg (ppm)	5,000	90	77-123

Data Qualifiers & Definitions

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

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

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

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

cf - The sample was centrifuged prior to analysis.

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

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

f - The sample was laboratory filtered prior to analysis.

fb - The analyte was detected in the method blank.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

410220

SAMPLE CHAIN OF CUSTODY

10/10/24 VSA1/N2

Report To Conor McGeehan
Company PSS
Address 5317 NE 82 Johns. Rd.
City, State, ZIP Vancouver, WA
Phone 541.390.8805 Email conor@pointsource solutions.com

SAMPLERS (*signature*)
PROJECT NAME: Skyhook Fitness
PO #
REMARKS
Project Specific RLs - Yes / No
INVOICE TO

Page # _____ of _____

TURNAROUND TIME
Standard Turnaround
RUSH
Rush charges authorized by:

SAMPLE DISPOSAL
Dispose after 30 days
Archive Samples
Other

Sample ID	Lab ID	Date Sampled	Time Sampled	Sample Type	# of Jars	NWTPH-Dx	NWTPH-Gx	BTEX EPA 8021	VOCs EPA 8260	PAHs EPA 8270	PCBs EPA 8082						Notes
						ANALYSES REQUESTED											
SB7-S1-12	01 A-E	10/8/24	921	S	5	A	X										A-analyze per CM 10/18/24 ME
SB8-S1-12	02		950			A											
SB9-S1-12	03		1017			A											
SB10-S1-12	04		1032			A											
									Samples received at 2 °C								

SIGNATURE	PRINT NAME	COMPANY	DATE	TIME
Relinquished by:	Conor McGeehan	PSS	10/9/24	15:00
Received by:	Anh Phan	FBI	10/10/24	10:30
Relinquished by:				
Received by:				

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

SAMPLE CONDITION UPON RECEIPT CHECKLIST

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

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

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

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

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

Is there a Chain-of-Custody* (COC)? ☑ YES ☐ NO Initials/ Date: AP 10/10/24
*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)

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

GLS.

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

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

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

COD: $0.00
Weight: 0 lb(s)
Reference:

Delivery Instructions:

Signature Type: NOT REQUIRED

Tracking #: 561676522

PDS

SEATTLE

S06437C

12087820

KNT WA980-7C0

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

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

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

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

February 5, 2025

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

Dear Mr McGeehan:

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

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

Sincerely,

FRIEDMAN & BRUYA, INC.

Mac Goldman
Project Manager

Enclosures
c: Point Source Reports
PSS0205R.DOC

CASE NARRATIVE

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

Laboratory ID	Point Source Solutions
501333 -01	SG3
501333 -02	SG4

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

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

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

All other quality control requirements were acceptable.

Analysis For Volatile Compounds By Method TO-15

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

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

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

Analysis For Volatile Compounds By Method TO-15

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

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

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

Analysis For Volatile Compounds By Method TO-15

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

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

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

Date of Report: 02/05/25
Date Received: 01/24/25
Project: Skyhook, F&BI 501333

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

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

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

Date of Report: 02/05/25
Date Received: 01/24/25
Project: Skyhook, F&BI 501333

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

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

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

Date of Report: 02/05/25
Date Received: 01/24/25
Project: Skyhook, F&BI 501333

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

Laboratory Code: Laboratory Control Sample

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

Date of Report: 02/05/25
Date Received: 01/24/25
Project: Skyhook, F&BI 501333

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

Laboratory Code: Laboratory Control Sample

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

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.

501333

SAMPLE CHAIN OF CUSTODY

01/24/25

Report To Conor McMahan

Company PSS

Address 5317 NE 54th Court

City, State, ZIP Vancouver, WA

Phone 541-379-3805 Email Conor@pointsourcesolutions.com

SAMPLERS (*signature*)

PROJECT NAME & ADDRESS: Skyhook

PO #

NOTES:

INVOICE TO

Page # _____ of _____

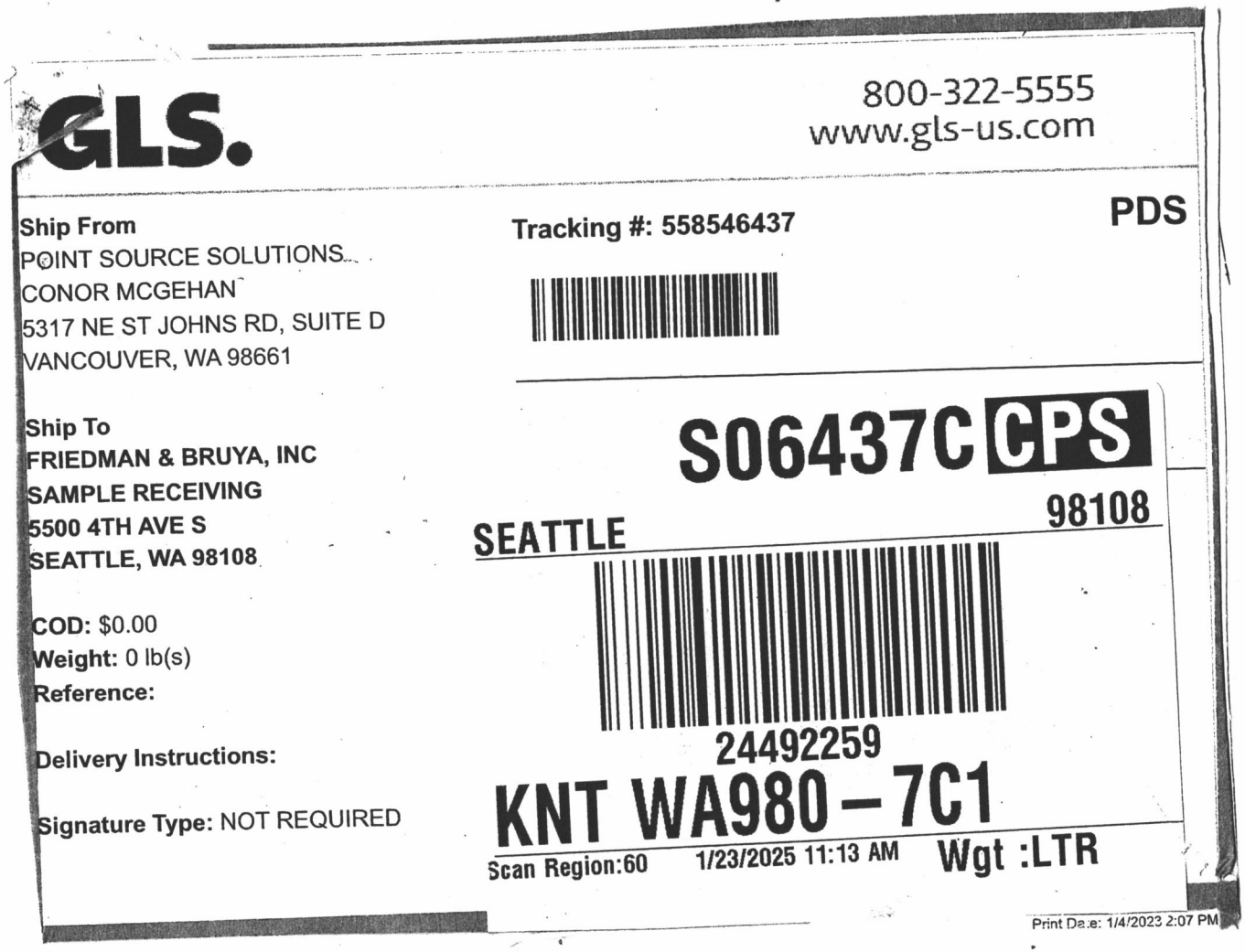
TURNAROUND TIME
☒ Standard
☐ RUSH _____
Rush charges authorized by: _____

SAMPLE DISPOSAL
Default: Clean following final report delivery
Hold (Fee may apply): _____

SAMPLE INFORMATION										ANALYSIS REQUESTED						
Sample Name	Lab ID	Canister ID	Flow Cont. ID	Reporting Level: IA=Indoor Air SG=Soil Gas (Circle One)	Date Sampled	Initial Vac. ("Hg)	Field Initial Time	Final Vac. ("Hg)	Field Final Time	TO15 Full Scan	TO15 BTEXN	APH	Chlorinated VOCs	Helium	6X	Notes
SG3	01	3483	55	IA / SG	01/23/25 (NP)	-32	952	-5	1158	X					X	
SG4	02	3252	93	IA / SG	↓	-32	917	-5	1223	X					X	
				IA / SG												
				IA / SG												
				IA / SG												
				IA / SG												
				IA / SG												
				IA / SG							Samples received at 18 °C					
				IA / SG												

SIGNATURE	PRINT NAME	COMPANY	DATE	TIME
Relinquished by:	Conor McMahan	PSS	01/23/24	1000
Received by:	Khan Pham	FedEx	01/24/24	1007
Relinquished by:				
Received by:				

Friedman & Bruya, Inc.
5500 4th Avenue South
Seattle, WA 98108
Ph. (206) 285-8282
Fax (206) 283-5044



GLS.

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

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

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

COD: $0.00
Weight: 0 lb(s)
Reference:

Delivery Instructions:

Signature Type: NOT REQUIRED

Tracking #: 558546437

PDS

S06437C CPS

98108

SEATTLE

24492259

KNT WA980 – 7C1

Scan Region:60 **1/23/2025 11:13 AM** **Wgt :LTR**

Print Date: 1/4/2023 2:07 PM

SAMPLE CONDITION UPON RECEIPT CHECKLIST

PROJECT # 501333 CLIENT PSS INITIALS/ DATE: (NP) 01/24/25

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

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

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

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

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

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

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

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

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

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

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

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

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

Other comments (use a separate page if needed)

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

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

Transaction Record

FedEx

TRACKING NO.:	SHIP DATE:	ESTIMATED SHIPPING CHARGES:
771451961559	Jan 15, 2025	14.44 USD

From address

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

To address

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

Package information

Pieces	Weight	Dimensions (LxWxH)	Carriage value	Package options
1 x	9.00 lb	10 x 10 x 15 in		n/a

Packaging type:
Your Packaging

Service:
FedEx Ground

Pickup / drop-off type:
I have already scheduled a pickup at my location

Billing information

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

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

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

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

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

March 7, 2025

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

Dear Mr McGeehan:

Included are the amended results from the testing of material submitted on November 15, 2024 from the Skyhook Fitness, F&BI 411255 project. Per your request, 2-propanol has been added to the results.

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

Sincerely,

FRIEDMAN & BRUYA, INC.

Michael Erdahl
Project Manager

Enclosures
c: Point Source Reports
PSS1205R.DOC

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

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

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

December 5, 2024

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

Dear Mr McGeehan:

Included are the results from the testing of material submitted on November 15, 2024 from the Skyhook Fitness, F&BI 411255 project. There are 6 pages included in this report.

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

Sincerely,

FRIEDMAN & BRUYA, INC.

Michael Erdahl
Project Manager

Enclosures
c: Point Source Reports
PSS1205R.DOC

CASE NARRATIVE

This case narrative encompasses samples received on November 15, 2024 by Friedman & Bruya, Inc. from the Point Source Solutions Skyhook Fitness, F&BI 411255 project. Samples were logged in under the laboratory ID's listed below.

Laboratory ID	Point Source Solutions
411255 -01	SG1
411255 -02	SG2

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

The m,p-xylene concentration in the samples exceeded the calibration range of the instrument. The data were flagged accordingly.

All other quality control requirements were acceptable.

Analysis For Volatile Compounds By Method TO-15

Client Sample ID:	SG1	Client:	Point Source Solutions
Date Received:	11/15/24	Project:	Skyhook Fitness, F&BI 411255
Date Collected:	11/24/24	Lab ID:	411255-01 1/110
Date Analyzed:	11/21/24	Data File:	112029.D
Matrix:	Air	Instrument:	GCMS7
Units:	ug/m3	Operator:	bat

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
4-Bromofluorobenzene	117	70	130

Compounds:	Concentration ug/m3	ppbv
2-Propanol	<950	<380
Benzene	<35	<11
Toluene	<830	<220
Ethylbenzene	2,200	520
m,p-Xylene	9,800 ve	2,300 ve
o-Xylene	2,800	630
Naphthalene	50	9.5
Gasoline Range Organics	70,000	17,000

Analysis For Volatile Compounds By Method TO-15

Client Sample ID:	SG2	Client:	Point Source Solutions
Date Received:	11/15/24	Project:	Skyhook Fitness, F&BI 411255
Date Collected:	11/24/24	Lab ID:	411255-02 1/120
Date Analyzed:	11/21/24	Data File:	112030.D
Matrix:	Air	Instrument:	GCMS7
Units:	ug/m3	Operator:	bat

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
4-Bromofluorobenzene	117	70	130

Compounds:	Concentration ug/m3	ppbv
2-Propanol	<1,000	<420
Benzene	<38	<12
Toluene	<900	<240
Ethylbenzene	3,800	870
m,p-Xylene	18,000 ve	4,100 ve
o-Xylene	5,500	1,300
Naphthalene	88	17
Gasoline Range Organics	110,000	26,000

Analysis For Volatile Compounds By Method TO-15

Client Sample ID:	Method Blank	Client:	Point Source Solutions
Date Received:	Not Applicable	Project:	Skyhook Fitness, F&BI 411255
Date Collected:	Not Applicable	Lab ID:	04-2850 MB
Date Analyzed:	11/20/24	Data File:	112012.D
Matrix:	Air	Instrument:	GCMS7
Units:	ug/m3	Operator:	bat

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

Compounds:	Concentration ug/m3	ppbv
2-Propanol	<8.6	<3.5
Benzene	<0.32	<0.1
Toluene	<7.5	<2
Ethylbenzene	<0.43	<0.1
m,p-Xylene	<0.87	<0.2
o-Xylene	<0.43	<0.1
Naphthalene	<0.26	<0.05
Gasoline Range Organics	<200	<50

Date of Report: 12/05/24
Date Received: 11/15/24
Project: Skyhook Fitness, F&BI 411255

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

Laboratory Code: 411262-04 1/8.0 (Duplicate)

Analyte	Reporting Units	Sample Result	Duplicate Result	RPD (Limit 30)
2-Propanol	ug/m3	<69	<69	nm
Benzene	ug/m3	<2.6	<2.6	nm
Toluene	ug/m3	<60	<60	nm
Ethylbenzene	ug/m3	<3.5	<3.5	nm
m,p-Xylene	ug/m3	<6.9	<6.9	nm
o-Xylene	ug/m3	<3.5	<3.5	nm
Naphthalene	ug/m3	11	9.6	14

Laboratory Code: Laboratory Control Sample

Analyte	Reporting Units	Spike Level	Percent Recovery LCS	Acceptance Criteria
2-Propanol	ug/m3	33	112	70-130
Benzene	ug/m3	43	109	70-130
Toluene	ug/m3	51	117	70-130
Ethylbenzene	ug/m3	59	114	70-130
m,p-Xylene	ug/m3	120	116	70-130
o-Xylene	ug/m3	59	117	70-130
Naphthalene	ug/m3	71	101	70-130

Data Qualifiers & Definitions

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

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

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

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

cf - The sample was centrifuged prior to analysis.

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

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

f - The sample was laboratory filtered prior to analysis.

fb - The analyte was detected in the method blank.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

411255

SAMPLE CHAIN OF CUSTODY 11/15/24

Report To Conor McGeehan
Company PSS
Address 5712 NE 52nd Jones Rd.
City, State, ZIP Vancouver, WA
Phone 541.390.8805 Email conor@printsource

SAMPLERS (signature)

PROJECT NAME: Skyhook Fitness
PO #:

REPORTING LEVEL
- ☐ Indoor Air
- ☐ Deep Soil Gas
- ☒ Sub Slab/Soil Gas
- ☐ SVE/Grab

INVOICE TO

Page # ____ of ____

TURNAROUND TIME
- ☒ Standard
- ☐ RUSH
- Rush charges authorized by:

SAMPLE DISPOSAL
- ☐ Dispose after 30 days
- ☐ Archive Samples
- ☐ Other

ANALYSIS REQUESTED

Sample Name	Lab ID	Canister ID	Flow Contr. ID	Date Sampled	Field Initial Press. (Hg)	Field Initial Time	Field Final Press. (Hg)	Field Final Time	TO-15 Full Scan	TO-15 BTEXN	TO-15 cVOCs	8260	Notes
SG1	01	3312	70	11/14	-28	950	-4	955		X		X	
SG2	02	2274	81	↓	-26	959	-3	1007		X		X	
													Samples received at 18 °C

SIGNATURE	PRINT NAME	COMPANY	DATE	TIME
Relinquished by:	Conor McGeehan	PSS	11/14/24	1450
Received by:	Anh Phan	FBI	11/15/24	11:54
Relinquished by:				
Received by:				

Friedman & Bruya, Inc.
3012 16th Avenue West
Seattle, WA 98119-2029
Ph. (206) 285-8282
Fax (206) 283-5044

SAMPLE CONDITION UPON RECEIPT CHECKLIST

PROJECT # 411255 CLIENT Point Source INITIALS/ DATE: AP 11/15/24

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

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

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

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

Is there a Chain-of-Custody* (COC)? ☒ YES ☐ NO Initials/ AP Date: 11/15/24
*or other representative documents, letters, and/or shipping memos

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

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

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

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

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

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

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

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

Other comments (use a separate page if needed)

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

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

GLS.

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

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

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

COD: $0.00
Weight: 0 lb(s)
Reference:

Delivery Instructions:

Signature Type: NOT REQUIRED

Tracking #: 561676527

PDS

SEATTLE

S06437C

12087825

KNT WA980-7C0

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

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

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

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

March 7, 2025

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

Dear Mr McGeehan:

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

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

Sincerely,

FRIEDMAN & BRUYA, INC.

Michael Erdahl
Project Manager

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FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

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October 28, 2024

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

Dear Mr McGeehan:

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

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

Sincerely,

FRIEDMAN & BRUYA, INC.

Michael Erdahl
Project Manager

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CASE NARRATIVE

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

Laboratory ID	Point Source Solutions
410221 -01	SS1
410221 -02	SS2

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

All quality control requirements were acceptable.

Analysis For Volatile Compounds By Method TO-15

Client Sample ID:	SS1	Client:	Point Source Solutions
Date Received:	10/10/24	Project:	Skyhook Fitness, F&BI 410221
Date Collected:	10/08/24	Lab ID:	410221-01 1/5.6
Date Analyzed:	10/11/24	Data File:	101112.D
Matrix:	Air	Instrument:	GCMS7
Units:	ug/m3	Operator:	bat

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
4-Bromofluorobenzene	89	70	130

Compounds:	Concentration ug/m3	ppbv
2-Propanol	<48	<20
Benzene	<1.8	<0.56
Toluene	<42	<11
Ethylbenzene	<2.4	<0.56
m,p-Xylene	7.3	1.7
o-Xylene	2.9	0.67
Naphthalene	<1.5	<0.28
Gasoline Range Organics	1,200	290

Analysis For Volatile Compounds By Method TO-15

Client Sample ID:	SS2	Client:	Point Source Solutions
Date Received:	10/10/24	Project:	Skyhook Fitness, F&BI 410221
Date Collected:	10/08/24	Lab ID:	410221-02 1/5.5
Date Analyzed:	10/11/24	Data File:	101113.D
Matrix:	Air	Instrument:	GCMS7
Units:	ug/m3	Operator:	bat

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
4-Bromofluorobenzene	88	70	130

Compounds:	Concentration ug/m3	ppbv
2-Propanol	<47	<19
Benzene	<1.8	<0.55
Toluene	<41	<11
Ethylbenzene	<2.4	<0.55
m,p-Xylene	6.2	1.4
o-Xylene	2.6	0.59
Naphthalene	<1.4	<0.28
Gasoline Range Organics	1,100	280

Analysis For Volatile Compounds By Method TO-15

Client Sample ID:	Method Blank	Client:	Point Source Solutions
Date Received:	Not Applicable	Project:	Skyhook Fitness, F&BI 410221
Date Collected:	Not Applicable	Lab ID:	04-2495 MB
Date Analyzed:	10/11/24	Data File:	101111.D
Matrix:	Air	Instrument:	GCMS7
Units:	ug/m3	Operator:	bat

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
4-Bromofluorobenzene	87	70	130

Compounds:	Concentration ug/m3	ppbv
2-Propanol	<8.6	<3.5
Benzene	<0.32	<0.1
Toluene	<7.5	<2
Ethylbenzene	<0.43	<0.1
m,p-Xylene	<0.87	<0.2
o-Xylene	<0.43	<0.1
Naphthalene	<0.26	<0.05
Gasoline Range Organics	<200	<50

Date of Report: 10/28/24
Date Received: 10/10/24
Project: Skyhook Fitness, F&BI 410221

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

Laboratory Code: 410221-02 1/5.5 (Duplicate)

Analyte	Reporting Units	Sample Result	Duplicate Result	RPD (Limit 30)
2-Propanol	ug/m3	<47	<47	nm
Benzene	ug/m3	<1.8	<1.8	nm
Toluene	ug/m3	<41	<41	nm
Ethylbenzene	ug/m3	<2.4	<2.4	nm
m,p-Xylene	ug/m3	6.2	6.3	2
o-Xylene	ug/m3	2.6	2.6	0
Naphthalene	ug/m3	<1.4	<1.4	nm

Laboratory Code: Laboratory Control Sample

Analyte	Reporting Units	Spike Level	Percent Recovery LCS	Acceptance Criteria
2-Propanol	ug/m3	33	98	70-130
Benzene	ug/m3	43	107	70-130
Toluene	ug/m3	51	114	70-130
Ethylbenzene	ug/m3	59	110	70-130
m,p-Xylene	ug/m3	120	114	70-130
o-Xylene	ug/m3	59	119	70-130
Naphthalene	ug/m3	71	119	70-130

Data Qualifiers & Definitions

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

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

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

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

cf - The sample was centrifuged prior to analysis.

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

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

f - The sample was laboratory filtered prior to analysis.

fb - The analyte was detected in the method blank.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

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June 17, 2025

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

Dear Mr McGeehan:

Included are the additional results from the testing of material submitted on October 10, 2024 from the Skyhook Fitness, F&BI 410221 project. There are 9 pages included in this report.

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

Sincerely,

FRIEDMAN & BRUYA, INC.

Michael Erdahl
Project Manager

Enclosures
c: Point Source Reports
PSS0617R.DOC

CASE NARRATIVE

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

Laboratory ID	Point Source Solutions
410221 -01	SS1
410221 -02	SS2

The TO-15 gasoline range concentrations were quantified using a single point calibration at 50 ppbv.

All quality control requirements were acceptable.

Analysis For Volatile Compounds By Method TO-15

Client Sample ID:	SS1	Client:	Point Source Solutions
Date Received:	10/10/24	Project:	Skyhook Fitness, F&BI 410221
Date Collected:	10/08/24	Lab ID:	410221-01 1/5.6
Date Analyzed:	10/11/24	Data File:	101112.D
Matrix:	Air	Instrument:	GCMS7
Units:	ug/m3	Operator:	bat

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
4-Bromofluorobenzene	89	70	130

Compounds:	Concentration ug/m3	Concentration ppbv	Compounds:	Concentration ug/m3	Concentration ppbv
Propene	<7.7	<4.5	1,2-Dichloropropane	<1.3	<0.28
Dichlorodifluoromethane	<5.5	<1.1	1,4-Dioxane	<2	<0.56
Chloromethane	<21	<10	2,2,4-Trimethylpentane	<26	<5.6
F-114	<12	<1.7	Methyl methacrylate	<23	<5.6
Vinyl chloride	<0.72	<0.28	Heptane	<23	<5.6
1,3-Butadiene	<0.25	<0.11	Bromodichloromethane	<0.38	<0.056
Butane	<27	<11	Trichloroethene	<0.6	<0.11
Bromomethane	<22	<5.6	cis-1,3-Dichloropropene	<5.1	<1.1
Chloroethane	<15	<5.6	4-Methyl-2-pentanone	<46	<11
Vinyl bromide	<2.4	<0.56	trans-1,3-Dichloropropene	<2.5	<0.56
Ethanol	<42	<22	Toluene	<42	<11
Acrolein	<0.64	<0.28	1,1,2-Trichloroethane	<0.31	<0.056
Pentane	<33	<11	2-Hexanone	<23	<5.6
Trichlorofluoromethane	<13	<2.2	Tetrachloroethene	<38 k	<5.6 k
Acetone	71	30	Dibromochloromethane	<0.48 k	<0.056 k
2-Propanol	<48	<20	1,2-Dibromoethane (EDB)	<0.43	<0.056
1,1-Dichloroethene	<2.2	<0.56	Chlorobenzene	<2.6	<0.56
trans-1,2-Dichloroethene	<2.2	<0.56	Ethylbenzene	<2.4	<0.56
Methylene chloride	<190	<56	1,1,2,2-Tetrachloroethane	<0.77	<0.11
t-Butyl alcohol (TBA)	<68	<22	Nonane	<29	<5.6
3-Chloropropene	<18	<5.6	Isopropylbenzene	<55	<11
CFC-113	<8.6	<1.1	2-Chlorotoluene	<29	<5.6
Carbon disulfide	<35	<11	Propylbenzene	<28	<5.6
Methyl t-butyl ether (MTBE)	<40	<11	4-Ethyltoluene	<28	<5.6
Vinyl acetate	<39	<11	m,p-Xylene	7.3	1.7
1,1-Dichloroethane	<2.3	<0.56	o-Xylene	2.9	0.67
cis-1,2-Dichloroethene	<2.2	<0.56	Styrene	<4.8	<1.1
Hexane	<20	<5.6	Bromoform	<12 k	<1.1 k
Chloroform	0.44	0.090	Benzyl chloride	<0.29 k	<0.056 k
Ethyl acetate	<40	<11	1,3,5-Trimethylbenzene	<28	<5.6
Tetrahydrofuran	<5	<1.7	1,2,4-Trimethylbenzene	<28	<5.6
2-Butanone (MEK)	<33	<11	1,3-Dichlorobenzene	<3.4 k	<0.56 k
1,2-Dichloroethane (EDC)	<0.23	<0.056	1,4-Dichlorobenzene	<1.3	<0.21
1,1,1-Trichloroethane	<3.1	<0.56	1,2-Dichlorobenzene	<3.4 k	<0.56 k
Carbon tetrachloride	<1.8	<0.28	1,2,4-Trichlorobenzene	<4.2	<0.56
Benzene	<1.8	<0.56	Naphthalene	<1.5	<0.28
Cyclohexane	<39	<11	Hexachlorobutadiene	<1.2 k	<0.11 k

Analysis For Volatile Compounds By Method TO-15

Client Sample ID:	SS2	Client:	Point Source Solutions
Date Received:	10/10/24	Project:	Skyhook Fitness, F&BI 410221
Date Collected:	10/08/24	Lab ID:	410221-02 1/5.5
Date Analyzed:	10/11/24	Data File:	101113.D
Matrix:	Air	Instrument:	GCMS7
Units:	ug/m3	Operator:	bat

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
4-Bromofluorobenzene	88	70	130

Compounds:	Concentration ug/m3	Concentration ppbv	Compounds:	Concentration ug/m3	Concentration ppbv
Propene	<7.6	<4.4	1,2-Dichloropropane	<1.3	<0.28
Dichlorodifluoromethane	14	2.9	1,4-Dioxane	<2	<0.55
Chloromethane	<20	<9.9	2,2,4-Trimethylpentane	<26	<5.5
F-114	<12	<1.6	Methyl methacrylate	<23	<5.5
Vinyl chloride	<0.7	<0.28	Heptane	<23	<5.5
1,3-Butadiene	<0.24	<0.11	Bromodichloromethane	<0.37	<0.055
Butane	<26	<11	Trichloroethene	<0.59	<0.11
Bromomethane	<21	<5.5	cis-1,3-Dichloropropene	<5	<1.1
Chloroethane	<15	<5.5	4-Methyl-2-pentanone	<45	<11
Vinyl bromide	<2.4	<0.55	trans-1,3-Dichloropropene	<2.5	<0.55
Ethanol	220 ve	120 ve	Toluene	<41	<11
Acrolein	0.79	0.35	1,1,2-Trichloroethane	<0.3	<0.055
Pentane	<32	<11	2-Hexanone	<23	<5.5
Trichlorofluoromethane	<12	<2.2	Tetrachloroethene	<37 k	<5.5 k
Acetone	120	49	Dibromochloromethane	<0.47 k	<0.055 k
2-Propanol	<47	<19	1,2-Dibromoethane (EDB)	<0.42	<0.055
1,1-Dichloroethene	<2.2	<0.55	Chlorobenzene	<2.5	<0.55
trans-1,2-Dichloroethene	<2.2	<0.55	Ethylbenzene	<2.4	<0.55
Methylene chloride	<190	<55	1,1,2,2-Tetrachloroethane	<0.76	<0.11
t-Butyl alcohol (TBA)	<67	<22	Nonane	<29	<5.5
3-Chloropropene	<17	<5.5	Isopropylbenzene	<54	<11
CFC-113	<8.4	<1.1	2-Chlorotoluene	<28	<5.5
Carbon disulfide	<34	<11	Propylbenzene	<27	<5.5
Methyl t-butyl ether (MTBE)	<40	<11	4-Ethyltoluene	<27	<5.5
Vinyl acetate	<39	<11	m,p-Xylene	6.2	1.4
1,1-Dichloroethane	<2.2	<0.55	o-Xylene	2.6	0.59
cis-1,2-Dichloroethene	<2.2	<0.55	Styrene	<4.7	<1.1
Hexane	<19	<5.5	Bromoform	<11 k	<1.1 k
Chloroform	36	7.3	Benzyl chloride	<0.28 k	<0.055 k
Ethyl acetate	<40	<11	1,3,5-Trimethylbenzene	<27	<5.5
Tetrahydrofuran	<4.9	<1.6	1,2,4-Trimethylbenzene	<27	<5.5
2-Butanone (MEK)	<32	<11	1,3-Dichlorobenzene	<3.3 k	<0.55 k
1,2-Dichloroethane (EDC)	<0.22	<0.055	1,4-Dichlorobenzene	<1.3	<0.21
1,1,1-Trichloroethane	<3	<0.55	1,2-Dichlorobenzene	<3.3 k	<0.55 k
Carbon tetrachloride	<1.7	<0.28	1,2,4-Trichlorobenzene	<4.1	<0.55
Benzene	<1.8	<0.55	Naphthalene	<1.4	<0.28
Cyclohexane	<38	<11	Hexachlorobutadiene	<1.2 k	<0.11 k

Analysis For Volatile Compounds By Method TO-15

Client Sample ID:	Method Blank	Client:	Point Source Solutions
Date Received:	Not Applicable	Project:	Skyhook Fitness, F&BI 410221
Date Collected:	Not Applicable	Lab ID:	04-2495 MB
Date Analyzed:	10/11/24	Data File:	101111.D
Matrix:	Air	Instrument:	GCMS7
Units:	ug/m3	Operator:	bat

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
4-Bromofluorobenzene	87	70	130

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

Date of Report: 06/17/25
Date Received: 10/10/24
Project: Skyhook Fitness, F&BI 410221

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

Laboratory Code: 410221-02 1/5.5 (Duplicate)

Analyte	Reporting Units	Sample Result	Duplicate Result	RPD (Limit 30)
Propene	ug/m3	<7.6	<7.6	nm
Dichlorodifluoromethane	ug/m3	14	14	0
Chloromethane	ug/m3	<20	<20	nm
F-114	ug/m3	<12	<12	nm
Vinyl chloride	ug/m3	<1.4	<1.4	nm
1,3-Butadiene	ug/m3	<0.24	0.24	nm
Butane	ug/m3	<26	<26	nm
Bromomethane	ug/m3	<21	<21	nm
Chloroethane	ug/m3	<15	<15	nm
Vinyl bromide	ug/m3	<2.4	<2.4	nm
Ethanol	ug/m3	220	270	20
Acrolein	ug/m3	0.79	<0.63	nm
Pentane	ug/m3	<32	<32	nm
Trichlorofluoromethane	ug/m3	<12	<12	nm
Acetone	ug/m3	120	130	8
2-Propanol	ug/m3	<47	<47	nm
1,1-Dichloroethene	ug/m3	<2.2	<2.2	nm
trans-1,2-Dichloroethene	ug/m3	<2.2	<2.2	nm
Methylene chloride	ug/m3	<190	<190	nm
t-Butyl alcohol (TBA)	ug/m3	<67	<67	nm
3-Chloropropene	ug/m3	<17	<17	nm
CFC-113	ug/m3	<8.4	<8.4	nm
Carbon disulfide	ug/m3	<34	<34	nm
Methyl t-butyl ether (MTBE)	ug/m3	<40	<40	nm
Vinyl acetate	ug/m3	<39	<39	nm
1,1-Dichloroethane	ug/m3	<2.2	<2.2	nm
cis-1,2-Dichloroethene	ug/m3	<2.2	<2.2	nm
Hexane	ug/m3	<19	<19	nm
Chloroform	ug/m3	36	38	5
Ethyl acetate	ug/m3	<40	<40	nm
Tetrahydrofuran	ug/m3	<4.9	<4.9	nm
2-Butanone (MEK)	ug/m3	<32	<32	nm
1,2-Dichloroethane (EDC)	ug/m3	<0.22	<0.22	nm
1,1,1-Trichloroethane	ug/m3	<3	<3	nm
Carbon tetrachloride	ug/m3	<1.7	<1.7	nm
Benzene	ug/m3	<1.8	<1.8	nm
Cyclohexane	ug/m3	<38	<38	nm
1,2-Dichloropropane	ug/m3	<1.3	<1.3	nm
1,4-Dioxane	ug/m3	<2	<2	nm
2,2,4-Trimethylpentane	ug/m3	<26	<26	nm

Date of Report: 06/17/25
Date Received: 10/10/24
Project: Skyhook Fitness, F&BI 410221

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

Laboratory Code: 410221-02 1/5.5 (Duplicate)

Analyte	Reporting Units	Sample Result	Duplicate Result	RPD (Limit 30)
Methyl methacrylate	ug/m3	<23	<23	nm
Heptane	ug/m3	<23	<23	nm
Bromodichloromethane	ug/m3	<0.37	<0.37	nm
Trichloroethene	ug/m3	<0.59	<0.59	nm
cis-1,3-Dichloropropene	ug/m3	<5	<5	nm
4-Methyl-2-pentanone	ug/m3	<45	<45	nm
trans-1,3-Dichloropropene	ug/m3	<2.5	<2.5	nm
Toluene	ug/m3	<41	<41	nm
1,1,2-Trichloroethane	ug/m3	<0.3	<0.3	nm
2-Hexanone	ug/m3	<23	<23	nm
Tetrachloroethene	ug/m3	<37	<37	nm
Dibromochloromethane	ug/m3	<0.47	<0.47	nm
1,2-Dibromoethane (EDB)	ug/m3	<0.42	<0.42	nm
Chlorobenzene	ug/m3	<2.5	<2.5	nm
Ethylbenzene	ug/m3	<2.4	<2.4	nm
1,1,2,2-Tetrachloroethane	ug/m3	<0.76	<0.76	nm
Nonane	ug/m3	<29	<29	nm
Isopropylbenzene	ug/m3	<54	<54	nm
2-Chlorotoluene	ug/m3	<28	<28	nm
Propylbenzene	ug/m3	<27	<27	nm
4-Ethyltoluene	ug/m3	<27	<27	nm
m,p-Xylene	ug/m3	6.2	6.3	2
o-Xylene	ug/m3	2.6	2.6	0
Styrene	ug/m3	<4.7	<4.7	nm
Bromoform	ug/m3	<11	<11	nm
Benzyl chloride	ug/m3	<0.28	<0.28	nm
1,3,5-Trimethylbenzene	ug/m3	<27	<27	nm
1,2,4-Trimethylbenzene	ug/m3	<27	<27	nm
1,3-Dichlorobenzene	ug/m3	<3.3	<3.3	nm
1,4-Dichlorobenzene	ug/m3	<1.3	<1.3	nm
1,2-Dichlorobenzene	ug/m3	<3.3	<3.3	nm
1,2,4-Trichlorobenzene	ug/m3	<4.1	<4.1	nm
Naphthalene	ug/m3	<1.4	<1.4	nm
Hexachlorobutadiene	ug/m3	<1.2	<1.2	nm

Date of Report: 06/17/25
Date Received: 10/10/24
Project: Skyhook Fitness, F&BI 410221

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

Laboratory Code: Laboratory Control Sample

Analyte	Reporting Units	Spike Level	Percent Recovery LCS	Acceptance Criteria
Propene	ug/m3	23	93	70-130
Dichlorodifluoromethane	ug/m3	67	118	70-130
Chloromethane	ug/m3	28	97	70-130
F-114	ug/m3	94	112	70-130
Vinyl chloride	ug/m3	35	105	70-130
1,3-Butadiene	ug/m3	30	96	70-130
Butane	ug/m3	32	98	70-130
Bromomethane	ug/m3	52	112	70-130
Chloroethane	ug/m3	36	105	70-130
Vinyl bromide	ug/m3	59	116	70-130
Ethanol	ug/m3	25	95	70-130
Acrolein	ug/m3	31	97	70-130
Pentane	ug/m3	40	91	70-130
Trichlorofluoromethane	ug/m3	76	125	70-130
Acetone	ug/m3	32	102	70-130
2-Propanol	ug/m3	33	98	70-130
1,1-Dichloroethene	ug/m3	54	119	70-130
trans-1,2-Dichloroethene	ug/m3	54	114	70-130
Methylene chloride	ug/m3	94	67 vo	70-130
t-Butyl alcohol (TBA)	ug/m3	41	107	70-130
3-Chloropropene	ug/m3	42	92	70-130
CFC-113	ug/m3	100	123	70-130
Carbon disulfide	ug/m3	42	106	70-130
Methyl t-butyl ether (MTBE)	ug/m3	49	102	70-130
Vinyl acetate	ug/m3	48	89	70-130
1,1-Dichloroethane	ug/m3	55	110	70-130
cis-1,2-Dichloroethene	ug/m3	54	111	70-130
Hexane	ug/m3	48	82	70-130
Chloroform	ug/m3	66	118	70-130
Ethyl acetate	ug/m3	49	82	70-130
Tetrahydrofuran	ug/m3	40	92	70-130
2-Butanone (MEK)	ug/m3	40	115	70-130
1,2-Dichloroethane (EDC)	ug/m3	55	117	70-130
1,1,1-Trichloroethane	ug/m3	74	126	70-130
Carbon tetrachloride	ug/m3	85	127	70-130
Benzene	ug/m3	43	107	70-130
Cyclohexane	ug/m3	46	98	70-130
1,2-Dichloropropane	ug/m3	62	109	70-130
1,4-Dioxane	ug/m3	49	114	70-130
2,2,4-Trimethylpentane	ug/m3	63	102	70-130

Date of Report: 06/17/25
Date Received: 10/10/24
Project: Skyhook Fitness, F&BI 410221

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

Laboratory Code: Laboratory Control Sample

Analyte	Reporting Units	Spike Level	Percent Recovery LCS	Acceptance Criteria
Methyl methacrylate	ug/m3	55	108	70-130
Heptane	ug/m3	55	96	70-130
Bromodichloromethane	ug/m3	90	123	70-130
Trichloroethene	ug/m3	73	117	70-130
cis-1,3-Dichloropropene	ug/m3	61	123	70-130
4-Methyl-2-pentanone	ug/m3	55	129	70-130
trans-1,3-Dichloropropene	ug/m3	61	119	70-130
Toluene	ug/m3	51	114	70-130
1,1,2-Trichloroethane	ug/m3	74	124	70-130
2-Hexanone	ug/m3	55	97	70-130
Tetrachloroethene	ug/m3	92	131 vo	70-130
Dibromochloromethane	ug/m3	120	134 vo	70-130
1,2-Dibromoethane (EDB)	ug/m3	100	125	70-130
Chlorobenzene	ug/m3	62	121	70-130
Ethylbenzene	ug/m3	59	110	70-130
1,1,2,2-Tetrachloroethane	ug/m3	93	120	70-130
Nonane	ug/m3	71	91	70-130
Isopropylbenzene	ug/m3	66	110	70-130
2-Chlorotoluene	ug/m3	70	123	70-130
Propylbenzene	ug/m3	66	115	70-130
4-Ethyltoluene	ug/m3	66	112	70-130
m,p-Xylene	ug/m3	120	114	70-130
o-Xylene	ug/m3	59	119	70-130
Styrene	ug/m3	58	123	70-130
Bromoform	ug/m3	140	132 vo	70-130
Benzyl chloride	ug/m3	70	132 vo	70-130
1,3,5-Trimethylbenzene	ug/m3	66	120	70-130
1,2,4-Trimethylbenzene	ug/m3	66	111	70-130
1,3-Dichlorobenzene	ug/m3	81	132 vo	70-130
1,4-Dichlorobenzene	ug/m3	81	130	70-130
1,2-Dichlorobenzene	ug/m3	81	131 vo	70-130
1,2,4-Trichlorobenzene	ug/m3	100	124	70-130
Naphthalene	ug/m3	71	119	70-130
Hexachlorobutadiene	ug/m3	140	137 vo	70-130

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.

410221

SAMPLE CHAIN OF CUSTODY 10/10/24

Report To Conor McGeehan
Company PSS
Address 5317 NE 54th Johns Rd
City, State, ZIP Vancouver, WA
Phone 541.390.8805 Email Conor@pointsourcesolutions.com

SAMPLERS (signature)

PROJECT NAME: Skyhook Fitness

PO #

REPORTING LEVEL
- ☐ Indoor Air
- ☐ Deep Soil Gas
- ☒ Sub Slab/Soil Gas
- ☐ SVE/Grab

INVOICE TO

Page # _____ of _____

TURNAROUND TIME
- ☒ Standard
- ☐ RUSH
- Rush charges authorized by:

SAMPLE DISPOSAL
- ☐ Dispose after 30 days
- ☐ Archive Samples
- ☐ Other

ANALYSIS REQUESTED

Sample Name	Lab ID	Canister ID	Flow Contr. ID	Date Sampled	Field Initial Press. (Hg)	Field Initial Time	Field Final Press. (Hg)	Field Final Time	TO-15 Full Scan	TO-15 BTEXN	TO-15 cVOCs	GX	Notes
SS1	01	3664	96	10/9/24	-28	857	-5	906	✓	X		X	✓ - 10/10/25
SS2	02	3483	255	↓	-30	919	-5	925	✓	X		X	
										Samples received at 2 °C			

SIGNATURE	PRINT NAME	COMPANY	DATE	TIME
Relinquished by:	Conor McGeehan	PSS	10/9/24	1500
Received by:	Anh Phan	FBI	10/10/24	10:30
Relinquished by:				
Received by:				

Friedman & Bruya, Inc.
3012 16th Avenue West
Seattle, WA 98119-2029
Ph. (206) 285-8282
Fax (206) 283-5044

SAMPLE CONDITION UPON RECEIPT CHECKLIST

PROJECT # 410221 CLIENT Point Source INITIALS/ DATE: AP 10/10/24

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

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

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

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

Is there a Chain-of-Custody* (COC)? ☑ YES ☐ NO Initials/ Date: AP 10/10/24
*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)

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

GLS.

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

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

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

COD: $0.00
Weight: 0 lb(s)
Reference:

Delivery Instructions:

Signature Type: NOT REQUIRED

Tracking #: 561676522 **PDS**

SEATTLE

S06437C

12087820

KNT WA980-7C0

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

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

July 18, 2025

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

Dear Mr McGeehan:

Included are the results from the testing of material submitted on July 9, 2025 from the Skyhook Fitness , F&BI 507141 project. There are 12 pages included in this report.

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

Sincerely,

FRIEDMAN & BRUYA, INC.

Mac Goldman
Project Manager

Enclosures
c: Point Source Reports
PSS0718R.DOC

CASE NARRATIVE

This case narrative encompasses samples received on July 9, 2025 by Friedman & Bruya, Inc. from the Point Source Solutions Skyhook Fitness , F&BI 507141 project. Samples were logged in under the laboratory ID's listed below.

Laboratory ID	Point Source Solutions
507141 -01	SG1a-5
507141 -02	SG1a-10
507141 -03	SG2a-5
507141 -04	SG2a-10
507141 -05	SS3
507141 -06	SS1a
507141 -07	SS2a

The TO-15 gasoline range concentrations were quantified using a single point calibration at 50 ppbv.

All quality control requirements were acceptable.

Analysis For Volatile Compounds By Method TO-15

Client Sample ID:	SG1a-5	Client:	Point Source Solutions
Date Received:	07/09/25	Project:	Skyhook Fitness , F&BI 507141
Date Collected:	07/08/25	Lab ID:	507141-01 1/5.7
Date Analyzed:	07/10/25	Data File:	071013.D
Matrix:	Air	Instrument:	GCMS8
Units:	ug/m3	Operator:	bat

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
4-Bromofluorobenzene	100	70	130

Compounds:	Concentration ug/m3	ppbv
2-Propanol	<49	<20
Methyl t-butyl ether (MTBE)	<41	<11
1,2-Dichloroethane (EDC)	<0.23	<0.057
Benzene	2.6	0.82
Toluene	<43	<11
1,2-Dibromoethane (EDB)	<0.44	<0.057
Ethylbenzene	3.2	0.73
Isopropylbenzene	<56	<11
Propylbenzene	<28	<5.7
m,p-Xylene	13	2.9
o-Xylene	4.8	1.1
1,3,5-Trimethylbenzene	<28	<5.7
1,2,4-Trimethylbenzene	<28	<5.7
Naphthalene	12	2.3
Gasoline Range Organics	1,700	410

Analysis For Volatile Compounds By Method TO-15

Client Sample ID:	SG1a-10	Client:	Point Source Solutions
Date Received:	07/09/25	Project:	Skyhook Fitness , F&BI 507141
Date Collected:	07/08/25	Lab ID:	507141-02 1/6.3
Date Analyzed:	07/10/25	Data File:	071015.D
Matrix:	Air	Instrument:	GCMS8
Units:	ug/m3	Operator:	bat

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
4-Bromofluorobenzene	98	70	130

Compounds:	Concentration ug/m3	ppbv
2-Propanol	<54	<22
Methyl t-butyl ether (MTBE)	<45	<13
1,2-Dichloroethane (EDC)	<0.25	<0.063
Benzene	4.4	1.4
Toluene	<47	<13
1,2-Dibromoethane (EDB)	<0.48	<0.063
Ethylbenzene	4.3	0.98
Isopropylbenzene	<62	<13
Propylbenzene	<31	<6.3
m,p-Xylene	15	3.5
o-Xylene	6.2	1.4
1,3,5-Trimethylbenzene	<31	<6.3
1,2,4-Trimethylbenzene	<31	<6.3
Naphthalene	6.8	1.3
Gasoline Range Organics	2,100	520

Analysis For Volatile Compounds By Method TO-15

Client Sample ID:	SG2a-5	Client:	Point Source Solutions
Date Received:	07/09/25	Project:	Skyhook Fitness , F&BI 507141
Date Collected:	07/08/25	Lab ID:	507141-03 1/5.6
Date Analyzed:	07/10/25	Data File:	071014.D
Matrix:	Air	Instrument:	GCMS8
Units:	ug/m3	Operator:	bat

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
4-Bromofluorobenzene	98	70	130

Compounds:	Concentration ug/m3	ppbv
2-Propanol	<48	<20
Methyl t-butyl ether (MTBE)	<40	<11
1,2-Dichloroethane (EDC)	<0.23	<0.056
Benzene	6.2	1.9
Toluene	<42	<11
1,2-Dibromoethane (EDB)	<0.43	<0.056
Ethylbenzene	4.6	1.1
Isopropylbenzene	<55	<11
Propylbenzene	<28	<5.6
m,p-Xylene	16	3.7
o-Xylene	6.1	1.4
1,3,5-Trimethylbenzene	<28	<5.6
1,2,4-Trimethylbenzene	<28	<5.6
Naphthalene	6.3	1.2
Gasoline Range Organics	1,700	410

Analysis For Volatile Compounds By Method TO-15

Client Sample ID:	SG2a-10	Client:	Point Source Solutions
Date Received:	07/09/25	Project:	Skyhook Fitness , F&BI 507141
Date Collected:	07/08/25	Lab ID:	507141-04 1/5.7
Date Analyzed:	07/10/25	Data File:	071016.D
Matrix:	Air	Instrument:	GCMS8
Units:	ug/m3	Operator:	bat

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
4-Bromofluorobenzene	98	70	130

Compounds:	Concentration ug/m3	ppbv
2-Propanol	<49	<20
Methyl t-butyl ether (MTBE)	<41	<11
1,2-Dichloroethane (EDC)	<0.23	<0.057
Benzene	<1.8	<0.57
Toluene	<43	<11
1,2-Dibromoethane (EDB)	<0.44	<0.057
Ethylbenzene	<2.5	<0.57
Isopropylbenzene	<56	<11
Propylbenzene	<28	<5.7
m,p-Xylene	7.2	1.7
o-Xylene	2.7	0.63
1,3,5-Trimethylbenzene	<28	<5.7
1,2,4-Trimethylbenzene	<28	<5.7
Naphthalene	3.1	0.59
Gasoline Range Organics	<1,200	<280

Analysis For Volatile Compounds By Method TO-15

Client Sample ID:	SS3	Client:	Point Source Solutions
Date Received:	07/09/25	Project:	Skyhook Fitness , F&BI 507141
Date Collected:	07/08/25	Lab ID:	507141-05 1/5.6
Date Analyzed:	07/10/25	Data File:	071018.D
Matrix:	Air	Instrument:	GCMS8
Units:	ug/m3	Operator:	bat

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
4-Bromofluorobenzene	101	70	130

Compounds:	Concentration ug/m3	ppbv
2-Propanol	<48	<20
Methyl t-butyl ether (MTBE)	<40	<11
1,2-Dichloroethane (EDC)	<0.23	<0.056
Benzene	3.1	0.96
Toluene	48	13
1,2-Dibromoethane (EDB)	<0.43	<0.056
Ethylbenzene	19	4.4
Isopropylbenzene	<55	<11
Propylbenzene	<28	<5.6
m,p-Xylene	82	19
o-Xylene	35	8.1
1,3,5-Trimethylbenzene	<28	<5.6
1,2,4-Trimethylbenzene	61	12
Naphthalene	7.1	1.4
Gasoline Range Organics	<1,000	<250

Analysis For Volatile Compounds By Method TO-15

Client Sample ID:	SS1a	Client:	Point Source Solutions
Date Received:	07/09/25	Project:	Skyhook Fitness , F&BI 507141
Date Collected:	07/08/25	Lab ID:	507141-06 1/5.0
Date Analyzed:	07/10/25	Data File:	071017.D
Matrix:	Air	Instrument:	GCMS8
Units:	ug/m3	Operator:	bat

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
4-Bromofluorobenzene	98	70	130

Compounds:	Concentration ug/m3	ppbv
2-Propanol	<43	<17
Methyl t-butyl ether (MTBE)	<36	<10
1,2-Dichloroethane (EDC)	<0.2	<0.05
Benzene	<1.6	<0.5
Toluene	<38	<10
1,2-Dibromoethane (EDB)	<0.38	<0.05
Ethylbenzene	2.3	0.52
Isopropylbenzene	<49	<10
Propylbenzene	<25	<5
m,p-Xylene	8.7	2.0
o-Xylene	3.2	0.74
1,3,5-Trimethylbenzene	<25	<5
1,2,4-Trimethylbenzene	<25	<5
Naphthalene	<1.3	<0.25
Gasoline Range Organics	<1,000	<250

Analysis For Volatile Compounds By Method TO-15

Client Sample ID:	SS2a	Client:	Point Source Solutions
Date Received:	07/09/25	Project:	Skyhook Fitness , F&BI 507141
Date Collected:	07/08/25	Lab ID:	507141-07 1/5.6
Date Analyzed:	07/10/25	Data File:	071020.D
Matrix:	Air	Instrument:	GCMS8
Units:	ug/m3	Operator:	bat

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
4-Bromofluorobenzene	97	70	130

Compounds:	Concentration ug/m3	ppbv
2-Propanol	<48	<20
Methyl t-butyl ether (MTBE)	<40	<11
1,2-Dichloroethane (EDC)	<0.23	<0.056
Benzene	9.2	2.9
Toluene	<42	<11
1,2-Dibromoethane (EDB)	<0.43	<0.056
Ethylbenzene	3.4	0.78
Isopropylbenzene	<55	<11
Propylbenzene	<28	<5.6
m,p-Xylene	13	2.9
o-Xylene	4.9	1.1
1,3,5-Trimethylbenzene	<28	<5.6
1,2,4-Trimethylbenzene	<28	<5.6
Naphthalene	<1.5	<0.28
Gasoline Range Organics	1,200	290

Analysis For Volatile Compounds By Method TO-15

Client Sample ID:	Method Blank	Client:	Point Source Solutions
Date Received:	Not Applicable	Project:	Skyhook Fitness , F&BI 507141
Date Collected:	Not Applicable	Lab ID:	05-1664 mb
Date Analyzed:	07/10/25	Data File:	071012.D
Matrix:	Air	Instrument:	GCMS8
Units:	ug/m3	Operator:	bat

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
4-Bromofluorobenzene	94	70	130

Compounds:	Concentration ug/m3	ppbv
2-Propanol	<8.6	<3.5
Methyl t-butyl ether (MTBE)	<7.2	<2
1,2-Dichloroethane (EDC)	<0.04	<0.01
Benzene	<0.32	<0.1
Toluene	<7.5	<2
1,2-Dibromoethane (EDB)	<0.077	<0.01
Ethylbenzene	<0.43	<0.1
Isopropylbenzene	<9.8	<2
Propylbenzene	<4.9	<1
m,p-Xylene	<0.87	<0.2
o-Xylene	<0.43	<0.1
1,3,5-Trimethylbenzene	<4.9	<1
1,2,4-Trimethylbenzene	<4.9	<1
Naphthalene	<0.26	<0.05
Gasoline Range Organics	<200	<50

Date of Report: 07/18/25
Date Received: 07/09/25
Project: Skyhook Fitness , F&BI 507141

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

Laboratory Code: 507141-07 1/5.6 (Duplicate)

Analyte	Reporting Units	Sample Result	Duplicate Result	RPD (Limit 25)
2-Propanol	ug/m3	<48	<47	nm
Methyl t-butyl ether (MTBE)	ug/m3	<40	<40	nm
1,2-Dichloroethane (EDC)	ug/m3	<0.23	<0.22	nm
Benzene	ug/m3	9.2	9.3	1
Toluene	ug/m3	<42	<41	nm
1,2-Dibromoethane (EDB)	ug/m3	<0.43	<0.42	nm
Ethylbenzene	ug/m3	3.4	3.4	0
Isopropylbenzene	ug/m3	<55	<54	nm
Propylbenzene	ug/m3	<28	<27	nm
m,p-Xylene	ug/m3	13	13	0
o-Xylene	ug/m3	4.9	5.0	2
1,3,5-Trimethylbenzene	ug/m3	<28	<27	nm
1,2,4-Trimethylbenzene	ug/m3	<28	<27	nm
Naphthalene	ug/m3	<1.5	<1.4	nm
Gasoline Range Organics	ug/m3	1,200	1,200	0

Date of Report: 07/18/25
Date Received: 07/09/25
Project: Skyhook Fitness , F&BI 507141

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

Laboratory Code: Laboratory Control Sample

Analyte	Reporting Units	Spike Level	Percent Recovery LCS	Acceptance Criteria
2-Propanol	ug/m3	33	112	70-130
Methyl t-butyl ether (MTBE)	ug/m3	49	110	70-130
1,2-Dichloroethane (EDC)	ug/m3	55	115	70-130
Benzene	ug/m3	43	111	70-130
Toluene	ug/m3	51	112	70-130
1,2-Dibromoethane (EDB)	ug/m3	100	119	70-130
Ethylbenzene	ug/m3	59	113	70-130
Isopropylbenzene	ug/m3	66	117	70-130
Propylbenzene	ug/m3	66	115	70-130
m,p-Xylene	ug/m3	120	114	70-130
o-Xylene	ug/m3	59	120	70-130
1,3,5-Trimethylbenzene	ug/m3	66	114	70-130
1,2,4-Trimethylbenzene	ug/m3	66	106	70-130
Naphthalene	ug/m3	71	104	70-130
Gasoline Range Organics	ug/m3	200	100	70-130

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.

507141

SAMPLE CHAIN OF CUSTODY

07/09/25

Report To Conor McGeehan
Company PSS
Address 5317 NE St Johns Rd.
City, State, ZIP Vancouver, WA 98661
Phone 541.390.8805 Email Conor@pointsourcesolutions.com

SAMPLERS (signature)

PROJECT NAME & ADDRESS: Skyhook Fitness

PO #

NOTES:

INVOICE TO

Page # 1 of 1

TURNAROUND TIME
☒ Standard
☐ RUSH
Rush charges authorized by:

SAMPLE DISPOSAL
Default: Clean following final report delivery
Hold (Fee may apply):

SAMPLE INFORMATION										ANALYSIS REQUESTED						
Sample Name	Lab ID	Canister ID	Flow Cont. ID	Reporting Level: IA=Indoor Air SG=Soil Gas (Circle One)	Date Sampled	Initial Vac. ("Hg)	Field Initial Time	Final Vac. ("Hg)	Field Final Time	TO15 Full Scan	TO15 BTEXN	APH	Chlorinated VOCs	Helium	GX	Notes
SG1a-5	01	11261	95	IA / (SG)	7/8/25	-30	1113	-5	1120	X					X	Please use
SG1a-10	02	3445	241	IA / (SG)			1059		1105							Provided Petroleum
SG2a-5	03	11263	306	IA / (SG)			805		818							list for VOCs
SG2a-10	04	11271	97	IA / (SG)			1017		1024							
SS3	05	11141	26	IA / (SG)			1231		1209							
SS1a	06	11265	98	IA / (SG)			1140		1145							
SS2a	07	3386	06	IA / (SG)			1149		1155							
				IA / SG												

Friedman & Bruya, Inc.
5500 4th Avenue South
Seattle, WA 98108
Ph. (206) 285-8282
Fax (206) 283-5044
FORMS\COC\COCTO-15.DOC

SIGNATURE	PRINT NAME	COMPANY	DATE	TIME
Relinquished by:	Conor McGeehan	PSS	7/8/25	1300
Received by:	Anh Phan	FBT	7/9/25	10:29
Relinquished by:		Samples received at 20 °C		
Received by:				

SAMPLE CONDITION UPON RECEIPT CHECKLIST

PROJECT # 507141 CLIENT Point Source INITIALS/ DATE: AP 7/9/25

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

Cooler/Sample temperature 20 °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 7/9/25
*or other representative documents, letters, and/or shipping memos

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

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

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

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

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

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

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

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

Other comments (use a separate page if needed)

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

Number of unused TO15 canisters** 01 (11262) **Number of unused TO17 tubes** _____
**Fill out Green manifolds billing sheet

GLS.

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

Ship From
POINT SOURCE SOLUTIONS
CONOR MCGEHAN
5317 NE ST JOHNS RD, SUITEMD
VANCOUVER, WA 98661

Ship To
FRIEDMAN & BRUYA, INC.
SAMPLE RECEIVING
5500 4TH AVENUE SOUTH
SEATTLE, WA 98108

COD: $0.00
Weight: 0 lb(s)
Reference:

Delivery Instructions:

Signature Type: NOT REQUIRED

Tracking #: 562529755

PDS

SEATTLE

S06437C

24232344

KNT WA980-7C0

Print Date: 1/20/2025 1:26 PM

Package 19 of 25

LABEL INSTRUCTIONS:

Do not copy or reprint this label for additional shipments - each package must have a unique barcode.
Step 1: Use the "Print Label" button on this page to print the shipping label on a laser or inkjet printer.
Step 2: Fold this page in half.
Step 3: Securely attach this label to your package and do not cover the barcode.

TERMS AND CONDITIONS:

By giving us your shipment to deliver, you agree to all of the General Logistics Systems US, Inc. (GLS) service terms & conditions including, but not limited to; limits of liability, declared value conditions, and claim procedures which are available on our website at www.gls-us.com.

APPENDIX C

PHOTO LOG

Photo #1:	Pre-Excavation

Photo #2:	Initial Excavation

Photo #3:	Exposed USTs

Photo #4:	Decommissioning and Cleaning

Photo #5:	Excavation of PCS

Photo #6:	Site Restoration

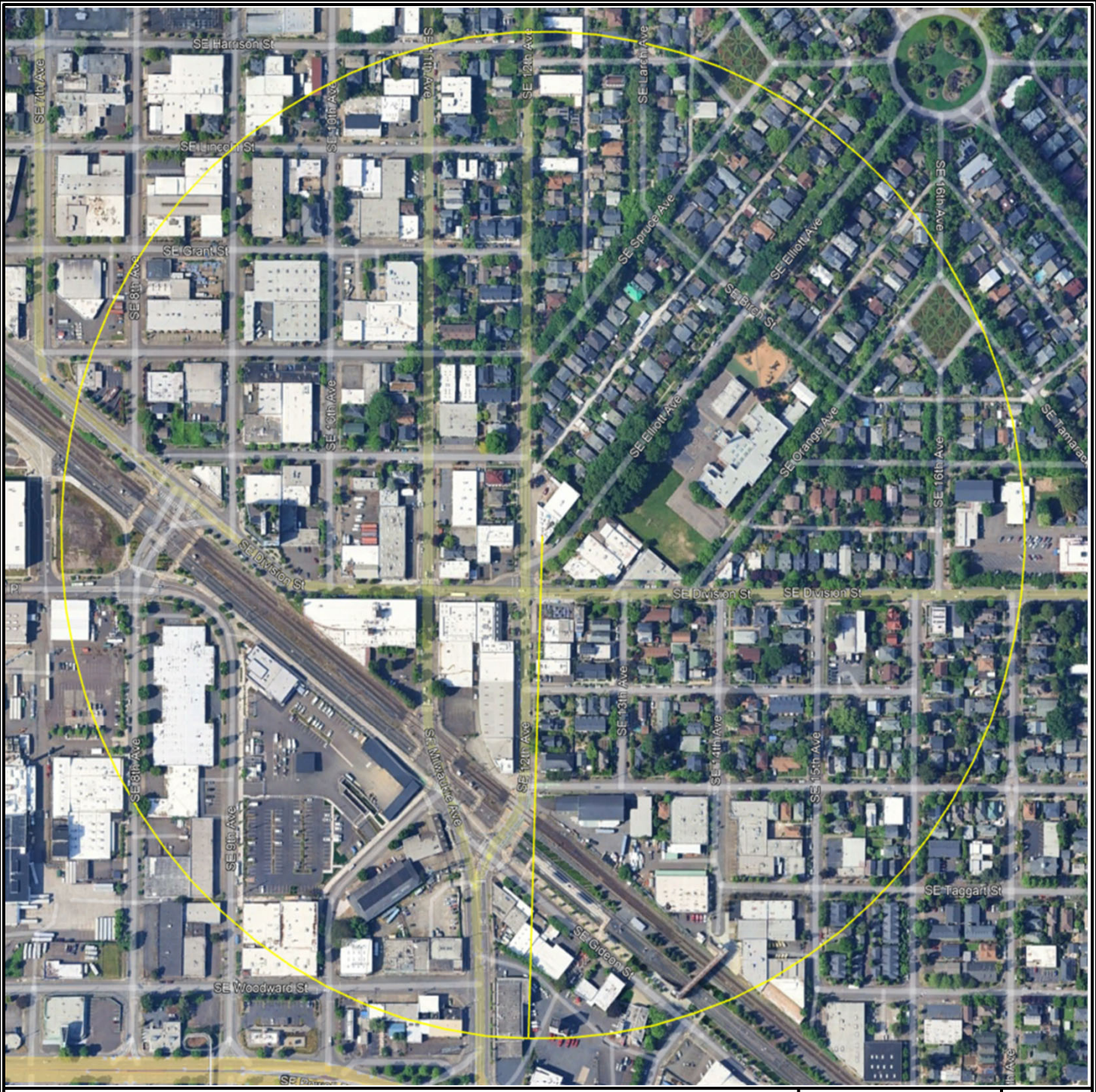
Project Photos

Former 12th Avenue Motor Service
2436 SE 12th Avenue
Portland, OR

point source solutions, llc
ENVIRONMENTAL CONSULTING AND CONTRACTING

APPENDIX D

ECOLOGICAL RISK ASSESSMENT MAP



ECOLOGICAL RISK ASSESSMENT

Google Earth

N↑

APPROXIMATELY ¼ MI RADIUS

point source solutions, llc
ENVIRONMENTAL CONSULTING AND CONTRACTING

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

LUST Number: 26-23-0131

APPENDIX E

PERMITS

CITY OF PORTLAND, OREGON

PBOT
PORTLAND BUREAU OF TRANSPORTATION

***** DISPLAY THIS SIDE UP – CENTER OF DASH *****

Temporary Street Use Permit

Permit Nbr: **041754 000 00 SS**
Class: **Other**

Name: **POINT SOURCE SOLUTIONS LLC**
Location: **SE 12TH AVE between SE ELLIOT AVE-SPRUCE AVE ALY and SE ELLIOTT AVE**

To close East side sidewalk 6/12/23-6/16/23, All Hours Mon-Fri
To reserve East side parking 6/12/23-6/16/23, All Hours Mon-Fri

Reserve: 120ft, 6 Barricade Spaces For **Fence / TME**

Neighborhood: Non Metered
Work Description: Tank removal at 2436 SE 12th Ave. Trackit: 2578369 INS IVR: 4908897
Conditions: Barricades: Reserved "No Parking" signs that accompany this permit are enforceable by Parking Enforcement only if the Barricade Procedure process is followed; you must follow the procedure to have a vehicle towed. Please see: www.tsup.info for details. The permittee is responsible for contacting Parking Enforcement at 503.823.5195 ext 3 if there are questions about the barricade procedure & enforcement. The permit shall be clearly displayed on the dashboard of vehicles using the reserved spaces.
Sidewalk Closure: The work area shall be protected in accordance with the current PBOT Traffic Manual and MUTCD (with Oregon Supplement). Permittee may not remove or block access to the following without prior approval: pay station (503-823-7275), transit stop (foc@trimet.org), public art (503-823-5404), public bicycle parking (503-823-9863), BikeTown racks (503-823-7191), signal and street lighting equipment (503-823-6702), trash cans (503-823-7202). Any costs associated with removal or relocation of City assets are the responsibility of the permittee.

No Passenger Vehicles or SUVs allowed.

Date_____ Time_____ Installer_____ Bags_____ Del_____ Plasi_____

This permit is not valid for parking of any vehicle or equipment over 6 ft in height within 50 ft of a non-signalized intersection.

The Above applies for a permit in accordance with the provisions of the Charter, Title 16, Vehicles and Traffic, and Title 17, Public Improvements, of the City of Portland for use of the street area The permittee agrees to perform the uses authorized by this permit in accordance with all provisions of the Charter, Title 16 and 17 of the City Code, the conditions expressed on the back of this permit and any other additional conditions specified and attached to this permit.
THIS PERMIT DOES NOT AUTHORIZE ANY CONSTRUCTION OR INSTALLATION WITHIN, UPON OR ABOVE ANY PUBLIC RIGHT OF WAY EXCEPT AS NOTED HEREIN.
Contact: KYLE FISHER **Phone:** (503) 860-8811 (Primary)
Generated Date: 5/16/23
Generated Time: 06:21am
Generated By: Stewart
Approved by:

By accepting and using this permit from the City of Portland, the permittee agrees to comply with all permit conditions and traffic control conditions.

PBOT SS IVR: 4925020

CITY OF PORTLAND, OREGON

PBOT
PORTLAND BUREAU OF TRANSPORTATION

***** DISPLAY THIS SIDE UP – CENTER OF DASH *****

Temporary Street Use Permit

Permit Nbr: **041769 000 00 SS**
Class: **Other**
Original Nbr:**041754 000 00 SS**

Name: **POINT SOURCE SOLUTIONS LLC**
Location: **SE ELLIOTT AVE between SE 12TH AVE and SE BIRCH ST**

To close West side sidewalk 6/12/23-6/16/23, All Hours Mon-Fri
To reserve West side parking 6/12/23-6/16/23, All Hours Mon-Fri

Reserve: 100ft, 5 Barricade Spaces For **Fence / TME**

Neighborhood: Non Metered
Work Description: Tank removal at 2436 SE 12th Ave. Trackit: 2578379 INS IVR: 4908897
Conditions: Barricades: Reserved "No Parking" signs that accompany this permit are enforceable by Parking Enforcement only if the Barricade Procedure process is followed; you must follow the procedure to have a vehicle towed. Please see: www.tsup.info for details. The permittee is responsible for contacting Parking Enforcement at 503.823.5195 ext 3 if there are questions about the barricade procedure & enforcement. The permit shall be clearly displayed on the dashboard of vehicles using the reserved spaces.
Sidewalk Closure: The work area shall be protected in accordance with the current PBOT Traffic Manual and MUTCD (with Oregon Supplement). Permittee may not remove or block access to the following without prior approval: pay station (503-823-7275), transit stop (foc@trimet.org), public art (503-823-5404), public bicycle parking (503-823-9863), BikeTown racks (503-823-7191), signal and street lighting equipment (503-823-6702), trash cans (503-823-7202). Any costs associated with removal or relocation of City assets are the responsibility of the permittee.

No Passenger Vehicles or SUVs allowed.

Date_____ Time_____ Installer_____ Bags_____ Del_____ Plasi_____

This permit is not valid for parking of any vehicle or equipment over 6 ft in height within 50 ft of a non-signalized intersection.

The Above applies for a permit in accordance with the provisions of the Charter, Title 16, Vehicles and Traffic, and Title 17, Public Improvements, of the City of Portland for use of the street area The permittee agrees to perform the uses authorized by this permit in accordance with all provisions of the Charter, Title 16 and 17 of the City Code, the conditions expressed on the back of this permit and any other additional conditions specified and attached to this permit.
THIS PERMIT DOES NOT AUTHORIZE ANY CONSTRUCTION OR INSTALLATION WITHIN, UPON OR ABOVE ANY PUBLIC RIGHT OF WAY EXCEPT AS NOTED HEREIN.
Contact: KYLE FISHER **Phone:** (503) 860-8811 (Primary)
Generated Date: 5/16/23
Generated Time: 07:12am
Generated By: Stewart
Approved by:

By accepting and using this permit from the City of Portland, the permittee agrees to comply with all permit conditions and traffic control conditions.

PBOT SS IVR: 4925036

CITY OF
PORTLAND, OREGON
PORTLAND FIRE & RESCUE

Prevention Division
1300 SE Gideon St., Portland OR 97202-2419

FIRE SYSTEMS PERMIT

23-046107-000-00-FS

Site Address: 2436 SE 12TH AVE

Issued: 6/2/23

PROJECT INFORMATION		Occ. Group	Const. Type
Hazardous Materials	Removal		

Project Description: HAZARDOUS / TANK - REMOVAL OF (2) USTs. CONSTRUCTION AND CONTENTS OF TANKS UNKNOWN (TANKS ARE BELIEVED TO BE APPROX. 1,000 GALLONS EACH)

APPLICANT	**Point Source Solutions *Kyle Fisher***	Phone: (503) 860-8811
PROPERTY OWNER	**SKYHOOK HOLDINGS LLC**	Phone:
CONTRACTOR	**Point Source Solutions *Kyle Fisher***	Phone:

Project Details		Project Details	
Building, New Const or Existing	Existing	Decommission	Removal
Fire System Valuation	45009	Location	Underground
Product Stored in Tank	UNKNOWN		

6/2/23 - PERMIT EMAILED TO APPLICANT
NO RELATED PERMITS FOUND
OVER THE COUNTER

CERTIFICATION REQUIRED	With the exception of Fire Alarm, Special Hazards, and Paint booth permits, All permitted work must be performed by or under the direct supervision of an individual with a valid Certificate of Fitness from the Fire Marshal's Office.

CITY CONTACT

E-Mail: pfrpc@portlandoregon.gov

Phone: (503) 823-3712

Fax: (503) 823-3925

INSPECTION REQUEST PHONE NUMBERS

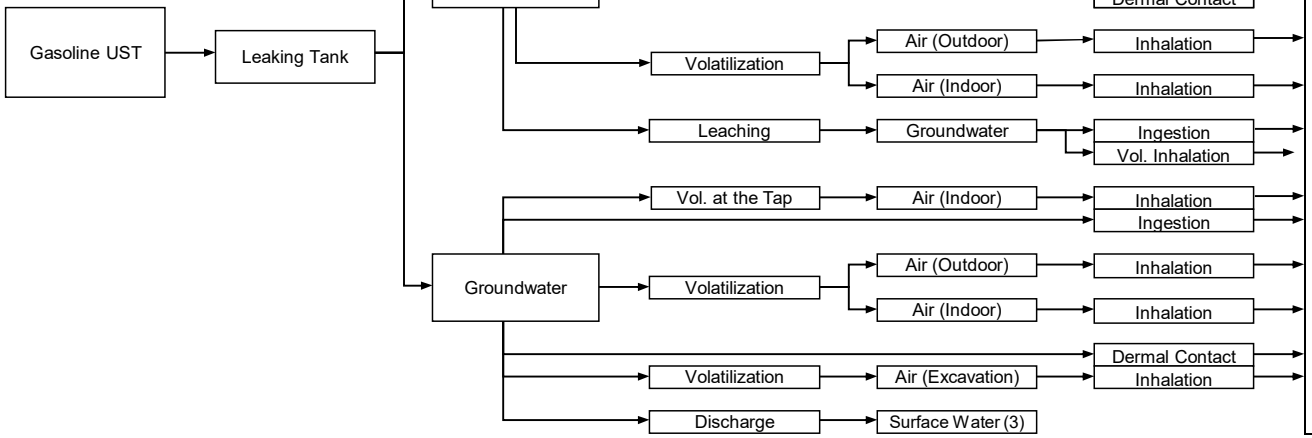
FIRE SYSTEM PERMITS - Call before 6:00 am, Mon. - Fri. **(503) 823-1199**

TDD: (503) 823-6868

IVR Inspection Request Number: **4929627**

APPENDIX F
CONCEPTUAL SITE MODEL

RBDM Conceptual Site Model



POTENTIAL RECEPTORS					
Residential		Occupational		Construction & Excavation	
Current	Future	Current	Future	Current	Future
No	No	No	No	No	No
No	No	No	No	No	No
No	No	No	No	No	No
No	No	No	No	Yes	Yes
No	No	No	No	Yes	Yes
No	No	No	No	Yes	Yes
Yes	Yes	Yes	Yes	N/A	N/A
Yes	Yes	Yes	Yes	N/A	N/A
No	No	No	No	N/A	N/A
No	No	No	No	N/A	N/A
No	No	No	No	N/A	N/A
No	No	No	No	N/A	N/A
No	No	No	No	N/A	N/A
No	No	No	No	N/A	N/A
No	No	No	No	No	No
No	No	No	No	No	No

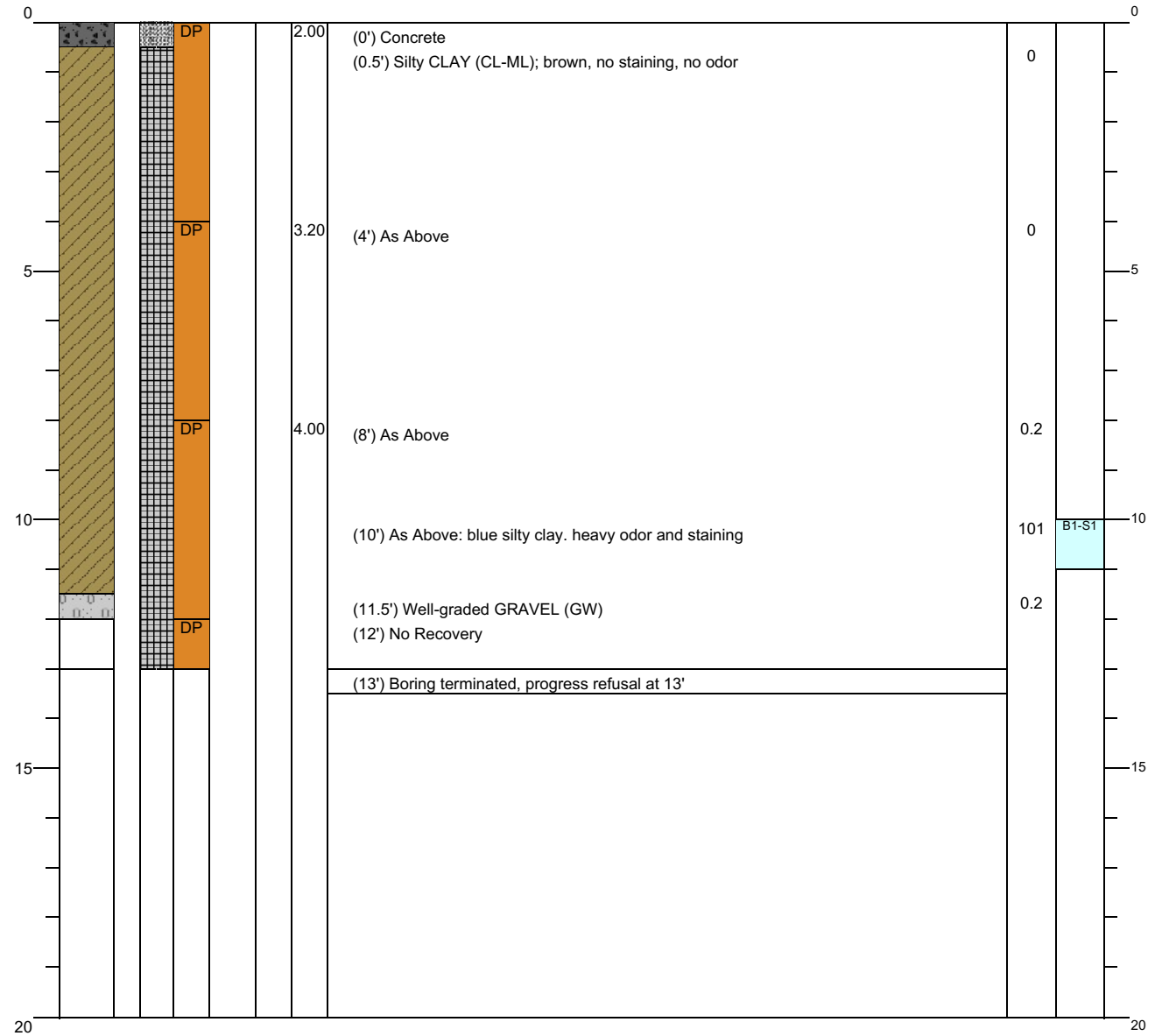
Notes:

Yes= This route is a primary source of exposure.
No= There is no exposure by this route.

APPENDIX G
BORING LOGS

point source solutions	Client: Skyhook Fitness	BORING LOG
	Project: 2436 SE 12th Ave	Boring No. B1
	Address: 2436 SE 12th Ave, Portland, OR	Page: 1 of 1

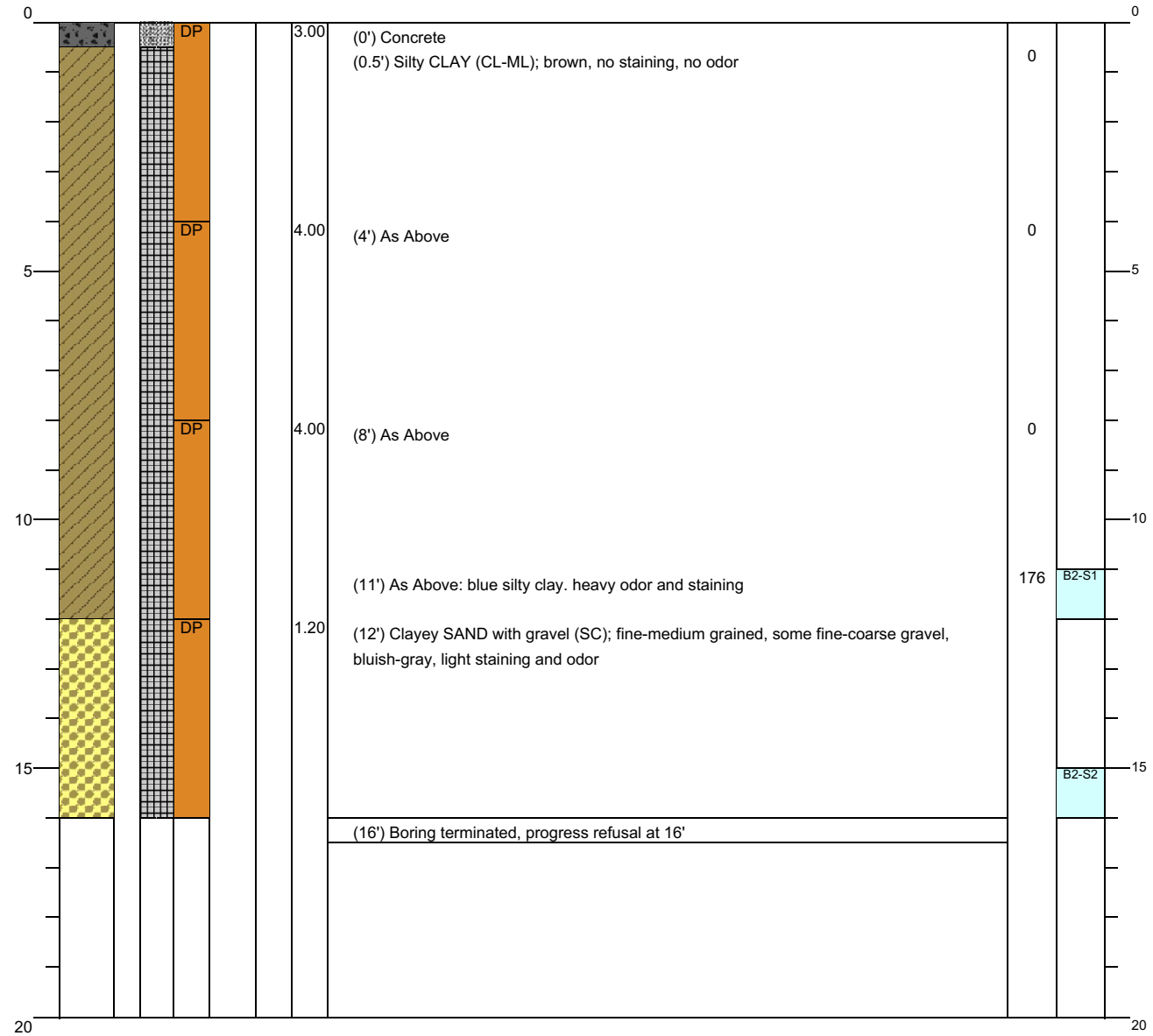
Drilling Start Date:	**2/22/23**	Boring Depth (ft):	**13**
Drilling End Date:	**2/22/23**	Boring Diameter (in):	**2.25**
Drilling Company:	**Point Source Solutions**	Sampling Method(s):	**Direct Push**
Drilling Method:	**Direct Push**	DTW During Drilling (ft):	**N/A**
Drilling Equipment:	**Geoprobe DT22**	DTW After Drilling (ft):	**N/A**
Driller:	**JR**	Ground Surface Elev. (ft):	**N/A**
Logged By:	**KF**	Location (Lat, Long):	**N/A**



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

point source solutions	Client: Skyhook Fitness	BORING LOG
	Project: 2436 SE 12th Ave	Boring No. B2
	Address: 2436 SE 12th Ave, Portland, OR	Page: 1 of 1

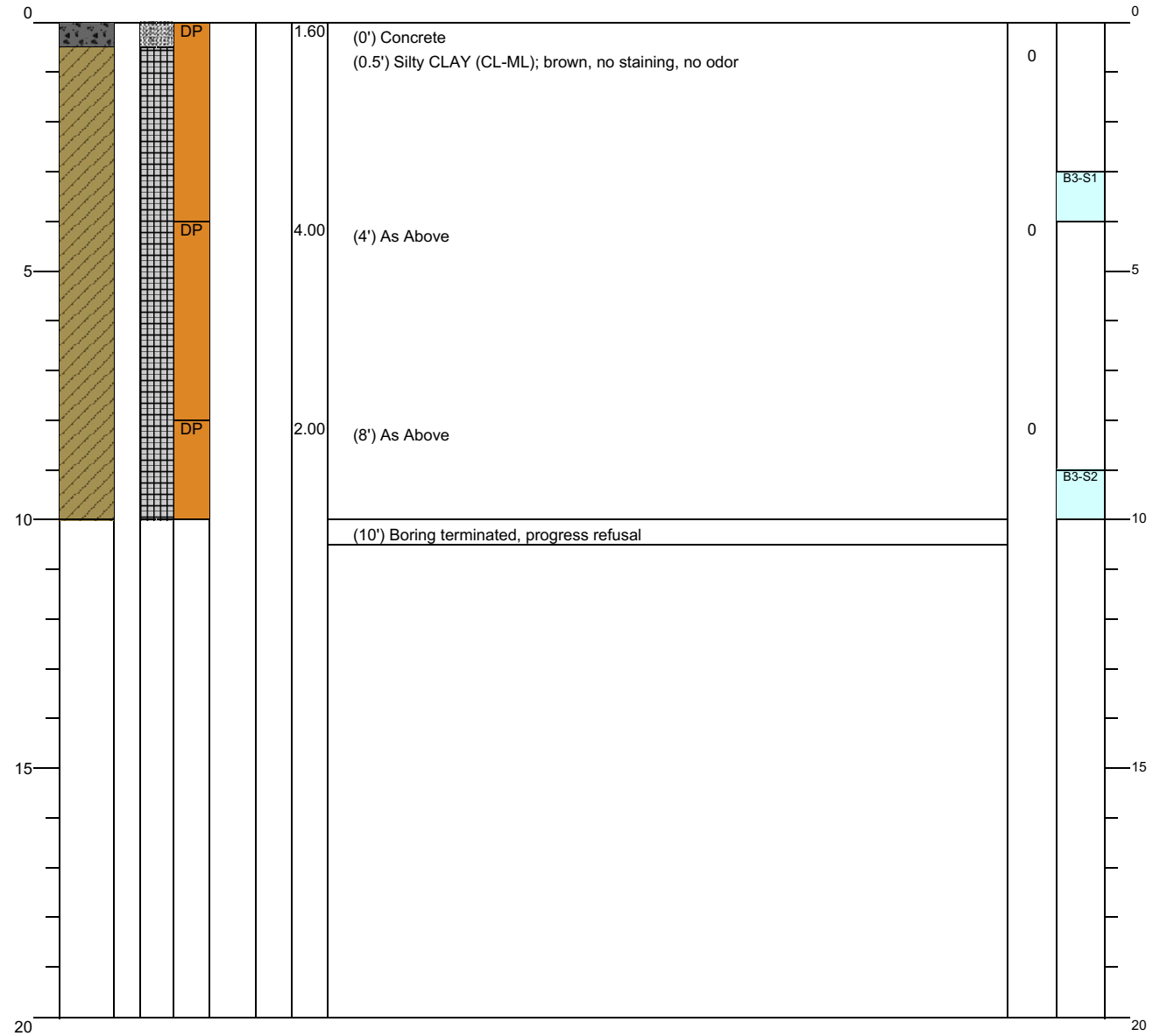
Drilling Start Date:	**2/22/23**	Boring Depth (ft):	**16**
Drilling End Date:	**2/22/23**	Boring Diameter (in):	**2.25**
Drilling Company:	**Point Source Solutions**	Sampling Method(s):	**Direct Push**
Drilling Method:	**Direct Push**	DTW During Drilling (ft):	**N/A**
Drilling Equipment:	**Geoprobe DT22**	DTW After Drilling (ft):	**N/A**
Driller:	**KF**	Ground Surface Elev. (ft):	**N/A**
Logged By:	**JR**	Location (Lat, Long):	**N/A**



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

point source solutions	Client: Skyhook Fitness	BORING LOG
	Project: 2436 SE 12th Ave	Boring No. B3
	Address: 2436 SE 12th Ave, Portland, OR	Page: 1 of 1

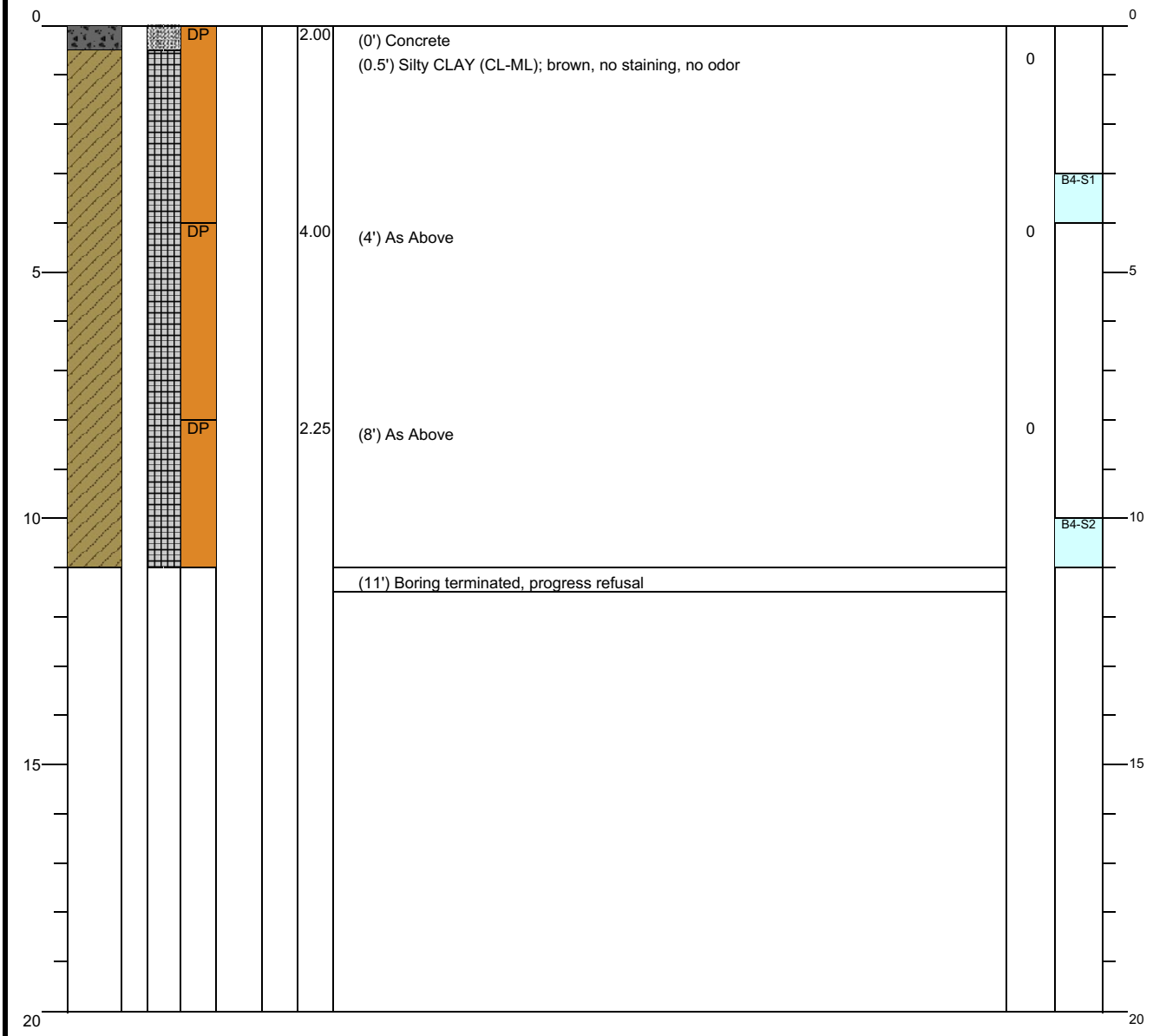
Drilling Start Date:	**2/22/23**	Boring Depth (ft):	**10**
Drilling End Date:	**2/22/23**	Boring Diameter (in):	**2.25**
Drilling Company:	**Point Source Solutions**	Sampling Method(s):	**Direct Push**
Drilling Method:	**Direct Push**	DTW During Drilling (ft):	**N/A**
Drilling Equipment:	**Geoprobe DT22**	DTW After Drilling (ft):	**N/A**
Driller:	**KF**	Ground Surface Elev. (ft):	**N/A**
Logged By:	**JR**	Location (Lat, Long):	**N/A**



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

point source solutions	Client: Skyhook Fitness	BORING LOG
	Project: 2436 SE 12th Ave	Boring No. B4
	Address: 2436 SE 12th Ave, Portland, OR	Page: 1 of 1

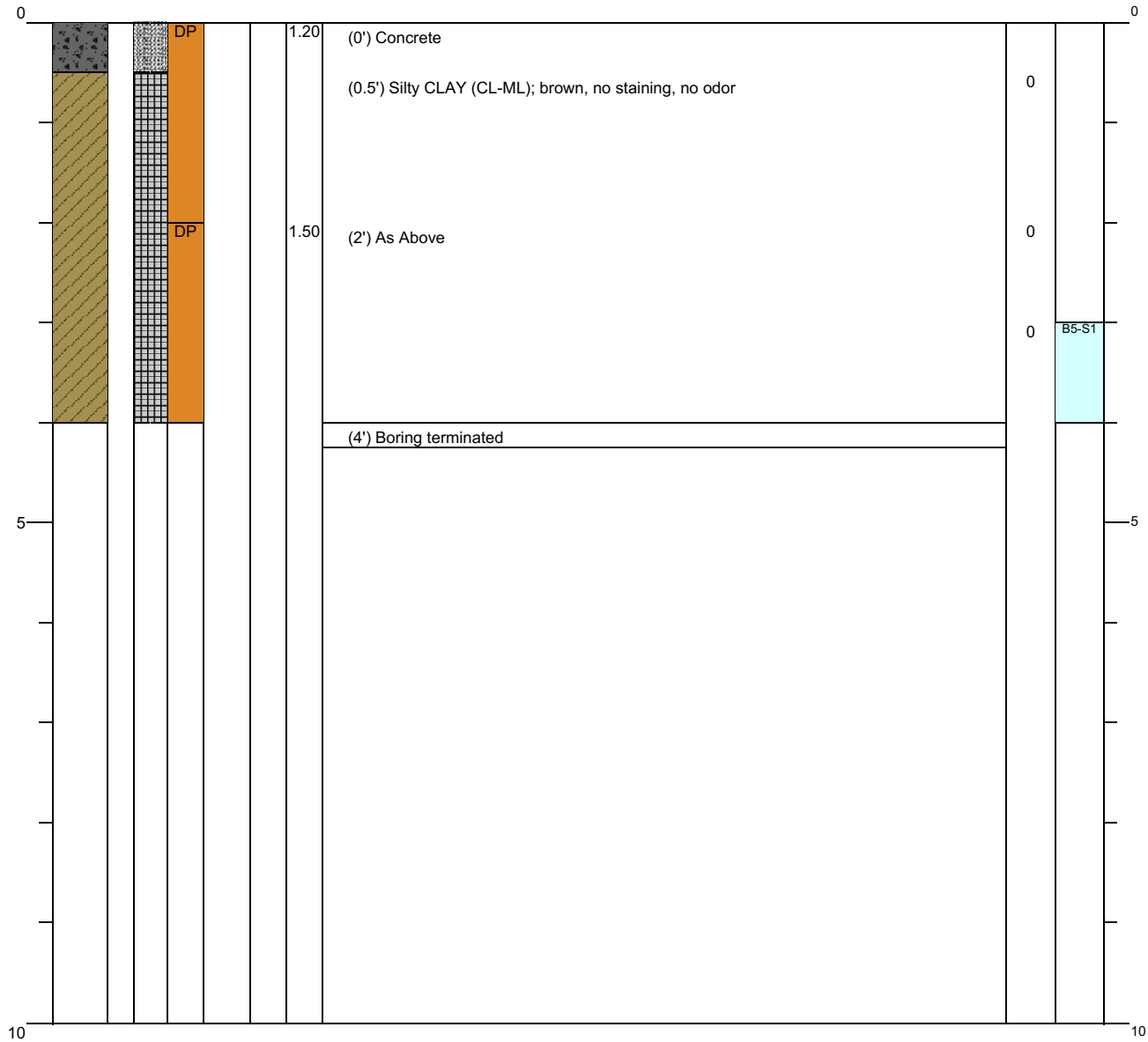
Drilling Start Date:	**2/22/23**	Boring Depth (ft):	**11**
Drilling End Date:	**2/22/23**	Boring Diameter (in):	**2.25**
Drilling Company:	**Point Source Solutions**	Sampling Method(s):	**Direct Push**
Drilling Method:	**Direct Push**	DTW During Drilling (ft):	**N/A**
Drilling Equipment:	**Geoprobe DT22**	DTW After Drilling (ft):	**N/A**
Driller:	**KF**	Ground Surface Elev. (ft):	**N/A**
Logged By:	**JR**	Location (Lat, Long):	**N/A**



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

point source solutions	Client: Skyhook Fitness	BORING LOG
	Project: 2436 SE 12th Ave	Boring No. B5
	Address: 2436 SE 12th Ave, Portland, OR	Page: 1 of 1

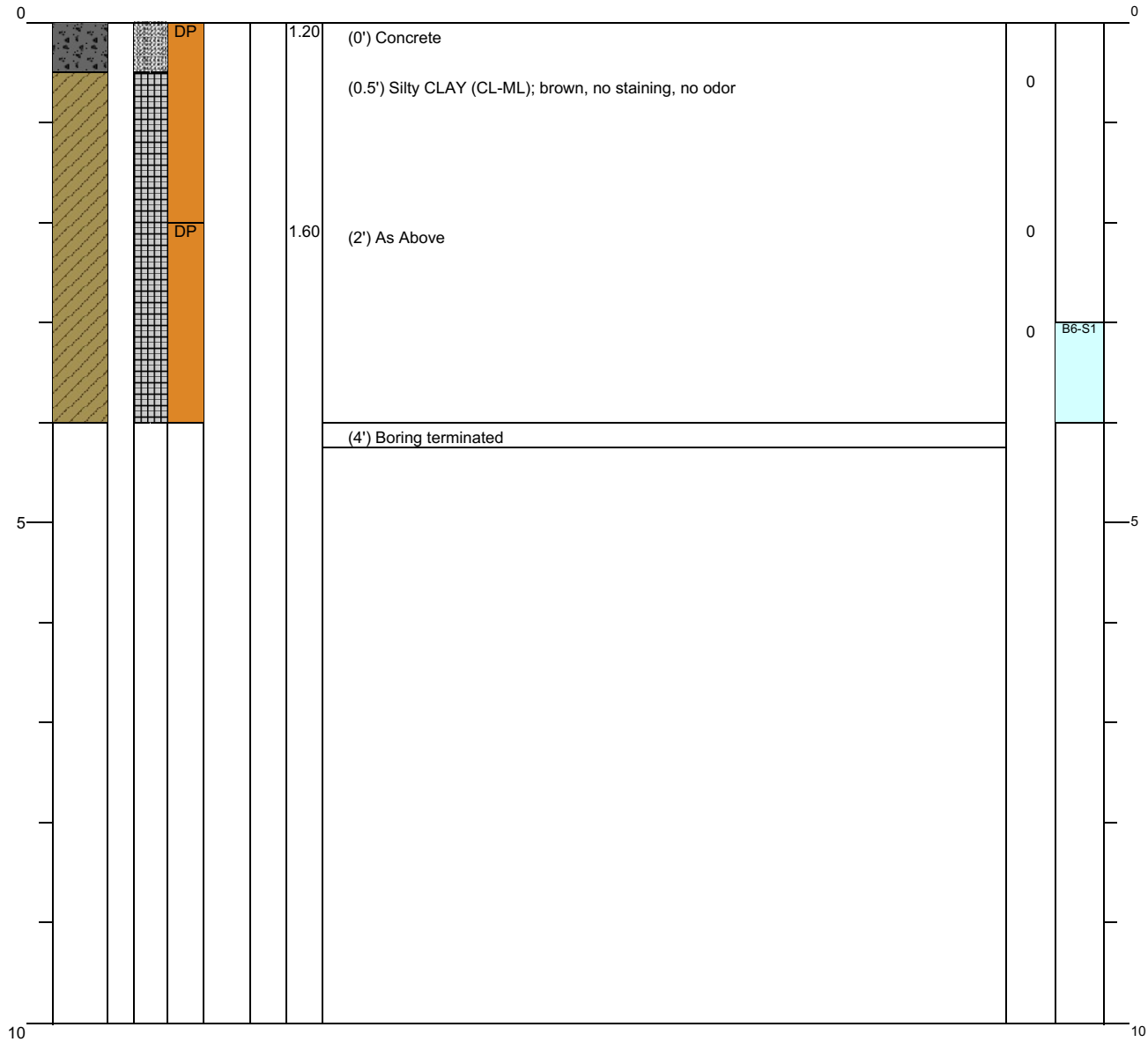
Drilling Start Date:	**2/28/23**	Boring Depth (ft):	**4**
Drilling End Date:	**2/28/23**	Boring Diameter (in):	**1.25**
Drilling Company:	**Point Source Solutions**	Sampling Method(s):	**Direct Push**
Drilling Method:	**Direct Push**	DTW During Drilling (ft):	**N/A**
Drilling Equipment:	**Geoprobe LB**	DTW After Drilling (ft):	**N/A**
Driller:	**KF**	Ground Surface Elev. (ft):	**N/A**
Logged By:	**KF**	Location (Lat, Long):	**N/A**



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

point source solutions	Client: Skyhook Fitness	BORING LOG
	Project: 2436 SE 12th Ave	Boring No. B6
	Address: 2436 SE 12th Ave, Portland, OR	Page: 1 of 1

Drilling Start Date:	**2/28/23**	Boring Depth (ft):	**4**
Drilling End Date:	**2/28/23**	Boring Diameter (in):	**1.25**
Drilling Company:	**Point Source Solutions**	Sampling Method(s):	**Direct Push**
Drilling Method:	**Direct Push**	DTW During Drilling (ft):	**N/A**
Drilling Equipment:	**Geoprobe LB**	DTW After Drilling (ft):	**N/A**
Driller:	**KF**	Ground Surface Elev. (ft):	**N/A**
Logged By:	**KF**	Location (Lat, Long):	**N/A**



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

PROJECT NAME: Skyhook Fitness
PROJECT NO: LUST 26-23-0131
LOCATION / ADDRESS: 2436 SE 12th Ave, Portland, OR

point source solutions, llc
ENVIRONMENTAL CONSULTING AND CONTRACTING

BOREHOLE / PROBEHOLE / WELL NO.
SB7

START DATE:10/08/2024
COMPLETETION DATE: 10/08/2024
DRILLING COMPANY: **Soil Solutions Environmental Services**
DRILLING METHOD: **Direct Push**
DRILLING EQUIPMENT: **Geoprobe,**
LOGGED BY: CM

BOREHOLE DEPTH (FT): 12
BOREHOLE DIAM. (IN): 2
INITIAL DTW (FT): na
STATIC DTW (FT): na

DEPTH (FT)	VISUAL DESCRIPTION	COLLECTION & MEASURE INFORMATION: Percent Recovery	PID (ppm)	DTW	SAMPLE ID	BOREHOLE DECOM / WELL CONSTRUCTION
0	**0-1 Concrete and Base**			na		Bentonite to 12'bgs
	1-5 Silty clay, brown, low plasticity, damp	80	0.1			
5	**5-12 Silty sand, fine to medium, well sorted, brown/grey, damp**	80	8.1			
10		80	4.7			
	Borehole Terminated @ 12'				**SB7-S1-12**	
15						
20						
25						
30						
35						

PROJECT NAME: Skyhook Fitness
PROJECT NO: LUST 26-23-0131
LOCATION / ADDRESS: 2436 SE 12th Ave, Portland, OR

point source solutions, llc
ENVIRONMENTAL CONSULTING AND CONTRACTING

BOREHOLE / PROBEHOLE / WELL NO.
SB8

START DATE:10/08/2024
COMPLETETION DATE: 10/08/2024
DRILLING COMPANY: **Soil Solutions Environmental Services**
DRILLING METHOD: **Direct Push**
DRILLING EQUIPMENT: **Geoprobe,**
LOGGED BY: CM

BOREHOLE DEPTH (FT): 12
BOREHOLE DIAM. (IN): 2
INITIAL DTW (FT): na
STATIC DTW (FT): na

DEPTH (FT)	VISUAL DESCRIPTION	COLLECTION & MEASURE INFORMATION: Percent Recovery	PID (ppm)	DTW	SAMPLE ID	BOREHOLE DECOM / WELL CONSTRUCTION
0	**0-1 Concrete and Base**			na		Bentonite to 12'bgs
	1-4 Silty clay, brown, low plasticity, damp	80	0.2			
5	**4-12 Silty sand with some gravels, fine to medium, poorly sorted, brown, damp**	80	1.7			
10		80	1.5			
	Borehole Terminated @ 12'				**SB8-S1-12**	
15						
20						
25						
30						
35						

PROJECT NAME: Skyhook Fitness
PROJECT NO: LUST 26-23-0131
LOCATION / ADDRESS: 2436 SE 12th Ave, Portland, OR

point source solutions, llc
ENVIRONMENTAL CONSULTING AND CONTRACTING

BOREHOLE / PROBEHOLE / WELL NO.
SB9

START DATE:10/08/2024
COMPLETETION DATE: 10/08/2024
DRILLING COMPANY: **Soil Solutions Environmental Services**
DRILLING METHOD: **Direct Push**
DRILLING EQUIPMENT: **Geoprobe,**
LOGGED BY: CM

BOREHOLE DEPTH (FT): 12
BOREHOLE DIAM. (IN): 2
INITIAL DTW (FT): na
STATIC DTW (FT): na

DEPTH (FT)	VISUAL DESCRIPTION	COLLECTION & MEASURE INFORMATION: Percent Recovery	PID (ppm)	DTW	SAMPLE ID	BOREHOLE DECOM / WELL CONSTRUCTION
0	**0-1 Concrete and Base**			na		Bentonite to 12'bgs
	1-4 Silty clay, brown, low plasticity, damp	70	0.1			
5	**4-12 Silty sand, fine to medium, poorly sorted, brown, damp**	80	0.1			
		90	1.7			
10	Borehole Terminated @ 12'				**SB9-S1-12**	
15						
20						
25						
30						
35						

PROJECT NAME: Skyhook Fitness
PROJECT NO: LUST 26-23-0131
LOCATION / ADDRESS: 2436 SE 12th Ave, Portland, OR

point source solutions, llc
ENVIRONMENTAL CONSULTING AND CONTRACTING

BOREHOLE / PROBEHOLE / WELL NO.
SB10

START DATE:10/08/2024
COMPLETETION DATE: 10/08/2024
DRILLING COMPANY: **Soil Solutions Environmental Services**
DRILLING METHOD: **Direct Push**
DRILLING EQUIPMENT: **Geoprobe,**
LOGGED BY: CM

BOREHOLE DEPTH (FT): 12
BOREHOLE DIAM. (IN): 2
INITIAL DTW (FT): na
STATIC DTW (FT): na

DEPTH (FT)	VISUAL DESCRIPTION	COLLECTION & MEASURE INFORMATION: Percent Recovery	PID (ppm)	DTW	SAMPLE ID	BOREHOLE DECOM / WELL CONSTRUCTION
0	**0-1 Concrete and Base**			na		Bentonite to 12'bgs
	1-5 Silty clay, brown, low plasticity, damp	75	0.2			
5	**5-12 Silty sand, fine to medium, well sorted, brown/grey, damp**	75	3.9			
		80	4.0			
10	Borehole Terminated @ 12'				**SB10-S1-12**	
15						
20						
25						
30						
35						

APPENDIX H

POINT SOURCE PHASE II ESA

point source solutions, llc

5317 NE St Johns Rd, Suite D
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503.236.5885

Mr. Cody Knope-Jenkins
Skyhook Fitness, Inc.

March 10, 2023

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

Point Source Solutions Project No.: OR230123-3A

Dear Mr. Knope-Jenkins,

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

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

PURPOSE

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

BACKGROUND INFORMATION

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

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

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

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

SUBSURFACE INVESTIGATION

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

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

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

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

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

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

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

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

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

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

Laboratory Analytical Results

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

Sample analytical results are summarized in the tables below:

TABLE 1 – SOIL SAMPLES
LABORATORY ANALYTICAL RESULTS – (MG/KG)

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

Table 1 Notes:

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

NA = *Not Analyzed.*

NV = *No Value.*

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

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

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

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

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

Quality Assurance/Quality Control Review

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

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

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

SUMMARY AND CONCLUSIONS

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

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

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RECOMMENDATIONS

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

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

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

Prepared by:
Kyle Fisher, Project Manager

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

Expires 12/31/2023

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Attachments:

Figure 1 – Site Location Map
Figure 2 – Topographic Map
Figure 3 – Sample Location Diagram

Appendix A – Field Boring Logs
Appendix B – Laboratory Analytical Report

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FIGURES

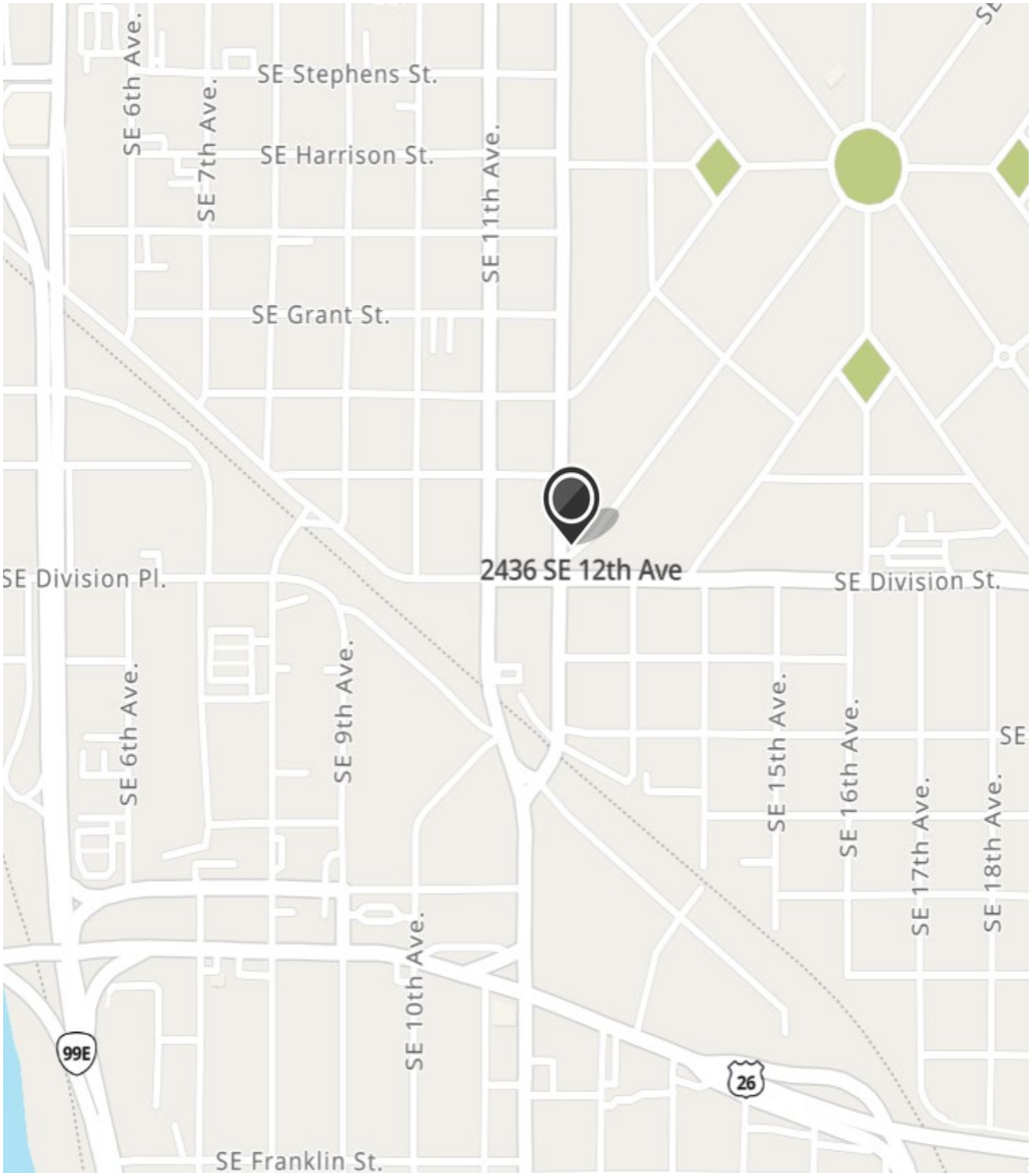

FIGURE 1: SITE LOCATION MAP	**Map from MapQuest** N↑
point source solutions, llc ENVIRONMENTAL CONSULTING AND CONTRACTING	**Site Name: Commercial Property** **2436 SE 12th Avenue** **Portland, Oregon 97214** **Project Number: OR230123-3A**

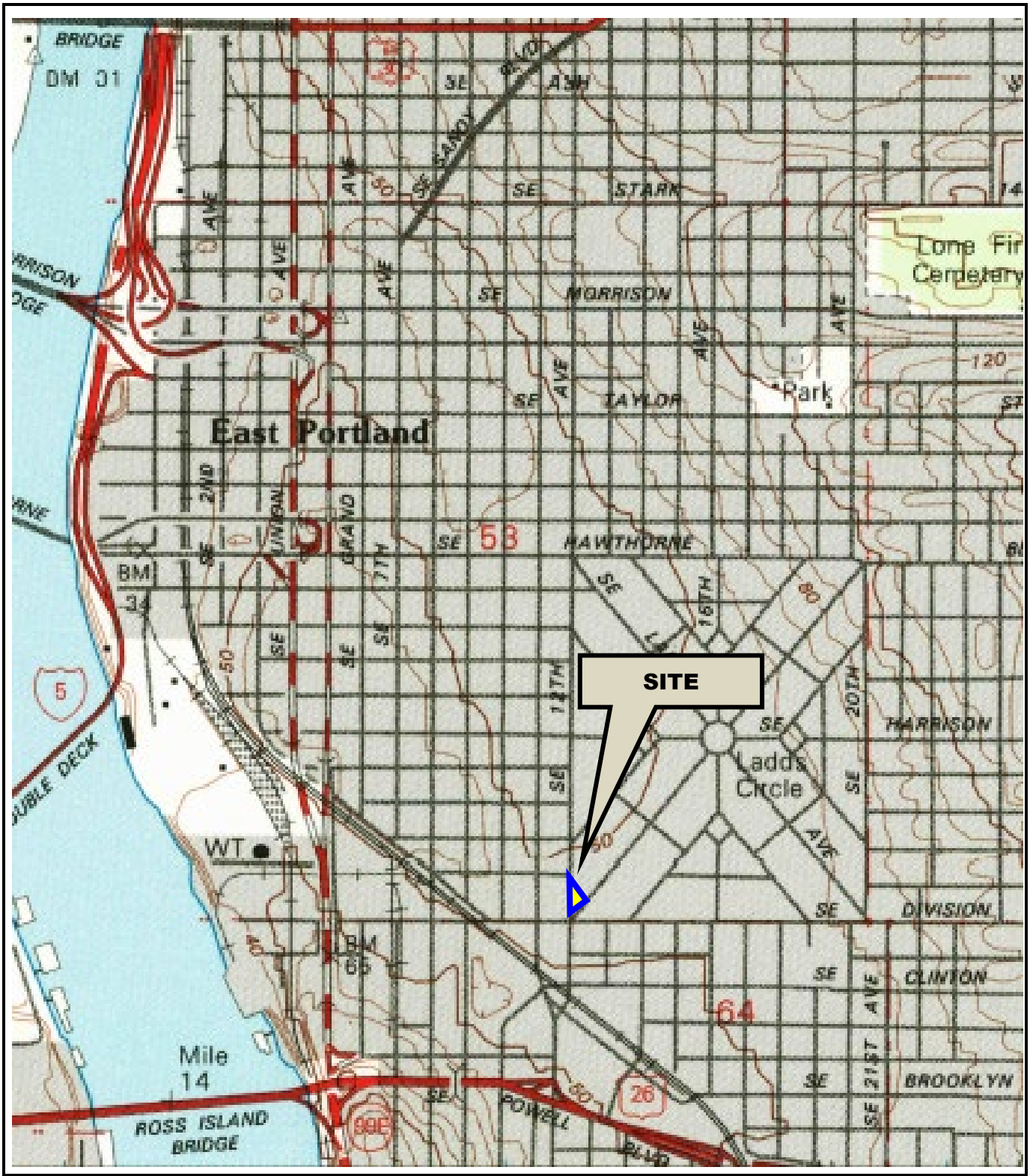

FIGURE 2: TOPOGRAPHIC MAP

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

N↑

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ENVIRONMENTAL CONSULTING AND CONTRACTING

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

Project Number: OR230123-3A

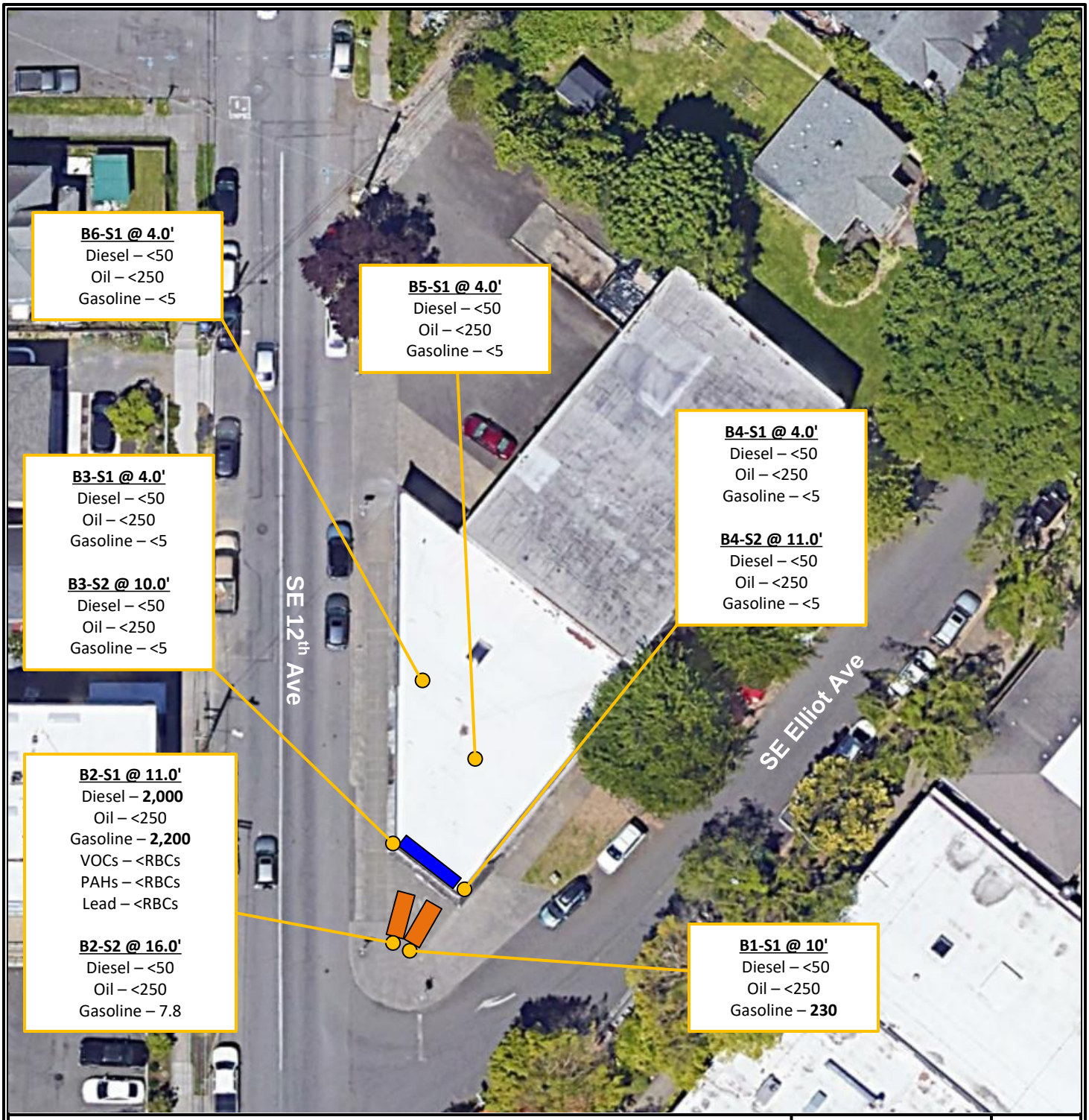

FIGURE 3: SAMPLE LOCATION DIAGRAM

Aerial Imagery from Google Earth (2021)

N

Notes:

- *Soil results in mg/kg*

Soil Sample Location

1,000 gallon UST

Inactive Dispenser Island

Scale in Feet (Approximate)

35

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ENVIRONMENTAL CONSULTING AND CONTRACTING

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

Project Number: OR230123-3A

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APPENDICES

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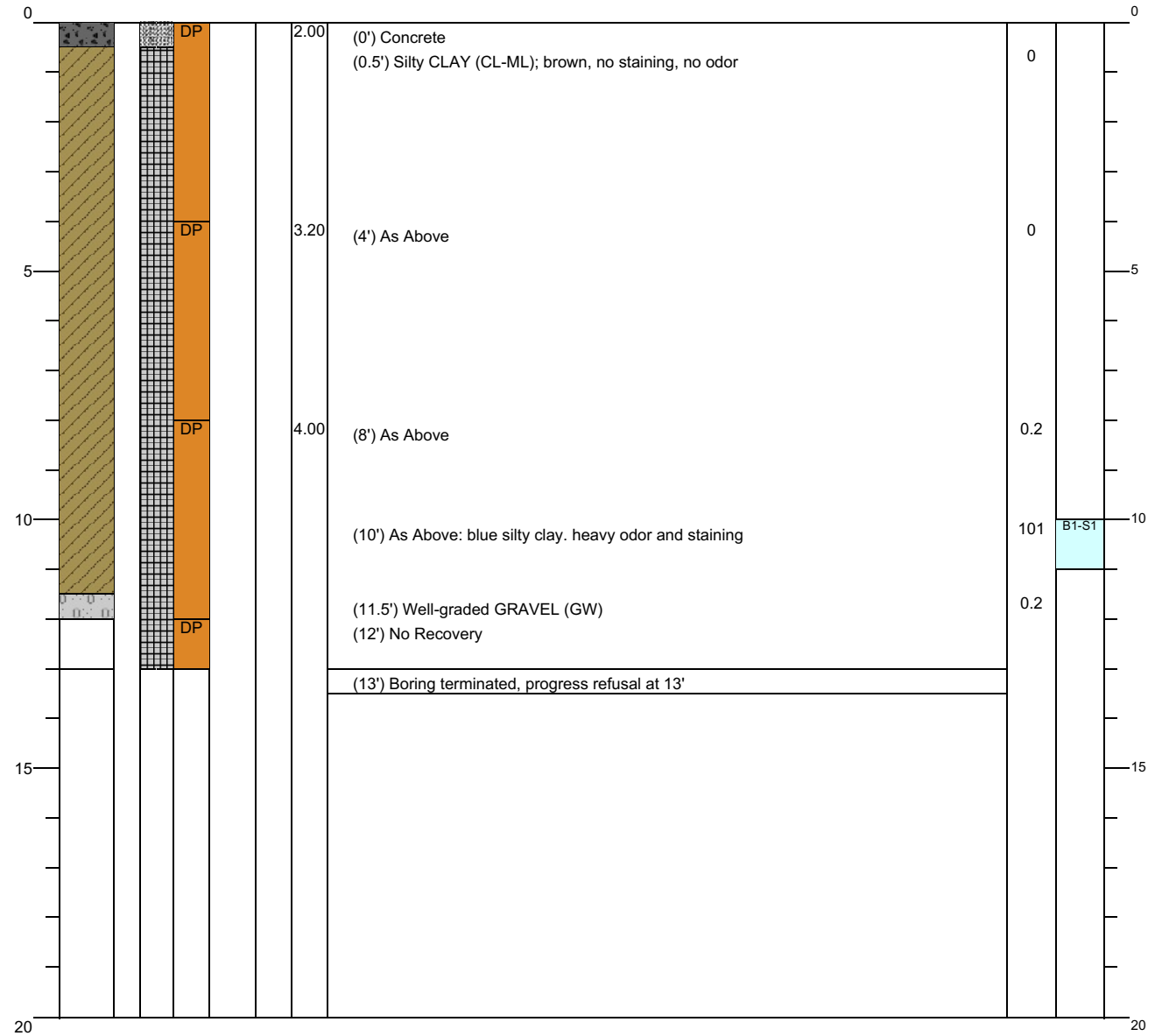
APPENDIX A

FIELD BORING LOGS

point source solutions	Client: Skyhook Fitness	BORING LOG
	Project: 2436 SE 12th Ave	Boring No. B1
	Address: 2436 SE 12th Ave, Portland, OR	Page: 1 of 1

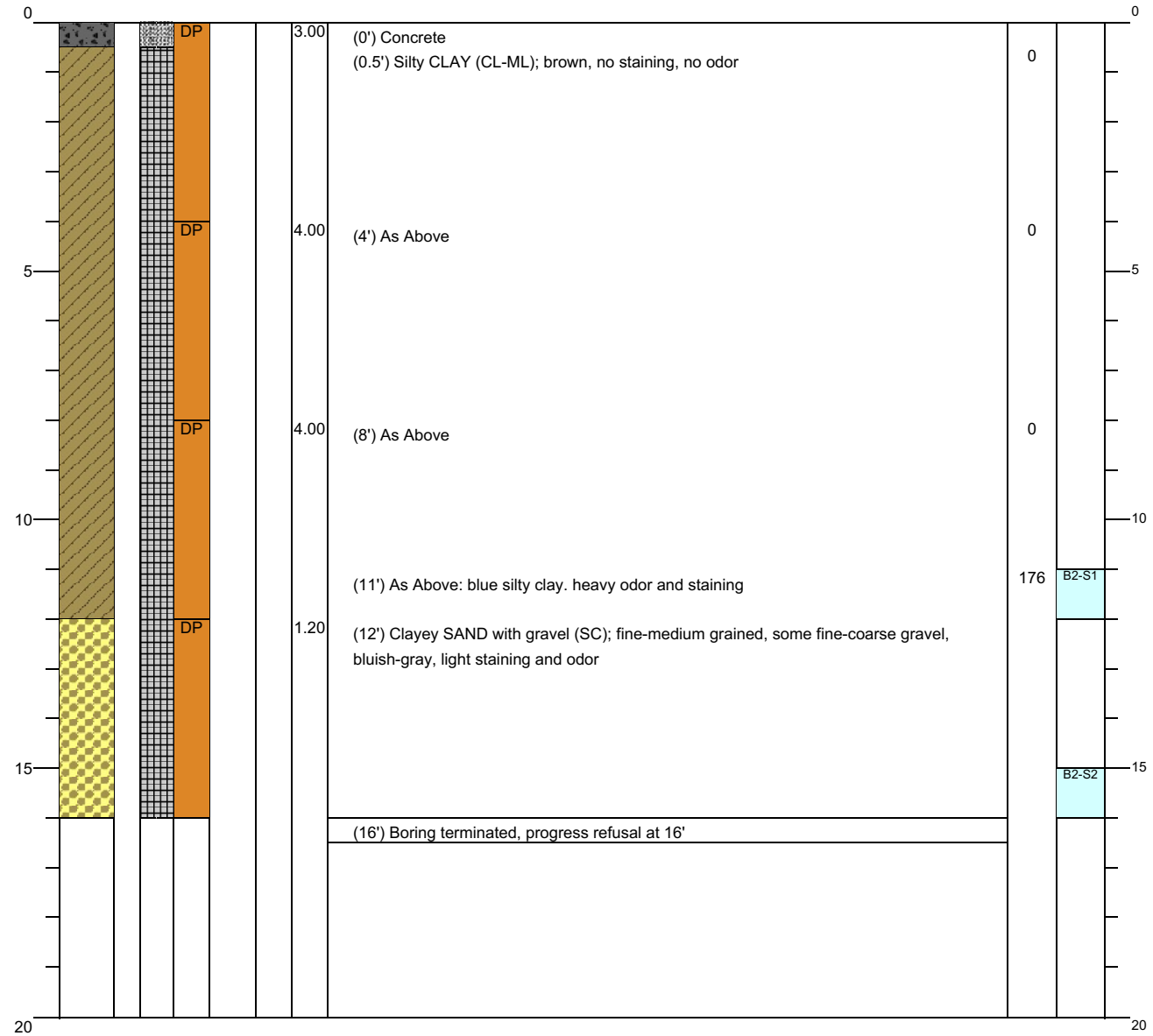
Drilling Start Date:	**2/22/23**	Boring Depth (ft):	**13**
Drilling End Date:	**2/22/23**	Boring Diameter (in):	**2.25**
Drilling Company:	**Point Source Solutions**	Sampling Method(s):	**Direct Push**
Drilling Method:	**Direct Push**	DTW During Drilling (ft):	**N/A**
Drilling Equipment:	**Geoprobe DT22**	DTW After Drilling (ft):	**N/A**
Driller:	**JR**	Ground Surface Elev. (ft):	**N/A**
Logged By:	**KF**	Location (Lat, Long):	**N/A**



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

point source solutions	Client: Skyhook Fitness	BORING LOG
	Project: 2436 SE 12th Ave	Boring No. B2
	Address: 2436 SE 12th Ave, Portland, OR	Page: 1 of 1

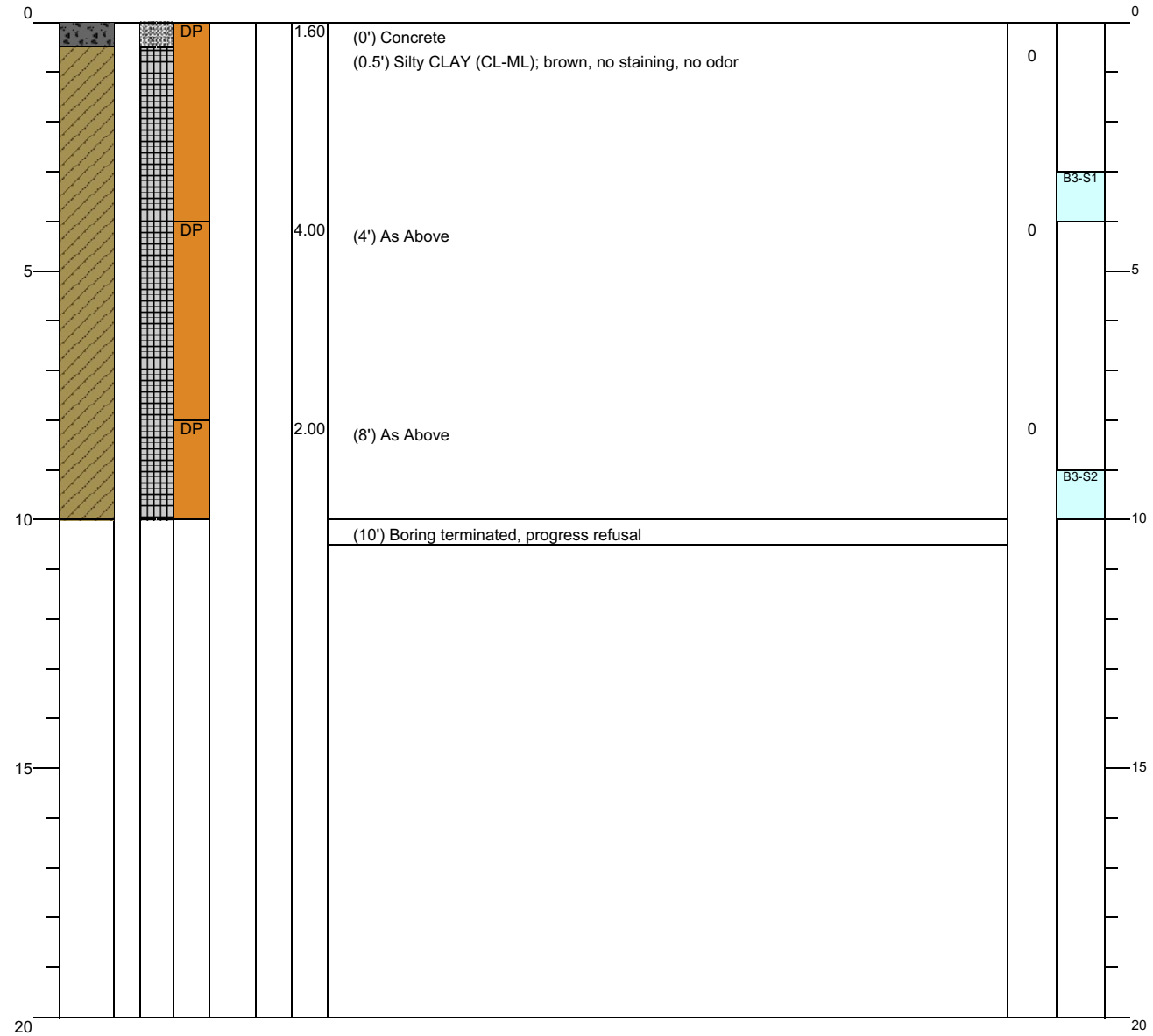
Drilling Start Date:	**2/22/23**	Boring Depth (ft):	**16**
Drilling End Date:	**2/22/23**	Boring Diameter (in):	**2.25**
Drilling Company:	**Point Source Solutions**	Sampling Method(s):	**Direct Push**
Drilling Method:	**Direct Push**	DTW During Drilling (ft):	**N/A**
Drilling Equipment:	**Geoprobe DT22**	DTW After Drilling (ft):	**N/A**
Driller:	**KF**	Ground Surface Elev. (ft):	**N/A**
Logged By:	**JR**	Location (Lat, Long):	**N/A**



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

point source solutions	Client: Skyhook Fitness	BORING LOG
	Project: 2436 SE 12th Ave	Boring No. B3
	Address: 2436 SE 12th Ave, Portland, OR	Page: 1 of 1

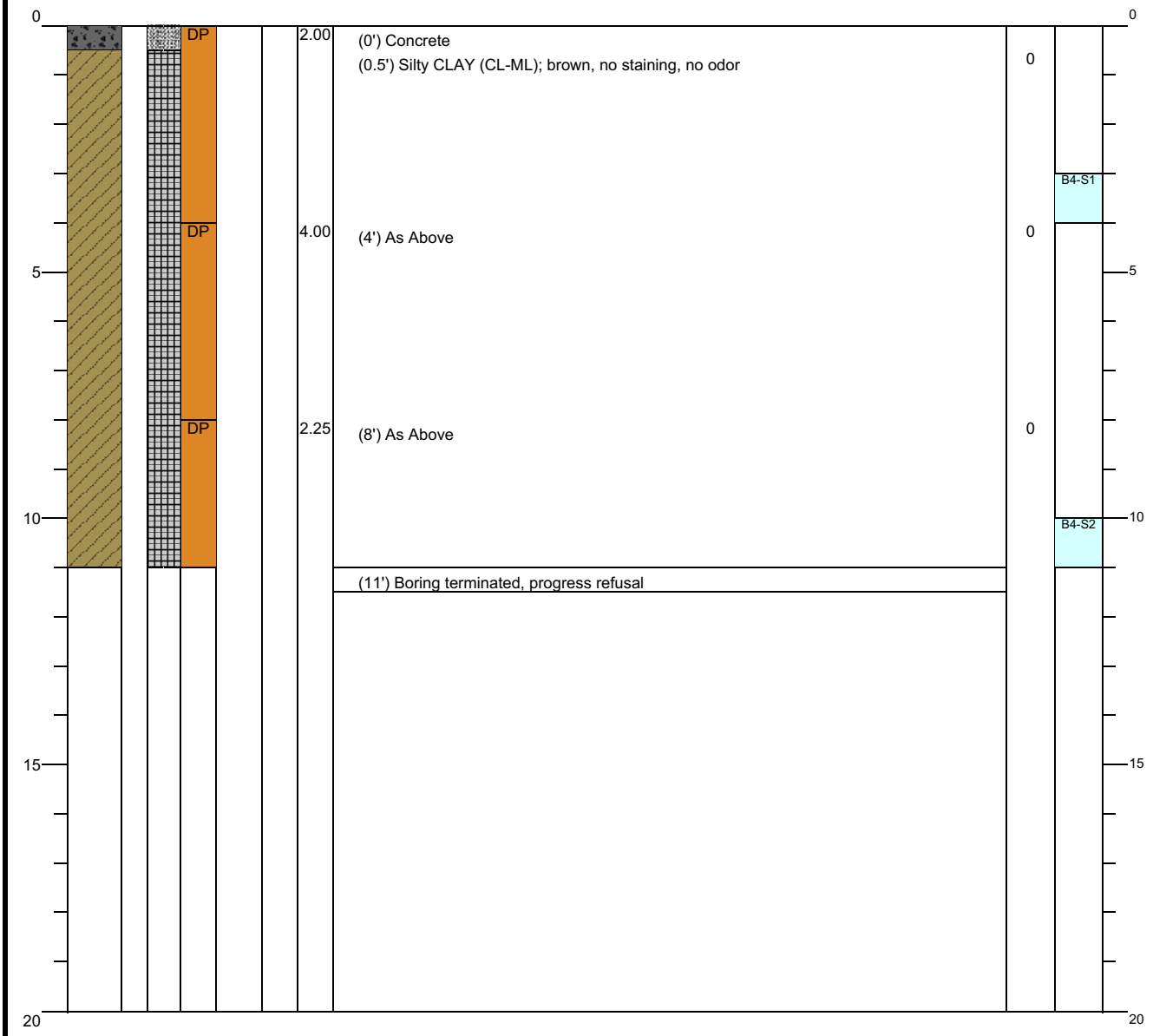
Drilling Start Date:	**2/22/23**	Boring Depth (ft):	**10**
Drilling End Date:	**2/22/23**	Boring Diameter (in):	**2.25**
Drilling Company:	**Point Source Solutions**	Sampling Method(s):	**Direct Push**
Drilling Method:	**Direct Push**	DTW During Drilling (ft):	**N/A**
Drilling Equipment:	**Geoprobe DT22**	DTW After Drilling (ft):	**N/A**
Driller:	**KF**	Ground Surface Elev. (ft):	**N/A**
Logged By:	**JR**	Location (Lat, Long):	**N/A**



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

point source solutions	Client: Skyhook Fitness	BORING LOG
	Project: 2436 SE 12th Ave	Boring No. B4
	Address: 2436 SE 12th Ave, Portland, OR	Page: 1 of 1

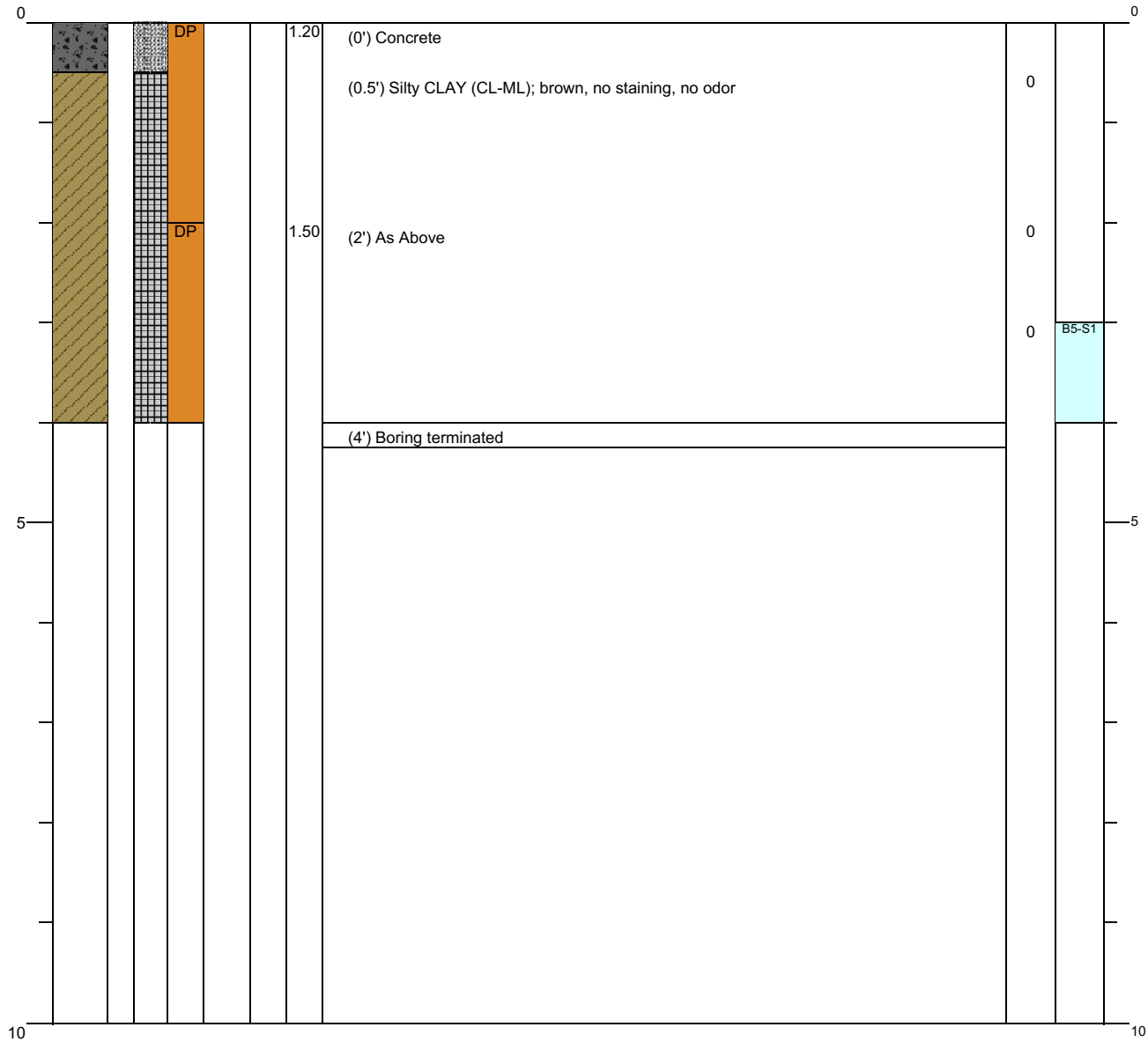
Drilling Start Date:	**2/22/23**	Boring Depth (ft):	**11**
Drilling End Date:	**2/22/23**	Boring Diameter (in):	**2.25**
Drilling Company:	**Point Source Solutions**	Sampling Method(s):	**Direct Push**
Drilling Method:	**Direct Push**	DTW During Drilling (ft):	**N/A**
Drilling Equipment:	**Geoprobe DT22**	DTW After Drilling (ft):	**N/A**
Driller:	**KF**	Ground Surface Elev. (ft):	**N/A**
Logged By:	**JR**	Location (Lat, Long):	**N/A**



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

point source solutions	Client: Skyhook Fitness	BORING LOG
	Project: 2436 SE 12th Ave	Boring No. B5
	Address: 2436 SE 12th Ave, Portland, OR	Page: 1 of 1

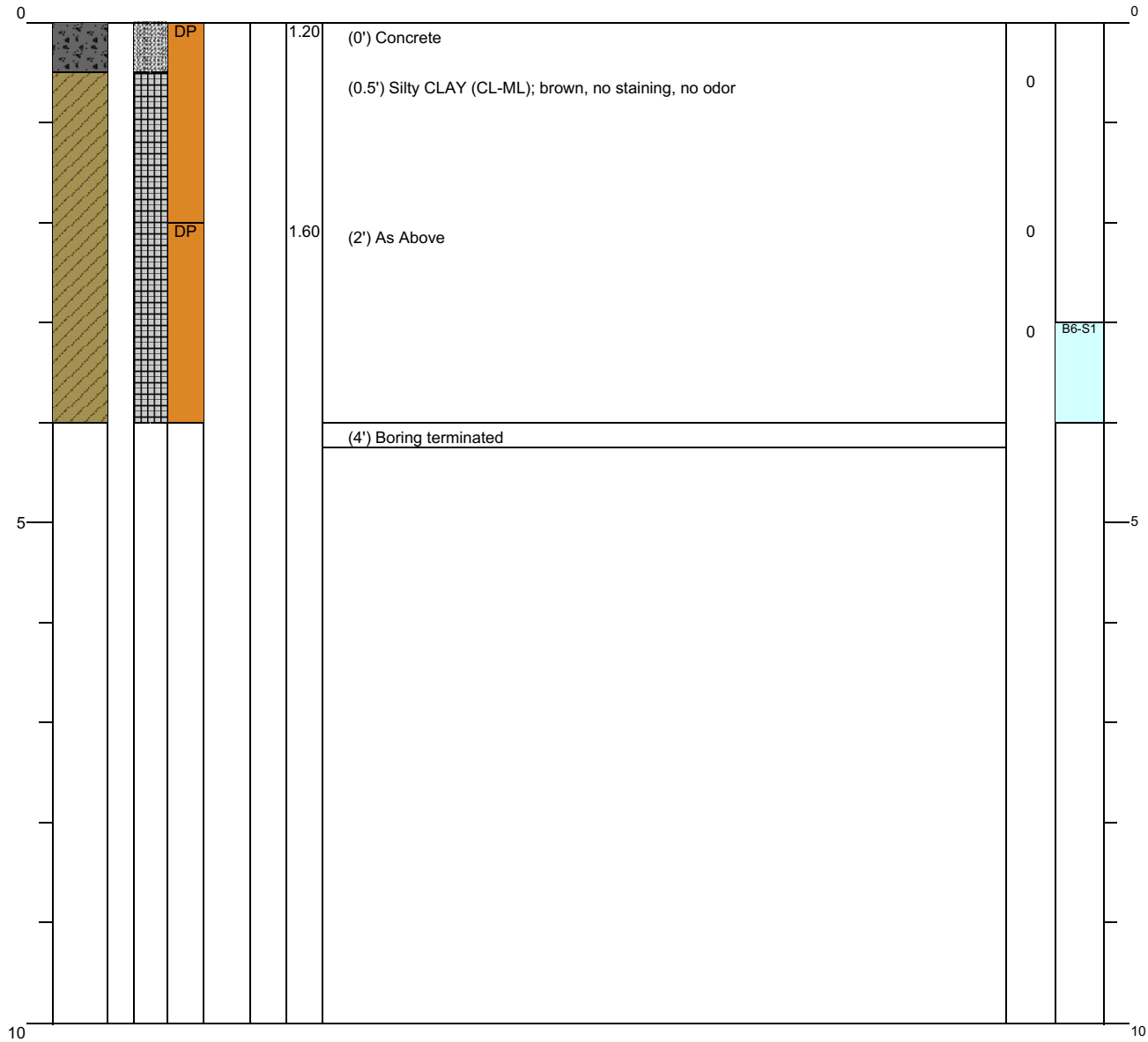
Drilling Start Date:	**2/28/23**	Boring Depth (ft):	**4**
Drilling End Date:	**2/28/23**	Boring Diameter (in):	**1.25**
Drilling Company:	**Point Source Solutions**	Sampling Method(s):	**Direct Push**
Drilling Method:	**Direct Push**	DTW During Drilling (ft):	**N/A**
Drilling Equipment:	**Geoprobe LB**	DTW After Drilling (ft):	**N/A**
Driller:	**KF**	Ground Surface Elev. (ft):	**N/A**
Logged By:	**KF**	Location (Lat, Long):	**N/A**



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

point source solutions	Client: Skyhook Fitness	BORING LOG
	Project: 2436 SE 12th Ave	Boring No. B6
	Address: 2436 SE 12th Ave, Portland, OR	Page: 1 of 1

Drilling Start Date:	**2/28/23**	Boring Depth (ft):	**4**
Drilling End Date:	**2/28/23**	Boring Diameter (in):	**1.25**
Drilling Company:	**Point Source Solutions**	Sampling Method(s):	**Direct Push**
Drilling Method:	**Direct Push**	DTW During Drilling (ft):	**N/A**
Drilling Equipment:	**Geoprobe LB**	DTW After Drilling (ft):	**N/A**
Driller:	**KF**	Ground Surface Elev. (ft):	**N/A**
Logged By:	**KF**	Location (Lat, Long):	**N/A**



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