

# Subsurface Investigation Report

Pacific Pride Cardlock

627 W Main Street, Molalla, Oregon 97038

ACC Project Number: 10027-001.00

DEQ LUST ID: 03-22-0098

DEQ UST ID: 7279

Prepared for:

Ed Stafford

1585 W Main Street, Suite S

Molalla, OR 97038

July 31, 2024



**An Employee Owned Company**

Prepared by:

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## 1.0 INTRODUCTION

ACC was contracted by Ed Stafford to perform a subsurface investigation at the former cardlock fueling facility located at 627 W Main Street, Molalla, Oregon 97038 (Figure 1; the Site). The subsurface investigation was completed on June 11, 2024 in order to assess current environmental conditions at the Site. A former loading rack pad is located in the center of the Site along with a warehouse and office building. Fuel dispensers associated with cardlock are located to the west of the Site. Site features are depicted on Figure 2.

## 2.0 SITE BACKGROUND

Prior to 1994, the Site contained two USTs; a 12,000-gallon containing diesel and a 2,000-gallon containing gasoline. The USTs were decommissioned in 1994, and a LUST (03-94-0087) file was opened for the Site at that time. Contamination was attributed to a diesel leak under the fuel dispensers. A remedial excavation removed approximately 1,100 cubic yards of soil. Pit water which infiltrated the excavation was non-detect for BTEX. The LUST file was closed in 2000.

An above-ground storage tank (AST) area was also previously located in the northeast corner of the property. An associated loading rack was located in the center of the Site. The loading rack and ASTs were decommissioned and removed from the property in the early 2000s.

## 3.0 SUBSURFACE INVESTIGATION

A discussion of the field work performed at the Site is provided below.

### 3.1 *Pre-Field Investigation Activities*

#### 3.1.1 Permits

No permits were required for the safe completion of field activities for this scope of work.

#### 3.1.2 Health and Safety Plan

ACC prepared a site-specific health and safety plan (HASP) to govern health and safety protocols used during this investigation. Work was performed using Occupational Safety and Health Administration (OSHA) Level D work attire consisting of hard hats, safety glasses, protective gloves, high visibility safety vest, and protective boots.

### 3.2 *Underground Utility Locates*

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Prior to the commencement of subsurface activities, a public utility notification was requested through the Oregon One Call service. In addition, a private locating company (Advanced Underground Utility Locating out of Portland, Oregon) was contracted to locate private utility lines and clear boring locations of potential underground conflicts.

### **3.3 Temporary Borings**

Anderson Environmental Contracting, LLC (AEC), out of Kelso, Washington, was subcontracted to perform the drilling services. A total of four (4) borings (ACC-1 through ACC-4) were advanced at the Site on June 11, 2024 to evaluate the current subsurface soil and groundwater conditions. Each boring was advanced using direct push drilling equipment. Borings were drilled around the former loading rack. Boring locations are shown on Figure 3.

Field screening consisted of volatile organic vapor measurements using a Photoionization Detector (PID), sheen testing, visual observations (staining, etc.), and olfactory observations. A portion of each soil sample was placed in a sealable plastic baggie. The tip of the PID was inserted into the plastic bag in the airspace above the soil sample and the PID measurement was recorded. The PID was calibrated before use at the site to a test gas standard consisting of 100 ppmv isobutylene. Sheen testing consisted of placing a small portion of soil in clear water and observing the water for the presence of hydrocarbon sheen.

#### **3.3.1 Soil Sampling**

Borings were advanced in five-foot intervals to a maximum completion depth of 35 feet below ground surface (bgs). The soil cores were inspected for lithologic composition, presence of water, and field screened for the presence of petroleum hydrocarbons (stain, odor, and organic vapors with a photoionization detector [PID]). Boring logs detailing the lithology, field screening results, and sample depths are included in Appendix A.

Selected soil samples were collected at locations where the presence of petroleum hydrocarbons was observed and/or the approximate soil water interface (23-24 feet bgs), and submitted to the laboratory. The soil samples were removed from the polyethylene tubing using a new pair of disposable gloves and placed directly into labeled laboratory prepared jars, sealed with Teflon-lined lids. Soil samples were placed into laboratory supplied containers (utilizing 5035A field preservation) and immediately placed in an ice filled cooler along with chain-of-custody documentation for delivery to Apex Laboratories in Tigard, Oregon.

#### **3.3.2 Groundwater Sampling**

After reaching total depth, borings ACC-1 through ACC-4 were fitted with temporary wells, constructed with new 1-inch diameter PVC well materials including 5-to-10-foot lengths of slotted 0.010-inch well screen and blank PVC casing.

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Groundwater was purged from each temporary well prior to sample collection until no further improvement in water clarity was observed. Despite purging of the temporary wells, the water remained slightly turbid, as is common with temporary wells. The groundwater samples were collected from the temporary wells using a peristaltic pump attached to a length of new, low-density polyethylene (LDPE) tubing. Groundwater samples were placed in laboratory supplied containers and placed in an iced cooler for delivery to Apex Laboratories in Tigard, Oregon.

All drilling and sampling tools were decontaminated between boring locations using a hot water pressure and Alconox® followed by a potable water rinse.

### **3.4 Laboratory Analysis**

A total of eight soil samples and four groundwater samples were collected for laboratory analysis. The samples were analyzed for the following suite of parameters:

- Gasoline-range petroleum hydrocarbons (GRPH) by Northwest Method NWTPH-Gx.
- Diesel-range (DRPH) and oil-range (ORPH) petroleum hydrocarbons by Northwest Method NWTPH-Dx.
- RBDM VOCs by EPA Method 8260D.
- Soil samples utilized EPA Method 5035A for the preservation of volatiles.

## **4.0 INVESTIGATION RESULTS**

This section provides a description of the subsurface soil and a discussion of the field screening and laboratory results.

### **4.1 Subsurface Conditions**

The Site is primarily paved; however, the former loading rack pad is covered with concrete. A thin layer of crushed gravel is present beneath the asphalt/concrete.

Subsurface soils at the Site below the surface fill consisted primarily of medium to fine gravel with fine to medium sand present at quantities ranging from 10 to 30% of the total sample. Occasional silt layers were observed in the borings between gravel layers.

Groundwater was encountered at approximately 19 to 24 feet bgs in every boring.

### **4.2 Field Screening Results**

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Based on field screening procedures, indications of surficial or subsurface petroleum contamination were observed. No surficial staining was noted around at the Site.

Field screening results are also included on the boring logs in Appendix A.

### **4.3 Analytical Results**

The laboratory results were compared to potentially applicable DEQ risk-based concentrations (RBCs) for commercial, occupational, and construction and excavation workers. The Site is used for commercial purposes, and no potable water wells are present. Residential dwellings were observed in the vicinity of the Site to the northwest. The following sections describe the results of the laboratory analytical testing. The complete laboratory reports and chain-of-custody documentation are included in Appendix B.

#### **4.3.1 Soil Analytical Results**

Soil analytical results are reported as milligrams per kilogram (mg/kg) and are summarized in Table 1.

GRPH, DPRH, and BTEX+N were not detected in the soil samples from borings ACC-1 and ACC-3.

GPRH, DRPH and isopropyl-benzene were detected in ACC-2 at 7.5 feet depth. GPRH, DRPH, toluene, ethylbenzene, xylenes, naphthalene, isopropyl-benzene, 1,2,4 trimethyl-benzene and 1,3,5 trimethyl-benzene were detected in ACC-2 at 22 feet. The sample in ACC-3 at 23.5 feet was non detect for the constituents tested.

GRPH, ORPH, ORPH, 1,2,4 trimethyl-benzene and 1,3,5 trimethyl-benzene were detected in ACC-4 at 2 feet. The sample in ACC-4 at 28 feet was non detect for the constituents tested.

The DRPH sample obtained from ACC-2 at 7.5 feet bgs (within the former loading rack pad) is above the RBC for Soil Ingestion, Inhalation, and Dermal Contact (RBC<sub>ss</sub>) pathway. The concentrations of GPRH in ACC-2 and ACC-4 are above the leaching to groundwater (RBC<sub>sw</sub>) pathway.

#### **4.3.2 Groundwater Analytical Results**

Groundwater analytical results are reported as micrograms per liter (µg/L) and are summarized in Table 2.

DRPH was detected in all the groundwater samples (ACC-1 through ACC-4). GRPH was detected in ACC-2 and ACC-3. Benzene, toluene, ethylbenzene, xylenes (BTEX), naphthalene and isopropyl-benzene were detected in ACC-2. Methyl tert-butyl ether (MTBE) was detected in ACC-4.

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Concentrations of DRPH, GRPH, and naphthalene were detected above the residential vapor intrusion into buildings RBC levels in ACC-2. Concentrations of GRPH and ethylbenzene were above the occupational vapor intrusion into buildings RBC level in ACC-2. DRPH is above residential vapor intrusion into buildings in ACC-4.

ACC-1 through ACC-4 DPRH concentrations were above the residential inhalation and ingestion from tap water RBC. ACC-2 concentrations of DRPH and GRPH were above occupational inhalation and ingestion from tap water RBC. ACC-4 concentration of DRPH was also above the occupational inhalation and ingestion from tap water RBC.

## 5.0 DISCUSSION AND RECOMMENDATIONS

Based on the field screening and analytical results of the subsurface investigation, impacted soil and groundwater were detected in borings around the location of the former loading rack pad and near the current existing fuel island.

A sample collected at 7.5 feet bgs in the location of the former loading rack pad contains concentrations of DRPH exceeding the direct contact RBC<sub>ss</sub> for construction workers. A contaminated media management plan (CMMP) outlining health and safety risks and management of the impacted soil may be necessary as part of a risk-based site closure.

Vapor intrusion into buildings (RBC<sub>wi</sub>) and ingestion and inhalation from tap water (RBC<sub>tw</sub>) for residential and occupational receptors are the possible groundwater RBC pathways based on the Risk-Based Assessment Report performed for this Site in March 1998.

The Site and adjoining properties are connected to the City of Molalla municipal water system. Properties within a ½ mile of the Site in a down-gradient position (to the northwest) lie within the City of Molalla city limits, and would be expected to be connected to the municipal water supply. A search of Oregon Water Resources Department well logs indicated that there are Irrigation wells in the area and domestic wells. The location of the irrigation and domestic wells are not in the down gradient location of the site and are towards the outskirts of Molalla and the surrounding area. As a result, exposure pathways through beneficial use of groundwater (RBC<sub>w</sub>) are considered incomplete.

A residential property is located 185 feet northwest the former loading rack pad of the Site in the inferred groundwater flow direction, however groundwater is approximately 20 feet deep. There are no occupational workers currently occupying the Site. Based on distance to the residence to the northwest, depth to the water and lack of Site occupational workers, the vapor intrusion into buildings (RBC<sub>wi</sub>) pathway is also considered incomplete.

Based on the results of the subsurface investigation, ACC makes the following recommendations:

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- Issue this report to DEQ to request a No Further Action (NFA) determination related to soil and groundwater petroleum contamination identified at the property.
- Consider development of a CMMP to address residual soil concentrations that exceed construction worker RBCs. If needed, the CMMP should be maintained onsite and utilized during any onsite excavation operations.

## 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. ACC 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, nondetectable 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 **Ed Stafford**. This report may not be used or relied upon by any other party without the written consent of ACC. 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 subsurface sampling performed at selected locations and depths. 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.

August 30, 2024



**Signature:**

Report Prepared By:

Report Reviewed By:

A handwritten signature in black ink, appearing to read 'Scott Shoemaker', written over a horizontal line.

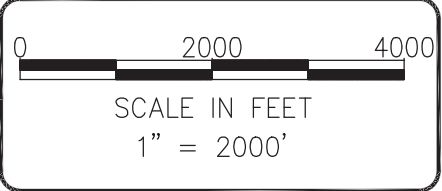
Scott Shoemaker, RG  
Staff Geologist

A handwritten signature in black ink, appearing to read 'Chris Sheridan', written over a horizontal line.

Chris Sheridan, RG  
PNW Subsurface Program Manager



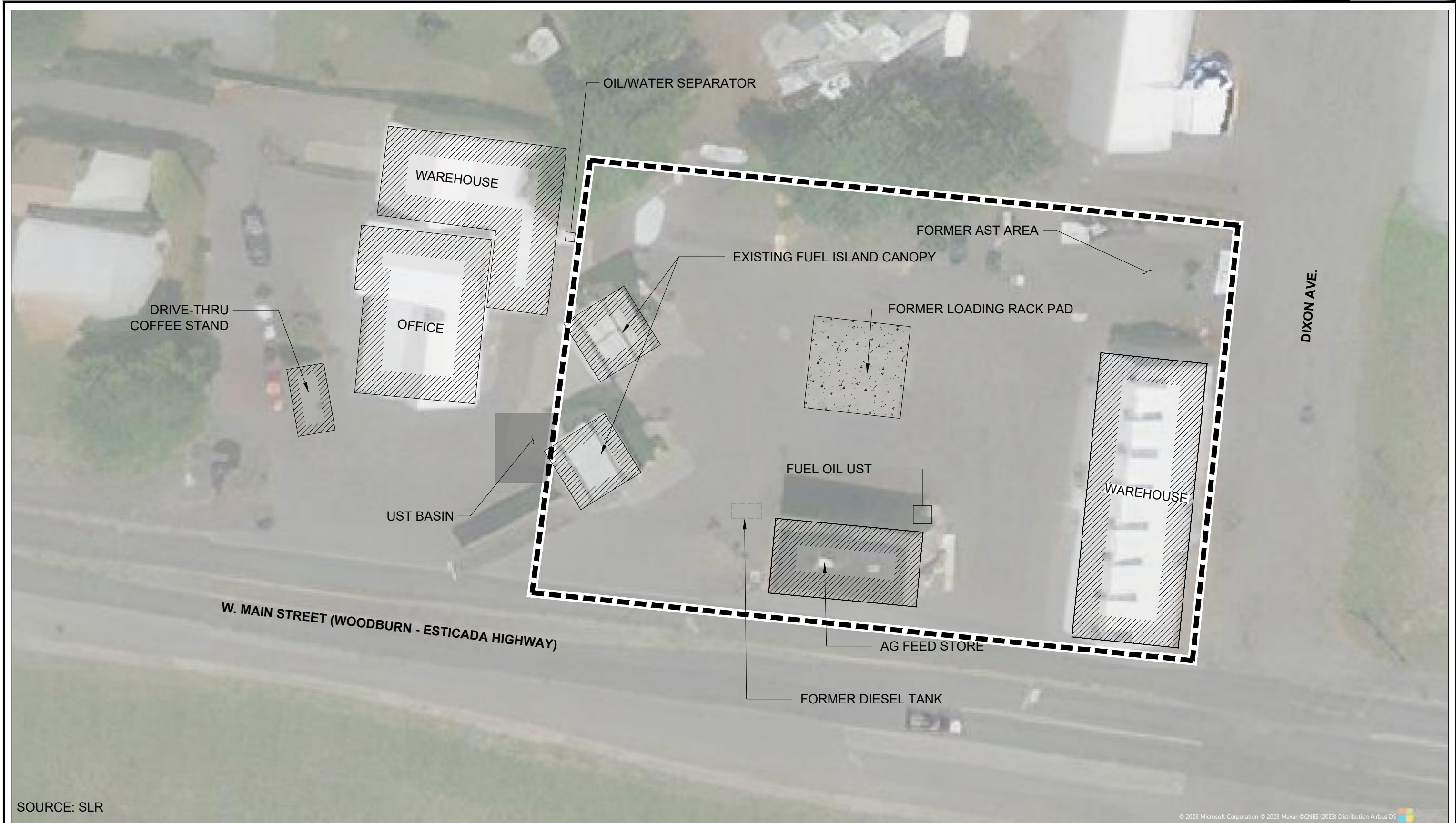
**NOTE(S):**  
 USGS, MOLALLA QUADRANGLE,  
 OREGON - CLACKAMAS COUNTY  
 7.5 MINUTE SERIES (TOPOGRAPHIC)



3925 NE 72nd Ave, Suite 103, Vancouver, Washington 98660  
 Phone 360.703.6079 Fax 360.703.6086

DATE: 4-2-2023  
 DWN: LC  
 CHK: CD  
 APPROVED: CD  
 PRJ. MGR: CS  
 PROJECT NO:  
 10027-001.00




**FIGURE 1**  
 SITE LOCATION MAP  
 MOLALLA RISK-BASED ASSESSMENT  
 RE/MAX HOMESOURCE  
 627 W. MAIN STREET  
 MOLALLA, OREGON

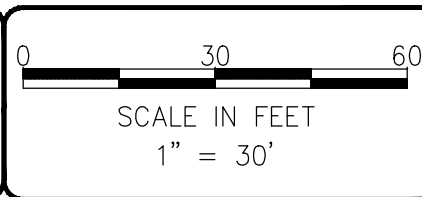
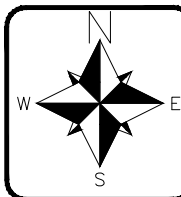


SOURCE: SLR

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**Legend**

-  Subject Site Property Boundary (Approximate)
-  Building/Canopy
-  Concrete Surfacing

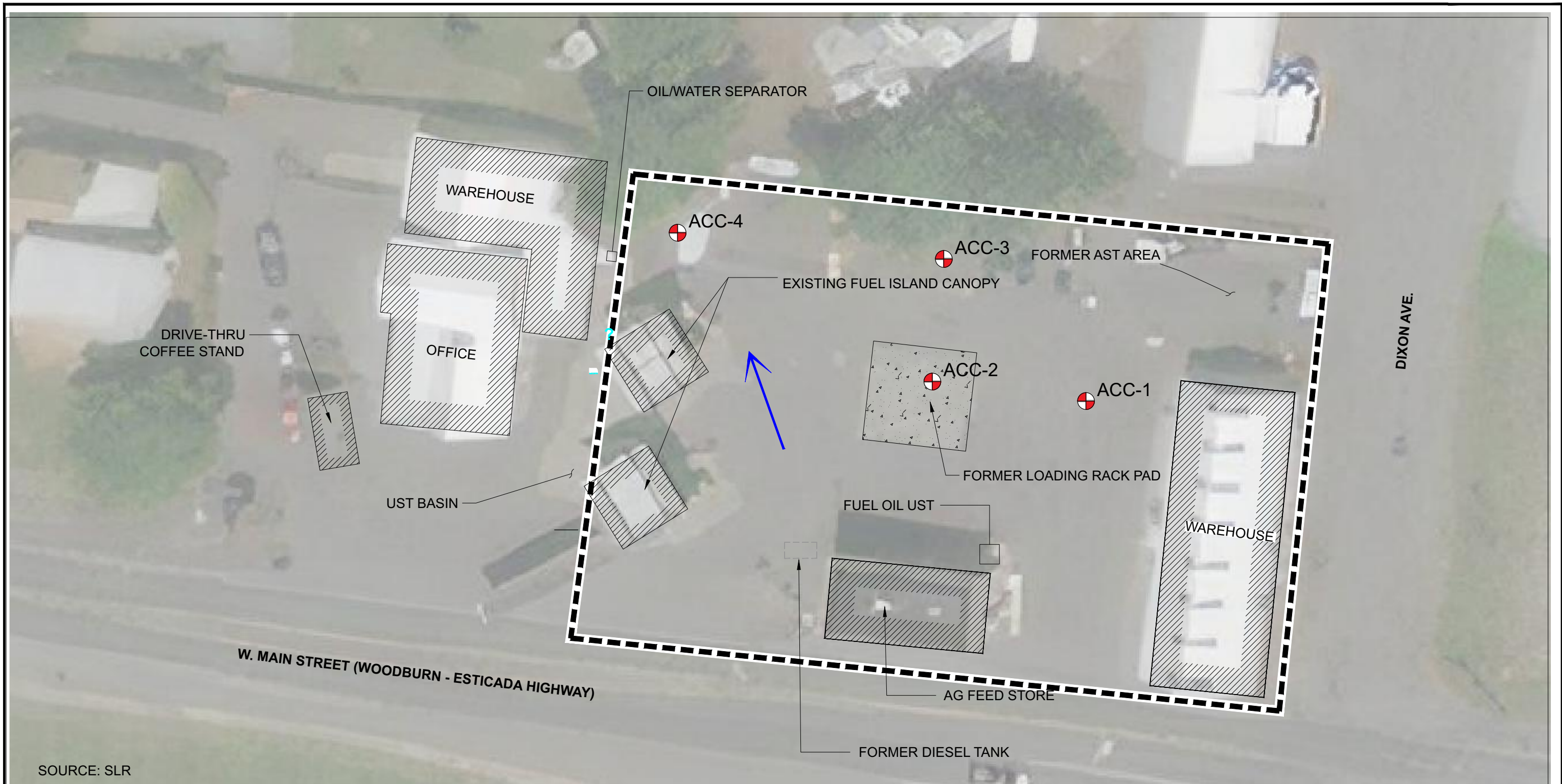



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



**FIGURE 2**  
SITE FEATURES  
MOLALLA RISK-BASED ASSESSMENT  
RE/MAX HOMESOURCE  
627 W. MAIN STREET  
MOLALLA, OREGON

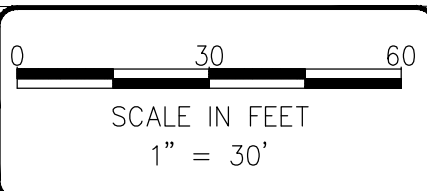
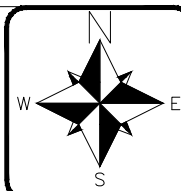
C:\Users\Lindsey\Desktop\HydroCon\TEMP\PHASE 1\Figures\10027-001.00\10027-001.00 Molalla.dwg



SOURCE: SLR

**Legend**

-  Subject Site Property Boundary (Approximate)
-  Building/Canopy
- 
-  Soil Boring Location and Designation
-  Inferred Groundwater Flow Direction




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PROJECT NO:  
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**FIGURE 3**  
BORING LOCATIONS  
MOLALLA RISK-BASED ASSESSMENT  
RE/MAX HOMESOURCE  
627 W. MAIN STREET  
MOLALLA, OREGON

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Table 1  
 Summary of Soil Analytical Data<sup>1</sup>  
 Molalla Pacific Pride - 627 W Main Street, Molalla, Oregon

Soil Sample ID	Date Sampled	Sample Depth	GRPH	DRPH	ORPH	Benzene	Toluene	Ethyl Benzene	Total Xylenes	Naphthalene	MTBE	EDB	EDC	Isopropylbenzene	1.2.4-Trimethylbenzene	1.3.5-Trimethylbenzene
			Results in mg/kg													
ACC-1S1	6/11/2024	3	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
ACC-1S3	6/11/2024	24	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
ACC-2S1	6/11/2024	7.5	699	8,330	ND	ND	ND	ND	ND	ND	ND	ND	ND	0.761	ND	ND
ACC-2S2	6/11/2024	23.5	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
ACC-2S3	6/11/2024	22	343	3220	ND	ND	0.383	0.264	3.37	1.32	ND	ND	ND	0.324	2.99	0.874
ACC-3S1	6/11/2024	19	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
ACC-4S1	6/11/2024	2	137	147	68.8	ND	ND	ND	ND	ND	ND	ND	ND	ND	0.203	0.157
ACC-4S2	6/11/2024	28	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Potentially Applicable Risk Based Concentrations <sup>2</sup>																
Soil Ingestion, Inhalation, and Dermal Contact (RBC <sub>ss</sub> )																
Occupational	20,000	14,000	36,000	37	88,000	150	25,000	23	1,100	0.73	16	57,000	6,900	6,900		
Construction Worker	9,700	4,600	11,000	380	28,000	1,700	20,000	580	12,000	9	200	27,000	2,900	2,900		
Excavation Worker	>Max	>Max	11,000	11,000	770,000	49,000	560,000	16,000	320,000	5,600	45,000	750,000	81,000	81,000		
Volatilization to Outdoor Air (RBC <sub>so</sub> )																
Occupational	69,000	>Max	>Max	50	*	160	*	*	1,500	0.55	15	*	*	*		
Vapor Intrusion into Buildings (RBC <sub>si</sub> )																
Occupational	>Max	>Max	>Max	2.1	*	17	*	*	110	0.16	1	*	*	*		
Leaching to Groundwater (RBC <sub>sw</sub> )																
Residential	31	9,500	>Max	0.023	84	0.22	23	0.077	0.11	0.00012	0.0028	*	43	45		
Occupational	130	>Max	>Max	0.1	490	0.9	100	0.34	0.54	0.00056	0.013	*	54	59		

Notes:

<sup>1</sup> Chemical analysis was performed by Apex Analytical in Tigard, Oregon.

<sup>2</sup> Oregon Department of Environmental Quality Risk-Based Decision Making for the Remediation of Petroleum Sites.

ft bgs = feet below existing ground surface

mg/kg = milligrams per kilogram

ND = not detected above laboratory reporting limits

Bolded, red values indicate reported concentration exceeds corresponding DEQ RBC.

\* = this RBC is 1) not established 2) exceeds the solubility limit 3) Is greater than the concentration where free product would be present

>Max = The constituent RBC for this pathway is calculated as greater than 1,000,000 mg/kg or 1,000,000 mg/L. Therefore, this substance is deemed not to pose risks in this scenario.

4,600 = Red values indicate concentrations above RBC levels.

Table 2  
Summary of Water Analytical Data<sup>1</sup>  
Molalla Pacific Pride - 627 W Main Street, Molalla , Oregon

Soil Sample ID	Date Sampled	GRPH	DRPH	ORPH	Benzene	Toluene	Ethyl Benzene	Total Xylenes	Naphthalene	MTBE	EDB	EDC	Isopropyl- benzene	1.2.4- Trimethyl- benzene	1.3.5- Trimethyl- benzene
		Results in ug/kg													
ACC-1	6/11/2024	ND	133	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
ACC-2	6/11/2024	1120	1410	ND	1.59	13.9	4.2	52.8	13.1	ND	ND	ND	2.11	24.3	5.87
ACC-3	6/11/2024	135	361	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
ACC-4	6/11/2024	ND	504	ND	ND	ND	ND	ND	ND	1.16	ND	ND	ND	ND	ND
Potentially Applicable Risk Based Concentrations <sup>2</sup>															
Ingestion and Inhalation from Tap Water(RBC <sub>sw</sub> )															
Residential		110	100	300	2	4,400	6.7	710	0.78	64	0.34	0.78	1,800	230	250
Occupational		350	430	1,300	2.1	6,300	6.4	830	0.72	68	0.34	0.78	2,000	240	280
Volatilization to Outdoor Air (RBC <sub>wo</sub> )															
Occupational		*	*	*	14,000	*	43,000	*	16,000	1,500,000	790	9,000	*	*	*
Chronic Vapor Intrusion into Buildings (RBC <sub>wi</sub> ) <sup>^</sup>															
Residential		120	400	260	2.8	36,000	7.1	780	11	740	*	*	5,300	560	400
Occupational		520	1,700	1,500	12	150,000	3.1	3,300	50	3,200	*	*	22,000	2,400	1,700
Groundwater in Excavation (RBC <sub>we</sub> )															
Construction Worker		14,000	*	*	1,800	220,000	4,500	23,000	500	53,000	27	630	51,000	6,300	7,500

Notes:

<sup>1</sup> Chemical analysis was performed by Apex Analytical in Tigard, Oregon.

<sup>2</sup> Oregon Department of Environmental Quality Risk-Based Decision Making for the Remediation of Petroleum Sites.

ft bgs = feet below existing ground surface

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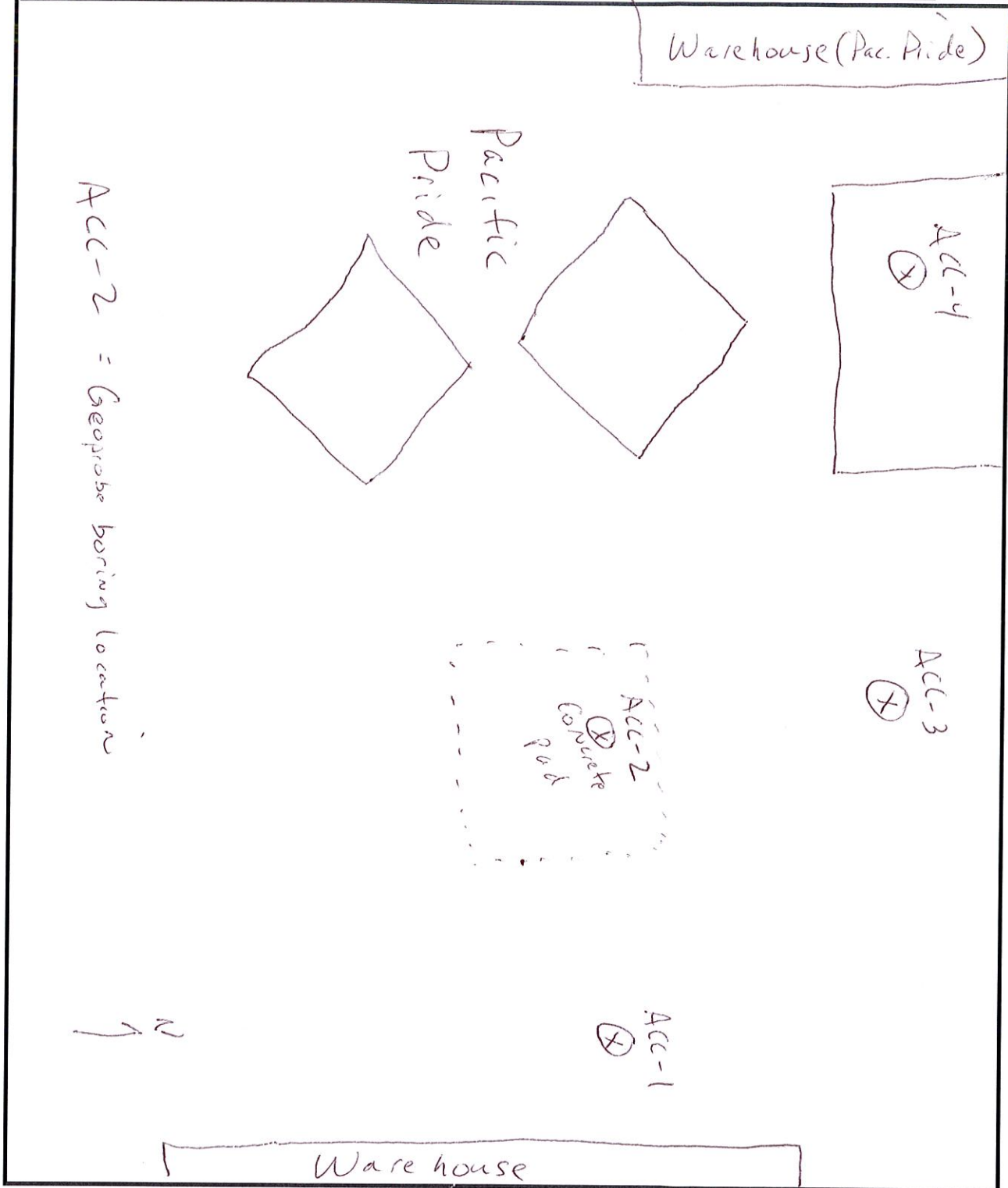
<sup>^</sup> - Proposed RBCs

**APPENDIX A**

**GROUNDWATER SAMPLE FORMS**

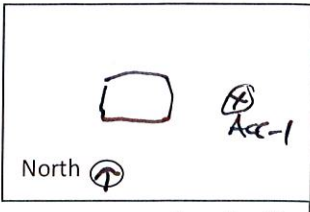
Site Name: Remax Molalla  
Date: 6/11/24

Project #: 10027-001  
Personnel: Scott Shoemaker





BORING NUMBER ACC-1  
 PROJECT NAME Remax Molalla  
 PROJECT NUMBER 10027-001.00  
 LOGGED BY Scott Shoemaker  
 DATE 6/11/24





SAMPLE INFORMATION								STRATA	Well Diagram	Description Sequence <small>USCS group name, color, grain size range, minor constituents, plasticity, odor, sheen, moisture content, texture, weathering, cementation, geologic interpretation, etc.</small>
Sample ID	Sample Type	Blow Counts	% Recov.	PID	Sheen	Depth (feet)				
						0			Asphalt at surface 0-0.5'	
@910WS ACC151 3-3.5				0.6 16.7 1.0		5			SILT with clay and sand, gray, fine moderate odor, no sheen, moist	
ACC52 6-6.5 @1001				1.7 0.0 0.0 0.0 0.0		10			GRAVEL with sand and silt fine to coarse, gray, no odor, no sheen dry to moist	
				0.0 0.0					becomes brown and moist, no odor	
				0.0 0.0		15			increase in silt	
ACC-153 24'				0.0 0.0 0.0		20	IV		SILT w/ gravel and sand, brown, no odor, no silt H2O @ 20' fine to coarse	
@1035				0.0 0.0 0.0		25	IV		H2O @ 24' becomes wet	
H2O sample 3 40ml VOA Hcl 1 liter Amber Hcl 1 liter Amber						30			H2O in temp well @ 24.6' purged 30 minutes before sample H2O sample @ 1.25 hrs end of boring @ 30' depth @ 1025 hrs	

DRILLING CONTRACTOR	<u>AEC</u>	CASING ELEVATION	<u>Temp well</u>
DRILLING METHOD	<u>Geo probe</u>	GROUND SURFACE ELEVATION	
BOREHOLE DIAMETER	<u>2.25"</u>	COORDINATES (X & Y)	<u>5' screen</u>
SAMPLING METHOD	<u>Continuous core</u>	DATUM	<u>25' 30"</u>
START CARD NUMBER		SURVEYING CONTRACTOR	<u>G. O. Screen</u>



BORING NUMBER ABC-2  
 PROJECT NAME Romax Molalla  
 PROJECT NUMBER 10027-001  
 LOGGED BY S. Shoemaker  
 DATE 6/11/24

North 

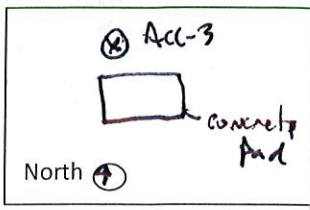
 - concrete pad

SAMPLE INFORMATION								STRATA	Well Diagram	Description Sequence <small>USCS group name, color, grain size range, minor constituents, plasticity, odor, sheen, moisture content, texture, weathering, cementation, geologic interpretation, etc.</small>
Sample ID	Sample Type	Blow Counts	% Recov.	PID	Sheen	Depth (feet)				
				38					Concrete at surface (6")	
				71.5					SILT w/ sand and gravel (1-4") moist, gray	
				25.2		5			Strong odor, slight sheen petroleum	
ABC-231				71					GRAVEL with sand and silt, fine to coarse, moderate petroleum odor, moist, no sheen, gray	
e 7.5'				91.2						
e 12.5'				61.0		10				
				0.0						
				9.5					Slight petroleum odor	
				0.0						
				0.0		15				
				0.0						
				0.0					Gravel with sand and silt, brown, moist fine to coarse, slight petroleum odor, no sheen	
				0.0		20				
ABC-232				44						
e 22.5'				0.0						
e 24'				0.0		25			water at 24' sand layer	
				0.0						
									Had @ 14' after Temp well installed	
									1' sand layer 27.5-28.5'	
									28.5-30' SILT with sand, hard, fine no odor, no sheen, brown	
						30			end of boring @ 30'	

DRILLING CONTRACTOR <u>ABC</u>	CASING ELEVATION
DRILLING METHOD <u>Geoprobe</u>	GROUND SURFACE ELEVATION
BOREHOLE DIAMETER <u>2.25"</u>	COORDINATES (X & Y)
SAMPLING METHOD <u>continuous corp</u>	DATUM
START CARD NUMBER <u>                    </u>	SURVEYING CONTRACTOR



BORING NUMBER Acc-3  
 PROJECT NAME Remax Molalla  
 PROJECT NUMBER 10027-001  
 LOGGED BY S. Shoemaker  
 DATE 6/11/24



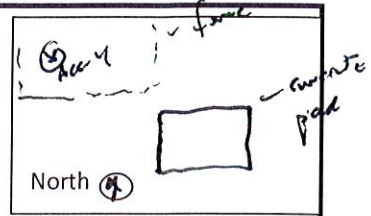
SAMPLE INFORMATION								STRATA	Well Diagram	Description Sequence <small>USCS group name, color, grain size range, minor constituents, plasticity, odor, sheen, moisture content, texture, weathering, cementation, geologic interpretation, etc.</small>
Sample ID	Sample Type	Blow Counts	% Recov.	PID	Sheen	Depth (feet)				
				0.0					GRAVEL with sand, fine to coarse, dry to moist NO odor, NO sheen brown-grey	
				0.0		5			3.5' becomes SILT w/ sand, trace gravel, brown moist, NO odor, NO sheen	
				0.0					6' GRAVEL w/ sand and silt, <del>dry</del> moist fine to coarse, brown, NO odor, NO sheen	
				0.0		10				
				0.0					SILT w/ sand, brown, trace gravel, moist 11-13' NO odor NO sheen	
				0.0		15			13' GRAVEL with sand and silt, moist, fine to coarse NO odor, NO sheen	
				0.0						
				0.0		20			Soil water interface sample (ACC-351) @ 15.17 hrs wet @ 19.5'	
									H <sub>2</sub> O level in Temp well = 12.7' H <sub>2</sub> O sample @ Screened from 15-25" 0.010 slot Screen	
						25			End of boring @ 25' bgs	
						30				

ACC-351  
 @ 19.5'  
 @ 19.0 hrs

DRILLING CONTRACTOR	<u>AEC</u>	CASING ELEVATION	
DRILLING METHOD	<u>Geoprobe</u>	GROUND SURFACE ELEVATION	
BOREHOLE DIAMETER	<u>2.25"</u>	COORDINATES (X & Y)	
SAMPLING METHOD	<u>Continuous Core</u>	DATUM	
START CARD NUMBER		SURVEYING CONTRACTOR	



BORING NUMBER ACC-4  
 PROJECT NAME Remar Molalla  
 PROJECT NUMBER 10027-001  
 LOGGED BY Scott Shoemaker  
 DATE 6/11/24

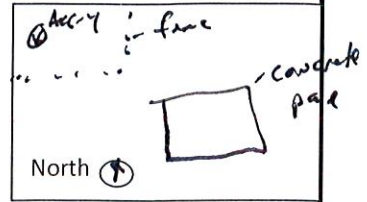


SAMPLE INFORMATION							STRATA	Well Diagram	Description Sequence <small>USCS group name, color, grain size range, minor constituents, plasticity, odor, sheen, moisture content, texture, weathering, cementation, geologic interpretation, etc.</small>
Sample ID	Sample Type	Blow Counts	% Recov.	PID	Sheen	Depth (Feet)			
						0		Asphalt at surface 0-0.2'	
						0.2		Gravel fill 0.2-1.5'	
						5		1.5' SILT w sand, dark brown, slight odor, some organics (wood) moist NO sheen	
						10		GRAVEL with sand and fines silt, fine to coarse brown-grey, no odor, no sheen	
						15			
						20		GRAVEL with sand, trace silt, brown, fine to coarse, moist, no odor, no sheen	
						25			
						30		28' SILT (ML) : trace sand, light brown, had NO sheen no odor, dry End continued	

DRILLING CONTRACTOR	<u>AEC</u>	CASING ELEVATION	
DRILLING METHOD	<u>Geo probe</u>	GROUND SURFACE ELEVATION	
BOREHOLE DIAMETER	<u>2.25"</u>	COORDINATES (X & Y)	
SAMPLING METHOD	<u>Continuous core</u>	DATUM	
START CARD NUMBER	<u>—</u>	SURVEYING CONTRACTOR	



BORING NUMBER ACC-4  
 PROJECT NAME Rena & Molalla  
 PROJECT NUMBER 10027-001  
 LOGGED BY Scott Shoemaker  
 DATE 6/11/24



SAMPLE INFORMATION								STRATA	Well Diagram	Description Sequence <small>USCS group name, color, grain size range, minor constituents, plasticity, odor, sheen, moisture content, texture, weathering, cementation, geologic interpretation, etc.</small>
Sample ID	Sample Type	Blow Counts	% Recov.	PID	Sheen	Depth (feet)				
						35			<p>continued</p> <p>SILT (ML) traces and, light brown, moist to wet, no odor, no sheen, fine</p> <p>w/c @ 25'      H<sub>2</sub>O level in Temp well at 2.5'</p> <p>End of Boring @ 35'</p> <p>Temp well 25'-35' 0.010 min slotted screen</p> <p>H<sub>2</sub>O Sample ACC-4 @ 1720 hrs</p> <p>Started purging @ 1700 hrs</p>	
						40				
						45				
						50				
						55				
						60				

DRILLING CONTRACTOR	<u>AEC</u>	CASING ELEVATION	
DRILLING METHOD	<u>Geoprobe</u>	GROUND SURFACE ELEVATION	
BOREHOLE DIAMETER	<u>2.25"</u>	COORDINATES (X & Y)	
SAMPLING METHOD	<u>Continuous Core</u>	DATUM	
START CARD NUMBER		SURVEYING CONTRACTOR	

## **APPENDIX B**

# **LABORATORY REPORT AND CHAIN-OF-CUSTODY DOCUMENTATION**



ANALYTICAL REPORT

**Apex Laboratories, LLC**  
6700 S.W. Sandburg Street  
Tigard, OR 97223  
503-718-2323  
ORELAP ID: OR100062

Thursday, June 20, 2024  
Chris Sheridan  
ACC Environmental Consultants, Inc.  
3925 NE 72nd Ave. Suite 103  
Vancouver, WA 98661

RE: A4F1106 - Remax Molalla - 10027-001

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

Enclosed are the results of analyses for work order A4F1106, which was received by the laboratory on 6/11/2024 at 6:47:00PM.

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

Please note: All samples will be disposed of within 30 days of sample receipt, unless prior arrangements have been made.

Cooler Receipt Information		
<u>Acceptable Receipt Temperature is less than, or equal to, 6 degC (not frozen), or received on ice the same day as sampling.</u>		
(See Cooler Receipt Form for details)		
Default Cooler	4.4	degC

This Final Report is the official version of the data results for this sample submission, unless superseded by a subsequent, labeled amended report. All other deliverables derived from this data, including Electronic Data Deliverables (EDDs), CLP-like forms, client requested summary sheets, and all other products are considered secondary to this report.



Apex Laboratories

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**ANALYTICAL REPORT**

**Apex Laboratories, LLC**

6700 S.W. Sandburg Street  
Tigard, OR 97223  
503-718-2323  
ORELAP ID: OR100062

<b>ACC Environmental Consultants, Inc.</b> 3925 NE 72nd Ave. Suite 103 Vancouver, WA 98661	Project: <b>Remax Molalla</b> Project Number: <b>10027-001</b> Project Manager: <b>Chris Sheridan</b>	<b>Report ID:</b> <b>A4F1106 - 06 20 24 1034</b>
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**ANALYTICAL REPORT FOR SAMPLES**

**SAMPLE INFORMATION**

Client Sample ID	Laboratory ID	Matrix	Date Sampled	Date Received
ACC-1	A4F1106-01	Water	06/11/24 11:25	06/11/24 18:47
ACC-2	A4F1106-02	Water	06/11/24 13:10	06/11/24 18:47
ACC-3	A4F1106-03	Water	06/11/24 15:17	06/11/24 18:47
ACC-4	A4F1106-04	Water	06/11/24 17:20	06/11/24 18:47
ACC-4S1	A4F1106-05	Soil	06/11/24 15:50	06/11/24 18:47
ACC-4S2	A4F1106-06	Soil	06/11/24 16:20	06/11/24 18:47
ACC-3S1	A4F1106-07	Soil	06/11/24 15:40	06/11/24 18:47
ACC-1S1	A4F1106-08	Soil	06/11/24 09:40	06/11/24 18:47
ACC-1S3	A4F1106-10	Soil	06/11/24 10:35	06/11/24 18:47
ACC-2S1	A4F1106-11	Soil	06/11/24 12:35	06/11/24 18:47
ACC-2S2	A4F1106-12	Soil	06/11/24 12:44	06/11/24 18:47
ACC-2S3	A4F1106-13	Soil	06/11/24 12:52	06/11/24 18:47

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<b>ACC Environmental Consultants, Inc.</b> 3925 NE 72nd Ave. Suite 103 Vancouver, WA 98661	Project: <b>Remax Molalla</b> Project Number: <b>10027-001</b> Project Manager: <b>Chris Sheridan</b>	<b>Report ID:</b> <b>A4F1106 - 06 20 24 1034</b>
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**ANALYTICAL SAMPLE RESULTS**

**Diesel and/or Oil Hydrocarbons by NWTPH-Dx**

Analyte	Sample Result	Detection Limit	Reporting Limit	Units	Dilution	Date Analyzed	Method Ref.	Notes
<b>ACC-1 (A4F1106-01)</b>				<b>Matrix: Water</b>		<b>Batch: 24F0553</b>		<b>DCNT</b>
Diesel	133	---	79.2	ug/L	1	06/18/24 02:36	NWTPH-Dx LL	F-11
Oil	ND	---	158	ug/L	1	06/18/24 02:36	NWTPH-Dx LL	
<i>Surrogate: o-Terphenyl (Surr)</i>			<i>Recovery: 99 %</i>	<i>Limits: 50-150 %</i>	<i>1</i>	<i>06/18/24 02:36</i>	<i>NWTPH-Dx LL</i>	
<b>ACC-2 (A4F1106-02)</b>				<b>Matrix: Water</b>		<b>Batch: 24F0553</b>		<b>DCNT</b>
Diesel	1410	---	88.9	ug/L	1	06/18/24 02:57	NWTPH-Dx LL	F-20
Oil	ND	---	178	ug/L	1	06/18/24 02:57	NWTPH-Dx LL	
<i>Surrogate: o-Terphenyl (Surr)</i>			<i>Recovery: 93 %</i>	<i>Limits: 50-150 %</i>	<i>1</i>	<i>06/18/24 02:57</i>	<i>NWTPH-Dx LL</i>	
<b>ACC-3 (A4F1106-03)</b>				<b>Matrix: Water</b>		<b>Batch: 24F0553</b>		<b>DCNT</b>
Diesel	361	---	92.0	ug/L	1	06/18/24 03:17	NWTPH-Dx LL	
Oil	ND	---	184	ug/L	1	06/18/24 03:17	NWTPH-Dx LL	
<i>Surrogate: o-Terphenyl (Surr)</i>			<i>Recovery: 98 %</i>	<i>Limits: 50-150 %</i>	<i>1</i>	<i>06/18/24 03:17</i>	<i>NWTPH-Dx LL</i>	
<b>ACC-4 (A4F1106-04)</b>				<b>Matrix: Water</b>		<b>Batch: 24F0553</b>		<b>DCNT</b>
Diesel	504	---	96.4	ug/L	1	06/18/24 03:38	NWTPH-Dx LL	F-11
Oil	ND	---	193	ug/L	1	06/18/24 03:38	NWTPH-Dx LL	
<i>Surrogate: o-Terphenyl (Surr)</i>			<i>Recovery: 97 %</i>	<i>Limits: 50-150 %</i>	<i>1</i>	<i>06/18/24 03:38</i>	<i>NWTPH-Dx LL</i>	
<b>ACC-4S1 (A4F1106-05)</b>				<b>Matrix: Soil</b>		<b>Batch: 24F0451</b>		
Diesel	147	---	22.6	mg/kg dry	1	06/14/24 07:57	NWTPH-Dx	
Oil	68.8	---	45.2	mg/kg dry	1	06/14/24 07:57	NWTPH-Dx	F-13, F-16
<i>Surrogate: o-Terphenyl (Surr)</i>			<i>Recovery: 82 %</i>	<i>Limits: 50-150 %</i>	<i>1</i>	<i>06/14/24 07:57</i>	<i>NWTPH-Dx</i>	
<b>ACC-4S2 (A4F1106-06)</b>				<b>Matrix: Soil</b>		<b>Batch: 24F0451</b>		
Diesel	ND	---	29.4	mg/kg dry	1	06/14/24 08:44	NWTPH-Dx	
Oil	ND	---	58.8	mg/kg dry	1	06/14/24 08:44	NWTPH-Dx	
<i>Surrogate: o-Terphenyl (Surr)</i>			<i>Recovery: 53 %</i>	<i>Limits: 50-150 %</i>	<i>1</i>	<i>06/14/24 08:44</i>	<i>NWTPH-Dx</i>	
<b>ACC-3S1 (A4F1106-07)</b>				<b>Matrix: Soil</b>		<b>Batch: 24F0451</b>		
Diesel	ND	---	20.1	mg/kg dry	1	06/14/24 09:08	NWTPH-Dx	
Oil	ND	---	40.3	mg/kg dry	1	06/14/24 09:08	NWTPH-Dx	
<i>Surrogate: o-Terphenyl (Surr)</i>			<i>Recovery: 89 %</i>	<i>Limits: 50-150 %</i>	<i>1</i>	<i>06/14/24 09:08</i>	<i>NWTPH-Dx</i>	

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ANALYTICAL REPORT

**Apex Laboratories, LLC**

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Tigard, OR 97223  
503-718-2323  
ORELAP ID: OR100062

<b>ACC Environmental Consultants, Inc.</b> 3925 NE 72nd Ave. Suite 103 Vancouver, WA 98661	Project: <b>Remax Molalla</b> Project Number: <b>10027-001</b> Project Manager: <b>Chris Sheridan</b>	<b>Report ID:</b> <b>A4F1106 - 06 20 24 1034</b>
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**ANALYTICAL SAMPLE RESULTS**

**Diesel and/or Oil Hydrocarbons by NWTPH-Dx**

Analyte	Sample Result	Detection Limit	Reporting Limit	Units	Dilution	Date Analyzed	Method Ref.	Notes
<b>ACC-1S1 (A4F1106-08)</b>				<b>Matrix: Soil</b>		<b>Batch: 24F0451</b>		
Diesel	ND	---	23.1	mg/kg dry	1	06/14/24 09:32	NWTPH-Dx	
Oil	ND	---	46.1	mg/kg dry	1	06/14/24 09:32	NWTPH-Dx	
<i>Surrogate: o-Terphenyl (Surr)</i>			<i>Recovery: 78 %</i>	<i>Limits: 50-150 %</i>	<i>1</i>	<i>06/14/24 09:32</i>	<i>NWTPH-Dx</i>	
<b>ACC-1S3 (A4F1106-10)</b>				<b>Matrix: Soil</b>		<b>Batch: 24F0451</b>		
Diesel	ND	---	21.7	mg/kg dry	1	06/14/24 09:55	NWTPH-Dx	
Oil	ND	---	43.5	mg/kg dry	1	06/14/24 09:55	NWTPH-Dx	
<i>Surrogate: o-Terphenyl (Surr)</i>			<i>Recovery: 89 %</i>	<i>Limits: 50-150 %</i>	<i>1</i>	<i>06/14/24 09:55</i>	<i>NWTPH-Dx</i>	
<b>ACC-2S1 (A4F1106-11RE1)</b>				<b>Matrix: Soil</b>		<b>Batch: 24F0451</b>		
Diesel	<b>8330</b>	---	224	mg/kg dry	10	06/14/24 14:57	NWTPH-Dx	
Oil	ND	---	448	mg/kg dry	10	06/14/24 14:57	NWTPH-Dx	
<i>Surrogate: o-Terphenyl (Surr)</i>			<i>Recovery: 92 %</i>	<i>Limits: 50-150 %</i>	<i>10</i>	<i>06/14/24 14:57</i>	<i>NWTPH-Dx</i>	<i>S-05</i>
<b>ACC-2S2 (A4F1106-12)</b>				<b>Matrix: Soil</b>		<b>Batch: 24F0585</b>		
Diesel	ND	---	20.9	mg/kg dry	1	06/19/24 10:55	NWTPH-Dx	
Oil	ND	---	41.8	mg/kg dry	1	06/19/24 10:55	NWTPH-Dx	
<i>Surrogate: o-Terphenyl (Surr)</i>			<i>Recovery: 73 %</i>	<i>Limits: 50-150 %</i>	<i>1</i>	<i>06/19/24 10:55</i>	<i>NWTPH-Dx</i>	
<b>ACC-2S3 (A4F1106-13RE1)</b>				<b>Matrix: Soil</b>		<b>Batch: 24F0451</b>		
Diesel	<b>3230</b>	---	108	mg/kg dry	5	06/14/24 14:15	NWTPH-Dx	
Oil	ND	---	216	mg/kg dry	5	06/14/24 14:15	NWTPH-Dx	
<i>Surrogate: o-Terphenyl (Surr)</i>			<i>Recovery: 105 %</i>	<i>Limits: 50-150 %</i>	<i>5</i>	<i>06/14/24 14:15</i>	<i>NWTPH-Dx</i>	<i>S-05</i>

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Cameron O'Brien, Project Manager



ANALYTICAL REPORT

**Apex Laboratories, LLC**

6700 S.W. Sandburg Street  
Tigard, OR 97223  
503-718-2323  
ORELAP ID: OR100062

<b>ACC Environmental Consultants, Inc.</b> 3925 NE 72nd Ave. Suite 103 Vancouver, WA 98661	Project: <b>Remax Molalla</b> Project Number: <b>10027-001</b> Project Manager: <b>Chris Sheridan</b>	<b>Report ID:</b> <b>A4F1106 - 06 20 24 1034</b>
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**ANALYTICAL SAMPLE RESULTS**

**Gasoline Range Hydrocarbons (Benzene through Naphthalene) by NWTPH-Gx**

Analyte	Sample Result	Detection Limit	Reporting Limit	Units	Dilution	Date Analyzed	Method Ref.	Notes
<b>ACC-1 (A4F1106-01RE1)</b>				<b>Matrix: Water</b>		<b>Batch: 24F0444</b>		
Gasoline Range Organics	ND	---	100	ug/L	1	06/13/24 13:47	NWTPH-Gx (MS)	
<i>Surrogate: 4-Bromofluorobenzene (Sur)</i>		<i>Recovery: 100 %</i>		<i>Limits: 50-150 %</i>	<i>1</i>	<i>06/13/24 13:47</i>	<i>NWTPH-Gx (MS)</i>	
<i>1,4-Difluorobenzene (Sur)</i>			<i>106 %</i>	<i>50-150 %</i>	<i>1</i>	<i>06/13/24 13:47</i>	<i>NWTPH-Gx (MS)</i>	
<b>ACC-2 (A4F1106-02RE1)</b>				<b>Matrix: Water</b>		<b>Batch: 24F0444</b>		
Gasoline Range Organics	1120	---	100	ug/L	1	06/13/24 14:53	NWTPH-Gx (MS)	
<i>Surrogate: 4-Bromofluorobenzene (Sur)</i>		<i>Recovery: 101 %</i>		<i>Limits: 50-150 %</i>	<i>1</i>	<i>06/13/24 14:53</i>	<i>NWTPH-Gx (MS)</i>	
<i>1,4-Difluorobenzene (Sur)</i>			<i>105 %</i>	<i>50-150 %</i>	<i>1</i>	<i>06/13/24 14:53</i>	<i>NWTPH-Gx (MS)</i>	
<b>ACC-3 (A4F1106-03RE1)</b>				<b>Matrix: Water</b>		<b>Batch: 24F0444</b>		
Gasoline Range Organics	135	---	100	ug/L	1	06/13/24 14:09	NWTPH-Gx (MS)	
<i>Surrogate: 4-Bromofluorobenzene (Sur)</i>		<i>Recovery: 103 %</i>		<i>Limits: 50-150 %</i>	<i>1</i>	<i>06/13/24 14:09</i>	<i>NWTPH-Gx (MS)</i>	
<i>1,4-Difluorobenzene (Sur)</i>			<i>106 %</i>	<i>50-150 %</i>	<i>1</i>	<i>06/13/24 14:09</i>	<i>NWTPH-Gx (MS)</i>	
<b>ACC-4 (A4F1106-04RE1)</b>				<b>Matrix: Water</b>		<b>Batch: 24F0444</b>		
Gasoline Range Organics	ND	---	100	ug/L	1	06/13/24 14:31	NWTPH-Gx (MS)	
<i>Surrogate: 4-Bromofluorobenzene (Sur)</i>		<i>Recovery: 99 %</i>		<i>Limits: 50-150 %</i>	<i>1</i>	<i>06/13/24 14:31</i>	<i>NWTPH-Gx (MS)</i>	
<i>1,4-Difluorobenzene (Sur)</i>			<i>106 %</i>	<i>50-150 %</i>	<i>1</i>	<i>06/13/24 14:31</i>	<i>NWTPH-Gx (MS)</i>	
<b>ACC-4S1 (A4F1106-05)</b>				<b>Matrix: Soil</b>		<b>Batch: 24F0445</b>		
Gasoline Range Organics	137	---	8.07	mg/kg dry	50	06/13/24 14:04	NWTPH-Gx (MS)	
<i>Surrogate: 4-Bromofluorobenzene (Sur)</i>		<i>Recovery: 107 %</i>		<i>Limits: 50-150 %</i>	<i>1</i>	<i>06/13/24 14:04</i>	<i>NWTPH-Gx (MS)</i>	
<i>1,4-Difluorobenzene (Sur)</i>			<i>106 %</i>	<i>50-150 %</i>	<i>1</i>	<i>06/13/24 14:04</i>	<i>NWTPH-Gx (MS)</i>	
<b>ACC-4S2 (A4F1106-06)</b>				<b>Matrix: Soil</b>		<b>Batch: 24F0445</b>		
Gasoline Range Organics	ND	---	11.3	mg/kg dry	50	06/13/24 11:22	NWTPH-Gx (MS)	
<i>Surrogate: 4-Bromofluorobenzene (Sur)</i>		<i>Recovery: 100 %</i>		<i>Limits: 50-150 %</i>	<i>1</i>	<i>06/13/24 11:22</i>	<i>NWTPH-Gx (MS)</i>	
<i>1,4-Difluorobenzene (Sur)</i>			<i>105 %</i>	<i>50-150 %</i>	<i>1</i>	<i>06/13/24 11:22</i>	<i>NWTPH-Gx (MS)</i>	
<b>ACC-3S1 (A4F1106-07)</b>				<b>Matrix: Soil</b>		<b>Batch: 24F0445</b>		
Gasoline Range Organics	ND	---	6.00	mg/kg dry	50	06/13/24 11:49	NWTPH-Gx (MS)	
<i>Surrogate: 4-Bromofluorobenzene (Sur)</i>		<i>Recovery: 97 %</i>		<i>Limits: 50-150 %</i>	<i>1</i>	<i>06/13/24 11:49</i>	<i>NWTPH-Gx (MS)</i>	
<i>1,4-Difluorobenzene (Sur)</i>			<i>106 %</i>	<i>50-150 %</i>	<i>1</i>	<i>06/13/24 11:49</i>	<i>NWTPH-Gx (MS)</i>	

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ANALYTICAL REPORT

**Apex Laboratories, LLC**

6700 S.W. Sandburg Street  
Tigard, OR 97223  
503-718-2323  
ORELAP ID: OR100062

<b>ACC Environmental Consultants, Inc.</b> 3925 NE 72nd Ave. Suite 103 Vancouver, WA 98661	Project: <b>Remax Molalla</b> Project Number: <b>10027-001</b> Project Manager: <b>Chris Sheridan</b>	<b>Report ID:</b> <b>A4F1106 - 06 20 24 1034</b>
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**ANALYTICAL SAMPLE RESULTS**

**Gasoline Range Hydrocarbons (Benzene through Naphthalene) by NWTPH-Gx**

Analyte	Sample Result	Detection Limit	Reporting Limit	Units	Dilution	Date Analyzed	Method Ref.	Notes
<b>ACC-1S1 (A4F1106-08)</b>				<b>Matrix: Soil</b>		<b>Batch: 24F0445</b>		
Gasoline Range Organics	ND	---	6.28	mg/kg dry	50	06/13/24 12:16	NWTPH-Gx (MS)	
<i>Surrogate: 4-Bromofluorobenzene (Sur)</i>			<i>Recovery: 100 %</i>	<i>Limits: 50-150 %</i>	<i>1</i>	<i>06/13/24 12:16</i>	<i>NWTPH-Gx (MS)</i>	
<i>1,4-Difluorobenzene (Sur)</i>			<i>106 %</i>	<i>50-150 %</i>	<i>1</i>	<i>06/13/24 12:16</i>	<i>NWTPH-Gx (MS)</i>	
<b>ACC-1S3 (A4F1106-10)</b>				<b>Matrix: Soil</b>		<b>Batch: 24F0445</b>		
Gasoline Range Organics	ND	---	5.44	mg/kg dry	50	06/13/24 13:10	NWTPH-Gx (MS)	
<i>Surrogate: 4-Bromofluorobenzene (Sur)</i>			<i>Recovery: 98 %</i>	<i>Limits: 50-150 %</i>	<i>1</i>	<i>06/13/24 13:10</i>	<i>NWTPH-Gx (MS)</i>	
<i>1,4-Difluorobenzene (Sur)</i>			<i>105 %</i>	<i>50-150 %</i>	<i>1</i>	<i>06/13/24 13:10</i>	<i>NWTPH-Gx (MS)</i>	
<b>ACC-2S1 (A4F1106-11)</b>				<b>Matrix: Soil</b>		<b>Batch: 24F0445</b>		
Gasoline Range Organics	<b>699</b>	---	67.3	mg/kg dry	500	06/13/24 14:59	NWTPH-Gx (MS)	
<i>Surrogate: 4-Bromofluorobenzene (Sur)</i>			<i>Recovery: 101 %</i>	<i>Limits: 50-150 %</i>	<i>1</i>	<i>06/13/24 14:59</i>	<i>NWTPH-Gx (MS)</i>	
<i>1,4-Difluorobenzene (Sur)</i>			<i>103 %</i>	<i>50-150 %</i>	<i>1</i>	<i>06/13/24 14:59</i>	<i>NWTPH-Gx (MS)</i>	
<b>ACC-2S2 (A4F1106-12)</b>				<b>Matrix: Soil</b>		<b>Batch: 24F0602</b>		
Gasoline Range Organics	ND	---	6.06	mg/kg dry	50	06/18/24 12:12	NWTPH-Gx (MS)	
<i>Surrogate: 4-Bromofluorobenzene (Sur)</i>			<i>Recovery: 99 %</i>	<i>Limits: 50-150 %</i>	<i>1</i>	<i>06/18/24 12:12</i>	<i>NWTPH-Gx (MS)</i>	
<i>1,4-Difluorobenzene (Sur)</i>			<i>111 %</i>	<i>50-150 %</i>	<i>1</i>	<i>06/18/24 12:12</i>	<i>NWTPH-Gx (MS)</i>	
<b>ACC-2S3 (A4F1106-13)</b>				<b>Matrix: Soil</b>		<b>Batch: 24F0445</b>		
Gasoline Range Organics	<b>343</b>	---	25.3	mg/kg dry	200	06/13/24 14:31	NWTPH-Gx (MS)	
<i>Surrogate: 4-Bromofluorobenzene (Sur)</i>			<i>Recovery: 100 %</i>	<i>Limits: 50-150 %</i>	<i>1</i>	<i>06/13/24 14:31</i>	<i>NWTPH-Gx (MS)</i>	
<i>1,4-Difluorobenzene (Sur)</i>			<i>104 %</i>	<i>50-150 %</i>	<i>1</i>	<i>06/13/24 14:31</i>	<i>NWTPH-Gx (MS)</i>	

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<b>ACC Environmental Consultants, Inc.</b> 3925 NE 72nd Ave. Suite 103 Vancouver, WA 98661	Project: <b>Remax Molalla</b> Project Number: <b>10027-001</b> Project Manager: <b>Chris Sheridan</b>	<b>Report ID:</b> <b>A4F1106 - 06 20 24 1034</b>
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**ANALYTICAL SAMPLE RESULTS**

**Selected Volatile Organic Compounds by EPA 8260D**

Analyte	Sample Result	Detection Limit	Reporting Limit	Units	Dilution	Date Analyzed	Method Ref.	Notes
<b>ACC-1 (A4F1106-01RE1)</b>			<b>Matrix: Water</b>		<b>Batch: 24F0444</b>			
Benzene	ND	---	0.200	ug/L	1	06/13/24 13:47	EPA 8260D	
Toluene	ND	---	1.00	ug/L	1	06/13/24 13:47	EPA 8260D	
Ethylbenzene	ND	---	0.500	ug/L	1	06/13/24 13:47	EPA 8260D	
Xylenes, total	ND	---	1.50	ug/L	1	06/13/24 13:47	EPA 8260D	
Methyl tert-butyl ether (MTBE)	ND	---	1.00	ug/L	1	06/13/24 13:47	EPA 8260D	
Naphthalene	ND	---	5.00	ug/L	1	06/13/24 13:47	EPA 8260D	
1,2-Dibromoethane (EDB)	ND	---	0.500	ug/L	1	06/13/24 13:47	EPA 8260D	
1,2-Dichloroethane (EDC)	ND	---	0.400	ug/L	1	06/13/24 13:47	EPA 8260D	
Isopropylbenzene	ND	---	1.00	ug/L	1	06/13/24 13:47	EPA 8260D	
1,2,4-Trimethylbenzene	ND	---	1.00	ug/L	1	06/13/24 13:47	EPA 8260D	
1,3,5-Trimethylbenzene	ND	---	1.00	ug/L	1	06/13/24 13:47	EPA 8260D	
<i>Surrogate: 1,4-Difluorobenzene (Surr)</i>			<i>Recovery: 105 %</i>	<i>Limits: 80-120 %</i>	<i>1</i>	<i>06/13/24 13:47</i>	<i>EPA 8260D</i>	
<i>Toluene-d8 (Surr)</i>			<i>101 %</i>	<i>80-120 %</i>	<i>1</i>	<i>06/13/24 13:47</i>	<i>EPA 8260D</i>	
<i>4-Bromofluorobenzene (Surr)</i>			<i>96 %</i>	<i>80-120 %</i>	<i>1</i>	<i>06/13/24 13:47</i>	<i>EPA 8260D</i>	
<b>ACC-2 (A4F1106-02RE1)</b>			<b>Matrix: Water</b>		<b>Batch: 24F0444</b>			
<b>Benzene</b>	<b>1.59</b>	---	0.200	ug/L	1	06/13/24 14:53	EPA 8260D	
<b>Toluene</b>	<b>13.9</b>	---	1.00	ug/L	1	06/13/24 14:53	EPA 8260D	
<b>Ethylbenzene</b>	<b>4.20</b>	---	0.500	ug/L	1	06/13/24 14:53	EPA 8260D	
<b>Xylenes, total</b>	<b>52.8</b>	---	1.50	ug/L	1	06/13/24 14:53	EPA 8260D	
Methyl tert-butyl ether (MTBE)	ND	---	1.00	ug/L	1	06/13/24 14:53	EPA 8260D	
Naphthalene	<b>13.1</b>	---	5.00	ug/L	1	06/13/24 14:53	EPA 8260D	
1,2-Dibromoethane (EDB)	ND	---	0.500	ug/L	1	06/13/24 14:53	EPA 8260D	
1,2-Dichloroethane (EDC)	ND	---	0.400	ug/L	1	06/13/24 14:53	EPA 8260D	
Isopropylbenzene	<b>2.11</b>	---	1.00	ug/L	1	06/13/24 14:53	EPA 8260D	
1,2,4-Trimethylbenzene	<b>24.3</b>	---	1.00	ug/L	1	06/13/24 14:53	EPA 8260D	
1,3,5-Trimethylbenzene	<b>5.87</b>	---	1.00	ug/L	1	06/13/24 14:53	EPA 8260D	
<i>Surrogate: 1,4-Difluorobenzene (Surr)</i>			<i>Recovery: 104 %</i>	<i>Limits: 80-120 %</i>	<i>1</i>	<i>06/13/24 14:53</i>	<i>EPA 8260D</i>	
<i>Toluene-d8 (Surr)</i>			<i>101 %</i>	<i>80-120 %</i>	<i>1</i>	<i>06/13/24 14:53</i>	<i>EPA 8260D</i>	
<i>4-Bromofluorobenzene (Surr)</i>			<i>96 %</i>	<i>80-120 %</i>	<i>1</i>	<i>06/13/24 14:53</i>	<i>EPA 8260D</i>	
<b>ACC-3 (A4F1106-03RE1)</b>			<b>Matrix: Water</b>		<b>Batch: 24F0444</b>			
Benzene	ND	---	0.200	ug/L	1	06/13/24 14:09	EPA 8260D	
Toluene	ND	---	1.00	ug/L	1	06/13/24 14:09	EPA 8260D	
Ethylbenzene	ND	---	0.500	ug/L	1	06/13/24 14:09	EPA 8260D	
Xylenes, total	ND	---	1.50	ug/L	1	06/13/24 14:09	EPA 8260D	

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<b>ACC Environmental Consultants, Inc.</b> 3925 NE 72nd Ave. Suite 103 Vancouver, WA 98661	Project: <b>Remax Molalla</b> Project Number: <b>10027-001</b> Project Manager: <b>Chris Sheridan</b>	<b>Report ID:</b> <b>A4F1106 - 06 20 24 1034</b>
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**ANALYTICAL SAMPLE RESULTS**

**Selected Volatile Organic Compounds by EPA 8260D**

Analyte	Sample Result	Detection Limit	Reporting Limit	Units	Dilution	Date Analyzed	Method Ref.	Notes
<b>ACC-3 (A4F1106-03RE1)</b>			<b>Matrix: Water</b>			<b>Batch: 24F0444</b>		
Methyl tert-butyl ether (MTBE)	ND	---	1.00	ug/L	1	06/13/24 14:09	EPA 8260D	
Naphthalene	ND	---	5.00	ug/L	1	06/13/24 14:09	EPA 8260D	
1,2-Dibromoethane (EDB)	ND	---	0.500	ug/L	1	06/13/24 14:09	EPA 8260D	
1,2-Dichloroethane (EDC)	ND	---	0.400	ug/L	1	06/13/24 14:09	EPA 8260D	
Isopropylbenzene	ND	---	1.00	ug/L	1	06/13/24 14:09	EPA 8260D	
1,2,4-Trimethylbenzene	ND	---	1.00	ug/L	1	06/13/24 14:09	EPA 8260D	
1,3,5-Trimethylbenzene	ND	---	1.00	ug/L	1	06/13/24 14:09	EPA 8260D	
<i>Surrogate: 1,4-Difluorobenzene (Surr)</i>			<i>Recovery: 106 %</i>	<i>Limits: 80-120 %</i>	<i>1</i>	<i>06/13/24 14:09</i>	<i>EPA 8260D</i>	
<i>Toluene-d8 (Surr)</i>			<i>99 %</i>	<i>80-120 %</i>	<i>1</i>	<i>06/13/24 14:09</i>	<i>EPA 8260D</i>	
<i>4-Bromofluorobenzene (Surr)</i>			<i>96 %</i>	<i>80-120 %</i>	<i>1</i>	<i>06/13/24 14:09</i>	<i>EPA 8260D</i>	
<b>ACC-4 (A4F1106-04RE1)</b>			<b>Matrix: Water</b>			<b>Batch: 24F0444</b>		
Benzene	ND	---	0.200	ug/L	1	06/13/24 14:31	EPA 8260D	
Toluene	ND	---	1.00	ug/L	1	06/13/24 14:31	EPA 8260D	
Ethylbenzene	ND	---	0.500	ug/L	1	06/13/24 14:31	EPA 8260D	
Xylenes, total	ND	---	1.50	ug/L	1	06/13/24 14:31	EPA 8260D	
<b>Methyl tert-butyl ether (MTBE)</b>	<b>1.16</b>	---	1.00	ug/L	1	06/13/24 14:31	EPA 8260D	
Naphthalene	ND	---	5.00	ug/L	1	06/13/24 14:31	EPA 8260D	
1,2-Dibromoethane (EDB)	ND	---	0.500	ug/L	1	06/13/24 14:31	EPA 8260D	
1,2-Dichloroethane (EDC)	ND	---	0.400	ug/L	1	06/13/24 14:31	EPA 8260D	
Isopropylbenzene	ND	---	1.00	ug/L	1	06/13/24 14:31	EPA 8260D	
1,2,4-Trimethylbenzene	ND	---	1.00	ug/L	1	06/13/24 14:31	EPA 8260D	
1,3,5-Trimethylbenzene	ND	---	1.00	ug/L	1	06/13/24 14:31	EPA 8260D	
<i>Surrogate: 1,4-Difluorobenzene (Surr)</i>			<i>Recovery: 105 %</i>	<i>Limits: 80-120 %</i>	<i>1</i>	<i>06/13/24 14:31</i>	<i>EPA 8260D</i>	
<i>Toluene-d8 (Surr)</i>			<i>101 %</i>	<i>80-120 %</i>	<i>1</i>	<i>06/13/24 14:31</i>	<i>EPA 8260D</i>	
<i>4-Bromofluorobenzene (Surr)</i>			<i>96 %</i>	<i>80-120 %</i>	<i>1</i>	<i>06/13/24 14:31</i>	<i>EPA 8260D</i>	

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<b>ACC Environmental Consultants, Inc.</b> 3925 NE 72nd Ave. Suite 103 Vancouver, WA 98661	Project: <b>Remax Molalla</b> Project Number: <b>10027-001</b> Project Manager: <b>Chris Sheridan</b>	<b>Report ID:</b> <b>A4F1106 - 06 20 24 1034</b>
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**ANALYTICAL SAMPLE RESULTS**

**Selected Volatile Organic Compounds by EPA 5035A/8260D**

Analyte	Sample Result	Detection Limit	Reporting Limit	Units	Dilution	Date Analyzed	Method Ref.	Notes
<b>ACC-4S1 (A4F1106-05)</b>			<b>Matrix: Soil</b>		<b>Batch: 24F0445</b>			
Benzene	ND	---	0.0161	mg/kg dry	50	06/13/24 14:04	5035A/8260D	
Toluene	ND	---	0.0807	mg/kg dry	50	06/13/24 14:04	5035A/8260D	
Ethylbenzene	ND	---	0.0404	mg/kg dry	50	06/13/24 14:04	5035A/8260D	
Xylenes, total	ND	---	0.121	mg/kg dry	50	06/13/24 14:04	5035A/8260D	
Methyl tert-butyl ether (MTBE)	ND	---	0.0807	mg/kg dry	50	06/13/24 14:04	5035A/8260D	
Naphthalene	ND	---	0.242	mg/kg dry	50	06/13/24 14:04	5035A/8260D	R-02
1,2-Dibromoethane (EDB)	ND	---	0.0807	mg/kg dry	50	06/13/24 14:04	5035A/8260D	
1,2-Dichloroethane (EDC)	ND	---	0.0404	mg/kg dry	50	06/13/24 14:04	5035A/8260D	
Isopropylbenzene	ND	---	0.0807	mg/kg dry	50	06/13/24 14:04	5035A/8260D	
<b>1,2,4-Trimethylbenzene</b>	<b>0.203</b>	---	0.0807	mg/kg dry	50	06/13/24 14:04	5035A/8260D	
<b>1,3,5-Trimethylbenzene</b>	<b>0.157</b>	---	0.0807	mg/kg dry	50	06/13/24 14:04	5035A/8260D	
<i>Surrogate: 1,4-Difluorobenzene (Surr)</i>			<i>Recovery: 104 %</i>	<i>Limits: 80-120 %</i>	<i>1</i>	<i>06/13/24 14:04</i>	<i>5035A/8260D</i>	
<i>Toluene-d8 (Surr)</i>			<i>94 %</i>	<i>80-120 %</i>	<i>1</i>	<i>06/13/24 14:04</i>	<i>5035A/8260D</i>	
<i>4-Bromofluorobenzene (Surr)</i>			<i>101 %</i>	<i>79-120 %</i>	<i>1</i>	<i>06/13/24 14:04</i>	<i>5035A/8260D</i>	

<b>ACC-4S2 (A4F1106-06)</b>			<b>Matrix: Soil</b>		<b>Batch: 24F0445</b>			
Benzene	ND	---	0.0226	mg/kg dry	50	06/13/24 11:22	5035A/8260D	
Toluene	ND	---	0.113	mg/kg dry	50	06/13/24 11:22	5035A/8260D	
Ethylbenzene	ND	---	0.0566	mg/kg dry	50	06/13/24 11:22	5035A/8260D	
Xylenes, total	ND	---	0.170	mg/kg dry	50	06/13/24 11:22	5035A/8260D	
Methyl tert-butyl ether (MTBE)	ND	---	0.113	mg/kg dry	50	06/13/24 11:22	5035A/8260D	
Naphthalene	ND	---	0.226	mg/kg dry	50	06/13/24 11:22	5035A/8260D	
1,2-Dibromoethane (EDB)	ND	---	0.113	mg/kg dry	50	06/13/24 11:22	5035A/8260D	
1,2-Dichloroethane (EDC)	ND	---	0.0566	mg/kg dry	50	06/13/24 11:22	5035A/8260D	
Isopropylbenzene	ND	---	0.113	mg/kg dry	50	06/13/24 11:22	5035A/8260D	
1,2,4-Trimethylbenzene	ND	---	0.113	mg/kg dry	50	06/13/24 11:22	5035A/8260D	
1,3,5-Trimethylbenzene	ND	---	0.113	mg/kg dry	50	06/13/24 11:22	5035A/8260D	
<i>Surrogate: 1,4-Difluorobenzene (Surr)</i>			<i>Recovery: 103 %</i>	<i>Limits: 80-120 %</i>	<i>1</i>	<i>06/13/24 11:22</i>	<i>5035A/8260D</i>	
<i>Toluene-d8 (Surr)</i>			<i>97 %</i>	<i>80-120 %</i>	<i>1</i>	<i>06/13/24 11:22</i>	<i>5035A/8260D</i>	
<i>4-Bromofluorobenzene (Surr)</i>			<i>102 %</i>	<i>79-120 %</i>	<i>1</i>	<i>06/13/24 11:22</i>	<i>5035A/8260D</i>	

<b>ACC-3S1 (A4F1106-07)</b>			<b>Matrix: Soil</b>		<b>Batch: 24F0445</b>			
Benzene	ND	---	0.0120	mg/kg dry	50	06/13/24 11:49	5035A/8260D	
Toluene	ND	---	0.0600	mg/kg dry	50	06/13/24 11:49	5035A/8260D	
Ethylbenzene	ND	---	0.0300	mg/kg dry	50	06/13/24 11:49	5035A/8260D	
Xylenes, total	ND	---	0.0900	mg/kg dry	50	06/13/24 11:49	5035A/8260D	

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503-718-2323  
ORELAP ID: OR100062

<b>ACC Environmental Consultants, Inc.</b> 3925 NE 72nd Ave. Suite 103 Vancouver, WA 98661	Project: <b>Remax Molalla</b> Project Number: <b>10027-001</b> Project Manager: <b>Chris Sheridan</b>	<b>Report ID:</b> <b>A4F1106 - 06 20 24 1034</b>
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**ANALYTICAL SAMPLE RESULTS**

**Selected Volatile Organic Compounds by EPA 5035A/8260D**

Analyte	Sample Result	Detection Limit	Reporting Limit	Units	Dilution	Date Analyzed	Method Ref.	Notes
<b>ACC-3S1 (A4F1106-07)</b>				<b>Matrix: Soil</b>		<b>Batch: 24F0445</b>		
Methyl tert-butyl ether (MTBE)	ND	---	0.0600	mg/kg dry	50	06/13/24 11:49	5035A/8260D	
Naphthalene	ND	---	0.120	mg/kg dry	50	06/13/24 11:49	5035A/8260D	
1,2-Dibromoethane (EDB)	ND	---	0.0600	mg/kg dry	50	06/13/24 11:49	5035A/8260D	
1,2-Dichloroethane (EDC)	ND	---	0.0300	mg/kg dry	50	06/13/24 11:49	5035A/8260D	
Isopropylbenzene	ND	---	0.0600	mg/kg dry	50	06/13/24 11:49	5035A/8260D	
1,2,4-Trimethylbenzene	ND	---	0.0600	mg/kg dry	50	06/13/24 11:49	5035A/8260D	
1,3,5-Trimethylbenzene	ND	---	0.0600	mg/kg dry	50	06/13/24 11:49	5035A/8260D	
<i>Surrogate: 1,4-Difluorobenzene (Surr)</i>			<i>Recovery: 103 %</i>	<i>Limits: 80-120 %</i>	<i>1</i>	<i>06/13/24 11:49</i>	<i>5035A/8260D</i>	
<i>Toluene-d8 (Surr)</i>			<i>99 %</i>	<i>80-120 %</i>	<i>1</i>	<i>06/13/24 11:49</i>	<i>5035A/8260D</i>	
<i>4-Bromofluorobenzene (Surr)</i>			<i>102 %</i>	<i>79-120 %</i>	<i>1</i>	<i>06/13/24 11:49</i>	<i>5035A/8260D</i>	
<b>ACC-1S1 (A4F1106-08)</b>				<b>Matrix: Soil</b>		<b>Batch: 24F0445</b>		
Benzene	ND	---	0.0126	mg/kg dry	50	06/13/24 12:16	5035A/8260D	
Toluene	ND	---	0.0628	mg/kg dry	50	06/13/24 12:16	5035A/8260D	
Ethylbenzene	ND	---	0.0314	mg/kg dry	50	06/13/24 12:16	5035A/8260D	
Xylenes, total	ND	---	0.0942	mg/kg dry	50	06/13/24 12:16	5035A/8260D	
Methyl tert-butyl ether (MTBE)	ND	---	0.0628	mg/kg dry	50	06/13/24 12:16	5035A/8260D	
Naphthalene	ND	---	0.126	mg/kg dry	50	06/13/24 12:16	5035A/8260D	
1,2-Dibromoethane (EDB)	ND	---	0.0628	mg/kg dry	50	06/13/24 12:16	5035A/8260D	
1,2-Dichloroethane (EDC)	ND	---	0.0314	mg/kg dry	50	06/13/24 12:16	5035A/8260D	
Isopropylbenzene	ND	---	0.0628	mg/kg dry	50	06/13/24 12:16	5035A/8260D	
1,2,4-Trimethylbenzene	ND	---	0.0628	mg/kg dry	50	06/13/24 12:16	5035A/8260D	
1,3,5-Trimethylbenzene	ND	---	0.0628	mg/kg dry	50	06/13/24 12:16	5035A/8260D	
<i>Surrogate: 1,4-Difluorobenzene (Surr)</i>			<i>Recovery: 103 %</i>	<i>Limits: 80-120 %</i>	<i>1</i>	<i>06/13/24 12:16</i>	<i>5035A/8260D</i>	
<i>Toluene-d8 (Surr)</i>			<i>97 %</i>	<i>80-120 %</i>	<i>1</i>	<i>06/13/24 12:16</i>	<i>5035A/8260D</i>	
<i>4-Bromofluorobenzene (Surr)</i>			<i>102 %</i>	<i>79-120 %</i>	<i>1</i>	<i>06/13/24 12:16</i>	<i>5035A/8260D</i>	
<b>ACC-1S3 (A4F1106-10)</b>				<b>Matrix: Soil</b>		<b>Batch: 24F0445</b>		
Benzene	ND	---	0.0109	mg/kg dry	50	06/13/24 13:10	5035A/8260D	
Toluene	ND	---	0.0544	mg/kg dry	50	06/13/24 13:10	5035A/8260D	
Ethylbenzene	ND	---	0.0272	mg/kg dry	50	06/13/24 13:10	5035A/8260D	
Xylenes, total	ND	---	0.0817	mg/kg dry	50	06/13/24 13:10	5035A/8260D	
Methyl tert-butyl ether (MTBE)	ND	---	0.0544	mg/kg dry	50	06/13/24 13:10	5035A/8260D	
Naphthalene	ND	---	0.109	mg/kg dry	50	06/13/24 13:10	5035A/8260D	
1,2-Dibromoethane (EDB)	ND	---	0.0544	mg/kg dry	50	06/13/24 13:10	5035A/8260D	
1,2-Dichloroethane (EDC)	ND	---	0.0272	mg/kg dry	50	06/13/24 13:10	5035A/8260D	

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--	---	---

**ANALYTICAL SAMPLE RESULTS**

**Selected Volatile Organic Compounds by EPA 5035A/8260D**

Analyte	Sample Result	Detection Limit	Reporting Limit	Units	Dilution	Date Analyzed	Method Ref.	Notes
<b>ACC-1S3 (A4F1106-10)</b>				<b>Matrix: Soil</b>		<b>Batch: 24F0445</b>		
Isopropylbenzene	ND	---	0.0544	mg/kg dry	50	06/13/24 13:10	5035A/8260D	
1,2,4-Trimethylbenzene	ND	---	0.0544	mg/kg dry	50	06/13/24 13:10	5035A/8260D	
1,3,5-Trimethylbenzene	ND	---	0.0544	mg/kg dry	50	06/13/24 13:10	5035A/8260D	
<i>Surrogate: 1,4-Difluorobenzene (Surr)</i>			<i>Recovery: 104 %</i>	<i>Limits: 80-120 %</i>	<i>1</i>	<i>06/13/24 13:10</i>	<i>5035A/8260D</i>	
<i>Toluene-d8 (Surr)</i>			<i>98 %</i>	<i>80-120 %</i>	<i>1</i>	<i>06/13/24 13:10</i>	<i>5035A/8260D</i>	
<i>4-Bromofluorobenzene (Surr)</i>			<i>103 %</i>	<i>79-120 %</i>	<i>1</i>	<i>06/13/24 13:10</i>	<i>5035A/8260D</i>	
<b>ACC-2S1 (A4F1106-11)</b>				<b>Matrix: Soil</b>		<b>Batch: 24F0445</b>		
Benzene	ND	---	0.135	mg/kg dry	500	06/13/24 14:59	5035A/8260D	
Toluene	ND	---	0.673	mg/kg dry	500	06/13/24 14:59	5035A/8260D	
Ethylbenzene	ND	---	0.337	mg/kg dry	500	06/13/24 14:59	5035A/8260D	
Xylenes, total	ND	---	1.01	mg/kg dry	500	06/13/24 14:59	5035A/8260D	
Methyl tert-butyl ether (MTBE)	ND	---	0.673	mg/kg dry	500	06/13/24 14:59	5035A/8260D	
Naphthalene	ND	---	1.35	mg/kg dry	500	06/13/24 14:59	5035A/8260D	
1,2-Dibromoethane (EDB)	ND	---	0.673	mg/kg dry	500	06/13/24 14:59	5035A/8260D	
1,2-Dichloroethane (EDC)	ND	---	0.337	mg/kg dry	500	06/13/24 14:59	5035A/8260D	
<b>Isopropylbenzene</b>	<b>0.761</b>	---	0.673	mg/kg dry	500	06/13/24 14:59	5035A/8260D	
1,2,4-Trimethylbenzene	ND	---	0.673	mg/kg dry	500	06/13/24 14:59	5035A/8260D	
1,3,5-Trimethylbenzene	ND	---	0.673	mg/kg dry	500	06/13/24 14:59	5035A/8260D	
<i>Surrogate: 1,4-Difluorobenzene (Surr)</i>			<i>Recovery: 105 %</i>	<i>Limits: 80-120 %</i>	<i>1</i>	<i>06/13/24 14:59</i>	<i>5035A/8260D</i>	
<i>Toluene-d8 (Surr)</i>			<i>97 %</i>	<i>80-120 %</i>	<i>1</i>	<i>06/13/24 14:59</i>	<i>5035A/8260D</i>	
<i>4-Bromofluorobenzene (Surr)</i>			<i>102 %</i>	<i>79-120 %</i>	<i>1</i>	<i>06/13/24 14:59</i>	<i>5035A/8260D</i>	
<b>ACC-2S2 (A4F1106-12)</b>				<b>Matrix: Soil</b>		<b>Batch: 24F0602</b>		
Benzene	ND	---	0.0121	mg/kg dry	50	06/18/24 12:12	5035A/8260D	
Toluene	ND	---	0.0606	mg/kg dry	50	06/18/24 12:12	5035A/8260D	
Ethylbenzene	ND	---	0.0303	mg/kg dry	50	06/18/24 12:12	5035A/8260D	
Xylenes, total	ND	---	0.0910	mg/kg dry	50	06/18/24 12:12	5035A/8260D	
Methyl tert-butyl ether (MTBE)	ND	---	0.0606	mg/kg dry	50	06/18/24 12:12	5035A/8260D	
Naphthalene	ND	---	0.121	mg/kg dry	50	06/18/24 12:12	5035A/8260D	
1,2-Dibromoethane (EDB)	ND	---	0.0606	mg/kg dry	50	06/18/24 12:12	5035A/8260D	
1,2-Dichloroethane (EDC)	ND	---	0.0303	mg/kg dry	50	06/18/24 12:12	5035A/8260D	
Isopropylbenzene	ND	---	0.0606	mg/kg dry	50	06/18/24 12:12	5035A/8260D	
1,2,4-Trimethylbenzene	ND	---	0.0606	mg/kg dry	50	06/18/24 12:12	5035A/8260D	
1,3,5-Trimethylbenzene	ND	---	0.0606	mg/kg dry	50	06/18/24 12:12	5035A/8260D	
<i>Surrogate: 1,4-Difluorobenzene (Surr)</i>			<i>Recovery: 101 %</i>	<i>Limits: 80-120 %</i>	<i>1</i>	<i>06/18/24 12:12</i>	<i>5035A/8260D</i>	

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Cameron O'Brien, Project Manager



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**ANALYTICAL SAMPLE RESULTS**

**Selected Volatile Organic Compounds by EPA 5035A/8260D**

Analyte	Sample Result	Detection Limit	Reporting Limit	Units	Dilution	Date Analyzed	Method Ref.	Notes
<b>ACC-2S2 (A4F1106-12)</b>				<b>Matrix: Soil</b>		<b>Batch: 24F0602</b>		
<i>Surrogate: Toluene-d8 (Surr)</i>		<i>Recovery: 101 %</i>		<i>Limits: 80-120 %</i>		<i>1</i>	<i>06/18/24 12:12</i>	<i>5035A/8260D</i>
<i>4-Bromofluorobenzene (Surr)</i>		<i>100 %</i>		<i>79-120 %</i>		<i>1</i>	<i>06/18/24 12:12</i>	<i>5035A/8260D</i>
<b>ACC-2S3 (A4F1106-13)</b>				<b>Matrix: Soil</b>		<b>Batch: 24F0445</b>		
Benzene	ND	---	0.0507	mg/kg dry	200	06/13/24 14:31	5035A/8260D	
<b>Toluene</b>	<b>0.383</b>	---	0.253	mg/kg dry	200	06/13/24 14:31	5035A/8260D	
<b>Ethylbenzene</b>	<b>0.264</b>	---	0.127	mg/kg dry	200	06/13/24 14:31	5035A/8260D	<b>M-04</b>
<b>Xylenes, total</b>	<b>3.37</b>	---	0.380	mg/kg dry	200	06/13/24 14:31	5035A/8260D	
Methyl tert-butyl ether (MTBE)	ND	---	0.253	mg/kg dry	200	06/13/24 14:31	5035A/8260D	
<b>Naphthalene</b>	<b>1.32</b>	---	0.507	mg/kg dry	200	06/13/24 14:31	5035A/8260D	
1,2-Dibromoethane (EDB)	ND	---	0.253	mg/kg dry	200	06/13/24 14:31	5035A/8260D	
1,2-Dichloroethane (EDC)	ND	---	0.127	mg/kg dry	200	06/13/24 14:31	5035A/8260D	
<b>Isopropylbenzene</b>	<b>0.324</b>	---	0.253	mg/kg dry	200	06/13/24 14:31	5035A/8260D	
<b>1,2,4-Trimethylbenzene</b>	<b>2.99</b>	---	0.253	mg/kg dry	200	06/13/24 14:31	5035A/8260D	
<b>1,3,5-Trimethylbenzene</b>	<b>0.874</b>	---	0.253	mg/kg dry	200	06/13/24 14:31	5035A/8260D	
<i>Surrogate: 1,4-Difluorobenzene (Surr)</i>		<i>Recovery: 105 %</i>		<i>Limits: 80-120 %</i>		<i>1</i>	<i>06/13/24 14:31</i>	<i>5035A/8260D</i>
<i>Toluene-d8 (Surr)</i>		<i>97 %</i>		<i>80-120 %</i>		<i>1</i>	<i>06/13/24 14:31</i>	<i>5035A/8260D</i>
<i>4-Bromofluorobenzene (Surr)</i>		<i>102 %</i>		<i>79-120 %</i>		<i>1</i>	<i>06/13/24 14:31</i>	<i>5035A/8260D</i>

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**ANALYTICAL SAMPLE RESULTS**

**Percent Dry Weight**

Analyte	Sample Result	Detection Limit	Reporting Limit	Units	Dilution	Date Analyzed	Method Ref.	Notes
<b>ACC-4S1 (A4F1106-05)</b>				<b>Matrix: Soil</b>		<b>Batch: 24F0446</b>		
% Solids	76.4	---	1.00	%	1	06/14/24 07:56	EPA 8000D	
<b>ACC-4S2 (A4F1106-06)</b>				<b>Matrix: Soil</b>		<b>Batch: 24F0446</b>		
% Solids	61.4	---	1.00	%	1	06/14/24 07:56	EPA 8000D	
<b>ACC-3S1 (A4F1106-07)</b>				<b>Matrix: Soil</b>		<b>Batch: 24F0446</b>		
% Solids	85.3	---	1.00	%	1	06/14/24 07:56	EPA 8000D	
<b>ACC-1S1 (A4F1106-08)</b>				<b>Matrix: Soil</b>		<b>Batch: 24F0446</b>		
% Solids	77.7	---	1.00	%	1	06/14/24 07:56	EPA 8000D	
<b>ACC-1S3 (A4F1106-10)</b>				<b>Matrix: Soil</b>		<b>Batch: 24F0446</b>		
% Solids	82.1	---	1.00	%	1	06/14/24 07:56	EPA 8000D	
<b>ACC-2S1 (A4F1106-11)</b>				<b>Matrix: Soil</b>		<b>Batch: 24F0446</b>		
% Solids	79.5	---	1.00	%	1	06/14/24 07:56	EPA 8000D	
<b>ACC-2S2 (A4F1106-12)</b>				<b>Matrix: Soil</b>		<b>Batch: 24F0599</b>		
% Solids	86.6	---	1.00	%	1	06/19/24 07:31	EPA 8000D	
<b>ACC-2S3 (A4F1106-13)</b>				<b>Matrix: Soil</b>		<b>Batch: 24F0446</b>		
% Solids	81.6	---	1.00	%	1	06/14/24 07:56	EPA 8000D	

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**QUALITY CONTROL (QC) SAMPLE RESULTS**

**Diesel and/or Oil Hydrocarbons by NWTPH-Dx**

Analyte	Result	Detection Limit	Reporting Limit	Units	Dilution	Spike Amount	Source Result	% REC	% REC Limits	RPD	RPD Limit	Notes
<b>Batch 24F0451 - EPA 3546 (Fuels)</b>						<b>Soil</b>						
<b>Blank (24F0451-BLK1)</b>		Prepared: 06/13/24 09:01 Analyzed: 06/13/24 21:38										
<u>NWTPH-Dx</u>												
Diesel	ND	---	20.0	mg/kg wet	1	---	---	---	---	---	---	
Oil	ND	---	40.0	mg/kg wet	1	---	---	---	---	---	---	
Surr: <i>o</i> -Terphenyl (Surr)		Recovery: 85 % Limits: 50-150 % Dilution: 1x										
<b>LCS (24F0451-BS1)</b>		Prepared: 06/13/24 09:01 Analyzed: 06/13/24 22:02										
<u>NWTPH-Dx</u>												
Diesel	104	---	20.0	mg/kg wet	1	125	---	83	38 - 132%	---	---	
Surr: <i>o</i> -Terphenyl (Surr)		Recovery: 91 % Limits: 50-150 % Dilution: 1x										
<b>Duplicate (24F0451-DUP4)</b>		Prepared: 06/13/24 09:01 Analyzed: 06/14/24 14:36										
<u>QC Source Sample: ACC-2S3 (A4F1106-13RE1)</u>												
<u>NWTPH-Dx</u>												
Diesel	<b>3890</b>	---	110	mg/kg dry	5	---	3230	---	---	18	30%	
Oil	ND	---	220	mg/kg dry	5	---	ND	---	---	---	30%	
Surr: <i>o</i> -Terphenyl (Surr)		Recovery: 112 % Limits: 50-150 % Dilution: 5x <span style="float: right;">S-05</span>										
<b>Batch 24F0553 - EPA 3510C (Fuels/Acid Ext.)</b>						<b>Water</b>						
<b>Blank (24F0553-BLK1)</b>		Prepared: 06/17/24 09:54 Analyzed: 06/17/24 21:06										
<u>NWTPH-Dx LL</u>												
Diesel	ND	---	80.0	ug/L	1	---	---	---	---	---	---	
Oil	ND	---	160	ug/L	1	---	---	---	---	---	---	
Surr: <i>o</i> -Terphenyl (Surr)		Recovery: 89 % Limits: 50-150 % Dilution: 1x										
<b>LCS (24F0553-BS1)</b>		Prepared: 06/17/24 09:54 Analyzed: 06/17/24 21:27										
<u>NWTPH-Dx LL</u>												
Diesel	367	---	80.0	ug/L	1	500	---	73	36 - 132%	---	---	
Surr: <i>o</i> -Terphenyl (Surr)		Recovery: 85 % Limits: 50-150 % Dilution: 1x										
<b>LCS Dup (24F0553-BSD1)</b>		Prepared: 06/17/24 09:54 Analyzed: 06/17/24 21:47 <span style="float: right;"><b>Q-19</b></span>										
<u>NWTPH-Dx LL</u>												
Diesel	418	---	80.0	ug/L	1	500	---	84	36 - 132%	13	30%	

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**QUALITY CONTROL (QC) SAMPLE RESULTS**

**Diesel and/or Oil Hydrocarbons by NWTPH-Dx**

Analyte	Result	Detection Limit	Reporting Limit	Units	Dilution	Spike Amount	Source Result	% REC	% REC Limits	RPD	RPD Limit	Notes
<b>Batch 24F0553 - EPA 3510C (Fuels/Acid Ext.)</b>						<b>Water</b>						
<b>LCS Dup (24F0553-BSD1)</b>		Prepared: 06/17/24 09:54 Analyzed: 06/17/24 21:47										<b>Q-19</b>
<i>Surr: o-Terphenyl (Surr)</i>		<i>Recovery: 95 %</i>		<i>Limits: 50-150 %</i>		<i>Dilution: 1x</i>						

*No Client related Batch QC samples analyzed for this batch. See notes page for more information.*

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Cameron O'Brien, Project Manager



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<b>ACC Environmental Consultants, Inc.</b> 3925 NE 72nd Ave. Suite 103 Vancouver, WA 98661	Project: <b>Remax Molalla</b> Project Number: <b>10027-001</b> Project Manager: <b>Chris Sheridan</b>	<b>Report ID:</b> <b>A4F1106 - 06 20 24 1034</b>
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**QUALITY CONTROL (QC) SAMPLE RESULTS**

**Diesel and/or Oil Hydrocarbons by NWTPH-Dx**

Analyte	Result	Detection Limit	Reporting Limit	Units	Dilution	Spike Amount	Source Result	% REC	% REC Limits	RPD	RPD Limit	Notes
<b>Batch 24F0585 - EPA 3546 (Fuels)</b>						<b>Soil</b>						
<b>Blank (24F0585-BLK1)</b>		Prepared: 06/18/24 05:18 Analyzed: 06/18/24 10:59										
<u>NWTPH-Dx</u>												
Diesel	ND	---	20.0	mg/kg wet	1	---	---	---	---	---	---	---
Oil	ND	---	40.0	mg/kg wet	1	---	---	---	---	---	---	---
<i>Surr: o-Terphenyl (Surr)</i>		<i>Recovery: 93 %</i>			<i>Limits: 50-150 %</i>		<i>Dilution: 1x</i>					
<b>LCS (24F0585-BS1)</b>		Prepared: 06/18/24 05:18 Analyzed: 06/18/24 11:19										
<u>NWTPH-Dx</u>												
Diesel	111	---	20.0	mg/kg wet	1	125	---	89	38 - 132%	---	---	---
<i>Surr: o-Terphenyl (Surr)</i>		<i>Recovery: 97 %</i>			<i>Limits: 50-150 %</i>		<i>Dilution: 1x</i>					

*No Client related Batch QC samples analyzed for this batch. See notes page for more information.*

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**QUALITY CONTROL (QC) SAMPLE RESULTS**

**Gasoline Range Hydrocarbons (Benzene through Naphthalene) by NWTPH-Gx**

Analyte	Result	Detection Limit	Reporting Limit	Units	Dilution	Spike Amount	Source Result	% REC	% REC Limits	RPD	RPD Limit	Notes
<b>Batch 24F0408 - EPA 5030C</b>						<b>Water</b>						
<b>Blank (24F0408-BLK1)</b>		Prepared: 06/12/24 12:58 Analyzed: 06/12/24 14:17										
<u>NWTPH-Gx (MS)</u>												
Gasoline Range Organics	ND	---	100	ug/L	1	---	---	---	---	---	---	B-02
<i>Surr: 4-Bromofluorobenzene (Sur)</i>		<i>Recovery: 99 %</i>		<i>Limits: 50-150 %</i>		<i>Dilution: 1x</i>						
<i>1,4-Difluorobenzene (Sur)</i>		<i>104 %</i>		<i>50-150 %</i>		<i>"</i>						
<b>LCS (24F0408-BS2)</b>		Prepared: 06/12/24 12:58 Analyzed: 06/12/24 13:15										
<u>NWTPH-Gx (MS)</u>												
Gasoline Range Organics	500	---	100	ug/L	1	500	---	100	80 - 120%	---	---	B-02
<i>Surr: 4-Bromofluorobenzene (Sur)</i>		<i>Recovery: 97 %</i>		<i>Limits: 50-150 %</i>		<i>Dilution: 1x</i>						
<i>1,4-Difluorobenzene (Sur)</i>		<i>99 %</i>		<i>50-150 %</i>		<i>"</i>						
<b>Duplicate (24F0408-DUP2)</b>		Prepared: 06/12/24 12:58 Analyzed: 06/12/24 20:07										
<u>QC Source Sample: ACC-1 (A4F1106-01)</u>												
<u>NWTPH-Gx (MS)</u>												
Gasoline Range Organics	ND	---	1000	ug/L	10	---	ND	---	---	---	30%	
<i>Surr: 4-Bromofluorobenzene (Sur)</i>		<i>Recovery: 100 %</i>		<i>Limits: 50-150 %</i>		<i>Dilution: 1x</i>						
<i>1,4-Difluorobenzene (Sur)</i>		<i>105 %</i>		<i>50-150 %</i>		<i>"</i>						

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**QUALITY CONTROL (QC) SAMPLE RESULTS**

**Gasoline Range Hydrocarbons (Benzene through Naphthalene) by NWTPH-Gx**

Analyte	Result	Detection Limit	Reporting Limit	Units	Dilution	Spike Amount	Source Result	% REC	% REC Limits	RPD	RPD Limit	Notes
<b>Batch 24F0444 - EPA 5030C</b>						<b>Water</b>						
<b>Blank (24F0444-BLK1)</b>		Prepared: 06/13/24 06:07 Analyzed: 06/13/24 09:48										
<u>NWTPH-Gx (MS)</u>												
Gasoline Range Organics	ND	---	100	ug/L	1	---	---	---	---	---	---	
<i>Surr: 4-Bromofluorobenzene (Sur)</i>		<i>Recovery: 102 %</i>		<i>Limits: 50-150 %</i>		<i>Dilution: 1x</i>						
<i>1,4-Difluorobenzene (Sur)</i>		<i>109 %</i>		<i>50-150 %</i>		<i>"</i>						
<b>LCS (24F0444-BS2)</b>		Prepared: 06/13/24 06:07 Analyzed: 06/13/24 09:04										
<u>NWTPH-Gx (MS)</u>												
Gasoline Range Organics	491	---	100	ug/L	1	500	---	98	80 - 120%	---	---	
<i>Surr: 4-Bromofluorobenzene (Sur)</i>		<i>Recovery: 96 %</i>		<i>Limits: 50-150 %</i>		<i>Dilution: 1x</i>						
<i>1,4-Difluorobenzene (Sur)</i>		<i>101 %</i>		<i>50-150 %</i>		<i>"</i>						

*No Client related Batch QC samples analyzed for this batch. See notes page for more information.*

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**QUALITY CONTROL (QC) SAMPLE RESULTS**

**Gasoline Range Hydrocarbons (Benzene through Naphthalene) by NWTPH-Gx**

Analyte	Result	Detection Limit	Reporting Limit	Units	Dilution	Spike Amount	Source Result	% REC	% REC Limits	RPD	RPD Limit	Notes
<b>Batch 24F0445 - EPA 5035A</b>						<b>Soil</b>						
<b>Blank (24F0445-BLK1)</b>		Prepared: 06/13/24 08:00 Analyzed: 06/13/24 10:55										
<u>NWTPH-Gx (MS)</u>												
Gasoline Range Organics	ND	---	5.00	mg/kg wet	50	---	---	---	---	---	---	---
<i>Surr: 4-Bromofluorobenzene (Sur)</i>		<i>Recovery: 96 %</i>		<i>Limits: 50-150 %</i>		<i>Dilution: 1x</i>						
<i>1,4-Difluorobenzene (Sur)</i>		<i>104 %</i>		<i>50-150 %</i>		<i>"</i>						
<b>LCS (24F0445-BS2)</b>		Prepared: 06/13/24 08:00 Analyzed: 06/13/24 10:27										
<u>NWTPH-Gx (MS)</u>												
Gasoline Range Organics	25.4	---	5.00	mg/kg wet	50	25.0	---	101	80 - 120%	---	---	---
<i>Surr: 4-Bromofluorobenzene (Sur)</i>		<i>Recovery: 95 %</i>		<i>Limits: 50-150 %</i>		<i>Dilution: 1x</i>						
<i>1,4-Difluorobenzene (Sur)</i>		<i>104 %</i>		<i>50-150 %</i>		<i>"</i>						
<b>Duplicate (24F0445-DUP1)</b>		Prepared: 06/11/24 12:35 Analyzed: 06/13/24 15:26										
<u>QC Source Sample: ACC-2S1 (A4F1106-11)</u>												
<u>NWTPH-Gx (MS)</u>												
Gasoline Range Organics	652	---	67.3	mg/kg dry	500	---	699	---	---	7	30%	---
<i>Surr: 4-Bromofluorobenzene (Sur)</i>		<i>Recovery: 100 %</i>		<i>Limits: 50-150 %</i>		<i>Dilution: 1x</i>						
<i>1,4-Difluorobenzene (Sur)</i>		<i>102 %</i>		<i>50-150 %</i>		<i>"</i>						

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**QUALITY CONTROL (QC) SAMPLE RESULTS**

**Gasoline Range Hydrocarbons (Benzene through Naphthalene) by NWTPH-Gx**

Analyte	Result	Detection Limit	Reporting Limit	Units	Dilution	Spike Amount	Source Result	% REC	% REC Limits	RPD	RPD Limit	Notes
<b>Batch 24F0602 - EPA 5035A</b>						<b>Soil</b>						
<b>Blank (24F0602-BLK1)</b>		Prepared: 06/18/24 09:00 Analyzed: 06/18/24 11:45										
<u>NWTPH-Gx (MS)</u>												
Gasoline Range Organics	ND	---	5.00	mg/kg wet	50	---	---	---	---	---	---	---
Surr: 4-Bromofluorobenzene (Sur)		Recovery: 93 %		Limits: 50-150 %		Dilution: 1x						
1,4-Difluorobenzene (Sur)		110 %		50-150 %		"						
<b>LCS (24F0602-BS2)</b>		Prepared: 06/18/24 09:00 Analyzed: 06/18/24 11:18										
<u>NWTPH-Gx (MS)</u>												
Gasoline Range Organics	24.7	---	5.00	mg/kg wet	50	25.0	---	99	80 - 120%	---	---	---
Surr: 4-Bromofluorobenzene (Sur)		Recovery: 93 %		Limits: 50-150 %		Dilution: 1x						
1,4-Difluorobenzene (Sur)		108 %		50-150 %		"						

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**QUALITY CONTROL (QC) SAMPLE RESULTS**

**Selected Volatile Organic Compounds by EPA 8260D**

Analyte	Result	Detection Limit	Reporting Limit	Units	Dilution	Spike Amount	Source Result	% REC	% REC Limits	RPD	RPD Limit	Notes
<b>Batch 24F0408 - EPA 5030C</b>						<b>Water</b>						
<b>Blank (24F0408-BLK1)</b>		Prepared: 06/12/24 12:58 Analyzed: 06/12/24 14:17										
<b>EPA 8260D</b>												
Benzene	ND	---	0.200	ug/L	1	---	---	---	---	---	---	---
Toluene	ND	---	1.00	ug/L	1	---	---	---	---	---	---	---
Ethylbenzene	ND	---	0.500	ug/L	1	---	---	---	---	---	---	---
Xylenes, total	ND	---	1.50	ug/L	1	---	---	---	---	---	---	---
Methyl tert-butyl ether (MTBE)	ND	---	1.00	ug/L	1	---	---	---	---	---	---	---
Naphthalene	ND	---	5.00	ug/L	1	---	---	---	---	---	---	---
1,2-Dibromoethane (EDB)	ND	---	0.500	ug/L	1	---	---	---	---	---	---	---
1,2-Dichloroethane (EDC)	ND	---	0.400	ug/L	1	---	---	---	---	---	---	---
Isopropylbenzene	ND	---	1.00	ug/L	1	---	---	---	---	---	---	---
1,2,4-Trimethylbenzene	ND	---	1.00	ug/L	1	---	---	---	---	---	---	---
1,3,5-Trimethylbenzene	ND	---	1.00	ug/L	1	---	---	---	---	---	---	---
<i>Surr: 1,4-Difluorobenzene (Surr)</i>		<i>Recovery: 103 %</i>		<i>Limits: 80-120 %</i>		<i>Dilution: 1x</i>						
<i>Toluene-d8 (Surr)</i>		<i>101 %</i>		<i>80-120 %</i>		<i>"</i>						
<i>4-Bromofluorobenzene (Surr)</i>		<i>98 %</i>		<i>80-120 %</i>		<i>"</i>						
<b>LCS (24F0408-BS1)</b>						Prepared: 06/12/24 11:58 Analyzed: 06/12/24 12:43						
<b>EPA 8260D</b>												
Benzene	21.1	---	0.200	ug/L	1	20.0	---	105	80 - 120%	---	---	---
Toluene	19.8	---	1.00	ug/L	1	20.0	---	99	80 - 120%	---	---	---
Ethylbenzene	20.6	---	0.500	ug/L	1	20.0	---	103	80 - 120%	---	---	---
Xylenes, total	62.6	---	1.50	ug/L	1	60.0	---	104	80 - 120%	---	---	---
Methyl tert-butyl ether (MTBE)	19.3	---	1.00	ug/L	1	20.0	---	96	80 - 120%	---	---	---
Naphthalene	16.7	---	5.00	ug/L	1	20.0	---	84	80 - 120%	---	---	---
1,2-Dibromoethane (EDB)	19.7	---	0.500	ug/L	1	20.0	---	98	80 - 120%	---	---	---
1,2-Dichloroethane (EDC)	19.0	---	0.400	ug/L	1	20.0	---	95	80 - 120%	---	---	---
Isopropylbenzene	22.7	---	1.00	ug/L	1	20.0	---	113	80 - 120%	---	---	---
1,2,4-Trimethylbenzene	21.0	---	1.00	ug/L	1	20.0	---	105	80 - 120%	---	---	---
1,3,5-Trimethylbenzene	21.1	---	1.00	ug/L	1	20.0	---	105	80 - 120%	---	---	---
<i>Surr: 1,4-Difluorobenzene (Surr)</i>		<i>Recovery: 97 %</i>		<i>Limits: 80-120 %</i>		<i>Dilution: 1x</i>						
<i>Toluene-d8 (Surr)</i>		<i>99 %</i>		<i>80-120 %</i>		<i>"</i>						
<i>4-Bromofluorobenzene (Surr)</i>		<i>95 %</i>		<i>80-120 %</i>		<i>"</i>						
<b>Duplicate (24F0408-DUP2)</b>						Prepared: 06/12/24 12:58 Analyzed: 06/12/24 20:07						

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**QUALITY CONTROL (QC) SAMPLE RESULTS**

**Selected Volatile Organic Compounds by EPA 8260D**

Analyte	Result	Detection Limit	Reporting Limit	Units	Dilution	Spike Amount	Source Result	% REC	% REC Limits	RPD	RPD Limit	Notes
<b>Batch 24F0408 - EPA 5030C</b>						<b>Water</b>						
<b>Duplicate (24F0408-DUP2)</b>		Prepared: 06/12/24 12:58 Analyzed: 06/12/24 20:07										
<b>QC Source Sample: ACC-1 (A4F1106-01)</b>												
<b>EPA 8260D</b>												
Benzene	ND	---	2.00	ug/L	10	---	ND	---	---	---	30%	
Toluene	ND	---	10.0	ug/L	10	---	ND	---	---	---	30%	
Ethylbenzene	ND	---	5.00	ug/L	10	---	ND	---	---	---	30%	
Xylenes, total	ND	---	15.0	ug/L	10	---	ND	---	---	---	30%	
Methyl tert-butyl ether (MTBE)	ND	---	10.0	ug/L	10	---	ND	---	---	---	30%	
Naphthalene	ND	---	50.0	ug/L	10	---	ND	---	---	---	30%	
1,2-Dibromoethane (EDB)	ND	---	5.00	ug/L	10	---	ND	---	---	---	30%	
1,2-Dichloroethane (EDC)	ND	---	4.00	ug/L	10	---	ND	---	---	---	30%	
Isopropylbenzene	ND	---	10.0	ug/L	10	---	ND	---	---	---	30%	
1,2,4-Trimethylbenzene	ND	---	10.0	ug/L	10	---	ND	---	---	---	30%	
1,3,5-Trimethylbenzene	ND	---	10.0	ug/L	10	---	ND	---	---	---	30%	
<i>Surr: 1,4-Difluorobenzene (Surr)</i>		<i>Recovery: 104 %</i>		<i>Limits: 80-120 %</i>		<i>Dilution: 1x</i>						
<i>Toluene-d8 (Surr)</i>		<i>101 %</i>		<i>80-120 %</i>		<i>"</i>						
<i>4-Bromofluorobenzene (Surr)</i>		<i>96 %</i>		<i>80-120 %</i>		<i>"</i>						

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**QUALITY CONTROL (QC) SAMPLE RESULTS**

**Selected Volatile Organic Compounds by EPA 8260D**

Analyte	Result	Detection Limit	Reporting Limit	Units	Dilution	Spike Amount	Source Result	% REC	% REC Limits	RPD	RPD Limit	Notes
<b>Batch 24F0444 - EPA 5030C</b>						<b>Water</b>						
<b>Blank (24F0444-BLK1)</b>		Prepared: 06/13/24 06:07 Analyzed: 06/13/24 09:48										
<b>EPA 8260D</b>												
Benzene	ND	---	0.200	ug/L	1	---	---	---	---	---	---	---
Toluene	ND	---	1.00	ug/L	1	---	---	---	---	---	---	---
Ethylbenzene	ND	---	0.500	ug/L	1	---	---	---	---	---	---	---
Xylenes, total	ND	---	1.50	ug/L	1	---	---	---	---	---	---	---
Methyl tert-butyl ether (MTBE)	ND	---	1.00	ug/L	1	---	---	---	---	---	---	---
Naphthalene	ND	---	5.00	ug/L	1	---	---	---	---	---	---	---
1,2-Dibromoethane (EDB)	ND	---	0.500	ug/L	1	---	---	---	---	---	---	---
1,2-Dichloroethane (EDC)	ND	---	0.400	ug/L	1	---	---	---	---	---	---	---
Isopropylbenzene	ND	---	1.00	ug/L	1	---	---	---	---	---	---	---
1,2,4-Trimethylbenzene	ND	---	1.00	ug/L	1	---	---	---	---	---	---	---
1,3,5-Trimethylbenzene	ND	---	1.00	ug/L	1	---	---	---	---	---	---	---
<i>Surr: 1,4-Difluorobenzene (Surr)</i>		<i>Recovery: 107 %</i>		<i>Limits: 80-120 %</i>		<i>Dilution: 1x</i>						
<i>Toluene-d8 (Surr)</i>		<i>101 %</i>		<i>80-120 %</i>		<i>"</i>						
<i>4-Bromofluorobenzene (Surr)</i>		<i>96 %</i>		<i>80-120 %</i>		<i>"</i>						
<b>LCS (24F0444-BS1)</b>						Prepared: 06/13/24 06:07 Analyzed: 06/13/24 08:27						
<b>EPA 8260D</b>												
Benzene	23.0	---	0.200	ug/L	1	20.0	---	115	80 - 120%	---	---	---
Toluene	20.6	---	1.00	ug/L	1	20.0	---	103	80 - 120%	---	---	---
Ethylbenzene	21.5	---	0.500	ug/L	1	20.0	---	107	80 - 120%	---	---	---
Xylenes, total	64.3	---	1.50	ug/L	1	60.0	---	107	80 - 120%	---	---	---
Methyl tert-butyl ether (MTBE)	19.8	---	1.00	ug/L	1	20.0	---	99	80 - 120%	---	---	---
Naphthalene	16.3	---	5.00	ug/L	1	20.0	---	82	80 - 120%	---	---	---
1,2-Dibromoethane (EDB)	20.3	---	0.500	ug/L	1	20.0	---	101	80 - 120%	---	---	---
1,2-Dichloroethane (EDC)	20.9	---	0.400	ug/L	1	20.0	---	104	80 - 120%	---	---	---
Isopropylbenzene	22.8	---	1.00	ug/L	1	20.0	---	114	80 - 120%	---	---	---
1,2,4-Trimethylbenzene	21.5	---	1.00	ug/L	1	20.0	---	108	80 - 120%	---	---	---
1,3,5-Trimethylbenzene	21.6	---	1.00	ug/L	1	20.0	---	108	80 - 120%	---	---	---
<i>Surr: 1,4-Difluorobenzene (Surr)</i>		<i>Recovery: 101 %</i>		<i>Limits: 80-120 %</i>		<i>Dilution: 1x</i>						
<i>Toluene-d8 (Surr)</i>		<i>100 %</i>		<i>80-120 %</i>		<i>"</i>						
<i>4-Bromofluorobenzene (Surr)</i>		<i>93 %</i>		<i>80-120 %</i>		<i>"</i>						

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Cameron O'Brien, Project Manager



ANALYTICAL REPORT

**Apex Laboratories, LLC**

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503-718-2323  
ORELAP ID: OR100062

<b>ACC Environmental Consultants, Inc.</b> 3925 NE 72nd Ave. Suite 103 Vancouver, WA 98661	Project: <b>Remax Molalla</b> Project Number: <b>10027-001</b> Project Manager: <b>Chris Sheridan</b>	<b>Report ID:</b> <b>A4F1106 - 06 20 24 1034</b>
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**QUALITY CONTROL (QC) SAMPLE RESULTS**

**Selected Volatile Organic Compounds by EPA 8260D**

Analyte	Result	Detection Limit	Reporting Limit	Units	Dilution	Spike Amount	Source Result	% REC	% REC Limits	RPD	RPD Limit	Notes
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*No Client related Batch QC samples analyzed for this batch. See notes page for more information.*

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**QUALITY CONTROL (QC) SAMPLE RESULTS**

**Selected Volatile Organic Compounds by EPA 5035A/8260D**

Analyte	Result	Detection Limit	Reporting Limit	Units	Dilution	Spike Amount	Source Result	% REC	% REC Limits	RPD	RPD Limit	Notes
<b>Batch 24F0445 - EPA 5035A</b>						<b>Soil</b>						
<b>Blank (24F0445-BLK1)</b>		Prepared: 06/13/24 08:00 Analyzed: 06/13/24 10:55										
<u>5035A/8260D</u>												
Benzene	ND	---	0.0100	mg/kg wet	50	---	---	---	---	---	---	---
Toluene	ND	---	0.0500	mg/kg wet	50	---	---	---	---	---	---	---
Ethylbenzene	ND	---	0.0250	mg/kg wet	50	---	---	---	---	---	---	---
Xylenes, total	ND	---	0.0750	mg/kg wet	50	---	---	---	---	---	---	---
Methyl tert-butyl ether (MTBE)	ND	---	0.0500	mg/kg wet	50	---	---	---	---	---	---	---
Naphthalene	ND	---	0.100	mg/kg wet	50	---	---	---	---	---	---	---
1,2-Dibromoethane (EDB)	ND	---	0.0500	mg/kg wet	50	---	---	---	---	---	---	---
1,2-Dichloroethane (EDC)	ND	---	0.0250	mg/kg wet	50	---	---	---	---	---	---	---
Isopropylbenzene	ND	---	0.0500	mg/kg wet	50	---	---	---	---	---	---	---
1,2,4-Trimethylbenzene	ND	---	0.0500	mg/kg wet	50	---	---	---	---	---	---	---
1,3,5-Trimethylbenzene	ND	---	0.0500	mg/kg wet	50	---	---	---	---	---	---	---
<i>Surr: 1,4-Difluorobenzene (Surr)</i>		<i>Recovery: 103 %</i>		<i>Limits: 80-120 %</i>		<i>Dilution: 1x</i>						
<i>Toluene-d8 (Surr)</i>		<i>99 %</i>		<i>80-120 %</i>		<i>"</i>						
<i>4-Bromofluorobenzene (Surr)</i>		<i>102 %</i>		<i>79-120 %</i>		<i>"</i>						
<b>LCS (24F0445-BS1)</b>						Prepared: 06/13/24 08:00 Analyzed: 06/13/24 10:00						
<u>5035A/8260D</u>												
Benzene	1.05	---	0.0100	mg/kg wet	50	1.00	---	105	80 - 120%	---	---	---
Toluene	0.945	---	0.0500	mg/kg wet	50	1.00	---	94	80 - 120%	---	---	---
Ethylbenzene	1.01	---	0.0250	mg/kg wet	50	1.00	---	101	80 - 120%	---	---	---
Xylenes, total	3.04	---	0.0750	mg/kg wet	50	3.00	---	101	80 - 120%	---	---	---
Methyl tert-butyl ether (MTBE)	1.04	---	0.0500	mg/kg wet	50	1.00	---	104	80 - 120%	---	---	---
Naphthalene	0.848	---	0.100	mg/kg wet	50	1.00	---	85	80 - 120%	---	---	---
1,2-Dibromoethane (EDB)	1.11	---	0.0500	mg/kg wet	50	1.00	---	111	80 - 120%	---	---	---
1,2-Dichloroethane (EDC)	1.03	---	0.0250	mg/kg wet	50	1.00	---	103	80 - 120%	---	---	---
Isopropylbenzene	0.982	---	0.0500	mg/kg wet	50	1.00	---	98	80 - 120%	---	---	---
1,2,4-Trimethylbenzene	0.962	---	0.0500	mg/kg wet	50	1.00	---	96	80 - 120%	---	---	---
1,3,5-Trimethylbenzene	1.01	---	0.0500	mg/kg wet	50	1.00	---	101	80 - 120%	---	---	---
<i>Surr: 1,4-Difluorobenzene (Surr)</i>		<i>Recovery: 102 %</i>		<i>Limits: 80-120 %</i>		<i>Dilution: 1x</i>						
<i>Toluene-d8 (Surr)</i>		<i>99 %</i>		<i>80-120 %</i>		<i>"</i>						
<i>4-Bromofluorobenzene (Surr)</i>		<i>99 %</i>		<i>79-120 %</i>		<i>"</i>						
<b>Duplicate (24F0445-DUP1)</b>						Prepared: 06/11/24 12:35 Analyzed: 06/13/24 15:26						

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**QUALITY CONTROL (QC) SAMPLE RESULTS**

**Selected Volatile Organic Compounds by EPA 5035A/8260D**

Analyte	Result	Detection Limit	Reporting Limit	Units	Dilution	Spike Amount	Source Result	% REC	% REC Limits	RPD	RPD Limit	Notes
<b>Batch 24F0445 - EPA 5035A</b>						<b>Soil</b>						
<b>Duplicate (24F0445-DUP1)</b>		Prepared: 06/11/24 12:35 Analyzed: 06/13/24 15:26										
<b>QC Source Sample: ACC-2S1 (A4F1106-11)</b>												
<b>5035A/8260D</b>												
Benzene	ND	---	0.135	mg/kg dry	500	---	ND	---	---	---	30%	
Toluene	ND	---	0.673	mg/kg dry	500	---	ND	---	---	---	30%	
Ethylbenzene	ND	---	0.337	mg/kg dry	500	---	ND	---	---	---	30%	
Xylenes, total	ND	---	1.01	mg/kg dry	500	---	ND	---	---	---	30%	
Methyl tert-butyl ether (MTBE)	ND	---	0.673	mg/kg dry	500	---	ND	---	---	---	30%	
Naphthalene	ND	---	1.35	mg/kg dry	500	---	ND	---	---	---	30%	
1,2-Dibromoethane (EDB)	ND	---	0.673	mg/kg dry	500	---	ND	---	---	---	30%	
1,2-Dichloroethane (EDC)	ND	---	0.337	mg/kg dry	500	---	ND	---	---	---	30%	
Isopropylbenzene	<b>0.734</b>	---	0.673	mg/kg dry	500	---	0.761	---	---	4	30%	
1,2,4-Trimethylbenzene	ND	---	0.673	mg/kg dry	500	---	ND	---	---	---	30%	
1,3,5-Trimethylbenzene	ND	---	0.673	mg/kg dry	500	---	ND	---	---	---	30%	
<i>Surr: 1,4-Difluorobenzene (Surr)</i>		<i>Recovery: 105 %</i>		<i>Limits: 80-120 %</i>		<i>Dilution: 1x</i>						
<i>Toluene-d8 (Surr)</i>		<i>97 %</i>		<i>80-120 %</i>		<i>"</i>						
<i>4-Bromofluorobenzene (Surr)</i>		<i>102 %</i>		<i>79-120 %</i>		<i>"</i>						

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**QUALITY CONTROL (QC) SAMPLE RESULTS**

**Selected Volatile Organic Compounds by EPA 5035A/8260D**

Analyte	Result	Detection Limit	Reporting Limit	Units	Dilution	Spike Amount	Source Result	% REC	% REC Limits	RPD	RPD Limit	Notes
<b>Batch 24F0602 - EPA 5035A</b>						<b>Soil</b>						
<b>Blank (24F0602-BLK1)</b>		Prepared: 06/18/24 09:00 Analyzed: 06/18/24 11:45										
<u>5035A/8260D</u>												
Benzene	ND	---	0.0100	mg/kg wet	50	---	---	---	---	---	---	---
Toluene	ND	---	0.0500	mg/kg wet	50	---	---	---	---	---	---	---
Ethylbenzene	ND	---	0.0250	mg/kg wet	50	---	---	---	---	---	---	---
Xylenes, total	ND	---	0.0750	mg/kg wet	50	---	---	---	---	---	---	---
Methyl tert-butyl ether (MTBE)	ND	---	0.0500	mg/kg wet	50	---	---	---	---	---	---	---
Naphthalene	ND	---	0.100	mg/kg wet	50	---	---	---	---	---	---	---
1,2-Dibromoethane (EDB)	ND	---	0.0500	mg/kg wet	50	---	---	---	---	---	---	---
1,2-Dichloroethane (EDC)	ND	---	0.0250	mg/kg wet	50	---	---	---	---	---	---	---
Isopropylbenzene	ND	---	0.0500	mg/kg wet	50	---	---	---	---	---	---	---
1,2,4-Trimethylbenzene	ND	---	0.0500	mg/kg wet	50	---	---	---	---	---	---	---
1,3,5-Trimethylbenzene	ND	---	0.0500	mg/kg wet	50	---	---	---	---	---	---	---
<i>Surr: 1,4-Difluorobenzene (Surr)</i>		<i>Recovery: 100 %</i>		<i>Limits: 80-120 %</i>		<i>Dilution: 1x</i>						
<i>Toluene-d8 (Surr)</i>		<i>103 %</i>		<i>80-120 %</i>		<i>"</i>						
<i>4-Bromofluorobenzene (Surr)</i>		<i>98 %</i>		<i>79-120 %</i>		<i>"</i>						
<b>LCS (24F0602-BS1)</b>						Prepared: 06/18/24 09:00 Analyzed: 06/18/24 10:51						
<u>5035A/8260D</u>												
Benzene	1.09	---	0.0100	mg/kg wet	50	1.00	---	109	80 - 120%	---	---	---
Toluene	1.02	---	0.0500	mg/kg wet	50	1.00	---	102	80 - 120%	---	---	---
Ethylbenzene	1.07	---	0.0250	mg/kg wet	50	1.00	---	107	80 - 120%	---	---	---
Xylenes, total	3.18	---	0.0750	mg/kg wet	50	3.00	---	106	80 - 120%	---	---	---
Methyl tert-butyl ether (MTBE)	1.12	---	0.0500	mg/kg wet	50	1.00	---	112	80 - 120%	---	---	---
Naphthalene	0.812	---	0.100	mg/kg wet	50	1.00	---	81	80 - 120%	---	---	---
1,2-Dibromoethane (EDB)	1.14	---	0.0500	mg/kg wet	50	1.00	---	114	80 - 120%	---	---	---
1,2-Dichloroethane (EDC)	1.13	---	0.0250	mg/kg wet	50	1.00	---	113	80 - 120%	---	---	---
Isopropylbenzene	0.996	---	0.0500	mg/kg wet	50	1.00	---	100	80 - 120%	---	---	---
1,2,4-Trimethylbenzene	0.982	---	0.0500	mg/kg wet	50	1.00	---	98	80 - 120%	---	---	---
1,3,5-Trimethylbenzene	1.04	---	0.0500	mg/kg wet	50	1.00	---	104	80 - 120%	---	---	---
<i>Surr: 1,4-Difluorobenzene (Surr)</i>		<i>Recovery: 99 %</i>		<i>Limits: 80-120 %</i>		<i>Dilution: 1x</i>						
<i>Toluene-d8 (Surr)</i>		<i>103 %</i>		<i>80-120 %</i>		<i>"</i>						
<i>4-Bromofluorobenzene (Surr)</i>		<i>93 %</i>		<i>79-120 %</i>		<i>"</i>						

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**QUALITY CONTROL (QC) SAMPLE RESULTS**

**Selected Volatile Organic Compounds by EPA 5035A/8260D**

Analyte	Result	Detection Limit	Reporting Limit	Units	Dilution	Spike Amount	Source Result	% REC	% REC Limits	RPD	RPD Limit	Notes
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*No Client related Batch QC samples analyzed for this batch. See notes page for more information.*

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**QUALITY CONTROL (QC) SAMPLE RESULTS**

**Percent Dry Weight**

Analyte	Result	Detection Limit	Reporting Limit	Units	Dilution	Spike Amount	Source Result	% REC	% REC Limits	RPD	RPD Limit	Notes
<b>Batch 24F0446 - Total Solids (Dry Weight) - 2022</b>							<b>Soil</b>					
<b>Duplicate (24F0446-DUP1)</b>		Prepared: 06/13/24 08:38 Analyzed: 06/14/24 07:56										
<u>QC Source Sample: ACC-4S1 (A4F1106-05)</u>												
<u>EPA 8000D</u>												
% Solids	74.1	---	1.00	%	1	---	76.4	---	---	3	10%	
<b>Duplicate (24F0446-DUP2)</b>		Prepared: 06/13/24 08:38 Analyzed: 06/14/24 07:56										
<u>QC Source Sample: ACC-4S2 (A4F1106-06)</u>												
<u>EPA 8000D</u>												
% Solids	61.7	---	1.00	%	1	---	61.4	---	---	0.4	10%	
<b>Duplicate (24F0446-DUP3)</b>		Prepared: 06/13/24 08:38 Analyzed: 06/14/24 07:56										
<u>QC Source Sample: ACC-3S1 (A4F1106-07)</u>												
<u>EPA 8000D</u>												
% Solids	84.7	---	1.00	%	1	---	85.3	---	---	0.7	10%	
<b>Duplicate (24F0446-DUP4)</b>		Prepared: 06/13/24 08:38 Analyzed: 06/14/24 07:56										
<u>QC Source Sample: ACC-1S1 (A4F1106-08)</u>												
<u>EPA 8000D</u>												
% Solids	78.2	---	1.00	%	1	---	77.7	---	---	0.6	10%	
<b>Duplicate (24F0446-DUP5)</b>		Prepared: 06/13/24 08:38 Analyzed: 06/14/24 07:56										
<u>QC Source Sample: ACC-1S3 (A4F1106-10)</u>												
<u>EPA 8000D</u>												
% Solids	83.8	---	1.00	%	1	---	82.1	---	---	2	10%	

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**QUALITY CONTROL (QC) SAMPLE RESULTS**

**Percent Dry Weight**

Analyte	Result	Detection Limit	Reporting Limit	Units	Dilution	Spike Amount	Source Result	% REC	% REC Limits	RPD	RPD Limit	Notes
<b>Batch 24F0599 - Total Solids (Dry Weight) - 2022</b>							<b>Soil</b>					

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**SAMPLE PREPARATION INFORMATION**

**Diesel and/or Oil Hydrocarbons by NWTPH-Dx**

**Prep: EPA 3510C (Fuels/Acid Ext.)**

Lab Number	Matrix	Method	Sampled	Prepared	Sample Initial/Final	Default Initial/Final	RL Prep Factor
<u>Batch: 24F0553</u>							
A4F1106-01	Water	NWTPH-Dx LL	06/11/24 11:25	06/17/24 09:54	1010mL/2mL	1000mL/2mL	0.99
A4F1106-02	Water	NWTPH-Dx LL	06/11/24 13:10	06/17/24 09:54	900mL/2mL	1000mL/2mL	1.11
A4F1106-03	Water	NWTPH-Dx LL	06/11/24 15:17	06/17/24 09:54	870mL/2mL	1000mL/2mL	1.15
A4F1106-04	Water	NWTPH-Dx LL	06/11/24 17:20	06/17/24 09:54	830mL/2mL	1000mL/2mL	1.20

**Prep: EPA 3546 (Fuels)**

Lab Number	Matrix	Method	Sampled	Prepared	Sample Initial/Final	Default Initial/Final	RL Prep Factor
<u>Batch: 24F0451</u>							
A4F1106-05	Soil	NWTPH-Dx	06/11/24 15:50	06/13/24 09:01	11.59g/5mL	10g/5mL	0.86
A4F1106-06	Soil	NWTPH-Dx	06/11/24 16:20	06/13/24 09:01	11.08g/5mL	10g/5mL	0.90
A4F1106-07	Soil	NWTPH-Dx	06/11/24 15:40	06/13/24 09:01	11.64g/5mL	10g/5mL	0.86
A4F1106-08	Soil	NWTPH-Dx	06/11/24 09:40	06/13/24 09:01	11.15g/5mL	10g/5mL	0.90
A4F1106-10	Soil	NWTPH-Dx	06/11/24 10:35	06/13/24 09:01	11.2g/5mL	10g/5mL	0.89
A4F1106-11RE1	Soil	NWTPH-Dx	06/11/24 12:35	06/13/24 09:01	11.22g/5mL	10g/5mL	0.89
A4F1106-13RE1	Soil	NWTPH-Dx	06/11/24 12:52	06/13/24 09:01	11.38g/5mL	10g/5mL	0.88
<u>Batch: 24F0585</u>							
A4F1106-12	Soil	NWTPH-Dx	06/11/24 12:44	06/18/24 10:32	11.04g/5mL	10g/5mL	0.91

**Gasoline Range Hydrocarbons (Benzene through Naphthalene) by NWTPH-Gx**

**Prep: EPA 5030C**

Lab Number	Matrix	Method	Sampled	Prepared	Sample Initial/Final	Default Initial/Final	RL Prep Factor
<u>Batch: 24F0444</u>							
A4F1106-01RE1	Water	NWTPH-Gx (MS)	06/11/24 11:25	06/13/24 10:05	5mL/5mL	5mL/5mL	1.00
A4F1106-02RE1	Water	NWTPH-Gx (MS)	06/11/24 13:10	06/13/24 10:05	5mL/5mL	5mL/5mL	1.00
A4F1106-03RE1	Water	NWTPH-Gx (MS)	06/11/24 15:17	06/13/24 10:05	5mL/5mL	5mL/5mL	1.00
A4F1106-04RE1	Water	NWTPH-Gx (MS)	06/11/24 17:20	06/13/24 10:05	5mL/5mL	5mL/5mL	1.00

**Prep: EPA 5035A**

Lab Number	Matrix	Method	Sampled	Prepared	Sample Initial/Final	Default Initial/Final	RL Prep Factor
<u>Batch: 24F0445</u>							
A4F1106-05	Soil	NWTPH-Gx (MS)	06/11/24 15:50	06/11/24 15:50	5.02g/5mL	5g/5mL	1.00
A4F1106-06	Soil	NWTPH-Gx (MS)	06/11/24 16:20	06/11/24 16:20	4.98g/5mL	5g/5mL	1.00
A4F1106-07	Soil	NWTPH-Gx (MS)	06/11/24 15:40	06/11/24 15:40	5.7g/5mL	5g/5mL	0.88
A4F1106-08	Soil	NWTPH-Gx (MS)	06/11/24 09:40	06/11/24 09:40	6.63g/5mL	5g/5mL	0.75

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Cameron O'Brien, Project Manager



ANALYTICAL REPORT

**Apex Laboratories, LLC**

6700 S.W. Sandburg Street  
Tigard, OR 97223  
503-718-2323  
ORELAP ID: OR100062

<b>ACC Environmental Consultants, Inc.</b> 3925 NE 72nd Ave. Suite 103 Vancouver, WA 98661	Project: <b>Remax Molalla</b> Project Number: <b>10027-001</b> Project Manager: <b>Chris Sheridan</b>	<b>Report ID:</b> <b>A4F1106 - 06 20 24 1034</b>
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**SAMPLE PREPARATION INFORMATION**

Gasoline Range Hydrocarbons (Benzene through Naphthalene) by NWTPH-Gx

<u>Prep: EPA 5035A</u>					Sample	Default	RL Prep
Lab Number	Matrix	Method	Sampled	Prepared	Initial/Final	Initial/Final	Factor
A4F1106-10	Soil	NWTPH-Gx (MS)	06/11/24 10:35	06/11/24 10:35	6.99g/5mL	5g/5mL	0.72
A4F1106-11	Soil	NWTPH-Gx (MS)	06/11/24 12:35	06/11/24 12:35	5.77g/5mL	5g/5mL	0.87
A4F1106-13	Soil	NWTPH-Gx (MS)	06/11/24 12:52	06/11/24 12:52	5.89g/5mL	5g/5mL	0.85
<u>Batch: 24F0602</u>							
A4F1106-12	Soil	NWTPH-Gx (MS)	06/11/24 12:44	06/11/24 12:44	5.45g/5mL	5g/5mL	0.92

Selected Volatile Organic Compounds by EPA 8260D

<u>Prep: EPA 5030C</u>					Sample	Default	RL Prep
Lab Number	Matrix	Method	Sampled	Prepared	Initial/Final	Initial/Final	Factor
<u>Batch: 24F0444</u>							
A4F1106-01RE1	Water	EPA 8260D	06/11/24 11:25	06/13/24 10:05	5mL/5mL	5mL/5mL	1.00
A4F1106-02RE1	Water	EPA 8260D	06/11/24 13:10	06/13/24 10:05	5mL/5mL	5mL/5mL	1.00
A4F1106-03RE1	Water	EPA 8260D	06/11/24 15:17	06/13/24 10:05	5mL/5mL	5mL/5mL	1.00
A4F1106-04RE1	Water	EPA 8260D	06/11/24 17:20	06/13/24 10:05	5mL/5mL	5mL/5mL	1.00

Selected Volatile Organic Compounds by EPA 5035A/8260D

<u>Prep: EPA 5035A</u>					Sample	Default	RL Prep
Lab Number	Matrix	Method	Sampled	Prepared	Initial/Final	Initial/Final	Factor
<u>Batch: 24F0445</u>							
A4F1106-05	Soil	5035A/8260D	06/11/24 15:50	06/11/24 15:50	5.02g/5mL	5g/5mL	1.00
A4F1106-06	Soil	5035A/8260D	06/11/24 16:20	06/11/24 16:20	4.98g/5mL	5g/5mL	1.00
A4F1106-07	Soil	5035A/8260D	06/11/24 15:40	06/11/24 15:40	5.7g/5mL	5g/5mL	0.88
A4F1106-08	Soil	5035A/8260D	06/11/24 09:40	06/11/24 09:40	6.63g/5mL	5g/5mL	0.75
A4F1106-10	Soil	5035A/8260D	06/11/24 10:35	06/11/24 10:35	6.99g/5mL	5g/5mL	0.72
A4F1106-11	Soil	5035A/8260D	06/11/24 12:35	06/11/24 12:35	5.77g/5mL	5g/5mL	0.87
A4F1106-13	Soil	5035A/8260D	06/11/24 12:52	06/11/24 12:52	5.89g/5mL	5g/5mL	0.85
<u>Batch: 24F0602</u>							
A4F1106-12	Soil	5035A/8260D	06/11/24 12:44	06/11/24 12:44	5.45g/5mL	5g/5mL	0.92

Percent Dry Weight

<u>Prep: Total Solids (Dry Weight) - 2022</u>					Sample	Default	RL Prep
Lab Number	Matrix	Method	Sampled	Prepared	Initial/Final	Initial/Final	Factor
<u>Batch: 24F0446</u>							

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ORELAP ID: OR100062

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--	---	---

**SAMPLE PREPARATION INFORMATION**

Percent Dry Weight

<u>Prep: Total Solids (Dry Weight) - 2022</u>					Sample	Default	RL Prep
Lab Number	Matrix	Method	Sampled	Prepared	Initial/Final	Initial/Final	Factor
A4F1106-05	Soil	EPA 8000D	06/11/24 15:50	06/13/24 08:38			NA
A4F1106-06	Soil	EPA 8000D	06/11/24 16:20	06/13/24 08:38			NA
A4F1106-07	Soil	EPA 8000D	06/11/24 15:40	06/13/24 08:38			NA
A4F1106-08	Soil	EPA 8000D	06/11/24 09:40	06/13/24 08:38			NA
A4F1106-10	Soil	EPA 8000D	06/11/24 10:35	06/13/24 08:38			NA
A4F1106-11	Soil	EPA 8000D	06/11/24 12:35	06/13/24 08:38			NA
A4F1106-13	Soil	EPA 8000D	06/11/24 12:52	06/13/24 08:38			NA
<u>Batch: 24F0599</u>							
A4F1106-12	Soil	EPA 8000D	06/11/24 12:44	06/18/24 09:13			NA

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**QUALIFIER DEFINITIONS**

**Client Sample and Quality Control (QC) Sample Qualifier Definitions:**

**Apex Laboratories**

- B-02** Analyte detected in an associated blank at a level between one-half the MRL and the MRL. (See Notes and Conventions below.)
- DCNT** Sample decanted due to the presence of sediment. Sample bottle not rinsed with solvent.
- F-11** The hydrocarbon pattern indicates possible weathered diesel, mineral oil, or a contribution from a related component.
- F-13** The chromatographic pattern does not resemble the fuel standard used for quantitation
- F-16** Results for oil are estimated due to overlap from the reported diesel result.
- F-20** Result for Diesel is Estimated due to overlap from Gasoline Range Organics or other VOCs.
- M-04** Due to matrix interference, this analyte cannot be accurately quantified. The reported result may contain a high bias.
- Q-19** Blank Spike Duplicate (BSD) sample analyzed in place of Matrix Spike/Duplicate samples due to limited sample amount available for analysis.
- R-02** The Reporting Limit for this analyte has been raised to account for interference from coeluting organic compounds present in the sample.
- S-05** Surrogate recovery is estimated due to sample dilution required for high analyte concentration and/or matrix interference.

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Cameron O'Brien, Project Manager



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**REPORTING NOTES AND CONVENTIONS:**

**Abbreviations:**

- DET Analyte DETECTED at or above the detection or reporting limit.
- ND Analyte NOT DETECTED at or above the detection or reporting limit.
- NR Result Not Reported.
- RPD Relative Percent Difference. RPDs for Matrix Spikes and Matrix Spike Duplicates are based on concentration, not recovery.

**Detection Limits: Limit of Detection (LOD)**

Limits of Detection (LODs) are normally set at a level of one half the validated Limit of Quantitation (LOQ).  
If no value is listed ('----'), then the data has not been evaluated below the Reporting Limit.

**Reporting Limits: Limit of Quantitation (LOQ)**

Validated Limits of Quantitation (LOQs) are reported as the Reporting Limits for all analyses where the LOQ, MRL, PQL or CRL are requested. The LOQ represents a level at or above the low point of the calibration curve, that has been validated according to Apex Laboratories' comprehensive LOQ policies and procedures.

**Reporting Conventions:**

- Basis: Results for soil samples are generally reported on a 100% dry weight basis.  
The Result Basis is listed following the units as "dry", "wet", or "" (blank) designation.
- "dry" Sample results and Reporting Limits are reported on a dry weight basis. (i.e. "ug/kg dry")  
See Percent Solids section for details of dry weight analysis.
- "wet" Sample results and Reporting Limits for this analysis are normally dry weight corrected, but have not been modified in this case.
- " " Results without 'wet' or 'dry' designation are not normally dry weight corrected. These results are considered 'As Received'.

**QC Source:**

In cases where there is insufficient sample provided for Sample Duplicates and/or Matrix Spikes, a Lab Control Sample Duplicate (LCS Dup) may be analyzed to demonstrate accuracy and precision of the extraction batch.

Non-Client Batch QC Samples (Duplicates and Matrix Spike/Duplicates) are not included in this report. Please request a Full QC report if this data is required.

**Miscellaneous Notes:**

- " -- " QC results are not applicable. For example, % Recoveries for Blanks and Duplicates, % RPD for Blanks, Blank Spikes and Matrix Spikes, etc.
- " \*\*\* " Used to indicate a possible discrepancy with the Sample and Sample Duplicate results when the %RPD is not available. In this case, either the Sample or the Sample Duplicate has a reportable result for this analyte, while the other is Non Detect (ND).

**Blanks:**

- Standard practice is to evaluate the results from Blank QC Samples down to a level equal to one half of the Reporting Limit (RL).
- Blank results for gravimetric analyses are evaluated to the Reporting Level, not to half of the Reporting Level.
- For Blank hits falling between 1/2 the RL and the RL (J flagged hits), the associated sample and QC data will receive a 'B-02' qualifier.
- For Blank hits above the RL, the associated sample and QC data will receive a 'B' qualifier, per Apex Laboratories' Blank Policy.

Apex Laboratories

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Cameron O'Brien, Project Manager



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<p><b><u>ACC Environmental Consultants, Inc.</u></b> 3925 NE 72nd Ave. Suite 103 Vancouver, WA 98661</p>	<p>Project: <b><u>Remax Molalla</u></b> Project Number: <b>10027-001</b> Project Manager: <b>Chris Sheridan</b></p>	<p style="text-align: right;"><b>Report ID:</b> <b>A4F1106 - 06 20 24 1034</b></p>
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**REPORTING NOTES AND CONVENTIONS (Cont.):**

**Blanks (Cont.):**

Sample results flagged with a 'B' or 'B-02' qualifier are potentially biased high if the sample results are less than ten times the level found in the blank for inorganic analyses, or less than five times the level found in the blank for organic analyses. 'B' and 'B-02' qualifications are only applied to sample results detected above the Reporting Level.

**Preparation Notes:**

**Mixed Matrix Samples:**

**Water Samples:**

Water samples containing significant amounts of sediment are decanted or separated prior to extraction, and only the water portion analyzed, unless otherwise directed by the client.

**Soil and Sediment Samples:**

Soil and Sediment samples containing significant amounts of water are decanted prior to extraction, and only the solid portion analyzed, unless otherwise directed by the client.

**Sampling and Preservation Notes:**

Certain regulatory programs, such as National Pollutant Discharge Elimination System (NPDES), require that activities such as sample filtration (for dissolved metals, orthophosphate, hexavalent chromium, etc.) and testing of short hold analytes (pH, Dissolved Oxygen, etc.) be performed in the field (on-site) within a short time window. In addition, sample matrix spikes are required for some analyses, and sufficient volume must be provided, and billable site specific QC requested, if this is required. All regulatory permits should be reviewed to ensure that these requirements are being met.

Data users should be aware of which regulations pertain to the samples they submit for testing. If related sample collection activities are not approved for a particular regulatory program, results should be considered estimates. Apex Laboratories will qualify these analytes according to the most stringent requirements, however results for samples that are for non-regulatory purposes may be acceptable.

Samples that have been filtered and preserved at Apex Laboratories per client request are listed in the preparation section of the report with the date and time of filtration listed.

Apex Laboratories maintains detailed records on sample receipt, including client label verification, cooler temperature, sample preservation, hold time compliance and field filtration. Data is qualified as necessary, and the lack of qualification indicates compliance with required parameters.

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**LABORATORY ACCREDITATION INFORMATION**

**ORELAP Certification ID: OR100062 (Primary Accreditation)**

**EPA ID: OR01039**

All methods and analytes reported from work performed at Apex Laboratories are included on Apex Laboratories' ORELAP Scope of Certification, with the exception of any analyte(s) listed below:

**Apex Laboratories**

Matrix	Analysis	TNI_ID	Analyte	TNI_ID	Accreditation
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All reported analytes are included in Apex Laboratories' current ORELAP scope.

**Secondary Accreditations**

Apex Laboratories also maintains reciprocal accreditation with non-TNI states (Washington DOE), as well as other state specific accreditations not listed here.

**Subcontract Laboratory Accreditations**

Subcontracted data falls outside of Apex Laboratories' Scope of Accreditation. Please see the Subcontract Laboratory report for full details, or contact your Project Manager for more information.

**Field Testing Parameters**

Results for Field Tested data are provided by the client or sampler, and fall outside of Apex Laboratories' Scope of Accreditation.

Apex Laboratories

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**APEX LABS**  
6700 SW Sandburg St., Tigard, OR 97223 Ph: 503-718-2323

**CHAIN OF CUSTODY**

Lab # 441106 coc 2 of 2

Company: <u>ACC</u>	Project Mgr: <u>Chris Sheridan</u>	Project Name: <u>Remax Molalla</u>	Project #: <u>10027-001</u>												
Address: <u>3925 NE 72nd Ave Vancouver</u>	Phone: <u>503 333 4411</u>	Email: <u>Sheridan@accenv.com</u>	PO # <u>10027-001</u>												
Sampled by: <u>Scott Sheridan</u>	ANALYSIS REQUEST														
Site Location: <u>OR</u>	Priority Metals (13)														
State: <u>OR</u>	Al, Sb, As, Ba, Be, Cd, Ca, Cr, Co, Cu, Fe, Pb, Hg, Mg, Mn, Mo, Ni, K, Se, Ag, Na, Ti, V, Zn														
County: <u>Clatsop</u>	TOTAL DISS. TCIP														
SAMPLE ID	TCIP Metals (8)														
<u>ACC-1</u>	8081 Pesticides														
<u>ACC-2</u>	8082 PCBs														
<u>ACC-3</u>	8270 Semi-Vols Full List														
<u>ACC-4</u>	8270 SIM PAHs														
<u>ACC-451</u>	8260 VOCs Full List														
<u>ACC-452</u>	8260 Halo VOCs														
<u>ACC-451-S</u>	8260 RBDM VOCs														
<u>ACC-452-S</u>	8260 BTEX														
	NWTPH-CX														
	NWTPH-DX														
	NWTPH-HCID														
	# OF CONTAINERS														
	MATRIX														
	TIME														
	DATE														
	Standard Turn Around Time (TAT) = 10 Business Days														
	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 20%;">1 Day</td> <td style="width: 20%;">2 Day</td> <td style="width: 20%;">3 Day</td> <td style="width: 20%;">Other:</td> </tr> <tr> <td></td> <td></td> <td></td> <td><u>ACC</u></td> </tr> </table>							1 Day	2 Day	3 Day	Other:				<u>ACC</u>
1 Day	2 Day	3 Day	Other:												
			<u>ACC</u>												
SPECIAL INSTRUCTIONS:															
RELINQUISHED BY:				RECEIVED BY:											
Signature: <u>Scott Sheridan</u>				Signature: <u>[Signature]</u>											
Date: <u>6/11/24</u>				Date: <u>6/11/24</u>											
Printed Name: <u>Scott Sheridan</u>				Printed Name: <u>Alissa Wilbur</u>											
Time: <u>1847</u>				Time: <u>1847</u>											
Company: <u>ACC</u>				Company: <u>Apex</u>											

Apex Laboratories

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*C. O'Brien*

Cameron O'Brien, Project Manager



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**APEX LABS**  
 6700 SW Sandburg St., Tigard, OR 97223 Ph: 503-718-2323

Company: **ACC**  
 Address: **3925 NE 72nd**  
 Sampled by: **Scott Shoemaker**

State: **OR**  
 County: **Clatsop**

**CHAIN OF CUSTODY**

Lab # **A4F1106** COC **2 of 2**

Project Mgr: **Chris Sheridan** Project Name: **Remax Molalla** Project #: **10027-001**

Phone: **503 337-4444** Email: **SSheridan@accenv.com** PO # **10027-001**

Project #: **10027-001**

Project Name: **Remax Molalla**

Project #: **10027-001**

SAMPLE ID	DATE	TIME	MATRIX	# OF CONTAINERS	NWTPH-CID	NWTPH-DX	NWTPH-GX	8260 RTEK	8260 RBDM VOCs	8260 Halo VOCs	8260 VOCs Full List	8270 SIM PAHs	8270 Semi-Vols Full List	8082 PCBs	8081 Pesticides	RCRA Metals (9)	Priority Metals (13) Al, Sb, As, Ba, Be, Bi, Cd, Cr, Cu, Fe, Hg, Mn, Mo, Ni, Pb, Se, Ag, Na, Tl, V, Zn, TCDF, TCDF	TCDF Metals (8)	Hold Sample	Frozen Archive	
																					ANALYSIS REQUEST
ACC-151	6/11/24	0940	Soil	2		X	X	X													
ACC-152		1001		2		X	X	X													
ACC-153		1035		2		X	X	X													
ACC-251		1235		2		X	X	X													
ACC-252		1244		2		X	X	X													
ACC-253		1252		2		X	X	X													

Standard Turn Around Time (TAT) = 10 Business Days

TAT Requested (circle): **1 Day**    2 Day    3 Day    Other: **Acc**

SAMPLES ARE HELD FOR 30 DAYS

RELINQUISHED BY: Signature: <i>[Signature]</i> Printed Name: <b>Scott Shoemaker</b> Company: <b>ACC</b>	RECEIVED BY: Signature: <i>[Signature]</i> Printed Name: <b>Alyssa Wilbur</b> Company: <b>Apex</b>
Date: <b>6/11/24</b>	Date: <b>6/11/24</b>
Time: <b>1847</b>	Time: <b>1847</b>

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*C. O'Brien*

Cameron O'Brien, Project Manager



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**APEX LABS COOLER RECEIPT FORM**

**Client:** ACC Element WO#: A4F1106

**Project/Project #:** Remax Molalla 10027-001

**Delivery Info:**

Date/time received: 6/11/14 @ 1847 By: AAW

Delivered by: Apex  Client  ESS  FedEx  UPS  Radio  Morgan  SDS  Evergreen  Other

From USDA Regulated Origin? Yes  No

**Cooler Inspection** Date/time inspected: 6/11/14 @ 1840 By: AAW

Chain of Custody included? Yes  No

Signed/dated by client? Yes  No

Contains USDA Reg. Soils? Yes  No  Unsure (email RegSoils)

	Cooler #1	Cooler #2	Cooler #3	Cooler #4	Cooler #5	Cooler #6	Cooler #7
Temperature (°C)	<u>4.4</u>						
Custody seals? (Y/N)	<u>N</u>						
Received on ice? (Y/N)	<u>Y</u>						
Temp. blanks? (Y/N)	<u>N</u>						
Ice type: (Gel/Real/Other)	<u>Real</u>						
Condition (In/Out):	<u>In</u>						

Cooler out of temp? (Y/N) Possible reason why: N

Green dots applied to out of temperature samples? Yes/No No

Out of temperature samples form initiated? Yes/No No

**Sample Inspection:** Date/time inspected: 6/12/14 @ 1129 By: AAW

All samples intact? Yes  No  Comments: \_\_\_\_\_

Bottle labels/COCs agree? Yes  No  Comments: ACC-351 cont. TS read 1500. ACC-251 cont. T read 1225. No info on ACC-253 Meth VOA, matched by process of elimination

COC/container discrepancies form initiated? Yes  No

Containers/volumes received appropriate for analysis? Yes  No  Comments: \_\_\_\_\_

Do VOA vials have visible headspace? Yes  No  NA

Comments: All VOAs have seal

Water samples: pH checked: Yes  No  NA  pH appropriate? Yes  No  NA  pH ID: A23172

Comments: ACC-1 1L HCL Amber PH=7

Labeled by: AAW

Witness: [Signature]

Cooler Inspected by: [Signature]

Form Y-003 R-02

CABri