



To:	Travis Henry and Garrin Royer	From:	Andrew S. Blake, R.G., L.G.
Company:	Stonefly Investors, LLC	Date:	April 16, 2025
Address:	PO Box 42310 Portland, OR 97242		
cc:	Katie Daugherty, Oregon DEQ 700 NE Multnomah Street, Suite 600 Portland, OR, 97232		
SEC Project:	HP-6-04		
RE:	ECSI No. 6475: PPA Scope of Work Closeout Summary 210 E Main Street, Hillsboro, Oregon		

Succeed Environmental Consulting LLC (SEC) is pleased to present this memorandum, which includes a description of the actions that have been taken to satisfy the scope of work (SOW) that is included in the Oregon Department of Environmental Quality (DEQ) Prospective Purchaser Agreement (PPA) for the above-referenced property (Subject Property). Our understanding of the Subject Property is based on the following documents, which summarize the environmental condition of the project site:

- *Phase I Environmental Site Assessment; 210 E Main Street; Hillsboro, Oregon*, prepared by SEC, dated April 5, 2021.
- *Subsurface Investigation Report; 210 E Main Street; Hillsboro, Oregon*, prepared by SEC, dated April 6, 2021.
- *Path Forward Memorandum Re: Environmental Site Summary, Anticipated Timeframe, and Preliminary Cost Estimate; 210 E Main Street; Hillsboro, Oregon*, prepared by SEC, dated May 18, 2021.
- *Supplemental Subsurface Investigation; 210 E Main Street; Hillsboro, Oregon*, prepared by SEC, dated August 16, 2021.
- *Contaminated Media Management Plan; DEQ ECSI No. 6475; 215 E Main Street; Hillsboro, Oregon*, prepared by SEC, dated June 2, 2022.
- *PPA for 210 E Main St Site*, prepared by DEQ (recorded by Washington County, Oregon on May 9, 2022)

DEQ has been provided with the aforementioned reports and developed a SOW in the above-noted PPA. The SOW was developed to ensure that the project site remains protective of human health and the environment. The SOW set forth in the PPA included the following:

1. Uncover the on-site geophysical anomaly [a potential underground storage tank (UST)] and (if needed) decommission the potential tank in accordance with DEQ rules and regulations. Additionally excavate and dispose of an area of lead-impacted soil that was identified at the site in 2021.
2. Submit to DEQ a Report to document the results of (1) geophysical anomaly investigation and (2) lead-impacted soil removal activities.

3. Prepare a Contaminated Media Management Plan (CMMP) establishing procedures for handling, characterizing, and disposing of any contaminated media that may reasonably be encountered at the Property during future ground-disturbing activities at the site.
4. If required by DEQ, execute an Easement and Equitable Servitudes (E&ES) in a form provided by DEQ. Based on the results of site cleanup activities (not discussed herein)

GEOPHYSICAL ANOMALY EVALUATION

On Tuesday, April 8, 2025, Cowlitz Clean Sweep (CCS) assisted SEC with an investigation of the geophysical anomaly, which is located in the southwestern portion of the Subject Property, where shown on Figure 2. CCS used an excavator to uncover approximately one foot of soil and confirmed that the anomaly was a UST that had already been decommissioned (a hole had been cut into the top of the tank, which had been filled with pea gravel). DEQ was promptly notified of our observations, and CCS backfilled the excavation using an engineered rock product (3/4" minus gravel) that came from the CalPortland rock quarry. A photograph of the top of the decommissioned UST is provided on Figure 3.

REMEDIAL EXCAVATION OF LEAD-IMPACTED SOIL

On Tuesday, April 8, 2025, CCS excavated the area of lead-impacted soil that was located in the southern portion of the site, where shown on Figure 2. CCS used an excavator to remove approximately 7.11 tons of soil from an approximately 6' x 8' x 3.5' (LWD) area, which was previously found to contain elevated concentrations of total lead. Upon completion of excavation activities, the impacted soil was temporarily covered and stored on plastic sheeting; and five confirmation soil samples (SS-1 through SS-5) were collected and analyzed for total lead. The analytical results are summarized below, and confirm that remaining lead concentrations are significantly less than the corresponding residential RBC, confirming successful removal of lead-impacted soil from the site.

Sample Identification	Sample Type	Depth (feet BGS)	Lead Result (mg/kg)
SS-1	Excavation Base	3.0' to 3.5'	9.39
SS-2	Excavation Sidewall	2.0' to 3.0'	13.4
SS-3	Excavation Sidewall	1.0' to 3.0'	8.89
SS-4	Excavation Sidewall	2.0' to 3.0'	9.62
SS-5	Excavation Sidewall	1.0' to 3.0'	49.4
Residential Soil Ingestion, Dermal Contact, and Inhalation RBC (August 2023)			400

On April 11, 2025, CCS disposed of the lead-impacted soil at the Waste Management Hillsboro Landfill, and ultimately backfilled the excavation using an engineered rock product (3/4" minus gravel) sourced from the CalPortland rock quarry. Photographs of the remedial excavation area are included on Figure 3. The chemical analytical laboratory report is included in Attachment A. Landfill disposal receipts are provided in Attachment B.

CONTAMINATED MEDIA MANAGEMENT PLAN (CMMP)

On June 2, 2025, SEC prepared the above-referenced CMMP establishing procedures for handling, characterizing, and disposing of any contaminated media that may reasonably be encountered at the Property during future ground-disturbing activities at the site. This CMMP has been reviewed and is



**SUCCEED
ENVIRONMENTAL
CONSULTING, LLC**

Memorandum

considered approved by DEQ. We appreciate the opportunity to be of service to you. Please call if you have questions regarding this report.

Sincerely,

Succeed Environmental Consulting LLC

Andrew S. Blake, R.G.
Principal Geologist



Expires 06/30/2025

One copy submitted (via email only)

Document ID: HP-6-04-041625-envm-PPA Closeout-Anomaly_Investigation_&_Lead_Removal

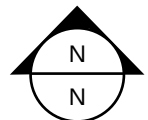
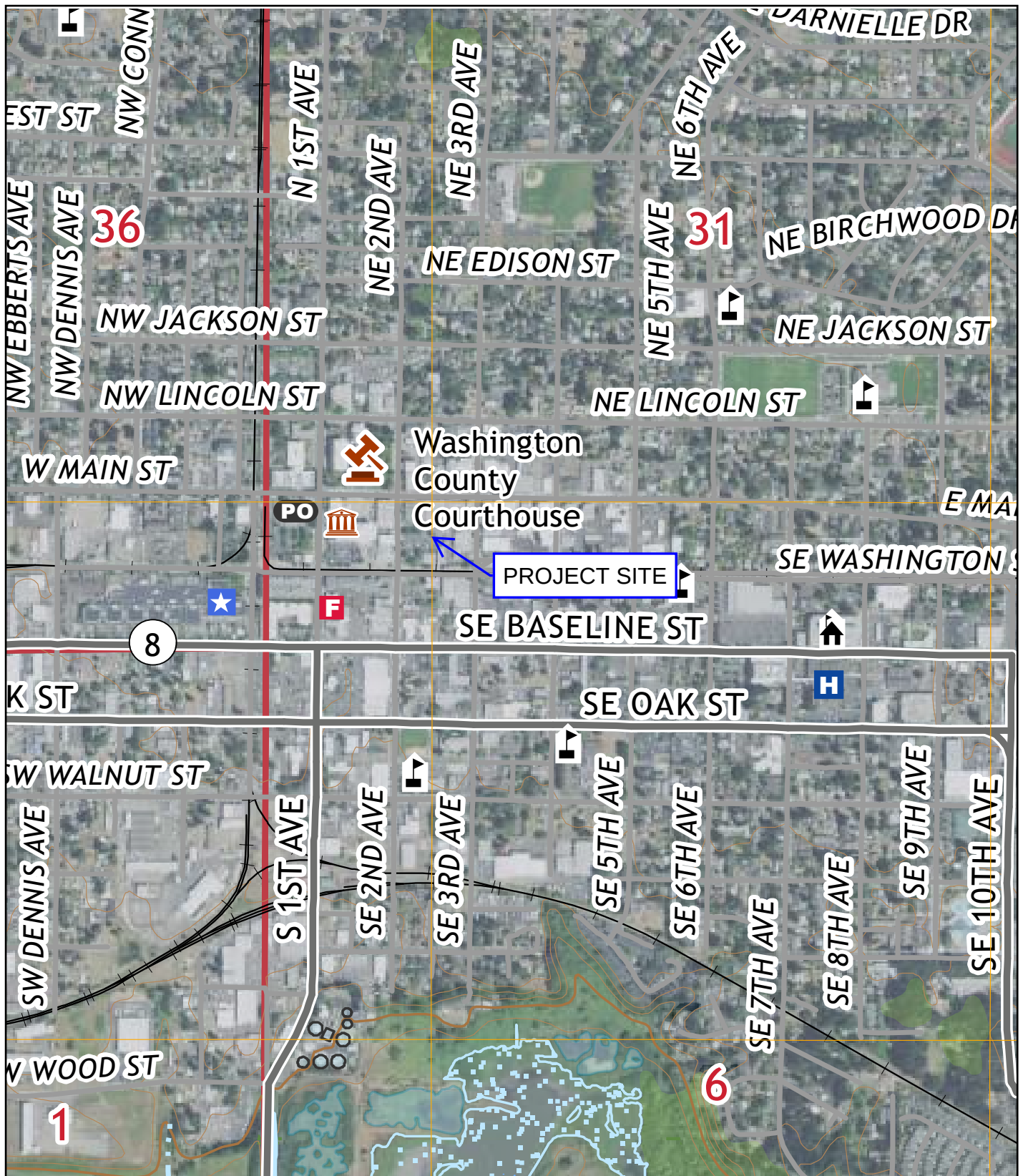
© 2025 Succeed Environmental Consulting, LLC. All rights reserved.



**SUCCEED
ENVIRONMENTAL
CONSULTING, LLC**

Memorandum

FIGURES



SUCCEED
ENVIRONMENTAL
CONSULTING, LLC

HP-6-04

APRIL 2025

VICINITY MAP

210 E MAIN STREET
HILLSBORO, OREGON

FIGURE 1



LEGEND:



SITE BOUNDARY



SOIL EXCAVATION LIMITS



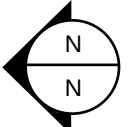
DECOMMISSIONED UST LOCATION



CATCH BASIN



CONFIRMATION SAMPLE LOCATION



(APPROXIMATE SCALE IN FEET)

55

SITE PLAN BASED ON OBSERVATIONS MADE BY SEC. MEASUREMENTS DERIVED FROM THIS FIGURE SHOULD BE CONSIDERED APPROXIMATE.

SUCCEED ENVIRONMENTAL CONSULTING, LLC



HP-6-04

APRIL 2025

SITE PLAN

210 E MAIN STREET
HILLSBORO, OREGON

FIGURE 2

REMEDIAL EXCAVATION OF LEAD-IMPACTED SOIL AT THE PROPERTY. PHOTO TAKEN FACING WEST. THIS SOIL WAS DISPOSED OF AT THE WM HILLSBORO LANDFILL.



AERIAL VIEW OF THE REMEDIAL EXCAVATION LIMITS FOLLOWING REMOVAL OF THE LEAD-IMPACTED SOIL.



VIEW OF THE PREVIOUSLY-DECOMMISSIONED UST (GEOPHYSICAL ANOMALY). THE UST HAD BEEN CUT OPEN AND FILLED IN-PLACE WITH PEA GRAVEL.



REMEDIAL EXCAVATION OF LEAD-IMPACTED SOIL AT THE PROPERTY. PHOTO TAKEN FACING EAST. THIS SOIL WAS DISPOSED OF AT THE WM HILLSBORO LANDFILL.

		SITE PHOTOGRAPHS	FIGURE 3
	HP-6-04		
	APRIL 2025	210 E MAIN STREET HILLSBORO, OREGON	



**SUCCEED
ENVIRONMENTAL
CONSULTING, LLC**

Memorandum

ATTACHMENT A: CHEMICAL ANALYTICAL LABORATORY REPORT



ANALYTICAL REPORT

Apex Laboratories, LLC

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

Friday, April 11, 2025

Andrew S. Blake, R.G., L.G.

Succeed Environmental Consulting

6028 NE 49th Ave.

Portland, OR 97218

RE: A5D1216 - HP-6 - [none]

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 A5D1216, which was received by the laboratory on 4/8/2025 at 12:18:00PM.

If you have any questions concerning this report or the services we offer, please feel free to contact me by email at: pnerenberg@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	<u>6.0 degC</u>

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

Philip Nerenberg

Philip Nerenberg, Lab Director

The results in this report apply to the samples analyzed in accordance with the chain of custody document(s) and updated by any subsequent written communications. This analytical report must be reproduced in its entirety.



ANALYTICAL REPORT

Apex Laboratories, LLC

6700 S.W. Sandburg Street

Tigard, OR 97223

503-718-2323

ORELAP ID: OR100062

Succeed Environmental Consulting

6028 NE 49th Ave.

Portland, OR 97218

Project: **HP-6**

Project Number: [none]

Project Manager: Andrew S. Blake, R.G., L.G.

Report ID:

A5D1216 - 04 11 25 1257

ANALYTICAL REPORT FOR SAMPLES

SAMPLE INFORMATION

Client Sample ID	Laboratory ID	Matrix	Date Sampled	Date Received
SS-1	A5D1216-01	Soil	04/08/25 11:00	04/08/25 12:18
SS-2	A5D1216-02	Soil	04/08/25 11:05	04/08/25 12:18
SS-3	A5D1216-03	Soil	04/08/25 11:10	04/08/25 12:18
SS-4	A5D1216-04	Soil	04/08/25 11:15	04/08/25 12:18
SS-5	A5D1216-05	Soil	04/08/25 11:20	04/08/25 12:18

Apex Laboratories

Philip Nerenberg, Lab Director

The results in this report apply to the samples analyzed in accordance with the chain of custody document(s) and updated by any subsequent written communications. This analytical report must be reproduced in its entirety.



ANALYTICAL REPORT

Apex Laboratories, LLC

6700 S.W. Sandburg Street

Tigard, OR 97223

503-718-2323

ORELAP ID: OR100062

Succeed Environmental Consulting

6028 NE 49th Ave.

Portland, OR 97218

Project: **HP-6**

Project Number: [none]

Project Manager: Andrew S. Blake, R.G., L.G.

Report ID:

A5D1216 - 04 11 25 1257

ANALYTICAL SAMPLE RESULTS

Total Metals by EPA 6020B (ICPMS)

Analyte	Sample Result	Detection Limit	Reporting Limit	Units	Dilution	Date Analyzed	Method Ref.	Notes
SS-1 (A5D1216-01)				Matrix: Soil				
Batch: 25D0332								
Lead	9.39	---	0.256	mg/kg dry	10	04/10/25 10:29	EPA 6020B	CONT
SS-2 (A5D1216-02)				Matrix: Soil				
Batch: 25D0332								
Lead	13.4	---	0.258	mg/kg dry	10	04/10/25 10:34	EPA 6020B	CONT
SS-3 (A5D1216-03)				Matrix: Soil				
Batch: 25D0332								
Lead	8.89	---	0.256	mg/kg dry	10	04/10/25 10:40	EPA 6020B	CONT
SS-4 (A5D1216-04)				Matrix: Soil				
Batch: 25D0332								
Lead	9.62	---	0.267	mg/kg dry	10	04/10/25 10:45	EPA 6020B	CONT
SS-5 (A5D1216-05)				Matrix: Soil				
Batch: 25D0332								
Lead	49.4	---	0.268	mg/kg dry	10	04/10/25 10:51	EPA 6020B	CONT

Apex Laboratories

Philip Nerenberg, Lab Director

The results in this report apply to the samples analyzed in accordance with the chain of custody document(s) and updated by any subsequent written communications. This analytical report must be reproduced in its entirety.



ANALYTICAL REPORT

Apex Laboratories, LLC

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

Succeed Environmental Consulting

6028 NE 49th Ave.
Portland, OR 97218

Project: **HP-6**

Project Number: [none]

Project Manager: Andrew S. Blake, R.G., L.G.

Report ID:

A5D1216 - 04 11 25 1257

ANALYTICAL SAMPLE RESULTS

Percent Dry Weight

Analyte	Sample Result	Detection Limit	Reporting Limit	Units	Dilution	Date Analyzed	Method Ref.	Notes
SS-1 (A5D1216-01)				Matrix: Soil		Batch: 25D0358		CONT
% Solids	80.0	---	1.00	%	1	04/10/25 05:15	EPA 8000D	
SS-2 (A5D1216-02)				Matrix: Soil		Batch: 25D0358		CONT
% Solids	81.0	---	1.00	%	1	04/10/25 05:15	EPA 8000D	
SS-3 (A5D1216-03)				Matrix: Soil		Batch: 25D0358		CONT
% Solids	79.6	---	1.00	%	1	04/10/25 05:15	EPA 8000D	
SS-4 (A5D1216-04)				Matrix: Soil		Batch: 25D0358		CONT
% Solids	81.6	---	1.00	%	1	04/10/25 05:15	EPA 8000D	
SS-5 (A5D1216-05)				Matrix: Soil		Batch: 25D0358		CONT
% Solids	81.2	---	1.00	%	1	04/10/25 05:15	EPA 8000D	

Apex Laboratories

Philip Nerenberg, Lab Director

The results in this report apply to the samples analyzed in accordance with the chain of custody document(s) and updated by any subsequent written communications. This analytical report must be reproduced in its entirety.



ANALYTICAL REPORT

Apex Laboratories, LLC

6700 S.W. Sandburg Street

Tigard, OR 97223

503-718-2323

ORELAP ID: OR100062

Succeed Environmental Consulting

6028 NE 49th Ave.

Portland, OR 97218

Project: **HP-6**

Project Number: [none]

Project Manager: Andrew S. Blake, R.G., L.G.

Report ID:

A5D1216 - 04 11 25 1257

QUALITY CONTROL (QC) SAMPLE RESULTS

Total Metals by EPA 6020B (ICPMS)

Analyte	Result	Detection Limit	Reporting Limit	Units	Dilution	Spike Amount	Source Result	% REC	% REC Limits	RPD	RPD Limit	Notes
Batch 25D0332 - EPA 3051A						Soil						
Blank (25D0332-BLK1)			Prepared: 04/09/25 10:21		Analyzed: 04/10/25 09:07							
EPA 6020B												
Lead	ND	---	0.200	mg/kg wet	10	---	---	---	---	---	---	
LCS (25D0332-BS1)			Prepared: 04/09/25 10:21		Analyzed: 04/10/25 09:12							
EPA 6020B												
Lead	56.4	---	0.200	mg/kg wet	10	50.0	---	113	80-120%	---	---	
Duplicate (25D0332-DUP1)			Prepared: 04/09/25 10:21		Analyzed: 04/10/25 09:23							
QC Source Sample: Non-SDG (A5C1852-05)												
Lead	50.1	---	0.248	mg/kg dry	10	---	32.0	---	---	44	20%	Q-04
Matrix Spike (25D0332-MS1)			Prepared: 04/09/25 10:21		Analyzed: 04/10/25 09:29							
QC Source Sample: Non-SDG (A5C1852-05)												
EPA 6020B												
Lead	101	---	0.244	mg/kg dry	10	60.9	32.0	113	75-125%	---	---	

Apex Laboratories

Philip Nerenberg, Lab Director

The results in this report apply to the samples analyzed in accordance with the chain of custody document(s) and updated by any subsequent written communications. This analytical report must be reproduced in its entirety.



ANALYTICAL REPORT

Apex Laboratories, LLC

6700 S.W. Sandburg Street

Tigard, OR 97223

503-718-2323

ORELAP ID: OR100062

Succeed Environmental Consulting

6028 NE 49th Ave.

Portland, OR 97218

Project: **HP-6**

Project Number: [none]

Project Manager: Andrew S. Blake, R.G., L.G.

Report ID:

A5D1216 - 04 11 25 1257

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
Batch 25D0358 - Dry Weight Prep (EPA 8000D)							Soil					
Duplicate (25D0358-DUP1)			Prepared: 04/09/25 10:44 Analyzed: 04/10/25 05:15									
<u>QC Source Sample: Non-SDG (A5D1110-01)</u>												
% Solids	92.9	---	1.00	%	1	---	92.8	---	---	0.07	10%	
Duplicate (25D0358-DUP2)			Prepared: 04/09/25 10:44 Analyzed: 04/10/25 05:15									
<u>QC Source Sample: Non-SDG (A5D1231-01)</u>												
% Solids	87.4	---	1.00	%	1	---	87.6	---	---	0.2	10%	
Duplicate (25D0358-DUP3)			Prepared: 04/09/25 10:44 Analyzed: 04/10/25 05:15									
<u>QC Source Sample: Non-SDG (A5D1110-02)</u>												
% Solids	90.2	---	1.00	%	1	---	90.8	---	---	0.6	10%	
Duplicate (25D0358-DUP4)			Prepared: 04/09/25 10:44 Analyzed: 04/10/25 05:15									
<u>QC Source Sample: Non-SDG (A5D1231-02)</u>												
% Solids	87.2	---	1.00	%	1	---	86.8	---	---	0.4	10%	
Duplicate (25D0358-DUP5)			Prepared: 04/09/25 15:47 Analyzed: 04/10/25 05:15									
<u>QC Source Sample: SS-1 (A5D1216-01)</u>												
<u>EPA 8000D</u>												
% Solids	80.0	---	1.00	%	1	---	80.0	---	---	0.03	10%	
Duplicate (25D0358-DUP6)			Prepared: 04/09/25 18:49 Analyzed: 04/10/25 05:15									
<u>QC Source Sample: Non-SDG (A5D1288-01)</u>												
% Solids	87.9	---	1.00	%	1	---	87.3	---	---	0.7	10%	
Duplicate (25D0358-DUP7)			Prepared: 04/09/25 18:49 Analyzed: 04/10/25 05:15									
<u>QC Source Sample: Non-SDG (A5D1303-08)</u>												
% Solids	75.7	---	1.00	%	1	---	75.6	---	---	0.2	10%	

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

Apex Laboratories

Philip Nerenberg, Lab Director

The results in this report apply to the samples analyzed in accordance with the chain of custody document(s) and updated by any subsequent written communications. This analytical report must be reproduced in its entirety.

**ANALYTICAL REPORT****Apex Laboratories, LLC**

6700 S.W. Sandburg Street

Tigard, OR 97223

503-718-2323

ORELAP ID: OR100062

Succeed Environmental Consulting

6028 NE 49th Ave.

Portland, OR 97218

Project: **HP-6**

Project Number: [none]

Project Manager: Andrew S. Blake, R.G., L.G.

Report ID:

A5D1216 - 04 11 25 1257

SAMPLE PREPARATION INFORMATION**Total Metals by EPA 6020B (ICPMS)****Prep: EPA 3051A**

Lab Number	Matrix	Method	Sampled	Prepared	Sample Initial/Final	Default Initial/Final	RL Prep Factor
Batch: 25D0332							
A5D1216-01	Soil	EPA 6020B	04/08/25 11:00	04/09/25 10:21	0.488g/50mL	0.5g/50mL	1.02
A5D1216-02	Soil	EPA 6020B	04/08/25 11:05	04/09/25 10:21	0.479g/50mL	0.5g/50mL	1.04
A5D1216-03	Soil	EPA 6020B	04/08/25 11:10	04/09/25 10:21	0.49g/50mL	0.5g/50mL	1.02
A5D1216-04	Soil	EPA 6020B	04/08/25 11:15	04/09/25 10:21	0.458g/50mL	0.5g/50mL	1.09
A5D1216-05	Soil	EPA 6020B	04/08/25 11:20	04/09/25 10:21	0.459g/50mL	0.5g/50mL	1.09

Percent Dry Weight**Prep: Dry Weight Prep (EPA 8000D)**

Lab Number	Matrix	Method	Sampled	Prepared	Sample Initial/Final	Default Initial/Final	RL Prep Factor
Batch: 25D0358							
A5D1216-01	Soil	EPA 8000D	04/08/25 11:00	04/09/25 15:47	1g	1g	1.00
A5D1216-02	Soil	EPA 8000D	04/08/25 11:05	04/09/25 15:47	1g	1g	1.00
A5D1216-03	Soil	EPA 8000D	04/08/25 11:10	04/09/25 15:47	1g	1g	1.00
A5D1216-04	Soil	EPA 8000D	04/08/25 11:15	04/09/25 15:47	1g	1g	1.00
A5D1216-05	Soil	EPA 8000D	04/08/25 11:20	04/09/25 15:47	1g	1g	1.00

Apex Laboratories

Philip Nerenberg, Lab Director

The results in this report apply to the samples analyzed in accordance with the chain of custody document(s) and updated by any subsequent written communications. This analytical report must be reproduced in its entirety.



ANALYTICAL REPORT

Apex Laboratories, LLC

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

Succeed Environmental Consulting

6028 NE 49th Ave.
Portland, OR 97218

Project: HP-6

Project Number: [none]

Project Manager: Andrew S. Blake, R.G., L.G.

Report ID:

A5D1216 - 04 11 25 1257

QUALIFIER DEFINITIONS

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

Apex Laboratories

- CONT** The Sample Container provided for this analysis was not provided by Apex Laboratories, and has not been verified as part of the Apex Quality System.
- Q-04** Spike recovery and/or RPD is outside control limits due to a non-homogeneous sample matrix.

Apex Laboratories

Philip Nerenberg, Lab Director

The results in this report apply to the samples analyzed in accordance with the chain of custody document(s) and updated by any subsequent written communications. This analytical report must be reproduced in its entirety.



ANALYTICAL REPORT

Apex Laboratories, LLC

6700 S.W. Sandburg Street

Tigard, OR 97223

503-718-2323

ORELAP ID: OR100062

Succeed Environmental Consulting

6028 NE 49th Ave.

Portland, OR 97218

Project: HP-6

Project Number: [none]

Project Manager: Andrew S. Blake, R.G., L.G.

Report ID:

A5D1216 - 04 11 25 1257

REPORTING NOTES AND CONVENTIONS:

Apex Laboratories

A handwritten signature in black ink that reads "Philip Nerenberg".

Philip Nerenberg, Lab Director

The results in this report apply to the samples analyzed in accordance with the chain of custody document(s) and updated by any subsequent written communications. This analytical report must be reproduced in its entirety.



ANALYTICAL REPORT

Apex Laboratories, LLC

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

Succeed Environmental Consulting

6028 NE 49th Ave.
Portland, OR 97218

Project: **HP-6**

Project Number: [none]

Project Manager: **Andrew S. Blake, R.G., L.G.**

Report ID:

A5D1216 - 04 11 25 1257

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)

Validated 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 and Detection Limits: Default Limits

Default Reporting and Detection Limits are based on 100% dry weight with the minimum dilution for the analysis. Reporting and Detection Limits are raised due to moisture content, additional dilutions required for analysis, matrix interferences and in other cases, as necessary.

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'.

Results for Volatiles analyses on soils and sediments that are reported on a "dry weight" basis include the water miscible solvent (WMS) correction referenced in the EPA 8000 Method guidance documents. Solid and Liquid samples reported on an "As Received" basis do not have the WMS correction applied, as dry weight was not performed.

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) may not be 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).

Apex Laboratories

Philip Nerenberg, Lab Director

The results in this report apply to the samples analyzed in accordance with the chain of custody document(s) and updated by any subsequent written communications. This analytical report must be reproduced in its entirety.



ANALYTICAL REPORT

Apex Laboratories, LLC

6700 S.W. Sandburg Street

Tigard, OR 97223

503-718-2323

ORELAP ID: OR100062

Succeed Environmental Consulting

6028 NE 49th Ave.

Portland, OR 97218

Project: **HP-6**

Project Number: [none]

Project Manager: **Andrew S. Blake, R.G., L.G.**

Report ID:

A5D1216 - 04 11 25 1257

REPORTING NOTES AND CONVENTIONS (Cont.):

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 $\frac{1}{2}$ 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.

For further details, please request a copy of this document.

-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, if results are not reported to the MDL.

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.

Apex Laboratories

Philip Nerenberg, Lab Director

The results in this report apply to the samples analyzed in accordance with the chain of custody document(s) and updated by any subsequent written communications. This analytical report must be reproduced in its entirety.



ANALYTICAL REPORT

Apex Laboratories, LLC

6700 S.W. Sandburg Street

Tigard, OR 97223

503-718-2323

ORELAP ID: OR100062

Succeed Environmental Consulting

6028 NE 49th Ave.

Portland, OR 97218

Project: **HP-6**

Project Number: [none]

Project Manager: **Andrew S. Blake, R.G., L.G.**

Report ID:

A5D1216 - 04 11 25 1257

Decanted Samples:

Soils/Sediments:

Unless TCLP analysis is required or there is notification otherwise for a specific project, all Soil and Sediments containing excess water are decanted prior to analysis in order to provide the most representative sample for analysis.

Water Samples:

Water samples containing solids and sediment may need to be decanted in order to eliminate these particulates from the water extractions. In the case of organics extractions, a solvent rinse of the container will not be performed.

Volatiles Soils (5035s)

Samples that are field preserved by 5035 for volatiles are dry weight corrected using the same dry weight correction as for normal analyses.

In the case of decanted samples, the dry weight may be performed on a decanted sample, while the aliquot for 5035 may not have been treated the same way. If this is a concern, please submit separate containers for dry weight analysis for volatiles can be provided.

All samples decanted in the laboratory are noted in this report with the DCNT qualifier indicating the sample was decanted.

Apex Laboratories

Philip Nerenberg, Lab Director

The results in this report apply to the samples analyzed in accordance with the chain of custody document(s) and updated by any subsequent written communications. This analytical report must be reproduced in its entirety.



ANALYTICAL REPORT

Apex Laboratories, LLC

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

Succeed Environmental Consulting

6028 NE 49th Ave.
Portland, OR 97218

Project: **HP-6**

Project Number: [none]

Project Manager: Andrew S. Blake, R.G., L.G.

Report ID:

A5D1216 - 04 11 25 1257

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
--------	----------	--------	---------	--------	---------------

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

Philip Nerenberg, Lab Director

The results in this report apply to the samples analyzed in accordance with the chain of custody document(s) and updated by any subsequent written communications. This analytical report must be reproduced in its entirety.

Succeed Environmental Consulting

6028 NE 49th Ave.

Portland, OR 97218

Project: **HP-6**

Project Number: [none]

Project Manager: Andrew S. Blake, R.G., L.G.

Report ID:

A5D1216 - 04 11 25 1257

APEX LABS		CHAIN OF CUSTODY		Lab # A5D1216 COC 1 of 1	
Company: SEC		Project Mgr: A. Blake		Project #: HP-6	
Address: 1631 NE Broadway #211, Portland, OR		Phone: 971-571-4604		Email: ablake@succeed-environmental.com	
Sampled by: A. Blake		State Sampled: (OR) WA		Other: -	
County: Washington		DATE		TIME	
SAMPLE ID		DATE		TIME	
SS-1		4/8/25		1100	
SS-2		4/8/25		1105	
SS-3		4/8/25		1110	
SS-4		4/8/25		1115	
SS-5		4/8/25		1120	
AB-SS-6		4/8/25		1125	
MATRIX		# OF CONTAINERS		NWTPH-HCID	
NWTPH-DX		NWTPH-GX		8260D BTEX	
8260D RBDN VOCs		8260D Halo VOCs		8260D VOCs Full List	
8270E PAHs		8270E Semi-Vols Full List		8082A PCBs	
8081B Pest		RCRA Metals (8)		Priority Metals (13)	
Al, Sb, As, Ba, Be, Cd, Ca, Cr, Cu, Fe, Hg, Mn, Mo, Ni, Pb, Se, Ag, Na, Ti, V, Zn		TCRP Metals (8)		TCRP DISS	
HOLD		Archive - Frozen			

SPECIAL INSTRUCTIONS:	
RUSH! Thank You!	

Normal Turn Around Time (TAT) = 10 Business Days --->	
*** RUSH - Request --->	Indicate Date Needed: Fastest Possible
***Rush TAT requests may incur additional cost	

For TAT calculations, samples received after 3pm will be considered received the next business day. Data will be reported by 6pm. Samples with <72 hrs of hold time may be surcharged.	
SAMPLES ARE HELD FOR 30 DAYS	

RELINQUISHED BY:		RECEIVED BY:	
Signature: [Signature]	Date: 4/8/25	Signature: [Signature]	Date: 4/8/25
Printed Name: Andrew Blake	Time: 12:08	Printed Name: Kaitlyn M. Pesa	Time: 12:18
Company: SEC		Company: Apex	

Apex Laboratories

Philip Nerenberg

The results in this report apply to the samples analyzed in accordance with the chain of custody document(s) and updated by any subsequent written communications. This analytical report must be reproduced in its entirety.



ANALYTICAL REPORT

Apex Laboratories, LLC

6700 S.W. Sandburg Street

Tigard, OR 97223

503-718-2323

ORELAP ID: OR100062

Succeed Environmental Consulting

6028 NE 49th Ave.

Portland, OR 97218

Project: HP-6

Project Number: [none]

Project Manager: Andrew S. Blake, R.G., L.G.

Report ID:

A5D1216 - 04 11 25 1257

APEX LABS COOLER RECEIPT FORMClient: SEC Element WO#: A5 D1216Project/Project #: HP-6 HP-6piece for BAM 4/8/25Delivery Info:Date/time received: 4/8/25 @ 12:18 By: AKMDelivered by: Apex Client ☒ ESS FedEx UPS Radio Morgan SDS Evergreen OtherFrom USDA Regulated Origin? Yes No ☒Cooler Inspection Date/time inspected: 4/8/25 @ 12:23 By: AKMChain of Custody included? Yes ☒ NoSigned/dated by client? Yes ☒ NoContains 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>6.0</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:

Green dots applied to out of temperature samples? Yes ☒ NoOut of temperature samples form initiated? Yes ☒ NoSample Inspection: Date/time inspected: 4/8/25 @ 12:43 By: KNAll samples intact? Yes ☒ No Comments:Bottle labels/COCs agree? Yes ☒ No Comments: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:

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

Comments:

Labeled by:

KN

Witness:

[Signature]

Cooler Inspected by:

KN

Form Y-003 R-02

Apex Laboratories

Philip Nerenberg

Philip Nerenberg, Lab Director

The results in this report apply to the samples analyzed in accordance with the chain of custody document(s) and updated by any subsequent written communications. This analytical report must be reproduced in its entirety.



**SUCCEED
ENVIRONMENTAL
CONSULTING, LLC**

Memorandum

ATTACHMENT B: LANDFILL DISPOSAL RECIEPTS



Hillsboro Landfill, Inc
3205 SE Minter Bridge
Hillsboro, OR, 97123
Ph: (503)-640-9427

Original
Ticket# 1751397

Customer Name COWLITZCLEAN COWLITZ CLEAN SW Carrier CCS
Ticket Date 04/11/2025 Vehicle# 433 Volume
Payment Type Credit Account Container
Manual Ticket# Driver JOEY
Hauling Ticket# Check#
Route Billing # 0000068
State Waste Code Gen EPA ID
Manifest 8925041-01
Destination Grid
PO 8925041
Profile 1447010R (LF02: DIESEL FUEL/FUEL OIL CONTAMINATED SOIL)
Generator STONEFLY INVESTORS-210 STONEFLY INVESTORS 210 E. MAIN ST. HILLSBORO

	Time	Scale	Operator	Inbound	Gross	
In	04/11/2025 10:24:52	Inbound 2	horegon		Tare	23120 lb 15500 lb
Out	04/11/2025 10:46:00	Outbound	RMIRAND4		Net	7620 lb
					Tons	3.81

Comments

Consumer Comments? We want to know. Please call.

Product	LD%	Qty	UOM	Rate	Tax	Amount	Origin
1 ENVCLEANUP RGCPCS-	100	3.81	Tons				WASH-IN
2 EVC-Energy Surchar	100		%				WASH-IN

LD-01

Total Tax
Total Ticket

Driver's Signature



Hillsboro Landfill, Inc
3205 SE Minter Bridge
Hillsboro, OR, 97123
Ph: (503)-640-9427

Original
Ticket# 1751414

Customer Name COWLITZCLEAN COWLITZ CLEAN SW Carrier CCS
Ticket Date 04/11/2025 Vehicle# 433 Volume
Payment Type Credit Account Container
Manual Ticket# Driver
Hauling Ticket# Check#
Route Billing # 0000068
State Waste Code Gen EPA ID
Manifest 8925041-02 Grid
Destination PO 8925041
Profile 144701OR (LF02: DIESEL FUEL/FUEL OIL CONTAMINATED SOIL)
Generator STONEFLY INVESTORS-210 STONEFLY INVESTORS 210 E. MAIN ST. HILLSBORO

	Time	Scale	Operator	Inbound	Gross	21980 lb
In	04/11/2025 12:23:28	Inbound 1	mmalone2		Tare	15380 lb
Out	04/11/2025 12:36:22	Outbound	RMIRAND4		Net	6600 lb
Comments					Tons	3.30

Consumer Comments? We want to know. Please call.

Product	LD%	Qty	UOM	Rate	Tax	Amount	Origin
1 ENVCLEANUP RGCPCS-	100	3.30	Tons				WASH-IN
2 EVC-Energy Surchar	100		%				WASH-IN

Total Tax
Total Ticket

Driver's Signature

LD-02

535A FRONT AVE AGGREGA 5034 NW FRONT AVE
4/11/2025 8:57:40 A PORTLAND, OR 97210



NO: 2918836

Copy

Customer: 1003581 COWLITZ CLEAN SWEEP
Project: 51665 E MAIN ST
P.O.: 73437 Job Number:
Product: 8003 3/4 - 0 BASE AGGREGATES

	DELIVERY TOTALS	
	TODAY	PROJECT
LOAD	1	1
QTY	4.23	4.23

Delv To:
5034 NW FRONT AVE

Weighmaster: MESHER, SANDRA

PORTLAND OR 97210

DATE	SOURCE	lbs	Tons	TNE	
4/11/2025 8:57:37 AM	Man WT	24,000	12.00	10.89	Gross
4/11/2025 8:54:04 AM	Man WT	15,540	7.77	7.05	Tare
		8,460	4.23	3.84	Net
☐ Driver Off					

Hauler: 999 FOB
Truck: CCSPICK COWLITZ CLEAN SWEEP

AMOUNT	
PRODUCT	\$0.00
FREIGHT	\$0.00
ENV FEE	\$0.00
TAX	\$0.00
TOTAL	\$0.00

REC'D BY DATE