 **Henshaw Associates, Inc.**

April 23, 2002

Mr. Bill Houston  
Port City Development Center  
1847 E Burnside  
Portland, OR 97214

Subject: Preliminary lead sampling results from the former Wagstaff facility, 2124 N. Williams Avenue, Portland, Oregon.

Dear Mr. Houston:

Henshaw Associates, Inc. (Henshaw) is pleased to provide the preliminary lead sampling results at the subject property for the Port City Development Center. Henshaw collected 13 wipe samples on April 18, 2002 to identify the presence of lead-contaminated dust in various areas of the subject property (see figure 1).

Wipe samples were collected from 13 locations over a 2 hour period, during which there was little disturbance, to assess surface lead concentrations from previous battery manufacturing operations, in accordance with NIOSH 9100 and ASTM E1728.

Laboratory analysis revealed the presence of lead in all 13 samples with the highest amount observed on the first floor in sample WF-13, collected on the first floor under the sink. High amounts were also observed in the ventilation duct, loading dock area, and main room of concern (see Table 1 and Figure 1).

Recommendations

Henshaw recommends abatement of lead dust and the removal of lead-affected waste that may readily be removed, as well as the proper disposal of said waste, based on high amounts of lead dust observed at the subject property.

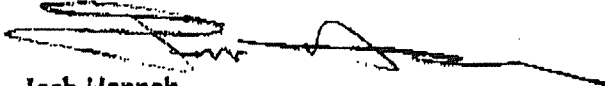


Table 1

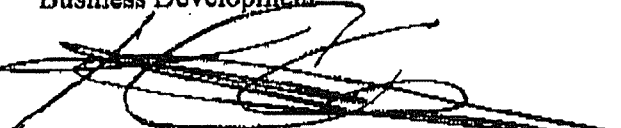
Sample I.D.	Sample Result ( $\mu\text{g}/\text{m}^2$ )	Description of Sample location
WF-01	914	North wall of large room-1 <sup>st</sup> floor
WF-02	3100	South wall of large room-1 <sup>st</sup> floor
WF-03	4195	Ventilation duct in loading dock area-1 <sup>st</sup> floor
WF-04	3211	Concrete wall along floor of loading dock-1 <sup>st</sup> floor
WF-05	289	North wall of large room-1 <sup>st</sup> floor
WF-06	1546	South wall of large room-1 <sup>st</sup> floor
WF-07	4692	Shelf underneath south stairwell-1 <sup>st</sup> floor
WF-08	66	Partition wall-1 <sup>st</sup> floor
WF-09	294	Partition wall-2 <sup>nd</sup> floor
WF-10	65	Brick smokestack-2 <sup>nd</sup> floor
WF-11	494	Break room-2 <sup>nd</sup> floor
WF-12	9	Bathroom-1 <sup>st</sup> floor
WF-13	6412	Area under sink-1 <sup>st</sup> floor

Sincerely,

Henshaw Associates, Inc.



Josh Hannah  
Business Development



Kenneth C. Ames, Ph.D., R.G., C.P.H.  
Program Manager

Attachments: Figure 1  
Laboratory Analytical Report

SENT BY: HENSHAW ASSOCIATES;

503 221 0041;  
North Creek AnalyticalPDX

APR-23-02 5:29PM;  
5039069210

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P.02

23 April, 2002

Josh Hannah  
Henshaw Associates  
9700 SW Capitol Hwy Suite 240  
Portland, OR 97219

RE: PCDC - Wagstaff Facility

Enclosed are the results of analyses for samples received by the laboratory on 04/18/02 16:30. If you have any questions concerning this report, please feel free to contact me.

Sincerely,

DRAFT REPORT  
DATA SUBJECT TO CHANGE

Work Orders included in this report:  
P2D0550

FROM : PORT CITY DEVELOPMENT CENTER  
SENT BY: HENSHAW ASSOCIATES;

FAX NO. : 503-236-8939

Apr. 24 2002 02:03PM P5

503 231 0041;  
North Creek Analytical/PDX

APR-23-02 5:30PM;  
5039069210

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P.05

Henshaw Associates  
9700 SW Capitol Hwy Suite 240  
Portland, OR 97219

Project: PCDC - Wagstaff Facility  
Project Number: 365-A-01  
Project Manager: Josh Hannah

Reported:  
04/23/02 11:00

**DRAFT: Total Metals per EPA 6000/7000 Series Methods**  
**North Creek Analytical - Portland**

Analysis	Result	Reporting Limit	Units	Dilution	Method	Prepared	Analyzed	Batch	Notes
<b>DRAFT: WF-10 (P2D0550-10) Misc wt/s</b>						<b>Sampled: 04/18/02 Received: 04/18/02</b>			
Lead	702	2.50	ug/Sample	5	EPA 6020	04/19/02	04/22/02	2040685	
<b>DRAFT: WF-11 (P2D0550-11) Misc wt/s</b>						<b>Sampled: 04/18/02 Received: 04/18/02</b>			
Lead	5370	10.0	ug/Sample	20	EPA 6020	04/19/02	04/22/02	2040685	
<b>DRAFT: WF-12 (P2D0550-12) Misc wt/s</b>						<b>Sampled: 04/18/02 Received: 04/18/02</b>			
Lead	100	1.00	ug/Sample	2	EPA 6020	04/19/02	04/22/02	2040685	
<b>DRAFT: WF-13 (P2D0550-13) Misc wt/s</b>						<b>Sampled: 04/18/02 Received: 04/18/02</b>			
Lead	69700	281	ug/Sample	563	EPA 6020	04/19/02	04/22/02	2040685	

DRAFT REPORT

The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.

Henshaw Associates

9700 SW Capitol Hwy Suits 240  
Portland, OR 97219

Project: PCDC - Wagstaff Facility

Project Number: 365-A-01

Project Manager: Josh Harnish

Reported:

04/23/02 11:00

**Notes and Definitions**

- Q-25 The method blank contains analyte at a concentration above the MRL. This concentration is less than 5% of the sample result, which is negligible according to method criteria.
- DET Analyte DETECTED
- ND Analyte NOT DETECTED at or above the reporting limit
- NR Not Reported
- dry Sample results reported on a dry weight basis. MRLs are adjusted if %Solids are less than 50%.
- wet Sample results reported on a wet weight basis (as received)
- RPD Relative Percent Difference

**DRAFT REPORT**

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**DRAFT REPORT, DATA SUBJECT TO CHANGE**

Henshaw Associates  
9700 SW Capitol Hwy Suite 240  
Portland, OR 97219

Project: PCDC - Wagstaff Facility  
Project Number: 365-A-01  
Project Manager: Josh Hamrah

Reported:  
04/23/02 11:00

## ANALYTICAL REPORT FOR SAMPLES

Sample ID	Laboratory ID	Matrix	Data Sampled	Data Received
DRAFT: WF-01	P2D0550-01	Misc w/s	04/18/02 14:00	04/18/02 16:30
DRAFT: WF-02	P2D0550-02	Misc w/s	04/18/02 14:05	04/18/02 16:30
DRAFT: WF-03	P2D0550-03	Misc w/s	04/18/02 14:10	04/18/02 16:30
DRAFT: WF-04	P2D0550-04	Misc w/s	04/18/02 14:15	04/18/02 16:30
DRAFT: WF-05	P2D0550-05	Misc w/s	04/18/02 14:20	04/18/02 16:30
DRAFT: WF-06	P2D0550-06	Misc w/s	04/18/02 14:25	04/18/02 16:30
DRAFT: WF-07	P2D0550-07	Misc w/s	04/18/02 14:30	04/18/02 16:30
DRAFT: WF-08	P2D0550-08	Misc w/s	04/18/02 14:35	04/18/02 16:30
DRAFT: WF-09	P2D0550-09	Misc w/s	04/18/02 14:40	04/18/02 16:30
DRAFT: WF-10	P2D0550-10	Misc w/s	04/18/02 14:45	04/18/02 16:30
DRAFT: WF-11	P2D0550-11	Misc w/s	04/18/02 14:50	04/18/02 16:30
DRAFT: WF-12	P2D0550-12	Misc w/s	04/18/02 14:55	04/18/02 16:30
DRAFT: WF-13	P2D0550-13	Misc w/s	04/18/02 15:00	04/18/02 16:30

DRAFT REPORT

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DRAFT REPORT, DATA SUBJECT TO CHANGE

SENT BY: HENSHAW ASSOCIATES;

503 221 0041;  
North Creek AnalyticalPDX

APR-23-02 5:30PM;  
5039069210

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P.05

Henshaw Associates 9700 SW Capital Hwy Suite 240 Portland, OR 97219	Project: PCDC - Wagstaff Facility Project Number: 365-A-01 Project Manager: Josh Hannah	Reported: 04/23/02 11:00
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**North Creek Analytical - Portland**

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	REC Limit	RPD	RPD Limit	Notes
<b>Batch 2040685 - Metals</b>										
<b>Blank (2040685-BLK1)</b>										
Lead	5.26	1.00	ug/sample							Q-25
<b>LCS (2040685-BS1)</b>										
Lead	9.84	1.00	ug/sample	10.0		98.4	80-120			

**DRAFT REPORT**

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**DRAFT REPORT, DATA SUBJECT TO CHANGE**