



Engineering +
Environmental
Est. 1982

May 1, 2013

Multnomah County
Mr. Michael McBride
Facilities Manager
401 N. Dixon Street
Portland, Oregon 97227-1865

Re: Summary of Lead-Affected Soil Cleanup and Disposal Activities
Former Port City Development Building
2124 N. Williams Avenue, Portland, Oregon 97227
Project No. 15194.859

Dear Mr. McBride:

PBS Engineering and Environmental Inc. (PBS) is pleased to provide this letter report for the recent soil disposal oversight, soil dust analysis and cleanup activities, and limited asbestos-containing material (ACM) assessment performed within the existing building at the above-referenced site. This report provides a description of the field activities conducted and results of the soil testing.

PROJECT BACKGROUND

PBS was contracted by Multnomah County to oversee characterization and disposal of lead-affected soil at the site. The soil was located within the area of a planned building modification (construction of a commercial kitchen by a previous owner) and generated during subsurface trenching for utility installation. The soil, approximately 1 to 2 cubic yards of material, was identified by Multnomah County during a site visit on February 15, 2013.

The property, a former location of Wagstaff Battery (Oregon Department of Environmental Quality [DEQ] cleanup site #1243), was previously identified to contain elevated levels of lead in soil beneath a portion of the site building. The site gained conditional regulatory closure in 2005, which included an Environmental Notice and Easement and Equitable Servitude (E & ES) agreement between the DEQ and Port City Development (the property owner). The agreement required notification to DEQ, site occupants, and contractors prior to any excavation below "Building B"; in the adjacent asphalt paved parking area to the northwest of the building; and along a two-foot-wide area adjacent to the eastern wall of Building B (see attached 2005 E & ES). The work performed by Port City Development's prior contractor in an area within Building B did not include this notification. A copy of DEQ's June 5, 2005, Letter of Conditional No Further Action is attached.

PROJECT SCOPE

PBS performed the following scope of work:

- Initial characterization of stockpiled soil for disposal
- Oversight of soil removal
- Collection of dust wipe samples from several locations across the work area
- Oversight of additional surface cleanup and final dust wipe sample collection

4412 SW Corbett Avenue, Portland, OR 97239
503.248.1939 Main
866.727.0140 Fax
888.248.1939 Toll-Free
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FIELD ACTIVITIES

The PBS Corporate Health and Safety Plan was followed for this fieldwork, and PBS reviewed safety considerations with all field personnel prior to beginning work.

On February 19, 2013, PBS collected three stockpile soil samples (SP-1 through SP-3) to determine the presence of lead and petroleum hydrocarbons prior to disposal. The three soil samples were submitted under chain of custody to Apex Laboratory in Tigard, Oregon.

The three samples were analyzed for total lead by U.S. Environmental Protection Agency (EPA) Method 6020A and total petroleum hydrocarbons (TPH) by Northwest (NW) Method TPH-HCID. The soil sample with the highest concentration of lead (SP-2) was analyzed for toxicity characteristic leaching potential by EPA Methods 1311 and 6020A. Total lead was detected in the three samples at concentrations up to 631 milligrams per kilogram (mg/kg). Leachable lead was detected in sample SP-2 at a concentration of 0.198 milligrams per liter (mg/L). TPH was not detected above method detection limits (MRL).

On February 21, 2013, PBS personnel oversaw Multnomah County's contractor, NRC Environmental Services (NRC), in the removal of approximately 1.54 tons of soil for disposal at Waste Management's Hillsboro Landfill. Prior to soil removal, NRC constructed a floor to ceiling barrier using plastic sheeting to limit the movement of any soil dust to the immediate area of work. The associated disposal permit and disposal documentation are included by attachment.

Following soil removal, NRC utilized High-Efficiency Particulate Air (HEPA) filter vacuums to collect any residual soil and dust in the work area and adjacent areas. Following vacuuming, NRC cleaned all hard surfaces with soap and water within and adjacent to the area of soil removal (i.e., wall, floor, countertops, and window sills) to remove lead-affected soil dust that may have been generated during the former construction activities. A janitor closet (located east of the kitchen construction area and adjacent to a shared wall), that had soil excavation performed was also cleaned.

On February 22, 2013, PBS personnel collected eight wipe samples (#1 through #8) from floor, window sill, and table surfaces (including a vending machine exterior and a piano) within and adjacent to the former soil stockpile area (Figure 1). The eight wipe samples, as well as a pre-loaded sample (#9), were submitted to Wy'East Environmental Sciences, Inc. (Wy'East) of Portland, Oregon for total lead analysis. The results of analysis indicated residual lead concentrations ranging between 30 and 9,810 micrograms per square foot ($\mu\text{g}/\text{ft}^2$). Two samples collected from the former soil stockpiled area contained concentrations lead ranging from 868 to 9,810 $\mu\text{g}/\text{ft}^2$. As the detected concentrations in the stockpiled soil area exceeded OSHA criteria (cited below), additional cleaning of this area was determined to be necessary.

On February 24, 2013, PBS personnel oversaw NRC in an additional cleaning event that included vacuuming and subsequent cleaning of surfaces within the former soil stockpile area. Two wipe samples collected from the floor in this area (#11 and #12), as well as a sample blank (#10), were submitted to Wy'East for lead analysis (Figure 1). The laboratory results indicated the continued detection of lead (5,500 $\mu\text{g}/\text{ft}^2$) in sample #12.

On March 6, 2013, at the request of Multnomah County, PBS collected a discrete sample of flooring material in the work area. The sample (#001) was submitted to LabCor, Inc. of Portland, Oregon for asbestos-containing materials (ACM) analysis. No asbestos was detected in the sample.

SUMMARY

Lead-Affected Soil

Lead was identified in stockpiled soils at the site at concentrations up to 631 mg/kg. The soil was removed from the site and transported for disposal. The complete analytical results and chain-of-custody documentation are attached.

Lead Dust Sampling

OSHA (1926.62(i) Program Directive A-208 defines the level for acceptable lead dust levels at 200 $\mu\text{g}/\text{ft}^2$ for floors, change areas, storage facilities, and lunch/eating rooms. The U.S. Department of Housing and Urban Development (HUD) defines post lead abatement clearance levels and dust hazards in child-occupied facilities and target housing as 40 $\mu\text{g}/\text{ft}^2$ for floors, 250 $\mu\text{g}/\text{ft}^2$ for window sills and stools, and 400 $\mu\text{g}/\text{ft}^2$ for window troughs. Given the current and likely future use of the building for commercial operations, the 200 $\mu\text{g}/\text{ft}^2$ level for acceptable lead dust is appropriate for the site.

Lead dust sampling indicated residual concentrations of lead on surfaces at the site ranging from 30 to 5,500 $\mu\text{g}/\text{ft}^2$ as presented on the table below:

Sample Name	Date Collected	Concentration ($\mu\text{g}/\text{ft}^2$)	Status
#1	2/22/13	868	Prior to Re-Cleaning
#2	2/22/13	9,810	Prior to Re-Cleaning
#3	2/22/13	116	Following Cleaning
#4	2/22/13	59	Following Cleaning
#5	2/22/13	171	Following Cleaning
#6	2/22/13	83	Following Cleaning
#7	2/22/13	30	Following Cleaning
#8	2/22/13	187	Following Cleaning
#11	2/28/13	40	Following Cleaning
#12	2/28/13	5,500	Following Cleaning

One wipe sample (sample #12, resampled in the area of prior sample #2 following re-cleaning) contained lead at a concentration of 5,500 $\mu\text{g}/\text{ft}^2$. The remaining wipe sample results were below 200 $\mu\text{g}/\text{ft}^2$. Based on the significant amount of surface cleaning conducted prior to collection of sample #12, on the concrete surface of the sampling area, the detected lead is likely attributable to residual lead concentrations present in the porous concrete surface from historic site operations, rather than lead dust from the soil excavation. In order to limit exposure to lead-affected concrete surfaces in this area, PBS recommends covering concrete surfaces in this area with a durable flooring surface (i.e., tile, sheet linoleum). The complete analytical results and chain-of-custody documentation are attached.

ACM Analysis

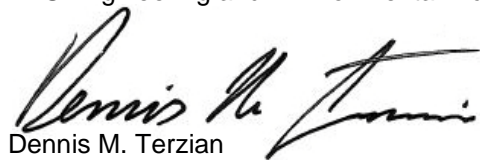
Flooring materials tested at the site in the area of the former soil excavation were not indicated to contain asbestos. The complete analytical results and chain-of-custody documentation are attached.

LIMITATION

PBS has prepared this report for use by Multnomah County. This report is for the exclusive use of the Client and is not to be relied upon by other parties. It is not to be photographed, photocopied, or similarly reproduced, in total or in part, without the expressed written consent of the Client and PBS.

This study was limited to the tests, locations, and depths as indicated to determine the absence or presence of certain contaminants. The site as a whole may have other contamination that was not characterized by this study. The findings and conclusions of this report are not scientific certainties but, rather, are probabilities based on professional judgment concerning the significance of the data gathered during the course of this investigation. PBS is not able to represent that the site or adjoining land contain no hazardous waste, oil or other latent conditions beyond that detected or observed by PBS.

Sincerely,
PBS Engineering and Environmental Inc.





Dennis M. Terzian
Senior Geologist

Reviewed by HYantz

Attachments: Figure 1 – Lead Wipe Sampling
2005 Conditional No Further Action Letter
2005 E & ES Agreement
Soil Disposal Documentation – Waste Management
Apex Laboratory Report
Wy'East Laboratory Report
LabCor Portland, Inc. Laboratory Report

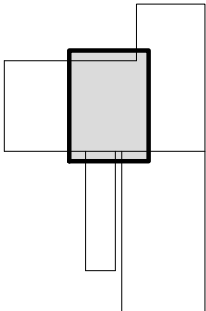
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LEGEND

-  1
- LEAD WIPE SAMPLING NUMBER AND APPROXIMATE LOCATION
- 
- SCOPE OF WORK BOUNDARY



PARTIAL FIRST FLOOR PLAN



KEY PLAN



NOT TO SCALE
PREPARED FOR: MULTNOMAH COUNTY



PBS

Engineering + Environmental
4412 SW Corbett Ave
Portland, OR 97239
503.248.1939 Main
866.727.0140 Fax
www.pbsehv.com



MULTNOMAH
COUNTY

PORT CITY DEVELOPMENT CENTER

2124 N WILLIAMS AVENUE
PORTLAND, OREGON

LEAD WIPE

SAMPLING

PROJECT: 15194.859

DATE: MAY 2013

FIGURE:

1



Oregon

Theodore R. Kulongoski, Governor

Department of Environmental Quality

Northwest Region Portland Office

2020 SW 4th Avenue, Suite 400

Portland, OR 97201-4987

(503) 229-5263

FAX (503) 229-6945

TTY (503) 229-5471

July 5, 2005

Gabrielle Bolivar
Executive Director
Port City Development Center
2124 N Williams Avenue
Portland, OR 97227

Re: Conditional No Further Action,
Port City Development Center
(Former Wagstaff Battery) ECSI # 1243
2124 N Williams Avenue, Portland OR

Dear Ms. Bolivar:

The Department of Environmental Quality (DEQ) completed our review of the site investigation and cleanup activities at the Port City Development Center (former Wagstaff Battery property). DEQ appreciates the work that Port City Development Center (PCDC) conducted to date to ensure that the property is protective of human health and the environment. DEQ determined that no further action is warranted provided the property remains in compliance with the Environmental Notice and Easement and Equitable Servitude, discussed below. The no further action determination is a result of our evaluation and judgment based on the regulations and facts as we now understand them, including the following:

1. PCDC entered into a Prospective Purchaser Agreement (PPA) with DEQ on September 10, 1998 for DEQ Voluntary Cleanup Program oversight of additional investigation and cleanup at the facility as part of site redevelopment. The PPA requires PCDC to maintain protective caps over pockets of lead contaminated soil at a former dry well and two feet from the east wall of Building B (identified in earlier documents as Building #1) and over lead and petroleum hydrocarbon contaminated soil within Sump #1 beneath Building B. These contaminated areas are also identified in an Environmental Notice recorded with Multnomah County on January 14, 1998 while the property still operated as Wagstaff Battery. The PPA requires that contaminated areas remain isolated from human contact or that PCDC investigate and remediate any contaminated soils exposed or discovered during development, and that PCDC submit development plans to DEQ for review to ensure development actions will not exacerbate existing contamination.
2. Between January 2003 and May 2004, General Client Services, Inc. (GCS), on behalf of PCDC, conducted additional environmental investigations as part of site redevelopment. Sample data showed that lead was present in soil outside of Building B at concentrations that exceeded the U.S. Environmental Protection Agency Region 9 residential Preliminary Remediation Goal (PRG) of 400 mg/kg lead for protection of human health. A March 21, 2003 *Soil Sampling Characterization Report* prepared by Environmental Forensic Investigations, Inc. documented the detection of lead in soil from the eastern area of the property at concentrations as high as 14,500 mg/kg lead. Based on this new information

provided by PCDC, on March 4, 2004 DEQ withdrew a previous no further action determination for the property.

3. Between May 2004 and September 2004 PCDC poured additional structural concrete over the existing building floors (including over the Building B sumps) and conducted soil removals to address the lead contaminated areas outside of Building B. Following the soil removals, soil sample data showed lead concentrations to be below 400 mg/kg and protective of human health with the exception of previously identified areas beneath Building B, a newly identified sump (#1A) beneath Building B, and soil beneath an asphalt parking area outside the northwest corner of Building B. The results of this work are documented in a December 27, 2004 GCS report, *Remediation of Lead Contaminated Soil, Port City Development Center Facility*. The contaminated soil that remains in place is capped by concrete or asphalt, which prevents exposure to people working or living at the property.
4. The original 1998 Environmental Notice identifying contaminated areas beneath Building B still applies. In addition, on May 24, 2005 PCDC recorded an Easement and Equitable Servitude (E&ES) with Multnomah County that identifies site maintenance, hazard notification, and soil management requirements. These provisions apply to the known or potentially contaminated areas: 1) beneath the concrete of Building B, and 2) beneath the parking lot asphalt at the northwest corner of Building B. The restricted areas of Building B and the asphalt parking lot are identified on a figure attached to the E&ES. Under the E&ES, the property owner cannot expose soil in these areas without approval of DEQ, notification to workers of the potential presence of contaminated soil, and management as hazardous or solid waste of any soil excavated for disposal.

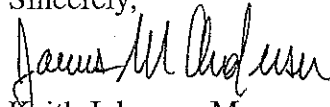
Current site conditions are protective of public health and the environment, as long as the property complies with the Environmental Notice and E&ES. No further action is required for the site, under Oregon Environmental Cleanup Law, ORS 465.200 et seq., unless additional information becomes available which warrants further investigation. The site will remain on DEQ's Confirmed Release List and Inventory of sites based on the conditions of the Environmental Notice and E&ES. The PPA between DEQ and PCDC also remains in effect. DEQ's Environmental Cleanup Site Information database (ECSI) will be updated to reflect this decision.

Port City Development Center

Page 3

Thank you for your participation in the Voluntary Cleanup Program. If you have any questions about this determination, you may contact the Project Manager, Tom Roick at 503-229-5502.

Sincerely,

 for Keith Johnson

Keith Johnson, Manager

Cleanup & Lower Willamette Section

Cc: Tom Roick/ Tom Gainer, DEQ NWR
Russ Goddard, General Client Services, Inc.



Oregon

Theodore R. Kulongoski, Governor

Department of Environmental Quality
Northwest Region Portland Office
2020 SW 4th Avenue, Suite 400
Portland, OR 97201-4987
(503) 229-5263
FAX (503) 229-6945
TTY (503) 229-5471

April 6, 2005

Michael Mirabito
Executive Director
Port City Development Center
2124 N. Williams Avenue
Portland, OR 97227

Re: Easement and Equitable Servitude
Port City Development Center
ECSI # 1243

Dear Mr. Mirabito:

The Oregon Department of Environmental Quality (DEQ) has finalized the Easement and Equitable Servitude (E&ES) for the Port City Development Center site. Please date, sign, and notarize the E&ES. The executed E&ES must be recorded with Multnomah County.

Once DEQ receives a copy of the recorded E&ES, we will issue a conditional no further action determination for the property. The conditional no further action will be dependent on compliance with the E&ES restrictions.

If you have any questions, please call me at 503-229-5502.

Sincerely,

Thomas E. Roick, Project Manager
Cleanup & Lower Willamette Section

Attachment: Easement and Equitable Servitude

After recording, return certified copies to:

Grantor

Port City Development Center
2124 N. Williams Avenue
Portland, OR 97227
Attn: Michael Mirabito

Grantee

Oregon DEQ
2020 SW Fourth Avenue, Suite 400
Portland, OR 97201
Attn: Tom Roick

EASEMENT AND EQUITABLE SERVITUDE

This Easement and Equitable Servitude is made _____, 2005
between Port City Development Center (Grantor) and the Oregon Department of
Environmental Quality (DEQ or Grantee).

RECITALS

A. Grantor is the owner of certain real property located at 2124 N. Williams Avenue in Portland, Oregon (Multnomah County Tax Map 2830; Tax Lots 13200, 10400, and 10500) (hereinafter the "Property"), the location of which is more particularly described in Attachment A to this Easement and Equitable Servitude. The Property is referenced under the name Port City Development Center (former Wagstaff Battery), ECSI # 1243 in the files of DEQ's Environmental Cleanup Program at the Northwest Region Office, 2020 SW Fourth Avenue, Suite 400, Portland OR 97201. Please contact DEQ's Northwest Region Office at 503-229-5263 to make an appointment for reviewing reports regarding the investigation and cleanup of contaminated soil present at the Property.

B. Upon completion of cleanup activities by former owners of the Property, DEQ required recordation of an Environmental Notice to identify pockets of lead and petroleum hydrocarbon contaminated soil remaining in the vicinity of a former dry well beneath Building #1 (also known as Building B) and Sump #1 at the Property. The Environmental Notice was recorded with Multnomah County on January 14, 1998. On February 24, 1998, DEQ issued a cleanup approval and No Further Action (NFA) determination for the Property.

C. On September 1, 1998, Grantor entered into a Prospective Purchaser Agreement (PPA) with DEQ, under which Grantor agreed to work under the oversight of DEQ's Voluntary Cleanup Program to perform site investigation and remedial actions for surface and subsurface soil contamination at the Property as part of site redevelopment. The PPA requires that Grantor to, among other things, ensure that pockets of lead and petroleum contaminated soil in the former dry well and Sump #1 areas remain isolated

from human contact, investigate and remediate any contaminated soils exposed or discovered during renovation of Building B, and submit development plans for review by DEQ to ensure actions will not exacerbate existing contamination. A copy of the PPA is available from DEQ's Environmental Cleanup Program, Northwest Region Office, 2020 SW Fourth Avenue, Suite 400, Portland OR 97201.

D. Grantor completed additional site investigation including soil sampling and analysis at the site as part of redevelopment in 2003. On March 4, 2004, DEQ withdrew its earlier No Further Action determination based on new information that lead contamination was present at concentrations exceeding 400 mg/kg in exposed soil east and north of Building B. In August 2004, Grantor completed soil removal work to address the exposed lead contaminated soil. In addition to those areas of petroleum hydrocarbon and lead contamination identified underneath Building B in the 1998 Environmental Notice, other areas of lead contamination were discovered beneath or near Building B and still remain after completion of the 2003 soil removal and site redevelopment. The additional site investigation documented two general areas where lead contamination is known to be or could be present: 1) beneath the existing Building B concrete foundation, and 2) beneath the asphalt parking area northeast of Building B (see site diagram attached hereto as Attachment B). This Easement and Equitable Servitude is intended to supplement the 1998 Environmental Notice and 1998 PPA, both of which are incorporated herein by reference.

E. The provisions of this Easement and Equitable Servitude are intended to protect human health and the environment.

1. GENERAL DECLARATION

Grantor declares that all real property located in Multnomah County, State of Oregon, and described in the legal description, Attachments A to this Easement and Equitable Servitude, is and shall be conveyed, transferred, leased, encumbered, occupied, built upon, or otherwise used or improved, in whole or in part, subject to this Easement and Equitable Servitude. Each condition and restriction set forth in this Easement and Equitable Servitude touches and concerns the Property. The Equitable Servitude granted in paragraph 3 and the easement granted in paragraph 4 below shall run with the land for all purposes, shall be binding upon all Owners as set forth in this Easement and Equitable Servitude, and shall inure to the benefit of the State of Oregon. Grantor further conveys to DEQ the perpetual right to enforce the conditions and restrictions set forth in this Easement and Equitable Servitude.

2. DEFINITIONS

2.1 "DEQ" means the Oregon Department of Environmental Quality, and its employees, agents, and authorized representatives. "DEQ" also means any successor or assign of DEQ under the laws of Oregon, including but not limited to any entity or instrumentality of the State of Oregon authorized to perform any of the functions or to exercise any of the powers currently performed or exercised by DEQ.

2.2 "Owner" means any person or entity, including Grantor, who at any time owns, occupies, or acquires any right, title, or interest in any portion of the Property including any successor, heir, assign or holder of title or a vendee's interest of record to any portion of the Property, excluding any entity or person who holds such interest solely for the security for the payment of an obligation and does not possess or control use of the Property.

3. EQUITABLE SERVITUDE (RESTRICTIONS ON USE)

3.1 **Site Maintenance.** The Owner shall maintain the Building B concrete foundation and adjacent asphalt parking surface (identified on Attachment B) in a condition that prevents direct human contact with underlying contaminated soil. No operations or uses shall be made on or of the Property that will or likely will penetrate the Building B concrete foundation or adjacent asphalt parking surface including without limitation any excavation, drilling, scraping, or erosion without a plan for managing potentially contaminated soil and prior written approval from DEQ.

3.2 **Hazard Notification.** The Owner shall not expose potentially contaminated soil beneath the Building B concrete foundation or the adjacent asphalt parking surface without hazard notification for site workers in accordance with applicable state and federal Occupational Safety and Health Administration (OSHA) regulations to address the presence of soil contamination.

3.3 **Soil Management.** If soil excavated from beneath Building B or the adjacent asphalt parking area contains lead or petroleum hydrocarbons, it must be evaluated to determine if it is a solid waste in accordance with Oregon Administrative Rules 340-093-040 or a hazardous waste in accordance with the Resource Conservation and Recovery Act (RCRA) and appropriately managed and disposed of at a permitted facility.

4. EASEMENT (RIGHT OF ENTRY)

During reasonable hours and subject to reasonable security requirements, DEQ as Grantee shall have the right to enter upon and inspect any portion of the Property to determine whether the requirements of this Easement and Equitable Servitude and the PPA have been or are being complied with. Violation of any condition or restriction contained in this Easement and Equitable Servitude shall give to DEQ the right, privilege, and license to enter upon the Property where such violation exists and to abate, mitigate, or cure such violation at the expense of the Owner, provided written notice of the violation is given to the Owner describing what is necessary to correct the violation and the Owner fails to cure the violation within the time specified in such notice. Any such entry by DEQ shall not be deemed a trespass, and DEQ shall not be subject to liability to the Owner of the Property for such entry and any action taken to abate, mitigate, or cure a violation.

5. GENERAL PROVISIONS

5.1 Within 15 days of its execution, Grantor shall record this Easement and Equitable Servitude in the records of deeds of real property in Multnomah County, such recordation being expressly authorized by statute including, without limitation, ORS 93.710. Grantor shall provide DEQ with a file stamped copy of the Easement and Equitable Servitude within five (5) days of recordation.

5.2 All conditions and restrictions contained in this Easement and Equitable Servitude shall run with the land until such time as any condition or restriction is removed by written certification from DEQ that the condition or restriction is no longer required in order to protect human health or the environment.

5.3 Owner, as defined in Paragraph 2.2 above, is and shall be conclusively deemed to have consented and agreed to every condition and restriction contained in this Easement and Equitable Servitude, whether or not any reference to this Easement and Equitable Servitude is contained in an instrument by which such person or entity occupies or acquires an interest in the Property.

5.4 The Owner shall not occupy or allow other persons to occupy the Property unless the controls listed in Paragraph 3 above are maintained and are intact and continue to protect public health and the environment.

5.5 The Owner shall notify DEQ at least ten (10) days before the effective date of any conveyance, grant, gift, or other transfer, in whole or in part, of the Owner's interest in or occupancy of the Property, or the start of development activities or change in use of the Property that might expose human or environmental receptors to contaminants at the Property. Notwithstanding the foregoing, Owner shall not commence any development inconsistent with the conditions or restrictions in Paragraph 3 above without prior written approval from DEQ or removal of the condition or restriction as provided in Paragraph 5.2 above.

5.6 The Owner shall notify DEQ no less than thirty (30) days before Owner's petitioning for or filing of any document initiating a rezoning of the Property that would change the base zone of the Property under the Multnomah County zoning code or any successor code. As of the date of this Easement and Equitable Servitude, the base zone for the Property is mixed commercial/residential.

5.7 Upon any violation of any condition or restriction contained in this Easement and Equitable Servitude, DEQ, in addition to the remedies described in Paragraph 4 above, may enforce this Easement and Equitable Servitude as provided in the PPA, which is incorporated herein by reference, or may seek any other available legal or equitable remedy to enforce this Easement and Equitable Servitude.

IN WITNESS WHEREOF Grantor and Grantee have executed this Easement and Equitable Servitude as of the date and year first set forth above.

GRANTOR: Port City Development Center

By: _____ Date: _____
Michael Mirabito, Executive Director

STATE OF OREGON)
) ss.
County of _____)

The foregoing instrument is acknowledged before me this _____ day of _____, 2005 by _____ of _____, on its behalf.

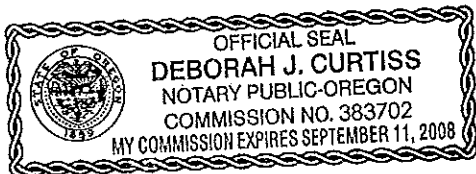
NOTARY PUBLIC FOR OREGON
My commission expires: _____

GRANTEE: State of Oregon, Department of Environmental Quality

By: *Dick Pedersen* Date: 4/7/05
Dick Pedersen, Administrator, Northwest Region

STATE OF OREGON)
) ss.
County of Multnomah)

The foregoing instrument is acknowledged before me this 7 day of April, 2005 by Dick Pedersen of the Oregon Department of Environmental Quality, on its behalf.



Deborah J. Curtiss
NOTARY PUBLIC FOR OREGON
My commission expires: Sept 11, 2008

ATTACHMENT A LEGAL DESCRIPTION

FORM NO. 100 - QUITCLAIM DEED - STATUTORY FORM

THIS DEED IS BEING RECORDED

QUITCLAIM DEED - STATUTORY FORM
INDIVIDUAL GRANTEE

THIS DEED IS BEING
RECORDED

Alice A. Hindman

Grantor,

relatives and quieted to ALICE A. HINDMAN, CAROL ANN COFFMAN and BRUCE Z. HINDMAN,
Co-Trustees of the Alice A. Hindman Revocable Trust

Grantee, all right, title and interest in and to the following described
real property situated in Multnomah County, Oregon, to-wit:

The West 85 feet of Lots 25 and 26, and the South 10 feet of the
West 85 feet of Lot 24, Block 23, ALBINA, City of Portland, and
That part of Lots 24, 25, and 26, Block 23, ALBINA, in the City of
Portland, County of Multnomah and State of Oregon, described as
follows, to-wit:

Beginning at the southeast corner of said Lot 26, and thence running
northerly along the east lines of said lots, 110 feet, thence westerly
and parallel with the south line of said Lot 24, 40 feet; thence
southerly and parallel with the east lines of said lots, 110 feet to
the south line of said Lot 26, and thence easterly 40 feet to the place
of beginning.

Also known as 2110 N. Williams, Portland, Oregon. Parcel No R00960 8230

The true consideration for this conveyance is \$ -0- (Here comply with the requirements of ORS 93.030)
Transfer to Revocable Trust

Dated this day of 1996

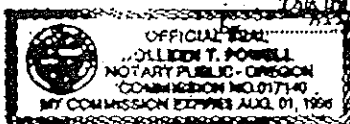
Alice A. Hindman

Alice A. Hindman

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THE
INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND ORDINANCES.
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TO WHOM
TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY
PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY
LIMITS ON LANDS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN
ORS 30.020.

STATE OF OREGON, County of Multnomah, This instrument was acknowledged before me on 1/27/96

Alice A. Hindman



William T. Powell

Notary Public for Oregon

My commission expires Aug. 1, 1996

QUITCLAIM DEED

Alice A. Hindman

Alice A. Hindman

Revocable Trust

GRANTOR

GRANTEE

GRANTEE ADDRESS TO

After recording return to:

George J. Gregorax
222 SW Columbia, Suite 1800
Portland, OR 97201

NAME ADDRESS, ZIP

Until a change is requested, all tax statements
shall be sent to the following address:

2124 N. Williams Ave.
Portland, OR 97227

NAME GRANTEE TO

STATE OF OREGON.

NOTARY PUBLIC
MULTNOMAH COUNTY
I, a Notary Public for the State of Oregon, do hereby certify that the within instrument of
writing and recording was signed and acknowledged in the presence of
me and the said parties.

96 FEB 12 AM 2:00

RECORDS SECTION
MULTNOMAH COUNTY, OREGON

96 21714

C. SWICK

Deputy



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

Original
Ticket# 1311393

Customer Name NRCENVSEVIC NRC ENVIRONMENTAL Carrier NRC ENVIRONMENTAL
Ticket Date 03/01/2013 Vehicle# 2060 Volume
Payment Type Credit Account Container
Manual Ticket# Driver Chris
Hauling Ticket# Check#
Route Billing # 0002249
State Waste Code Gen EPA ID
Manifest na
Destination Grid
PO 490642
Profile 1123240R (LEAD SOILS - NON-HAZARDOUS)
Generator OR-MULTNOMAH COUNTY WILLIAMS MULTNOMAH COUNTY WILLIAMS AVE

	Time	Scale	Operator	Inbound	Gross	
In	03/01/2013 12:15:55	Inbound_1	KMD		Tare	35340 lb
Out	03/01/2013 12:37:25	Outbound	KMD		Net	32260 lb
					Tons	3000 lb
						1.54

Comments

Consumer Comments? We want to know. Please call.

Product	LD%	Qty	UOM	Rate	Tax	Amount	Origin
1 Cont Soil Pet-RGC- 100		1.54	Tons	29.74		\$45.00	MULT-IN
2 13% FEA-13% FEA FE 100			%	13.00		\$5.95	MULT-IN

Total Tax
Total Ticket \$51.75

Driver's Signature





Hillsboro Landfill, Inc.

3205 SE MINTER BRIDGE ROAD HILLSBORO, OR 97123

PERMIT # 112324OR

Tracking Number 16867

PERMIT TO DISPOSE OF NON-HAZARDOUS MATERIALS

This permit authorizes disposal of Customer's waste materials in accordance with the Industrial Waste & Disposal Services Agreement dated _____.


EXPIRES: 2/27/2014

GENERATOR: MULTNOMAH COUNTY

DESCRIPTION: LEAD SOILS - NON-HAZARDOUS	TONS: 5
<input type="checkbox"/> SPECIAL WASTE <input checked="" type="checkbox"/> CS <input type="checkbox"/> C&D <input type="checkbox"/> CLEAN-UP	
LOCATION: PORTLAND, OREGON 2124 N. WILLIAMS AVENUE	COUNTY: Multnomah
CONTACT: AARON GILFILLAN	PHONE: 503-849-0754
	FAX: 503-289-6568

BILLING: Landfill account NRCES	PO#: 490642	JOB#: N/A
<i>We accept business checks, cash, VISA / Mastercard or charge (with prior approval)</i>		

SPECIAL HANDLING : NOTE: APPROVAL DOES NOT INCLUDE TIRES FOR DISPOSAL IN THE DEBRIS	
MK	TyT

APPROVED: 	KRISTIN CASTNER	DATE: 02/27/13 9:06:15 AM
---	-----------------	---------------------------

A COPY OF THIS PERMIT MUST BE SHOWN BY EACH DRIVER

THERE IS A MINIMUM CHARGE OF \$50-\$60 FOR EACH LOAD OF SPECIAL WASTE



WASTE MANAGEMENT

HAZARDOUS WASTE IS STRICTLY PROHIBITED

Apex Labs

12232 S.W. Garden Place
Tigard, OR 97223
503-718-2323 Phone
503-718-0333 Fax

Friday, February 22, 2013

Dennis Terzian
PBS Engineering and Environmental
4412 SW Corbett Ave
Portland, OR 97239

RE: 2124 Williams / 15194.859

Enclosed are the results of analyses for work order A13B382, which was received by the laboratory on 2/19/2013 at 2:30:00PM.

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

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

Apex Laboratories



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.

Darwin Thomas, Business Development Director

PBS Engineering and Environmental

4412 SW Corbett Ave
Portland, OR 97239

Project: **2124 Williams**

Project Number: 15194.859

Project Manager: Dennis Terzian

Reported:

02/22/13 12:25

ANALYTICAL REPORT FOR SAMPLES

SAMPLE INFORMATION

Sample ID	Laboratory ID	Matrix	Date Sampled	Date Received
SP-1	A13B382-01	Soil	02/19/13 13:05	02/19/13 14:30
SP-2	A13B382-02	Soil	02/19/13 13:08	02/19/13 14:30
SP-3	A13B382-03	Soil	02/19/13 13:10	02/19/13 14:30

Apex Laboratories



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Darwin Thomas, Business Development Director

PBS Engineering and Environmental
4412 SW Corbett Ave
Portland, OR 97239

Project: 2124 Williams
Project Number: 15194.859
Project Manager: Dennis Terzian

Reported:
02/22/13 12:25

ANALYTICAL SAMPLE RESULTS

Hydrocarbon Identification (HCID) Screen by NWTPH

Analyte	Result	MDL	Reporting Limit	Units	Dilution	Date Analyzed	Method	Notes
SP-1 (A13B382-01)			Matrix: Soil		Batch: 1302421			
Gasoline Range Organics	ND	---	19.8	mg/kg dry	1	02/20/13 01:08	NWTPH-HCID	
Diesel Range Organics	ND	---	49.6	"	"	"	"	
Oil Range Organics	ND	---	99.2	"	"	"	"	
<i>Surrogate: o-Terphenyl (Surr)</i>		<i>Recovery: 95 %</i>		<i>Limits: 50-150 %</i>		"	"	"
SP-2 (A13B382-02)			Matrix: Soil		Batch: 1302421			
Gasoline Range Organics	ND	---	19.8	mg/kg dry	1	02/20/13 01:30	NWTPH-HCID	
Diesel Range Organics	ND	---	49.4	"	"	"	"	
Oil Range Organics	ND	---	98.9	"	"	"	"	
<i>Surrogate: o-Terphenyl (Surr)</i>		<i>Recovery: 101 %</i>		<i>Limits: 50-150 %</i>		"	"	"
SP-3 (A13B382-03)			Matrix: Soil		Batch: 1302421			
Gasoline Range Organics	ND	---	17.7	mg/kg dry	1	02/20/13 01:53	NWTPH-HCID	
Diesel Range Organics	ND	---	44.2	"	"	"	"	
Oil Range Organics	ND	---	88.4	"	"	"	"	
<i>Surrogate: o-Terphenyl (Surr)</i>		<i>Recovery: 105 %</i>		<i>Limits: 50-150 %</i>		"	"	"

Apex Laboratories



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Darwin Thomas, Business Development Director

PBS Engineering and Environmental

4412 SW Corbett Ave
Portland, OR 97239

Project: 2124 Williams

Project Number: 15194.859
Project Manager: Dennis Terzian

Reported:
02/22/13 12:25

ANALYTICAL SAMPLE RESULTS

Total Metals by EPA 6020 (ICPMS)

Analyte	Result	MDL	Reporting Limit	Units	Dilution	Date Analyzed	Method	Notes
SP-1 (A13B382-01)			Matrix: Soil					
Batch: 1302425								
Lead	20.5	---	1.11	mg/kg dry	10	02/20/13 13:36	EPA 6020A	
SP-2 (A13B382-02)			Matrix: Soil					
Batch: 1302425								
Lead	631	---	1.12	mg/kg dry	10	02/20/13 13:39	EPA 6020A	
SP-3 (A13B382-03)			Matrix: Soil					
Batch: 1302425								
Lead	547	---	1.08	mg/kg dry	10	02/20/13 13:48	EPA 6020A	

Apex Laboratories



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.

Darwin Thomas, Business Development Director

PBS Engineering and Environmental

4412 SW Corbett Ave
Portland, OR 97239

Project: **2124 Williams**

Project Number: 15194.859
Project Manager: Dennis Terzian

Reported:
02/22/13 12:25

ANALYTICAL SAMPLE RESULTS

TCLP Metals by EPA 6020 (ICPMS)

Analyte	Result	MDL	Reporting Limit	Units	Dilution	Date Analyzed	Method	Notes
SP-2 (A13B382-02)		Matrix: Soil						
Batch: 1302478								
Lead	0.198	---	0.0500	mg/L	5	02/21/13 16:38	1311/6020A	

Apex Laboratories



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.

Darwin Thomas, Business Development Director

PBS Engineering and Environmental

4412 SW Corbett Ave
Portland, OR 97239

Project: 2124 Williams

Project Number: 15194.859

Project Manager: Dennis Terzian

Reported:

02/22/13 12:25

ANALYTICAL SAMPLE RESULTS

Percent Dry Weight

Analyte	Result	MDL	Reporting Limit	Units	Dilution	Date Analyzed	Method	Notes
SP-1 (A13B382-01)			Matrix: Soil		Batch: 1302413			
% Solids	94.1	---	1.00	% by Weight	1	02/20/13 10:41	Apex SOP	
SP-2 (A13B382-02)			Matrix: Soil		Batch: 1302413			
% Solids	94.8	---	1.00	% by Weight	1	02/20/13 10:41	Apex SOP	
SP-3 (A13B382-03)			Matrix: Soil		Batch: 1302413			
% Solids	97.3	---	1.00	% by Weight	1	02/20/13 10:41	Apex SOP	

Apex Laboratories



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.

Darwin Thomas, Business Development Director

PBS Engineering and Environmental
4412 SW Corbett Ave
Portland, OR 97239Project: 2124 Williams
Project Number: 15194.859
Project Manager: Dennis TerzianReported:
02/22/13 12:25

QUALITY CONTROL (QC) SAMPLE RESULTS

Hydrocarbon Identification (HCID) Screen by NWTPH

Analyte	Result	MDL	Reporting Limit	Units	Dil.	Spike Amount	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch 1302421 - NWTPH-HCID (Soil)						Soil						
Blank (1302421-BLK1)						Prepared: 02/19/13 16:01		Analyzed: 02/20/13 00:45				
NWTPH-HCID												
Gasoline Range Organics	ND	---	16.7	mg/kg wet	1	---	---	---	---	---	---	
Diesel Range Organics	ND	---	41.7	"	"	---	---	---	---	---	---	
Oil Range Organics	ND	---	83.3	"	"	---	---	---	---	---	---	
Surr: o-Terphenyl (Surr)		Recovery: 99 %		Limits: 50-150 %		Dilution: 1x						
Duplicate (1302421-DUP1)						Prepared: 02/19/13 16:01		Analyzed: 02/20/13 02:15				
QC Source Sample: SP-3 (A13B382-03)												
NWTPH-HCID												
Gasoline Range Organics	ND	---	18.0	mg/kg dry	1	---	ND	---	---	---	30%	
Diesel Range Organics	ND	---	44.9	"	"	---	ND	---	---	---	30%	
Oil Range Organics	ND	---	89.8	"	"	---	ND	---	---	---	30%	
Surr: o-Terphenyl (Surr)		Recovery: 99 %		Limits: 50-150 %		Dilution: 1x						

Apex Laboratories



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.

Darwin Thomas, Business Development Director

PBS Engineering and Environmental

4412 SW Corbett Ave
Portland, OR 97239

Project: 2124 Williams

Project Number: 15194.859
Project Manager: Dennis TerzianReported:
02/22/13 12:25

QUALITY CONTROL (QC) SAMPLE RESULTS

Total Metals by EPA 6020 (ICPMS)

Analyte	Result	MDL	Reporting Limit	Units	Dil.	Spike Amount	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch 1302425 - EPA 3051A						Soil						
Blank (1302425-BLK1)					Prepared: 02/20/13 07:07		Analyzed: 02/20/13 13:51					
EPA 6020A												
Lead	ND	---	1.00	mg/kg wet	10	---	---	---	---	---	---	
LCS (1302425-BS1)					Prepared: 02/20/13 07:07		Analyzed: 02/20/13 13:02					
EPA 6020A												
Lead	50.8	---	1.00	mg/kg wet	10	50.0	---	102	80-120%	---	---	
Duplicate (1302425-DUP1)					Prepared: 02/20/13 07:07		Analyzed: 02/20/13 13:42					
QC Source Sample: SP-2 (A13B382-02)												
EPA 6020A												
Lead	384	---	1.10	mg/kg dry	10	---	631	---	---	49	40%	Q-04
Matrix Spike (1302425-MS1)					Prepared: 02/20/13 07:07		Analyzed: 02/20/13 13:45					
QC Source Sample: SP-2 (A13B382-02)												
EPA 6020A												
Lead	315	---	1.12	mg/kg dry	10	56.3	631	-563	75-125%	---	---	Q-04
Post Spike (1302425-PS1)					Prepared: 02/20/13 14:31		Analyzed: 02/20/13 14:40					
QC Source Sample: SP-2 (A13B382-02)												
EPA 6020A												
Lead	6010	---		ug/L	10	909	5150	95	80-120%		---	

Apex Laboratories



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Darwin Thomas, Business Development Director

PBS Engineering and Environmental
4412 SW Corbett Ave
Portland, OR 97239

Project: 2124 Williams
Project Number: 15194.859
Project Manager: Dennis Terzian

Reported:
02/22/13 12:25

QUALITY CONTROL (QC) SAMPLE RESULTS

TCLP Metals by EPA 6020 (ICPMS)

Analyte	Result	MDL	Reporting Limit	Units	Dil.	Spike Amount	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch 1302478 - EPA 1311/3015						Soil						
Blank (1302478-BLK1)				Prepared: 02/21/13 13:11			Analyzed: 02/21/13 16:09					
1311/6020A												
Lead	ND	---	0.0500	mg/L	5	---	---	---	---	---	---	TCLP
LCS (1302478-BS1)				Prepared: 02/21/13 13:11			Analyzed: 02/21/13 16:13					
1311/6020A												
Lead	2.51	---	0.0500	mg/L	5	2.50	---	100	80-120%	---	---	TCLP
Matrix Spike (1302478-MS3)				Prepared: 02/21/13 13:11			Analyzed: 02/21/13 16:41					
QC Source Sample: SP-2 (A13B382-02)												
1311/6020A												
Lead	2.68	---	0.0500	mg/L	5	2.50	0.198	99	50-150%	---	---	

Apex Laboratories



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Darwin Thomas, Business Development Director

PBS Engineering and Environmental
4412 SW Corbett Ave
Portland, OR 97239

Project: **2124 Williams**
Project Number: 15194.859
Project Manager: Dennis Terzian

Reported:
02/22/13 12:25

QUALITY CONTROL (QC) SAMPLE RESULTS

Percent Dry Weight

Analyte	Result	MDL	Reporting Limit	Units	Dil.	Spike Amount	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch 1302413 - Total Solids (Dry Weight)							Soil					
Duplicate (1302413-DUP8)					Prepared: 02/19/13 17:01		Analyzed: 02/20/13 10:41					
QC Source Sample: SP-3 (A13B382-03)												
Apex SOP												
% Solids	97.2	---	1.00	% by Weight	1	---	97.3	---	---	0.1	20%	

Apex Laboratories



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Darwin Thomas, Business Development Director

PBS Engineering and Environmental
4412 SW Corbett Ave
Portland, OR 97239

Project: **2124 Williams**
Project Number: 15194.859
Project Manager: Dennis Terzian

Reported:
02/22/13 12:25

SAMPLE PREPARATION INFORMATION

Hydrocarbon Identification (HCID) Screen by NWTPH

Prep: NWTPH-HCID (Soil)

Lab Number	Matrix	Method	Sampled	Prepared	Sample Initial/Final	Default Initial/Final	RL Prep Factor
Batch: 1302421							
A13B382-01	Soil	NWTPH-HCID	02/19/13 13:05	02/19/13 16:01	10.71g/10mL	10g/10mL	0.93
A13B382-02	Soil	NWTPH-HCID	02/19/13 13:08	02/19/13 16:01	10.67g/10mL	10g/10mL	0.94
A13B382-03	Soil	NWTPH-HCID	02/19/13 13:10	02/19/13 16:01	11.62g/10mL	10g/10mL	0.86

Total Metals by EPA 6020 (ICPMS)

Prep: EPA 3051A

Lab Number	Matrix	Method	Sampled	Prepared	Sample Initial/Final	Default Initial/Final	RL Prep Factor
Batch: 1302425							
A13B382-01	Soil	EPA 6020A	02/19/13 13:05	02/20/13 07:07	0.477g/50mL	0.5g/50mL	1.05
A13B382-02	Soil	EPA 6020A	02/19/13 13:08	02/20/13 07:07	0.473g/50mL	0.5g/50mL	1.06
A13B382-03	Soil	EPA 6020A	02/19/13 13:10	02/20/13 07:07	0.476g/50mL	0.5g/50mL	1.05

TCLP Extraction by EPA 1311

Prep: EPA 1311 (TCLP)

Lab Number	Matrix	Method	Sampled	Prepared	Sample Initial/Final	Default Initial/Final	RL Prep Factor
Batch: 1302453							
A13B382-02	Soil	EPA 1311	02/19/13 13:08	02/20/13 19:40	80.03g/1601mL	100g/2000mL	NA

TCLP Metals by EPA 6020 (ICPMS)

Prep: EPA 1311/3015

Lab Number	Matrix	Method	Sampled	Prepared	Sample Initial/Final	Default Initial/Final	RL Prep Factor
Batch: 1302478							
A13B382-02	Soil	1311/6020A	02/19/13 13:08	02/21/13 13:11	5mL/50mL	5mL/50mL	1.00

Apex Laboratories



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Darwin Thomas, Business Development Director

PBS Engineering and Environmental

4412 SW Corbett Ave
Portland, OR 97239

Project: **2124 Williams**

Project Number: 15194.859
Project Manager: Dennis Terzian

Reported:
02/22/13 12:25

Notes and Definitions

Qualifiers:

- Q-04 Percent recovery and/or RPD is outside control limits due to a non-homogeneous sample matrix.
- TCLP This batch QC sample was prepared with TCLP or SPLP fluid from preparation batch 1302453.

Notes and Conventions:

- 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. Results listed as 'wet' or without 'dry' designation are not dry weight corrected.
- RPD Relative Percent Difference
- MDL If MDL is not listed, data has been evaluated to the Method Reporting Limit only.
- WMSC Water Miscible Solvent Correction has been applied to Results and MRLs for volatiles soil samples per EPA 8000C.
- Batch QC Unless specifically requested, this report contains only results for Batch QC derived from client samples included in this 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. Any exceptions to this will be qualified in this report. Complete Batch QC results are available upon request. In cases where there is insufficient sample 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.
- Blank Policy Apex assesses blank data for potential high bias down to a level equal to 1/2 the method reporting limit (MRL), except for conventional chemistry and HCID analyses which are assessed only to the MRL. Sample results flagged with a B or B-02 qualifier are potentially biased high if they are less than ten times the level found in the blank for inorganic analyses or less than five times the level found in the blank for organic analyses.
- For accurate comparison of volatile results to the level found in the blank; water sample results should be divided by the dilution factor, and soil sample results should be divided by 1/50 of the sample dilution to account for the sample prep factor.
- Results qualified as reported below the MRL may include a potential high bias if associated with a B or B-02 qualified blank. B and B-02 qualifications are not applied to J qualified results reported below the MRL.
- QC results are not applicable. For example, % Recoveries for Blanks and Duplicates, % RPD for Blanks, Blank Spikes and Matrix Spikes, etc.
- *** Used to indicate a possible discrepancy with the Sample and Sample Duplicate results when the %RPD is not available. In this case, either the Sample or the Sample Duplicate has a reportable result for this analyte, while the other is Non Detect (ND).

Apex Laboratories



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.

Darwin Thomas, Business Development Director

Page 13 of 13

2/25/13

PBS Environmental
4412 SW Corbett
Portland, OR 97201

Re: 15194

Dear PBS Environmental

Enclosed are the results of analysis for samples received by the laboraory on 2/22/2013
The results related only to the samples included in this report.
The project was assigned a report number of 81831

If you have any questions concerning this report, please feel free to contact us.

Sincerely,



CY Chan
QA Manager

Laboratory Report

PBS Environmental
4412 SW Corbett
Portland, OR 97201

Project Name: Port City
Project Location:
Project Number: 15194
Date Sampled: 2/22/2013
Date received: 2/22/2013

Report Number: 81831
Report Date: 2/25/13

NIOSH 7105

Analyte: Total Lead (Pb) in wipe quantitation

Field ID	Lab ID	Quantitation (µg/sq ft)	Area Wiped (sq ft)	Detection Limit (µg/sq ft)
1	F2986	868	1	20
2	F2987	9,810	1	20
3	F2988	116	1	20
4	F2989	59	1	20
5	F2990	171	1	20
6	F2991	83	1	20
7	F2992	30	1	20
8	F2993	187	1	20
9	F2994	744	1	20

ND = Not Detected (below reporting limit or detection limit)

Quality Control Report: Lead (Pb)

	Measured Conc. (mg/L)	Expected Concentrat ion (mg/L)	Recovery (%)	Lower Limit	Upper Limit	
PB130225						
ICV	5.0	5.0	101%	80%	120%	PASS
Prep Blank	0.1	0.0	--	0.5 mg/L	--	PASS
LCS	2.3	2.2	105%	70%	130%	PASS
QC Blank	0.0	0.0	--	0.5 mg/L	--	PASS
QC Check	5.2	5.0	103%	80%	120%	PASS
QC Blank	0.1	0.0	--	0.5 mg/L	--	PASS
QC Check	5.1	5.0	103%	80%	120%	PASS
Calibration	0.9997	(Lower Limit: 0.990)				PASS

WV East

CHAIN OF CUSTODY

Report Number

81831

Environmental Sciences, Inc.
2415 SE 11th Ave. Portland Oregon 97214

Phone(503) 231-9320 FAX(503) 231-9344

Company PBS		Phone 503 417 7597		Project # 15194		FAX	
Project Name Port City		Purchase Order #		Report Attention Doug Hancock		Collected By DH	
Site		Turnaround Time: <input checked="" type="checkbox"/> Regular <input type="checkbox"/> 3-5 Business Days		Samples: Temperature N/A On Ice? Yes / No			
LAB ID	Field ID	Sampling Date	Sampling Time	Matrix	Container	Volume	
F2986	1	2/22/13	1 PM	LIDE	BAG	1 SF	
F2987	2						
F2988	3						
F2989	4						
F2990	5						
F2991	6						
F2992	7						
F2993	8						
F2994	9						
							NW-TPH-Dx
							NW-TPH-GX
							NW-TPH-HCID
							EPA 8021B (BTEX)
							EPA 8270 SIM (PAH)
							EPA 8260B
Relinquished by 12/13							Comments 20 ug / sample. Per Comp.
Affiliation PBS							
Date 2/22/13		Time 3 pm		Received by Aye		Affiliation WV East	
Date 2-22-13		Time 3 pm		Received by		Affiliation	

3/1/13

PBS Environmental
4412 SW Corbett
Portland, OR 97201

Re: 15194.859

Dear PBS Environmental

Enclosed are the results of analysis for samples received by the laboraory on 2/28/2013
The results related only to the samples included in this report.
The project was assigned a report number of 81847

If you have any questions concerning this report, please feel free to contact us.

Sincerely,



CY Chan
QA Manager

Laboratory Report

PBS Environmental
4412 SW Corbett
Portland, OR 97201

Project Name: Port City
Project Location:
Project Number: 15194.859
Date Sampled:
Date received: 2/28/13

Report Number: 81847
Report Date: 3/1/13

NIOSH 7105

Analyte: Total Lead (Pb) in wipe quantitation

Field ID	Lab ID	Quantitation (µg/sq ft)	Area Wiped (sq ft)	Detection Limit (µg/sq ft)
#10	F3024	< 20	1	20
#11	F3025	40	1	20
#12	F3026	5500	1	20*

ND = Not Detected (below reporting limit or detection limit)

* Detection Limit of undiluted sample

Quality Control Report: Lead (Pb)

	Measured Conc. (mg/L)	Theoretical Concentrat ion (mg/L)	Recovery (%)	Lower Limit	Upper Limit	
PB130301						
QC Check	5	5	103%	80%	120%	PASS
Prep Blank	0	0	--	0.2 mg/L	--	PASS
LCS	2	2	103%	70%	130%	PASS
LCS	2	2	103%	70%	130%	PASS
Prep Blank	0	0	--	0.2 mg/L	--	PASS
QC Check	5	5	104%	80%	120%	PASS
Calibration	2.	(Lower Limit: 0.995)				PASS

ND = Not Detected (below reporting limit or detection limit)

81847

Phone(503) 231-9320 FAX(503) 231-9344

Pg. 3 of 3

4321 SW Corbett Ave., Ste A
Portland, OR 97239

Asbestos and Environmental Analysis

Client: PBS Engineering and Environmental
4412 SW Corbett Avenue
Portland, OR 97239

Report Number: 130401R01

Report Date: 03/06/2013

Job Number: 130401

P.O. No: n/a

Project Name: Albertina Kerr

Project Number: 23242.000

Project Notes:

Client Sample ID: 23242.000-0001

Sample ID: S1

Date Analyzed: 03/06/2013

Client Sample Description: VAT/Mastic - Kitchen

Analyst: Karyn Patridge

Asbestos Mineral Fibers

Layer			
Percent:	Chrysotile	Amosite	Crocidolite

**Percent
Asbestos:**

Layer 01

rubbery material, tan	70 %	-	-	-	NAD
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Layer 02

mastic, yellow	10 %	-	-	-	NAD
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Layer 03

brittle tile, tan/gray	20 %	-	-	-	NAD
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Other Fibers

<u>Other Fibers</u>	Fibrous Glass	Cellulose	Mineral Wool	Synthetic	Other	Matrix
Layer 01	-	-	-	-	-	100 %
Layer 02	-	-	-	-	-	100 %
Layer 03	-	Trace	-	-	-	100 %

This laboratory participates in the National Voluntary Laboratory Accreditation Program (NVLAP). Testing method is per 40 CFR 763 Subpart F, Appendix A, PLM.

Layered samples are considered non-homogeneous."Misc" is miscellaneous. "NAD" is No Asbestos Detected.

Asbestos consists of the following minerals: chrysotile, amosite, crocidolite, tremolite, actinolite, anthophyllite.

Small diameter fibers such as those found in vinyl floor tiles, may not be detected by PLM.

Asbestos detection interferences may result from material binders.

Qualitative and quantitative TEM analysis may be recommended for difficult samples.

Quantitative analysis by PLM point count or TEM is recommended for samples testing at \leq to 1% asbestos.

The following estimate of error for this method by visual estimation of asbestos percent are as follows:

1% asbestos: 0-3% error, 5% asbestos: 1-9% error, 10% asbestos: 5-15% error, 20% asbestos: 10-30% error.

This report pertains only to the samples listed on the report. Report considered valid only when signed by analyst.

Reviewed by:

Karyn Patridge



130401

ASBESTOS BULK SAMPLE FIELD FORM

Turnaround time (check one): ☒ Rush (4 hr) ☐ 8 hours
☐ 24 hours ☐ 48 hours
☐ 3 days ☐ 5 days

☒ Analyze All Samples

RECEIVED
Dennis Terzian (PBS)

CLARK NELSON (PBS)

dennis.terzian@pbs.org

☒ Progressive Analysis [P/A] (Analyze to first positive for each sample group indicated in column one)

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