

LaKenya Williams
Elevate Commercial Investment Group
10860 Switzer Avenue
Dallas, Texas 75238

June 13, 2022

RE: Limited Phase II Environmental Assessment of “Industrial Property”, 5851-5885 & 5901-5907 Wolf Creek Pike, Dayton, Ohio 45426

Dear: LaKenya Williams

In accordance with your request, Renz & Associates, Inc. has completed a Limited Phase II Environmental Assessment of the “Industrial Property” locate at 5851-5885 & 5901-5907 Wolf Creek Pike in Dayton, Ohio. The study was performed to address the Recognized Environmental Condition identified during a Phase I Environmental Assessment of the property performed by BBG Assessments, LLC in May of 2022 for Elevate Commercial Investment Group

It was recommended that a Phase II Environment Assessment be performed to determine if soil or groundwater had been impacted by releases of solvents from a 25 foot deep, concrete lined pit in Unit 5871 as oil/water separator in the production of circuit boards.

To make this determination, the Phase II Environmental Assessment consisted of stalling a soil boring and temporary ground water monitoring well adjacent to the pit. During the field work, a permanent ground water monitoring well was observed on the south side of the building. The well was marked “MW-1” and housed in a locking casing. The redevelopment, purging and sampling of this well was added to the scope of work. The property manager reported that a second well was present on the north side of the property. However, the second well could not be found.

Methodology

On May 25, 2022 Renz & Associates, Inc. installed a soil boring immediately north of the pit on the exterior of the building. The boring was placed between the rear of the building and Wold Creek to the north. This location was selected as it appears to be hydraulically down-gradient from the concrete lined pit. This location was selected as it was where ground water contamination would mostly likely be detected, if present.

The boring was designated GP-1 and extended to a depth of 30 feet. Upon completion, the boring

was converted to a temporary ground water monitoring well and a sample of round water was recovered for chemical analysis. Photographs showing the location of the borings and sampling process are attached.

The boring was installed using a model 4220 GeoProbe™ mounted on a four wheel drive vehicle with high flotation tires. As a direct-push instrument, the GeoProbe™ produces a borehole which is only 1.5 inches in diameter and generates no soil cuttings. Soil samples are collected with the GeoProbe™ at discrete intervals using a stainless steel sampling barrel measuring 2.0 feet in length and 1.3 inches in diameter. The sampling barrel is sealed with a retractable drive tip, which is actuated through hollow stem drive rods upon reaching a specified depth. Once the tip is retracted, the sampling barrel is driven a maximum of two feet into the undisturbed soils and a core sample is collected. The sampling barrel is fitted with a disposable, cellulose acetate butylate (CAB) liner to contain the soil sample and reduce the potential for cross contamination of samples. CAB is a chemically inert material. Upon retrieval, soil samples were examined by the project geologist.

As part of the examination, the soil cores were screened for organic vapors indicative of petroleum contamination using a photoionization detector. Upon retrieval, each soil sample was split in half for processing. One half of each sample was labeled and archived in a sealed CAB liner for possible laboratory analysis, pending the results of sample screening results. The remaining portion was placed in a zip-lock plastic bag for field screening, labeled with the sampling location and time and staged to allow the sample to warm to the ambient temperature of approximately 65 degrees. The volume of sample used for field screening was uniform for all samples in order that the results could be compared. Once each sample had been staged for 10 minutes, the tip of a Photovac model 2020 photoionization detector was inserted into the sample bag and the concentration of volatile organic compounds in the atmosphere of the bag was measured. Prior to use, the Photovac was calibrated with a 100 part per million standard of isobutylene and ambient air as a zero point.

The sample from the boring which produced the highest concentration of organic vapors was to be selected for laboratory analysis. In the event that no vapors were detected, samples were selected based upon the judgement of the field geologist. The sample for chemical analysis was transferred into 250 milliliter borosilicate glass jars fitted with Teflon lined lids, labeled and packed on ice for transport to the laboratory. The samples were transported by Renz & Associates, Inc. under a controlled and documented chain of custody to Alloway Laboratories for chemical analysis.

The temporary well consisted of a GeoProbe® Screen Point 15 Groundwater Sampler. This device consists of a 3.5 foot long stainless steel well screen with a standard slot size of 0.004 inches. The well screen is contained within a sealed segment of casing, fitted with a disposable drive point. The casing serves as a sheath for the unit which prevents it from coming into contact with materials above the water table. The well screen is driven, sealed within its sheath into the saturated materials. The sampler sheath is then retracted, exposing the stainless steel well screen to the saturated formation. It should be noted that the well screen sheath is a water tight casing; therefore, no cross contamination of the screen from overlying sediments can occur. The device functions as a temporary stainless steel monitoring well.

Once in place, the temporary well was monitored for the presence of water using an electric water level probe. The wells were subsequently purged of standing water then samples of ground water were extracted for analysis.

After samples of ground water were collected, the well point was removed from the ground and the borehole was sealed to grade with bentonite expanding clay in order to prevent the infiltration of surface water and to restore the land surface to its original condition.

The ground water samples were placed in 40 milliliter borosilicate glass vials with Teflon septa lids. The vials of ground water were filled with no head space to prevent the loss of volatile compounds. Samples were transported by Renz & Associates, Inc. under a controlled and documented chain of custody to Alloway Laboratories for chemical analysis.

The permanent well located on the south side of the building (MW-1) was rehabilitated by first measuring the depth to the top of water in the well then the total depth of the well. A two inch diameter surge block on a 25' long 0.5 inch diameter segment rigid PVC piping was then oscillated up and down inside the well to dislodge any debris trapped in the well screen. The well was then pumped dry to remove the dislodged sediment. The well was then allowed to recharge for an hour. Once recharged, the well was purged until dry again and allowed to refill. Once refilled, a sample of water was extracted using a new, single use bailer. The ground water samples were placed in 40 milliliter borosilicate glass vials with Teflon septa lids. The vials of ground water were filled with no head space to prevent the loss of volatile compounds. Samples were transported by Renz & Associates, Inc. under a controlled and documented chain of custody to Alloway Laboratories for chemical analysis.

Phase II Results

The boring was extended to approximately 30 feet below grade. Saturated conditions were encountered at about 15 feet below grade. All samples recovered consisted of fine-grained sand and gravel typical of glacial outwash deposits. These deposits are extensive in the Dayton area. All field screening results were negative and no organic vapors were encountered. No odors or other indications contamination were encountered in any of the soil samples recovered. Copies of the boring logs are attached for reference.

The sample obtained from the top of the water table at 14 feet to 16 feet was selected for chemical analysis. The soil and ground water samples were analyzed for volatile organic compounds using US EPA methods 8260.

Copies of the laboratory reports and chain of custody form

Conclusions and Recommendations

No volatile organic compounds were detected in the soil sample or the ground water sample from MW-1. The ground water sample from the temporary well GP-1 was found to contain the solvent 1,1,1-Trichloroethane at 0.021 milligrams per liter (mg/l) and 1,1-Dichloroethane at 0.006 mg/l.

1,1,1-Trichloroethane is a solvent that has been historically used in many manufacturing processes. 1,1-Dichloroethane frequently occurs as a degradation product of 1,1,1-Trichloroethane.

The results of the study do not reveal the extent of contamination. The results only indicated that the site is impacted by 1,1,1-Trichloroethane, a hazardous waste.

Additional study is recommended to determine the total extent and nature of the impact.

Respectfully submitted,
Renz & Associates, Inc

Michael E. Renz
Michael E. Renz
Geologist

Attachments: Photographs
Boring Log
Chain of Custody Form and Laboratory Results



Well MW-1 located on south side (front) of building.



Installing boring GP-1.



Installing temporary well GP-1



Recovering a ground water sample from temporary well GP-1.



Typical soil sample recovered from boring GP-1. Sample consists of coarse sand with trace of gravel and clay.



Ground water samples ready for transport.



Chain of Custody Record

This is a legal document that authorizes Allowway to perform testing on samples submitted under this agreement.

- 1101 North Cole Street, Lima, OH 45805
(P) 800-436-1243 (F) 419-227-3792
- 1776 Marion-Waldo Road, Marion OH 43302
(P) 800-873-2835 (F) 740-389-1481
- 1500 W. Fourth Street, Suite 4, Mansfield, OH 44906
(P) 419-525-1644 (F) 419-524-5575

Report To: Name: <i>Renz & Associates, Inc</i> Company: Address:	Invoice To (If Different): Name: Company: Address:	Notes/Comments: <i>email Results to renz_enviro@breezelinechic.net</i>
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Phone #: <i>614-538-0451</i>	Fax #:	E-mail: <i>renz-enviro@breezelinechic.net</i>	PO#: <i>222-1502</i>
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Project Name: <i>Wolf Creek Phase II</i> Sampler: <i>M.E. Renz</i> (Print) _____ (Signature)	Turnaround: (Rush Charges May Apply) Next Day <input type="checkbox"/> 3 Working Days <input type="checkbox"/> 2 Working Days <input type="checkbox"/> 5 Working Days <input type="checkbox"/> Routine <input checked="" type="checkbox"/>
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	Customer Sample ID / Sample Location	Sample Date	Sample Time	Composite	Grab	Matrix Code	Number of Containers	Preservation Code #	Analysis Required	Alloway LIMS # For Lab Use Only
1	<i>6P-1, 14-16'</i>	<i>5/25</i>	<i>1:40</i>			<i>SOIL</i>	<i>1</i>		<i>VOCs 8260</i>	
2	<i>6P-1, water</i>	<i>5/25</i>	<i>2:30</i>			<i>water</i>	<i>3</i>	<i>HCL</i>	<i>VOCs 8260</i>	
3	<i>MW-1, water</i>	<i>5/25</i>	<i>4:40</i>			<i>water</i>	<i>3</i>	<i>HCL</i>	<i>VOCs 8260</i>	
4										
5										
6										
7										
8										

Relinquished by:	Received by:	Date	Time	Method of Delivery	Matrix Codes:	Preservation Codes:	Sample Receiving (For Lab Use Only)
<i>M. E. Renz</i>	<i>Matthew Butcher</i>	<i>5/27/23</i>	<i>1:55</i>	UPS <input type="checkbox"/>	ww - wastewater gw - groundwater dw - drinking water sw - surface water w - water oil - oil s - solid sg - sludge l - leachate a - acid p - product o - other	1 - None 2 - HNO ₃ 3 - H ₂ SO ₄ 4 - HCl 5 - NaOH 6 - NaOH & Zinc Acetate 7 - Sodium Thiosulfate 8 - Ascorbic Acid 9 - Maleic Acid 10 - EDA 11 - Ammonium Chloride 12 - (NH ₄) ₂ SO ₄ & NH ₄ OH 13 - Zinc Acetate 14 - Sodium Sulfite 15 - Potassium Dihydrogen Citrate 16 - Sodium Sulfite/Sodium Bisulfate	Ice Present? Y <input type="checkbox"/> N <input checked="" type="checkbox"/> Proper Preservation? Y <input checked="" type="checkbox"/> N <input type="checkbox"/> Container Temperature: _____
Received for Laboratory By: (circle one): Mansfield Lima Marion							
(Signature)							

Transported to: **Lima**
Marion

By: _____

Received By: _____

Date: _____

Time: _____

Transported to: **Lima**
Marion

By: _____

Received By: _____

Date: _____

Time: _____



ANALYTICAL REPORT

Lab Project # L22-15223

 Renz & Associates, Inc.
 Attn: Michael Renz
 PO Box 21395
 Columbus, OH 43221

Received: 05/27/2022
Reported: 06/07/2022
Date/Time Sampled: 05/25/2022 13:40
Sampled By: MER
Sampled Matrix: Soil
Containers: 1

Project Name: Wolf Creek Phase 2

REVISED 6/8/22 to include full VOC list.

Sample ID: 6P-1, 14'-16'

Lab Sample # L22-15223-01

Analyte	Results	Units	PQL	Method	Analyst	Extraction Date	Analysis Date
Total Solids	92.5	%	0.10	SM-2540 G	TNS		06/01/2022
Acetone	<0.135	mg/Kg dry	0.135	SW-8260B	MS		06/03/2022
Acetonitrile	<0.0540	mg/Kg dry	0.0540	SW-8260B	MS		06/03/2022
Acrolein	<0.270	mg/Kg dry	0.270	SW-8260B	MS		06/03/2022
Acrylonitrile	<0.135	mg/Kg dry	0.135	SW-8260B	MS		06/03/2022
Allyl Alcohol	<10.8	mg/Kg dry	10.8	SW-8260B	MS		06/03/2022
Allyl Chloride	<0.0140	mg/Kg dry	0.0140	SW-8260B	MS		06/03/2022
Benzene	<0.0140	mg/Kg dry	0.0140	SW-8260B	MS		06/03/2022
Bromodichloromethane (Dichlorobromomethane)	<0.0140	mg/Kg dry	0.0140	SW-8260B	MS		06/03/2022
Bromoform	<0.0140	mg/Kg dry	0.0140	SW-8260B	MS		06/03/2022
Carbon Disulfide	<0.0140	mg/Kg dry	0.0140	SW-8260B	MS		06/03/2022
Carbon Tetrachloride	<0.0140	mg/Kg dry	0.0140	SW-8260B	MS		06/03/2022
Chlorobenzene	<0.0140	mg/Kg dry	0.0140	SW-8260B	MS		06/03/2022
Chloroethane	<0.0270	mg/Kg dry	0.0270	SW-8260B	MS		06/03/2022
2-Chloroethyl Vinyl Ether	<0.0270	mg/Kg dry	0.0270	SW-8260B	MS		06/03/2022
Chloroform	<0.0140	mg/Kg dry	0.0140	SW-8260B	MS		06/03/2022
1,2-Dibromo-3-Chloropropane (DBCP)	<0.0270	mg/Kg dry	0.0270	SW-8260B	MS		06/03/2022
Dibromochloromethane (Chlorodibromomethane)	<0.0140	mg/Kg dry	0.0140	SW-8260B	MS		06/03/2022
1,2-Dibromoethane (EDB)	<0.0270	mg/Kg dry	0.0270	SW-8260B	MS		06/03/2022
1,2-Dichlorobenzene (o-Dichlorobenzene)	<0.0140	mg/Kg dry	0.0140	SW-8260B	MS		06/03/2022
1,3-Dichlorobenzene	<0.0140	mg/Kg dry	0.0140	SW-8260B	MS		06/03/2022
1,4-Dichlorobenzene (p-Dichlorobenzene)	<0.0140	mg/Kg dry	0.0140	SW-8260B	MS		06/03/2022
cis-1,4-Dichloro-2-butene	<0.0270	mg/Kg dry	0.0270	SW-8260B	MS		06/03/2022



Analysis Certified By: _____



ANALYTICAL REPORT

Lab Project # L22-15223

 Renz & Associates, Inc.
 Attn: Michael Renz
 PO Box 21395
 Columbus, OH 43221

Received: 05/27/2022
Reported: 06/07/2022
Date/Time Sampled: 05/25/2022 13:40
Sampled By: MER
Sampled Matrix: Soil
Containers: 1

Project Name: Wolf Creek Phase 2

REVISED 6/8/22 to include full VOC list.

Sample ID: 6P-1, 14'-16'

Lab Sample # L22-15223-01

Analyte	Results	Units	PQL	Method	Analyst	Extraction Date	Analysis Date
trans-1,4-Dichloro-2-butene	<0.0270	mg/Kg dry	0.0270	SW-8260B	MS		06/03/2022
Dichlorodifluoromethane	<0.0270	mg/Kg dry	0.0270	SW-8260B	MS		06/03/2022
1,1-Dichloroethane	<0.0140	mg/Kg dry	0.0140	SW-8260B	MS		06/03/2022
1,2-Dichloroethane	<0.0140	mg/Kg dry	0.0140	SW-8260B	MS		06/03/2022
1,1-Dichloroethene (1, 1-dichloroethylene)	<0.0140	mg/Kg dry	0.0140	SW-8260B	MS		06/03/2022
cis-1,2-Dichloroethene	<0.0140	mg/Kg dry	0.0140	SW-8260B	MS		06/03/2022
trans-1,2-Dichloroethene (1, 2-dichloroethylene)	<0.0140	mg/Kg dry	0.0140	SW-8260B	MS		06/03/2022
1,2-Dichloropropane	<0.0140	mg/Kg dry	0.0140	SW-8260B	MS		06/03/2022
cis-1,3-Dichloropropene (1, 3-dichloropropylene)	<0.0140	mg/Kg dry	0.0140	SW-8260B	MS		06/03/2022
trans-1,3-Dichloropropene (1, 3-dichloropropylene)	<0.0140	mg/Kg dry	0.0140	SW-8260B	MS		06/03/2022
1,4-Dioxane	<0.540	mg/Kg dry	0.540	SW-8260B	MS		06/03/2022
Ethanol	<10.8	mg/Kg dry	10.8	SW-8260B	MS		06/03/2022
Ethyl Methacrylate	<0.0270	mg/Kg dry	0.0270	SW-8260B	MS		06/03/2022
Ethylbenzene	<0.0140	mg/Kg dry	0.0140	SW-8260B	MS		06/03/2022
2-Hexanone (MBK)	<0.270	mg/Kg dry	0.270	SW-8260B	MS		06/03/2022
Isobutyl Alcohol	<10.8	mg/Kg dry	10.8	SW-8260B	MS		06/03/2022
Methacrylonitrile	<0.0140	mg/Kg dry	0.0140	SW-8260B	MS		06/03/2022
Methyl Bromide (Bromomethane)	<0.0270	mg/Kg dry	0.0270	SW-8260B	MS		06/03/2022
Methyl Chloride (Chloromethane)	<0.0270	mg/Kg dry	0.0270	SW-8260B	MS		06/03/2022
Methyl Ethyl Ketone (2-Butanone)	<0.135	mg/Kg dry	0.135	SW-8260B	MS		06/03/2022
Methyl Iodide	<0.0140	mg/Kg dry	0.0140	SW-8260B	MS		06/03/2022
Methyl Methacrylate	<0.0270	mg/Kg dry	0.0270	SW-8260B	MS		06/03/2022
Methylene Bromide	<0.0270	mg/Kg dry	0.0270	SW-8260B	MS		06/03/2022



Analysis Certified By: _____



ANALYTICAL REPORT

Lab Project # L22-15223

 Renz & Associates, Inc.
 Attn: Michael Renz
 PO Box 21395
 Columbus, OH 43221

Received: 05/27/2022
Reported: 06/07/2022
Date/Time Sampled: 05/25/2022 13:40
Sampled By: MER
Sampled Matrix: Soil
Containers: 1

Project Name: Wolf Creek Phase 2

REVISED 6/8/22 to include full VOC list.

Sample ID: 6P-1, 14'-16'

Lab Sample # L22-15223-01

Analyte	Results	Units	PQL	Method	Analyst	Extraction Date	Analysis Date
Methylene Chloride	<0.216	mg/Kg dry	0.216	SW-8260B	MS		06/03/2022
4-Methyl-2-Pentanone (MIBK)	<0.270	mg/Kg dry	0.270	SW-8260B	MS		06/03/2022
Methyl tert-butyl ether (MTBE)	<0.0270	mg/Kg dry	0.0270	SW-8260B	MS		06/03/2022
Pentachloroethane	<0.0140	mg/Kg dry	0.0140	SW-8260B	MS		06/03/2022
Propionitrile	<0.0540	mg/Kg dry	0.0540	SW-8260B	MS		06/03/2022
Styrene	<0.0140	mg/Kg dry	0.0140	SW-8260B	MS		06/03/2022
Tetrachloroethylene	<0.0140	mg/Kg dry	0.0140	SW-8260B	MS		06/03/2022
1,1,1,2-Tetrachloroethane	<0.0140	mg/Kg dry	0.0140	SW-8260B	MS		06/03/2022
1,1,2,2-Tetrachloroethane	<0.0140	mg/Kg dry	0.0140	SW-8260B	MS		06/03/2022
Toluene	<0.0140	mg/Kg dry	0.0140	SW-8260B	MS		06/03/2022
1,1,1-Trichloroethane	<0.0140	mg/Kg dry	0.0140	SW-8260B	MS		06/03/2022
1,1,2-Trichloroethane	<0.0140	mg/Kg dry	0.0140	SW-8260B	MS		06/03/2022
Trichloroethylene (Trichloroethene)	<0.0140	mg/Kg dry	0.0140	SW-8260B	MS		06/03/2022
Trichlorofluoromethane	<0.0270	mg/Kg dry	0.0270	SW-8260B	MS		06/03/2022
1,2,3-Trichloropropane	<0.0140	mg/Kg dry	0.0140	SW-8260B	MS		06/03/2022
m,p-Xylene	<0.0140	mg/Kg dry	0.0140	SW-8260B	MS		06/03/2022
o-Xylene	<0.0140	mg/Kg dry	0.0140	SW-8260B	MS		06/03/2022
Xylenes, Total	<0.065	mg/Kg dry	0.065	SW-8260B	MS		06/03/2022
Vinyl Acetate	<0.0270	mg/Kg dry	0.0270	SW-8260B	MS		06/03/2022
Vinyl Chloride	<0.0270	mg/Kg dry	0.0270	SW-8260B	MS		06/03/2022
(Surrogate) 1,2-Dichloroethane d4	97.2 (59.9-141.9)	%		SW-8260B	MS		06/03/2022
(Surrogate) Toluene d8	65.8 (53.9-122.4)	%		SW-8260B	MS		06/03/2022
(Surrogate) 4-Bromofluorobenzene	84.0 (51.4-132.6)	%		SW-8260B	MS		06/03/2022



Analysis Certified By: _____



ANALYTICAL REPORT

Lab Project # L22-15223

 Renz & Associates, Inc.
 Attn: Michael Renz
 PO Box 21395
 Columbus, OH 43221

Received: 05/27/2022
Reported: 06/07/2022
Date/Time Sampled: 05/25/2022 14:30
Sampled By: MER
Sampled Matrix: Water
Containers: 3

Project Name: Wolf Creek Phase 2

REVISED 6/8/22 to include full VOC list.

Sample ID: 6P-1, Water

Lab Sample # L22-15223-02

Analyte	Results	Units	PQL	Method	Analyst	Extraction Date	Analysis Date
Acetone	<0.050	mg/L	0.050	SW-8260B	MS		06/08/2022
Acetonitrile	<0.020	mg/L	0.020	SW-8260B	MS		06/08/2022
Acrolein	<0.050	mg/L	0.050	SW-8260B	MS		06/08/2022
Acrylonitrile	<0.050	mg/L	0.050	SW-8260B	MS		06/08/2022
Allyl Alcohol	<2.00	mg/L	2.00	SW-8260B	MS		06/08/2022
Allyl Chloride	<0.002	mg/L	0.002	SW-8260B	MS		06/08/2022
Benzene	<0.002	mg/L	0.002	SW-8260B	MS		06/08/2022
Bromodichloromethane (Dichlorobromomethane)	<0.005	mg/L	0.005	SW-8260B	MS		06/08/2022
Bromoform	<0.005	mg/L	0.005	SW-8260B	MS		06/08/2022
Carbon Disulfide	<0.002	mg/L	0.002	SW-8260B	MS		06/08/2022
Carbon Tetrachloride	<0.002	mg/L	0.002	SW-8260B	MS		06/08/2022
Chlorobenzene	<0.002	mg/L	0.002	SW-8260B	MS		06/08/2022
Chloroethane	<0.002	mg/L	0.002	SW-8260B	MS		06/08/2022
2-Chloroethyl Vinyl Ether	<0.002	mg/L	0.002	SW-8260B	MS		06/08/2022
Chloroform	<0.005	mg/L	0.005	SW-8260B	MS		06/08/2022
1,2-Dibromo-3-Chloropropane (DBCP)	<0.002	mg/L	0.002	SW-8260B	MS		06/08/2022
Dibromochloromethane (Chlorodibromomethane)	<0.005	mg/L	0.005	SW-8260B	MS		06/08/2022
1,2-Dibromoethane (EDB)	<0.002	mg/L	0.002	SW-8260B	MS		06/08/2022
1,2-Dichlorobenzene (o-Dichlorobenzene)	<0.002	mg/L	0.002	SW-8260B	MS		06/08/2022
1,3-Dichlorobenzene	<0.002	mg/L	0.002	SW-8260B	MS		06/08/2022
1,4-Dichlorobenzene (p-Dichlorobenzene)	<0.002	mg/L	0.002	SW-8260B	MS		06/08/2022
cis-1,4-Dichloro-2-butene	<0.002	mg/L	0.002	SW-8260B	MS		06/08/2022
trans-1,4-Dichloro-2-butene	<0.002	mg/L	0.002	SW-8260B	MS		06/08/2022



Analysis Certified By: _____



ANALYTICAL REPORT

Lab Project # L22-15223

 Renz & Associates, Inc.
 Attn: Michael Renz
 PO Box 21395
 Columbus, OH 43221

 Received: 05/27/2022
 Reported: 06/07/2022
 Date/Time Sampled: 05/25/2022 14:30
 Sampled By: MER
 Sampled Matrix: Water
 Containers: 3

Project Name: Wolf Creek Phase 2

REVISED 6/8/22 to include full VOC list.

Sample ID: 6P-1, Water
Lab Sample # L22-15223-02

Analyte	Results	Units	PQL	Method	Analyst	Extraction Date	Analysis Date
Dichlorodifluoromethane	<0.002	mg/L	0.002	SW-8260B	MS		06/08/2022
1,1-Dichloroethane	0.006	mg/L	0.002	SW-8260B	MS		06/08/2022
1,2-Dichloroethane	<0.002	mg/L	0.002	SW-8260B	MS		06/08/2022
1,1-Dichloroethene (1, 1-dichloroethylene)	<0.002	mg/L	0.002	SW-8260B	MS		06/08/2022
cis-1,2-Dichloroethene	<0.002	mg/L	0.002	SW-8260B	MS		06/08/2022
trans-1,2-Dichloroethene (1, 2-dichloroethylene)	<0.002	mg/L	0.002	SW-8260B	MS		06/08/2022
1,2-Dichloropropane	<0.002	mg/L	0.002	SW-8260B	MS		06/08/2022
cis-1,3-Dichloropropene (1, 3-dichloropropylene)	<0.002	mg/L	0.002	SW-8260B	MS		06/08/2022
trans-1,3-Dichloropropene (1, 3-dichloropropylene)	<0.002	mg/L	0.002	SW-8260B	MS		06/08/2022
1,4-Dioxane	<0.100	mg/L	0.100	SW-8260B	MS		06/08/2022
Ethanol	<2.00	mg/L	2.00	SW-8260B	MS		06/08/2022
Ethyl Methacrylate	<0.002	mg/L	0.002	SW-8260B	MS		06/08/2022
Ethylbenzene	<0.002	mg/L	0.002	SW-8260B	MS		06/08/2022
2-Hexanone (MBK)	<0.050	mg/L	0.050	SW-8260B	MS		06/08/2022
Isobutyl Alcohol	<2.00	mg/L	2.00	SW-8260B	MS		06/08/2022
Methacrylonitrile	<0.005	mg/L	0.005	SW-8260B	MS		06/08/2022
Methyl Bromide (Bromomethane)	<0.002	mg/L	0.002	SW-8260B	MS		06/08/2022
Methyl Chloride (Chloromethane)	<0.002	mg/L	0.002	SW-8260B	MS		06/08/2022
Methyl Ethyl Ketone (2-Butanone)	<0.050	mg/L	0.050	SW-8260B	MS		06/08/2022
Methyl Iodide	<0.002	mg/L	0.002	SW-8260B	MS		06/08/2022
Methyl Methacrylate	<0.002	mg/L	0.002	SW-8260B	MS		06/08/2022
Methylene Bromide	<0.002	mg/L	0.002	SW-8260B	MS		06/08/2022
Methylene Chloride	<0.004	mg/L	0.004	SW-8260B	MS		06/08/2022



Analysis Certified By: _____



ANALYTICAL REPORT

Lab Project # L22-15223

 Renz & Associates, Inc.
 Attn: Michael Renz
 PO Box 21395
 Columbus, OH 43221

Received: 05/27/2022
Reported: 06/07/2022
Date/Time Sampled: 05/25/2022 14:30
Sampled By: MER
Sampled Matrix: Water
Containers: 3

Project Name: Wolf Creek Phase 2

REVISED 6/8/22 to include full VOC list.

Sample ID: 6P-1, Water

Lab Sample # L22-15223-02

Analyte	Results	Units	PQL	Method	Analyst	Extraction Date	Analysis Date
4-Methyl-2-Pentanone (MIBK)	<0.050	mg/L	0.050	SW-8260B	MS		06/08/2022
Methyl tert-butyl ether (MTBE)	<0.002	mg/L	0.002	SW-8260B	MS		06/08/2022
Pentachloroethane	<0.002	mg/L	0.002	SW-8260B	MS		06/08/2022
Propionitrile	<0.020	mg/L	0.020	SW-8260B	MS		06/08/2022
Styrene	<0.002	mg/L	0.002	SW-8260B	MS		06/08/2022
Tetrachloroethylene	<0.002	mg/L	0.002	SW-8260B	MS		06/08/2022
1,1,1,2-Tetrachloroethane	<0.002	mg/L	0.002	SW-8260B	MS		06/08/2022
1,1,2,2-Tetrachloroethane	<0.002	mg/L	0.002	SW-8260B	MS		06/08/2022
Toluene	<0.002	mg/L	0.002	SW-8260B	MS		06/08/2022
1,1,1-Trichloroethane	0.021	mg/L	0.002	SW-8260B	MS		06/08/2022
1,1,2-Trichloroethane	<0.002	mg/L	0.002	SW-8260B	MS		06/08/2022
Trichloroethylene (Trichloroethene)	<0.002	mg/L	0.002	SW-8260B	MS		06/08/2022
Trichlorofluoromethane	<0.002	mg/L	0.002	SW-8260B	MS		06/08/2022
1,2,3-Trichloropropane	<0.002	mg/L	0.002	SW-8260B	MS		06/08/2022
m,p-Xylene	<0.004	mg/L	0.004	SW-8260B	MS		06/08/2022
o-Xylene	<0.002	mg/L	0.002	SW-8260B	MS		06/08/2022
Xylenes, Total	<0.010	mg/L	0.010	SW-8260B	MS		06/08/2022
Vinyl Acetate	<0.005	mg/L	0.005	SW-8260B	MS		06/08/2022
Vinyl Chloride	<0.001	mg/L	0.001	SW-8260B	MS		06/08/2022
(Surrogate) 1,2-Dichloroethane d4	99.2 (73.0-122.7)	%		SW-8260B	MS		06/08/2022
(Surrogate) Toluene d8	108.5 (78.3-118.5)	%		SW-8260B	MS		06/08/2022
(Surrogate) 4-Bromofluorobenzene	91.6 (72.0-125.2)	%		SW-8260B	MS		06/08/2022



Analysis Certified By: _____



ANALYTICAL REPORT

Lab Project # L22-15223

 Renz & Associates, Inc.
 Attn: Michael Renz
 PO Box 21395
 Columbus, OH 43221

Received: 05/27/2022
Reported: 06/07/2022
Date/Time Sampled: 05/25/2022 16:40
Sampled By: MER
Sampled Matrix: Water
Containers: 3

Project Name: Wolf Creek Phase 2

REVISED 6/8/22 to include full VOC list.

Sample ID: MW-1, Water

Lab Sample # L22-15223-03

Analyte	Results	Units	PQL	Method	Analyst	Extraction Date	Analysis Date
Acetone	<0.050	mg/L	0.050	SW-8260B	MS		06/08/2022
Acetonitrile	<0.020	mg/L	0.020	SW-8260B	MS		06/08/2022
Acrolein	<0.050	mg/L	0.050	SW-8260B	MS		06/08/2022
Acrylonitrile	<0.050	mg/L	0.050	SW-8260B	MS		06/08/2022
Allyl Alcohol	<2.00	mg/L	2.00	SW-8260B	MS		06/08/2022
Allyl Chloride	<0.002	mg/L	0.002	SW-8260B	MS		06/08/2022
Benzene	<0.002	mg/L	0.002	SW-8260B	MS		06/08/2022
Bromodichloromethane (Dichlorobromomethane)	<0.005	mg/L	0.005	SW-8260B	MS		06/08/2022
Bromoform	<0.005	mg/L	0.005	SW-8260B	MS		06/08/2022
Carbon Disulfide	<0.002	mg/L	0.002	SW-8260B	MS		06/08/2022
Carbon Tetrachloride	<0.002	mg/L	0.002	SW-8260B	MS		06/08/2022
Chlorobenzene	<0.002	mg/L	0.002	SW-8260B	MS		06/08/2022
Chloroethane	<0.002	mg/L	0.002	SW-8260B	MS		06/08/2022
2-Chloroethyl Vinyl Ether	<0.002	mg/L	0.002	SW-8260B	MS		06/08/2022
Chloroform	<0.005	mg/L	0.005	SW-8260B	MS		06/08/2022
1,2-Dibromo-3-Chloropropane (DBCP)	<0.002	mg/L	0.002	SW-8260B	MS		06/08/2022
Dibromochloromethane (Chlorodibromomethane)	<0.005	mg/L	0.005	SW-8260B	MS		06/08/2022
1,2-Dibromoethane (EDB)	<0.002	mg/L	0.002	SW-8260B	MS		06/08/2022
1,2-Dichlorobenzene (o-Dichlorobenzene)	<0.002	mg/L	0.002	SW-8260B	MS		06/08/2022
1,3-Dichlorobenzene	<0.002	mg/L	0.002	SW-8260B	MS		06/08/2022
1,4-Dichlorobenzene (p-Dichlorobenzene)	<0.002	mg/L	0.002	SW-8260B	MS		06/08/2022
cis-1,4-Dichloro-2-butene	<0.002	mg/L	0.002	SW-8260B	MS		06/08/2022
trans-1,4-Dichloro-2-butene	<0.002	mg/L	0.002	SW-8260B	MS		06/08/2022



Analysis Certified By: _____



ANALYTICAL REPORT

Lab Project # L22-15223

 Renz & Associates, Inc.
 Attn: Michael Renz
 PO Box 21395
 Columbus, OH 43221

 Received: 05/27/2022
 Reported: 06/07/2022
 Date/Time Sampled: 05/25/2022 16:40
 Sampled By: MER
 Sampled Matrix: Water
 Containers: 3

Project Name: Wolf Creek Phase 2

REVISED 6/8/22 to include full VOC list.

Sample ID: MW-1, Water
Lab Sample # L22-15223-03

Analyte	Results	Units	PQL	Method	Analyst	Extraction Date	Analysis Date
Dichlorodifluoromethane	<0.002	mg/L	0.002	SW-8260B	MS		06/08/2022
1,1-Dichloroethane	<0.002	mg/L	0.002	SW-8260B	MS		06/08/2022
1,2-Dichloroethane	<0.002	mg/L	0.002	SW-8260B	MS		06/08/2022
1,1-Dichloroethene (1, 1-dichloroethylene)	<0.002	mg/L	0.002	SW-8260B	MS		06/08/2022
cis-1,2-Dichloroethene	<0.002	mg/L	0.002	SW-8260B	MS		06/08/2022
trans-1,2-Dichloroethene (1, 2-dichloroethylene)	<0.002	mg/L	0.002	SW-8260B	MS		06/08/2022
1,2-Dichloropropane	<0.002	mg/L	0.002	SW-8260B	MS		06/08/2022
cis-1,3-Dichloropropene (1, 3-dichloropropylene)	<0.002	mg/L	0.002	SW-8260B	MS		06/08/2022
trans-1,3-Dichloropropene (1, 3-dichloropropylene)	<0.002	mg/L	0.002	SW-8260B	MS		06/08/2022
1,4-Dioxane	<0.100	mg/L	0.100	SW-8260B	MS		06/08/2022
Ethanol	<2.00	mg/L	2.00	SW-8260B	MS		06/08/2022
Ethyl Methacrylate	<0.002	mg/L	0.002	SW-8260B	MS		06/08/2022
Ethylbenzene	<0.002	mg/L	0.002	SW-8260B	MS		06/08/2022
2-Hexanone (MBK)	<0.050	mg/L	0.050	SW-8260B	MS		06/08/2022
Isobutyl Alcohol	<2.00	mg/L	2.00	SW-8260B	MS		06/08/2022
Methacrylonitrile	<0.005	mg/L	0.005	SW-8260B	MS		06/08/2022
Methyl Bromide (Bromomethane)	<0.002	mg/L	0.002	SW-8260B	MS		06/08/2022
Methyl Chloride (Chloromethane)	<0.002	mg/L	0.002	SW-8260B	MS		06/08/2022
Methyl Ethyl Ketone (2-Butanone)	<0.050	mg/L	0.050	SW-8260B	MS		06/08/2022
Methyl Iodide	<0.002	mg/L	0.002	SW-8260B	MS		06/08/2022
Methyl Methacrylate	<0.002	mg/L	0.002	SW-8260B	MS		06/08/2022
Methylene Bromide	<0.002	mg/L	0.002	SW-8260B	MS		06/08/2022
Methylene Chloride	<0.004	mg/L	0.004	SW-8260B	MS		06/08/2022



Analysis Certified By: _____



ANALYTICAL REPORT

Lab Project # L22-15223

 Renz & Associates, Inc.
 Attn: Michael Renz
 PO Box 21395
 Columbus, OH 43221

Received: 05/27/2022
Reported: 06/07/2022
Date/Time Sampled: 05/25/2022 16:40
Sampled By: MER
Sampled Matrix: Water
Containers: 3

Project Name: Wolf Creek Phase 2

REVISED 6/8/22 to include full VOC list.

Sample ID: MW-1, Water

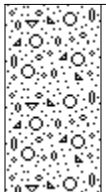
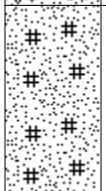
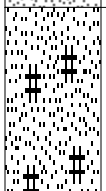
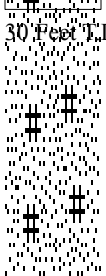
Lab Sample # L22-15223-03

Analyte	Results	Units	PQL	Method	Analyst	Extraction Date	Analysis Date
4-Methyl-2-Pentanone (MIBK)	<0.050	mg/L	0.050	SW-8260B	MS		06/08/2022
Methyl tert-butyl ether (MTBE)	<0.002	mg/L	0.002	SW-8260B	MS		06/08/2022
Pentachloroethane	<0.002	mg/L	0.002	SW-8260B	MS		06/08/2022
Propionitrile	<0.020	mg/L	0.020	SW-8260B	MS		06/08/2022
Styrene	<0.002	mg/L	0.002	SW-8260B	MS		06/08/2022
Tetrachloroethylene	<0.002	mg/L	0.002	SW-8260B	MS		06/08/2022
1,1,1,2-Tetrachloroethane	<0.002	mg/L	0.002	SW-8260B	MS		06/08/2022
1,1,2,2-Tetrachloroethane	<0.002	mg/L	0.002	SW-8260B	MS		06/08/2022
Toluene	<0.002	mg/L	0.002	SW-8260B	MS		06/08/2022
1,1,1-Trichloroethane	<0.002	mg/L	0.002	SW-8260B	MS		06/08/2022
1,1,2-Trichloroethane	<0.002	mg/L	0.002	SW-8260B	MS		06/08/2022
Trichloroethylene (Trichloroethene)	<0.002	mg/L	0.002	SW-8260B	MS		06/08/2022
Trichlorofluoromethane	<0.002	mg/L	0.002	SW-8260B	MS		06/08/2022
1,2,3-Trichloropropane	<0.002	mg/L	0.002	SW-8260B	MS		06/08/2022
m,p-Xylene	<0.004	mg/L	0.004	SW-8260B	MS		06/08/2022
o-Xylene	<0.002	mg/L	0.002	SW-8260B	MS		06/08/2022
Xylenes, Total	<0.010	mg/L	0.010	SW-8260B	MS		06/08/2022
Vinyl Acetate	<0.005	mg/L	0.005	SW-8260B	MS		06/08/2022
Vinyl Chloride	<0.001	mg/L	0.001	SW-8260B	MS		06/08/2022
(Surrogate) 1,2-Dichloroethane d4	95.5 (73.0-122.7)	%		SW-8260B	MS		06/08/2022
(Surrogate) Toluene d8	110.0 (78.3-118.5)	%		SW-8260B	MS		06/08/2022
(Surrogate) 4-Bromofluorobenzene	87.5 (72.0-125.2)	%		SW-8260B	MS		06/08/2022



Analysis Certified By: _____

Report Date: 5-25-2022	BORING LOG	Boring No.: GP-1
Company Name: Renz & Associates, Inc		Surface Elevation:
Site Name: Industrial Property", 5851-5885 & 5901-5907 Wolf Creek Pike, Dayton, Ohio		Total Depth: 6 Feet
Location: Adjacent to concrete vat		Start: May 25 at 10:15 am
Logged By: M.E. Renz		Finish: May 25 at 3:40 PM
Contractor: Renz & Associates, Inc.		Equipment Type: 4220 Geoprobe
Conditions: Indoors		Sample Hammer Torque:
Comments: Boring installed by advancing a Geoprobe sampler in two foot intervals. Recovered samples were examined by the project geologist and then screened for volatile organic vapors with a Photoionization Detector. Boring was converted to temporary well, then removed and backfilled and capped with concrete after completion		Sampling Methods: Continuous with field screening

Graphical Log	Top Depth (Feet)	Thick. (Feet)	Bt.Elev. (Feet)	Strata Code	Material Description	Sample No.	Sampling Method	Penetration		Remarks
								Type	Rate	
	0	2	-2		5 inches of sandy gravel over brown clay with sand		Continuous with field screening			PID = 0.0
	2	2	-4		brown clay with sand		Continuous with field screening			PID = 0.0
	4	2	-6		brown clay with sand		Continuous with field screening			PID = 0.0 Sample to Lab
										



EasySolve Software LLC

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