OnSite Environmental Inc.
14648 NE 95th Street, Redmond, WA 98052 • (425) 883-3881

April 3, 2023

Peter Trabusiner
Blue Mountain Environmental, Inc.
1500 Adair Drive
Richland, WA 99352

Re: Analytical Data for Project E2023/0106; 1201 S. 1st St. Yakima
Laboratory Reference No. 2303-322

Dear Peter:

Enclosed are the analytical results and associated quality control data for samples submitted on March 29, 2023.

The standard policy of OnSite Environmental, Inc. is to store your samples for 30 days from the date of receipt. If you require longer storage, please contact the laboratory.

We appreciate the opportunity to be of service to you on this project. If you have any questions concerning the data, or need additional information, please feel free to call me.

Sincerely,

David Baumeister
Project Manager

Enclosures

Date of Report: April 3, 2023
Samples Submitted: March 29, 2023
Laboratory Reference: 2303-322
Project: E2023/0106; 1201 S. 1st St. Yakima

Case Narrative

Samples were collected on March 28, 2023 and received by the laboratory on March 29, 2023. They were maintained at the laboratory at a temperature of 2°C to 6°C.

Please note that any and all soil sample results are reported on a dry-weight basis, unless otherwise noted below.

General QA/QC issues associated with the analytical data enclosed in this laboratory report will be indicated with a reference to a comment or explanation on the Data Qualifier page. More complex and involved QA/QC issues will be discussed in detail below.

Date of Report: April 3, 2023
Samples Submitted: March 29, 2023
Laboratory Reference: 2303-322
Project: E2023/0106; 1201 S. 1st St. Yakima

DIESEL AND HEAVY OIL RANGE ORGANICS
NWTPH-Dx

Matrix: Water
Units: mg/L (ppm)

Analyte	Result	PQL	Method	Date Prepared	Date Analyzed	Flags
Client ID:	**MW1-3/28/23-GW**					
Laboratory ID:	03-322-01					
Diesel Range Organics	**ND**	0.15	NWTPH-Dx	3-30-23	3-31-23	
Lube Oil Range Organics	**ND**	0.15	NWTPH-Dx	3-30-23	3-31-23	
Surrogate:	*Percent Recovery*	*Control Limits*				
o-Terphenyl	*111*	*50-150*				
Client ID:	**MW2-3/28/23-GW**					
Laboratory ID:	03-322-02					
Diesel Range Organics	**ND**	0.15	NWTPH-Dx	3-30-23	3-31-23	
Lube Oil Range Organics	**0.15**	0.15	NWTPH-Dx	3-30-23	3-31-23	
Surrogate:	*Percent Recovery*	*Control Limits*				
o-Terphenyl	*113*	*50-150*				
Client ID:	**MW3-3/28/23-GW**					
Laboratory ID:	03-322-03					
Diesel Range Organics	**ND**	0.22	NWTPH-Dx	3-30-23	3-31-23	
Lube Oil Range Organics	**ND**	0.22	NWTPH-Dx	3-30-23	3-31-23	
Surrogate:	*Percent Recovery*	*Control Limits*				
o-Terphenyl	*85*	*50-150*				
Client ID:	**MW4-3/28/23-GW**					
Laboratory ID:	03-322-04					
Diesel Range Organics	**ND**	0.15	NWTPH-Dx	3-30-23	3-31-23	
Lube Oil Range Organics	**ND**	0.15	NWTPH-Dx	3-30-23	3-31-23	
Surrogate:	*Percent Recovery*	*Control Limits*				
o-Terphenyl	*103*	*50-150*				
Client ID:	**MW5-3/28/23-GW**					
Laboratory ID:	03-322-05					
Diesel Range Organics	**ND**	0.15	NWTPH-Dx	3-30-23	4-1-23	
Lube Oil Range Organics	**ND**	0.15	NWTPH-Dx	3-30-23	4-1-23	
Surrogate:	*Percent Recovery*	*Control Limits*				
o-Terphenyl	*109*	*50-150*				
Client ID:	**MW6-3/28/23-GW**					
Laboratory ID:	03-322-06					
Diesel Range Organics	**ND**	0.15	NWTPH-Dx	3-30-23	4-1-23	
Lube Oil Range Organics	**ND**	0.15	NWTPH-Dx	3-30-23	4-1-23	
Surrogate:	*Percent Recovery*	*Control Limits*				
o-Terphenyl	*103*	*50-150*				

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DIESEL AND HEAVY OIL RANGE ORGANICS
NWTPH-Dx
QUALITY CONTROL

Matrix: Water
Units: mg/L (ppm)

Analyte	Result	PQL	Method	Date Prepared	Date Analyzed	Flags
METHOD BLANK						
Laboratory ID:	MB0330W1					
Diesel Range Organics	**ND**	0.15	NWTPH-Dx	3-30-23	3-30-23	
Lube Oil Range Organics	**ND**	0.15	NWTPH-Dx	3-30-23	3-30-23	
Surrogate:	*Percent Recovery*	*Control Limits*				
o-Terphenyl	*100*	*50-150*				

Analyte	Result		Spike Level		Source Result	Percent Recovery		Recovery Limits	RPD	RPD Limit	Flags
DUPLICATE											
Laboratory ID:	03-295-07										
	ORIG	DUP									
Diesel Range Organics	**0.304**	**0.269**	NA	NA		NA		NA	12	NA	
Lube Oil Range	**ND**	**ND**	NA	NA		NA		NA	NA	NA	
Surrogate:											
o-Terphenyl						*87*	*83*	*50-150*			

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TOTAL METALS
EPA 200.8/7470A

Matrix: Water
Units: ug/L (ppb)

Analyte	Result	PQL	Method	Date Prepared	Date Analyzed	Flags
Client ID:	**MW1-3/28/23-GW**					
Laboratory ID:	03-322-01					
Arsenic	**ND**	3.3	EPA 200.8	3-31-23	3-31-23	
Cadmium	**ND**	4.4	EPA 200.8	3-31-23	3-31-23	
Chromium	**15**	11	EPA 200.8	3-31-23	3-31-23	
Lead	**2.5**	1.1	EPA 200.8	3-31-23	3-31-23	
Mercury	**ND**	0.50	EPA 7470A	3-30-23	3-30-23	
Client ID:	**MW2-3/28/23-GW**					
Laboratory ID:	03-322-02					
Arsenic	**ND**	3.3	EPA 200.8	3-31-23	3-31-23	
Cadmium	**ND**	4.4	EPA 200.8	3-31-23	3-31-23	
Chromium	**ND**	11	EPA 200.8	3-31-23	3-31-23	
Lead	**ND**	1.1	EPA 200.8	3-31-23	3-31-23	
Mercury	**ND**	0.50	EPA 7470A	3-30-23	3-30-23	
Client ID:	**MW3-3/28/23-GW**					
Laboratory ID:	03-322-03					
Arsenic	**88**	17	EPA 200.8	3-31-23	3-31-23	
Cadmium	**6.5**	4.4	EPA 200.8	3-31-23	3-31-23	
Chromium	**1100**	56	EPA 200.8	3-31-23	3-31-23	
Lead	**220**	5.6	EPA 200.8	3-31-23	3-31-23	
Mercury	**1.5**	0.50	EPA 7470A	3-30-23	3-30-23	
Client ID:	**MW4-3/28/23-GW**					
Laboratory ID:	03-322-04					
Arsenic	**ND**	3.3	EPA 200.8	3-31-23	3-31-23	
Cadmium	**ND**	4.4	EPA 200.8	3-31-23	3-31-23	
Chromium	**ND**	11	EPA 200.8	3-31-23	3-31-23	
Lead	**2.2**	1.1	EPA 200.8	3-31-23	3-31-23	
Mercury	**ND**	0.50	EPA 7470A	3-30-23	3-30-23	

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Project: E2023/0106; 1201 S. 1st St. Yakima

TOTAL METALS
EPA 200.8/7470A

Matrix: Water
Units: ug/L (ppb)

Analyte	Result	PQL	Method	Date Prepared	Date Analyzed	Flags
Client ID:	**MW5-3/28/23-GW**					
Laboratory ID:	03-322-05					
Arsenic	**ND**	3.3	EPA 200.8	3-31-23	3-31-23	
Cadmium	**ND**	4.4	EPA 200.8	3-31-23	3-31-23	
Chromium	**ND**	11	EPA 200.8	3-31-23	3-31-23	
Lead	**ND**	1.1	EPA 200.8	3-31-23	3-31-23	
Mercury	**ND**	0.50	EPA 7470A	3-30-23	3-30-23	
Client ID:	**MW6-3/28/23-GW**					
Laboratory ID:	03-322-06					
Arsenic	**ND**	3.3	EPA 200.8	3-31-23	3-31-23	
Cadmium	**ND**	4.4	EPA 200.8	3-31-23	3-31-23	
Chromium	**ND**	11	EPA 200.8	3-31-23	3-31-23	
Lead	**ND**	1.1	EPA 200.8	3-31-23	3-31-23	
Mercury	**ND**	0.50	EPA 7470A	3-30-23	3-30-23	

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TOTAL METALS
EPA 200.8/7470A
QUALITY CONTROL

Matrix: Water
Units: ug/L (ppb)

Analyte	Result	PQL	Method	Date Prepared	Date Analyzed	Flags
METHOD BLANK						
Laboratory ID:	MB0331WM1					
Arsenic	**ND**	3.3	EPA 200.8	3-31-23	3-31-23	
Cadmium	**ND**	4.4	EPA 200.8	3-31-23	3-31-23	
Chromium	**ND**	11	EPA 200.8	3-31-23	3-31-23	
Lead	**ND**	1.1	EPA 200.8	3-31-23	3-31-23	
Laboratory ID:	MB0330W1					
Mercury	**ND**	0.50	EPA 7470A	3-30-23	3-30-23	

Analyte	Result		Spike Level		Source Result	Percent Recovery	Recovery Limits	RPD	RPD Limit	Flags
DUPLICATE										
Laboratory ID:	03-295-07									
	ORIG	DUP								
Arsenic	**ND**	**ND**	NA	NA		NA	NA	NA	20	
Cadmium	**ND**	**ND**	NA	NA		NA	NA	NA	20	
Chromium	**ND**	**ND**	NA	NA		NA	NA	NA	20	
Lead	**ND**	**ND**	NA	NA		NA	NA	NA	20	
Laboratory ID:	03-282-01									
Mercury	**ND**	**ND**	NA	NA		NA	NA	NA	20	
MATRIX SPIKES										
Laboratory ID:	03-295-07									
	MS	MSD	MS	MSD		MS	MSD			
Arsenic	**107**	**110**	111	111	ND	**96**	**99**	75-125	3	20
Cadmium	**107**	**110**	111	111	ND	**96**	**99**	75-125	3	20
Chromium	**101**	**106**	111	111	ND	**91**	**96**	75-125	5	20
Lead	**99.3**	**102**	111	111	ND	**90**	**92**	75-125	3	20
Laboratory ID:	03-282-01									
Mercury	**12.1**	**12.2**	12.5	12.5	ND	**97**	**98**	75-125	1	20

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DISSOLVED METALS
EPA 200.8/7470A

Matrix: Water
Units: ug/L (ppb)

Analyte	Result	PQL	Method	Date Prepared	Date Analyzed	Flags
Client ID:	**MW1-3/28/23-GW**					
Laboratory ID:	03-322-01					
Arsenic	**ND**	3.0	EPA 200.8	3-29-23	3-31-23	
Cadmium	**ND**	4.0	EPA 200.8	3-29-23	3-31-23	
Chromium	**ND**	10	EPA 200.8	3-29-23	3-31-23	
Lead	**ND**	1.0	EPA 200.8	3-29-23	3-31-23	
Mercury	**ND**	0.50	EPA 7470A	3-29-23	3-30-23	
Client ID:	**MW2-3/28/23-GW**					
Laboratory ID:	03-322-02					
Arsenic	**ND**	3.0	EPA 200.8	3-29-23	3-31-23	
Cadmium	**ND**	4.0	EPA 200.8	3-29-23	3-31-23	
Chromium	**ND**	10	EPA 200.8	3-29-23	3-31-23	
Lead	**ND**	1.0	EPA 200.8	3-29-23	3-31-23	
Mercury	**ND**	0.50	EPA 7470A	3-29-23	3-30-23	
Client ID:	**MW3-3/28/23-GW**					
Laboratory ID:	03-322-03					
Arsenic	**ND**	3.0	EPA 200.8	3-29-23	3-31-23	
Cadmium	**ND**	4.0	EPA 200.8	3-29-23	3-31-23	
Chromium	**ND**	10	EPA 200.8	3-29-23	3-31-23	
Lead	**ND**	1.0	EPA 200.8	3-29-23	3-31-23	
Mercury	**ND**	0.50	EPA 7470A	3-29-23	3-30-23	
Client ID:	**MW4-3/28/23-GW**					
Laboratory ID:	03-322-04					
Arsenic	**ND**	3.0	EPA 200.8	3-29-23	3-31-23	
Cadmium	**ND**	4.0	EPA 200.8	3-29-23	3-31-23	
Chromium	**ND**	10	EPA 200.8	3-29-23	3-31-23	
Lead	**ND**	1.0	EPA 200.8	3-29-23	3-31-23	
Mercury	**ND**	0.50	EPA 7470A	3-29-23	3-30-23	

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DISSOLVED METALS
EPA 200.8/7470A

Matrix: Water
Units: ug/L (ppb)

Analyte	Result	PQL	Method	Date Prepared	Date Analyzed	Flags
Client ID:	**MW5-3/28/23-GW**					
Laboratory ID:	03-322-05					
Arsenic	**ND**	3.0	EPA 200.8	3-29-23	3-31-23	
Cadmium	**ND**	4.0	EPA 200.8	3-29-23	3-31-23	
Chromium	**ND**	10	EPA 200.8	3-29-23	3-31-23	
Lead	**ND**	1.0	EPA 200.8	3-29-23	3-31-23	
Mercury	**ND**	0.50	EPA 7470A	3-29-23	3-30-23	
Client ID:	**MW6-3/28/23-GW**					
Laboratory ID:	03-322-06					
Arsenic	**ND**	3.0	EPA 200.8	3-29-23	3-31-23	
Cadmium	**ND**	4.0	EPA 200.8	3-29-23	3-31-23	
Chromium	**ND**	10	EPA 200.8	3-29-23	3-31-23	
Lead	**ND**	1.0	EPA 200.8	3-29-23	3-31-23	
Mercury	**ND**	0.50	EPA 7470A	3-29-23	3-30-23	

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DISSOLVED METALS
EPA 200.8/7470A
QUALITY CONTROL

Matrix: Water
Units: ug/L (ppb)

Analyte	Result	PQL	Method	Date Prepared	Date Analyzed	Flags
METHOD BLANK						
Laboratory ID:	MB0329F1					
Arsenic	**ND**	3.0	EPA 200.8	3-29-23	3-31-23	
Cadmium	**ND**	4.0	EPA 200.8	3-29-23	3-31-23	
Chromium	**ND**	10	EPA 200.8	3-29-23	3-31-23	
Lead	**ND**	1.0	EPA 200.8	3-29-23	3-31-23	
Laboratory ID:	MB0329F1					
Mercury	**ND**	0.50	EPA 7470A	3-29-23	3-30-23	

Analyte	Result		Spike Level		Source Result	Percent Recovery	Recovery Limits	RPD	RPD Limit	Flags
DUPLICATE										
Laboratory ID:	03-295-09									
	ORIG	DUP								
Arsenic	**ND**	**ND**	NA	NA		NA	NA	NA	20	
Cadmium	**ND**	**ND**	NA	NA		NA	NA	NA	20	
Chromium	**ND**	**ND**	NA	NA		NA	NA	NA	20	
Lead	**ND**	**ND**	NA	NA		NA	NA	NA	20	
Laboratory ID:	03-322-01									
Mercury	**ND**	**ND**	NA	NA		NA	NA	NA	20	
MATRIX SPIKES										
Laboratory ID:	03-295-09									
	MS	MSD	MS	MSD		MS	MSD			
Arsenic	**82.8**	**79.6**	80.0	80.0	ND	**104**	**100**	75-125	4	20
Cadmium	**82.4**	**80.8**	80.0	80.0	ND	**103**	**101**	75-125	2	20
Chromium	**78.4**	**74.4**	80.0	80.0	ND	**98**	**93**	75-125	5	20
Lead	**79.8**	**77.8**	80.0	80.0	ND	**100**	**97**	75-125	3	20
Laboratory ID:	03-322-01									
Mercury	**12.0**	**12.0**	12.5	12.5	ND	**96**	**96**	75-125	0	20

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VOLATILE ORGANICS EPA 8260D

Matrix: Water
Units: ug/L

Analyte	Result	PQL	Method	Date Prepared	Date Analyzed	Flags
Client ID:	**MW1-3/28/23-GW**					
Laboratory ID:	03-322-01					
Vinyl Chloride	ND	0.20	EPA 8260D	3-31-23	3-31-23	
(cis) 1,2-Dichloroethene	ND	0.20	EPA 8260D	3-31-23	3-31-23	
Trichloroethene	ND	0.20	EPA 8260D	3-31-23	3-31-23	
Tetrachloroethene	1.8	0.20	EPA 8260D	3-31-23	3-31-23	
Surrogate:	*Percent Recovery*	*Control Limits*				
Dibromofluoromethane	*97*	*75-127*				
Toluene-d8	*92*	*80-127*				
4-Bromofluorobenzene	*103*	*78-125*				
Client ID:	**MW2-3/28/23-GW**					
Laboratory ID:	03-322-02					
Vinyl Chloride	ND	0.20	EPA 8260D	3-31-23	3-31-23	
(cis) 1,2-Dichloroethene	ND	0.20	EPA 8260D	3-31-23	3-31-23	
Trichloroethene	ND	0.20	EPA 8260D	3-31-23	3-31-23	
Tetrachloroethene	2.4	0.20	EPA 8260D	3-31-23	3-31-23	
Surrogate:	*Percent Recovery*	*Control Limits*				
Dibromofluoromethane	*95*	*75-127*				
Toluene-d8	*93*	*80-127*				
4-Bromofluorobenzene	*105*	*78-125*				
Client ID:	**MW3-3/28/23-GW**					
Laboratory ID:	03-322-03					
Vinyl Chloride	ND	0.20	EPA 8260D	3-31-23	3-31-23	
(cis) 1,2-Dichloroethene	ND	0.20	EPA 8260D	3-31-23	3-31-23	
Trichloroethene	ND	0.20	EPA 8260D	3-31-23	3-31-23	
Tetrachloroethene	0.70	0.20	EPA 8260D	3-31-23	3-31-23	
Surrogate:	*Percent Recovery*	*Control Limits*				
Dibromofluoromethane	*96*	*75-127*				
Toluene-d8	*92*	*80-127*				
4-Bromofluorobenzene	*103*	*78-125*				

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VOLATILE ORGANICS EPA 8260D

Matrix: Water
Units: ug/L

Analyte	Result	PQL	Method	Date Prepared	Date Analyzed	Flags
Client ID:	**MW4-3/28/23-GW**					
Laboratory ID:	03-322-04					
Vinyl Chloride	ND	0.20	EPA 8260D	3-31-23	3-31-23	
(cis) 1,2-Dichloroethene	ND	0.20	EPA 8260D	3-31-23	3-31-23	
Trichloroethene	ND	0.20	EPA 8260D	3-31-23	3-31-23	
Tetrachloroethene	1.3	0.20	EPA 8260D	3-31-23	3-31-23	
Surrogate:	*Percent Recovery*	*Control Limits*				
Dibromofluoromethane	*96*	*75-127*				
Toluene-d8	*93*	*80-127*				
4-Bromofluorobenzene	*104*	*78-125*				
Client ID:	**MW5-3/28/23-GW**					
Laboratory ID:	03-322-05					
Vinyl Chloride	ND	0.20	EPA 8260D	3-31-23	3-31-23	
(cis) 1,2-Dichloroethene	ND	0.20	EPA 8260D	3-31-23	3-31-23	
Trichloroethene	ND	0.20	EPA 8260D	3-31-23	3-31-23	
Tetrachloroethene	1.5	0.20	EPA 8260D	3-31-23	3-31-23	
Surrogate:	*Percent Recovery*	*Control Limits*				
Dibromofluoromethane	*94*	*75-127*				
Toluene-d8	*93*	*80-127*				
4-Bromofluorobenzene	*101*	*78-125*				
Client ID:	**MW6-3/28/23-GW**					
Laboratory ID:	03-322-06					
Vinyl Chloride	ND	0.20	EPA 8260D	3-31-23	3-31-23	
(cis) 1,2-Dichloroethene	ND	0.20	EPA 8260D	3-31-23	3-31-23	
Trichloroethene	ND	0.20	EPA 8260D	3-31-23	3-31-23	
Tetrachloroethene	1.1	0.20	EPA 8260D	3-31-23	3-31-23	
Surrogate:	*Percent Recovery*	*Control Limits*				
Dibromofluoromethane	*94*	*75-127*				
Toluene-d8	*93*	*80-127*				
4-Bromofluorobenzene	*104*	*78-125*				

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VOLATILE ORGANICS EPA 8260D
QUALITY CONTROL

Matrix: Water
Units: ug/L

Analyte	Result	PQL	Method	Date Prepared	Date Analyzed	Flags
METHOD BLANK						
Laboratory ID:	MB0331W1					
Vinyl Chloride	ND	0.20	EPA 8260D	3-31-23	3-31-23	
(cis) 1,2-Dichloroethene	ND	0.20	EPA 8260D	3-31-23	3-31-23	
Trichloroethene	ND	0.20	EPA 8260D	3-31-23	3-31-23	
Tetrachloroethene	ND	0.20	EPA 8260D	3-31-23	3-31-23	
Surrogate:	*Percent Recovery*	*Control Limits*				
Dibromofluoromethane	*92*	*75-127*				
Toluene-d8	*92*	*80-127*				
4-Bromofluorobenzene	*103*	*78-125*				

Analyte	Result		Spike Level		Percent Recovery		Recovery Limits	RPD	RPD Limit	Flags
SPIKE BLANKS										
Laboratory ID:	SB0331W1									
	SB	SBD	SB	SBD	SB	SBD				
Vinyl Chloride	**9.04**	**9.45**	10.0	10.0	90	95	71-135	4	20	
(cis) 1,2-Dichloroethene	**9.00**	**9.31**	10.0	10.0	90	93	80-129	3	17	
Trichloroethene	**8.83**	**9.40**	10.0	10.0	88	94	80-122	6	18	
Tetrachloroethene	**10.5**	**10.8**	10.0	10.0	105	108	80-124	3	18	
Surrogate:										
Dibromofluoromethane					*93*	*90*	*75-127*			
Toluene-d8					*93*	*91*	*80-127*			
4-Bromofluorobenzene					*108*	*103*	*78-125*			

OnSite Environmental Inc.

Data Qualifiers and Abbreviations

A - Due to a high sample concentration, the amount spiked is insufficient for meaningful MS/MSD recovery data.

B - The analyte indicated was also found in the blank sample.

C - The duplicate RPD is outside control limits due to high result variability when analyte concentrations are within five times the quantitation limit.

E - The value reported exceeds the quantitation range and is an estimate.

F - Surrogate recovery data is not available due to the high concentration of coeluting target compounds.

H - The analyte indicated is a common laboratory solvent and may have been introduced during sample preparation, and be impacting the sample result.

I - Compound recovery is outside of the control limits.

J - The value reported was below the practical quantitation limit. The value is an estimate.

K - Sample duplicate RPD is outside control limits due to sample inhomogeneity. The sample was re-extracted and re-analyzed with similar results.

L - The RPD is outside of the control limits.

M - Hydrocarbons in the gasoline range are impacting the diesel range result.

M1 - Hydrocarbons in the gasoline range (toluene-naphthalene) are present in the sample.

N - Hydrocarbons in the lube oil range are impacting the diesel range result.

N1 - Hydrocarbons in diesel range are impacting lube oil range results.

O - Hydrocarbons indicative of heavier fuels are present in the sample and are impacting the gasoline result.

P - The RPD of the detected concentrations between the two columns is greater than 40.

Q - Surrogate recovery is outside of the control limits.

S - Surrogate recovery data is not available due to the necessary dilution of the sample.

T - The sample chromatogram is not similar to a typical _____.

U - The analyte was analyzed for, but was not detected above the reported sample quantitation limit.

U1 - The practical quantitation limit is elevated due to interferences present in the sample.

V - Matrix Spike/Matrix Spike Duplicate recoveries are outside control limits due to matrix effects.

W - Matrix Spike/Matrix Spike Duplicate RPD are outside control limits due to matrix effects.

X - Sample extract treated with a mercury cleanup procedure.

X1 - Sample extract treated with a sulfuric acid/silica gel cleanup procedure.

X2 - Sample extract treated with a silica gel cleanup procedure.

Y - The calibration verification for this analyte exceeded the 20% drift specified in methods 8260 & 8270, and therefore the reported result should be considered an estimate. The overall performance of the calibration verification standard met the acceptance criteria of the method.

Y1 - Negative effects of the matrix from this sample on the instrument caused values for this analyte in the bracketing continuing calibration verification standard (CCVs) to be outside of 20% acceptance criteria. Because of this, quantitation limits and sample concentrations should be considered estimates.

Z -

ND - Not Detected at PQL
PQL - Practical Quantitation Limit
RPD - Relative Percent Difference

Chain of Custody

OnSite Environmental Inc.
Analytical Laboratory Testing Services
14648 NE 95th Street • Redmond, WA 98052
Phone: (425) 883-3881 • www.onsite-env.com

Company: BMEC
Project Number: E2023/0106
Project Name: 1201 S. 1ST ST. YAKIMA
Project Manager: P. TRABUSINER / B. BELLERON
Sampled by: Y. VEVER

Turnaround Request (in working days)
(Check One)
☐ Same Day ☐ 1 Day
☐ 2 Days ☒ 3 Days
☐ Standard (7 Days)
☐ _____ (other)

Laboratory Number: 03-322

Lab ID	Sample Identification	Date Sampled	Time Sampled	Matrix	Number of Containers	NWTPH-HCID	NWTPH-Gx/BTEX (8021☐ 8260☐)	NWTPH-Gx	NWTPH-Dx (Acid / SG Clean-up☐)	Volatiles 8260	Halogenated Volatiles 8260	EDB EPA 8011 (Waters Only)	Semivolatiles 8270/SIM (with low-level PAHs)	PAHs 8270/SIM (low-level)	PCBs 8082	Organochlorine Pesticides 8081	Organophosphorus Pesticides 8270/SIM	Chlorinated Acid Herbicides 8151	Total ~~RCRA~~ Metals MTCA	Total ~~or~~ MTCA Metals DISSOLVED FILTERED IN LAB	TCLP Metals	HEM (oil and grease) 1664	PCE, TCE, VC, cis-DCE BY 8260				% Moisture
1	MW1-3/28/23-GW	3-28-23	0855	H_2O	6				X										X	X			X				
2	MW2-3/28/23-GW		0925																								
3	MW3-3/28/23-GW		1315																								
4	MW4-3/28/23-GW		1110																								
5	MW5-3/28/23-GW		1205																								
6	MW6-3/28/23-GW		1300																								

	Signature	Company	Date	Time
Relinquished		BMEC	3-28-23	1400
Received			3/29/23	1000
Relinquished				
Received				
Relinquished				
Received				
Reviewed/Date		Reviewed/Date		

Comments/Special Instructions

Data Package: Standard ☐ Level III ☐ Level IV ☐

Chromatograms with final report ☐ Electronic Data Deliverables (EDDs) ☐

OnSite Environmental Inc.
14648 NE 95th Street, Redmond, WA 98052 • (425) 883-3881

May 26, 2023

Peter Trabusiner
Blue Mountain Environmental, Inc.
1500 Adair Drive
Richland, WA 99352

Re: Analytical Data for Project E2023-0407; 1201 S 1st ST YAKIMA
Laboratory Reference No. 2305-243

Dear Peter:

Enclosed are the analytical results and associated quality control data for samples submitted on May 23, 2023.

The standard policy of OnSite Environmental, Inc. is to store your samples for 30 days from the date of receipt. If you require longer storage, please contact the laboratory.

We appreciate the opportunity to be of service to you on this project. If you have any questions concerning the data, or need additional information, please feel free to call me.

Sincerely,

David Baumeister
Project Manager

Enclosures

Date of Report: May 26, 2023
Samples Submitted: May 23, 2023
Laboratory Reference: 2305-243
Project: E2023-0407; 1201 S 1st ST YAKIMA

Case Narrative

Samples were collected on May 19, 2023 and received by the laboratory on May 23, 2023. They were maintained at the laboratory at a temperature of 2°C to 6°C.

Please note that any and all soil sample results are reported on a dry-weight basis, unless otherwise noted below.

General QA/QC issues associated with the analytical data enclosed in this laboratory report will be indicated with a reference to a comment or explanation on the Data Qualifier page. More complex and involved QA/QC issues will be discussed in detail below.

NWTPH-Dx Analysis

The duplicate RPD is outside of the control limits due to sample inhomogeniety.

Any other QA/QC issues associated with this extraction and analysis will be indicated with a footnote reference and discussed in detail on the Data Qualifier page.

Date of Report: May 26, 2023
Samples Submitted: May 23, 2023
Laboratory Reference: 2305-243
Project: E2023-0407; 1201 S 1st ST YAKIMA

DIESEL AND HEAVY OIL RANGE ORGANICS
NWTPH-Dx

Matrix: Soil
Units: mg/Kg (ppm)

Analyte	Result	PQL	Method	Date Prepared	Date Analyzed	Flags
Client ID:	**MW7-5-19-23-18'**					
Laboratory ID:	05-243-01					
Diesel Range Organics	**ND**	27	NWTPH-Dx	5-25-23	5-25-23	
Lube Oil Range Organics	**ND**	53	NWTPH-Dx	5-25-23	5-25-23	
Surrogate:	*Percent Recovery*	*Control Limits*				
o-Terphenyl	*82*	*50-150*				
Client ID:	**MW7-5-19-23-25'**					
Laboratory ID:	05-243-02					
Diesel Range Organics	**ND**	27	NWTPH-Dx	5-25-23	5-25-23	
Lube Oil Range Organics	**ND**	54	NWTPH-Dx	5-25-23	5-25-23	
Surrogate:	*Percent Recovery*	*Control Limits*				
o-Terphenyl	*73*	*50-150*				
Client ID:	**MW8-5-19-23-18'**					
Laboratory ID:	05-243-03					
Diesel Range Organics	**ND**	27	NWTPH-Dx	5-25-23	5-25-23	
Lube Oil Range Organics	**ND**	54	NWTPH-Dx	5-25-23	5-25-23	
Surrogate:	*Percent Recovery*	*Control Limits*				
o-Terphenyl	*80*	*50-150*				
Client ID:	**MW8-5-19-23-25'**					
Laboratory ID:	05-243-04					
Diesel Range Organics	**ND**	27	NWTPH-Dx	5-25-23	5-25-23	
Lube Oil Range Organics	**ND**	55	NWTPH-Dx	5-25-23	5-25-23	
Surrogate:	*Percent Recovery*	*Control Limits*				
o-Terphenyl	*87*	*50-150*				
Client ID:	**MW9-5-19-23-18'**					
Laboratory ID:	05-243-05					
Diesel Range Organics	**ND**	26	NWTPH-Dx	5-25-23	5-25-23	
Lube Oil Range Organics	**ND**	52	NWTPH-Dx	5-25-23	5-25-23	
Surrogate:	*Percent Recovery*	*Control Limits*				
o-Terphenyl	*86*	*50-150*				
Client ID:	**MW9-5-19-23-27'**					
Laboratory ID:	05-243-06					
Diesel Range Organics	**ND**	29	NWTPH-Dx	5-25-23	5-25-23	
Lube Oil Range Organics	**ND**	58	NWTPH-Dx	5-25-23	5-25-23	
Surrogate:	*Percent Recovery*	*Control Limits*				
o-Terphenyl	*74*	*50-150*				

Date of Report: May 26, 2023
Samples Submitted: May 23, 2023
Laboratory Reference: 2305-243
Project: E2023-0407; 1201 S 1st ST YAKIMA

DIESEL AND HEAVY OIL RANGE ORGANICS
NWTPH-Dx

Matrix: Soil
Units: mg/Kg (ppm)

Analyte	Result	PQL	Method	Date Prepared	Date Analyzed	Flags
Client ID:	**MW3a-5-19-23-20'**					
Laboratory ID:	05-243-07					
Diesel Range Organics	**ND**	26	NWTPH-Dx	5-25-23	5-25-23	
Lube Oil Range Organics	**ND**	53	NWTPH-Dx	5-25-23	5-25-23	
Surrogate:	*Percent Recovery*	*Control Limits*				
o-Terphenyl	*54*	*50-150*				
Client ID:	**MW3a-5-19-23-30'**					
Laboratory ID:	05-243-08					
Diesel Range Organics	**ND**	28	NWTPH-Dx	5-25-23	5-25-23	
Lube Oil Range Organics	**ND**	55	NWTPH-Dx	5-25-23	5-25-23	
Surrogate:	*Percent Recovery*	*Control Limits*				
o-Terphenyl	*86*	*50-150*				

Date of Report: May 26, 2023
Samples Submitted: May 23, 2023
Laboratory Reference: 2305-243
Project: E2023-0407; 1201 S 1st ST YAKIMA

DIESEL AND HEAVY OIL RANGE ORGANICS
NWTPH-Dx
QUALITY CONTROL

Matrix: Soil
Units: mg/Kg (ppm)

Analyte	Result	PQL	Method	Date Prepared	Date Analyzed	Flags
METHOD BLANK						
Laboratory ID:	MB0525S1					
Diesel Range Organics	**ND**	25	NWTPH-Dx	5-25-23	5-25-23	
Lube Oil Range Organics	**ND**	50	NWTPH-Dx	5-25-23	5-25-23	
Surrogate:	*Percent Recovery*	*Control Limits*				
o-Terphenyl	*73*	*50-150*				

Analyte	Result		Spike Level		Source Result	Percent Recovery		Recovery Limits	RPD	RPD Limit	Flags
DUPLICATE											
Laboratory ID:	05-279-01										
	ORIG	DUP									
Diesel Fuel #2	**171**	**128**	NA	NA		NA		NA	29	40	
Lube Oil	**192**	**123**	NA	NA		NA		NA	44	40	L
Surrogate:											
o-Terphenyl						*93*	*81*	*50-150*			

Date of Report: May 26, 2023
Samples Submitted: May 23, 2023
Laboratory Reference: 2305-243
Project: E2023-0407; 1201 S 1st ST YAKIMA

TOTAL METALS
EPA 6010D/7471B

Matrix: Soil
Units: mg/Kg (ppm)

Analyte	Result	PQL	Method	Date Prepared	Date Analyzed	Flags
Client ID:	**MW7-5-19-23-18'**					
Laboratory ID:	05-243-01					
Arsenic	**ND**	11	EPA 6010D	5-25-23	5-25-23	
Barium	**26**	2.7	EPA 6010D	5-25-23	5-25-23	
Cadmium	**ND**	0.53	EPA 6010D	5-25-23	5-25-23	
Chromium	**6.2**	0.53	EPA 6010D	5-25-23	5-25-23	
Lead	**ND**	5.3	EPA 6010D	5-25-23	5-25-23	
Mercury	**ND**	0.27	EPA 7471B	5-26-23	5-26-25	
Selenium	**ND**	11	EPA 6010D	5-25-23	5-25-23	
Silver	**ND**	1.1	EPA 6010D	5-25-23	5-25-23	
Client ID:	**MW7-5-19-23-25'**					
Laboratory ID:	05-243-02					
Arsenic	**ND**	11	EPA 6010D	5-25-23	5-25-23	
Barium	**32**	2.7	EPA 6010D	5-25-23	5-25-23	
Cadmium	**ND**	0.54	EPA 6010D	5-25-23	5-25-23	
Chromium	**6.9**	0.54	EPA 6010D	5-25-23	5-25-23	
Lead	**ND**	5.4	EPA 6010D	5-25-23	5-25-23	
Mercury	**ND**	0.27	EPA 7471B	5-26-23	5-26-25	
Selenium	**ND**	11	EPA 6010D	5-25-23	5-25-23	
Silver	**ND**	1.1	EPA 6010D	5-25-23	5-25-23	
Client ID:	**MW8-5-19-23-18'**					
Laboratory ID:	05-243-03					
Arsenic	**ND**	11	EPA 6010D	5-25-23	5-25-23	
Barium	**47**	2.7	EPA 6010D	5-25-23	5-25-23	
Cadmium	**ND**	0.54	EPA 6010D	5-25-23	5-25-23	
Chromium	**8.8**	0.54	EPA 6010D	5-25-23	5-25-23	
Lead	**ND**	5.4	EPA 6010D	5-25-23	5-25-23	
Mercury	**ND**	0.27	EPA 7471B	5-26-23	5-26-25	
Selenium	**ND**	11	EPA 6010D	5-25-23	5-25-23	
Silver	**ND**	1.1	EPA 6010D	5-25-23	5-25-23	

Date of Report: May 26, 2023
Samples Submitted: May 23, 2023
Laboratory Reference: 2305-243
Project: E2023-0407; 1201 S 1st ST YAKIMA

TOTAL METALS
EPA 6010D/7471B

Matrix: Soil
Units: mg/Kg (ppm)

Analyte	Result	PQL	Method	Date Prepared	Date Analyzed	Flags
Client ID:	**MW8-5-19-23-25'**					
Laboratory ID:	05-243-04					
Arsenic	**ND**	11	EPA 6010D	5-25-23	5-25-23	
Barium	**28**	2.7	EPA 6010D	5-25-23	5-25-23	
Cadmium	**ND**	0.55	EPA 6010D	5-25-23	5-25-23	
Chromium	**8.8**	0.55	EPA 6010D	5-25-23	5-25-23	
Lead	**ND**	5.5	EPA 6010D	5-25-23	5-25-23	
Mercury	**0.38**	0.27	EPA 7471B	5-26-23	5-26-25	
Selenium	**ND**	11	EPA 6010D	5-25-23	5-25-23	
Silver	**ND**	1.1	EPA 6010D	5-25-23	5-25-23	
Client ID:	**MW9-5-19-23-18'**					
Laboratory ID:	05-243-05					
Arsenic	**ND**	10	EPA 6010D	5-25-23	5-25-23	
Barium	**56**	2.6	EPA 6010D	5-25-23	5-25-23	
Cadmium	**ND**	0.52	EPA 6010D	5-25-23	5-25-23	
Chromium	**6.1**	0.52	EPA 6010D	5-25-23	5-25-23	
Lead	**ND**	5.2	EPA 6010D	5-25-23	5-25-23	
Mercury	**ND**	0.26	EPA 7471B	5-26-23	5-26-25	
Selenium	**ND**	10	EPA 6010D	5-25-23	5-25-23	
Silver	**ND**	1.0	EPA 6010D	5-25-23	5-25-23	
Client ID:	**MW9-5-19-23-27'**					
Laboratory ID:	05-243-06					
Arsenic	**ND**	12	EPA 6010D	5-25-23	5-25-23	
Barium	**67**	2.9	EPA 6010D	5-25-23	5-25-23	
Cadmium	**ND**	0.58	EPA 6010D	5-25-23	5-25-23	
Chromium	**12**	0.58	EPA 6010D	5-25-23	5-25-23	
Lead	**ND**	5.8	EPA 6010D	5-25-23	5-25-23	
Mercury	**ND**	0.29	EPA 7471B	5-26-23	5-26-25	
Selenium	**ND**	12	EPA 6010D	5-25-23	5-25-23	
Silver	**ND**	1.2	EPA 6010D	5-25-23	5-25-23	

Date of Report: May 26, 2023
Samples Submitted: May 23, 2023
Laboratory Reference: 2305-243
Project: E2023-0407; 1201 S 1st ST YAKIMA

TOTAL METALS
EPA 6010D/7471B

Matrix: Soil
Units: mg/Kg (ppm)

Analyte	Result	PQL	Method	Date Prepared	Date Analyzed	Flags
Client ID:	**MW3a-5-19-23-20'**					
Laboratory ID:	05-243-07					
Arsenic	**ND**	11	EPA 6010D	5-25-23	5-25-23	
Barium	**53**	2.6	EPA 6010D	5-25-23	5-25-23	
Cadmium	**ND**	0.53	EPA 6010D	5-25-23	5-25-23	
Chromium	**5.4**	0.53	EPA 6010D	5-25-23	5-25-23	
Lead	**ND**	5.3	EPA 6010D	5-25-23	5-25-23	
Mercury	**ND**	0.26	EPA 7471B	5-26-23	5-26-25	
Selenium	**ND**	11	EPA 6010D	5-25-23	5-25-23	
Silver	**ND**	1.1	EPA 6010D	5-25-23	5-25-23	
Client ID:	**MW3a-5-19-23-30'**					
Laboratory ID:	05-243-08					
Arsenic	**ND**	11	EPA 6010D	5-25-23	5-25-23	
Barium	**59**	2.8	EPA 6010D	5-25-23	5-25-23	
Cadmium	**ND**	0.55	EPA 6010D	5-25-23	5-25-23	
Chromium	**6.0**	0.55	EPA 6010D	5-25-23	5-25-23	
Lead	**ND**	5.5	EPA 6010D	5-25-23	5-25-23	
Mercury	**ND**	0.28	EPA 7471B	5-26-23	5-26-25	
Selenium	**ND**	11	EPA 6010D	5-25-23	5-25-23	
Silver	**ND**	1.1	EPA 6010D	5-25-23	5-25-23	

Date of Report: May 26, 2023
Samples Submitted: May 23, 2023
Laboratory Reference: 2305-243
Project: E2023-0407; 1201 S 1st ST YAKIMA

TOTAL METALS
EPA 6010D/7471B
QUALITY CONTROL

Matrix: Soil
Units: mg/Kg (ppm)

Analyte	Result	PQL	Method	Date Prepared	Date Analyzed	Flags
METHOD BLANK						
Laboratory ID:	MB0525SM1					
Arsenic	**ND**	10	EPA 6010D	5-25-23	5-25-25	
Barium	**ND**	2.5	EPA 6010D	5-25-23	5-25-25	
Cadmium	**ND**	0.50	EPA 6010D	5-25-23	5-25-25	
Chromium	**ND**	0.50	EPA 6010D	5-25-23	5-25-25	
Lead	**ND**	5.0	EPA 6010D	5-25-23	5-25-25	
Selenium	**ND**	10	EPA 6010D	5-25-23	5-25-25	
Silver	**ND**	1.0	EPA 6010D	5-25-23	5-25-25	
Laboratory ID:	MB0526S1					
Mercury	**ND**	0.25	EPA 7471B	5-26-23	5-26-25	

Analyte	Result		Spike Level		Source Result	Percent Recovery		Recovery Limits	RPD	RPD Limit	Flags
DUPLICATE											
Laboratory ID:	05-243-02										
	ORIG	DUP									
Arsenic	**ND**	**ND**	NA	NA		NA		NA	NA	20	
Barium	**29.8**	**31.4**	NA	NA		NA		NA	5	20	
Cadmium	**ND**	**ND**	NA	NA		NA		NA	NA	20	
Chromium	**6.40**	**5.35**	NA	NA		NA		NA	18	20	
Lead	**ND**	**ND**	NA	NA		NA		NA	NA	20	
Selenium	**ND**	**ND**	NA	NA		NA		NA	NA	20	
Silver	**ND**	**ND**	NA	NA		NA		NA	NA	20	
Laboratory ID:	05-243-02										
Mercury	**ND**	**ND**	NA	NA		NA		NA	NA	20	
MATRIX SPIKES											
Laboratory ID:	05-243-02										
	MS	MSD	MS	MSD		MS	MSD				
Arsenic	**90.5**	**93.3**	100	100	ND	**91**	**93**	75-125	3	20	
Barium	**120**	**125**	100	100	29.8	**90**	**96**	75-125	4	20	
Cadmium	**45.0**	**46.9**	50.0	50.0	ND	**90**	**94**	75-125	4	20	
Chromium	**96.0**	**99.8**	100	100	6.40	**90**	**93**	75-125	4	20	
Lead	**227**	**236**	250	250	ND	**91**	**94**	75-125	4	20	
Selenium	**92.3**	**94.1**	100	100	ND	**92**	**94**	75-125	2	20	
Silver	**22.9**	**23.8**	25.0	25.0	ND	**91**	**95**	75-125	4	20	
Laboratory ID:	05-243-02										
Mercury	**0.529**	**0.507**	0.500	0.500	0.0121	**103**	**99**	80-120	4	20	

Date of Report: May 26, 2023
Samples Submitted: May 23, 2023
Laboratory Reference: 2305-243
Project: E2023-0407; 1201 S 1st ST YAKIMA

VOLATILE ORGANICS EPA 8260D

Matrix: Soil
Units: mg/kg

Analyte	Result	PQL	Method	Date Prepared	Date Analyzed	Flags
Client ID:	**MW7-5-19-23-18'**					
Laboratory ID:	05-243-01					
Vinyl Chloride	ND	0.0011	EPA 8260D	5-24-23	5-24-23	
(cis) 1,2-Dichloroethene	ND	0.0011	EPA 8260D	5-24-23	5-24-23	
Trichloroethene	ND	0.0011	EPA 8260D	5-24-23	5-24-23	
Tetrachloroethene	ND	0.0011	EPA 8260D	5-24-23	5-24-23	
Surrogate:	*Percent Recovery*	*Control Limits*				
Dibromofluoromethane	*95*	*66-133*				
Toluene-d8	*81*	*78-128*				
4-Bromofluorobenzene	*98*	*71-130*				
Client ID:	**MW7-5-19-23-25'**					
Laboratory ID:	05-243-02					
Vinyl Chloride	ND	0.00096	EPA 8260D	5-24-23	5-24-23	
(cis) 1,2-Dichloroethene	ND	0.00096	EPA 8260D	5-24-23	5-24-23	
Trichloroethene	ND	0.00096	EPA 8260D	5-24-23	5-24-23	
Tetrachloroethene	0.0018	0.00096	EPA 8260D	5-24-23	5-24-23	
Surrogate:	*Percent Recovery*	*Control Limits*				
Dibromofluoromethane	*99*	*66-133*				
Toluene-d8	*89*	*78-128*				
4-Bromofluorobenzene	*108*	*71-130*				
Client ID:	**MW8-5-19-23-18'**					
Laboratory ID:	05-243-03					
Vinyl Chloride	ND	0.0012	EPA 8260D	5-24-23	5-24-23	
(cis) 1,2-Dichloroethene	ND	0.0012	EPA 8260D	5-24-23	5-24-23	
Trichloroethene	ND	0.0012	EPA 8260D	5-24-23	5-24-23	
Tetrachloroethene	ND	0.0012	EPA 8260D	5-24-23	5-24-23	
Surrogate:	*Percent Recovery*	*Control Limits*				
Dibromofluoromethane	*95*	*66-133*				
Toluene-d8	*101*	*78-128*				
4-Bromofluorobenzene	*103*	*71-130*				

Date of Report: May 26, 2023
Samples Submitted: May 23, 2023
Laboratory Reference: 2305-243
Project: E2023-0407; 1201 S 1st ST YAKIMA

VOLATILE ORGANICS EPA 8260D

Matrix: Soil
Units: mg/kg

Analyte	Result	PQL	Method	Date Prepared	Date Analyzed	Flags
Client ID:	**MW8-5-19-23-25'**					
Laboratory ID:	05-243-04					
Vinyl Chloride	ND	0.00095	EPA 8260D	5-24-23	5-24-23	
(cis) 1,2-Dichloroethene	ND	0.00095	EPA 8260D	5-24-23	5-24-23	
Trichloroethene	ND	0.00095	EPA 8260D	5-24-23	5-24-23	
Tetrachloroethene	ND	0.00095	EPA 8260D	5-24-23	5-24-23	
Surrogate:	*Percent Recovery*	*Control Limits*				
Dibromofluoromethane	*93*	*66-133*				
Toluene-d8	*82*	*78-128*				
4-Bromofluorobenzene	*110*	*71-130*				
Client ID:	**MW9-5-19-23-18'**					
Laboratory ID:	05-243-05					
Vinyl Chloride	ND	0.00078	EPA 8260D	5-26-23	5-26-23	
(cis) 1,2-Dichloroethene	ND	0.00078	EPA 8260D	5-26-23	5-26-23	
Trichloroethene	ND	0.00078	EPA 8260D	5-26-23	5-26-23	
Tetrachloroethene	0.00099	0.00078	EPA 8260D	5-26-23	5-26-23	
Surrogate:	*Percent Recovery*	*Control Limits*				
Dibromofluoromethane	*88*	*66-133*				
Toluene-d8	*91*	*78-128*				
4-Bromofluorobenzene	*95*	*71-130*				
Client ID:	**MW9-5-19-23-27'**					
Laboratory ID:	05-243-06					
Vinyl Chloride	ND	0.0012	EPA 8260D	5-24-23	5-25-23	
(cis) 1,2-Dichloroethene	ND	0.0012	EPA 8260D	5-24-23	5-25-23	
Trichloroethene	ND	0.0012	EPA 8260D	5-24-23	5-25-23	
Tetrachloroethene	0.0026	0.0012	EPA 8260D	5-24-23	5-25-23	
Surrogate:	*Percent Recovery*	*Control Limits*				
Dibromofluoromethane	*79*	*66-133*				
Toluene-d8	*89*	*78-128*				
4-Bromofluorobenzene	*121*	*71-130*				

Date of Report: May 26, 2023
Samples Submitted: May 23, 2023
Laboratory Reference: 2305-243
Project: E2023-0407; 1201 S 1st ST YAKIMA

VOLATILE ORGANICS EPA 8260D

Matrix: Soil
Units: mg/kg

Analyte	Result	PQL	Method	Date Prepared	Date Analyzed	Flags
Client ID:	**MW3a-5-19-23-20'**					
Laboratory ID:	05-243-07					
Vinyl Chloride	ND	0.0013	EPA 8260D	5-24-23	5-25-23	
(cis) 1,2-Dichloroethene	ND	0.0013	EPA 8260D	5-24-23	5-25-23	
Trichloroethene	ND	0.0013	EPA 8260D	5-24-23	5-25-23	
Tetrachloroethene	ND	0.0013	EPA 8260D	5-24-23	5-25-23	
Surrogate:	*Percent Recovery*	*Control Limits*				
Dibromofluoromethane	*91*	*66-133*				
Toluene-d8	*88*	*78-128*				
4-Bromofluorobenzene	*103*	*71-130*				
Client ID:	**MW3a-5-19-23-30'**					
Laboratory ID:	05-243-08					
Vinyl Chloride	ND	0.00095	EPA 8260D	5-24-23	5-25-23	
(cis) 1,2-Dichloroethene	ND	0.00095	EPA 8260D	5-24-23	5-25-23	
Trichloroethene	ND	0.00095	EPA 8260D	5-24-23	5-25-23	
Tetrachloroethene	ND	0.00095	EPA 8260D	5-24-23	5-25-23	
Surrogate:	*Percent Recovery*	*Control Limits*				
Dibromofluoromethane	*82*	*66-133*				
Toluene-d8	*86*	*78-128*				
4-Bromofluorobenzene	*105*	*71-130*				

Date of Report: May 26, 2023
Samples Submitted: May 23, 2023
Laboratory Reference: 2305-243
Project: E2023-0407; 1201 S 1st ST YAKIMA

VOLATILE ORGANICS EPA 8260D
QUALITY CONTROL

Matrix: Soil
Units: mg/kg

Analyte	Result	PQL	Method	Date Prepared	Date Analyzed	Flags
METHOD BLANK						
Laboratory ID:	MB0524S1					
Vinyl Chloride	ND	0.0010	EPA 8260D	5-24-23	5-24-23	
(cis) 1,2-Dichloroethene	ND	0.0010	EPA 8260D	5-24-23	5-24-23	
Trichloroethene	ND	0.0010	EPA 8260D	5-24-23	5-24-23	
Tetrachloroethene	ND	0.0010	EPA 8260D	5-24-23	5-24-23	
Surrogate:	*Percent Recovery*	*Control Limits*				
Dibromofluoromethane	*94*	*66-133*				
Toluene-d8	*85*	*78-128*				
4-Bromofluorobenzene	*114*	*71-130*				
Laboratory ID:	MB0526S1					
Vinyl Chloride	ND	0.0010	EPA 8260D	5-26-23	5-26-23	
(cis) 1,2-Dichloroethene	ND	0.0010	EPA 8260D	5-26-23	5-26-23	
Trichloroethene	ND	0.0010	EPA 8260D	5-26-23	5-26-23	
Tetrachloroethene	ND	0.0010	EPA 8260D	5-26-23	5-26-23	
Surrogate:	*Percent Recovery*	*Control Limits*				
Dibromofluoromethane	*87*	*66-133*				
Toluene-d8	*94*	*78-128*				
4-Bromofluorobenzene	*97*	*71-130*				

Analyte	Result		Spike Level		Percent Recovery		Recovery Limits	RPD	RPD Limit	Flags
SPIKE BLANKS										
Laboratory ID:	SB0524S1									
	SB	SBD	SB	SBD	SB	SBD				
Vinyl Chloride	**0.0459**	**0.0449**	0.0500	0.0500	92	90	66-134	2	17	
(cis) 1,2-Dichloroethene	**0.0534**	**0.0565**	0.0500	0.0500	107	113	76-135	6	15	
Trichloroethene	**0.0531**	**0.0471**	0.0500	0.0500	106	94	81-132	12	15	
Tetrachloroethene	**0.0480**	**0.0483**	0.0500	0.0500	96	97	80-136	1	15	
Surrogate:										
Dibromofluoromethane					*95*	*97*	*66-133*			
Toluene-d8					*94*	*79*	*78-128*			
4-Bromofluorobenzene					*119*	*104*	*71-130*			
Laboratory ID:	SB0526S1									
	SB	SBD	SB	SBD	SB	SBD				
Vinyl Chloride	**0.0497**	**0.0469**	0.0500	0.0500	99	94	66-134	6	17	
(cis) 1,2-Dichloroethene	**0.0501**	**0.0495**	0.0500	0.0500	100	99	76-135	1	15	
Trichloroethene	**0.0537**	**0.0526**	0.0500	0.0500	107	105	81-132	2	15	
Tetrachloroethene	**0.0535**	**0.0546**	0.0500	0.0500	107	109	80-136	2	15	
Surrogate:										
Dibromofluoromethane					*90*	*88*	*66-133*			
Toluene-d8					*95*	*95*	*78-128*			
4-Bromofluorobenzene					*104*	*103*	*71-130*			

Date of Report: May 26, 2023
Samples Submitted: May 23, 2023
Laboratory Reference: 2305-243
Project: E2023-0407; 1201 S 1st ST YAKIMA

% MOISTURE

Client ID	Lab ID	% Moisture	Date Analyzed
MW7-5-19-23-18'	05-243-01	**6**	5-25-23
MW7-5-19-23-25'	05-243-02	**7**	5-25-23
MW8-5-19-23-18'	05-243-03	**7**	5-25-23
MW8-5-19-23-25'	05-243-04	**9**	5-25-23
MW9-5-19-23-18'	05-243-05	**4**	5-25-23
MW9-5-19-23-27'	05-243-06	**13**	5-25-23
MW3a-5-19-23-20'	05-243-07	**5**	5-25-23
MW3a-5-19-23-30'	05-243-08	**10**	5-25-23

OnSite Environmental Inc.

Data Qualifiers and Abbreviations

A - Due to a high sample concentration, the amount spiked is insufficient for meaningful MS/MSD recovery data.

B - The analyte indicated was also found in the blank sample.

C - The duplicate RPD is outside control limits due to high result variability when analyte concentrations are within five times the quantitation limit.

E - The value reported exceeds the quantitation range and is an estimate.

F - Surrogate recovery data is not available due to the high concentration of coeluting target compounds.

H - The analyte indicated is a common laboratory solvent and may have been introduced during sample preparation, and be impacting the sample result.

I - Compound recovery is outside of the control limits.

J - The value reported was below the practical quantitation limit. The value is an estimate.

K - Sample duplicate RPD is outside control limits due to sample inhomogeneity. The sample was re-extracted and re-analyzed with similar results.

L - The RPD is outside of the control limits.

M - Hydrocarbons in the gasoline range are impacting the diesel range result.

M1 - Hydrocarbons in the gasoline range (toluene-naphthalene) are present in the sample.

N - Hydrocarbons in the lube oil range are impacting the diesel range result.

N1 - Hydrocarbons in diesel range are impacting lube oil range results.

O - Hydrocarbons indicative of heavier fuels are present in the sample and are impacting the gasoline result.

P - The RPD of the detected concentrations between the two columns is greater than 40.

Q - Surrogate recovery is outside of the control limits.

S - Surrogate recovery data is not available due to the necessary dilution of the sample.

T - The sample chromatogram is not similar to a typical _____.

U - The analyte was analyzed for, but was not detected above the reported sample quantitation limit.

U1 - The practical quantitation limit is elevated due to interferences present in the sample.

V - Matrix Spike/Matrix Spike Duplicate recoveries are outside control limits due to matrix effects.

W - Matrix Spike/Matrix Spike Duplicate RPD are outside control limits due to matrix effects.

X - Sample extract treated with a mercury cleanup procedure.

X1 - Sample extract treated with a sulfuric acid/silica gel cleanup procedure.

X2 - Sample extract treated with a silica gel cleanup procedure.

Y - The calibration verification for this analyte exceeded the 20% drift specified in methods 8260 & 8270, and therefore the reported result should be considered an estimate. The overall performance of the calibration verification standard met the acceptance criteria of the method.

Y1 - Negative effects of the matrix from this sample on the instrument caused values for this analyte in the bracketing continuing calibration verification standard (CCVs) to be outside of 20% acceptance criteria. Because of this, quantitation limits and sample concentrations should be considered estimates.

Z -

ND - Not Detected at PQL
PQL - Practical Quantitation Limit
RPD - Relative Percent Difference

Chain of Custody

Page 1 of 1

OnSite Environmental Inc.
Analytical Laboratory Testing Services
14648 NE 95th Street • Redmond, WA 98052
Phone: (425) 883-3881 • www.onsite-env.com

Company: BMEC
Project Number: E2023-007
Project Name: 1201 S. 1st St Yakima
Project Manager: P. Trasuiner / B. Berleron
Sampled by: Y. Meyer

Turnaround Request (in working days)
(Check One)
☐ Same Day ☐ 1 Day
☐ 2 Days ☒ 3 Days
☐ Standard (7 Days)
☐ _____ (other)

Laboratory Number: 05-243

Lab ID	Sample Identification	Date Sampled	Time Sampled	Matrix	Number of Containers	NWTPH-HCID	NWTPH-Gx/BTEX (8021☐ 8260☐)	NWTPH-Gx	NWTPH-Dx (SG Clean-up☐)	Volatiles 8260	Halogenated Volatiles 8260	EDB EPA 8011 (Waters Only)	Semivolatiles 8270/SIM (with low-level PAHs)	PAHs 8270/SIM (low-level)	PCBs 8082	Organochlorine Pesticides 8081	Organophosphorus Pesticides 8270/SIM	Chlorinated Acid Herbicides 8151	Total RCRA Metals	Total MTCA Metals	TCLP Metals	HEM (oil and grease) 1664	PCE, TCE, VC, C1,2-DCE 8260				% Moisture
1	MW7-5-19-23-18'	5-19-23	0900	Soil	4				X										X				X				X
2	MW7-5-19-23-25'		0905																								X
3	MW8-5-19-23-18'		1115																								X
4	MW8-5-19-23-25'		1120																								X
5	MW9-5-19-23-18'		1315																								X
6	MW9-5-19-23-27		1320																								X
7	MW3a-5-19-23-20'		1445																								X
8	MW3a-5-19-23-30'		1450																								X

	Signature	Company	Date	Time
Relinquished		BMEC	5-22-23	0800
Received		OSE	5/23/23	1340
Relinquished				
Received				
Relinquished				
Received				
Reviewed/Date		Reviewed/Date		

Comments/Special Instructions

Data Package: Standard ☐ Level III ☐ Level IV ☐

Chromatograms with final report ☐ Electronic Data Deliverables (EDDs) ☐

OnSite Environmental Inc.
14648 NE 95th Street, Redmond, WA 98052 • (425) 883-3881

June 28, 2023

Peter Trabusiner
Blue Mountain Environmental, Inc.
1500 Adair Drive
Richland, WA 99352

Re: Analytical Data for Project E2023/0607; 1201 S 1st St Yakima
Laboratory Reference No. 2306-191

Dear Peter:

Enclosed are the analytical results and associated quality control data for samples submitted on June 15, 2023.

The standard policy of OnSite Environmental, Inc. is to store your samples for 30 days from the date of receipt. If you require longer storage, please contact the laboratory.

We appreciate the opportunity to be of service to you on this project. If you have any questions concerning the data, or need additional information, please feel free to call me.

Sincerely,

David Baumeister
Project Manager

Enclosures

Date of Report: June 28, 2023
Samples Submitted: June 15, 2023
Laboratory Reference: 2306-191
Project: E2023/0607; 1201 S 1st St Yakima

Case Narrative

Samples were collected on June 13, 2023 and received by the laboratory on June 15, 2023. They were maintained at the laboratory at a temperature of 2°C to 6°C.

Please note that any and all soil sample results are reported on a dry-weight basis, unless otherwise noted below.

General QA/QC issues associated with the analytical data enclosed in this laboratory report will be indicated with a reference to a comment or explanation on the Data Qualifier page. More complex and involved QA/QC issues will be discussed in detail below.

Date of Report: June 28, 2023
Samples Submitted: June 15, 2023
Laboratory Reference: 2306-191
Project: E2023/0607; 1201 S 1st St Yakima

DIESEL AND HEAVY OIL RANGE ORGANICS
NWTPH-Dx

Matrix: Water
Units: mg/L (ppm)

Analyte	Result	PQL	Method	Date Prepared	Date Analyzed	Flags
Client ID:	**MW6-6-13-23**					
Laboratory ID:	06-191-01					
Diesel Range Organics	**ND**	0.21	NWTPH-Dx	6-19-23	6-19-23	
Lube Oil Range Organics	**ND**	0.21	NWTPH-Dx	6-19-23	6-19-23	
Surrogate:	*Percent Recovery*	*Control Limits*				
o-Terphenyl	*120*	*50-150*				
Client ID:	**MW5-6-13-23**					
Laboratory ID:	06-191-02					
Diesel Range Organics	**ND**	0.21	NWTPH-Dx	6-19-23	6-19-23	
Lube Oil Range Organics	**ND**	0.21	NWTPH-Dx	6-19-23	6-19-23	
Surrogate:	*Percent Recovery*	*Control Limits*				
o-Terphenyl	*101*	*50-150*				
Client ID:	**MW4-6-13-23**					
Laboratory ID:	06-191-03					
Diesel Range Organics	**ND**	0.21	NWTPH-Dx	6-19-23	6-19-23	
Lube Oil Range Organics	**ND**	0.21	NWTPH-Dx	6-19-23	6-19-23	
Surrogate:	*Percent Recovery*	*Control Limits*				
o-Terphenyl	*108*	*50-150*				
Client ID:	**MW3A-6-13-23**					
Laboratory ID:	06-191-04					
Diesel Range Organics	**ND**	0.21	NWTPH-Dx	6-19-23	6-19-23	
Lube Oil Range Organics	**ND**	0.21	NWTPH-Dx	6-19-23	6-19-23	
Surrogate:	*Percent Recovery*	*Control Limits*				
o-Terphenyl	*94*	*50-150*				
Client ID:	**MW7-6-13-23**					
Laboratory ID:	06-191-05					
Diesel Range Organics	**ND**	0.21	NWTPH-Dx	6-19-23	6-19-23	
Lube Oil Range Organics	**ND**	0.21	NWTPH-Dx	6-19-23	6-19-23	
Surrogate:	*Percent Recovery*	*Control Limits*				
o-Terphenyl	*115*	*50-150*				
Client ID:	**MW8-6-13-23**					
Laboratory ID:	06-191-06					
Diesel Range Organics	**ND**	0.22	NWTPH-Dx	6-19-23	6-19-23	
Lube Oil Range Organics	**ND**	0.22	NWTPH-Dx	6-19-23	6-19-23	
Surrogate:	*Percent Recovery*	*Control Limits*				
o-Terphenyl	*123*	*50-150*				

Date of Report: June 28, 2023
Samples Submitted: June 15, 2023
Laboratory Reference: 2306-191
Project: E2023/0607; 1201 S 1st St Yakima

DIESEL AND HEAVY OIL RANGE ORGANICS
NWTPH-Dx

Matrix: Water
Units: mg/L (ppm)

Analyte	Result	PQL	Method	Date Prepared	Date Analyzed	Flags
Client ID:	**MW9-6-13-23**					
Laboratory ID:	06-191-07					
Diesel Range Organics	**ND**	0.21	NWTPH-Dx	6-19-23	6-19-23	
Lube Oil Range Organics	**ND**	0.21	NWTPH-Dx	6-19-23	6-19-23	
Surrogate:	*Percent Recovery*	*Control Limits*				
o-Terphenyl	*117*	*50-150*				
Client ID:	**MW2-6-13-23**					
Laboratory ID:	06-191-08					
Diesel Range Organics	**ND**	0.21	NWTPH-Dx	6-19-23	6-19-23	
Lube Oil Range Organics	**ND**	0.21	NWTPH-Dx	6-19-23	6-19-23	
Surrogate:	*Percent Recovery*	*Control Limits*				
o-Terphenyl	*110*	*50-150*				

Date of Report: June 28, 2023
Samples Submitted: June 15, 2023
Laboratory Reference: 2306-191
Project: E2023/0607; 1201 S 1st St Yakima

DIESEL AND HEAVY OIL RANGE ORGANICS
NWTPH-Dx
QUALITY CONTROL

Matrix: Water
Units: mg/L (ppm)

Analyte	Result	PQL	Method	Date Prepared	Date Analyzed	Flags
METHOD BLANK						
Laboratory ID:	MB0619W1					
Diesel Range Organics	**ND**	0.16	NWTPH-Dx	6-19-23	6-19-23	
Lube Oil Range Organics	**ND**	0.16	NWTPH-Dx	6-19-23	6-19-23	
Surrogate:	*Percent Recovery*	*Control Limits*				
o-Terphenyl	*101*	*50-150*				

Analyte	Result		Spike Level		Source Result	Percent Recovery		Recovery Limits	RPD	RPD Limit	Flags
DUPLICATE											
Laboratory ID:	SB0619W1										
	ORIG	DUP									
Diesel Fuel #2	**0.449**	**0.428**	NA	NA		NA		NA	5	40	
Surrogate:											
o-Terphenyl						*100*	*98*	*50-150*			

Date of Report: June 28, 2023
Samples Submitted: June 15, 2023
Laboratory Reference: 2306-191
Project: E2023/0607; 1201 S 1st St Yakima

VOLATILE ORGANICS EPA 8260D

Matrix: Water
Units: ug/L

Analyte	Result	PQL	Method	Date Prepared	Date Analyzed	Flags
Client ID:	**MW6-6-13-23**					
Laboratory ID:	06-191-01					
Vinyl Chloride	ND	0.20	EPA 8260D	6-19-23	6-19-23	
(cis) 1,2-Dichloroethene	ND	0.20	EPA 8260D	6-19-23	6-19-23	
Trichloroethene	ND	0.20	EPA 8260D	6-19-23	6-19-23	
Tetrachloroethene	1.1	0.20	EPA 8260D	6-19-23	6-19-23	
Surrogate:	*Percent Recovery*	*Control Limits*				
Dibromofluoromethane	*108*	*75-127*				
Toluene-d8	*103*	*80-127*				
4-Bromofluorobenzene	*99*	*78-125*				
Client ID:	**MW5-6-13-23**					
Laboratory ID:	06-191-02					
Vinyl Chloride	ND	0.20	EPA 8260D	6-19-23	6-19-23	
(cis) 1,2-Dichloroethene	ND	0.20	EPA 8260D	6-19-23	6-19-23	
Trichloroethene	ND	0.20	EPA 8260D	6-19-23	6-19-23	
Tetrachloroethene	1.3	0.20	EPA 8260D	6-19-23	6-19-23	
Surrogate:	*Percent Recovery*	*Control Limits*				
Dibromofluoromethane	*108*	*75-127*				
Toluene-d8	*101*	*80-127*				
4-Bromofluorobenzene	*97*	*78-125*				
Client ID:	**MW4-6-13-23**					
Laboratory ID:	06-191-03					
Vinyl Chloride	ND	0.20	EPA 8260D	6-19-23	6-19-23	
(cis) 1,2-Dichloroethene	ND	0.20	EPA 8260D	6-19-23	6-19-23	
Trichloroethene	ND	0.20	EPA 8260D	6-19-23	6-19-23	
Tetrachloroethene	0.97	0.20	EPA 8260D	6-19-23	6-19-23	
Surrogate:	*Percent Recovery*	*Control Limits*				
Dibromofluoromethane	*108*	*75-127*				
Toluene-d8	*102*	*80-127*				
4-Bromofluorobenzene	*100*	*78-125*				

Date of Report: June 28, 2023
Samples Submitted: June 15, 2023
Laboratory Reference: 2306-191
Project: E2023/0607; 1201 S 1st St Yakima

VOLATILE ORGANICS EPA 8260D

Matrix: Water
Units: ug/L

Analyte	Result	PQL	Method	Date Prepared	Date Analyzed	Flags
Client ID:	**MW3A-6-13-23**					
Laboratory ID:	06-191-04					
Vinyl Chloride	ND	0.20	EPA 8260D	6-19-23	6-19-23	
(cis) 1,2-Dichloroethene	ND	0.20	EPA 8260D	6-19-23	6-19-23	
Trichloroethene	ND	0.20	EPA 8260D	6-19-23	6-19-23	
Tetrachloroethene	1.3	0.20	EPA 8260D	6-19-23	6-19-23	
Surrogate:	*Percent Recovery*	*Control Limits*				
Dibromofluoromethane	*110*	*75-127*				
Toluene-d8	*103*	*80-127*				
4-Bromofluorobenzene	*97*	*78-125*				
Client ID:	**MW7-6-13-23**					
Laboratory ID:	06-191-05					
Vinyl Chloride	ND	0.20	EPA 8260D	6-19-23	6-19-23	
(cis) 1,2-Dichloroethene	ND	0.20	EPA 8260D	6-19-23	6-19-23	
Trichloroethene	ND	0.20	EPA 8260D	6-19-23	6-19-23	
Tetrachloroethene	1.2	0.20	EPA 8260D	6-19-23	6-19-23	
Surrogate:	*Percent Recovery*	*Control Limits*				
Dibromofluoromethane	*111*	*75-127*				
Toluene-d8	*103*	*80-127*				
4-Bromofluorobenzene	*99*	*78-125*				
Client ID:	**MW8-6-13-23**					
Laboratory ID:	06-191-06					
Vinyl Chloride	ND	0.20	EPA 8260D	6-19-23	6-19-23	
(cis) 1,2-Dichloroethene	ND	0.20	EPA 8260D	6-19-23	6-19-23	
Trichloroethene	ND	0.20	EPA 8260D	6-19-23	6-19-23	
Tetrachloroethene	1.1	0.20	EPA 8260D	6-19-23	6-19-23	
Surrogate:	*Percent Recovery*	*Control Limits*				
Dibromofluoromethane	*110*	*75-127*				
Toluene-d8	*102*	*80-127*				
4-Bromofluorobenzene	*97*	*78-125*				

Date of Report: June 28, 2023
Samples Submitted: June 15, 2023
Laboratory Reference: 2306-191
Project: E2023/0607; 1201 S 1st St Yakima

VOLATILE ORGANICS EPA 8260D

Matrix: Water
Units: ug/L

Analyte	Result	PQL	Method	Date Prepared	Date Analyzed	Flags
Client ID:	**MW9-6-13-23**					
Laboratory ID:	06-191-07					
Vinyl Chloride	ND	0.20	EPA 8260D	6-19-23	6-19-23	
(cis) 1,2-Dichloroethene	ND	0.20	EPA 8260D	6-19-23	6-19-23	
Trichloroethene	ND	0.20	EPA 8260D	6-19-23	6-19-23	
Tetrachloroethene	ND	0.20	EPA 8260D	6-19-23	6-19-23	
Surrogate:	*Percent Recovery*	*Control Limits*				
Dibromofluoromethane	*109*	*75-127*				
Toluene-d8	*103*	*80-127*				
4-Bromofluorobenzene	*97*	*78-125*				
Client ID:	**MW2-6-13-23**					
Laboratory ID:	06-191-08					
Vinyl Chloride	ND	0.20	EPA 8260D	6-19-23	6-19-23	
(cis) 1,2-Dichloroethene	ND	0.20	EPA 8260D	6-19-23	6-19-23	
Trichloroethene	ND	0.20	EPA 8260D	6-19-23	6-19-23	
Tetrachloroethene	2.3	0.20	EPA 8260D	6-19-23	6-19-23	
Surrogate:	*Percent Recovery*	*Control Limits*				
Dibromofluoromethane	*108*	*75-127*				
Toluene-d8	*102*	*80-127*				
4-Bromofluorobenzene	*98*	*78-125*				
Client ID:	**MW1-6-13-23**					
Laboratory ID:	06-191-09					
Vinyl Chloride	ND	0.20	EPA 8260D	6-27-23	6-27-23	
(cis) 1,2-Dichloroethene	ND	0.20	EPA 8260D	6-27-23	6-27-23	
Trichloroethene	ND	0.20	EPA 8260D	6-27-23	6-27-23	
Tetrachloroethene	1.4	0.20	EPA 8260D	6-27-23	6-27-23	
Surrogate:	*Percent Recovery*	*Control Limits*				
Dibromofluoromethane	*112*	*75-127*				
Toluene-d8	*105*	*80-127*				
4-Bromofluorobenzene	*100*	*78-125*				

Date of Report: June 28, 2023
Samples Submitted: June 15, 2023
Laboratory Reference: 2306-191
Project: E2023/0607; 1201 S 1st St Yakima

VOLATILE ORGANICS EPA 8260D
QUALITY CONTROL

Matrix: Water
Units: ug/L

Analyte	Result	PQL	Method	Date Prepared	Date Analyzed	Flags
METHOD BLANK						
Laboratory ID:	MB0619W1					
Vinyl Chloride	ND	0.20	EPA 8260D	6-19-23	6-19-23	
(cis) 1,2-Dichloroethene	ND	0.20	EPA 8260D	6-19-23	6-19-23	
Trichloroethene	ND	0.20	EPA 8260D	6-19-23	6-19-23	
Tetrachloroethene	ND	0.20	EPA 8260D	6-19-23	6-19-23	
Surrogate:	*Percent Recovery*	*Control Limits*				
Dibromofluoromethane	*102*	*75-127*				
Toluene-d8	*101*	*80-127*				
4-Bromofluorobenzene	*97*	*78-125*				
Laboratory ID:	MB0627W1					
Vinyl Chloride	ND	0.20	EPA 8260D	6-27-23	6-27-23	
(cis) 1,2-Dichloroethene	ND	0.20	EPA 8260D	6-27-23	6-27-23	
Trichloroethene	ND	0.20	EPA 8260D	6-27-23	6-27-23	
Tetrachloroethene	ND	0.20	EPA 8260D	6-27-23	6-27-23	
Surrogate:	*Percent Recovery*	*Control Limits*				
Dibromofluoromethane	*116*	*75-127*				
Toluene-d8	*105*	*80-127*				
4-Bromofluorobenzene	*101*	*78-125*				

Analyte	Result		Spike Level		Percent Recovery		Recovery Limits	RPD	RPD Limit	Flags
SPIKE BLANKS										
Laboratory ID:	SB0619W1									
	SB	SBD	SB	SBD	SB	SBD				
Vinyl Chloride	**10.4**	**9.69**	10.0	10.0	104	97	66-133	7	15	
(cis) 1,2-Dichloroethene	**9.98**	**9.58**	10.0	10.0	100	96	84-130	4	15	
Trichloroethene	**9.88**	**9.60**	10.0	10.0	99	96	80-122	3	18	
Tetrachloroethene	**10.9**	**10.5**	10.0	10.0	109	105	80-125	4	15	
Surrogate:										
Dibromofluoromethane					*101*	*100*	*75-127*			
Toluene-d8					*102*	*103*	*80-127*			
4-Bromofluorobenzene					*101*	*100*	*78-125*			
Laboratory ID:	SB0627W1									
	SB	SBD	SB	SBD	SB	SBD				
Vinyl Chloride	**8.85**	**8.77**	10.0	10.0	89	88	66-133	1	15	
(cis) 1,2-Dichloroethene	**10.4**	**10.5**	10.0	10.0	104	105	84-130	1	15	
Trichloroethene	**9.54**	**9.75**	10.0	10.0	95	98	80-122	2	18	
Tetrachloroethene	**9.68**	**10.0**	10.0	10.0	97	100	80-125	3	15	
Surrogate:										
Dibromofluoromethane					*114*	*113*	*75-127*			
Toluene-d8					*107*	*106*	*80-127*			
4-Bromofluorobenzene					*104*	*104*	*78-125*			

Date of Report: June 28, 2023
Samples Submitted: June 15, 2023
Laboratory Reference: 2306-191
Project: E2023/0607; 1201 S 1st St Yakima

TOTAL METALS
EPA 200.8/7470A

Matrix: Water
Units: ug/L (ppb)

Analyte	Result	PQL	Method	Date Prepared	Date Analyzed	Flags
Client ID:	**MW6-6-13-23**					
Laboratory ID:	06-191-01					
Arsenic	**ND**	3.3	EPA 200.8	6-19-23	6-19-23	
Cadmium	**ND**	4.4	EPA 200.8	6-19-23	6-19-23	
Chromium	**ND**	11	EPA 200.8	6-19-23	6-19-23	
Lead	**ND**	1.1	EPA 200.8	6-19-23	6-19-23	
Mercury	**ND**	0.50	EPA 7470A	6-20-23	6-20-23	
Client ID:	**MW5-6-13-23**					
Laboratory ID:	06-191-02					
Arsenic	**ND**	3.3	EPA 200.8	6-19-23	6-19-23	
Cadmium	**ND**	4.4	EPA 200.8	6-19-23	6-19-23	
Chromium	**ND**	11	EPA 200.8	6-19-23	6-19-23	
Lead	**ND**	1.1	EPA 200.8	6-19-23	6-19-23	
Mercury	**ND**	0.50	EPA 7470A	6-20-23	6-20-23	
Client ID:	**MW4-6-13-23**					
Laboratory ID:	06-191-03					
Arsenic	**ND**	3.3	EPA 200.8	6-19-23	6-19-23	
Cadmium	**ND**	4.4	EPA 200.8	6-19-23	6-19-23	
Chromium	**ND**	11	EPA 200.8	6-19-23	6-19-23	
Lead	**ND**	1.1	EPA 200.8	6-19-23	6-19-23	
Mercury	**ND**	0.50	EPA 7470A	6-20-23	6-20-23	
Client ID:	**MW3A-6-13-23**					
Laboratory ID:	06-191-04					
Arsenic	**ND**	3.3	EPA 200.8	6-19-23	6-19-23	
Cadmium	**ND**	4.4	EPA 200.8	6-19-23	6-19-23	
Chromium	**ND**	11	EPA 200.8	6-19-23	6-19-23	
Lead	**ND**	1.1	EPA 200.8	6-19-23	6-19-23	
Mercury	**ND**	0.50	EPA 7470A	6-20-23	6-20-23	

Date of Report: June 28, 2023
Samples Submitted: June 15, 2023
Laboratory Reference: 2306-191
Project: E2023/0607; 1201 S 1st St Yakima

TOTAL METALS
EPA 200.8/7470A

Matrix: Water
Units: ug/L (ppb)

Analyte	Result	PQL	Method	Date Prepared	Date Analyzed	Flags
Client ID:	**MW7-6-13-23**					
Laboratory ID:	06-191-05					
Arsenic	**ND**	3.3	EPA 200.8	6-19-23	6-19-23	
Cadmium	**ND**	4.4	EPA 200.8	6-19-23	6-19-23	
Chromium	**ND**	11	EPA 200.8	6-19-23	6-19-23	
Lead	**ND**	1.1	EPA 200.8	6-19-23	6-19-23	
Mercury	**ND**	0.50	EPA 7470A	6-20-23	6-20-23	
Client ID:	**MW8-6-13-23**					
Laboratory ID:	06-191-06					
Arsenic	**ND**	3.3	EPA 200.8	6-19-23	6-19-23	
Cadmium	**ND**	4.4	EPA 200.8	6-19-23	6-19-23	
Chromium	**ND**	11	EPA 200.8	6-19-23	6-19-23	
Lead	**1.1**	1.1	EPA 200.8	6-19-23	6-19-23	
Mercury	**ND**	0.50	EPA 7470A	6-20-23	6-20-23	
Client ID:	**MW9-6-13-23**					
Laboratory ID:	06-191-07					
Arsenic	**ND**	3.3	EPA 200.8	6-19-23	6-19-23	
Cadmium	**ND**	4.4	EPA 200.8	6-19-23	6-19-23	
Chromium	**ND**	11	EPA 200.8	6-19-23	6-19-23	
Lead	**ND**	1.1	EPA 200.8	6-19-23	6-19-23	
Mercury	**ND**	0.50	EPA 7470A	6-20-23	6-20-23	
Client ID:	**MW2-6-13-23**					
Laboratory ID:	06-191-08					
Arsenic	**ND**	3.3	EPA 200.8	6-19-23	6-19-23	
Cadmium	**ND**	4.4	EPA 200.8	6-19-23	6-19-23	
Chromium	**ND**	11	EPA 200.8	6-19-23	6-19-23	
Lead	**ND**	1.1	EPA 200.8	6-19-23	6-19-23	
Mercury	**ND**	0.50	EPA 7470A	6-20-23	6-20-23	

Date of Report: June 28, 2023
Samples Submitted: June 15, 2023
Laboratory Reference: 2306-191
Project: E2023/0607; 1201 S 1st St Yakima

TOTAL METALS
EPA 200.8/7470A
QUALITY CONTROL

Matrix: Water
Units: ug/L (ppb)

Analyte	Result	PQL	Method	Date Prepared	Date Analyzed	Flags
METHOD BLANK						
Laboratory ID:	MB0619WM1					
Arsenic	**ND**	3.3	EPA 200.8	6-19-23	6-19-23	
Cadmium	**ND**	4.4	EPA 200.8	6-19-23	6-19-23	
Chromium	**ND**	11	EPA 200.8	6-19-23	6-19-23	
Lead	**ND**	1.1	EPA 200.8	6-19-23	6-19-23	
Laboratory ID:	MB0620W1					
Mercury	**ND**	0.50	EPA 7470A	6-20-23	6-20-23	

Analyte	Result		Spike Level		Source Result	Percent Recovery		Recovery Limits	RPD	RPD Limit	Flags
DUPLICATE											
Laboratory ID:	06-191-01										
	ORIG	DUP									
Arsenic	**ND**	**ND**	NA	NA		NA		NA	NA	20	
Cadmium	**ND**	**ND**	NA	NA		NA		NA	NA	20	
Chromium	**ND**	**ND**	NA	NA		NA		NA	NA	20	
Lead	**ND**	**ND**	NA	NA		NA		NA	NA	20	
Laboratory ID:	06-191-01										
Mercury	**ND**	**ND**	NA	NA		NA		NA	NA	20	
MATRIX SPIKES											
Laboratory ID:	06-191-01										
	MS	MSD	MS	MSD		MS	MSD				
Arsenic	**116**	**112**	111	111	ND	**105**	**101**	75-125	4	20	
Cadmium	**116**	**114**	111	111	ND	**104**	**103**	75-125	2	20	
Chromium	**112**	**108**	111	111	ND	**101**	**98**	75-125	4	20	
Lead	**104**	**103**	111	111	ND	**94**	**93**	75-125	1	20	
Laboratory ID:	06-191-01										
Mercury	**5.68**	**5.85**	6.25	6.25	ND	**91**	**94**	75-125	3	20	

OnSite Environmental Inc.

Data Qualifiers and Abbreviations

A - Due to a high sample concentration, the amount spiked is insufficient for meaningful MS/MSD recovery data.

B - The analyte indicated was also found in the blank sample.

C - The duplicate RPD is outside control limits due to high result variability when analyte concentrations are within five times the quantitation limit.

E - The value reported exceeds the quantitation range and is an estimate.

F - Surrogate recovery data is not available due to the high concentration of coeluting target compounds.

H - The analyte indicated is a common laboratory solvent and may have been introduced during sample preparation, and be impacting the sample result.

I - Compound recovery is outside of the control limits.

J - The value reported was below the practical quantitation limit. The value is an estimate.

K - Sample duplicate RPD is outside control limits due to sample inhomogeneity. The sample was re-extracted and re-analyzed with similar results.

L - The RPD is outside of the control limits.

M - Hydrocarbons in the gasoline range are impacting the diesel range result.

M1 - Hydrocarbons in the gasoline range (toluene-naphthalene) are present in the sample.

N - Hydrocarbons in the lube oil range are impacting the diesel range result.

N1 - Hydrocarbons in diesel range are impacting lube oil range results.

O - Hydrocarbons indicative of heavier fuels are present in the sample and are impacting the gasoline result.

P - The RPD of the detected concentrations between the two columns is greater than 40.

Q - Surrogate recovery is outside of the control limits.

S - Surrogate recovery data is not available due to the necessary dilution of the sample.

T - The sample chromatogram is not similar to a typical _____.

U - The analyte was analyzed for, but was not detected above the reported sample quantitation limit.

U1 - The practical quantitation limit is elevated due to interferences present in the sample.

V - Matrix Spike/Matrix Spike Duplicate recoveries are outside control limits due to matrix effects.

W - Matrix Spike/Matrix Spike Duplicate RPD are outside control limits due to matrix effects.

X - Sample extract treated with a mercury cleanup procedure.

X1 - Sample extract treated with a sulfuric acid/silica gel cleanup procedure.

X2 - Sample extract treated with a silica gel cleanup procedure.

Y - The calibration verification for this analyte exceeded the 20% drift specified in methods 8260 & 8270, and therefore the reported result should be considered an estimate. The overall performance of the calibration verification standard met the acceptance criteria of the method.

Y1 - Negative effects of the matrix from this sample on the instrument caused values for this analyte in the bracketing continuing calibration verification standard (CCVs) to be outside of 20% acceptance criteria. Because of this, quantitation limits and sample concentrations should be considered estimates.

Z -

ND - Not Detected at PQL
PQL - Practical Quantitation Limit
RPD - Relative Percent Difference

Chain of Custody

Page 1 of 1

OnSite Environmental Inc.
Analytical Laboratory Testing Services
14648 NE 95th Street • Redmond, WA 98052
Phone: (425) 883-3881 • www.onsite-env.com

Laboratory Number: 06-191

Company: BMEL
Project Number: E2023 0607
Project Name: 1201 S 1st St Yakima
Project Manager: P. Trabusiner / B. Bergeron
Sampled by: C. Lynch

Turnaround Request (in working days)
(Check One)
☐ Same Day ☐ 1 Day
☐ 2 Days ☒ 3 Days
☐ Standard (7 Days)
☐ _____ (other)

Lab ID	Sample Identification	Date Sampled	Time Sampled	Matrix	Number of Containers	NWTPH-HCID	NWTPH-Gx/BTEX (8021☐ 8260☐)	NWTPH-Gx	NWTPH-Dx (SG Clean-up☐)	Volatiles 8260	Halogenated Volatiles 8260 PCE, TCE, VC, (cis) 1,2-DCE EDB EPA 8011 (Waters Only)	Semivolatiles 8270/SIM (with low-level PAHs)	PAHs 8270/SIM (low-level)	PCBs 8082	Organochlorine Pesticides 8081	Organophosphorus Pesticides 8270/SIM	Chlorinated Acid Herbicides 8151	Total RCRA Metals MTCA	Total MTCA Metals	TCLP Metals	HEM (oil and grease) 1664	% Moisture
1	MW6-6-13-23	6/13/23	0940	H_2O	7				X		X							X				
2	MW5-6-13-23		0925	H_2O					X		X							X				
3	MW4-6-13-23		1000	H_2O					X		X							X				
4	MW3A-6-13-23		1200	H_2O					X		X							X				
5	MW7-6-13-23		1330	H_2O					X		X							X				
6	MW8-6-13-23		1425	H_2O	6				X		X							X				
7	MW9-6-13-23		1545	H_2O	7				X		X							X				
8	MW2-6-13-23		1615	H_2O	7				X		X							X				
9	MW1-6-13-23		1640	H_2O	4				X		X							X				
									NO PP										NO DP			

	Signature	Company	Date	Time
Relinquished	Caris Lynch	BMEL	6/14/23	0900
Received		OSE	6/15/23	1115
Relinquished				
Received				
Relinquished				
Received				
Reviewed/Date		Reviewed/Date		

Comments/Special Instructions

Caris Lynch
509 386-2031

Data Package: Standard ☐ Level III ☐ Level IV ☐

Chromatograms with final report ☐ Electronic Data Deliverables (EDDs) ☐

OnSite Environmental Inc.
14648 NE 95th Street, Redmond, WA 98052 • (425) 883-3881

June 23, 2023

Peter Trabusiner
Blue Mountain Environmental, Inc.
1500 Adair Drive
Richland, WA 99352

Re: Analytical Data for Project E2023/0607; 1201 S 1st St Yakima
Laboratory Reference No. 2306-250

Dear Peter:

Enclosed are the analytical results and associated quality control data for samples submitted on June 20, 2023.

The standard policy of OnSite Environmental, Inc. is to store your samples for 30 days from the date of receipt. If you require longer storage, please contact the laboratory.

We appreciate the opportunity to be of service to you on this project. If you have any questions concerning the data, or need additional information, please feel free to call me.

Sincerely,

David Baumeister
Project Manager

Enclosures

Date of Report: June 23, 2023
Samples Submitted: June 20, 2023
Laboratory Reference: 2306-250
Project: E2023/0607; 1201 S 1st St Yakima

Case Narrative

Samples were collected on June 13, 2023 and received by the laboratory on June 20, 2023. They were maintained at the laboratory at a temperature of 2°C to 6°C.

Please note that any and all soil sample results are reported on a dry-weight basis, unless otherwise noted below.

General QA/QC issues associated with the analytical data enclosed in this laboratory report will be indicated with a reference to a comment or explanation on the Data Qualifier page. More complex and involved QA/QC issues will be discussed in detail below.

Date of Report: June 23, 2023
Samples Submitted: June 20, 2023
Laboratory Reference: 2306-250
Project: E2023/0607; 1201 S 1st St Yakima

DIESEL AND HEAVY OIL RANGE ORGANICS
NWTPH-Dx

Matrix: Water
Units: mg/L (ppm)

Analyte	Result	PQL	Method	Date Prepared	Date Analyzed	Flags
Client ID:	**MW1-6-13-23**					
Laboratory ID:	06-250-01					
Diesel Range Organics	**ND**	0.21	NWTPH-Dx	6-21-23	6-21-23	
Lube Oil Range Organics	**ND**	0.21	NWTPH-Dx	6-21-23	6-21-23	
Surrogate:	*Percent Recovery*	*Control Limits*				
o-Terphenyl	*96*	*50-150*				

Date of Report: June 23, 2023
Samples Submitted: June 20, 2023
Laboratory Reference: 2306-250
Project: E2023/0607; 1201 S 1st St Yakima

DIESEL AND HEAVY OIL RANGE ORGANICS
NWTPH-Dx
QUALITY CONTROL

Matrix: Water
Units: mg/L (ppm)

Analyte	Result	PQL	Method	Date Prepared	Date Analyzed	Flags
METHOD BLANK						
Laboratory ID:	MB0621W1					
Diesel Range Organics	**ND**	0.16	NWTPH-Dx	6-21-23	6-21-23	
Lube Oil Range Organics	**ND**	0.16	NWTPH-Dx	6-21-23	6-21-23	
Surrogate:	*Percent Recovery*	*Control Limits*				
o-Terphenyl	*88*	*50-150*				

Analyte	Result		Spike Level		Source Result	Percent Recovery		Recovery Limits	RPD	RPD Limit	Flags
DUPLICATE											
Laboratory ID:	06-246-01										
	ORIG	DUP									
Diesel Range	**ND**	**ND**	NA	NA		NA		NA	NA	40	
Lube Oil Range Organics	**0.209**	**0.172**	NA	NA		NA		NA	19	40	
Surrogate:											
o-Terphenyl						*108*	*104*	*50-150*			

Date of Report: June 23, 2023
Samples Submitted: June 20, 2023
Laboratory Reference: 2306-250
Project: E2023/0607; 1201 S 1st St Yakima

TOTAL METALS
EPA 200.8/7470A

Matrix: Water
Units: ug/L (ppb)

Analyte	Result	PQL	Method	Date Prepared	Date Analyzed	Flags
Client ID:	**MW1-6-13-23**					
Laboratory ID:	06-250-01					
Arsenic	**9.3**	3.3	EPA 200.8	6-21-23	6-21-23	
Cadmium	**ND**	4.4	EPA 200.8	6-21-23	6-21-23	
Chromium	**73**	11	EPA 200.8	6-21-23	6-21-23	
Lead	**11**	1.1	EPA 200.8	6-21-23	6-21-23	
Mercury	**ND**	0.50	EPA 7470A	6-22-23	6-22-23	

Date of Report: June 23, 2023
Samples Submitted: June 20, 2023
Laboratory Reference: 2306-250
Project: E2023/0607; 1201 S 1st St Yakima

TOTAL METALS
EPA 200.8/7470A
QUALITY CONTROL

Matrix: Water
Units: ug/L (ppb)

Analyte	Result	PQL	Method	Date Prepared	Date Analyzed	Flags
METHOD BLANK						
Laboratory ID:	MB0621WM1					
Arsenic	**ND**	3.3	EPA 200.8	6-21-23	6-21-23	
Cadmium	**ND**	4.4	EPA 200.8	6-21-23	6-21-23	
Chromium	**ND**	11	EPA 200.8	6-21-23	6-21-23	
Lead	**ND**	1.1	EPA 200.8	6-21-23	6-21-23	
Laboratory ID:	MB0622WM1					
Mercury	**ND**	0.50	EPA 7470A	6-22-23	6-22-23	

Analyte	Result		Spike Level		Source Result	Percent Recovery		Recovery Limits	RPD	RPD Limit	Flags
DUPLICATE											
Laboratory ID:	06-191-02										
	ORIG	DUP									
Arsenic	**ND**	**ND**	NA	NA		NA		NA	NA	20	
Cadmium	**ND**	**ND**	NA	NA		NA		NA	NA	20	
Chromium	**ND**	**ND**	NA	NA		NA		NA	NA	20	
Lead	**ND**	**ND**	NA	NA		NA		NA	NA	20	
Laboratory ID:	06-191-04										
Mercury	**ND**	**ND**	NA	NA		NA		NA	NA	20	
MATRIX SPIKES											
Laboratory ID:	06-191-02										
	MS	MSD	MS	MSD		MS	MSD				
Arsenic	**118**	**118**	111	111	ND	**106**	**106**	75-125	0	20	
Cadmium	**111**	**110**	111	111	ND	**100**	**99**	75-125	1	20	
Chromium	**112**	**111**	111	111	ND	**101**	**100**	75-125	1	20	
Lead	**101**	**99.6**	111	111	ND	**91**	**90**	75-125	2	20	
Laboratory ID:	06-191-04										
Mercury	**11.4**	**11.7**	12.5	12.5	0.473	**87**	**90**	75-125	3	20	

OnSite Environmental Inc.

Data Qualifiers and Abbreviations

A - Due to a high sample concentration, the amount spiked is insufficient for meaningful MS/MSD recovery data.

B - The analyte indicated was also found in the blank sample.

C - The duplicate RPD is outside control limits due to high result variability when analyte concentrations are within five times the quantitation limit.

E - The value reported exceeds the quantitation range and is an estimate.

F - Surrogate recovery data is not available due to the high concentration of coeluting target compounds.

H - The analyte indicated is a common laboratory solvent and may have been introduced during sample preparation, and be impacting the sample result.

I - Compound recovery is outside of the control limits.

J - The value reported was below the practical quantitation limit. The value is an estimate.

K - Sample duplicate RPD is outside control limits due to sample inhomogeneity. The sample was re-extracted and re-analyzed with similar results.

L - The RPD is outside of the control limits.

M - Hydrocarbons in the gasoline range are impacting the diesel range result.

M1 - Hydrocarbons in the gasoline range (toluene-naphthalene) are present in the sample.

N - Hydrocarbons in the lube oil range are impacting the diesel range result.

N1 - Hydrocarbons in diesel range are impacting lube oil range results.

O - Hydrocarbons indicative of heavier fuels are present in the sample and are impacting the gasoline result.

P - The RPD of the detected concentrations between the two columns is greater than 40.

Q - Surrogate recovery is outside of the control limits.

S - Surrogate recovery data is not available due to the necessary dilution of the sample.

T - The sample chromatogram is not similar to a typical _____.

U - The analyte was analyzed for, but was not detected above the reported sample quantitation limit.

U1 - The practical quantitation limit is elevated due to interferences present in the sample.

V - Matrix Spike/Matrix Spike Duplicate recoveries are outside control limits due to matrix effects.

W - Matrix Spike/Matrix Spike Duplicate RPD are outside control limits due to matrix effects.

X - Sample extract treated with a mercury cleanup procedure.

X1 - Sample extract treated with a sulfuric acid/silica gel cleanup procedure.

X2 - Sample extract treated with a silica gel cleanup procedure.

Y - The calibration verification for this analyte exceeded the 20% drift specified in methods 8260 & 8270, and therefore the reported result should be considered an estimate. The overall performance of the calibration verification standard met the acceptance criteria of the method.

Y1 - Negative effects of the matrix from this sample on the instrument caused values for this analyte in the bracketing continuing calibration verification standard (CCVs) to be outside of 20% acceptance criteria. Because of this, quantitation limits and sample concentrations should be considered estimates.

Z -

ND - Not Detected at PQL
PQL - Practical Quantitation Limit
RPD - Relative Percent Difference

Chain of Custody

OnSite Environmental Inc.
Analytical Laboratory Testing Services
14648 NE 95th Street · Redmond, WA 98052
Phone: (425) 883-3881 · www.onsite-env.com

Company: BMEL
Project Number: E2023d607
Project Name: 1201 S 1st St Yakima
Project Manager: PTrabusiner / B Bergeron
Sampled by: C Lynch

Turnaround Request (in working days)
(Check One)
[ ] Same Day [ ] 1 Day
[ ] 2 Days [ ] 3 Days
[X] Standard (7 Days)
[ ] _____ (other)

Laboratory Number: 06-250

Lab ID	Sample Identification	Date Sampled	Time Sampled	Matrix	Number of Containers	NWTPH-HCID	NWTPH-Gx/BTEX (8021 8260)	NWTPH-Gx	NWTPH-Dx (Acid / SG Clean-up)	Volatiles 8260	Halogenated Volatiles 8260	EDB EPA 8011 (Waters Only)	Semivolatiles 8270/SIM (with low-level PAHs)	PAHs 8270/SIM (low-level)	PCBs 8082	Organochlorine Pesticides 8081	Organophosphorus Pesticides 8270/SIM	Chlorinated Acid Herbicides 8151	~~TCLP~~ RCRA Metals Dissolved ~~MTCA Filtered in lab~~ no DB	Total MTCA Metals	TCLP Metals	HEM (oil and grease) 1664	% Moisture
1	MW1-6-13-23	6/13/23	1640	H_2O	3				X										X	X			

	Signature	Company	Date	Time
Relinquished		BMEL	6/19/23	1143
Received		OSE	6/20/23	1315
Relinquished				
Received				
Relinquished				
Received				
Reviewed/Date		Reviewed/Date		

Comments/Special Instructions

Data Package: Standard [ ] Level III [ ] Level IV [ ]
Chromatograms with final report [ ] Electronic Data Deliverables (EDDs)

OnSite Environmental Inc.
14648 NE 95th Street, Redmond, WA 98052 • (425) 883-3881

October 2, 2023

Peter Trabusiner
Blue Mountain Environmental, Inc.
1500 Adair Drive
Richland, WA 99352

Re: Analytical Data for Project E2023/0712; 1201 S 1st St Yakima
Laboratory Reference No. 2309-307

Dear Peter:

Enclosed are the analytical results and associated quality control data for samples submitted on September 27, 2023.

The standard policy of OnSite Environmental, Inc. is to store your samples for 30 days from the date of receipt. If you require longer storage, please contact the laboratory.

We appreciate the opportunity to be of service to you on this project. If you have any questions concerning the data, or need additional information, please feel free to call me.

Sincerely,

David Baumeister
Project Manager

Enclosures

Date of Report: October 2, 2023
Samples Submitted: September 27, 2023
Laboratory Reference: 2309-307
Project: E2023/0712; 1201 S 1st St Yakima

Case Narrative

Samples were collected on September 26, 2023 and received by the laboratory on September 27, 2023. They were maintained at the laboratory at a temperature of 2°C to 6°C.

Please note that any and all soil sample results are reported on a dry-weight basis, unless otherwise noted below. However the soil results for the QA/QC samples are reported on a wet-weight basis.

General QA/QC issues associated with the analytical data enclosed in this laboratory report will be indicated with a reference to a comment or explanation on the Data Qualifier page. More complex and involved QA/QC issues will be discussed in detail below.

Date of Report: October 2, 2023
Samples Submitted: September 27, 2023
Laboratory Reference: 2309-307
Project: E2023/0712; 1201 S 1st St Yakima

DIESEL AND HEAVY OIL RANGE ORGANICS
NWTPH-Dx

Matrix: Water
Units: mg/L (ppm)

Analyte	Result	PQL	Method	Date Prepared	Date Analyzed	Flags
Client ID:	**MW1-9-26-23-GW**					
Laboratory ID:	09-307-01					
Diesel Range Organics	**ND**	0.20	NWTPH-Dx	9-29-23	9-29-23	
Lube Oil Range Organics	**ND**	0.20	NWTPH-Dx	9-29-23	9-29-23	
Surrogate:	*Percent Recovery*	*Control Limits*				
o-Terphenyl	*94*	*50-150*				
Client ID:	**MW2-9-26-23-GW**					
Laboratory ID:	09-307-02					
Diesel Range Organics	**ND**	0.20	NWTPH-Dx	9-29-23	9-29-23	
Lube Oil Range Organics	**0.21**	0.20	NWTPH-Dx	9-29-23	9-29-23	
Surrogate:	*Percent Recovery*	*Control Limits*				
o-Terphenyl	*83*	*50-150*				
Client ID:	**MW6-9-26-23-GW**					
Laboratory ID:	09-307-03					
Diesel Range Organics	**ND**	0.20	NWTPH-Dx	9-29-23	9-29-23	
Lube Oil Range Organics	**ND**	0.20	NWTPH-Dx	9-29-23	9-29-23	
Surrogate:	*Percent Recovery*	*Control Limits*				
o-Terphenyl	*93*	*50-150*				
Client ID:	**MW5-9-26-23-GW**					
Laboratory ID:	09-307-04					
Diesel Range Organics	**ND**	0.20	NWTPH-Dx	9-29-23	9-29-23	
Lube Oil Range Organics	**ND**	0.20	NWTPH-Dx	9-29-23	9-29-23	
Surrogate:	*Percent Recovery*	*Control Limits*				
o-Terphenyl	*100*	*50-150*				
Client ID:	**MW4-9-26-23-GW**					
Laboratory ID:	09-307-05					
Diesel Range Organics	**ND**	0.15	NWTPH-Dx	9-29-23	9-29-23	
Lube Oil Range Organics	**ND**	0.15	NWTPH-Dx	9-29-23	9-29-23	
Surrogate:	*Percent Recovery*	*Control Limits*				
o-Terphenyl	*91*	*50-150*				
Client ID:	**MW3A-9-26-23-GW**					
Laboratory ID:	09-307-06					
Diesel Range Organics	**ND**	0.15	NWTPH-Dx	9-29-23	9-29-23	
Lube Oil Range Organics	**ND**	0.15	NWTPH-Dx	9-29-23	9-29-23	
Surrogate:	*Percent Recovery*	*Control Limits*				
o-Terphenyl	*92*	*50-150*				

Date of Report: October 2, 2023
Samples Submitted: September 27, 2023
Laboratory Reference: 2309-307
Project: E2023/0712; 1201 S 1st St Yakima

DIESEL AND HEAVY OIL RANGE ORGANICS
NWTPH-Dx

Matrix: Water
Units: mg/L (ppm)

Analyte	Result	PQL	Method	Date Prepared	Date Analyzed	Flags
Client ID:	**MW7-9-26-23-GW**					
Laboratory ID:	09-307-07					
Diesel Range Organics	**ND**	0.15	NWTPH-Dx	9-29-23	9-29-23	
Lube Oil Range Organics	**ND**	0.15	NWTPH-Dx	9-29-23	9-29-23	
Surrogate:	*Percent Recovery*	*Control Limits*				
o-Terphenyl	*82*	*50-150*				
Client ID:	**MW8-9-26-23-GW**					
Laboratory ID:	09-307-08					
Diesel Range Organics	**ND**	0.15	NWTPH-Dx	9-29-23	9-29-23	
Lube Oil Range Organics	**ND**	0.15	NWTPH-Dx	9-29-23	9-29-23	
Surrogate:	*Percent Recovery*	*Control Limits*				
o-Terphenyl	*92*	*50-150*				
Client ID:	**MW9-9-26-23-GW**					
Laboratory ID:	09-307-09					
Diesel Range Organics	**ND**	0.15	NWTPH-Dx	9-29-23	9-29-23	
Lube Oil Range Organics	**ND**	0.15	NWTPH-Dx	9-29-23	9-29-23	
Surrogate:	*Percent Recovery*	*Control Limits*				
o-Terphenyl	*84*	*50-150*				

Date of Report: October 2, 2023
Samples Submitted: September 27, 2023
Laboratory Reference: 2309-307
Project: E2023/0712; 1201 S 1st St Yakima

DIESEL AND HEAVY OIL RANGE ORGANICS
NWTPH-Dx
QUALITY CONTROL

Matrix: Water
Units: mg/L (ppm)

Analyte	Result	PQL	Method	Date Prepared	Date Analyzed	Flags
METHOD BLANK						
Laboratory ID:	MB0929W1					
Diesel Range Organics	**ND**	0.15	NWTPH-Dx	9-29-23	9-29-23	
Lube Oil Range Organics	**ND**	0.15	NWTPH-Dx	9-29-23	9-29-23	
Surrogate:	*Percent Recovery*	*Control Limits*				
o-Terphenyl	*81*	*50-150*				

Analyte	Result		Spike Level		Source Result	Percent Recovery	Recovery Limits	RPD	RPD Limit	Flags
DUPLICATE										
Laboratory ID:	09-306-01									
	ORIG	DUP								
Diesel Range	**ND**	**ND**	NA	NA		NA	NA	NA	40	
Lube Oil Range	**ND**	**ND**	NA	NA		NA	NA	NA	40	
Surrogate:										
o-Terphenyl						*77* *86*	*50-150*			

Date of Report: October 2, 2023
Samples Submitted: September 27, 2023
Laboratory Reference: 2309-307
Project: E2023/0712; 1201 S 1st St Yakima

VOLATILE ORGANICS EPA 8260D

Matrix: Water
Units: ug/L

Analyte	Result	PQL	Method	Date Prepared	Date Analyzed	Flags
Client ID:	**MW1-9-26-23-GW**					
Laboratory ID:	09-307-01					
Vinyl Chloride	ND	0.20	EPA 8260D	9-29-23	9-29-23	
(cis) 1,2-Dichloroethene	ND	0.20	EPA 8260D	9-29-23	9-29-23	
Trichloroethene	ND	0.20	EPA 8260D	9-29-23	9-29-23	
Tetrachloroethene	3.6	0.20	EPA 8260D	9-29-23	9-29-23	
Surrogate:	*Percent Recovery*	*Control Limits*				
Dibromofluoromethane	*96*	*75-127*				
Toluene-d8	*97*	*80-127*				
4-Bromofluorobenzene	*95*	*78-125*				
Client ID:	**MW2-9-26-23-GW**					
Laboratory ID:	09-307-02					
Vinyl Chloride	ND	0.20	EPA 8260D	9-29-23	9-29-23	
(cis) 1,2-Dichloroethene	ND	0.20	EPA 8260D	9-29-23	9-29-23	
Trichloroethene	ND	0.20	EPA 8260D	9-29-23	9-29-23	
Tetrachloroethene	2.4	0.20	EPA 8260D	9-29-23	9-29-23	
Surrogate:	*Percent Recovery*	*Control Limits*				
Dibromofluoromethane	*95*	*75-127*				
Toluene-d8	*99*	*80-127*				
4-Bromofluorobenzene	*97*	*78-125*				
Client ID:	**MW6-9-26-23-GW**					
Laboratory ID:	09-307-03					
Vinyl Chloride	ND	0.20	EPA 8260D	9-29-23	9-29-23	
(cis) 1,2-Dichloroethene	ND	0.20	EPA 8260D	9-29-23	9-29-23	
Trichloroethene	ND	0.20	EPA 8260D	9-29-23	9-29-23	
Tetrachloroethene	2.0	0.20	EPA 8260D	9-29-23	9-29-23	
Surrogate:	*Percent Recovery*	*Control Limits*				
Dibromofluoromethane	*91*	*75-127*				
Toluene-d8	*97*	*80-127*				
4-Bromofluorobenzene	*93*	*78-125*				

Date of Report: October 2, 2023
Samples Submitted: September 27, 2023
Laboratory Reference: 2309-307
Project: E2023/0712; 1201 S 1st St Yakima

VOLATILE ORGANICS EPA 8260D

Matrix: Water
Units: ug/L

Analyte	Result	PQL	Method	Date Prepared	Date Analyzed	Flags
Client ID:	**MW5-9-26-23-GW**					
Laboratory ID:	09-307-04					
Vinyl Chloride	ND	0.20	EPA 8260D	9-29-23	9-29-23	
(cis) 1,2-Dichloroethene	ND	0.20	EPA 8260D	9-29-23	9-29-23	
Trichloroethene	ND	0.20	EPA 8260D	9-29-23	9-29-23	
Tetrachloroethene	2.0	0.20	EPA 8260D	9-29-23	9-29-23	
Surrogate:	*Percent Recovery*	*Control Limits*				
Dibromofluoromethane	*88*	*75-127*				
Toluene-d8	*97*	*80-127*				
4-Bromofluorobenzene	*95*	*78-125*				
Client ID:	**MW4-9-26-23-GW**					
Laboratory ID:	09-307-05					
Vinyl Chloride	ND	0.20	EPA 8260D	9-29-23	9-29-23	
(cis) 1,2-Dichloroethene	ND	0.20	EPA 8260D	9-29-23	9-29-23	
Trichloroethene	ND	0.20	EPA 8260D	9-29-23	9-29-23	
Tetrachloroethene	2.1	0.20	EPA 8260D	9-29-23	9-29-23	
Surrogate:	*Percent Recovery*	*Control Limits*				
Dibromofluoromethane	*85*	*75-127*				
Toluene-d8	*95*	*80-127*				
4-Bromofluorobenzene	*92*	*78-125*				
Client ID:	**MW3A-9-26-23-GW**					
Laboratory ID:	09-307-06					
Vinyl Chloride	ND	0.20	EPA 8260D	9-29-23	9-29-23	
(cis) 1,2-Dichloroethene	ND	0.20	EPA 8260D	9-29-23	9-29-23	
Trichloroethene	ND	0.20	EPA 8260D	9-29-23	9-29-23	
Tetrachloroethene	4.0	0.20	EPA 8260D	9-29-23	9-29-23	
Surrogate:	*Percent Recovery*	*Control Limits*				
Dibromofluoromethane	*84*	*75-127*				
Toluene-d8	*95*	*80-127*				
4-Bromofluorobenzene	*91*	*78-125*				

Date of Report: October 2, 2023
Samples Submitted: September 27, 2023
Laboratory Reference: 2309-307
Project: E2023/0712; 1201 S 1st St Yakima

VOLATILE ORGANICS EPA 8260D

Matrix: Water
Units: ug/L

Analyte	Result	PQL	Method	Date Prepared	Date Analyzed	Flags
Client ID:	**MW7-9-26-23-GW**					
Laboratory ID:	09-307-07					
Vinyl Chloride	ND	0.20	EPA 8260D	9-29-23	9-29-23	
(cis) 1,2-Dichloroethene	ND	0.20	EPA 8260D	9-29-23	9-29-23	
Trichloroethene	ND	0.20	EPA 8260D	9-29-23	9-29-23	
Tetrachloroethene	6.0	0.20	EPA 8260D	9-29-23	9-29-23	
Surrogate:	*Percent Recovery*	*Control Limits*				
Dibromofluoromethane	*82*	*75-127*				
Toluene-d8	*95*	*80-127*				
4-Bromofluorobenzene	*91*	*78-125*				
Client ID:	**MW8-9-26-23-GW**					
Laboratory ID:	09-307-08					
Vinyl Chloride	ND	0.20	EPA 8260D	9-29-23	9-30-23	
(cis) 1,2-Dichloroethene	ND	0.20	EPA 8260D	9-29-23	9-30-23	
Trichloroethene	ND	0.20	EPA 8260D	9-29-23	9-30-23	
Tetrachloroethene	5.1	0.20	EPA 8260D	9-29-23	9-30-23	
Surrogate:	*Percent Recovery*	*Control Limits*				
Dibromofluoromethane	*81*	*75-127*				
Toluene-d8	*96*	*80-127*				
4-Bromofluorobenzene	*89*	*78-125*				
Client ID:	**MW9-9-26-23-GW**					
Laboratory ID:	09-307-09					
Vinyl Chloride	ND	0.20	EPA 8260D	9-29-23	9-30-23	
(cis) 1,2-Dichloroethene	ND	0.20	EPA 8260D	9-29-23	9-30-23	
Trichloroethene	ND	0.20	EPA 8260D	9-29-23	9-30-23	
Tetrachloroethene	ND	0.20	EPA 8260D	9-29-23	9-30-23	
Surrogate:	*Percent Recovery*	*Control Limits*				
Dibromofluoromethane	*79*	*75-127*				
Toluene-d8	*96*	*80-127*				
4-Bromofluorobenzene	*91*	*78-125*				

Date of Report: October 2, 2023
Samples Submitted: September 27, 2023
Laboratory Reference: 2309-307
Project: E2023/0712; 1201 S 1st St Yakima

VOLATILE ORGANICS EPA 8260D
QUALITY CONTROL

Matrix: Water
Units: ug/L

Analyte	Result	PQL	Method	Date Prepared	Date Analyzed	Flags
METHOD BLANK						
Laboratory ID:	MB0929W1					
Vinyl Chloride	ND	0.20	EPA 8260D	9-29-23	9-29-23	
(cis) 1,2-Dichloroethene	ND	0.20	EPA 8260D	9-29-23	9-29-23	
Trichloroethene	ND	0.20	EPA 8260D	9-29-23	9-29-23	
Tetrachloroethene	ND	0.20	EPA 8260D	9-29-23	9-29-23	
Surrogate:	*Percent Recovery*	*Control Limits*				
Dibromofluoromethane	*93*	*75-127*				
Toluene-d8	*98*	*80-127*				
4-Bromofluorobenzene	*94*	*78-125*				

Analyte	Result		Spike Level		Percent Recovery		Recovery Limits	RPD	RPD Limit	Flags
SPIKE BLANKS										
Laboratory ID:	SB0929W1									
	SB	SBD	SB	SBD	SB	SBD				
Vinyl Chloride	**9.53**	**10.0**	10.0	10.0	95	100	71-135	5	20	
(cis) 1,2-Dichloroethene	**10.2**	**10.8**	10.0	10.0	102	108	80-129	6	17	
Trichloroethene	**10.9**	**11.5**	10.0	10.0	109	115	80-122	5	18	
Tetrachloroethene	**11.9**	**12.4**	10.0	10.0	119	124	80-124	4	18	
Surrogate:										
Dibromofluoromethane					*100*	*96*	*75-127*			
Toluene-d8					*100*	*98*	*80-127*			
4-Bromofluorobenzene					*100*	*99*	*78-125*			

Date of Report: October 2, 2023
Samples Submitted: September 27, 2023
Laboratory Reference: 2309-307
Project: E2023/0712; 1201 S 1st St Yakima

TOTAL METALS
EPA 200.8/7470A

Matrix: Water
Units: ug/L (ppb)

Analyte	Result	PQL	Method	Date Prepared	Date Analyzed	Flags
Client ID:	**MW1-9-26-23-GW**					
Laboratory ID:	09-307-01					
Arsenic	**ND**	3.3	EPA 200.8	9-28-23	9-28-23	
Cadmium	**ND**	4.4	EPA 200.8	9-28-23	9-28-23	
Chromium	**20**	11	EPA 200.8	9-28-23	9-28-23	
Lead	**2.9**	1.1	EPA 200.8	9-28-23	9-28-23	
Mercury	**ND**	0.50	EPA 7470A	9-29-23	9-29-23	
Client ID:	**MW2-9-26-23-GW**					
Laboratory ID:	09-307-02					
Arsenic	**ND**	3.3	EPA 200.8	9-28-23	9-28-23	
Cadmium	**ND**	4.4	EPA 200.8	9-28-23	9-28-23	
Chromium	**19**	11	EPA 200.8	9-28-23	9-28-23	
Lead	**9.0**	1.1	EPA 200.8	9-28-23	9-28-23	
Mercury	**ND**	0.50	EPA 7470A	9-29-23	9-29-23	
Client ID:	**MW6-9-26-23-GW**					
Laboratory ID:	09-307-03					
Arsenic	**ND**	3.3	EPA 200.8	9-28-23	9-28-23	
Cadmium	**ND**	4.4	EPA 200.8	9-28-23	9-28-23	
Chromium	**ND**	11	EPA 200.8	9-28-23	9-28-23	
Lead	**ND**	1.1	EPA 200.8	9-28-23	9-28-23	
Mercury	**ND**	0.50	EPA 7470A	9-29-23	9-29-23	
Client ID:	**MW5-9-26-23-GW**					
Laboratory ID:	09-307-04					
Arsenic	**ND**	3.3	EPA 200.8	9-28-23	9-28-23	
Cadmium	**ND**	4.4	EPA 200.8	9-28-23	9-28-23	
Chromium	**ND**	11	EPA 200.8	9-28-23	9-28-23	
Lead	**ND**	1.1	EPA 200.8	9-28-23	9-28-23	
Mercury	**ND**	0.50	EPA 7470A	9-29-23	9-29-23	

Date of Report: October 2, 2023
Samples Submitted: September 27, 2023
Laboratory Reference: 2309-307
Project: E2023/0712; 1201 S 1st St Yakima

TOTAL METALS
EPA 200.8/7470A

Matrix: Water
Units: ug/L (ppb)

Analyte	Result	PQL	Method	Date Prepared	Date Analyzed	Flags
Client ID:	**MW4-9-26-23-GW**					
Laboratory ID:	09-307-05					
Arsenic	**ND**	3.3	EPA 200.8	9-28-23	9-28-23	
Cadmium	**ND**	4.4	EPA 200.8	9-28-23	9-28-23	
Chromium	**ND**	11	EPA 200.8	9-28-23	9-28-23	
Lead	**1.2**	1.1	EPA 200.8	9-28-23	9-28-23	
Mercury	**ND**	0.50	EPA 7470A	9-29-23	9-29-23	
Client ID:	**MW3A-9-26-23-GW**					
Laboratory ID:	09-307-06					
Arsenic	**ND**	3.3	EPA 200.8	9-28-23	9-28-23	
Cadmium	**ND**	4.4	EPA 200.8	9-28-23	9-28-23	
Chromium	**ND**	11	EPA 200.8	9-28-23	9-28-23	
Lead	**ND**	1.1	EPA 200.8	9-28-23	9-28-23	
Mercury	**ND**	0.50	EPA 7470A	9-29-23	9-29-23	
Client ID:	**MW7-9-26-23-GW**					
Laboratory ID:	09-307-07					
Arsenic	**ND**	3.3	EPA 200.8	9-28-23	9-28-23	
Cadmium	**ND**	4.4	EPA 200.8	9-28-23	9-28-23	
Chromium	**ND**	11	EPA 200.8	9-28-23	9-28-23	
Lead	**ND**	1.1	EPA 200.8	9-28-23	9-28-23	
Mercury	**ND**	0.50	EPA 7470A	9-29-23	9-29-23	
Client ID:	**MW8-9-26-23-GW**					
Laboratory ID:	09-307-08					
Arsenic	**ND**	3.3	EPA 200.8	9-28-23	9-28-23	
Cadmium	**ND**	4.4	EPA 200.8	9-28-23	9-28-23	
Chromium	**ND**	11	EPA 200.8	9-28-23	9-28-23	
Lead	**ND**	1.1	EPA 200.8	9-28-23	9-28-23	
Mercury	**ND**	0.50	EPA 7470A	9-29-23	9-29-23	

Date of Report: October 2, 2023
Samples Submitted: September 27, 2023
Laboratory Reference: 2309-307
Project: E2023/0712; 1201 S 1st St Yakima

TOTAL METALS
EPA 200.8/7470A

Matrix: Water
Units: ug/L (ppb)

Analyte	Result	PQL	Method	Date Prepared	Date Analyzed	Flags
Client ID:	**MW9-9-26-23-GW**					
Laboratory ID:	09-307-09					
Arsenic	**ND**	3.3	EPA 200.8	9-28-23	9-28-23	
Cadmium	**ND**	4.4	EPA 200.8	9-28-23	9-28-23	
Chromium	**ND**	11	EPA 200.8	9-28-23	9-28-23	
Lead	**ND**	1.1	EPA 200.8	9-28-23	9-28-23	
Mercury	**ND**	0.50	EPA 7470A	9-29-23	9-29-23	

Date of Report: October 2, 2023
Samples Submitted: September 27, 2023
Laboratory Reference: 2309-307
Project: E2023/0712; 1201 S 1st St Yakima

TOTAL METALS
EPA 200.8/7470A
QUALITY CONTROL

Matrix: Water
Units: ug/L (ppb)

Analyte	Result	PQL	Method	Date Prepared	Date Analyzed	Flags
METHOD BLANK						
Laboratory ID:	MB0928WM1					
Arsenic	**ND**	3.3	EPA 200.8	9-28-23	9-28-23	
Cadmium	**ND**	4.4	EPA 200.8	9-28-23	9-28-23	
Chromium	**ND**	11	EPA 200.8	9-28-23	9-28-23	
Lead	**ND**	1.1	EPA 200.8	9-28-23	9-28-23	
Laboratory ID:	MB0929W1					
Mercury	**ND**	0.50	EPA 7470A	9-29-23	9-29-23	

Analyte	Result		Spike Level		Source Result	Percent Recovery		Recovery Limits	RPD	RPD Limit	Flags
DUPLICATE											
Laboratory ID:	09-307-06										
	ORIG	DUP									
Arsenic	**ND**	**ND**	NA	NA		NA		NA	NA	20	
Cadmium	**ND**	**ND**	NA	NA		NA		NA	NA	20	
Chromium	**ND**	**ND**	NA	NA		NA		NA	NA	20	
Lead	**ND**	**ND**	NA	NA		NA		NA	NA	20	
Laboratory ID:	09-307-06										
Mercury	**ND**	**ND**	NA	NA		NA		NA	NA	20	
MATRIX SPIKES											
Laboratory ID:	09-307-06										
	MS	MSD	MS	MSD		MS	MSD				
Arsenic	**101**	**105**	111	111	ND	**91**	**95**	75-125	4	20	
Cadmium	**98.9**	**105**	111	111	ND	**89**	**94**	75-125	6	20	
Chromium	**100**	**103**	111	111	ND	**91**	**93**	75-125	3	20	
Lead	**94.4**	**101**	111	111	ND	**85**	**91**	75-125	6	20	
Laboratory ID:	09-307-06										
Mercury	**11.8**	**11.7**	12.5	12.5	ND	**94**	**93**	75-125	1	20	

OnSite Environmental Inc.

Data Qualifiers and Abbreviations

A - Due to a high sample concentration, the amount spiked is insufficient for meaningful MS/MSD recovery data.

B - The analyte indicated was also found in the blank sample.

C - The duplicate RPD is outside control limits due to high result variability when analyte concentrations are within five times the quantitation limit.

E - The value reported exceeds the quantitation range and is an estimate.

F - Surrogate recovery data is not available due to the high concentration of coeluting target compounds.

H - The analyte indicated is a common laboratory solvent and may have been introduced during sample preparation, and be impacting the sample result.

I - Compound recovery is outside of the control limits.

J - The value reported was below the practical quantitation limit. The value is an estimate.

K - Sample duplicate RPD is outside control limits due to sample inhomogeneity. The sample was re-extracted and re-analyzed with similar results.

L - The RPD is outside of the control limits.

M - Hydrocarbons in the gasoline range are impacting the diesel range result.

M1 - Hydrocarbons in the gasoline range (toluene-naphthalene) are present in the sample.

N - Hydrocarbons in the lube oil range are impacting the diesel range result.

N1 - Hydrocarbons in diesel range are impacting lube oil range results.

O - Hydrocarbons indicative of heavier fuels are present in the sample and are impacting the gasoline result.

P - The RPD of the detected concentrations between the two columns is greater than 40.

Q - Surrogate recovery is outside of the control limits.

S - Surrogate recovery data is not available due to the necessary dilution of the sample.

T - The sample chromatogram is not similar to a typical _____.

U - The analyte was analyzed for, but was not detected above the reported sample quantitation limit.

U1 - The practical quantitation limit is elevated due to interferences present in the sample.

V - Matrix Spike/Matrix Spike Duplicate recoveries are outside control limits due to matrix effects.

W - Matrix Spike/Matrix Spike Duplicate RPD are outside control limits due to matrix effects.

X - Sample extract treated with a mercury cleanup procedure.

X1 - Sample extract treated with a sulfuric acid/silica gel cleanup procedure.

X2 - Sample extract treated with a silica gel cleanup procedure.

Y - The calibration verification for this analyte exceeded the 20% drift specified in methods 8260 & 8270, and therefore the reported result should be considered an estimate. The overall performance of the calibration verification standard met the acceptance criteria of the method.

Y1 - Negative effects of the matrix from this sample on the instrument caused values for this analyte in the bracketing continuing calibration verification standard (CCVs) to be outside of 20% acceptance criteria. Because of this, quantitation limits and sample concentrations should be considered estimates.

Z -

ND - Not Detected at PQL
PQL - Practical Quantitation Limit
RPD - Relative Percent Difference

Chain of Custody

Page 1 of 1

OnSite Environmental Inc.
Analytical Laboratory Testing Services
14648 NE 95th Street • Redmond, WA 98052
Phone: (425) 883-3881 • www.onsite-env.com

Laboratory Number: 09-307

Company: BMEC
Project Number: E2023/0712
Project Name: 1201 S. 1ST ST YAKIMA
Project Manager: P. TRABUSINER / B. BERGERON
Sampled by: Y. MEYER

Turnaround Request (in working days)
(Check One)
☐ Same Day ☐ 1 Day
☐ 2 Days ☒ 3 Days
☐ Standard (7 Days)
☐ _____ (other)

Lab ID	Sample Identification	Date Sampled	Time Sampled	Matrix	Number of Containers	NWTPH-HCID	NWTPH-Gx/BTEX (8021☐ 8260☐)	NWTPH-Gx	NWTPH-Dx (SG Clean-up ☐)	~~Volatiles~~ 8260 PCE, TCE, VC, cis(1,2)DCE	Halogenated Volatiles 8260	EDB EPA 8011 (Waters Only)	Semivolatiles 8270/SIM (with low-level PAHs)	PAHs 8270/SIM (low-level)	PCBs 8082	Organochlorine Pesticides 8081	Organophosphorus Pesticides 8270/SIM	Chlorinated Acid Herbicides 8151	Total RCRA Metals	Total MTCA Metals	TCLP Metals	HEM (oil and grease) 1664	DISSOLVED METALS*				% Moisture
1	MW1-9-26-23-GW	9-26-23	0800	H_2O	8				X	X										X			*				
2	MW2-9-26-23-GW		0830																								
3	MW6-9-26-23-GW		0920																								
4	MW5-9-26-23-GW		0955		↓																						
5	MW4-9-26-23-GW		1040		7																		NOT POSSIBLE				
6	MW3A-9-26-23-GW		1115																								
7	MW7-9-26-23-GW		1205																								
8	MW8-9-26-23-GW		1250																								
9	MW9-9-26-23-GW	↓	1320	↓	↓				↓	↓										↓			↓				

	Signature	Company	Date	Time
Relinquished		BMEC	9-26-23	1400
Received		OSE	9/27/23	1300
Relinquished				
Received				
Relinquished				
Received				
Reviewed/Date		Reviewed/Date		

Comments/Special Instructions

* Please run Dissolved Metals on any sample with Total Metals above detection limits.

Data Package: Standard ☐ Level III ☐ Level IV ☐

Chromatograms with final report ☐ Electronic Data Deliverables (EDDs) ☐

OnSite Environmental Inc.
14648 NE 95th Street, Redmond, WA 98052 • (425) 883-3881

January 22, 2024

Peter Trabusiner
Blue Mountain Environmental, Inc.
1500 Adair Drive
Richland, WA 99352

Re: Analytical Data for Project E2023-1010; 1201 S. 1st Street in Yakima, WA
Laboratory Reference No. 2312-326

Dear Peter:

Enclosed are the analytical results and associated quality control data for samples submitted on December 29, 2023.

Please note that the data for the subcontracted analyses will follow in the final report.

The standard policy of OnSite Environmental, Inc. is to store your samples for 30 days from the date of receipt. If you require longer storage, please contact the laboratory.

We appreciate the opportunity to be of service to you on this project. If you have any questions concerning the data, or need additional information, please feel free to call me.

Sincerely,

David Baumeister
Project Manager

Enclosures

Date of Report: January 22, 2024
Samples Submitted: December 29, 2023
Laboratory Reference: 2312-326
Project: E2023-1010; 1201 S. 1st Street in Yakima, WA

Case Narrative

Samples were collected on December 27, 2023 and received by the laboratory on December 29, 2023. They were maintained at the laboratory at a temperature of 2°C to 6°C.

Please note that any and all soil sample results are reported on a dry-weight basis, unless otherwise noted below. However the soil results for the QA/QC samples are reported on a wet-weight basis.

General QA/QC issues associated with the analytical data enclosed in this laboratory report will be indicated with a reference to a comment or explanation on the Data Qualifier page. More complex and involved QA/QC issues will be discussed in detail below.

Volatiles EPA 8260D Analysis

The RPD for Chloroethane, 1,1,2-Tetrachloroethane, 1,3-Dichloropropane and 1,2-Dibromo-3-chloropropane is outside the control limits for the Spike Blank/Spike Blank Duplicate. The percent recoveries on both spike blanks are within recovery limits. The method allows for a percentage of the compounds to fall outside of the control limits due to the large number of analytes being spiked.

Any other QA/QC issues associated with this extraction and analysis will be indicated with a footnote reference and discussed in detail on the Data Qualifier page.

Date of Report: January 22, 2024
Samples Submitted: December 29, 2023
Laboratory Reference: 2312-326
Project: E2023-1010; 1201 S. 1st Street in Yakima, WA

DIESEL AND HEAVY OIL RANGE ORGANICS
NWTPH-Dx

Matrix: Water
Units: mg/L (ppm)

Analyte	Result	PQL	Method	Date Prepared	Date Analyzed	Flags
Client ID:	**MW6-12/27/23**					
Laboratory ID:	12-326-01					
Diesel Range Organics	**ND**	0.21	NWTPH-Dx	1-2-24	1-2-24	X2
Lube Oil Range Organics	**ND**	0.21	NWTPH-Dx	1-2-24	1-2-24	X2
Surrogate:	*Percent Recovery*	*Control Limits*				
o-Terphenyl	*75*	*50-150*				
Client ID:	**MW5-12/27/23**					
Laboratory ID:	12-326-02					
Diesel Range Organics	**ND**	0.20	NWTPH-Dx	1-2-24	1-2-24	X2
Lube Oil Range Organics	**ND**	0.20	NWTPH-Dx	1-2-24	1-2-24	X2
Surrogate:	*Percent Recovery*	*Control Limits*				
o-Terphenyl	*93*	*50-150*				
Client ID:	**MW4-12/27/23**					
Laboratory ID:	12-326-03					
Diesel Range Organics	**ND**	0.21	NWTPH-Dx	1-2-24	1-2-24	X2
Lube Oil Range Organics	**ND**	0.21	NWTPH-Dx	1-2-24	1-2-24	X2
Surrogate:	*Percent Recovery*	*Control Limits*				
o-Terphenyl	*85*	*50-150*				
Client ID:	**MW3A-12/27/23**					
Laboratory ID:	12-326-04					
Diesel Range Organics	**ND**	0.21	NWTPH-Dx	1-2-24	1-2-24	X2
Lube Oil Range Organics	**ND**	0.21	NWTPH-Dx	1-2-24	1-2-24	X2
Surrogate:	*Percent Recovery*	*Control Limits*				
o-Terphenyl	*94*	*50-150*				
Client ID:	**MW7-12/27/23**					
Laboratory ID:	12-326-05					
Diesel Range Organics	**ND**	0.21	NWTPH-Dx	1-2-24	1-2-24	X2
Lube Oil Range Organics	**ND**	0.21	NWTPH-Dx	1-2-24	1-2-24	X2
Surrogate:	*Percent Recovery*	*Control Limits*				
o-Terphenyl	*76*	*50-150*				
Client ID:	**MW8-12/27/23**					
Laboratory ID:	12-326-06					
Diesel Range Organics	**ND**	0.21	NWTPH-Dx	1-2-24	1-2-24	X2
Lube Oil Range Organics	**ND**	0.21	NWTPH-Dx	1-2-24	1-2-24	X2
Surrogate:	*Percent Recovery*	*Control Limits*				
o-Terphenyl	*104*	*50-150*				

Date of Report: January 22, 2024
Samples Submitted: December 29, 2023
Laboratory Reference: 2312-326
Project: E2023-1010; 1201 S. 1st Street in Yakima, WA

DIESEL AND HEAVY OIL RANGE ORGANICS
NWTPH-Dx

Matrix: Water
Units: mg/L (ppm)

Analyte	Result	PQL	Method	Date Prepared	Date Analyzed	Flags
Client ID:	**MW9-12/27/23**					
Laboratory ID:	12-326-07					
Diesel Range Organics	**ND**	0.21	NWTPH-Dx	1-2-24	1-2-24	X2
Lube Oil Range Organics	**ND**	0.21	NWTPH-Dx	1-2-24	1-2-24	X2
Surrogate:	*Percent Recovery*	*Control Limits*				
o-Terphenyl	*95*	*50-150*				
Client ID:	**MW1-12/27/23**					
Laboratory ID:	12-326-08					
Diesel Range Organics	**ND**	0.20	NWTPH-Dx	1-2-24	1-2-24	X2
Lube Oil Range Organics	**ND**	0.20	NWTPH-Dx	1-2-24	1-2-24	X2
Surrogate:	*Percent Recovery*	*Control Limits*				
o-Terphenyl	*87*	*50-150*				
Client ID:	**MW2-12/27/23**					
Laboratory ID:	12-326-09					
Diesel Range Organics	**ND**	0.21	NWTPH-Dx	1-2-24	1-2-24	X2
Lube Oil Range Organics	**ND**	0.21	NWTPH-Dx	1-2-24	1-2-24	X2
Surrogate:	*Percent Recovery*	*Control Limits*				
o-Terphenyl	*90*	*50-150*				

Date of Report: January 22, 2024
Samples Submitted: December 29, 2023
Laboratory Reference: 2312-326
Project: E2023-1010; 1201 S. 1st Street in Yakima, WA

DIESEL AND HEAVY OIL RANGE ORGANICS
NWTPH-Dx
QUALITY CONTROL

Matrix: Water
Units: mg/L (ppm)

Analyte	Result	PQL	Method	Date Prepared	Date Analyzed	Flags
METHOD BLANK						
Laboratory ID:	MB0102W1					
Diesel Range Organics	**ND**	0.16	NWTPH-Dx	1-2-24	1-2-24	X2
Lube Oil Range Organics	**ND**	0.16	NWTPH-Dx	1-2-24	1-2-24	X2
Surrogate:	*Percent Recovery*	*Control Limits*				
o-Terphenyl	*93*	*50-150*				

Analyte	Result		Spike Level		Source Result	Percent Recovery	Recovery Limits	RPD	RPD Limit	Flags
DUPLICATE										
Laboratory ID:	12-326-01									
	ORIG	DUP								
Diesel Range	**ND**	**ND**	NA	NA		NA	NA	NA	40	X2
Lube Oil Range	**ND**	**ND**	NA	NA		NA	NA	NA	40	X2
Surrogate:										
o-Terphenyl						*75* *75*	*50-150*			

Date of Report: January 22, 2024
Samples Submitted: December 29, 2023
Laboratory Reference: 2312-326
Project: E2023-1010; 1201 S. 1st Street in Yakima, WA

VOLATILE ORGANICS EPA 8260D

Matrix: Water
Units: ug/L

Analyte	Result	PQL	Method	Date Prepared	Date Analyzed	Flags
Client ID:	**MW6-12/27/23**					
Laboratory ID:	12-326-01					
Vinyl Chloride	ND	0.20	EPA 8260D	1-2-24	1-2-24	
1,1-Dichloroethene	ND	0.20	EPA 8260D	1-2-24	1-2-24	
1,1,1-Trichloroethane	ND	0.20	EPA 8260D	1-2-24	1-2-24	
Trichloroethene	ND	0.20	EPA 8260D	1-2-24	1-2-24	
Tetrachloroethene	2.1	0.20	EPA 8260D	1-2-24	1-2-24	
Surrogate:	*Percent Recovery*	*Control Limits*				
Dibromofluoromethane	*107*	*75-127*				
Toluene-d8	*97*	*80-127*				
4-Bromofluorobenzene	*106*	*78-125*				
Client ID:	**MW5-12/27/23**					
Laboratory ID:	12-326-02					
Vinyl Chloride	ND	0.20	EPA 8260D	1-2-24	1-2-24	
1,1-Dichloroethene	ND	0.20	EPA 8260D	1-2-24	1-2-24	
1,1,1-Trichloroethane	ND	0.20	EPA 8260D	1-2-24	1-2-24	
Trichloroethene	ND	0.20	EPA 8260D	1-2-24	1-2-24	
Tetrachloroethene	2.6	0.20	EPA 8260D	1-2-24	1-2-24	
Surrogate:	*Percent Recovery*	*Control Limits*				
Dibromofluoromethane	*105*	*75-127*				
Toluene-d8	*99*	*80-127*				
4-Bromofluorobenzene	*108*	*78-125*				
Client ID:	**MW4-12/27/23**					
Laboratory ID:	12-326-03					
Vinyl Chloride	ND	0.20	EPA 8260D	1-2-24	1-2-24	
1,1-Dichloroethene	ND	0.20	EPA 8260D	1-2-24	1-2-24	
1,1,1-Trichloroethane	ND	0.20	EPA 8260D	1-2-24	1-2-24	
Trichloroethene	ND	0.20	EPA 8260D	1-2-24	1-2-24	
Tetrachloroethene	1.8	0.20	EPA 8260D	1-2-24	1-2-24	
Surrogate:	*Percent Recovery*	*Control Limits*				
Dibromofluoromethane	*102*	*75-127*				
Toluene-d8	*96*	*80-127*				
4-Bromofluorobenzene	*101*	*78-125*				

Date of Report: January 22, 2024
Samples Submitted: December 29, 2023
Laboratory Reference: 2312-326
Project: E2023-1010; 1201 S. 1st Street in Yakima, WA

VOLATILE ORGANICS EPA 8260D

Matrix: Water
Units: ug/L

Analyte	Result	PQL	Method	Date Prepared	Date Analyzed	Flags
Client ID:	**MW3A-12/27/23**					
Laboratory ID:	12-326-04					
Vinyl Chloride	ND	0.20	EPA 8260D	1-2-24	1-2-24	
1,1-Dichloroethene	ND	0.20	EPA 8260D	1-2-24	1-2-24	
1,1,1-Trichloroethane	ND	0.20	EPA 8260D	1-2-24	1-2-24	
Trichloroethene	ND	0.20	EPA 8260D	1-2-24	1-2-24	
Tetrachloroethene	2.7	0.20	EPA 8260D	1-2-24	1-2-24	
Surrogate:	*Percent Recovery*	*Control Limits*				
Dibromofluoromethane	*104*	*75-127*				
Toluene-d8	*95*	*80-127*				
4-Bromofluorobenzene	*110*	*78-125*				
Client ID:	**MW7-12/27/23**					
Laboratory ID:	12-326-05					
Vinyl Chloride	ND	0.20	EPA 8260D	1-2-24	1-2-24	
1,1-Dichloroethene	ND	0.20	EPA 8260D	1-2-24	1-2-24	
1,1,1-Trichloroethane	ND	0.20	EPA 8260D	1-2-24	1-2-24	
Trichloroethene	ND	0.20	EPA 8260D	1-2-24	1-2-24	
Tetrachloroethene	3.0	0.20	EPA 8260D	1-2-24	1-2-24	
Surrogate:	*Percent Recovery*	*Control Limits*				
Dibromofluoromethane	*109*	*75-127*				
Toluene-d8	*101*	*80-127*				
4-Bromofluorobenzene	*105*	*78-125*				
Client ID:	**MW8-12/27/23**					
Laboratory ID:	12-326-06					
Vinyl Chloride	ND	0.20	EPA 8260D	1-2-24	1-2-24	
1,1-Dichloroethene	ND	0.20	EPA 8260D	1-2-24	1-2-24	
1,1,1-Trichloroethane	ND	0.20	EPA 8260D	1-2-24	1-2-24	
Trichloroethene	ND	0.20	EPA 8260D	1-2-24	1-2-24	
Tetrachloroethene	1.4	0.20	EPA 8260D	1-2-24	1-2-24	
Surrogate:	*Percent Recovery*	*Control Limits*				
Dibromofluoromethane	*102*	*75-127*				
Toluene-d8	*96*	*80-127*				
4-Bromofluorobenzene	*106*	*78-125*				

Date of Report: January 22, 2024
Samples Submitted: December 29, 2023
Laboratory Reference: 2312-326
Project: E2023-1010; 1201 S. 1st Street in Yakima, WA

VOLATILE ORGANICS EPA 8260D

Matrix: Water
Units: ug/L

Analyte	Result	PQL	Method	Date Prepared	Date Analyzed	Flags
Client ID:	**MW9-12/27/23**					
Laboratory ID:	12-326-07					
Vinyl Chloride	ND	0.20	EPA 8260D	1-2-24	1-2-24	
1,1-Dichloroethene	ND	0.20	EPA 8260D	1-2-24	1-2-24	
1,1,1-Trichloroethane	ND	0.20	EPA 8260D	1-2-24	1-2-24	
Trichloroethene	ND	0.20	EPA 8260D	1-2-24	1-2-24	
Tetrachloroethene	ND	0.20	EPA 8260D	1-2-24	1-2-24	
Surrogate:	*Percent Recovery*	*Control Limits*				
Dibromofluoromethane	*108*	*75-127*				
Toluene-d8	*97*	*80-127*				
4-Bromofluorobenzene	*110*	*78-125*				
Client ID:	**MW1-12/27/23**					
Laboratory ID:	12-326-08					
Vinyl Chloride	ND	0.20	EPA 8260D	1-2-24	1-2-24	
1,1-Dichloroethene	ND	0.20	EPA 8260D	1-2-24	1-2-24	
1,1,1-Trichloroethane	ND	0.20	EPA 8260D	1-2-24	1-2-24	
Trichloroethene	ND	0.20	EPA 8260D	1-2-24	1-2-24	
Tetrachloroethene	3.1	0.20	EPA 8260D	1-2-24	1-2-24	
Surrogate:	*Percent Recovery*	*Control Limits*				
Dibromofluoromethane	*104*	*75-127*				
Toluene-d8	*100*	*80-127*				
4-Bromofluorobenzene	*109*	*78-125*				
Client ID:	**MW2-12/27/23**					
Laboratory ID:	12-326-09					
Vinyl Chloride	ND	0.20	EPA 8260D	1-2-24	1-2-24	
1,1-Dichloroethene	ND	0.20	EPA 8260D	1-2-24	1-2-24	
1,1,1-Trichloroethane	ND	0.20	EPA 8260D	1-2-24	1-2-24	
Trichloroethene	ND	0.20	EPA 8260D	1-2-24	1-2-24	
Tetrachloroethene	2.7	0.20	EPA 8260D	1-2-24	1-2-24	
Surrogate:	*Percent Recovery*	*Control Limits*				
Dibromofluoromethane	*101*	*75-127*				
Toluene-d8	*96*	*80-127*				
4-Bromofluorobenzene	*107*	*78-125*				

Date of Report: January 22, 2024
Samples Submitted: December 29, 2023
Laboratory Reference: 2312-326
Project: E2023-1010; 1201 S. 1st Street in Yakima, WA

VOLATILE ORGANICS EPA 8260D
QUALITY CONTROL

Matrix: Water
Units: ug/L

Analyte	Result	PQL	Method	Date Prepared	Date Analyzed	Flags
METHOD BLANK						
Laboratory ID:	MB0102W1					
Vinyl Chloride	ND	0.20	EPA 8260D	1-2-24	1-2-24	
1,1-Dichloroethene	ND	0.20	EPA 8260D	1-2-24	1-2-24	
1,1,1-Trichloroethane	ND	0.20	EPA 8260D	1-2-24	1-2-24	
Trichloroethene	ND	0.20	EPA 8260D	1-2-24	1-2-24	
Tetrachloroethene	ND	0.20	EPA 8260D	1-2-24	1-2-24	
Surrogate:	*Percent Recovery*	*Control Limits*				
Dibromofluoromethane	*100*	*75-127*				
Toluene-d8	*99*	*80-127*				
4-Bromofluorobenzene	*103*	*78-125*				

Analyte	Result		Spike Level		Percent Recovery		Recovery Limits	RPD	RPD Limit	Flags
SPIKE BLANKS										
Laboratory ID:	SB0102W1									
	SB	SBD	SB	SBD	SB	SBD				
Vinyl Chloride	**11.9**	**12.7**	10.0	10.0	119	127	71-135	7	20	
1,1-Dichloroethene	**11.6**	**12.4**	10.0	10.0	116	124	78-125	7	19	
1,1,1-Trichloroethane	**11.8**	**12.1**	10.0	10.0	118	121	80-123	3	18	
Trichloroethene	**11.6**	**12.0**	10.0	10.0	116	120	80-122	3	18	
Tetrachloroethene	**11.3**	**11.2**	10.0	10.0	113	112	80-124	1	18	
Surrogate:										
Dibromofluoromethane					*95*	*102*	*75-127*			
Toluene-d8					*99*	*104*	*80-127*			
4-Bromofluorobenzene					*109*	*111*	*78-125*			

Date of Report: January 22, 2024
Samples Submitted: December 29, 2023
Laboratory Reference: 2312-326
Project: E2023-1010; 1201 S. 1st Street in Yakima, WA

TOTAL MERCURY
EPA 7470A

Matrix: Water
Units: ug/L (ppb)

Analyte	Result	PQL	Method	Date Prepared	Date Analyzed	Flags
Client ID:	**MW6-12/27/23**					
Laboratory ID:	12-326-01					
Mercury	**ND**	0.50	EPA 7470A	1-15-24	1-15-24	
Client ID:	**MW5-12/27/23**					
Laboratory ID:	12-326-02					
Mercury	**ND**	0.50	EPA 7470A	1-15-24	1-15-24	
Client ID:	**MW4-12/27/23**					
Laboratory ID:	12-326-03					
Mercury	**ND**	0.50	EPA 7470A	1-15-24	1-15-24	
Client ID:	**MW3A-12/27/23**					
Laboratory ID:	12-326-04					
Mercury	**ND**	0.50	EPA 7470A	1-15-24	1-15-24	
Client ID:	**MW7-12/27/23**					
Laboratory ID:	12-326-05					
Mercury	**ND**	0.50	EPA 7470A	1-15-24	1-15-24	
Client ID:	**MW8-12/27/23**					
Laboratory ID:	12-326-06					
Mercury	**ND**	0.50	EPA 7470A	1-15-24	1-15-24	
Client ID:	**MW9-12/27/23**					
Laboratory ID:	12-326-07					
Mercury	**ND**	0.50	EPA 7470A	1-15-24	1-15-24	
Client ID:	**MW1-12/27/23**					
Laboratory ID:	12-326-08					
Mercury	**ND**	0.50	EPA 7470A	1-15-24	1-15-24	

Date of Report: January 22, 2024
Samples Submitted: December 29, 2023
Laboratory Reference: 2312-326
Project: E2023-1010; 1201 S. 1st Street in Yakima, WA

TOTAL MERCURY
EPA 7470A

Matrix: Water
Units: ug/L (ppb)

Analyte	Result	PQL	Method	Date Prepared	Date Analyzed	Flags
Client ID:	**MW2-12/27/23**					
Laboratory ID:	12-326-09					
Mercury	**ND**	0.50	EPA 7470A	1-15-24	1-15-24	

Date of Report: January 22, 2024
Samples Submitted: December 29, 2023
Laboratory Reference: 2312-326
Project: E2023-1010; 1201 S. 1st Street in Yakima, WA

TOTAL MERCURY
EPA 7470A
QUALITY CONTROL

Matrix: Water
Units: ug/L (ppb)

Analyte	Result	PQL	Method	Date Prepared	Date Analyzed	Flags
METHOD BLANK						
Laboratory ID:	MB0115W1					
Mercury	**ND**	0.50	EPA 7470A	1-15-24	1-15-24	

Analyte	Result		Spike Level		Source Result	Percent Recovery		Recovery Limits	RPD	RPD Limit	Flags
DUPLICATE											
Laboratory ID:	12-326-01										
	ORIG	DUP									
Mercury	**ND**	**ND**	NA	NA		NA		NA	NA	20	
MATRIX SPIKES											
Laboratory ID:	12-326-01										
	MS	MSD	MS	MSD		MS	MSD				
Mercury	**12.3**	**12.2**	12.5	12.5	ND	**99**	**98**	75-125	1	20	

OnSite Environmental Inc.

Data Qualifiers and Abbreviations

A - Due to a high sample concentration, the amount spiked is insufficient for meaningful MS/MSD recovery data.

B - The analyte indicated was also found in the blank sample.

C - The duplicate RPD is outside control limits due to high result variability when analyte concentrations are within five times the quantitation limit.

E - The value reported exceeds the quantitation range and is an estimate.

F - Surrogate recovery data is not available due to the high concentration of coeluting target compounds.

H - The analyte indicated is a common laboratory solvent and may have been introduced during sample preparation, and be impacting the sample result.

I - Compound recovery is outside of the control limits.

J - The value reported was below the practical quantitation limit. The value is an estimate.

K - Sample duplicate RPD is outside control limits due to sample inhomogeneity. The sample was re-extracted and re-analyzed with similar results.

L - The RPD is outside of the control limits.

M - Hydrocarbons in the gasoline range are impacting the diesel range result.

M1 - Hydrocarbons in the gasoline range (toluene-naphthalene) are present in the sample.

N - Hydrocarbons in the lube oil range are impacting the diesel range result.

N1 - Hydrocarbons in diesel range are impacting lube oil range results.

O - Hydrocarbons indicative of heavier fuels are present in the sample and are impacting the gasoline result.

P - The RPD of the detected concentrations between the two columns is greater than 40.

Q - Surrogate recovery is outside of the control limits.

S - Surrogate recovery data is not available due to the necessary dilution of the sample.

T - The sample chromatogram is not similar to a typical _____.

U - The analyte was analyzed for, but was not detected above the reported sample quantitation limit.

U1 - The practical quantitation limit is elevated due to interferences present in the sample.

V - Matrix Spike/Matrix Spike Duplicate recoveries are outside control limits due to matrix effects.

W - Matrix Spike/Matrix Spike Duplicate RPD are outside control limits due to matrix effects.

X - Sample extract treated with a mercury cleanup procedure.

X1 - Sample extract treated with a sulfuric acid/silica gel cleanup procedure.

X2 - Sample extract treated with a silica gel cleanup procedure.

Y - The calibration verification for this analyte exceeded the 20% drift specified in methods 8260 & 8270, and therefore the reported result should be considered an estimate. The overall performance of the calibration verification standard met the acceptance criteria of the method.

Y1 - Negative effects of the matrix from this sample on the instrument caused values for this analyte in the bracketing continuing calibration verification standard (CCVs) to be outside of 20% acceptance criteria. Because of this, quantitation limits and sample concentrations should be considered estimates.

Z -

ND - Not Detected at PQL
PQL - Practical Quantitation Limit
RPD - Relative Percent Difference

Chain of Custody

Page 1 of 1

OnSite Environmental Inc.
Analytical Laboratory Testing Services
14648 NE 95th Street • Redmond, WA 98052
Phone: (425) 883-3881 • www.onsite-env.com

Company: BMEC
Project Number: E2023-1010
Project Name: 1201 S. 1st Street in Yakima, WA
Project Manager: Peter Trabusiner
Sampled by: R. Delorme / B. Bergeron

Turnaround Request (in working days)
(Check One)
☐ Same Day ☐ 1 Day
☐ 2 Days ☐ 3 Days
☒ Standard (7 Days)
☐ _____ (other)

Laboratory Number: 12-326

Lab ID	Sample Identification	Date Sampled	Time Sampled	Matrix	# Containers	NWTPH-HCID	NWTPH-Gx/BTEX (8021☐ 8260☐)	NWTPH-Gx	NWTPH-Dx (SG Clean-up ☑)	Volatiles 8260 PCE; TCE; VC; 1,1-DCE; 1,1,1-TCA	Halogenated Volatiles 8260	EDB EPA 8011 (Waters Only)	Semivolatiles 8270/SIM (with low-level PAHs)	PAHs 8270/SIM (low-level)	PCBs 8082	Organochlorine Pesticides 8081	Organophosphorus Pesticides 8270/SIM	Chlorinated Acid Herbicides 8151	Total Metals MTCA As, Cd, Cr, Pb, Hg	Total MTCA Metals	TCLP Metals	HEM (oil and grease) 1664	Dissolved Metals MTCA As, Cd, Cr, Pb, Hg				% Moisture
1	MW6-12/27/23	12/27/23	0905	W	7				X	X									X				?				
2	MW5-12/27/23	↓	0950	W	7				X	X									X				?				
3	MW4-12/27/23		1036	W	7				X	X									X				?				
4	MW3A-12/27/23		1118	W	7				X	X									X				?				
5	MW7-12/27/23		1152	W	7				X	X									X				?				
6	MW8-12/27/23		1256	W	7				X	X									X				?				
7	MW9-12/27/23		1325	W	7				X	X									X				?				
8	MW1-12/27/23		1405	W	7				X	X									X				?				
9	MW2-12/27/23	↓	1430	W	7				X	X									X				?				
									X																		

	Signature	Company	Date	Time
Relinquished	Richard Delorme	BMEC	12/28/23	1038hrs
Received		OSE	12/29/23	1015
Relinquished				
Received				
Relinquished				
Received				
Reviewed/Date		Reviewed/Date		

Comments/Special Instructions
Metals: Run Total & Dissolved!
Run Totals 1st, then call B. Bergeron for guidance re: dissolved!

Data Package: Standard ☐ Level III ☐ Level IV ☐
Chromatograms with final report ☐ Electronic Data Deliverables (EDDs) ☐

OnSite Environmental Inc.
14648 NE 95th Street, Redmond, WA 98052 • (425) 883-3881

March 25, 2024

Peter Trabusiner
Blue Mountain Environmental, Inc.
1500 Adair Drive
Richland, WA 99352

Re: Analytical Data for Project E2024/0204; 1201 S 1st St Yakima
Laboratory Reference No. 2403-279

Dear Peter:

Enclosed are the analytical results and associated quality control data for samples submitted on March 20, 2024.

The standard policy of OnSite Environmental, Inc. is to store your samples for 30 days from the date of receipt. If you require longer storage, please contact the laboratory.

We appreciate the opportunity to be of service to you on this project. If you have any questions concerning the data, or need additional information, please feel free to call me.

Sincerely,

David Baumeister
Project Manager

Enclosures

Date of Report: March 25, 2024
Samples Submitted: March 20, 2024
Laboratory Reference: 2403-279
Project: E2024/0204; 1201 S 1st St Yakima

Case Narrative

Samples were collected on March 19, 2024 and received by the laboratory on March 20, 2024. They were maintained at the laboratory at a temperature of 2°C to 6°C.

Please note that any and all soil sample results are reported on a dry-weight basis, unless otherwise noted below. However the soil results for the QA/QC samples are reported on a wet-weight basis.

General QA/QC issues associated with the analytical data enclosed in this laboratory report will be indicated with a reference to a comment or explanation on the Data Qualifier page. More complex and involved QA/QC issues will be discussed in detail below.

Date of Report: March 25, 2024
Samples Submitted: March 20, 2024
Laboratory Reference: 2403-279
Project: E2024/0204; 1201 S 1st St Yakima

VOLATILE ORGANICS EPA 8260D

Matrix: Water
Units: ug/L

Analyte	Result	PQL	Method	Date Prepared	Date Analyzed	Flags
Client ID:	**MW6-3-19-24-GW**					
Laboratory ID:	03-279-01					
Vinyl Chloride	ND	0.20	EPA 8260D	3-21-24	3-21-24	
(cis) 1,2-Dichloroethene	ND	0.20	EPA 8260D	3-21-24	3-21-24	
Trichloroethene	ND	0.20	EPA 8260D	3-21-24	3-21-24	
Tetrachloroethene	1.6	0.20	EPA 8260D	3-21-24	3-21-24	
Surrogate:	*Percent Recovery*	*Control Limits*				
Dibromofluoromethane	*88*	*75-127*				
Toluene-d8	*100*	*80-127*				
4-Bromofluorobenzene	*102*	*78-125*				
Client ID:	**MW5-3-19-24-GW**					
Laboratory ID:	03-279-02					
Vinyl Chloride	ND	0.20	EPA 8260D	3-21-24	3-21-24	
(cis) 1,2-Dichloroethene	ND	0.20	EPA 8260D	3-21-24	3-21-24	
Trichloroethene	ND	0.20	EPA 8260D	3-21-24	3-21-24	
Tetrachloroethene	1.7	0.20	EPA 8260D	3-21-24	3-21-24	
Surrogate:	*Percent Recovery*	*Control Limits*				
Dibromofluoromethane	*89*	*75-127*				
Toluene-d8	*99*	*80-127*				
4-Bromofluorobenzene	*95*	*78-125*				
Client ID:	**MW4-3-19-24-GW**					
Laboratory ID:	03-279-03					
Vinyl Chloride	ND	0.20	EPA 8260D	3-21-24	3-21-24	
(cis) 1,2-Dichloroethene	ND	0.20	EPA 8260D	3-21-24	3-21-24	
Trichloroethene	ND	0.20	EPA 8260D	3-21-24	3-21-24	
Tetrachloroethene	1.3	0.20	EPA 8260D	3-21-24	3-21-24	
Surrogate:	*Percent Recovery*	*Control Limits*				
Dibromofluoromethane	*87*	*75-127*				
Toluene-d8	*99*	*80-127*				
4-Bromofluorobenzene	*105*	*78-125*				

Date of Report: March 25, 2024
Samples Submitted: March 20, 2024
Laboratory Reference: 2403-279
Project: E2024/0204; 1201 S 1st St Yakima

VOLATILE ORGANICS EPA 8260D

Matrix: Water
Units: ug/L

Analyte	Result	PQL	Method	Date Prepared	Date Analyzed	Flags
Client ID:	**MW3A-3-19-24-GW**					
Laboratory ID:	03-279-04					
Vinyl Chloride	ND	0.20	EPA 8260D	3-21-24	3-21-24	
(cis) 1,2-Dichloroethene	ND	0.20	EPA 8260D	3-21-24	3-21-24	
Trichloroethene	ND	0.20	EPA 8260D	3-21-24	3-21-24	
Tetrachloroethene	1.8	0.20	EPA 8260D	3-21-24	3-21-24	
Surrogate:	*Percent Recovery*	*Control Limits*				
Dibromofluoromethane	*89*	*75-127*				
Toluene-d8	*100*	*80-127*				
4-Bromofluorobenzene	*96*	*78-125*				
Client ID:	**MW7-3-19-24-GW**					
Laboratory ID:	03-279-05					
Vinyl Chloride	ND	0.20	EPA 8260D	3-21-24	3-21-24	
(cis) 1,2-Dichloroethene	ND	0.20	EPA 8260D	3-21-24	3-21-24	
Trichloroethene	ND	0.20	EPA 8260D	3-21-24	3-21-24	
Tetrachloroethene	2.2	0.20	EPA 8260D	3-21-24	3-21-24	
Surrogate:	*Percent Recovery*	*Control Limits*				
Dibromofluoromethane	*88*	*75-127*				
Toluene-d8	*99*	*80-127*				
4-Bromofluorobenzene	*89*	*78-125*				
Client ID:	**MW8-3-19-24-GW**					
Laboratory ID:	03-279-06					
Vinyl Chloride	ND	0.20	EPA 8260D	3-21-24	3-21-24	
(cis) 1,2-Dichloroethene	ND	0.20	EPA 8260D	3-21-24	3-21-24	
Trichloroethene	ND	0.20	EPA 8260D	3-21-24	3-21-24	
Tetrachloroethene	0.90	0.20	EPA 8260D	3-21-24	3-21-24	
Surrogate:	*Percent Recovery*	*Control Limits*				
Dibromofluoromethane	*88*	*75-127*				
Toluene-d8	*99*	*80-127*				
4-Bromofluorobenzene	*93*	*78-125*				

Date of Report: March 25, 2024
Samples Submitted: March 20, 2024
Laboratory Reference: 2403-279
Project: E2024/0204; 1201 S 1st St Yakima

VOLATILE ORGANICS EPA 8260D

Matrix: Water
Units: ug/L

Analyte	Result	PQL	Method	Date Prepared	Date Analyzed	Flags
Client ID:	**MW9-3-19-24-GW**					
Laboratory ID:	03-279-07					
Vinyl Chloride	ND	0.20	EPA 8260D	3-21-24	3-21-24	
(cis) 1,2-Dichloroethene	ND	0.20	EPA 8260D	3-21-24	3-21-24	
Trichloroethene	ND	0.20	EPA 8260D	3-21-24	3-21-24	
Tetrachloroethene	ND	0.20	EPA 8260D	3-21-24	3-21-24	
Surrogate:	*Percent Recovery*	*Control Limits*				
Dibromofluoromethane	*89*	*75-127*				
Toluene-d8	*99*	*80-127*				
4-Bromofluorobenzene	*94*	*78-125*				
Client ID:	**MW1-3-19-24-GW**					
Laboratory ID:	03-279-08					
Vinyl Chloride	ND	0.20	EPA 8260D	3-21-24	3-21-24	
(cis) 1,2-Dichloroethene	ND	0.20	EPA 8260D	3-21-24	3-21-24	
Trichloroethene	ND	0.20	EPA 8260D	3-21-24	3-21-24	
Tetrachloroethene	2.4	0.20	EPA 8260D	3-21-24	3-21-24	
Surrogate:	*Percent Recovery*	*Control Limits*				
Dibromofluoromethane	*84*	*75-127*				
Toluene-d8	*99*	*80-127*				
4-Bromofluorobenzene	*93*	*78-125*				
Client ID:	**MW2-3-19-24-GW**					
Laboratory ID:	03-279-09					
Vinyl Chloride	ND	0.20	EPA 8260D	3-21-24	3-21-24	
(cis) 1,2-Dichloroethene	ND	0.20	EPA 8260D	3-21-24	3-21-24	
Trichloroethene	ND	0.20	EPA 8260D	3-21-24	3-21-24	
Tetrachloroethene	2.7	0.20	EPA 8260D	3-21-24	3-21-24	
Surrogate:	*Percent Recovery*	*Control Limits*				
Dibromofluoromethane	*88*	*75-127*				
Toluene-d8	*99*	*80-127*				
4-Bromofluorobenzene	*95*	*78-125*				

Date of Report: March 25, 2024
Samples Submitted: March 20, 2024
Laboratory Reference: 2403-279
Project: E2024/0204; 1201 S 1st St Yakima

VOLATILE ORGANICS EPA 8260D
QUALITY CONTROL

Matrix: Water
Units: ug/L

Analyte	Result	PQL	Method	Date Prepared	Date Analyzed	Flags
METHOD BLANK						
Laboratory ID:	MB0321W1					
Vinyl Chloride	ND	0.20	EPA 8260D	3-21-24	3-21-24	
(cis) 1,2-Dichloroethene	ND	0.20	EPA 8260D	3-21-24	3-21-24	
Trichloroethene	ND	0.20	EPA 8260D	3-21-24	3-21-24	
Tetrachloroethene	ND	0.20	EPA 8260D	3-21-24	3-21-24	
Surrogate:	*Percent Recovery*	*Control Limits*				
Dibromofluoromethane	*88*	*75-127*				
Toluene-d8	*98*	*80-127*				
4-Bromofluorobenzene	*95*	*78-125*				

Analyte	Result		Spike Level		Percent Recovery		Recovery Limits	RPD	RPD Limit	Flags
SPIKE BLANKS										
Laboratory ID:	SB0321W1									
	SB	SBD	SB	SBD	SB	SBD				
Vinyl Chloride	**8.86**	**8.58**	10.0	10.0	89	86	71-135	3	20	
(cis) 1,2-Dichloroethene	**9.85**	**9.64**	10.0	10.0	99	96	80-129	2	17	
Trichloroethene	**10.7**	**10.6**	10.0	10.0	107	106	80-122	1	18	
Tetrachloroethene	**10.3**	**10.1**	10.0	10.0	103	101	80-124	2	18	
Surrogate:										
Dibromofluoromethane					*93*	*92*	*75-127*			
Toluene-d8					*99*	*100*	*80-127*			
4-Bromofluorobenzene					*101*	*100*	*78-125*			

Date of Report: March 25, 2024
Samples Submitted: March 20, 2024
Laboratory Reference: 2403-279
Project: E2024/0204; 1201 S 1st St Yakima

TOTAL METALS
EPA 200.8/7470A

Matrix: Water
Units: ug/L (ppb)

Analyte	Result	PQL	Method	Date Prepared	Date Analyzed	Flags
Client ID:	**MW6-3-19-24-GW**					
Laboratory ID:	03-279-01					
Arsenic	**ND**	3.3	EPA 200.8	3-21-24	3-21-24	
Cadmium	**ND**	4.4	EPA 200.8	3-21-24	3-21-24	
Chromium	**ND**	11	EPA 200.8	3-21-24	3-21-24	
Lead	**ND**	1.1	EPA 200.8	3-21-24	3-21-24	
Mercury	**ND**	0.50	EPA 7470A	3-22-24	3-22-24	
Client ID:	**MW5-3-19-24-GW**					
Laboratory ID:	03-279-02					
Arsenic	**ND**	3.3	EPA 200.8	3-21-24	3-21-24	
Cadmium	**ND**	4.4	EPA 200.8	3-21-24	3-21-24	
Chromium	**ND**	11	EPA 200.8	3-21-24	3-21-24	
Lead	**ND**	1.1	EPA 200.8	3-21-24	3-21-24	
Mercury	**ND**	0.50	EPA 7470A	3-22-24	3-22-24	
Client ID:	**MW4-3-19-24-GW**					
Laboratory ID:	03-279-03					
Arsenic	**ND**	3.3	EPA 200.8	3-21-24	3-21-24	
Cadmium	**ND**	4.4	EPA 200.8	3-21-24	3-21-24	
Chromium	**ND**	11	EPA 200.8	3-21-24	3-21-24	
Lead	**ND**	1.1	EPA 200.8	3-21-24	3-21-24	
Mercury	**ND**	0.50	EPA 7470A	3-22-24	3-22-24	
Client ID:	**MW3A-3-19-24-GW**					
Laboratory ID:	03-279-04					
Arsenic	**ND**	3.3	EPA 200.8	3-21-24	3-21-24	
Cadmium	**ND**	4.4	EPA 200.8	3-21-24	3-21-24	
Chromium	**ND**	11	EPA 200.8	3-21-24	3-21-24	
Lead	**ND**	1.1	EPA 200.8	3-21-24	3-21-24	
Mercury	**ND**	0.50	EPA 7470A	3-22-24	3-22-24	

Date of Report: March 25, 2024
Samples Submitted: March 20, 2024
Laboratory Reference: 2403-279
Project: E2024/0204; 1201 S 1st St Yakima

TOTAL METALS
EPA 200.8/7470A

Matrix: Water
Units: ug/L (ppb)

Analyte	Result	PQL	Method	Date Prepared	Date Analyzed	Flags
Client ID:	**MW7-3-19-24-GW**					
Laboratory ID:	03-279-05					
Arsenic	**ND**	3.3	EPA 200.8	3-21-24	3-21-24	
Cadmium	**ND**	4.4	EPA 200.8	3-21-24	3-21-24	
Chromium	**ND**	11	EPA 200.8	3-21-24	3-21-24	
Lead	**ND**	1.1	EPA 200.8	3-21-24	3-21-24	
Mercury	**ND**	0.50	EPA 7470A	3-22-24	3-22-24	
Client ID:	**MW8-3-19-24-GW**					
Laboratory ID:	03-279-06					
Arsenic	**ND**	3.3	EPA 200.8	3-21-24	3-21-24	
Cadmium	**ND**	4.4	EPA 200.8	3-21-24	3-21-24	
Chromium	**ND**	11	EPA 200.8	3-21-24	3-21-24	
Lead	**ND**	1.1	EPA 200.8	3-21-24	3-21-24	
Mercury	**ND**	0.50	EPA 7470A	3-22-24	3-22-24	
Client ID:	**MW9-3-19-24-GW**					
Laboratory ID:	03-279-07					
Arsenic	**ND**	3.3	EPA 200.8	3-21-24	3-21-24	
Cadmium	**ND**	4.4	EPA 200.8	3-21-24	3-21-24	
Chromium	**ND**	11	EPA 200.8	3-21-24	3-21-24	
Lead	**ND**	1.1	EPA 200.8	3-21-24	3-21-24	
Mercury	**ND**	0.50	EPA 7470A	3-22-24	3-22-24	
Client ID:	**MW1-3-19-24-GW**					
Laboratory ID:	03-279-08					
Arsenic	**ND**	3.3	EPA 200.8	3-21-24	3-21-24	
Cadmium	**ND**	4.4	EPA 200.8	3-21-24	3-21-24	
Chromium	**ND**	11	EPA 200.8	3-21-24	3-21-24	
Lead	**ND**	1.1	EPA 200.8	3-21-24	3-21-24	
Mercury	**ND**	0.50	EPA 7470A	3-22-24	3-22-24	

Date of Report: March 25, 2024
Samples Submitted: March 20, 2024
Laboratory Reference: 2403-279
Project: E2024/0204; 1201 S 1st St Yakima

TOTAL METALS
EPA 200.8/7470A

Matrix: Water
Units: ug/L (ppb)

Analyte	Result	PQL	Method	Date Prepared	Date Analyzed	Flags
Client ID:	**MW2-3-19-24-GW**					
Laboratory ID:	03-279-09					
Arsenic	**ND**	3.3	EPA 200.8	3-21-24	3-21-24	
Cadmium	**ND**	4.4	EPA 200.8	3-21-24	3-21-24	
Chromium	**ND**	11	EPA 200.8	3-21-24	3-21-24	
Lead	**ND**	1.1	EPA 200.8	3-21-24	3-21-24	
Mercury	**ND**	0.50	EPA 7470A	3-22-24	3-22-24	

Date of Report: March 25, 2024
Samples Submitted: March 20, 2024
Laboratory Reference: 2403-279
Project: E2024/0204; 1201 S 1st St Yakima

TOTAL METALS
EPA 200.8/7470A
QUALITY CONTROL

Matrix: Water
Units: ug/L (ppb)

Analyte	Result	PQL	Method	Date Prepared	Date Analyzed	Flags
METHOD BLANK						
Laboratory ID:	MB0321WM1					
Arsenic	**ND**	3.3	EPA 200.8	3-21-24	3-22-24	
Cadmium	**ND**	4.4	EPA 200.8	3-21-24	3-22-24	
Chromium	**ND**	11	EPA 200.8	3-21-24	3-22-24	
Lead	**ND**	1.1	EPA 200.8	3-21-24	3-22-24	
Laboratory ID:	MB0322W1.					
Mercury	**ND**	0.50	EPA 7470A	3-22-24	3-22-24	

Analyte	Result		Spike Level		Source Result	Percent Recovery	Recovery Limits	RPD	RPD Limit	Flags
DUPLICATE										
Laboratory ID:	02-359-12									
	ORIG	DUP								
Arsenic	**ND**	**ND**	NA	NA		NA	NA	NA	20	
Cadmium	**ND**	**ND**	NA	NA		NA	NA	NA	20	
Chromium	**ND**	**ND**	NA	NA		NA	NA	NA	20	
Lead	**ND**	**ND**	NA	NA		NA	NA	NA	20	
Laboratory ID:	03-279-03									
Mercury	**ND**	**ND**	NA	NA		NA	NA	NA	20	
MATRIX SPIKES										
Laboratory ID:	02-359-12									
	MS	MSD	MS	MSD		MS	MSD			
Arsenic	**206**	**206**	222	222	ND	**93**	**93**	75-125	0	20
Cadmium	**199**	**202**	222	222	ND	**90**	**91**	75-125	1	20
Chromium	**198**	**198**	222	222	ND	**89**	**89**	75-125	0	20
Lead	**203**	**201**	222	222	ND	**91**	**91**	75-125	1	20
Laboratory ID:	03-279-03									
Mercury	**13.0**	**12.9**	12.5	12.5	ND	**104**	**103**	75-125	1	20

OnSite Environmental Inc.

Data Qualifiers and Abbreviations

A - Due to a high sample concentration, the amount spiked is insufficient for meaningful MS/MSD recovery data.

B - The analyte indicated was also found in the blank sample.

C - The duplicate RPD is outside control limits due to high result variability when analyte concentrations are within five times the quantitation limit.

E - The value reported exceeds the quantitation range and is an estimate.

F - Surrogate recovery data is not available due to the high concentration of coeluting target compounds.

H - The analyte indicated is a common laboratory solvent and may have been introduced during sample preparation, and be impacting the sample result.

I - Compound recovery is outside of the control limits.

J - The value reported was below the practical quantitation limit. The value is an estimate.

K - Sample duplicate RPD is outside control limits due to sample inhomogeneity. The sample was re-extracted and re-analyzed with similar results.

L - The RPD is outside of the control limits.

M - Hydrocarbons in the gasoline range are impacting the diesel range result.

M1 - Hydrocarbons in the gasoline range (toluene-naphthalene) are present in the sample.

N - Hydrocarbons in the lube oil range are impacting the diesel range result.

N1 - Hydrocarbons in diesel range are impacting lube oil range results.

O - Hydrocarbons indicative of heavier fuels are present in the sample and are impacting the gasoline result.

P - The RPD of the detected concentrations between the two columns is greater than 40.

Q - Surrogate recovery is outside of the control limits.

S - Surrogate recovery data is not available due to the necessary dilution of the sample.

T - The sample chromatogram is not similar to a typical _____.

U - The analyte was analyzed for, but was not detected above the reported sample quantitation limit.

U1 - The practical quantitation limit is elevated due to interferences present in the sample.

V - Matrix Spike/Matrix Spike Duplicate recoveries are outside control limits due to matrix effects.

W - Matrix Spike/Matrix Spike Duplicate RPD are outside control limits due to matrix effects.

X - Sample extract treated with a mercury cleanup procedure.

X1 - Sample extract treated with a sulfuric acid/silica gel cleanup procedure.

X2 - Sample extract treated with a silica gel cleanup procedure.

Y - The calibration verification for this analyte exceeded the 20% drift specified in methods 8260 & 8270, and therefore the reported result should be considered an estimate. The overall performance of the calibration verification standard met the acceptance criteria of the method.

Y1 - Negative effects of the matrix from this sample on the instrument caused values for this analyte in the bracketing continuing calibration verification standard (CCVs) to be outside of 20% acceptance criteria. Because of this, quantitation limits and sample concentrations should be considered estimates.

Z -

ND - Not Detected at PQL
PQL - Practical Quantitation Limit
RPD - Relative Percent Difference

Chain of Custody

Page 1 of 1

OnSite Environmental Inc.
Analytical Laboratory Testing Services
14648 NE 95th Street • Redmond, WA 98052
Phone: (425) 883-3881 • www.onsite-env.com

Company: BMEC
Project Number: E2024/0204
Project Name: 1201 S 1st St YAKIMA
Project Manager: P.TRABUSINEL/B.BERGERON
Sampled by: Y. MEYER

Turnaround Request (in working days)
(Check One)
☐ Same Day ☐ 1 Day
☐ 2 Days ☒ 3 Days
☐ Standard (7 Days)
☐ _____ (other)

Laboratory Number: 03-279

Lab ID	Sample Identification	Date Sampled	Time Sampled	Matrix	Number of Containers	NWTPH-HCID	NWTPH-Gx/BTEX (8021☐ 8260☐)	NWTPH-Gx	NWTPH-Dx (SG Clean-up☐)	Volatiles 8260 PCE, TCE, VC, cis(1,2)DCE	Halogenated Volatiles 8260	EDB EPA 8011 (Waters Only)	Semivolatiles 8270/SIM (with low-level PAHs)	PAHs 8270/SIM (low-level)	PCBs 8082	Organochlorine Pesticides 8081	Organophosphorus Pesticides 8270/SIM	Chlorinated Acid Herbicides 8151	Total RCRA Metals	Total MTCA Metals	TCLP Metals	HEM (oil and grease) 1664	% Moisture
1	MW6-3-19-24-GW	3.19.24	0835	H_2O	4				X	X										X			
2	MW5-3-19-24-GW	↓	0920	↓	↓					↓										↓			
3	MW4-3-19-24-GW		0950																				
4	MW3A-3-19-24-GW		1035																				
5	MW7-3-19-24-GW		1110																				
6	MW8-3-19-24-GW		1145																				
7	MW9-3-19-24-GW		1225																				
8	MW1-3-19-24-GW		1308																				
9	MW2-3-19-24-GW	↓	1345	↓	↓					↓										↓			

	Signature	Company	Date	Time	Comments/Special Instructions
Relinquished		BMEC	3-19-24	1500	
Received		OSE	3/20/24	0940	
Relinquished					
Received					
Relinquished					
Received					Data Package: Standard ☐ Level III ☐ Level IV ☐
Reviewed/Date		Reviewed/Date			Chromatograms with final report ☐ Electronic Data Deliverables (EDDs) ☐

OnSite Environmental Inc.
14648 NE 95th Street, Redmond, WA 98052 • (425) 883-3881

June 11, 2024

Peter Trabusiner
Blue Mountain Environmental, Inc.
1500 Adair Drive
Richland, WA 99352

Re: Analytical Data for Project E2024/0404; 1201 S 1st St Yakima
Laboratory Reference No. 2406-084

Dear Peter:

Enclosed are the analytical results and associated quality control data for samples submitted on June 6, 2024.

The standard policy of OnSite Environmental, Inc. is to store your samples for 30 days from the date of receipt. If you require longer storage, please contact the laboratory.

We appreciate the opportunity to be of service to you on this project. If you have any questions concerning the data, or need additional information, please feel free to call me.

Sincerely,

David Baumeister
Project Manager

Enclosures

Date of Report: June 11, 2024
Samples Submitted: June 6, 2024
Laboratory Reference: 2406-084
Project: E2024/0404; 1201 S 1st St Yakima

Case Narrative

Samples were collected on June 5, 2024 and received by the laboratory on June 6, 2024. They were maintained at the laboratory at a temperature of 2°C to 6°C.

Please note that any and all soil sample results are reported on a dry-weight basis, unless otherwise noted below. However the soil results for the QA/QC samples are reported on a wet-weight basis.

General QA/QC issues associated with the analytical data enclosed in this laboratory report will be indicated with a reference to a comment or explanation on the Data Qualifier page. More complex and involved QA/QC issues will be discussed in detail below.

Date of Report: June 11, 2024
Samples Submitted: June 6, 2024
Laboratory Reference: 2406-084
Project: E2024/0404; 1201 S 1st St Yakima

VOLATILE ORGANICS EPA 8260D

Matrix: Water
Units: ug/L

Analyte	Result	PQL	Method	Date Prepared	Date Analyzed	Flags
Client ID:	**MW6-6-5-24-GW**					
Laboratory ID:	06-084-01					
Vinyl Chloride	ND	0.20	EPA 8260D	6-7-24	6-7-24	
(cis) 1,2-Dichloroethene	ND	0.20	EPA 8260D	6-7-24	6-7-24	
Trichloroethene	ND	0.20	EPA 8260D	6-7-24	6-7-24	
Tetrachloroethene	1.0	0.20	EPA 8260D	6-7-24	6-7-24	
Surrogate:	*Percent Recovery*	*Control Limits*				
Dibromofluoromethane	*100*	*68-133*				
Toluene-d8	*100*	*79-123*				
4-Bromofluorobenzene	*98*	*78-117*				
Client ID:	**MW5-6-5-24-GW**					
Laboratory ID:	06-084-02					
Vinyl Chloride	ND	0.20	EPA 8260D	6-7-24	6-7-24	
(cis) 1,2-Dichloroethene	ND	0.20	EPA 8260D	6-7-24	6-7-24	
Trichloroethene	ND	0.20	EPA 8260D	6-7-24	6-7-24	
Tetrachloroethene	1.4	0.20	EPA 8260D	6-7-24	6-7-24	
Surrogate:	*Percent Recovery*	*Control Limits*				
Dibromofluoromethane	*98*	*68-133*				
Toluene-d8	*99*	*79-123*				
4-Bromofluorobenzene	*98*	*78-117*				
Client ID:	**MW4-6-5-24-GW**					
Laboratory ID:	06-084-03					
Vinyl Chloride	ND	0.20	EPA 8260D	6-7-24	6-7-24	
(cis) 1,2-Dichloroethene	ND	0.20	EPA 8260D	6-7-24	6-7-24	
Trichloroethene	ND	0.20	EPA 8260D	6-7-24	6-7-24	
Tetrachloroethene	0.98	0.20	EPA 8260D	6-7-24	6-7-24	
Surrogate:	*Percent Recovery*	*Control Limits*				
Dibromofluoromethane	*98*	*68-133*				
Toluene-d8	*99*	*79-123*				
4-Bromofluorobenzene	*99*	*78-117*				

Date of Report: June 11, 2024
Samples Submitted: June 6, 2024
Laboratory Reference: 2406-084
Project: E2024/0404; 1201 S 1st St Yakima

VOLATILE ORGANICS EPA 8260D

Matrix: Water
Units: ug/L

Analyte	Result	PQL	Method	Date Prepared	Date Analyzed	Flags
Client ID:	**MW3A-6-5-24-GW**					
Laboratory ID:	06-084-04					
Vinyl Chloride	ND	0.20	EPA 8260D	6-7-24	6-7-24	
(cis) 1,2-Dichloroethene	ND	0.20	EPA 8260D	6-7-24	6-7-24	
Trichloroethene	ND	0.20	EPA 8260D	6-7-24	6-7-24	
Tetrachloroethene	1.3	0.20	EPA 8260D	6-7-24	6-7-24	
Surrogate:	*Percent Recovery*	*Control Limits*				
Dibromofluoromethane	*98*	*68-133*				
Toluene-d8	*100*	*79-123*				
4-Bromofluorobenzene	*100*	*78-117*				
Client ID:	**MW7-6-5-24-GW**					
Laboratory ID:	06-084-05					
Vinyl Chloride	ND	0.20	EPA 8260D	6-7-24	6-7-24	
(cis) 1,2-Dichloroethene	ND	0.20	EPA 8260D	6-7-24	6-7-24	
Trichloroethene	ND	0.20	EPA 8260D	6-7-24	6-7-24	
Tetrachloroethene	1.4	0.20	EPA 8260D	6-7-24	6-7-24	
Surrogate:	*Percent Recovery*	*Control Limits*				
Dibromofluoromethane	*98*	*68-133*				
Toluene-d8	*99*	*79-123*				
4-Bromofluorobenzene	*98*	*78-117*				
Client ID:	**MW8-6-5-24-GW**					
Laboratory ID:	06-084-06					
Vinyl Chloride	ND	0.20	EPA 8260D	6-7-24	6-7-24	
(cis) 1,2-Dichloroethene	ND	0.20	EPA 8260D	6-7-24	6-7-24	
Trichloroethene	ND	0.20	EPA 8260D	6-7-24	6-7-24	
Tetrachloroethene	0.76	0.20	EPA 8260D	6-7-24	6-7-24	
Surrogate:	*Percent Recovery*	*Control Limits*				
Dibromofluoromethane	*99*	*68-133*				
Toluene-d8	*100*	*79-123*				
4-Bromofluorobenzene	*99*	*78-117*				

Date of Report: June 11, 2024
Samples Submitted: June 6, 2024
Laboratory Reference: 2406-084
Project: E2024/0404; 1201 S 1st St Yakima

VOLATILE ORGANICS EPA 8260D

Matrix: Water
Units: ug/L

Analyte	Result	PQL	Method	Date Prepared	Date Analyzed	Flags
Client ID:	**MW9-6-5-24-GW**					
Laboratory ID:	06-084-07					
Vinyl Chloride	ND	0.20	EPA 8260D	6-7-24	6-7-24	
(cis) 1,2-Dichloroethene	ND	0.20	EPA 8260D	6-7-24	6-7-24	
Trichloroethene	ND	0.20	EPA 8260D	6-7-24	6-7-24	
Tetrachloroethene	ND	0.20	EPA 8260D	6-7-24	6-7-24	
Surrogate:	*Percent Recovery*	*Control Limits*				
Dibromofluoromethane	*100*	*68-133*				
Toluene-d8	*100*	*79-123*				
4-Bromofluorobenzene	*100*	*78-117*				
Client ID:	**MW1-6-5-24-GW**					
Laboratory ID:	06-084-08					
Vinyl Chloride	ND	0.20	EPA 8260D	6-7-24	6-7-24	
(cis) 1,2-Dichloroethene	ND	0.20	EPA 8260D	6-7-24	6-7-24	
Trichloroethene	ND	0.20	EPA 8260D	6-7-24	6-7-24	
Tetrachloroethene	1.6	0.20	EPA 8260D	6-7-24	6-7-24	
Surrogate:	*Percent Recovery*	*Control Limits*				
Dibromofluoromethane	*100*	*68-133*				
Toluene-d8	*99*	*79-123*				
4-Bromofluorobenzene	*97*	*78-117*				
Client ID:	**MW2-6-5-24-GW**					
Laboratory ID:	06-084-09					
Vinyl Chloride	ND	0.20	EPA 8260D	6-7-24	6-7-24	
(cis) 1,2-Dichloroethene	ND	0.20	EPA 8260D	6-7-24	6-7-24	
Trichloroethene	ND	0.20	EPA 8260D	6-7-24	6-7-24	
Tetrachloroethene	1.6	0.20	EPA 8260D	6-7-24	6-7-24	
Surrogate:	*Percent Recovery*	*Control Limits*				
Dibromofluoromethane	*101*	*68-133*				
Toluene-d8	*100*	*79-123*				
4-Bromofluorobenzene	*99*	*78-117*				

Date of Report: June 11, 2024
Samples Submitted: June 6, 2024
Laboratory Reference: 2406-084
Project: E2024/0404; 1201 S 1st St Yakima

VOLATILE ORGANICS EPA 8260D
QUALITY CONTROL

Matrix: Water
Units: ug/L

Analyte	Result	PQL	Method	Date Prepared	Date Analyzed	Flags
METHOD BLANK						
Laboratory ID:	MB0607W2					
Vinyl Chloride	ND	0.20	EPA 8260D	6-7-24	6-7-24	
(cis) 1,2-Dichloroethene	ND	0.20	EPA 8260D	6-7-24	6-7-24	
Trichloroethene	ND	0.20	EPA 8260D	6-7-24	6-7-24	
Tetrachloroethene	ND	0.20	EPA 8260D	6-7-24	6-7-24	
Surrogate:	*Percent Recovery*	*Control Limits*				
Dibromofluoromethane	*99*	*68-133*				
Toluene-d8	*100*	*79-123*				
4-Bromofluorobenzene	*99*	*78-117*				

Analyte	Result		Spike Level		Percent Recovery		Recovery Limits	RPD	RPD Limit	Flags
SPIKE BLANKS										
Laboratory ID:	SB0607W2									
	SB	SBD	SB	SBD	SB	SBD				
Vinyl Chloride	**10.3**	**10.3**	10.0	10.0	103	103	67-130	0	15	
(cis) 1,2-Dichloroethene	**10.1**	**9.98**	10.0	10.0	101	100	78-130	1	15	
Trichloroethene	**10.6**	**10.6**	10.0	10.0	106	106	80-126	0	15	
Tetrachloroethene	**10.9**	**11.2**	10.0	10.0	109	112	80-125	3	15	
Surrogate:										
Dibromofluoromethane					*98*	*97*	*68-133*			
Toluene-d8					*99*	*98*	*79-123*			
4-Bromofluorobenzene					*103*	*100*	*78-117*			

Date of Report: June 11, 2024
Samples Submitted: June 6, 2024
Laboratory Reference: 2406-084
Project: E2024/0404; 1201 S 1st St Yakima

TOTAL METALS
EPA 200.8/7470A

Matrix: Water
Units: ug/L (ppb)

Analyte	Result	PQL	Method	Date Prepared	Date Analyzed	Flags
Client ID:	**MW6-6-5-24-GW**					
Laboratory ID:	06-084-01					
Arsenic	**ND**	3.3	EPA 200.8	6-10-24	6-10-24	
Cadmium	**ND**	4.4	EPA 200.8	6-10-24	6-10-24	
Chromium	**ND**	11	EPA 200.8	6-10-24	6-10-24	
Lead	**ND**	1.1	EPA 200.8	6-10-24	6-10-24	
Mercury	**ND**	0.50	EPA 7470A	6-10-24	6-10-24	
Client ID:	**MW5-6-5-24-GW**					
Laboratory ID:	06-084-02					
Arsenic	**ND**	3.3	EPA 200.8	6-10-24	6-10-24	
Cadmium	**ND**	4.4	EPA 200.8	6-10-24	6-10-24	
Chromium	**ND**	11	EPA 200.8	6-10-24	6-10-24	
Lead	**ND**	1.1	EPA 200.8	6-10-24	6-10-24	
Mercury	**ND**	0.50	EPA 7470A	6-10-24	6-10-24	
Client ID:	**MW4-6-5-24-GW**					
Laboratory ID:	06-084-03					
Arsenic	**ND**	3.3	EPA 200.8	6-10-24	6-10-24	
Cadmium	**ND**	4.4	EPA 200.8	6-10-24	6-10-24	
Chromium	**ND**	11	EPA 200.8	6-10-24	6-10-24	
Lead	**ND**	1.1	EPA 200.8	6-10-24	6-10-24	
Mercury	**ND**	0.50	EPA 7470A	6-10-24	6-10-24	
Client ID:	**MW3A-6-5-24-GW**					
Laboratory ID:	06-084-04					
Arsenic	**ND**	3.3	EPA 200.8	6-10-24	6-10-24	
Cadmium	**ND**	4.4	EPA 200.8	6-10-24	6-10-24	
Chromium	**ND**	11	EPA 200.8	6-10-24	6-10-24	
Lead	**ND**	1.1	EPA 200.8	6-10-24	6-10-24	
Mercury	**ND**	0.50	EPA 7470A	6-10-24	6-10-24	

Date of Report: June 11, 2024
Samples Submitted: June 6, 2024
Laboratory Reference: 2406-084
Project: E2024/0404; 1201 S 1st St Yakima

TOTAL METALS
EPA 200.8/7470A

Matrix: Water
Units: ug/L (ppb)

Analyte	Result	PQL	Method	Date Prepared	Date Analyzed	Flags
Client ID:	**MW7-6-5-24-GW**					
Laboratory ID:	06-084-05					
Arsenic	**ND**	3.3	EPA 200.8	6-10-24	6-10-24	
Cadmium	**ND**	4.4	EPA 200.8	6-10-24	6-10-24	
Chromium	**ND**	11	EPA 200.8	6-10-24	6-10-24	
Lead	**ND**	1.1	EPA 200.8	6-10-24	6-10-24	
Mercury	**ND**	0.50	EPA 7470A	6-10-24	6-10-24	
Client ID:	**MW8-6-5-24-GW**					
Laboratory ID:	06-084-06					
Arsenic	**ND**	3.3	EPA 200.8	6-10-24	6-10-24	
Cadmium	**ND**	4.4	EPA 200.8	6-10-24	6-10-24	
Chromium	**18**	11	EPA 200.8	6-10-24	6-10-24	
Lead	**4.5**	1.1	EPA 200.8	6-10-24	6-10-24	
Mercury	**ND**	0.50	EPA 7470A	6-10-24	6-10-24	
Client ID:	**MW9-6-5-24-GW**					
Laboratory ID:	06-084-07					
Arsenic	**ND**	3.3	EPA 200.8	6-10-24	6-10-24	
Cadmium	**ND**	4.4	EPA 200.8	6-10-24	6-10-24	
Chromium	**ND**	11	EPA 200.8	6-10-24	6-10-24	
Lead	**ND**	1.1	EPA 200.8	6-10-24	6-10-24	
Mercury	**ND**	0.50	EPA 7470A	6-10-24	6-10-24	
Client ID:	**MW1-6-5-24-GW**					
Laboratory ID:	06-084-08					
Arsenic	**ND**	3.3	EPA 200.8	6-10-24	6-10-24	
Cadmium	**ND**	4.4	EPA 200.8	6-10-24	6-10-24	
Chromium	**ND**	11	EPA 200.8	6-10-24	6-10-24	
Lead	**ND**	1.1	EPA 200.8	6-10-24	6-10-24	
Mercury	**ND**	0.50	EPA 7470A	6-10-24	6-10-24	

Date of Report: June 11, 2024
Samples Submitted: June 6, 2024
Laboratory Reference: 2406-084
Project: E2024/0404; 1201 S 1st St Yakima

TOTAL METALS
EPA 200.8/7470A

Matrix: Water
Units: ug/L (ppb)

Analyte	Result	PQL	Method	Date Prepared	Date Analyzed	Flags
Client ID:	**MW2-6-5-24-GW**					
Laboratory ID:	06-084-09					
Arsenic	**ND**	3.3	EPA 200.8	6-10-24	6-10-24	
Cadmium	**ND**	4.4	EPA 200.8	6-10-24	6-10-24	
Chromium	**21**	11	EPA 200.8	6-10-24	6-10-24	
Lead	**11**	1.1	EPA 200.8	6-10-24	6-10-24	
Mercury	**ND**	0.50	EPA 7470A	6-10-24	6-10-24	

Date of Report: June 11, 2024
Samples Submitted: June 6, 2024
Laboratory Reference: 2406-084
Project: E2024/0404; 1201 S 1st St Yakima

TOTAL METALS
EPA 200.8/7470A
QUALITY CONTROL

Matrix: Water
Units: ug/L (ppb)

Analyte	Result	PQL	Method	Date Prepared	Date Analyzed	Flags
METHOD BLANK						
Laboratory ID:	MB0610WM1					
Arsenic	**ND**	3.3	EPA 200.8	6-10-24	6-10-24	
Cadmium	**ND**	4.4	EPA 200.8	6-10-24	6-10-24	
Chromium	**ND**	11	EPA 200.8	6-10-24	6-10-24	
Lead	**ND**	1.1	EPA 200.8	6-10-24	6-10-24	
Laboratory ID:	MB0610W1					
Mercury	**ND**	0.50	EPA 7470A	6-10-24	6-10-24	

Analyte	Result		Spike Level		Source Result	Percent Recovery	Recovery Limits	RPD	RPD Limit	Flags
DUPLICATE										
Laboratory ID:	06-001-05									
	ORIG	DUP								
Arsenic	**ND**	**ND**	NA	NA		NA	NA	NA	20	
Cadmium	**ND**	**ND**	NA	NA		NA	NA	NA	20	
Chromium	**ND**	**ND**	NA	NA		NA	NA	NA	20	
Lead	**1.24**	**1.21**	NA	NA		NA	NA	3	20	
Laboratory ID:	06-084-03									
Mercury	**ND**	**ND**	NA	NA		NA	NA	NA	20	
MATRIX SPIKES										
Laboratory ID:	06-001-05									
	MS	MSD	MS	MSD		MS	MSD			
Arsenic	**105**	**105**	111	111	ND	**95**	**95**	75-125	0	20
Cadmium	**98.2**	**100**	111	111	ND	**89**	**90**	75-125	2	20
Chromium	**96.7**	**97.6**	111	111	ND	**87**	**88**	75-125	1	20
Lead	**98.7**	**103**	111	111	1.24	**88**	**92**	75-125	4	20
Laboratory ID:	06-084-03									
Mercury	**12.1**	**12.0**	12.5	12.5	ND	**97**	**96**	75-125	1	20

OnSite Environmental Inc.

Data Qualifiers and Abbreviations

A - Due to a high sample concentration, the amount spiked is insufficient for meaningful MS/MSD recovery data.

B - The analyte indicated was also found in the blank sample.

C - The duplicate RPD is outside control limits due to high result variability when analyte concentrations are within five times the quantitation limit.

E - The value reported exceeds the quantitation range and is an estimate.

F - Surrogate recovery data is not available due to the high concentration of coeluting target compounds.

H - The analyte indicated is a common laboratory solvent and may have been introduced during sample preparation, and be impacting the sample result.

I - Compound recovery is outside of the control limits.

J - The value reported was below the practical quantitation limit. The value is an estimate.

K - Sample duplicate RPD is outside control limits due to sample inhomogeneity. The sample was re-extracted and re-analyzed with similar results.

L - The RPD is outside of the control limits.

M - Hydrocarbons in the gasoline range are impacting the diesel range result.

M1 - Hydrocarbons in the gasoline range (toluene-naphthalene) are present in the sample.

N - Hydrocarbons in the lube oil range are impacting the diesel range result.

N1 - Hydrocarbons in diesel range are impacting lube oil range results.

O - Hydrocarbons indicative of heavier fuels are present in the sample and are impacting the gasoline result.

P - The RPD of the detected concentrations between the two columns is greater than 40.

Q - Surrogate recovery is outside of the control limits.

S - Surrogate recovery data is not available due to the necessary dilution of the sample.

T - The sample chromatogram is not similar to a typical _____.

U - The analyte was analyzed for, but was not detected above the reported sample quantitation limit.

U1 - The practical quantitation limit is elevated due to interferences present in the sample.

V - Matrix Spike/Matrix Spike Duplicate recoveries are outside control limits due to matrix effects.

W - Matrix Spike/Matrix Spike Duplicate RPD are outside control limits due to matrix effects.

X - Sample extract treated with a mercury cleanup procedure.

X1 - Sample extract treated with a sulfuric acid/silica gel cleanup procedure.

X2 - Sample extract treated with a silica gel cleanup procedure.

Y - The calibration verification for this analyte exceeded the 20% drift specified in methods 8260 & 8270, and therefore the reported result should be considered an estimate. The overall performance of the calibration verification standard met the acceptance criteria of the method.

Y1 - Negative effects of the matrix from this sample on the instrument caused values for this analyte in the bracketing continuing calibration verification standard (CCVs) to be outside of 20% acceptance criteria. Because of this, quantitation limits and sample concentrations should be considered estimates.

Z -

ND - Not Detected at PQL
PQL - Practical Quantitation Limit
RPD - Relative Percent Difference

Chain of Custody

Page 1 of 1

OnSite Environmental Inc.
Analytical Laboratory Testing Services
14648 NE 95th Street • Redmond, WA 98052
Phone: (425) 883-3881 • www.onsite-env.com

Company: BMEC
Project Number: E2024/0404
Project Name: 1201 S. 1st St Yakima
Project Manager: P. Rasmussen / B. Berglund
Sampled by: Y. Meyer

Turnaround Request (in working days)
(Check One)
☐ Same Day ☐ 1 Day
☐ 2 Days ☒ 3 Days
☐ Standard (7 Days)
☐ _____ (other)

Laboratory Number: 06-084

Lab ID	Sample Identification	Date Sampled	Time Sampled	Matrix	Number of Containers	NWTPH-HCID	NWTPH-Gx/BTEX (8021☐ 8260☐)	NWTPH-Gx	NWTPH-Dx (SG Clean-up☐)	Volatiles 8260 PCE, TCE, VC, c.i.s(1,2) DCE	Halogenated Volatiles 8260	EDB EPA 8011 (Waters Only)	Semivolatiles 8270/SIM (with low-level PAHs)	PAHs 8270/SIM (low-level)	PCBs 8082	Organochlorine Pesticides 8081	Organophosphorus Pesticides 8270/SIM	Chlorinated Acid Herbicides 8151	Total RCRA Metals	Total MTCA Metals	TCLP Metals	HEM (oil and grease) 1664	% Moisture
1	MW6-6-5-24-GW	6-5-24	0835	H2O	3	X				X										X			
2	MW5-6-5-24-GW		0915		5	6/6/24																	
3	MW4-6-5-24-GW		0945																				
4	MW3A-6-5-24-GW		1040																				
5	MW7-6-5-24-GW		1115																				
6	MW8-6-5-24-GW		1150																				
7	MW9-6-5-24-GW		1225																				
8	MW1-6-5-24-GW		1310																				
9	MW2-6-5-24-GW		1340																				

	Signature	Company	Date	Time
Relinquished		BMEC	6-5-24 +430 YM	1430
Received		CDE	6/6/24	1130
Relinquished				
Received				
Relinquished				
Received				
Reviewed/Date		Reviewed/Date		

Comments/Special Instructions

Data Package: Standard ☐ Level III ☐ Level IV ☐

Chromatograms with final report ☐ Electronic Data Deliverables (EDDs) ☐

Tier II Vapor Intrusion Assessment

Former Hahn Motors
1201 S. 1st Street
Yakima, Washington, 98901

Facility Site ID#: 502
Ecology Cleanup Site ID#: 4927

Prepared for:
Blue Mountain Environmental & Consulting Co., Inc.
PO Box 545/125 Main Street Waitsburg, WA 99361

June 30, 2024

Prepared by:

An Employee Owned Company
ACC Environmental Consultants
3925 NE 72nd Ave. Vancouver, Washington 98660
p: (360) 703-6079 f: (360) 703-6086
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Figures

Tables

Appendices

1.0 INTRODUCTION

This Vapor Intrusion Assessment (VIA) report has been prepared by ACC Environmental Consultants (ACC) on behalf of Blue Mountain Environmental and Consulting Company Inc. (BMEC) for the former Hahn Motors located at 1201 S. 1st street, Yakima, Washington 98901 (hereinafter referred to as "the Site"). The location of the Site is shown on Figure 1. The Site is listed in the Washington State Department of Ecology's (Ecology) Cleanup Site Search Database as ID # 502 and Ecology Facility Site ID# 4927.

This report documents field operations performed during the VIA sampling event and provides a discussion of the analytical results as they pertain to the potential for vapor intrusion into the building at the Site.

2.0 BACKGROUND INFORMATION

The Site covers approximately 1.5 acres at the southeast corner of the intersection of South 1st street and East Arlington Street in Yakima, Washington. The Site consists of one tax parcel (191330-13032) and is in the southwest quarter of the northeast quarter of Section 30, Township 13 North, Range 19 East Willamette Meridian. The elevation is approximately 1,040 feet above mean sea level. The nearest major body of water is the Yakima River approximately 1.5 miles east of the Site. The Site is relatively flat with primarily asphalt ground cover and a single building located on the northwest corner of the property consisting of an automobile showroom with offices on the western half, bathrooms and break room near the center of the building, and an automobile repair and wash bay in the eastern half of the building.

The Site was developed with the existing building in 1946 and has been used as an automobile dealership and maintenance facility to the present day. A 2,000-gallon heating oil underground storage tank (UST) for the oil-fired boiler was installed in the northwest side of the building's basement. A second 2,000-gallon UST was installed in the mid-1970's and both USTs were used to store used oil after the boiler was converted to burn used motor oil. Both tanks were decommissioned in 2007. As part of decommissioning activities, approximately 50 cubic yards of petroleum-contaminated soil were removed.

The Site is near the center of the Yakima Railroad Area (YRRA) groundwater monitoring area, a six-square mile area located along the railroad corridor in the cities of Yakima and Union Gap, Washington. The YRRA is impacted by chlorinated solvents, primarily tetrachloroethene (PCE).

Several environmental investigations, well installations, and remedial actions were performed at the Site and are explained in detail in the following reports:

- BMEC, 2022. *Additional Subsurface Investigation Report for Hahn Motor Company, 1201 South 1st Street, Yakima, Washington 98901, October 17, 2022.*

- BMEC, 2022, *Drywell Decommissioning and Contaminated Soil Removal Report for Hahn Motor Company, 1201 South 1st Street, Yakima, Washington 98901,* August 1, 2022.

- BMEC, 2024, *Groundwater Sampling Event Report for Hahn Motor Company, 1201 South 1st Street, Yakima, Washington 98901,* April 1, 2024.

2.1 Site Definition

Based on the findings from the previous investigations conducted by BMEC between 2022 and the present, petroleum hydrocarbons do not appear to be a concern in water or soils on the subject property. Contaminants detected in groundwater samples include metals and chlorinated solvents. The extents of the groundwater contamination are not defined, but appear to be highest near the northwest corner of the subject property and decrease down the hydrological gradient, towards the southeast.

2.2 Chemicals and Media of Concern

Based on the findings of the investigations performed at the Site, the primary chemicals of concern (COCs) in soil and groundwater are chlorinated solvents including tetrachloroethene (PCE) and metals including arsenic, chromium, and lead. The purpose of this VIA is to assess if the vapor pathway is closed. If the vapor intrusion pathway is not closed then the results should establish the COCs in vapor that are relevant for the site that will require mitigation.

3.0 VAPOR INTRUSION ASSESSMENT

The VIA field activities were supervised by a Washington State licensed Site Assessor experienced in site assessment and sampling activities. Field activities were performed in accordance with the Site's Health and Safety Plan.

3.1 Objectives and Scope

The VIA was intended to assess the concentration of petroleum hydrocarbon constituents in indoor air and outdoor air at selected locations of the Site. The objectives of this sampling included the following:

- Collect outdoor air samples in upwind and downwind locations to assess ambient air quality at the Site.

- Collect indoor air samples from the Site building to assess indoor air quality.
- Compare analytical results with regulatory cleanup levels to assess if the samples exceed the standards.
- Perform a comparative analysis of the sample results to identify the potential source of vapors detected in the samples.

The scope of the Tier II VIA sampling included the following:

- Collection of two outdoor air samples at upwind and downwind locations distributed across the Site.
- Collection of two indoor air samples inside the repair area.
- Collection of three indoor air samples from the sales area.
- Collection of one indoor air sample from the basement.
- Obtaining meteorologic data measured during the sampling event (e.g., wind speed, wind direction, barometric pressure and precipitation) from the nearest National Weather Service (NWS) monitoring station (e.g., KWAUNION58 – Union Gap, Washington).

3.3 Atmospheric Conditions

The NWS maintains a monitoring station located in Union Gap, Washington (KWAUNION58), which is located 2 miles southeast of the Site. Wind direction data for this station for June 25, 2024 was reviewed on the Weather Underground website[1] to identify the prevailing wind directions during the VI sampling event. The average wind direction at the weather station on June 25, 2024 was from the north-northeast. However, the prevailing wind direction at the Site during the start of the sampling event was reported by field staff as from the west. Wind speed averaged 2.6 miles per hour (mph) during the sampling event, barometric pressure was decreasing during the sampling event from a high of 30.0” to 29.90”, and there was no precipitation. Field observations were used to select outdoor air sampling locations as discussed in the following section.

3.4 Outdoor Air Sampling

BMEC collected background (ambient) outdoor air samples at two selected locations at the Site based on the atmospheric data acquired by the NWS. Two sampling locations were selected including the upwind (west) and downwind (east) sides of the site. The outdoor air sampling locations are shown on Figure 2 and described below.

- SUM- AA-07 (upwind) located south of the sales/repair building, on the west portion of the lot.

1 https://www.wunderground.com/dashboard/pws/KWAUNION58/graph/2024-06-25/2024-06-25/daily

- SUM- AA-08 (downwind) located east of the sales/repair building.

An outdoor air sample was collected from each of the two sampling locations using a six-liter Summa canister equipped with an 8-hour flow controller described in further detail in SOP-4 (Appendix B). Sampling information for each outdoor air sample is documented in an Outdoor Air Sampling form presented in Appendix A.

3.5 Indoor Air Sampling

BMEC collected indoor air samples at six locations within the building. Indoor air sampling locations are shown on Figure 2 and described below. It should be noted that an inventory of stored chemicals used inside the store and products sold for retail sales was not performed prior to sampling.

- SUM-AA-01 – Central portion of the basement of the building, in close proximity to a floor drain.
- SUM-AA-02 – Located in an office adjacent to the showroom in the northwest portion of the building.
- SUM-AA-03 – Eastern portion of the sales waiting area.
- SUM-AA-04 – Centrally located in the car showroom.
- SUM-AA-05 – Centrally located in the parts office, adjacent to the repair and service area.
- SUM-AA-06 – Northern portion of the repair and maintenance area.

An indoor air sample was collected from each sampling location using a six-liter Summa canister equipped with 8-hour flow controllers described in further detail in SOP-4 (Appendix B). Sampling information for each collected indoor air sample is documented in an Indoor Air Sampling form presented in Appendix A.

3.6 Laboratory Analysis

Air samples were submitted by BMEC to Friedman and Bruya Inc. in Seattle, Washington for analysis for volatile organic compounds (VOCs) including vinyl chloride, trans-1,2-dichloroethene, cis-1,2-dichloroethene, trichloroethene (TCE), and tetrachloroethene (PCE) using EPA Method TO-15. All samples were packaged and shipped to Friedman and Bruya in accordance with procedures required by the laboratory. A chain-of-custody (COC) form was completed and submitted with the samples.

3.7 Investigation Derived Waste

No investigation derived waste (IDW) was generated during this phase of site investigation. Solid waste (e.g., used gloves, garbage, disposable equipment, etc.) was disposed of in the onsite dumpster.

4.0 ANALYTICAL RESULTS AND RISK SCREENING

Analytical results are reported as micrograms per cubic meter (µg/m³). Table 1 presents a summary of the analytical results. The analytical results were compared to the MTCA Method indoor air cleanup levels. The following sections present the results of the analyses.

4.1 Outdoor Air Analytical Results

There were no detections of analytes in the outdoor air samples.

4.2 Indoor Air Analytical Results

PCE was detected in five of the six indoor air samples at concentrations ranging from 6.9 µg/m³ to 18 µg/m³. Concentrations of PCE exceeded the Method B (cancer) clean up level (CUL) of 9.62 µg/m³ in two samples; SUM-AA-02 and SUM-AA-06. Sample SUM-AA-02, collected in the showroom office, measured 12 µg/m³, and SUM-AA-06, collected in the maintenance shop, measured 18 µg/m³.

There were no detections of other chlorinated solvents in the indoor air samples.

5.0 CONCLUSIONS

ACC compared the outdoor air sample results to the indoor air sample results. The outdoor air samples have none of the PCE detections seen in many of the indoor air samples.

Results of the indoor air sampling indicates that two vapor samples had concentrations of PCE above one of the respective CULs for indoor air (Method B carcinogenic). These samples include SUM-AA-02 collected in the showroom office which exceeded the Method B cancer CUL by 1.2-times, and SUM-AA-06 collected in the maintenance shop which exceeded the Method B cancer CUL by 1.9-times.

To address the exceedances, on-Site engineering controls should be considered. These may initially include updated procedures regarding indoor air ventilation and HVAC system operation to increase indoor air pressure. Additional indoor air sampling may be warranted to confirm that the risk is mitigated. Additional engineering controls may be warranted if indoor air exceedances persist.

6.0 QUALIFICATIONS

ACC's services were performed in a manner consistent with generally accepted practices of the profession undertaken in similar studies in the same geographical area during the same time period. HydroCon makes no warranties, either expressed or implied, regarding the findings, conclusions or recommendations. Please note that ACC does not warrant the work of laboratories, regulatory agencies, or other third parties supplying information used in the preparation of the report.

Findings and conclusions resulting from these services are based upon information derived from the on-Site activities and other services performed under this scope of work; such information is subject to change over time. Certain indicators of the presence of hazardous substances, petroleum products, or other constituents may have been latent, inaccessible, unobservable, non-detectable or not present during these services, and we cannot represent that the Site contains no hazardous substances, toxic materials, petroleum products, or other latent conditions beyond those identified during this monitoring. Subsurface conditions may vary from those encountered at specific sampling locations or during other surveys, tests, assessments, investigations, or exploratory services; the data, interpretations and findings are based solely upon data obtained at the time and within the scope of these services.

This report is intended for the sole use of **BMEC** this report may not be used or relied upon by any other party without the written consent of HydroCon. The scope of services performed in execution of this evaluation may not be appropriate to satisfy the needs of other users, and use or re-use of this document or the findings, conclusions, or recommendations is at the risk of said user.

The conclusions presented in this report are, in part, based upon sampling performed at selected locations. There may be conditions between borings or samples that differ significantly from those presented in this report and which cannot be predicted by this study.

Signature:

Report Prepared By:

Joseph Thayer

Jospeh Thayer,
WA-State Site Assessor

Report Reviewed By:

Christopher Sheridan

Chris Sheridan, RG

REFERENCES

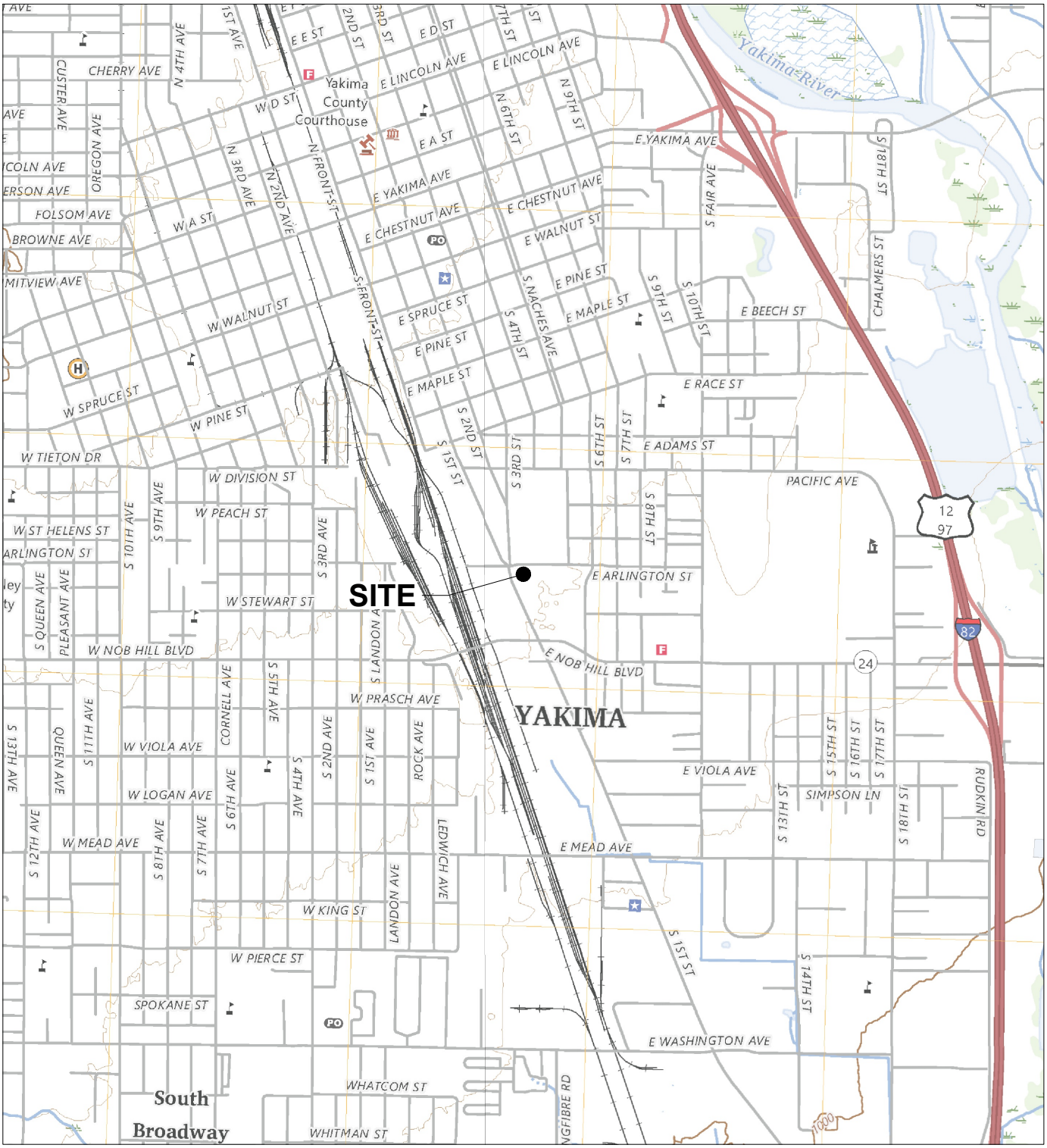
BMEC, 2024. Groundwater Sampling Event Report For Hahn Motor Company; 1201 South 1st Street, Yakima, Washington.

Interstate Technology & Regulatory Council (ITRC). 2014. Petroleum Vapor Intrusion; Fundamentals of Screening, Investigation, and Management. Petroleum Vapor Intrusion Team. 50 F Street NW, Suite 350, Washington, D.C. 20001. October.

Washington Department of Ecology (Ecology). 2022. Guidance for Evaluating Soil Vapor Intrusion in Washington State – Investigation and Remedial Action; Publication No. 09-09-047. Toxics Cleanup Program. March 2022.

Washington Department of Ecology (Ecology). 2024. Cleanup Levels and Risk Calculation. Toxics Cleanup Program. July 2024.

FIGURES



NOTE(S):

USGS, YAKIMA WEST AND YAKIMA EAST QUADRANGLES
WASHINGTON - YAKIMA COUNTY
7.5 MINUTE SERIES (TOPOGRAPHIC)

SCALE IN FEET
1" = 2000'

A·C·C ENVIRONMENTAL CONSULTANTS

DATE: 07-30-24
DWN: MW
CHK: JT
APPROVED: JT
PRJ. MGR: CS
PROJECT NO: 10170-001

FIGURE 1
SITE LOCATION MAP

VAPOR INTRUSION ASSESSMENT
1201 SOUTH 1ST STREET
YAKIMA, WASHINGTON

S:\2024 Projects\10170-002 BMEC Former Hahn Motors\Figures\CAD\10170-002_DRAFT.dwg

Legend

SUM-AA-01 Interior Ambient Air Sample Location and Designation (BMEC, 2024)

SUM-AA-07 Exterior Background Ambient Air Sample (BMEC, 2024)

Subject Site Property Boundary (Approximate)

N W E S

0 40 80

SCALE IN FEET
1" = 40'

A·C·C ENVIRONMENTAL CONSULTANTS

DATE: 07-30-24
DWN: MW
CHK: JT
APPROVED: JT
PRJ. MGR: CS
PROJECT NO: 10170-002

FIGURE 2
SITE FEATURES, VAPOR SAMPLING LOCATIONS, AND ANALYTICAL RESULTS
VAPOR INTRUSION ASSESSMENT
1201 SOUTH 1ST STREET
YAKIMA, WASHINGTON

S:\2024 Projects\10170-002 BMEC Former Hahn Motors\Figures\CAD\10170-002_DRAFT.dwg

TABLES

Table 1

Summary of Air Sample Analytical Results

1201 S. 1st Street

Yakima, Washington

VOCs (µg/m^3)							
Sample ID	**Location**	**Date**	**Vinyl Chloride**	**trans-1,2-Dichloroethene**	**cis-1,2-Dichloroethene**	**Trichloroethene (TCE)**	**Tetrachloroethene (PCE)**
Indoor Air Samples							
SUM-AA-01	Basement	6/25/24	<0.26	<0.4	<0.4	<0.11	<6.8
SUM-AA-02	Showroom office	6/25/24	<0.26	<0.4	<0.4	<0.11	**12**
SUM-AA-03	Waiting area	6/25/24	<0.26	<0.4	<0.4	<0.11	**6.9**
SUM-AA-04	Car showroom	6/25/24	<0.26	<0.4	<0.4	<0.11	**8.1**
SUM-AA-05	Parts Office	6/25/24	<0.26	<0.4	<0.4	<0.11	**7.4**
SUM-AA-06	Maintenance shop	6/25/24	<0.26	<0.4	<0.4	<0.11	**18**
Outdoor Air Samples							
SUM-AA-07	West	6/25/24	<0.26	<0.4	<0.4	<0.11	<6.8
SUM-AA-08	East	6/25/24	<0.26	<0.4	<0.4	<0.11	<6.8
Indoor Air cleanup levels (µg/m^3) [1]							
Method B - Noncancer			45.7	18.3	18.3	0.914	18.3
Method B - Cancer			0.284	--	--	0.334	9.62

Notes:

Red denotes concentration exceeds referenced MTCA cleanup level.

Bold indicates a detection above Method Reporting Limits (MRLs).

Samples Analysed by Friedman & Bruya Inc, of Seattle WA.

Volotile Organic Compounds analyzed by Method TO-15

[1]Washington State Department of Ecology. Guidance for Evaluating Vapor Intrusion in Washington Sate.

"<" indicates the analyte was not detected above MRLs.

"--" = cleanup level not established.

APPENDIX A
FIELD FORMS

INDOOR AIR SAMPLE COLLECTION

Sample I.D. SUM-AA-01
Sample Location Basement
Date 06/25/2024

Project Name Tier II VI
Project # E2024 0606
Sampler Richard DeLorme

WEATHER CONDITIONS

Initial Time: 0900
Temperature 84°f
Humidity 34%
Wind Direction West
Atmospheric Pressure 28.9

Final Time: 1530
Temperature 93°f
Humidity 25%
Wind Direction West
Atmospheric Pressure 28.8

EQUIPMENT INFORMATION

Canister ID # 32102
Canister Size 6L
Initial Vacuum 30 (in Hg)

Flow Controller ID # 08182

SAMPLE INFORMATION

Start Time (date/time) 06/25/2024-0830
Initial Vacuum 30 (in Hg)
End Time (date/time) 06/25/2024-1630
Final Vacuum 5 (in Hg)

LABORATORY INFORMATION

Laboratory: Friedman & Bruya, Inc.

Analytical Method: PCE, TCE, VC, (CIS) 1,2 DCE

NOTES/COMMENTS:

Sample collected approximately 15' from a floor drain.

Sampler's Signature Richard DeLorme
Date 06/25/2024

INDOOR AIR SAMPLE COLLECTION

Sample I.D. SUM-AA-02
Sample Location Showroom Office NW
Date 06/25/2024

Project Name Tier II VI
Project # E2024 0606
Sampler Richard DeLorme

WEATHER CONDITIONS

Initial Time: 0900
Temperature 81°f
Humidity 31%
Wind Direction West
Atmospheric Pressure 28.9
Final Time: 1530
Temperature 90°f
Humidity 28%
Wind Direction West
Atmospheric Pressure 28.8

EQUIPMENT INFORMATION

Canister ID # 35339
Canister Size 6L
Initial Vacuum 28 (in Hg)
Flow Controller ID # 07871

SAMPLE INFORMATION

Start Time (date/time) 06/25/2024-0830
Initial Vacuum 28 (in Hg)
End Time (date/time) 06/25/2024-1630
Final Vacuum 7 (in Hg)

LABORATORY INFORMATION

Laboratory: Friedman & Bruya, Inc.

Analytical Method: PCE, TCE, VC, (CIS) 1,2 DCE

NOTES/COMMENTS:

Typical office space

Sampler's Signature Richard DeLorme
Date 06/25/2024

INDOOR AIR SAMPLE COLLECTION

Sample I.D. SUM-AA-03
Sample Location Waiting Area
Date 06/25/2024

Project Name Tier II VI
Project # E2024 0606
Sampler Richard DeLorme

WEATHER CONDITIONS

Initial Time: 0900
Temperature 82°f
Humidity 33%
Final Time: 1530
Temperature 89°f
Humidity 27%

Wind Direction West
Atmospheric Pressure 28.9
Wind Direction West
Atmospheric Pressure 28.8

EQUIPMENT INFORMATION

Canister ID # 37224
Canister Size 6L
Initial Vacuum 29 (in Hg)

Flow Controller ID # 05351

SAMPLE INFORMATION

Start Time (date/time) 06/25/2024-0830
End Time (date/time) 06/25/2024-1630

Initial Vacuum 29 (in Hg)
Final Vacuum 3 (in Hg)

LABORATORY INFORMATION

Laboratory: Friedman & Bruya, Inc.

Analytical Method: PCE, TCE, VC, (CIS) 1,2 DCE

NOTES/COMMENTS:

Typical sales waiting space

Sampler's Signature Richard DeLorme Date 06/25/2024

INDOOR AIR SAMPLE COLLECTION

Sample I.D. SUM-AA-04
Sample Location Car Showroom
Date 06/25/2024

Project Name Tier II VI
Project # E2024 0606
Sampler Richard DeLorme

WEATHER CONDITIONS

Initial Time: 0900
Temperature 82°f
Humidity 33%
Final Time: 1530
Temperature 89°f
Humidity 28%

Wind Direction West
Atmospheric Pressure 28.9
Wind Direction West
Atmospheric Pressure 28.8

EQUIPMENT INFORMATION

Canister ID # 18562
Canister Size 6L
Initial Vacuum 28 (in Hg)

Flow Controller ID # 07850

SAMPLE INFORMATION

Start Time (date/time) 06/25/2024-0830
End Time (date/time) 06/25/2024-1630

Initial Vacuum 28 (in Hg)
Final Vacuum 4 (in Hg)

LABORATORY INFORMATION

Laboratory: Friedman & Bruya, Inc.

Analytical Method: PCE, TCE, VC, (CIS) 1,2 DCE

NOTES/COMMENTS:

Typical car showroom space

Sampler's Signature Richard DeLorme Date 06/25/2024

INDOOR AIR SAMPLE COLLECTION

Sample I.D. SUM-AA-05
Sample Location Parts Office
Date 06/25/2024

Project Name Tier II VI
Project # E2024 0606
Sampler Richard DeLorme

WEATHER CONDITIONS

Initial Time: 0900
Temperature 82°f
Humidity 33%
Final Time: 1530
Temperature 90°f
Humidity 27%

Wind Direction West
Atmospheric Pressure 28.9
Wind Direction West
Atmospheric Pressure 28.8

EQUIPMENT INFORMATION

Canister ID # 18578
Canister Size 6L
Initial Vacuum 30 (in Hg)

Flow Controller ID # 06603

SAMPLE INFORMATION

Start Time (date/time) 06/25/2024-0830
End Time (date/time) 06/25/2024-1630

Initial Vacuum 30 (in Hg)
Final Vacuum 7 (in Hg)

LABORATORY INFORMATION

Laboratory: Friedman & Bruya, Inc.

Analytical Method: PCE, TCE, VC, (CIS) 1,2 DCE

NOTES/COMMENTS:

Typical car parts inventory space

Sampler's Signature Richard DeLorme Date 06/25/2024

INDOOR AIR SAMPLE COLLECTION

Sample I.D. SUM-AA-06
Sample Location Maintenance Shop-N
Date 06/25/2024

Project Name Tier II VI
Project # E2024 0606
Sampler Richard DeLorme

WEATHER CONDITIONS

Initial Time: 0900
Temperature 89°f
Humidity 29%
Wind Direction West
Atmospheric Pressure 28.9

Final Time: 1530
Temperature 100°f
Humidity 22%
Wind Direction West
Atmospheric Pressure 28.8

EQUIPMENT INFORMATION

Canister ID # 37228
Canister Size 6L
Initial Vacuum 29 (in Hg)

Flow Controller ID # 07848

SAMPLE INFORMATION

Start Time (date/time) 06/25/2024-0830
Initial Vacuum 29 (in Hg)
End Time (date/time) 06/25/2024-1630
Final Vacuum 6 (in Hg)

LABORATORY INFORMATION

Laboratory: Friedman & Bruya, Inc.

Analytical Method: PCE, TCE, VC, (CIS) 1,2 DCE

NOTES/COMMENTS:

Typical car repair space with oils and solvents being used.

Sampler's Signature Richard DeLorme
Date 06/25/2024

INDOOR AIR SAMPLE COLLECTION

Sample I.D. SUM-AA-07
Sample Location Outdoors-West
Date 06/25/2024

Project Name Tier II VI
Project # E2024 0606
Sampler Richard DeLorme

WEATHER CONDITIONS

Initial Time: 0900
Temperature 84°f
Humidity 31%
Final Time: 1530
Temperature 95°f
Humidity 23%

Wind Direction West
Atmospheric Pressure 28.9
Wind Direction West
Atmospheric Pressure 28.8

EQUIPMENT INFORMATION

Canister ID # 21442
Canister Size 6L
Initial Vacuum 29 (in Hg)

Flow Controller ID # 05349

SAMPLE INFORMATION

Start Time (date/time) 06/25/2024-0830
End Time (date/time) 06/25/2024-1630

Initial Vacuum 29 (in Hg)
Final Vacuum 4 (in Hg)

LABORATORY INFORMATION

Laboratory: Friedman & Bruya, Inc.

Analytical Method: PCE, TCE, VC, (CIS) 1,2 DCE

NOTES/COMMENTS:

Sampler's Signature Richard DeLorme Date 06/25/2024

INDOOR AIR SAMPLE COLLECTION

Sample I.D. SUM-AA-08
Sample Location Outdoors-East
Date 06/25/2024

Project Name Tier II VI
Project # E2024 0606
Sampler Richard DeLorme

WEATHER CONDITIONS

Initial Time: 0900
Temperature 84°f
Humidity 31%
Final Time: 1530
Temperature 96°f
Humidity 23%

Wind Direction West
Atmospheric Pressure 28.9
Wind Direction West
Atmospheric Pressure 28.8

EQUIPMENT INFORMATION

Canister ID # 20549
Canister Size 6L
Initial Vacuum 29 (in Hg)

Flow Controller ID # 07846

SAMPLE INFORMATION

Start Time (date/time) 06/25/2024-0830
End Time (date/time) 06/25/2024-1630

Initial Vacuum 29 (in Hg)
Final Vacuum 18 (in Hg)

LABORATORY INFORMATION

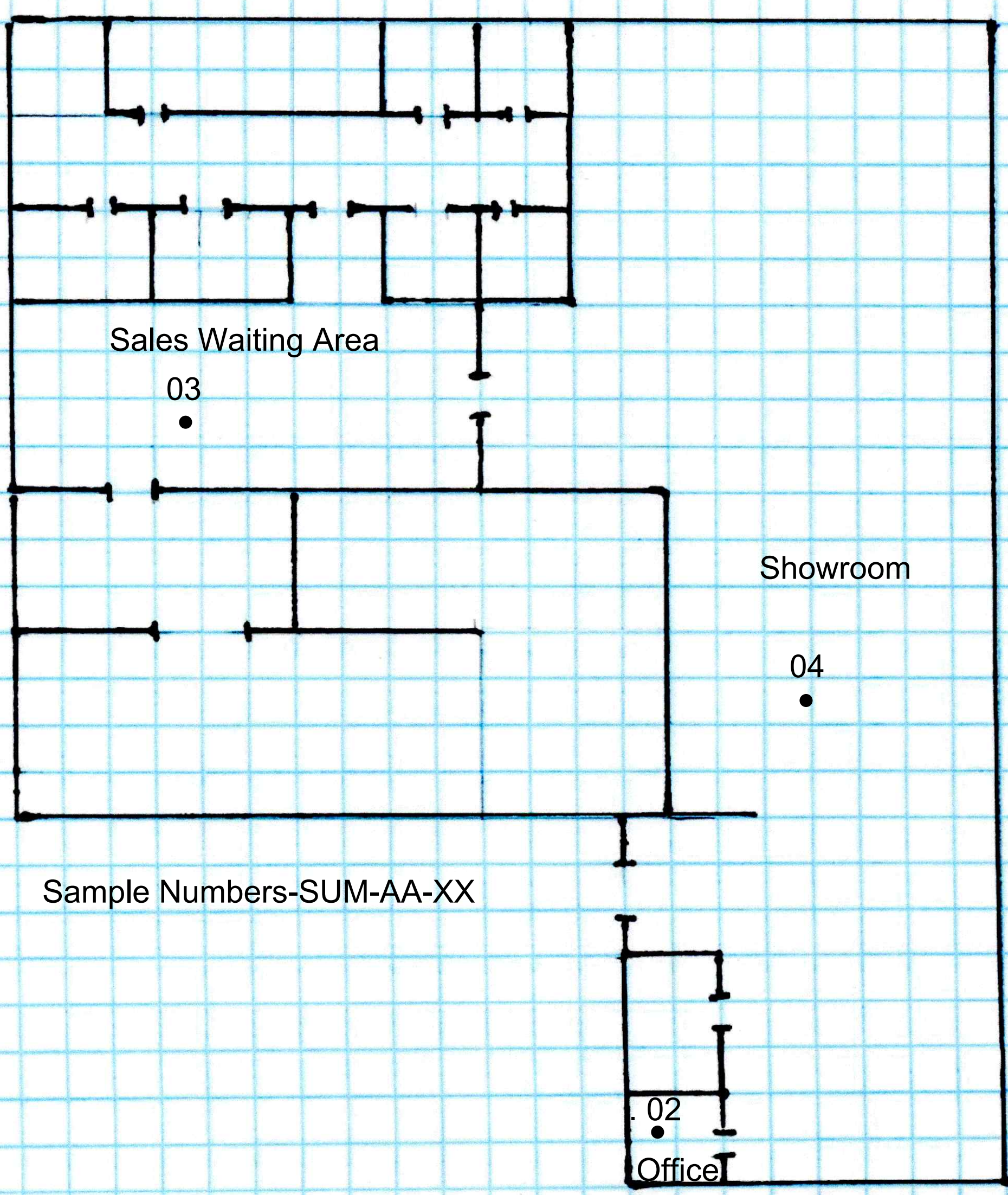
Laboratory: Friedman & Bruya, Inc.

Analytical Method: PCE, TCE, VC, (CIS) 1,2 DCE

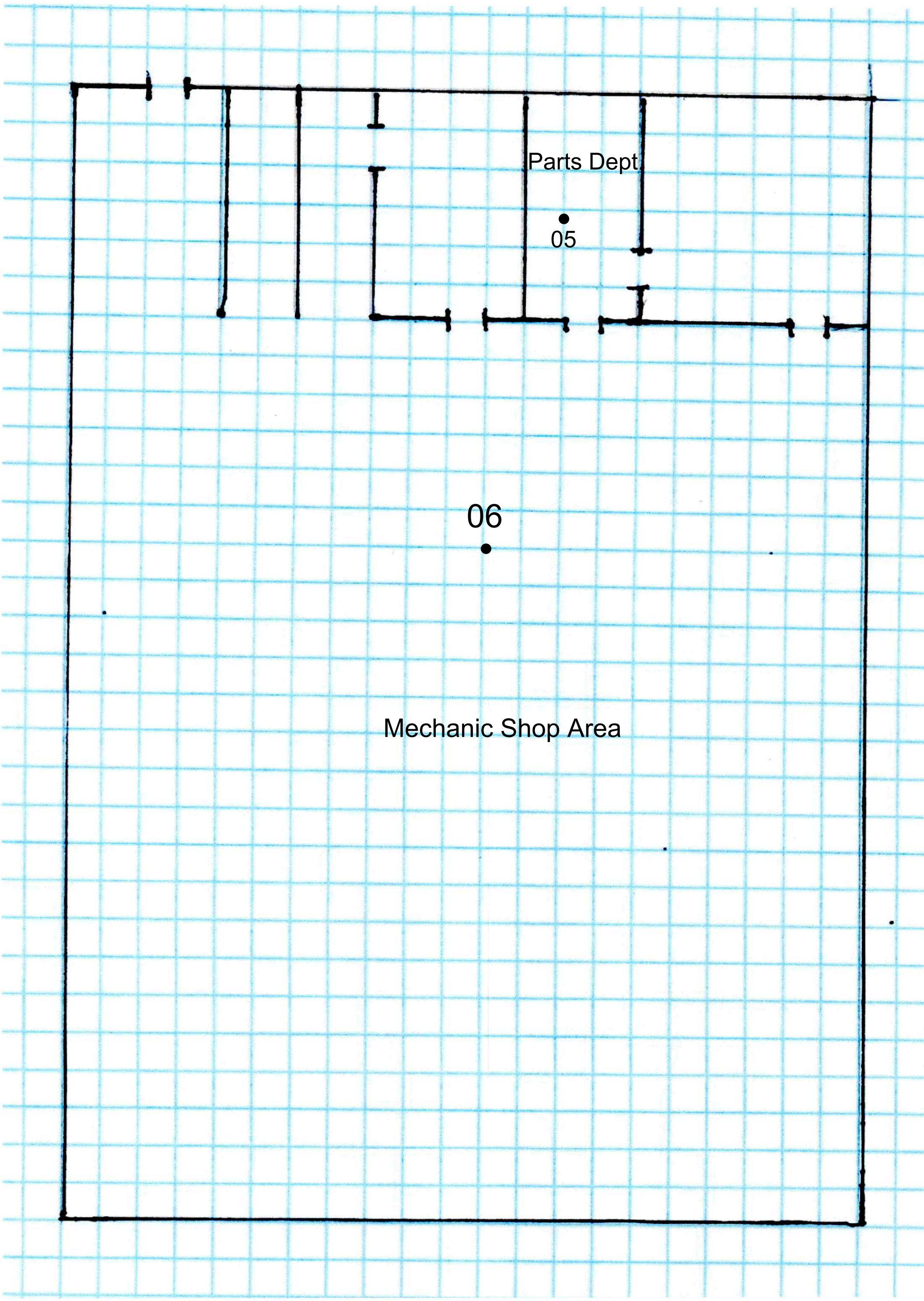
NOTES/COMMENTS:

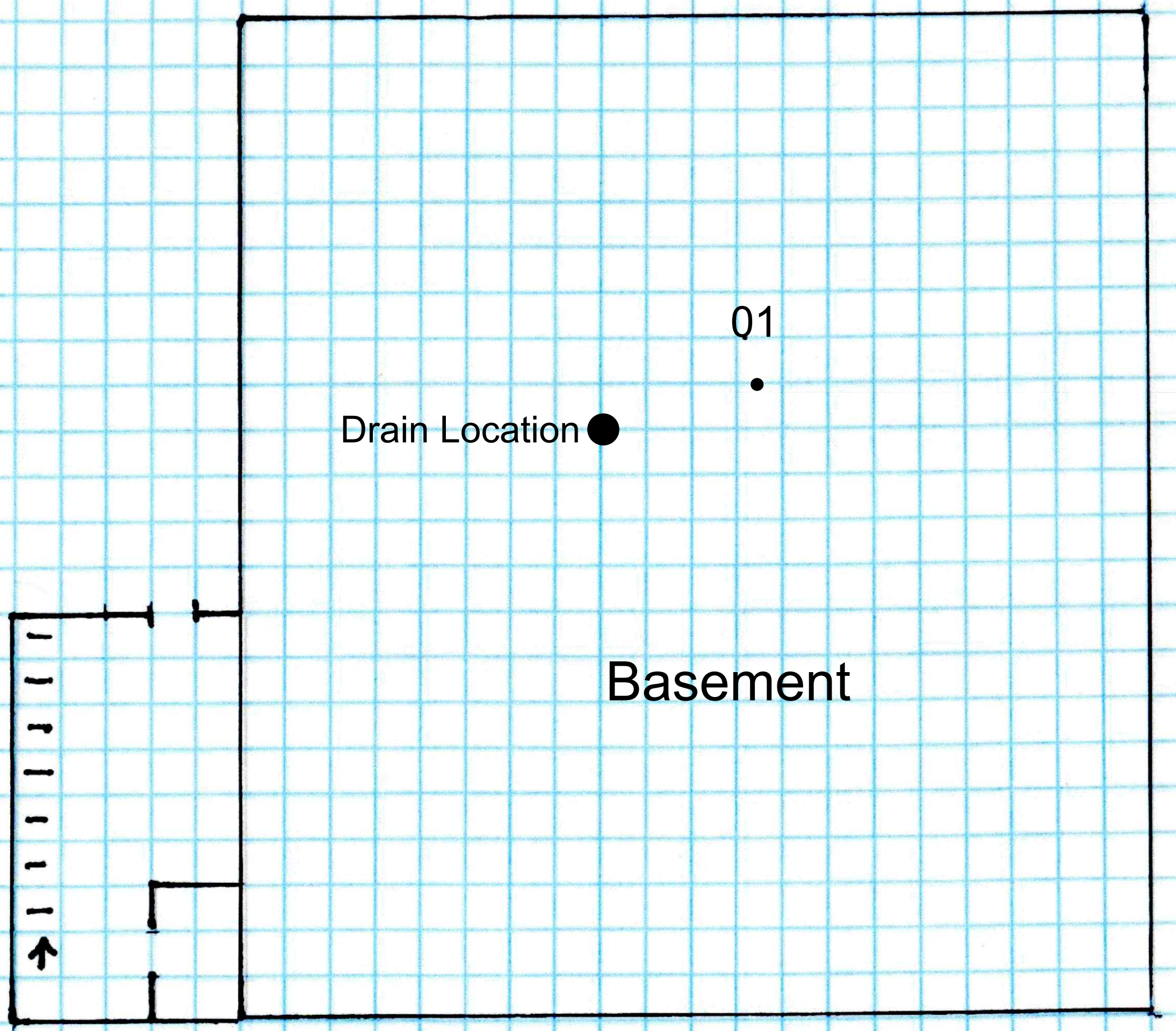
Final Vacuum at 18" ?

Sampler's Signature Richard DeLorme Date 06/25/2024



Sales/Office Areas


Parts Dept.
05
06
Mechanic Shop Area


01
Drain Location
Basement

APPENDIX B
STANDARD OPERATING PROCEDURES

STANDARD OPERATING PROCEDURE INDOOR AIR SAMPLING
VIA SOP 4

This vapor intrusion assessment (VIA) standard operating procedure (SOP) describes procedures for collecting indoor air samples. This SOP describes the collection of time-integrated samples from the human breathing zones of areas potentially impacted by volatile environmental contaminants. Because each site is unique, these procedures should be viewed as guidelines and will likely require modification based on site and surface conditions present.

Personnel performing the air sampling will follow site safety procedures as specified in the site-specific Health and Safety Plan.

PRE-SAMPLING BUILDING SURVEY

The physical layout and environment of the building, including potential sample locations, should be evaluated a minimum of two weeks prior to collecting indoor air samples. The purpose of the pre-sampling inspection is to identify conditions that may affect or interfere with sample collection and, as feasible, temporarily mitigate those conditions. This will minimize the potential for background sources to influence sample results. Details of the building survey, including a generic building survey form are attached. The building survey is a vital part of indoor air sample collection and must be completed prior to conducting sampling. If the building poses complications outside of the scope of the generic form attached to this SOP, the site-specific work plan may develop survey forms for individual buildings or individual rooms, as warranted.

EQUIPMENT/MATERIALS

Indoor air sampling generally requires the following equipment:

- Certified clean and evacuated Summa canister, typically six-liter (based on analytical method and desired reporting limits).
- Certified clean flow controller, set at desired sampling rate, typically between eight and 24 hours based on project-specific work scope.
- Shipping container suitable for protection of Summa canisters during shipment.
- Wrenches and tools appropriate for connecting fittings and making adjustments to the flow controller, if necessary.
- Negative pressure (vacuum) gauge (oil free and clean) either installed within the sample train or an external gauge used to check canister vacuum prior to and after sampling is complete. In-line gauges are preferred.
- Field data sheets including air sample collection form and daily field notes form.
- Timepiece (to record start and end time of sample collection).
- On-site weather station and barometric pressure data loggers, if available.

INDOOR AIR SAMPLING PROCEDURE

In general, the air sample should be collected under normal seasonal building conditions (i.e. ventilation or heating systems operating normally for routine building occupation). Normally, buildings will be inventoried and products containing volatile chemicals will be

removed with the building ventilated at least 48 hours prior to indoor air sampling. However, the site specific work plan should explicitly state the desired building conditions at the time of sampling as some situations may require windows be closed and ventilation systems be shut-off prior to collecting samples.

Clean sampling procedures must be followed at all times when handling and collecting samples. This includes care in packaging, storing, shipping, and use of the sampling equipment. Individuals performing the sampling must not smoke, must not wear perfume or strong deodorants, and must wear clean clothing (not dry cleaned) and proper personal protective equipment.

Sample Preparation

The following steps should be followed when preparing to collect indoor air samples:

- Inspect the canister for damage. Do not use a canister that has visible damage.
- Using a wrench, remove the brass cap above the valve on the top of the Summa canister.
- If using an external vacuum gauge, cap the gauge and attach it to the canister using a wrench. Open the canister valve only after verifying the gauge is properly capped.
- Verify that the vacuum pressure of the canister is equal to that indicated on the laboratory supplied tag. If the vacuum does not match, the canister has likely leaked and should not be used. Record the vacuum pressure on the sample collection form.
- Close the canister valve and remove the vacuum gauge if the flow controller is fitted with an independent gauge. Otherwise, leave the gauge in place.
- On the sample collection form, record the sample location, sample date, sample collection height, and canister and flow controller serial numbers. Record notes regarding sample location (i.e. room number/identifier, sample number, location relative to pertinent building infrastructure, etc.). Also note any other observations which could influence analytical results.
- Connect the laboratory certified flow controller to the canister. Pay special attention to air flow arrows or “OUT” notation on the flow controller so that it is correctly fitted to the canister. Tighten the fitting, as to be leak free but do not over tighten (¼ turn past finger snug is usually sufficient).
- Place the canister(s) at locations within the structure where representative sampling will occur in the breathing zone (typically between three and five feet above ground surface). The occupants and uses of the building should be considered. For example, a daycare with small children should be sampled closer to the ground. The site specific work plan should have incorporated these considerations and specify a sample collection height.
- Remove all work articles that will not remain with the sampling apparatus from the sampling area, including tools, vehicles, personnel, and any other equipment.

Sample Collection

When ready to begin sample collection follow the steps listed below:

- Record the sample start time on the sample collection form.

- Slowly open the valve on the canister approximately one full turn.
- Document pertinent weather information on the sample collection form, including temperature, wind speed and direction, humidity, atmospheric pressure, and overall outdoor weather conditions (sunny, cloudy, rainy, etc.). If a weather station is not set-up on site, record this information from the closest weather station.
- At the end of the sample period, verify residual vacuum remains in sample canister (optimally 5 inches Mercury [in Hg] vacuum [-5 in Hg total pressure]), then close the canister valve finger tight. If using an external vacuum gauge one must remove the closed canister from the sample train, securely fix the external vacuum gauge to the canister, and open the canister to verify the vacuum. Immediately close the canister after recording the final vacuum pressure. If the final canister vacuum is less than 0.1 in Hg (more than -0.1 in Hg total pressure, or is a positive pressure), then the sample should be disregarded and a new sample collected. Record the sample end time on the collection form and record the final weather conditions.
- Ensure the canister valve is tightly closed. Remove the flow controller and external vacuum gauge, if used. Document the final canister vacuum on the sample collection form. The Summa canister should have remaining vacuum, optimally -5 in Hg total pressure, but at a minimum less than -0.1 in Hg. Replace the brass cap and tighten gently.
- Record on the sample tag the sample date, time, project number, sample location/name, initial and final canister vacuum, and attach it to the canister.
- Prepare the chain-of-custody form and indicate analysis requested to be performed by the lab. Initial and final canister vacuum should be noted on the chain-of-custody.
- When packaging for shipment, verify that the valve and valve caps are snug and use sufficient clean packaging to prevent the valves from rubbing against any hard surfaces.

INDOOR AIR SAMPLE COLLECTION

Sample I.D. _____ Project Name_____
Sample Location_____ Project #_____
Date_____ Sampler_____

WEATHER CONDITIONS

Initial Time: _____
Temperature _____ Wind Direction _____
Humidity _____ Atmospheric Pressure _____
Final Time: _____
Temperature _____ Wind Direction _____
Humidity _____ Atmospheric Pressure _____

EQUIPMENT INFORMATION

Canister ID #_____ Flow Controller ID #_____
Canister Size _____
Initial Vacuum _____(in Hg)

SAMPLE INFORMATION

Start Time (date/time) _____ Initial Vacuum _____(in Hg)
End Time (date/time) _____ Final Vacuum _____(in Hg)

LABORATORY INFORMATION

Laboratory: _____

Analytical Method: _____

NOTES/COMMENTS:

_____
_____
_____
_____
_____

Sampler's Signature_____Date_____

APPENDIX C
LABORATORY REPORT AND CHAIN-OF-CUSTODY DOCUMENTATION

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

July 3, 2024

Richard DeLorme, Project Manager
Blue Mountain Environmental & Consulting Inc
P.O Box 545
Waitsburg, WA 99361

Dear Mr DeLorme:

Included are the results from the testing of material submitted on June 26, 2024 from the 1201 1st St Yakima WA, F&BI 406385 project. There are 13 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
NAA0703R.DOC

CASE NARRATIVE

This case narrative encompasses samples received on June 26, 2024 by Friedman & Bruya, Inc. from the Blue Mountain Environmental & Consulting 1201 1st St Yakima WA, F&BI 406385 project. Samples were logged in under the laboratory ID's listed below.

Laboratory ID	Blue Mountain Environmental & Consulting
406385 -01	SUM-AA-01
406385 -02	SUM-AA-02
406385 -03	SUM-AA-03
406385 -04	SUM-AA-04
406385 -05	SUM-AA-05
406385 -06	SUM-AA-06
406385 -07	SUM-AA-07
406385 -08	SUM-AA-08

All quality control requirements were acceptable.

Analysis For Volatile Compounds By Method TO-15

Client Sample ID:	SUM-AA-01	Client:	Blue Mountain Environmental & Consulting
Date Received:	06/26/24	Project:	1201 1st St Yakima WA, F&BI 406385
Date Collected:	06/25/24	Lab ID:	406385-01
Date Analyzed:	06/27/24	Data File:	062716.D
Matrix:	Air	Instrument:	GCMS7
Units:	ug/m3	Operator:	bat

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
4-Bromofluorobenzene	103	70	130

Compounds:	Concentration ug/m3	ppbv
Vinyl chloride	<0.26	<0.1
trans-1,2-Dichloroethene	<0.4	<0.1
cis-1,2-Dichloroethene	<0.4	<0.1
Trichloroethene	<0.11	<0.02
Tetrachloroethene	<6.8	<1

Analysis For Volatile Compounds By Method TO-15

Client Sample ID:	SUM-AA-02	Client:	Blue Mountain Environmental & Consulting
Date Received:	06/26/24	Project:	1201 1st St Yakima WA, F&BI 406385
Date Collected:	06/25/24	Lab ID:	406385-02
Date Analyzed:	06/27/24	Data File:	062717.D
Matrix:	Air	Instrument:	GCMS7
Units:	ug/m3	Operator:	bat

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
4-Bromofluorobenzene	102	70	130

Compounds:	Concentration ug/m3	ppbv
Vinyl chloride	<0.26	<0.1
trans-1,2-Dichloroethene	<0.4	<0.1
cis-1,2-Dichloroethene	<0.4	<0.1
Trichloroethene	<0.11	<0.02
Tetrachloroethene	12	1.8

Analysis For Volatile Compounds By Method TO-15

Client Sample ID:	SUM-AA-03	Client:	Blue Mountain Environmental & Consulting
Date Received:	06/26/24	Project:	1201 1st St Yakima WA, F&BI 406385
Date Collected:	06/25/24	Lab ID:	406385-03
Date Analyzed:	06/27/24	Data File:	062718.D
Matrix:	Air	Instrument:	GCMS7
Units:	ug/m3	Operator:	bat

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
4-Bromofluorobenzene	102	70	130

Compounds:	Concentration ug/m3	ppbv
Vinyl chloride	<0.26	<0.1
trans-1,2-Dichloroethene	<0.4	<0.1
cis-1,2-Dichloroethene	<0.4	<0.1
Trichloroethene	<0.11	<0.02
Tetrachloroethene	6.9	1.0

Analysis For Volatile Compounds By Method TO-15

Client Sample ID:	SUM-AA-04	Client:	Blue Mountain Environmental & Consulting
Date Received:	06/26/24	Project:	1201 1st St Yakima WA, F&BI 406385
Date Collected:	06/25/24	Lab ID:	406385-04
Date Analyzed:	06/27/24	Data File:	062719.D
Matrix:	Air	Instrument:	GCMS7
Units:	ug/m3	Operator:	bat

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

Compounds:	Concentration ug/m3	ppbv
Vinyl chloride	<0.26	<0.1
trans-1,2-Dichloroethene	<0.4	<0.1
cis-1,2-Dichloroethene	<0.4	<0.1
Trichloroethene	<0.11	<0.02
Tetrachloroethene	8.1	1.2

Analysis For Volatile Compounds By Method TO-15

Client Sample ID:	SUM-AA-05	Client:	Blue Mountain Environmental & Consulting
Date Received:	06/26/24	Project:	1201 1st St Yakima WA, F&BI 406385
Date Collected:	06/25/24	Lab ID:	406385-05
Date Analyzed:	06/27/24	Data File:	062720.D
Matrix:	Air	Instrument:	GCMS7
Units:	ug/m3	Operator:	bat

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
4-Bromofluorobenzene	104	70	130

Compounds:	Concentration ug/m3	ppbv
Vinyl chloride	<0.26	<0.1
trans-1,2-Dichloroethene	<0.4	<0.1
cis-1,2-Dichloroethene	<0.4	<0.1
Trichloroethene	<0.11	<0.02
Tetrachloroethene	7.4	1.1

Analysis For Volatile Compounds By Method TO-15

Client Sample ID:	SUM-AA-06	Client:	Blue Mountain Environmental & Consulting
Date Received:	06/26/24	Project:	1201 1st St Yakima WA, F&BI 406385
Date Collected:	06/25/24	Lab ID:	406385-06
Date Analyzed:	06/27/24	Data File:	062721.D
Matrix:	Air	Instrument:	GCMS7
Units:	ug/m3	Operator:	bat

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

Compounds:	Concentration ug/m3	ppbv
Vinyl chloride	<0.26	<0.1
trans-1,2-Dichloroethene	<0.4	<0.1
cis-1,2-Dichloroethene	<0.4	<0.1
Trichloroethene	<0.11	<0.02
Tetrachloroethene	18	2.7

Analysis For Volatile Compounds By Method TO-15

Client Sample ID:	SUM-AA-07	Client:	Blue Mountain Environmental & Consulting
Date Received:	06/26/24	Project:	1201 1st St Yakima WA, F&BI 406385
Date Collected:	06/25/24	Lab ID:	406385-07
Date Analyzed:	06/27/24	Data File:	062722.D
Matrix:	Air	Instrument:	GCMS7
Units:	ug/m3	Operator:	bat

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

Compounds:	Concentration ug/m3	ppbv
Vinyl chloride	<0.26	<0.1
trans-1,2-Dichloroethene	<0.4	<0.1
cis-1,2-Dichloroethene	<0.4	<0.1
Trichloroethene	<0.11	<0.02
Tetrachloroethene	<6.8	<1

Analysis For Volatile Compounds By Method TO-15

Client Sample ID:	SUM-AA-08	Client:	Blue Mountain Environmental & Consulting
Date Received:	06/26/24	Project:	1201 1st St Yakima WA, F&BI 406385
Date Collected:	06/25/24	Lab ID:	406385-08
Date Analyzed:	06/28/24	Data File:	062723.D
Matrix:	Air	Instrument:	GCMS7
Units:	ug/m3	Operator:	bat

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
4-Bromofluorobenzene	92	70	130

Compounds:	Concentration ug/m3	ppbv
Vinyl chloride	<0.26	<0.1
trans-1,2-Dichloroethene	<0.4	<0.1
cis-1,2-Dichloroethene	<0.4	<0.1
Trichloroethene	<0.11	<0.02
Tetrachloroethene	<6.8	<1

Analysis For Volatile Compounds By Method TO-15

Client Sample ID:	Method Blank	Client:	Blue Mountain Environmental & Consulting
Date Received:	Not Applicable	Project:	1201 1st St Yakima WA, F&BI 406385
Date Collected:	06/27/24	Lab ID:	04-1461 MB
Date Analyzed:	06/27/24	Data File:	062710.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
Vinyl chloride	<0.26	<0.1
trans-1,2-Dichloroethene	<0.4	<0.1
cis-1,2-Dichloroethene	<0.4	<0.1
Trichloroethene	<0.11	<0.02
Tetrachloroethene	<6.8	<1

Date of Report: 07/03/24
Date Received: 06/26/24
Project: 1201 1st St Yakima WA, F&BI 406385

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

Laboratory Code: 406320-01 (Duplicate)

Analyte	Reporting Units	Sample Result	Duplicate Result	RPD (Limit 30)
Vinyl chloride	ug/m3	<0.26	<0.26	nm
trans-1,2-Dichloroethene	ug/m3	<0.4	<0.4	nm
cis-1,2-Dichloroethene	ug/m3	<0.4	<0.4	nm
Trichloroethene	ug/m3	<0.11	<0.11	nm
Tetrachloroethene	ug/m3	<6.8	<6.8	nm

Date of Report: 07/03/24
Date Received: 06/26/24
Project: 1201 1st St Yakima WA, F&BI 406385

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
Vinyl chloride	ug/m3	35	112	70-130
trans-1,2-Dichloroethene	ug/m3	54	110	70-130
cis-1,2-Dichloroethene	ug/m3	54	107	70-130
Trichloroethene	ug/m3	73	122	70-130
Tetrachloroethene	ug/m3	92	122	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.

406385

SAMPLE CHAIN OF CUSTODY 06/26/24 —

Report To [redacted] RJDELORME@CHARTER.NET

Company BLUE MOUNTAIN ENVIRONMENTAL

Address 125/P.O. Box 545

City, State, ZIP WAITSBURG, WA 99361

Phone 509-337-6[redacted] Email BMECINC@GMAIL.COM

SAMPLERS (signature) [redacted]

PROJECT NAME & ADDRESS: 1201 1ST ST. YAKIMA WA

PO #

NOTES:

INVOICE TO: BMECINC@GMAIL.COM

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		Notes
SUM-AA-01	01	32102	081 82	(IA) / SG	6/25/24	28	0830	5	1630 BHRS							PCE, TCE, VC
SUM-AA-02	02	35339	078 71	(IA) / SG		28		7								(cis) 1,2, DCE
SUM-AA-03	03	37224	053 51	(IA) / SG		29		3								
SUM-AA-04	04	18562	078 50	(IA) / SG		28		4								
SUM-AA-05	05	18578	066 03	(IA) / SG		30		7								
SUM-AA-06	06	37228	078 48	(IA) / SG		29		6								
SUM-AA-07	07	21442	053 49	(IA) / SG		29		4								
SUM-AA-08	08	20549	078 46	IA / SG	↓	29	↓	18	↓							↓

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: [redacted]	RICHARD DELORME	BMEC	6-26-24	1400hrs
Received by: [redacted]	ANH PHAN	FBI	06/26/24	13:49
Relinquished by:		Samples received at 21 °C		
Received by:				

SAMPLE CONDITION UPON RECEIPT CHECKLIST

PROJECT # 406385 CLIENT BMEC INITIALS/ DATE: AP 06/26/24

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

Cooler/Sample temperature 21 °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 06/26/24
*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 _____

FROM: (509) 778-3869
RICHARD JOSEPH DELORME
133 SPRUCE AVE
Prosser WA 99350
US

SHIP DATE: 26JUN24
ACTWGT: 7.70 LB
CAD: 6995175/SSFE2521
DIMMED: 10 X 10 X 20 IN

TO Friedman & Bruya Inc
5500 4th Ave S
Seattle WA 98108 (US)
(206) 285-8282 REF:
INV:
PO: DEPT:

FedEx Ground

TRK# 2763 5179 1643

98108

9622 0019 0 (000 000 0000) 0 00 2763 5179 1643