

3540 SE 28th Awnue Portland, Oregon 97202

(Iffice 503.234.2118 -----Iull Free 877.234.2118 Fax 503.331.7133

www.soilsofutionsenvironmental.com

Heating Oil Tank Cleanup Report State of Washington Department of Ecology

Property Owner: Tracy Bollin

Property Address: 712 W 35th Street Vancouver, WA 98660

Work Performed By: Soil Solutions Environmental Services Inc. P.O. Box 15102 Portland, OR 97293 503-234-2118

> CCB#138344 WA#SOILS**995NM



3540 SE 28th Avenue Portland, Oregon 97202

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- Disposal Receipts
- Laboratory Reports and Chain of Custody Forms
- City of Vancouver Final Inspection Approvals

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SITE NARRATIVE FOR 712 W 35TH STREET

Soil Solutions Environmental Services (SSES) was contracted to perform a site assessment around and decommission a residential underground heating oil tank (HOT) located at 712 W 35th Street in Vancouver, Washington. SSES arrived at the site on February 13, 2017. One approximately 300-gallon HOT was located adjacent to the north side of the residence in an eastwest orientation. The top of the tank was buried at a depth of 1.4 feet below ground surface (bgs) and the bottom of the tank was buried 4.5 feet bgs.

The top of the tank was exposed and a portion was cut open. Approximately 5 gallons of sludge and a trace of product were removed from the tank and the interior was thoroughly pressurewashed. The tank contents were transported to SSES equipment yard for temporary storage. The sludge and liquids were transported, in bulk, by Oil Re-Refining Company (ORRCO) for proper disposal. A copy of the disposal receipt is attached. There were holes observed in the tank sides.

Two soil samples were collected with hand-augers from the tank area. Sample 1 was collected from the west tank end at a depth of 4.5-6 feet. Field technicians indicated no obvious diesel staining or odor was present. Sample 2 was collected from the east tank end at a depth of 4.5-5.5 feet bgs. Field technicians indicated heavy diesel staining and odor was resent in sample 2. The soil type at these depths was sandy gravel. The samples were submitted to Friedman and Bruya, Inc. (F&BI) in Seattle, Washington for analysis by for the Northwest Total Petroleum Hydrocarbon Analytical Method (NWTPH-Dx). The laboratory report showed no diesel was detected in sample 1 and there was 20,620 parts per million (ppm) diesel and residual range petroleum hydrocarbons detected in sample 2. All soil sampling lab results are presented in Table 1. The fuel release was reported to the property owner and the Department of Ecology (DOE) Environmental Report Tracking System on February 17, 2017.

SSES provided a proposal, dated February 17, 2017, to remove the tank and contaminated soil and perform remedial actions in accordance with the Model Toxics Control Act Cleanup Regulation, WAC 173-340 350(7). SSES obtained the applicable demolition permit (DMO-216660) from City of Vancouver. On March 16, 2017 the entire tank was removed from the ground and transported to SSES equipment yard for future consolidated recycling at Metro Metals NW in Portland, Oregon.

Digging began at a depth of 4.5 feet on both pit ends. Digging ceased at 8 feet on the east pit bottom. Approximately 2.67 tons of diesel-contaminated soil was removed from the excavation pit and transported by drop box to Waste Management Hillsboro Landfill for proper disposal. A copy of the disposal receipt is attached. Five discrete soil samples were collected from the excavation pit. One from the pit center at a depth of 6 feet and four samples around the east pit bottom and walls, that appeared most contaminated, at depths of 6-8 feet bgs. These samples were collected using the excavator-grab method. The samples were submitted to F&BI for NWTPH-Dx analysis. The laboratory report showed contamination remained on the east pit bottom. All soil sampling lab results are presented in Table 1. The final dimensions of the excavation pit were approximately 5 feet in width by 7 feet in length and 6-8 feet in depth. Due to the location of the excavation and the house, the City of Vancouver's Fire Marshal's Office required that the excavation pit be backfilled with structural fill in lieu of standard gravel backfill. On March 29, 2017 the excavation pit was backfilled with concrete slurry from Sonny's Concrete Pumping. The site was restored to surface grade with soil and topped with grass seed.

A total of seven soil samples were collected and submitted to F&BI in accordance with WAC 173-340 350(7). All samples were collected as grab samples with the excavator or with handdriven sampling auger gear, placed into laboratory provided clean glass jars-and stored in a cooler on ice. The samples were transported under chain of custody to the laboratory. All the samples collected were analyzed by F&BI by the NWTPH-Dx method. Table 1 is a summary of the sample numbers, dates of collection, sample identifications and analytical results. See attached site map for sample locations. Copies of laboratory data results and chain of custody forms for all samples collected are attached.

Sample	Sample	Sample Identifications	NWTPH-Dx Results mg/Kg (ppm)			
Numbers	Dates		Diesel	Residual Range		
1	2/13/17	S1@4.5-6	<50	<250		
2	2/13/17	S2@4.5-5.5	20,000	620		
3	3/16/17	SG3@8.0	9,700	400		
4	3/16/17	SG4@6.0	<50	<250		
5	3/16/17	SG5@6.0	<50	<250		
6	3/16/17	SG6@6.0	<50	<250		
7	3/16/17	SG7@6.0	<50	<250		

Table 1: Sample Numbers, Identifications and Analytical Results

italics = sample location removed from the site during excavation

Bold = sample location to remain onsite

< = below detection limit or reporting limit

All samples collected in depths of feet below ground surface

Results reported in parts per million (ppm) (mg/kg)

The soil sample lab results showed the highest level of diesel and residual range petroleum hydrocarbon contamination remaining in the excavation pit was 10,100 ppm on the east pit bottom at 8 feet bgs. No unusual conditions or problems were encountered. There was no water encountered in the excavation. See attached site map for sample locations. Copies of receipts for the disposal of tank contents and contaminated soil are also attached. A copy of the City of Vancouver approved final inspections for Fire, Building and Demolition is included.

Summary and Conclusion

SSES decommissioned and removed the heating oil tank as well as a total of 2.67 tons of dieselcontaminated soil from the property. The seven soil samples collected were analyzed for diesel and residual range petroleum hydrocarbons. At the request of the property owner, no additional work on site is to be performed. The remaining contaminated soil on the property has not been fully determined. Concentrations above the DOE's MTCA Method A Cleanup Level of 2,000 ppm diesel persist on the property. Groundwater was not encountered during the site investigation or excavation project. An evaluation of product mobility shows that the release is relatively stable and there are no nearby potential receptors and the entire area is serviced by municipal water (City of Vancouver). The nearest surface water is Burnt Bridge Creek located approximately 1 mile northeast and no known beneficial wells nearby.

Our professional services have been performed, our findings obtained and our recommendations prepared in accordance with customary principles and practices in the fields of environmental science and engineering. This statement is in lieu of other statements either expressed or implied. SSES is not responsible for the independent conclusions, opinions or recommendations made by others based on the records review, site observations, field exploration and laboratory test data presented in this report.

It should be noted that environmental evaluations are inherently limited in the sense that conclusions are drawn and recommendations developed from information obtained from limited research and site evaluation. For these types of evaluations, it is often necessary to use information prepared by others and SSES cannot be responsible for the accuracy of such information. Additionally, the passage of time may result in a change in the environmental characteristics at this site and surrounding properties. This report does not warrant against future operations or conditions, nor does this warrant operations or conditions present of a type or at a location not investigated. This report is not a regulatory compliance audit and is not intended to satisfy the requirements of any state, federal, or local real estate transfer laws.

This report is intended for the use of the property owner. This report may not be used or relied upon by any other party without the written consent of Soil Solutions Environmental Services. 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 property located at 712 W 35th Street in Vancouver, Washington had an underground storage tank located adjacent to the north side of the house.



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The top of the tank was exposed and cut open. The tank contents were removed and the tank was thoroughly pressure-washed.



The entire tank was removed and disposed of properly.



Approximately 2.67 tons of petroleum-contaminated soil was removed from beneath the tank bottom and taken to the Hillsboro Landfill for proper disposal.



The excavation area was backfilled_with concrete_slurry.



The tank area was restored to surface grade with soil.



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Dispatcher	Chris Schwartz			Truck Name	#28 11 Freightliner
Cust.#	1483			Appt#	A
Customer	Soil Solutions			Tkt. Status	Assigned
	3540 SE 28th Ave			Truck#	28
	Portland, OR 97202			Trailer#	
—				Driver	Ron Dearden
Trader	Dave Grill			Contact	Grill, Dave
				Phone#	(503) 209-9200 Charlie
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ENVIRONMENTAL CHEMISTS

James E. Bruya, Ph.D. Yelena Aravkina, M.S. Michael Erdahl, B.S. Arina Podnozova, B.S. Eric Young, B.S. 3012 16th Avenue West Scattle, WA 98119-2029 (206) 285-8282 fbi@isomedia.com www.friedmanandbruya.com

February 20, 2017

Emily Smith, Project Manager Soil Solutions 3540 SE 28th Ave Portland, OR 97202

Dear Ms Smith:

Included are the results from the testing of material submitted on February 14, 2017 from the 712 W 35th St, F&BI 702196 project. There are 3 pages included in this report. Any samples that may remain are currently scheduled for disposal in 30 days. If you would like us to return your samples or arrange for long term storage at our offices, please contact us as soon as possible.

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

Sincerely,

FRIEDMAN & BRUYA, INC.

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Michael Erdahl Project Manager

Enclosures c: officemanager@soilsolutionsenvironmental.com ssi0220R.DOC

ENVIRONMENTAL CHEMISTS

Date of Report: 02/20/17 Date Received: 02/14/17 Project: 712 W 35th St, F&BI 702196 Date Extracted: 02/14/17 Date Analyzed: 02/14/17

RESULTS FROM THE ANALYSIS OF SOIL SAMPLES FOR TOTAL PETROLEUM HYDROCARBONS AS DIESEL AND RESIDUAL RANGE USING METHOD NWTPH-Dx Results Reported on a Dry Weight Basis Results Reported as mg/kg (ppm)

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<u>Sample ID</u> Laboratory ID	Diesel Range (C10-C25)	<u>Residual Range</u> (C25·C36)	Surrogate <u>(% Recovery)</u> (Limit 56-165)
S1@4.5-6 702196-01	<50	<250	118
S2@4.5-5.5 702196-02	20,000	620 x	ip
Method Blank 07-306 MB	<50	<250	121

ENVIRONMENTAL CHEMISTS

Date of Report: 02/20/17 Date Received: 02/14/17 Project: 712 W 35th St, F&BI 702196

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

Laboratory Code: 702192-02 (Matrix Spike) Sample Percent Percent RPD Reporting Spike Recovery Acceptance Result Recovery MSD (Limit 20) Analyte Units Level (Wet Wt) MS Criteria **Diesel** Extended mg/kg (ppm) 5,000 <50 94 95 63-146 1 Laboratory Code: Laboratory Control Sample Percent Reporting Spike Recovery Acceptance Units LCS Criteria Analyte Level **Diesel** Extended 79 144 mg/kg (ppm) 5,000 94

ENVIRONMENTAL CHEMISTS

Data Qualifiers & Definitions

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

 ${\bf b}$. 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. 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.

 ${\bf d}$ - 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.

fo . The analyte was detected in the method blank.

fc · The compound 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. Compounds in the sample matrix interfered with the quantitation of the analyte.

 \mathbf{j} - The analyte concentration is reported below the lowest calibration standard. The value reported is an estimate.

 ${\bf J}$. 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.

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

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

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

nm \cdot 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.

Send Report To_ Phone # (503) 234-2118 Fax # Address Company_ City, State, Zip Friedman & Bruya, Inc. 3012 16th Avenue West Fax (206) 283-5044 Ph. (206) 285-8282 Seattle, WA 98119-2029 そりよりそ 3 Sample ID $\tilde{\Sigma}$ ١ Emily Smith Portland, OR 97202 3540 SE 28th Avenue Soil Solutions б Received they Relinquished by: Relinquished by: Received by: 0243 Lab ID 0 í i (503) 331-7133 Sampled 2 SIGNATURE Date Ð a age • Time Sampled SAMPLE CHAIN OF CUSTODY SAMPLERS Sample Type PROJECT NAMENO REMARKS Ŕ ココン containers (signal) # 2f Whan Esher -N 35th PRINT NAME NWTPH-Dx NWTPH.HCID XXXX Phan P NWTPH•G× ANALYSES REQUESTED BTEX 8021B ¥ BTEXN 8260C НО # PAHs (No N) 8270CCIM t1/ 41/20 COMPANY 18 21 5 PAHs 8270C SIM Samples: nocelve at a 1) Dispose after 30 days 71 Return samples 1.1 Will call with instructions Rush charges authorized by: Lead by 200.8 Page # TURNAROUND TIME SAMPLE DISPOSAL 2/0/ 2/M/2 DATE Notes 9 505 0830 4 TIME Å

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ENVIRONMENTAL CHEMISTS

James E. Bruya, Ph.D. Yelena Aravkina, M.S. Michael Erdahl, B.S. Arina Podnozova, B.S. Eric Young, B.S. 3012 16th Avenue West Scattle, WA 98119-2029 (206) 285-8282 fbi@isomedia.com www.friedmanandbruya.com

March 22, 2017

Emily Smith, Project Manager Soil Solutions 3540 SE 28th Ave Portland, OR 97202

Dear Ms Smith:

Included are the results from the testing of material submitted on March 17, 2017 from the 712 W 35th St, F&BI 703296 project. There are 3 pages included in this report. Any samples that may remain are currently scheduled for disposal in 30 days. If you would like us to return your samples or arrange for long term storage at our offices, please contact us as soon as possible.

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

Sincerely,

FRIEDMAN & BRUYA, INC.

Michael Erdahl Project Manager

Enclosures c: officemanager@soilsolutionsenvironmental.com ssi0322R.DOC

ENVIRONMENTAL CHEMISTS

Date of Report: 03/22/17 Date Received: 03/17/17 Project: 712 W 35th St, F&BI 703296 Date Extracted: 03/17/17 Date Analyzed: 03/17/17

RESULTS FROM THE ANALYSIS OF SOIL SAMPLES FOR TOTAL PETROLEUM HYDROCARBONS AS DIESEL AND RESIDUAL RANGE USING METHOD NWTPH-Dx Results Reported on a Dry Weight Basis Results Reported as mg/kg (ppm)

<u>Sample ID</u> Laboratory ID	Diesel Range (C10·C25)	Residual Range (C25-C35)	Surrogate <u>(% Recovery)</u> (Limit 56-165)
SG3@8.0 703296-01	9,700	400 x	120
SG4@6.0 703296-02	<50	<250	103
SG5@6.0 703296-03	<50	<250	115
SG6@6.0 703296-04	<50	<250	113
SG7@6.0 703296-05	<50	<250	101
Method Blank 07-578 MB	<50	<250	109

ENVIRONMENTAL CHEMISTS

Date of Report: 03/22/17 Date Received: 03/17/17 Project: 712 W 35th St, F&BI 703296

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

Laboratory Code: 703296-02 (Matrix Spike) Sample Percent Percent . Acceptance RPD Reporting Spike Result Recovery Recovery Analyte Units Level (Wet Wt) MSD Criteria (Limit 20) MS 8 **Diesel** Extended mg/kg (ppm) 5,000 <50 88 95 63-146 Laboratory Code: Laboratory Control Sample Percent Reporting Spike Recovery Acceptance Analyte Units Level LCS Criteria **Diesel** Extended 5,000 87 79-144 mg/kg (ppm)

ENVIRONMENTAL CHEMISTS

Data Qualifiers & Definitions

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

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

ca - The calibration results for the analyte were outside of acceptance criteria. 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.

ъ I

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 compound 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. Compounds in the sample matrix interfered with the quantitation of the analyte.

j - The analyte concentration is reported below the lowest calibration standard. 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.

il - 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.

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.

 $pc \cdot The$ 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.

 \mathbf{x} . The sample chromatographic pattern does not resemble the fuel standard used for quantitation.

Ph. (206) 285-8282 Secutile, WA 98119-2029 3012 16th Avenue West Friedman & Bruya, Inc. Fox (206) 283-5044 5 Address_ 5/6/6 SUS Phone # Send Report To 563 Company H 95 City, State, Zip _ Ч 2 Sample ID @ <u>6</u>- 0 06.0 a 6-0 0.6.0 0.00 703296 (503) 234-2118 Fax # Portland, OR 97202 Emily Smith 3540 SE 28th Avenue Soil Solutions Relinguished by: Received by: Received by: Relinquished by: 3 Ric J. 01A:43 Lab ID SIGNATURE Sampled (503) 331-7133 Date aust Time Sampled SAMPLE CHAIN OF CUSTODY 50 Sample Type M CIT PROJECT NAME/NO SAMPLERS (signature) REMARKS 5 Antono HON C containers Nhan # 05 1. 1. 1. Test PRINT NAME X k ALA A $\overline{\lambda}$ እ NWTPH Dx NWTPH-HCID Phan 4 NWTPH-Gx í BTEX 8021B ANALYSES REQUESTED BTEXN 8260C HX B ¥04 PAH& (No N) 8270CCIM Д COMPANY ME 03/17/17 PAHs 8270C SIM C Dispose after 30 days C Return samples L Will call with instructions Lead by 200.8 مىدىكە تەرىپىدى مەنئىتىكە بولايىسى Page #_____ of TURNAROUND TIME SAMPLE DISPOSAL w DATE 05020 HIL 赵 Notes TIME had/ben . 1

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amples received at 6 c.



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COMMUNITY AND ECONOMIC DEVELOPMENT

JOB SITE COPY

Demolition

THIS PERMIT CARD AND PLANS ARE REQUIRED TO BE PRESENT ON JOB SITE FOR ALL INSPECTIONS

ADDRESS: 712 W 35TH ST

APPLICATION NUMBER:DMO-216660

JOB SITE INSPECTION RECORD - APPLICANT SHALL POST ON SITE

Scope of work being performed: DECOMMISSIONING AND REMOVAL OF UNDERGROUND HEATING OIL TANK. COLLECTING SOIL SAMPLES BENEATH TANK TO DETERMINE IF TANK HAS LEAKED. BACKFILLING THE SITE WITH GRAVEL AND RESTORING THE GRADE.

Other permit types or inspections may be necessary depending on your scope of work. However, the inspections listed below are the only, available inspections for this Permit Type

Fire Inspections				Final	-		
PISPECTION	RESULT	DATE	INSPECTOR	MSPECTION	RESULT	DATE	POTO3984
FRIESS Underground Task Remulte-Fill	APPROVED	03/29/17	5963	NST290 Final Domo	APPROVED	03/30/17	5963
			•	NST295 Final Buiking	APPROVED	03/29/17	461

NOTES:

To Schedule on Inspection: IWR Inspection Requests: <u>epermits citivorvancouver.us</u> (Available 7 days a week from 5 AM to 10 PM) IVR Inspection Request Line 360-619-1200 (Available 7 days a week from 5 AM to 10 PM) .