



**SOIL MATRIX CLEANUP OF
AN UNDERGROUND STORAGE TANK**

Site Address:
**108 N Morton St
Newberg, Oregon 97132**

Prepared For:
ROSEMARY PARK

Property Owner:
**ROSEMARY PARK
9395 SW ASPEN ST
BEAVERTON, OR 97005**

**Date Issued: October 7, 2024
Project Number 23-51788
DEQ File Number 36-23-0160**

Prepared By:

ALPHA ENVIRONMENTAL SERVICES, INC.
11080 SW ALLEN BLVD, SUITE 100
BEAVERTON, OR 97005
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1 INTRODUCTION

Alpha Environmental Services, Inc. (Alpha) was retained by Rosemary Park to conduct a Soil Matrix cleanup for a underground storage tank at 108 N Morton St, Newberg, OR (the Site). The protocol used for this project is in general conformance with Oregon Administrative Rule (OAR) 340-122, “*Hazardous Substance Remedial Action Rules*”.

A risk-based decision making (RBDM) cleanup was deemed the most appropriate course of action for the soils that were found contaminated. The protocol used is in general conformance with OAR 340-122 and the Oregon Department of Environmental Quality (ODEQ) *Risk-Based Decision Making for the Remediation of Petroleum-Contaminated Sites*, dated September 22, 2003 and Risk-Based Concentrations (RBCs) updated in May 2018.

The Site consists of a single-family residence and is located in a primarily residential area (Figure 1). Historically the property was used as a dairy farm but based on the property owner ceased being utilized in the 80s. The fuel tank was used for the onsite equipment that serviced the dairy farm.

1.1.1 **Scope of Services**

The scope of services for this project included:

- Decommissioning the tank by removal.
- Removing an appropriate volume of petroleum-contaminated soil (PCS) beneath the tank.
- Collecting sufficient soil samples to confirm the completion of the Soil Matrix Cleanup.
- Submitting the soil samples to a reputable independent laboratory for chemical analysis using approved analytical methods.
- Evaluating the analytical results with respect to applicable State of Oregon underground storage tank regulations.
- Preparing and submitting a report to the Oregon Department of Environmental Quality (DEQ) documenting findings and analytical data, and certifying that the tank decommissioning meets Oregon DEQ regulations.

1.1.2 Geology/Hydrology

The Site is situated within the Willamette Valley, which is a portion of the Puget Trough physiographic sub province of the Pacific Mountain System geological province. This area consists of fluviolacustrine sedimentary deposits. Underlying the area is unconsolidated silt, sand, gravel and clay. The thickness of these deposits is generally less than 100 feet; locally, it may be as great as 150 feet (U.S. Geological Survey, Geologic Map of the Oregon, 1991).

According to the Water Resources Department (WRD) online database, static groundwater appears to be located approximately 5-25 feet below surface grade (bsg). The flow of groundwater typically imitates surface topography and ordinarily flows from higher to lower elevations. The near surface flow may be influenced by stratigraphy, water bodies, rainfall, underground utilities and other subsurface features. Based on the general topography of the property and vicinity, groundwater is anticipated to flow to the southwest. Static groundwater levels observed during excavation were 5 to 8 feet bsg.

The nearest surface water in the vicinity of the property is the Chehalem Creek located approximately 800 feet to the west of the site.

1.1.3 Groundwater Wells

Alpha searched the Oregon Water Resources Department (WRD) records for wells within one-quarter mile of the Site and examined water level data from wells. One well was found within one-quarter mile of the Site, as described below:

WRD ID #	Address	Appx Distance (ft)	Direction from Site	Elevation (ft)	Static water level (ft bsg)
54803	955 W Sheridan St, Newberg OR	1,435	NW	154	52

2 SITE WORK

The 660-gallon former UST was located in the driveway between the house and garage, in a generally east-west orientation and at a bottom depth of approximately 82 inches below surface grade (bsg).

2.1.1 Initial Sample Collection

On March, 1, 2023, representatives of Alpha Environmental Services conducted a site investigation to assess the possible presence of a below-ground release at the Site. A soil sample was collected with a decontaminated Geoprobe direct-push soil sampler from within six inches of the ends of the tank and at depths of between one to two feet below the bottom of the tank.

A sample (WCTWC) of the tank contents were collected to confirm the contents of the tank. (See Appendix A)

2.1.2 Decommissioning

On March 13, 2023, Alpha began decommissioning the UST. Alpha removed by excavator the uncontaminated soil overlying the tank and set it aside in an isolated pile. A portion of the top of the tank was cut away with a reciprocating saw to expose the tank interior. The tank interior was thoroughly cleaned by hand to remove any remaining product.

During the decommissioning process the system pump was removed and a sample (Pump@2') was collected 2 feet bsg

2.1.3 Petroleum-Contaminated Soil Removal

Following the cleaning of the tank interior, the tank was removed by excavator. This allowed careful observation of the entire area of soil beneath the former location of the UST and based on the resulting levels from the assessment samples, it was determined soil removal would be an appropriate remedial approach.

Petroleum-contaminated soil (PCS) below the former tank location, including the soil represented by the original samples, was removed, and carried by excavator to a nearby dump trailer for removal from the Site. Approximately 24.2 tons of PCS were removed in this manner. Soil removal continued downward until the excavation sidewalls and floor appeared to be clean. Alpha representatives then collected soil samples with a decontaminated trowel from several inches beneath/beyond the pit floor/walls to confirm the success of the cleanup.

The PCS was removed in 4 different stages:

Date Removed	Amount (Tons)	Disposal Location
3/22/2023	5.63	Hillsboro Landfill
3/22/2023	5.65	Hillsboro Landfill
3/24/2023	5.92	Hillsboro Landfill
3/24/2023	7.00	Hillsboro Landfill

During the process of excavation the tank pit was pumped out multiple times for approximately 2,336 gallons as part of the clean up. (See receipt B)

2.1.4 Post Excavation Work

Following the confirmation of laboratory analytical results, the excavation was filled with gravel and topped with native soil. This material was replaced and compacted in approximately 2-foot lifts until the excavation was backfilled to grade.

2.1.5 Soil Sampling Procedures

Alpha's samples were placed in labeled glass laboratory-supplied jars capped with Teflon[®]-lined lids, labeled with distinctive designations, and placed in a secure cooler for storage until delivered to a DEQ-certified laboratory for analysis. Chain-of-custody protocol was implemented throughout the project.

3 LABORATORY RESULTS

Laboratory analytical results are presented in Table 2.

Table 1: Exploration Summary, NWTPH-DX Analysis

Sample	Date	Location	Depth	Purpose	Gas	Heavy-Oil
W(OT)101"	3/1/2023	West-Outside Tank	101"	Site Assessment	1,550	ND
EF(OT)101"	3/1/2023	East-Outside Tank	101"	Site Assessment	2,150	ND
Pump@2'	3/22/2023	Pump	Pump @2'	Additional Sample	ND	ND
NW-124"	3/22/2023	Northwest-Wall	124"	Additional Sample	ND	ND
SW-124"	3/22/2023	Southwest-Wall	124"	Additional Sample	10	ND
EPF-124"	3/22/2023	East-Pit Floor	124"	Additional Sample	ND	ND
WPF-124"	3/22/2023	West-Pit Floor	124"	Additional Sample	1,590	ND
PW-72"	3/24/2023	Tank Pit	72"	Site Assessment of Groundwater	943	ND
SWI-72"	3/24/2023	Southwest-Wall Interface	72"	Water Interface Soil Sample	ND	ND
EWI-72"	3/24/2023	East-Wall Interface	72"	Water Interface Soil Sample	ND	ND
WWI-72"	3/24/2023	West-Wall Interface	72"	Water Interface Soil Sample	ND	ND
NWI-72"	3/24/2023	Northwest-Wall Interface	72"	Water Interface Soil Sample	ND	ND
E(PF)-130"	3/24/2023	East-Pit Floor	130"	Soil Confirmatory	ND	ND
W(PF)-130"	3/24/2023	West-Pit Floor	130"	Soil Confirmatory	ND	ND
PW-5'	3/31/23	Tank Pit	5'	Water Interface Soil Sample	ND	ND

4 CONCLUSIONS AND RECOMMENDATIONS

4.1.1 Conclusions

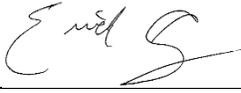
Results of the soil samples representing remaining Site soil did not exceed the appropriate soil matrix cleanup level (Level 2) for this site of 500ppm. Remediation at the site has been completed, and this report has been prepared, in accordance with OAR 340-177-0001 through 0120.

4.1.2 Recommendations

Based on the corrective action completed at the Site and information available at this time, Alpha does not recommend further investigation or corrective action at this time.

4.1.3 Signature

This report has been prepared in accordance with the Oregon Administrative Rules (OAR) 340-122-0360 and 340-177-0055.

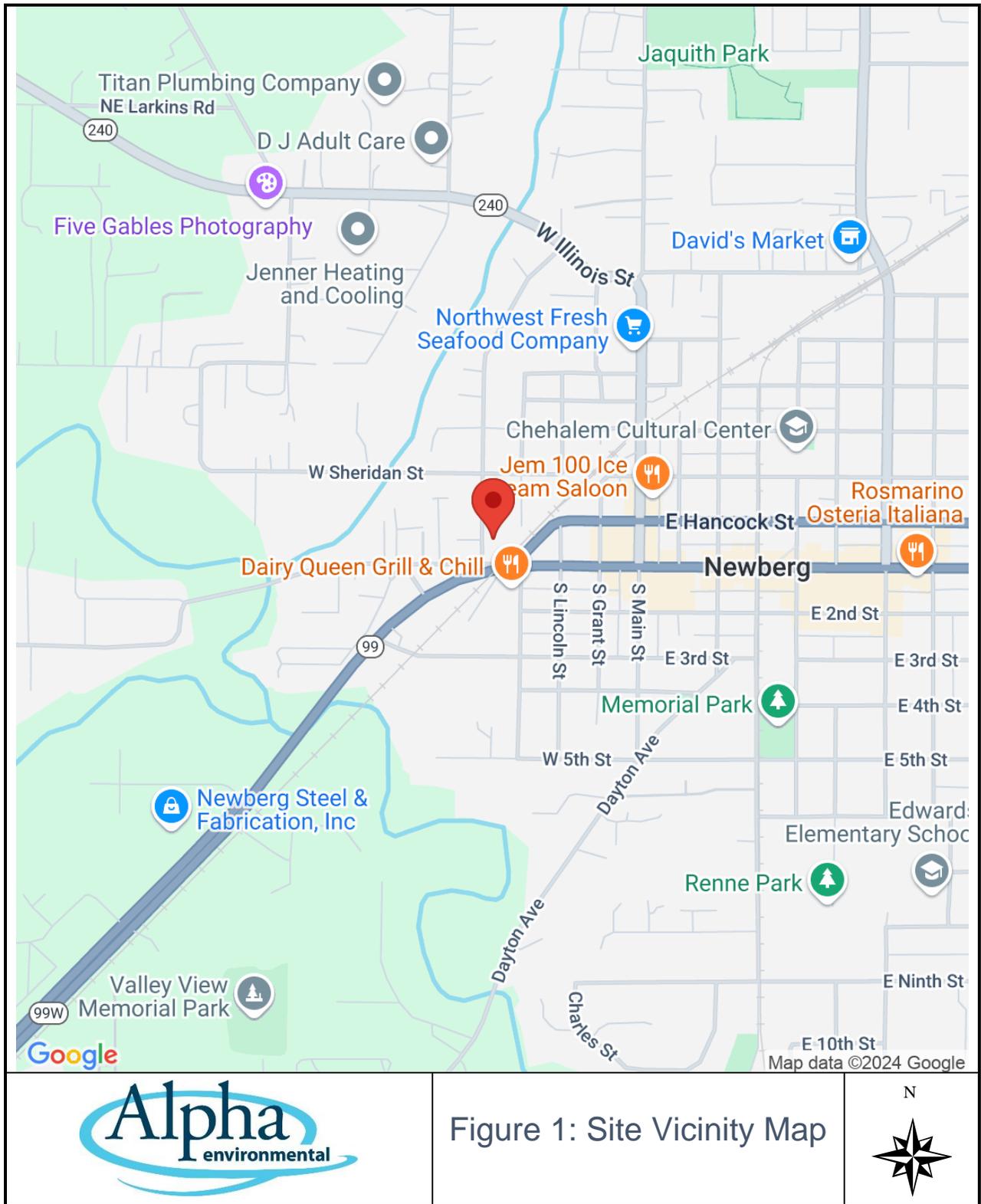


ERICK GONZALEZ
DEPARTMENT MANAGER

October 7, 2024

DATE

ALPHA ENVIRONMENTAL SERVICES, INC.
DEQ LICENSED SERVICE PROVIDER # 17703
EXPIRATION: JULY 14, 2025



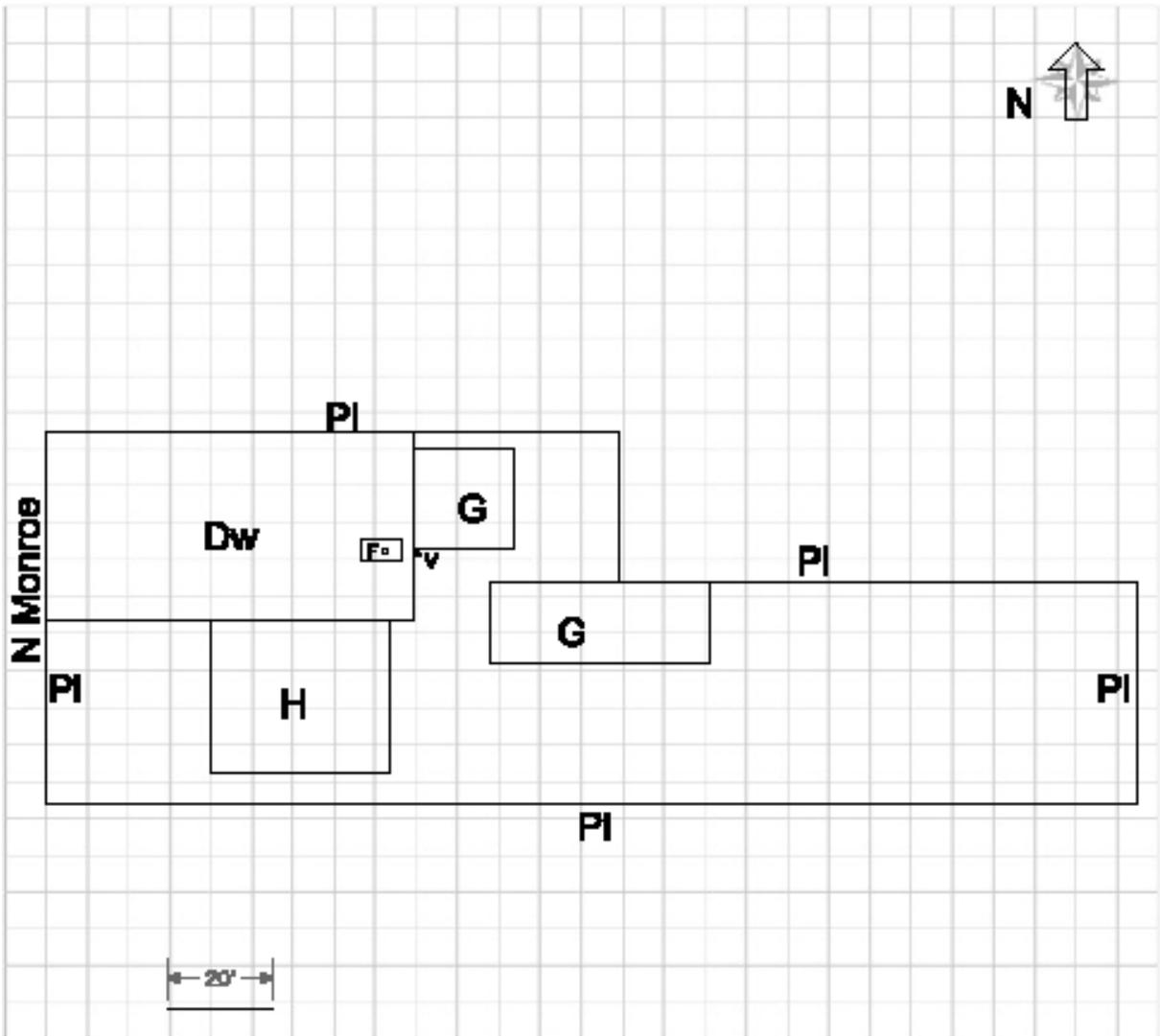
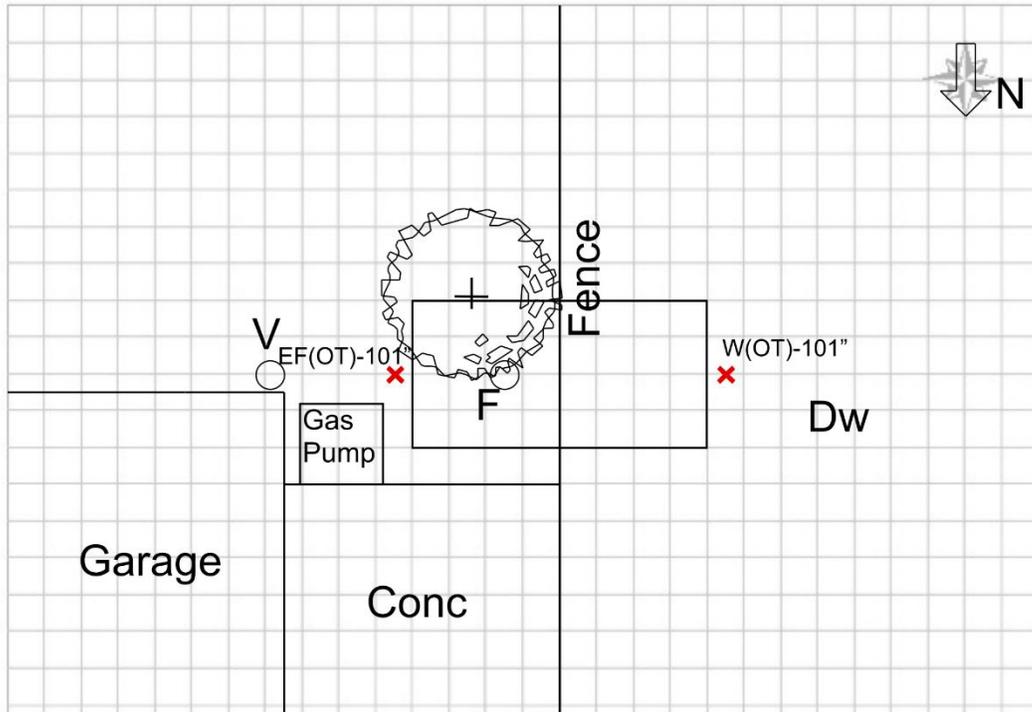


Figure 2: Site Plan



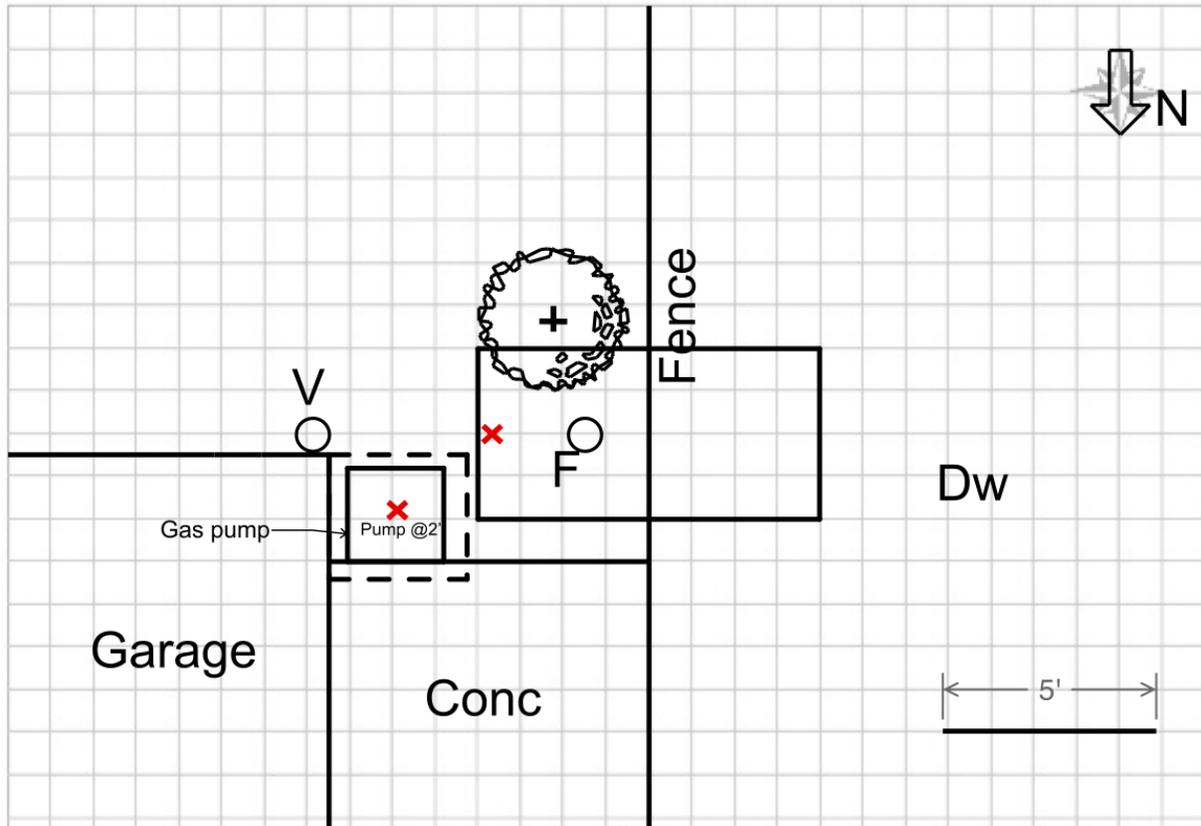


Sample	Date	Location	Depth	Purpose	Gas
W(OT)101"	3/1/2023	West-Outside Tank	101"	Site Assessment	1,550
EF(OT)101"	3/6/2023	East-Outside Tank	101"	Site Assessment	2,150



Figure 3: Sample Map # 1



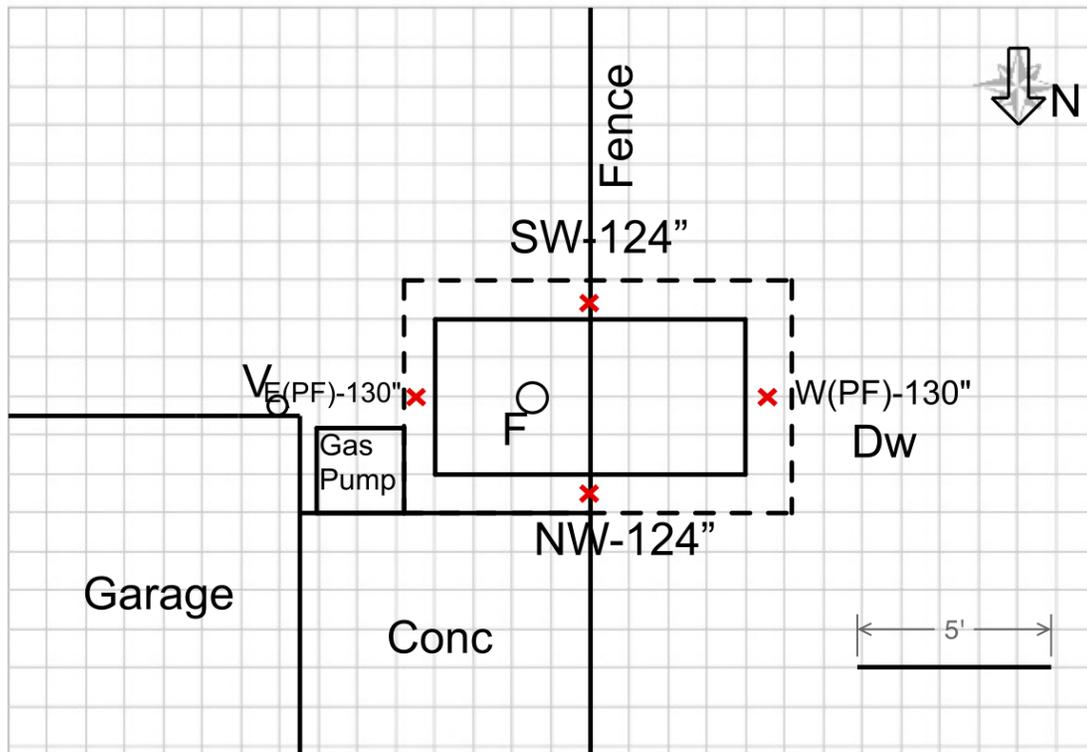


Sample	Date	Location	Depth	Purpose	Gas
Pump @2'	3/22/23	Under the former pump location	2'	Site Assessment	ND



Figure 4: Sample Map # 2



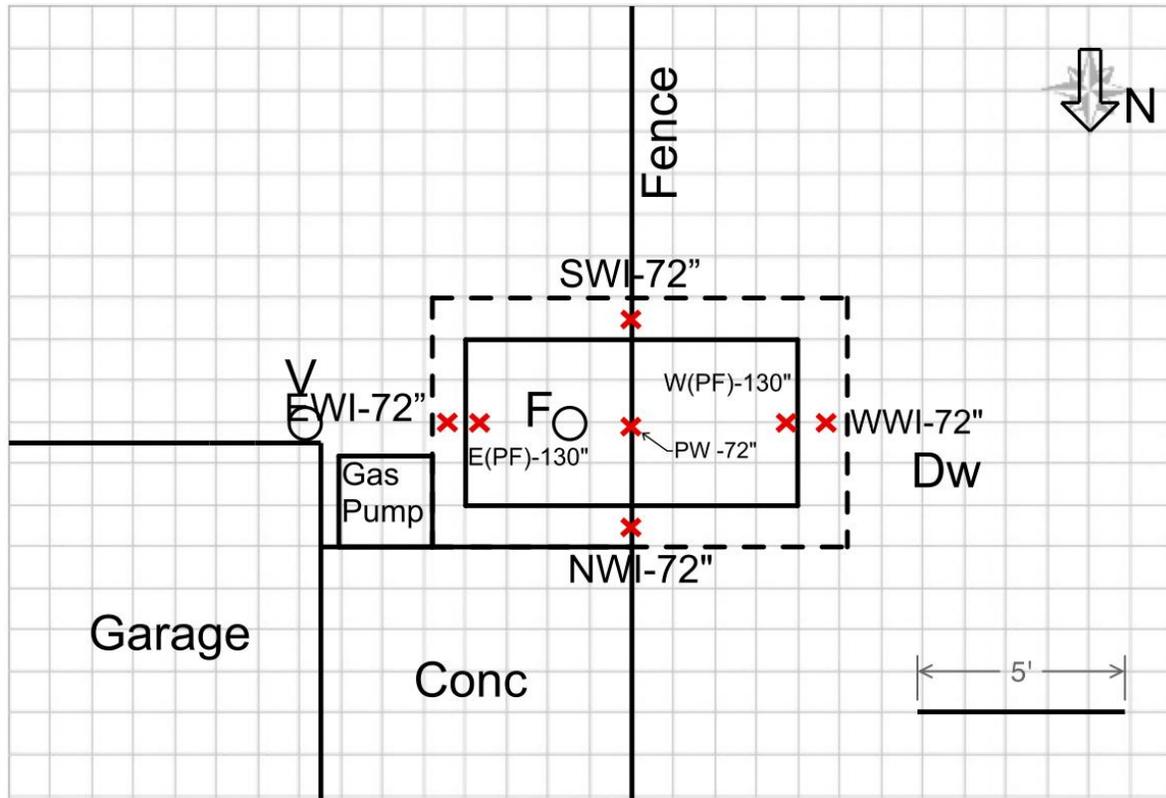


Sample	Date	Location	Depth	Purpose	Gas
NW-124"	3/22/2023	Northwest-Wall	124"	Additional Sample	ND
SW-124"	3/22/2023	Southwest-Wall	124"	Additional Sample	10
EPF-124"	3/22/2023	East-Pit Floor	124"	Additional Sample	ND
WPF-124"	3/22/2023	West-Pit Floor	124"	Additional Sample	1,590



Figure 5: Sample Map # 3



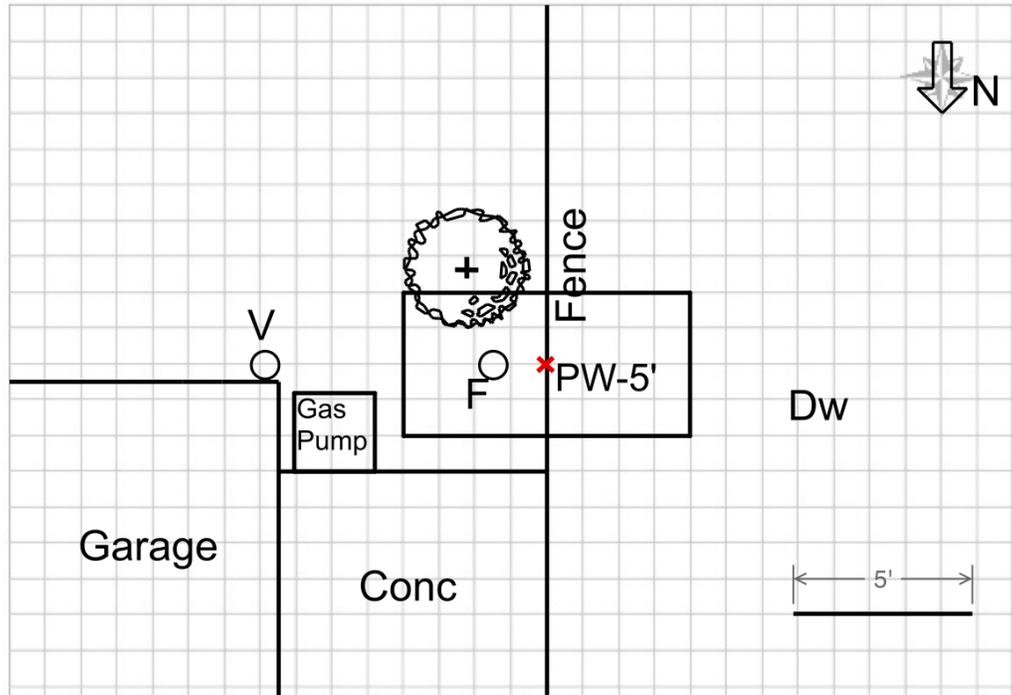


Sample	Date	Location	Depth	Purpose	Gas
PW-72"	3/24/2023	Tank Pit	72"	Additional Sample	943
SWI-72"	3/24/2023	Southwest-Wall	72"	Additional Sample	ND
EWI-72"	3/24/2023	East-Wall	72"	Additional Sample	ND
WWI-72"	3/24/2023	West-Wall	72"	Additional Sample	ND
NWI-72"	3/24/2023	Northwest-Wall	72"	Additional Sample	ND
E(PF)-130"	3/24/2023	East Pit Floor	130"	Confirmation Sample	ND
W(PF)-130"	3/24/2023	West Pit Floor	130"	Confirmation Sample	ND



Figure 6: Sample Map # 4





Sample	Date	Location	Depth	Purpose	Gas
PW-5'	3/31/23	Tank Pit	5'	Confirmation	ND



Figure 7: Sample Map # 5



APPENDIX A

LABORATORY REPORTS



ANALYTICAL REPORT

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

Friday, March 10, 2023
Erick Gonzalez
Alpha Environmental
11080 SW Allen Blvd, Suite 100
Beaverton, OR 97005

RE: A3C0044 - 108 N Morton St. 23-51788

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 A3C0044, which was received by the laboratory on 3/1/2023 at 4:40:00PM.

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, 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

(See Cooler Receipt Form for details)

Default Cooler 2.1 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.



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Cameron O'Brien, Project Manager



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ORELAP ID: OR100062

<u>Alpha Environmental</u> 11080 SW Allen Blvd, Suite 100 Beaverton, OR 97005	Project#: <u>108 N Morton St. 23-51788</u> Project Manager: Erick Gonzalez	<u>Report ID:</u> A3C0044 - 03 10 23 1346
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ANALYTICAL REPORT FOR SAMPLES

SAMPLE INFORMATION				
Client Sample ID	Laboratory ID	Matrix	Date Sampled	Date Received
23-51788 W(OT)-101"	A3C0044-01	Soil	03/01/23 10:30	03/01/23 16:40
23-51788 EF(OT)-101"	A3C0044-02	Soil	03/01/23 10:30	03/01/23 16:40

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ORELAP ID: OR100062

Alpha Environmental 11080 SW Allen Blvd, Suite 100 Beaverton, OR 97005	Project#: 108 N Morton St. 23-51788 Project Manager: Erick Gonzalez	Report ID: A3C0044 - 03 10 23 1346
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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
23-51788 W(OT)-101" (A3C0044-01)			Matrix: Soil		Batch: 23C0069			
Gasoline Range Organics	1550	---	154	mg/kg dry	1000	03/02/23 18:02	NWTPH-Gx (MS)	
<i>Surrogate: 4-Bromofluorobenzene (Sur)</i>			<i>Recovery: 104 %</i>	<i>Limits: 50-150 %</i>	<i>1</i>	<i>03/02/23 18:02</i>	<i>NWTPH-Gx (MS)</i>	
<i>1,4-Difluorobenzene (Sur)</i>			<i>104 %</i>	<i>50-150 %</i>	<i>1</i>	<i>03/02/23 18:02</i>	<i>NWTPH-Gx (MS)</i>	
23-51788 EF(OT)-101" (A3C0044-02)			Matrix: Soil		Batch: 23C0069			
Gasoline Range Organics	2150	---	143	mg/kg dry	1000	03/02/23 18:27	NWTPH-Gx (MS)	
<i>Surrogate: 4-Bromofluorobenzene (Sur)</i>			<i>Recovery: 103 %</i>	<i>Limits: 50-150 %</i>	<i>1</i>	<i>03/02/23 18:27</i>	<i>NWTPH-Gx (MS)</i>	
<i>1,4-Difluorobenzene (Sur)</i>			<i>104 %</i>	<i>50-150 %</i>	<i>1</i>	<i>03/02/23 18:27</i>	<i>NWTPH-Gx (MS)</i>	

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ANALYTICAL SAMPLE RESULTS

Total Metals by EPA 6020B (ICPMS)

Analyte	Sample Result	Detection Limit	Reporting Limit	Units	Dilution	Date Analyzed	Method Ref.	Notes
23-51788 EF(OT)-101" (A3C0044-02)				Matrix: Soil				
<u>Batch: 23C0286</u>								
Lead	11.5	---	0.277	mg/kg dry	10	03/08/23 16:41	EPA 6020B	

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<u>Alpha Environmental</u> 11080 SW Allen Blvd, Suite 100 Beaverton, OR 97005	Project#: 108 N Morton St. 23-51788 Project Manager: Erick Gonzalez	<u>Report ID:</u> A3C0044 - 03 10 23 1346
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ANALYTICAL SAMPLE RESULTS

Percent Dry Weight								
Analyte	Sample Result	Detection Limit	Reporting Limit	Units	Dilution	Date Analyzed	Method Ref.	Notes
23-51788 W(OT)-101" (A3C0044-01)				Matrix: Soil		Batch: 23C0097		
% Solids	73.2	---	1.00	%	1	03/03/23 04:26	EPA 8000D	
23-51788 EF(OT)-101" (A3C0044-02)				Matrix: Soil		Batch: 23C0097		
% Solids	73.5	---	1.00	%	1	03/03/23 04:26	EPA 8000D	

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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
Batch 23C0069 - EPA 5035A						Soil						
Blank (23C0069-BLK1)		Prepared: 03/02/23 09:00 Analyzed: 03/02/23 12:30										
<u>NWTPH-Gx (MS)</u>												
Gasoline Range Organics	ND	---	5.00	mg/kg wet	50	---	---	---	---	---	---	
<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>						
LCS (23C0069-BS2)						Prepared: 03/02/23 09:00 Analyzed: 03/02/23 10:48						
<u>NWTPH-Gx (MS)</u>												
Gasoline Range Organics	26.1	---	5.00	mg/kg wet	50	25.0	---	104	80 - 120%	---	---	
<i>Surr: 4-Bromofluorobenzene (Sur)</i>		<i>Recovery: 98 %</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>						

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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 23C0286 - EPA 3051A						Soil						
Blank (23C0286-BLK1)		Prepared: 03/08/23 07:20 Analyzed: 03/08/23 12:42										
EPA 6020B												
Lead	ND	---	0.200	mg/kg wet	10	---	---	---	---	---	---	---
LCS (23C0286-BS1)		Prepared: 03/08/23 07:20 Analyzed: 03/08/23 12:48										
EPA 6020B												
Lead	53.7	---	0.200	mg/kg wet	10	50.0	---	107	80 - 120%	---	---	---

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<u>Alpha Environmental</u> 11080 SW Allen Blvd, Suite 100 Beaverton, OR 97005	Project#: 108 N Morton St. 23-51788 Project Manager: Erick Gonzalez	<u>Report ID:</u> A3C0044 - 03 10 23 1346
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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
Batch 23C0097 - Total Solids (Dry Weight)							Soil					

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

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Alpha Environmental 11080 SW Allen Blvd, Suite 100 Beaverton, OR 97005	Project#: 108 N Morton St. 23-51788 Project Manager: Erick Gonzalez	Report ID: A3C0044 - 03 10 23 1346
---	--	--

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
<u>Batch: 23C0069</u>							
A3C0044-01	Soil	NWTPH-Gx (MS)	03/01/23 10:30	03/01/23 10:30	5.8g/5mL	5g/5mL	0.86
A3C0044-02	Soil	NWTPH-Gx (MS)	03/01/23 10:30	03/01/23 10:30	6.34g/5mL	5g/5mL	0.79

Total Metals by EPA 6020B (ICPMS)

<u>Prep: EPA 3051A</u>					Sample	Default	RL Prep
Lab Number	Matrix	Method	Sampled	Prepared	Initial/Final	Initial/Final	Factor
<u>Batch: 23C0286</u>							
A3C0044-02	Soil	EPA 6020B	03/01/23 10:30	03/08/23 07:20	0.491g/50mL	0.5g/50mL	1.02

Percent Dry Weight

<u>Prep: Total Solids (Dry Weight)</u>					Sample	Default	RL Prep
Lab Number	Matrix	Method	Sampled	Prepared	Initial/Final	Initial/Final	Factor
<u>Batch: 23C0097</u>							
A3C0044-01	Soil	EPA 8000D	03/01/23 10:30	03/02/23 12:49			NA
A3C0044-02	Soil	EPA 8000D	03/01/23 10:30	03/02/23 12:49			NA

Apex Laboratories

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Cameron O'Brien, Project Manager

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ANALYTICAL REPORT

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

<u>Alpha Environmental</u> 11080 SW Allen Blvd, Suite 100 Beaverton, OR 97005	Project#: <u>108 N Morton St. 23-51788</u> Project Manager: Erick Gonzalez	<u>Report ID:</u> A3C0044 - 03 10 23 1346
---	---	--

QUALIFIER DEFINITIONS

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

There are No Qualifiers on Sample or QC Data for this report

Apex Laboratories

Cameron O'Brien, Project Manager

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Alpha Environmental 11080 SW Allen Blvd, Suite 100 Beaverton, OR 97005	Project#: 108 N Morton St. 23-51788 Project Manager: Erick Gonzalez	Report ID: A3C0044 - 03 10 23 1346
---	--	---

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, MRI, 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 1/2 the Reporting Limit (RL).

- 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.

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

Apex Laboratories

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Cameron O'Brien, Project Manager



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<u>Alpha Environmental</u> 11080 SW Allen Blvd, Suite 100 Beaverton, OR 97005	Project#/: 108 N Morton St. 23-51788 Project Manager: Erick Gonzalez	<u>Report ID:</u> A3C0044 - 03 10 23 1346
---	---	---

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.

Apex Laboratories

Cameron O'Brien, Project Manager

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<u>Alpha Environmental</u> 11080 SW Allen Blvd, Suite 100 Beaverton, OR 97005	Project#: 108 N Morton St. 23-51788 Project Manager: Erick Gonzalez	<u>Report ID:</u> A3C0044 - 03 10 23 1346
---	--	---

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

Cameron O'Brien, Project Manager

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

Alpha Environmental
11080 SW Allen Blvd, Suite 100
Beaverton, OR 97005
Project #: 108 N Morton St. 23-51788
Project Manager: Erick Gonzalez
Report ID: A3C0044 - 03 10 23 1346

APEX LABS COOLER RECEIPT FORM
Client: Alpha Element WO#: A3C0044
Project/Project #: 108 N Morton St. 23-51788
Delivery Info:
Date/time received: 3/1/23 @ 1640 By: EST
Delivered by: Apex Client ESS FedEx UPS Radio Morgan SDS Evergreen Other
Cooler Inspection Date/time inspected: 3/1/23 @ 1710 By: EST
Chain of Custody included? Yes X No
Signed/dated by client? Yes X No
Cooler #1 Cooler #2 Cooler #3 Cooler #4 Cooler #5 Cooler #6 Cooler #7
Temperature (°C) 2.1
Custody seals? (Y/N) N
Received on ice? (Y/N) Y
Temp. blanks? (Y/N) Y
Ice type: (Gel/Real/Other) Gel
Condition (In/Out): In
Cooler out of temp? (Y/N) Possible reason why:
Green dots applied to out of temperature samples? Yes/No
Out of temperature samples form initiated? Yes/No
Sample Inspection: Date/time inspected: 3/1/23 @ 17:14 By: AAU
All samples intact? Yes X No Comments:
Bottle labels/COCs agree? Yes X No Comments: No date/time on containers
COC/container discrepancies form initiated? Yes No X
Containers/volumes received appropriate for analysis? Yes X No Comments:
Do VOA vials have visible headspace? Yes No NA X
Comments:
Water samples: pH checked: Yes No NA X pH appropriate? Yes No NA X
Comments:
Additional information:
Labeled by: AAU Witness: JAM Cooler Inspected by: EST
Form Y-003 R-00

Apex Laboratories

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Cameron O'Brien signature

Cameron O'Brien, Project Manager



ANALYTICAL REPORT

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

Thursday, March 16, 2023
Erick Gonzalez
Alpha Environmental
11080 SW Allen Blvd, Suite 100
Beaverton, OR 97005

RE: A3C0461 - 108 N Morton St. 23-51788

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 A3C0461, which was received by the laboratory on 3/13/2023 at 4:30:00PM.

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, 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

(See Cooler Receipt Form for details)

Default Cooler	2.8 degC
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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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Cameron O'Brien, Project Manager



ANALYTICAL REPORT

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503-718-2323
ORELAP ID: OR100062

<u>Alpha Environmental</u> 11080 SW Allen Blvd, Suite 100 Beaverton, OR 97005	Project#: <u>108 N Morton St. 23-51788</u> Project Manager: Erick Gonzalez	<u>Report ID:</u> A3C0461 - 03 16 23 1819
---	---	--

ANALYTICAL REPORT FOR SAMPLES

SAMPLE INFORMATION				
Client Sample ID	Laboratory ID	Matrix	Date Sampled	Date Received
23-51788 WCTWC	A3C0461-01	Water	03/13/23 12:00	03/13/23 16:30

Apex Laboratories

Cameron O'Brien, Project Manager

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ANALYTICAL REPORT

Apex Laboratories, LLC

6700 S.W. Sandburg Street
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503-718-2323
ORELAP ID: OR100062

Table with project information: Alpha Environmental, Project#: 108 N Morton St. 23-51788, Report ID: A3C0461 - 03 16 23 1819, Project Manager: Erick Gonzalez.

ANALYTICAL SAMPLE RESULTS

Hydrocarbon Identification Screen by NWTPH-HCID

Table with columns: Analyte, Sample Result, Detection Limit, Reporting Limit, Units, Dilution, Date Analyzed, Method Ref., Notes. Includes rows for Gasoline Range Organics, Diesel Range Organics, Oil Range Organics, and surrogate compounds.

Apex Laboratories

Handwritten signature of Cameron O'Brien

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Cameron O'Brien, Project Manager

Page 3 of 11



ANALYTICAL REPORT

Apex Laboratories, LLC

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Alpha Environmental 11080 SW Allen Blvd, Suite 100 Beaverton, OR 97005	Project#: 108 N Morton St. 23-51788 Project Manager: Erick Gonzalez	Report ID: A3C0461 - 03 16 23 1819
---	---	--

QUALITY CONTROL (QC) SAMPLE RESULTS

Hydrocarbon Identification Screen by NWTPH-HCID

Analyte	Result	Detection Limit	Reporting Limit	Units	Dilution	Spike Amount	Source Result	% REC	% REC Limits	RPD	RPD Limit	Notes
Batch 23C0589 - EPA 3510C (Fuels/Acid Ext.)						Water						
Blank (23C0589-BLK1)		Prepared: 03/15/23 13:36 Analyzed: 03/15/23 21:48										
<u>NWTPH-HCID</u>												
Gasoline Range Organics	ND	---	100	ug/L	1	---	---	---	---	---	---	---
Diesel Range Organics	ND	---	250	ug/L	1	---	---	---	---	---	---	---
Oil Range Organics	ND	---	250	ug/L	1	---	---	---	---	---	---	---
<i>Surr: o-Terphenyl (Surr)</i>		<i>Recovery: 91 %</i>		<i>Limits: 50-150 %</i>		<i>Dilution: 1x</i>						
<i>4-Bromofluorobenzene (Surr)</i>		<i>21 %</i>		<i>10-120 %</i>		<i>"</i>						

Apex Laboratories

Cameron O'Brien, Project Manager

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---	---	--

SAMPLE PREPARATION INFORMATION

Hydrocarbon Identification Screen by NWTPH-HCID							
Prep: EPA 3510C (Fuels/Acid Ext.)							
Lab Number	Matrix	Method	Sampled	Prepared	Sample Initial/Final	Default Initial/Final	RL Prep Factor
<u>Batch: 23C0589</u>							
A3C0461-01	Water	NWTPH-HCID	03/13/23 12:00	03/15/23 13:36	390mL/5mL	1000mL/5mL	2.56

Apex Laboratories

Cameron O'Brien, Project Manager

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Table with 3 columns: Client/Address, Project Info, and Report ID. Row 1: Alpha Environmental, 11080 SW Allen Blvd, Suite 100, Beaverton, OR 97005; Project#: 108 N Morton St. 23-51788; Project Manager: Erick Gonzalez; Report ID: A3C0461 - 03 16 23 1819

QUALIFIER DEFINITIONS

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

Apex Laboratories

F-09 Results in the Gasoline Range are impacted by the overlap of a heavier fuel hydrocarbon product.

Apex Laboratories

Cameron O'Brien signature

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 1/2 the Reporting Limit (RL).
-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.
For further details, please request a copy of this document.

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Cameron O'Brien, Project Manager



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Table with 3 columns: Client/Address, Project Info, and Report ID. Row 1: Alpha Environmental, 11080 SW Allen Blvd, Suite 100, Beaverton, OR 97005; Project#: 108 N Morton St. 23-51788; Report ID: A3C0461 - 03 16 23 1819.

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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Cameron O'Brien, Project Manager



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ORELAP ID: OR100062

Table with 3 columns: Client/Address, Project Info, and Report ID. Client: Alpha Environmental, 11080 SW Allen Blvd, Suite 100, Beaverton, OR 97005. Project: 108 N Morton St. 23-51788. Report ID: A3C0461 - 03 16 23 1819.

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

Table with 6 columns: 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

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Cameron O'Brien, Project Manager



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6700 S.W. Sandburg Street

Tigard, OR 97223

503-718-2323

ORELAP ID: OR100062

Alpha Environmental 11080 SW Allen Blvd, Suite 100 Beaverton, OR 97005	Project#: 108 N Morton St. 23-51788 Project Manager: Erick Gonzalez	Report ID: A3C0461 - 03 16 23 1819
---	---	--

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

Company: **Alpha** Project Mgr: **Erick** Project Name: **108 N Morton St**

Address: _____ Email: _____ Phone: _____

Sampled by: **Taylor Guss** Project #: **23-51788**

Site Location: _____ PO # _____

State: **OR** County: _____

SAMPLE ID: **WCTWC**

CHAIN OF CUSTODY

Lab # **A3C0461** COC # of _____

DATE	TIME	MATRIX	# OF CONTAINERS	NWTR-HCID	NWTR-DX	NWTR-GX	8260 BTEX	8260 RBDM VOCs	8260 Halo VOCs	8260 VOCs Full List	8270 SIM PAHs	8270 Semi-Volat Full List	8082 PCBs	8081 Pesticides	HCRAs Metals (8)	Priority Metals (13)	AL, Sb, Ar, Ba, Be, Bi, Cd, Cr, Co, Cu, Fe, Hg, K, Mn, Mo, Ni, Pb, Se, Ag, Na, Ti, V, Zn, TCDF, TSS, TCLP	TCLP Metals (8)	Hold Sample	Frozen Archive
3/6/23	1200 W		1			X														

ANALYSIS REQUEST

Standard Turn Around Time (TAT) = 10 Business Days

TAT Requested (circle): **1 Day** 2 Day 3 Day 5 Day Standard Other: _____

SAMPLES ARE HELD FOR 30 DAYS

RELINQUISHED BY: Signature: <i>[Signature]</i> Date: 3/6/23 Printed Name: Taylor Guss Time: 1615 Company: APEX LABS	RECEIVED BY: Signature: <i>[Signature]</i> Date: 3/16/23 Printed Name: Erick Gonzalez Time: 1630 Company: APEX LABS
---	---

Apex Laboratories

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Cameron O'Brien

Cameron O'Brien, Project Manager



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ORELAP ID: OR100062

Alpha Environmental 11080 SW Allen Blvd, Suite 100 Beaverton, OR 97005	Project#: 108 N Morton St. 23-51788	Report ID: A3C0461 - 03 16 23 1819
	Project Manager: Erick Gonzalez	

APEX LABS COOLER RECEIPT FORM

Client: Alpha Element WO#: A3C0461
 Project/Project #: 108 N Morton St. 23-51788

Delivery Info:
 Date/time received: 3/13/23 @ 1630 By: EST
 Delivered by: Apex Client ESS FedEx UPS Radio Morgan SDS Evergreen Other

Cooler Inspection Date/time inspected: 3/13/23 @ 1650 By: EST
 Chain of Custody included? Yes No
 Signed/dated by client? Yes No

	Cooler #1	Cooler #2	Cooler #3	Cooler #4	Cooler #5	Cooler #6	Cooler #7
Temperature (°C)	<u>2.8</u>						
Custody seals? (Y/N)	<u>N</u>						
Received on ice? (Y/N)	<u>Y</u>						
Temp. blanks? (Y/N)	<u>Y</u>						
Ice type: (Gel/Real/Other)	<u>gel</u>						
Condition (In/Out):	<u>In</u>						

Cooler out of temp? (Y/N) (N) Possible reason why: _____
 Green dots applied to out of temperature samples? Yes No
 Out of temperature samples form initiated? Yes No
Sample Inspection: Date/time inspected: 3/13/23 @ 17:21 By: ZAM
 All 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: Limited volume
1L amber received 1/2 full
 Do VOA vials have visible headspace? Yes No NA
 Comments: _____
 Water samples: pH checked: Yes No NA pH appropriate? Yes No NA
 Comments: _____
 Additional information: _____
 Labeled by: ZAM Witness: ACK Cooler Inspected by: EST
 Form Y-003 R-00

Apex Laboratories

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Cameron O'Brien, Project Manager

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ANALYTICAL REPORT

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

Friday, March 31, 2023
Erick Gonzalez
Alpha Environmental
11080 SW Allen Blvd, Suite 100
Beaverton, OR 97005

RE: A3C0809 - 108 N Morton St. 23-51788

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 A3C0809, which was received by the laboratory on 3/22/2023 at 4:30:00PM.

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, 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

(See Cooler Receipt Form for details)

Default Cooler 2.5 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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Cameron O'Brien, Project Manager



ANALYTICAL REPORT

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

<u>Alpha Environmental</u> 11080 SW Allen Blvd, Suite 100 Beaverton, OR 97005	Project#: <u>108 N Morton St. 23-51788</u> Project Manager: Erick Gonzalez	<u>Report ID:</u> A3C0809 - 03 31 23 1856
---	---	--

ANALYTICAL REPORT FOR SAMPLES

SAMPLE INFORMATION				
Client Sample ID	Laboratory ID	Matrix	Date Sampled	Date Received
23-51788 Pump@2'	A3C0809-01	Soil	03/22/23 13:30	03/22/23 16:30

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Cameron O'Brien, Project Manager

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ANALYTICAL REPORT

Apex Laboratories, LLC
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503-718-2323
ORELAP ID: OR100062

Alpha Environmental 11080 SW Allen Blvd, Suite 100 Beaverton, OR 97005	Project#: 108 N Morton St. 23-51788 Project Manager: Erick Gonzalez	Report ID: A3C0809 - 03 31 23 1856
---	--	---

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
			Matrix: Soil			Batch: 23C0894		
23-51788 Pump@2' (A3C0809-01)	ND	---	6.03	mg/kg dry	50	03/23/23 15:20	NWTPH-Gx (MS)	
<i>Surrogate: 4-Bromofluorobenzene (Sur)</i>			<i>Recovery: 106 %</i>	<i>Limits: 50-150 %</i>	<i>1</i>	<i>03/23/23 15:20</i>	<i>NWTPH-Gx (MS)</i>	
<i>1,4-Difluorobenzene (Sur)</i>			<i>107 %</i>	<i>50-150 %</i>	<i>1</i>	<i>03/23/23 15:20</i>	<i>NWTPH-Gx (MS)</i>	

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Cameron O'Brien, Project Manager



ANALYTICAL REPORT

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

<u>Alpha Environmental</u> 11080 SW Allen Blvd, Suite 100 Beaverton, OR 97005	Project#: 108 N Morton St. 23-51788 Project Manager: Erick Gonzalez	<u>Report ID:</u> A3C0809 - 03 31 23 1856
---	---	---

ANALYTICAL SAMPLE RESULTS

Percent Dry Weight									
Analyte	Sample Result	Detection Limit	Reporting Limit	Units	Dilution	Date Analyzed	Method Ref.	Notes	
23-51788 Pump@2' (A3C0809-01)				Matrix: Soil		Batch: 23C0911			
% Solids	80.9	---	1.00	%	1	03/24/23 05:58	EPA 8000D		

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Cameron O'Brien, Project Manager



ANALYTICAL REPORT

Apex Laboratories, LLC
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Alpha Environmental 11080 SW Allen Blvd, Suite 100 Beaverton, OR 97005	Project/#: 108 N Morton St. 23-51788 Project Manager: Erick Gonzalez	Report ID: A3C0809 - 03 31 23 1856
---	---	---

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
Batch 23C0894 - EPA 5035A						Soil						
Blank (23C0894-BLK1)		Prepared: 03/23/23 08:10 Analyzed: 03/23/23 11:05										
<u>NWTPH-Gx (MS)</u>												
Gasoline Range Organics	ND	---	5.00	mg/kg wet	50	---	---	---	---	---	---	
Surr: 4-Bromofluorobenzene (Sur)		Recovery: 102 %		Limits: 50-150 %		Dilution: 1x						
1,4-Difluorobenzene (Sur)		104 %		50-150 %		"						
LCS (23C0894-BS2)						Prepared: 03/23/23 08:10 Analyzed: 03/23/23 10:34						
<u>NWTPH-Gx (MS)</u>												
Gasoline Range Organics	24.2	---	5.00	mg/kg wet	50	25.0	---	97	80 - 120%	---	---	
Surr: 4-Bromofluorobenzene (Sur)		Recovery: 99 %		Limits: 50-150 %		Dilution: 1x						
1,4-Difluorobenzene (Sur)		102 %		50-150 %		"						

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503-718-2323
ORELAP ID: OR100062

<u>Alpha Environmental</u> 11080 SW Allen Blvd, Suite 100 Beaverton, OR 97005	Project#: 108 N Morton St. 23-51788 Project Manager: Erick Gonzalez	<u>Report ID:</u> A3C0809 - 03 31 23 1856
---	---	--

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 23C0911 - Total Solids (Dry Weight)							Soil					

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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ORELAP ID: OR100062

Alpha Environmental 11080 SW Allen Blvd, Suite 100 Beaverton, OR 97005	Project#: 108 N Morton St. 23-51788 Project Manager: Erick Gonzalez	Report ID: A3C0809 - 03 31 23 1856
---	--	---

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
<u>Batch: 23C0894</u>							
A3C0809-01	Soil	NWTPH-Gx (MS)	03/22/23 13:30	03/22/23 13:30	6.37g/5mL	5g/5mL	0.79

Percent Dry Weight

<u>Prep: Total Solids (Dry Weight)</u>					Sample	Default	RL Prep
Lab Number	Matrix	Method	Sampled	Prepared	Initial/Final	Initial/Final	Factor
<u>Batch: 23C0911</u>							
A3C0809-01	Soil	EPA 8000D	03/22/23 13:30	03/23/23 11:19			NA

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ORELAP ID: OR100062

<u>Alpha Environmental</u> 11080 SW Allen Blvd, Suite 100 Beaverton, OR 97005	Project#: <u>108 N Morton St. 23-51788</u> Project Manager: Erick Gonzalez	<u>Report ID:</u> A3C0809 - 03 31 23 1856
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QUALIFIER DEFINITIONS

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

There are No Qualifiers on Sample or QC Data for this report

Apex Laboratories

Cameron O'Brien, Project Manager

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Apex Laboratories, LLC
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503-718-2323
ORELAP ID: OR100062

Alpha Environmental 11080 SW Allen Blvd, Suite 100 Beaverton, OR 97005	Project#: 108 N Morton St. 23-51788 Project Manager: Erick Gonzalez	Report ID: A3C0809 - 03 31 23 1856
---	--	---

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, MRI, 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 1/2 the Reporting Limit (RL).
 -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.
 For further details, please request a copy of this document.

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Cameron O'Brien, Project Manager



ANALYTICAL REPORT

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503-718-2323
ORELAP ID: OR100062

Alpha Environmental 11080 SW Allen Blvd, Suite 100 Beaverton, OR 97005	Project#: 108 N Morton St. 23-51788 Project Manager: Erick Gonzalez	Report ID: A3C0809 - 03 31 23 1856
---	--	---

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.

Apex Laboratories

Cameron O'Brien, Project Manager

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ANALYTICAL REPORT

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

<u>Alpha Environmental</u> 11080 SW Allen Blvd, Suite 100 Beaverton, OR 97005	Project#: 108 N Morton St. 23-51788 Project Manager: Erick Gonzalez	<u>Report ID:</u> A3C0809 - 03 31 23 1856
---	--	---

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

Cameron O'Brien, Project Manager

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ANALYTICAL REPORT

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

Alpha Environmental Project#: **108 N Morton St. 23-51788**
 11080 SW Allen Blvd, Suite 100 Report ID:
 Beaverton, OR 97005 Project Manager: **Erick Gonzalez** A3C0809 - 03 31 23 1856

CHAIN OF CUSTODY

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

Lab # 100809 COC # of _____

Company: Alpha Project Mgr: Erick Project Name: 108 N Morton St. PO # _____

Address: _____ Email: _____

Sampled by: Matt A Phone: _____

Site Location: _____

State: OR County: _____

SAMPLE ID: Pump 2'

DATE: 3/02/2020 TIME: 12

MATRIX: _____

OF CONTAINERS: _____

NWTPH-ACID _____

NWTPH-Ds _____

NWTPH-Gx _____

8260 BTEX _____

8260 RBDM VOCs _____

8260 EMB VOCs _____

8260 VOCs Full List _____

8270 SIM PAHs _____

8270 Semi-Vols Full List _____

8082 PCBs _____

8081 Pesticides _____

RCRA Metals (8) _____

Priority Metals (13) _____

AL, Sb, As, Ba, Be, Cd, Ca, Cr, Cu, Fe, Pb, Hg, Mg, Mn, Mo, Ni, K, Se, Ag, Na, Ti, V, Zn

TOTAL DISS. _____

TCLP Metals (8) _____

Frozen Archive _____

Hold Sample _____

ANALYSIS REQUEST

SPECIAL INSTRUCTIONS:

Standard Turn Around Time (TAT) = 10 Business Days

1 Day _____ 2 Day _____ 3 Day _____

TAT Requested (circle): Standard Other: _____

SAMPLES ARE HELD FOR 30 DAYS

RECEIVED BY: _____ Date: 3/2/20 Time: 14:05

Signature: Matt Holstrom Printed Name: Matt Holstrom Company: Apex

RECEIVED BY: _____ Date: _____ Time: _____

Signature: _____ Printed Name: _____ Company: _____

RECEIVED BY: _____ Date: _____ Time: _____

Signature: _____ Printed Name: _____ Company: _____

Form Y-002 R-00

Apex Laboratories

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Cameron O'Brien

Cameron O'Brien, Project Manager

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ANALYTICAL REPORT

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

Alpha Environmental
11080 SW Allen Blvd, Suite 100
Beaverton, OR 97005
Project#: 108 N Morton St. 23-51788
Project Manager: Erick Gonzalez
Report ID: A3C0809 - 03 31 23 1856

APEX LABS COOLER RECEIPT FORM
Client: Alpha Element WO#: A3 C0809
Project/Project #: 108 N Morton St / 23-51788
Delivery Info:
Date/time received: 3/22/23 @ 1630 By: AJM
Delivered by: Apex Client ESS FedEx UPS Radio Morgan SDS Evergreen Other
Cooler Inspection Date/time inspected: 3/22/23 @ 1653 By: AJM
Chain of Custody included? Yes No
Signed/dated by client? Yes No
Cooler #1 Cooler #2 Cooler #3 Cooler #4 Cooler #5 Cooler #6 Cooler #7
Temperature (°C) 2.5
Custody seals? (Y/N) N
Received on ice? (Y/N) Y
Temp. blanks? (Y/N) Y
Ice type: (Gel/Real/Other) Gel
Condition (In/Out): In
Cooler out of temp? (Y/N) Possible reason why:
Green dots applied to out of temperature samples? Yes No
Out of temperature samples form initiated? Yes No
Sample Inspection: Date/time inspected: 3/22/23 @ 1735 By: AKK
All samples intact? Yes X No Comments:
Bottle labels/COCs agree? Yes X No Comments: No date/time on containers
COC/container discrepancies form initiated? Yes No X
Containers/volumes received appropriate for analysis? Yes X No Comments:
Do VOA vials have visible headspace? Yes No NA X
Comments:
Water samples: pH checked: Yes No NA X pH appropriate? Yes No NA X
Comments:
Additional information:
Labeled by: Witness: Cooler Inspected by:
Form Y-003 R-00

Apex Laboratories

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Cameron O'Brien signature

Cameron O'Brien, Project Manager



ANALYTICAL REPORT

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

Friday, March 31, 2023
Erick Gonzalez
Alpha Environmental
11080 SW Allen Blvd, Suite 100
Beaverton, OR 97005

RE: A3C0812 - 108 N Morton St. 23-51788

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 A3C0812, which was received by the laboratory on 3/22/2023 at 5:30:00PM.

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, 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

(See Cooler Receipt Form for details)

Default Cooler 0.8 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.



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Cameron O'Brien, Project Manager



ANALYTICAL REPORT

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

<u>Alpha Environmental</u> 11080 SW Allen Blvd, Suite 100 Beaverton, OR 97005	Project#: <u>108 N Morton St. 23-51788</u> Project Manager: Erick Gonzalez	<u>Report ID:</u> A3C0812 - 03 31 23 1858
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ANALYTICAL REPORT FOR SAMPLES

SAMPLE INFORMATION				
Client Sample ID	Laboratory ID	Matrix	Date Sampled	Date Received
23-51788 WPF-124"	A3C0812-01	Soil	03/22/23 13:30	03/22/23 17:30
23-51788 EPF-124"	A3C0812-02	Soil	03/22/23 13:32	03/22/23 17:30
23-51788 SW-124"	A3C0812-03	Soil	03/22/23 13:34	03/22/23 17:30
23-51788 NW-124"	A3C0812-04	Soil	03/22/23 13:36	03/22/23 17:30

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Cameron O'Brien, Project Manager



ANALYTICAL REPORT

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Alpha Environmental 11080 SW Allen Blvd, Suite 100 Beaverton, OR 97005	Project#: 108 N Morton St. 23-51788 Project Manager: Erick Gonzalez	Report ID: A3C0812 - 03 31 23 1858
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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
23-51788 WPF-124" (A3C0812-01)			Matrix: Soil		Batch: 23C0894			
Gasoline Range Organics	1590	---	155	mg/kg dry	1000	03/23/23 19:36	NWTPH-Gx (MS)	
<i>Surrogate: 4-Bromofluorobenzene (Sur)</i>			<i>Recovery: 103 %</i>	<i>Limits: 50-150 %</i>	<i>1</i>	<i>03/23/23 19:36</i>	<i>NWTPH-Gx (MS)</i>	
<i>1,4-Difluorobenzene (Sur)</i>			<i>101 %</i>	<i>50-150 %</i>	<i>1</i>	<i>03/23/23 19:36</i>	<i>NWTPH-Gx (MS)</i>	
23-51788 EPF-124" (A3C0812-02)			Matrix: Soil		Batch: 23C0894			
Gasoline Range Organics	ND	---	8.66	mg/kg dry	50	03/23/23 11:31	NWTPH-Gx (MS)	
<i>Surrogate: 4-Bromofluorobenzene (Sur)</i>			<i>Recovery: 106 %</i>	<i>Limits: 50-150 %</i>	<i>1</i>	<i>03/23/23 11:31</i>	<i>NWTPH-Gx (MS)</i>	
<i>1,4-Difluorobenzene (Sur)</i>			<i>106 %</i>	<i>50-150 %</i>	<i>1</i>	<i>03/23/23 11:31</i>	<i>NWTPH-Gx (MS)</i>	
23-51788 SW-124" (A3C0812-03)			Matrix: Soil		Batch: 23C0894			
Gasoline Range Organics	9.73	---	8.64	mg/kg dry	50	03/23/23 13:13	NWTPH-Gx (MS)	
<i>Surrogate: 4-Bromofluorobenzene (Sur)</i>			<i>Recovery: 106 %</i>	<i>Limits: 50-150 %</i>	<i>1</i>	<i>03/23/23 13:13</i>	<i>NWTPH-Gx (MS)</i>	
<i>1,4-Difluorobenzene (Sur)</i>			<i>106 %</i>	<i>50-150 %</i>	<i>1</i>	<i>03/23/23 13:13</i>	<i>NWTPH-Gx (MS)</i>	
23-51788 NW-124" (A3C0812-04)			Matrix: Soil		Batch: 23C0894			
Gasoline Range Organics	ND	---	8.96	mg/kg dry	50	03/23/23 13:38	NWTPH-Gx (MS)	
<i>Surrogate: 4-Bromofluorobenzene (Sur)</i>			<i>Recovery: 101 %</i>	<i>Limits: 50-150 %</i>	<i>1</i>	<i>03/23/23 13:38</i>	<i>NWTPH-Gx (MS)</i>	
<i>1,4-Difluorobenzene (Sur)</i>			<i>106 %</i>	<i>50-150 %</i>	<i>1</i>	<i>03/23/23 13:38</i>	<i>NWTPH-Gx (MS)</i>	

Apex Laboratories

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 Cameron O'Brien, Project Manager



ANALYTICAL REPORT

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

Alpha Environmental 11080 SW Allen Blvd, Suite 100 Beaverton, OR 97005	Project#: 108 N Morton St. 23-51788 Project Manager: Erick Gonzalez	Report ID: A3C0812 - 03 31 23 1858
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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
23-51788 WPF-124" (A3C0812-01)			Matrix: Soil		Batch: 23C0894			
Benzene	0.479	---	0.309	mg/kg dry	1000	03/23/23 19:36	5035A/8260D	
Toluene	ND	---	1.55	mg/kg dry	1000	03/23/23 19:36	5035A/8260D	
Ethylbenzene	15.0	---	0.773	mg/kg dry	1000	03/23/23 19:36	5035A/8260D	
Xylenes, total	41.7	---	2.32	mg/kg dry	1000	03/23/23 19:36	5035A/8260D	
Methyl tert-butyl ether (MTBE)	ND	---	1.55	mg/kg dry	1000	03/23/23 19:36	5035A/8260D	
Naphthalene	9.30	---	3.09	mg/kg dry	1000	03/23/23 19:36	5035A/8260D	
1,2-Dibromoethane (EDB)	ND	---	1.55	mg/kg dry	1000	03/23/23 19:36	5035A/8260D	
1,2-Dichloroethane (EDC)	ND	---	0.773	mg/kg dry	1000	03/23/23 19:36	5035A/8260D	
Isopropylbenzene	2.58	---	1.55	mg/kg dry	1000	03/23/23 19:36	5035A/8260D	
1,2,4-Trimethylbenzene	51.7	---	1.55	mg/kg dry	1000	03/23/23 19:36	5035A/8260D	
1,3,5-Trimethylbenzene	20.2	---	1.55	mg/kg dry	1000	03/23/23 19:36	5035A/8260D	
<i>Surrogate: 1,4-Difluorobenzene (Surr)</i>		<i>Recovery: 106 %</i>		<i>Limits: 80-120 %</i>	<i>1</i>	<i>03/23/23 19:36</i>	<i>5035A/8260D</i>	
<i>Toluene-d8 (Surr)</i>		<i>98 %</i>		<i>80-120 %</i>	<i>1</i>	<i>03/23/23 19:36</i>	<i>5035A/8260D</i>	
<i>4-Bromofluorobenzene (Surr)</i>		<i>96 %</i>		<i>79-120 %</i>	<i>1</i>	<i>03/23/23 19:36</i>	<i>5035A/8260D</i>	

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503-718-2323
ORELAP ID: OR100062

Alpha Environmental 11080 SW Allen Blvd, Suite 100 Beaverton, OR 97005	Project#: 108 N Morton St. 23-51788 Project Manager: Erick Gonzalez	Report ID: A3C0812 - 03 31 23 1858
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ANALYTICAL SAMPLE RESULTS

Percent Dry Weight								
Analyte	Sample Result	Detection Limit	Reporting Limit	Units	Dilution	Date Analyzed	Method Ref.	Notes
23-51788 WPF-124" (A3C0812-01)				Matrix: Soil		Batch: 23C0911		
% Solids	75.2	---	1.00	%	1	03/24/23 05:58	EPA 8000D	
23-51788 EPF-124" (A3C0812-02)				Matrix: Soil		Batch: 23C0911		
% Solids	74.0	---	1.00	%	1	03/24/23 05:58	EPA 8000D	
23-51788 SW-124" (A3C0812-03)				Matrix: Soil		Batch: 23C0911		
% Solids	74.2	---	1.00	%	1	03/24/23 05:58	EPA 8000D	
23-51788 NW-124" (A3C0812-04)				Matrix: Soil		Batch: 23C0911		
% Solids	73.6	---	1.00	%	1	03/24/23 05:58	EPA 8000D	

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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
Batch 23C0894 - EPA 5035A						Soil						
Blank (23C0894-BLK1)			Prepared: 03/23/23 08:10 Analyzed: 03/23/23 11:05									
<u>NWTPH-Gx (MS)</u>												
Gasoline Range Organics	ND	---	5.00	mg/kg wet	50	---	---	---	---	---	---	
Surr: 4-Bromofluorobenzene (Sur)		Recovery: 102 %		Limits: 50-150 %		Dilution: 1x						
1,4-Difluorobenzene (Sur)		104 %		50-150 %		"						
LCS (23C0894-BS2)			Prepared: 03/23/23 08:10 Analyzed: 03/23/23 10:34									
<u>NWTPH-Gx (MS)</u>												
Gasoline Range Organics	24.2	---	5.00	mg/kg wet	50	25.0	---	97	80 - 120%	---	---	
Surr: 4-Bromofluorobenzene (Sur)		Recovery: 99 %		Limits: 50-150 %		Dilution: 1x						
1,4-Difluorobenzene (Sur)		102 %		50-150 %		"						
Duplicate (23C0894-DUP1)			Prepared: 03/22/23 13:32 Analyzed: 03/23/23 11:56									
<u>QC Source Sample: 23-51788 EPF-124" (A3C0812-02)</u>												
<u>NWTPH-Gx (MS)</u>												
Gasoline Range Organics	ND	---	8.66	mg/kg dry	50	---	ND	---	---	---	30%	
Surr: 4-Bromofluorobenzene (Sur)		Recovery: 106 %		Limits: 50-150 %		Dilution: 1x						
1,4-Difluorobenzene (Sur)		106 %		50-150 %		"						

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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
Batch 23C0894 - EPA 5035A						Soil						
Blank (23C0894-BLK1)		Prepared: 03/23/23 08:10 Analyzed: 03/23/23 11:05										
<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: 108 %</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>97 %</i>		<i>79-120 %</i>		<i>"</i>						
<hr/>												
LCS (23C0894-BS1)		Prepared: 03/23/23 08:10 Analyzed: 03/23/23 10:08										
<u>5035A/8260D</u>												
Benzene	1.07	---	0.0100	mg/kg wet	50	1.00	---	107	80 - 120%	---	---	---
Toluene	0.960	---	0.0500	mg/kg wet	50	1.00	---	96	80 - 120%	---	---	---
Ethylbenzene	0.955	---	0.0250	mg/kg wet	50	1.00	---	96	80 - 120%	---	---	---
Xylenes, total	2.78	---	0.0750	mg/kg wet	50	3.00	---	93	80 - 120%	---	---	---
Methyl tert-butyl ether (MTBE)	0.942	---	0.0500	mg/kg wet	50	1.00	---	94	80 - 120%	---	---	---
Naphthalene	0.834	---	0.100	mg/kg wet	50	1.00	---	83	80 - 120%	---	---	---
1,2-Dibromoethane (EDB)	0.966	---	0.0500	mg/kg wet	50	1.00	---	97	80 - 120%	---	---	---
1,2-Dichloroethane (EDC)	1.07	---	0.0250	mg/kg wet	50	1.00	---	107	80 - 120%	---	---	---
Isopropylbenzene	0.914	---	0.0500	mg/kg wet	50	1.00	---	91	80 - 120%	---	---	---
1,2,4-Trimethylbenzene	0.910	---	0.0500	mg/kg wet	50	1.00	---	91	80 - 120%	---	---	---
1,3,5-Trimethylbenzene	0.924	---	0.0500	mg/kg wet	50	1.00	---	92	80 - 120%	---	---	---
<i>Surr: 1,4-Difluorobenzene (Surr)</i>		<i>Recovery: 108 %</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>94 %</i>		<i>79-120 %</i>		<i>"</i>						
<hr/>												
Duplicate (23C0894-DUP1)		Prepared: 03/22/23 13:32 Analyzed: 03/23/23 11:56										

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Alpha Environmental 11080 SW Allen Blvd, Suite 100 Beaverton, OR 97005	Project/#: 108 N Morton St. 23-51788 Project Manager: Erick Gonzalez	Report ID: A3C0812 - 03 31 23 1858
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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
Batch 23C0894 - EPA 5035A						Soil						
Duplicate (23C0894-DUP1)			Prepared: 03/22/23 13:32 Analyzed: 03/23/23 11:56									
QC Source Sample: 23-51788 EPF-124" (A3C0812-02)												
5035A/8260D												
Benzene	ND	---	0.0173	mg/kg dry	50	---	ND	---	---	---	30%	
Toluene	ND	---	0.0866	mg/kg dry	50	---	ND	---	---	---	30%	
Ethylbenzene	ND	---	0.0433	mg/kg dry	50	---	ND	---	---	---	30%	
Xylenes, total	ND	---	0.130	mg/kg dry	50	---	ND	---	---	---	30%	
Methyl tert-butyl ether (MTBE)	ND	---	0.0866	mg/kg dry	50	---	ND	---	---	---	30%	
Naphthalene	ND	---	0.173	mg/kg dry	50	---	ND	---	---	---	30%	
1,2-Dibromoethane (EDB)	ND	---	0.0866	mg/kg dry	50	---	ND	---	---	---	30%	
1,2-Dichloroethane (EDC)	ND	---	0.0433	mg/kg dry	50	---	ND	---	---	---	30%	
Isopropylbenzene	ND	---	0.0866	mg/kg dry	50	---	ND	---	---	---	30%	
1,2,4-Trimethylbenzene	ND	---	0.0866	mg/kg dry	50	---	ND	---	---	---	30%	
1,3,5-Trimethylbenzene	ND	---	0.0866	mg/kg dry	50	---	ND	---	---	---	30%	
<i>Surr: 1,4-Difluorobenzene (Surr)</i>		<i>Recovery: 110 %</i>		<i>Limits: 80-120 %</i>		<i>Dilution: 1x</i>						
<i>Toluene-d8 (Surr)</i>		<i>96 %</i>		<i>80-120 %</i>		<i>"</i>						
<i>4-Bromofluorobenzene (Surr)</i>		<i>97 %</i>		<i>79-120 %</i>		<i>"</i>						

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<u>Alpha Environmental</u> 11080 SW Allen Blvd, Suite 100 Beaverton, OR 97005	Project#: 108 N Morton St. 23-51788 Project Manager: Erick Gonzalez	<u>Report ID:</u> A3C0812 - 03 31 23 1858
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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
Batch 23C0911 - Total Solids (Dry Weight)							Soil					

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

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SAMPLE PREPARATION INFORMATION

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

Prep: **EPA 5035A**

Lab Number	Matrix	Method	Sampled	Prepared	Sample Initial/Final	Default Initial/Final	RL Prep Factor
<u>Batch: 23C0894</u>							
A3C0812-01	Soil	NWTPH-Gx (MS)	03/22/23 13:30	03/22/23 13:30	5.47g/5mL	5g/5mL	0.91
A3C0812-02	Soil	NWTPH-Gx (MS)	03/22/23 13:32	03/22/23 13:32	4.9g/5mL	5g/5mL	1.02
A3C0812-03	Soil	NWTPH-Gx (MS)	03/22/23 13:34	03/22/23 13:34	4.89g/5mL	5g/5mL	1.02
A3C0812-04	Soil	NWTPH-Gx (MS)	03/22/23 13:36	03/22/23 13:36	4.74g/5mL	5g/5mL	1.05

Selected Volatile Organic Compounds by EPA 5035A/8260D

Prep: **EPA 5035A**

Lab Number	Matrix	Method	Sampled	Prepared	Sample Initial/Final	Default Initial/Final	RL Prep Factor
<u>Batch: 23C0894</u>							
A3C0812-01	Soil	5035A/8260D	03/22/23 13:30	03/22/23 13:30	5.47g/5mL	5g/5mL	0.91

Percent Dry Weight

Prep: **Total Solids (Dry Weight)**

Lab Number	Matrix	Method	Sampled	Prepared	Sample Initial/Final	Default Initial/Final	RL Prep Factor
<u>Batch: 23C0911</u>							
A3C0812-01	Soil	EPA 8000D	03/22/23 13:30	03/23/23 11:19			NA
A3C0812-02	Soil	EPA 8000D	03/22/23 13:32	03/23/23 11:19			NA
A3C0812-03	Soil	EPA 8000D	03/22/23 13:34	03/23/23 11:19			NA
A3C0812-04	Soil	EPA 8000D	03/22/23 13:36	03/23/23 11:19			NA

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QUALIFIER DEFINITIONS

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

There are No Qualifiers on Sample or QC Data for this report

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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, MRI, 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 1/2 the Reporting Limit (RL).
 -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.
 For further details, please request a copy of this document.

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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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<u>Alpha Environmental</u> 11080 SW Allen Blvd, Suite 100 Beaverton, OR 97005	Project#: 108 N Morton St. 23-51788 Project Manager: Erick Gonzalez	<u>Report ID:</u> A3C0812 - 03 31 23 1858
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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
--------	----------	--------	---------	--------	---------------

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.

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ORELAP ID: OR100062

Alpha Environmental Project#: 108 N Morton St. 23-51788
11080 SW Allen Blvd, Suite 100 Report ID:
Beaverton, OR 97005 Project Manager: Erick Gonzalez A3C0812 - 03 31 23 1858

CHAIN OF CUSTODY
APEX LABS 6700 SW Sandburg St., Tigard, OR 97223
Lab # A3C0812
Project Name: 108 N Morton St
Project #: 23-51788
Company: Alpha
Project Mgr: Erick
Address:
State: OR
Sampled by:
Site Location:
DATE: 3/22/23
TIME: 13:30
ANALYSIS REQUEST:
Priority Metals (13)
HCRM Metals (9)
8081 Pesticides
8082 PCBs
8270 Semi-Vols Full List
8270 SIM PAHs
8260 VOCs Full List
8260 Holo VOCs
8260 RBDM VOCs
8260 BTEX
NWTPH-Gs
NWTPH-Ds
NWTPH-CID
OF CONTAINERS
MATRIX
TIME
DATE
SAMPLE ID
WPF-12411
EPF-12411
SW-12411
NW-12411
TAT Requested (circle) 1 Day
SPECIAL INSTRUCTIONS:
RECEIVED BY:
RECEIVED BY:
RECEIVED BY:
Signature:
Signature:
Signature:
Date:
Date:
Date:
Time:
Time:
Time:
Company:
Company:
Company:
Form 1-022 N-00

Apex Laboratories

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Cameron O'Brien

Cameron O'Brien, Project Manager



ANALYTICAL REPORT

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

Alpha Environmental 11080 SW Allen Blvd, Suite 100 Beaverton, OR 97005	Project #: 108 N Morton St. 23-51788	Report ID: A3C0812 - 03 31 23 1858
	Project Manager: Erick Gonzalez	

APEX LABS COOLER RECEIPT FORM

Client: Alpha Element WO#: A3 C0812

Project/Project #: 108 N Morton St 23-51788

Delivery Info:
Date/time received: 3/22/23 @ 17:30 By: RAM

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

Cooler Inspection Date/time inspected: 3/22/23 @ 17:30 By: RAM

Chain of Custody included? Yes No

Signed/dated by client? Yes No

	Cooler #1	Cooler #2	Cooler #3	Cooler #4	Cooler #5	Cooler #6	Cooler #7
Temperature (°C)	<u>0.8</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>GE</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 No

Out of temperature samples form initiated? Yes No

Sample Inspection: Date/time inspected: 3/22/23 @ 17:56 By: RAM

All samples intact? Yes No Comments: _____

Bottle labels/COCs agree? Yes No Comments: CONTAINER READS W 124", CONTAINER READS E 124", CONTAINER READS SW 124", CONTAINER READS NW 124", NO + imprints on containers RHP 3/22

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

Comments: _____

Additional information: _____

Labeled by: RAM Witness: DAC Cooler Inspected by: RAM Form Y-003 R-00

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C. O'Brien

Cameron O'Brien, Project Manager



ANALYTICAL REPORT

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

Monday, April 3, 2023
Erick Gonzalez
Alpha Environmental
11080 SW Allen Blvd, Suite 100
Beaverton, OR 97005

RE: A3C0910 - 108 N Morton St. 23-51788

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 A3C0910, which was received by the laboratory on 3/24/2023 at 4:46:00PM.

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, 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

(See Cooler Receipt Form for details)

Default Cooler 1.5 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.



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Cameron O'Brien, Project Manager



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

<u>Alpha Environmental</u> 11080 SW Allen Blvd, Suite 100 Beaverton, OR 97005	Project#: 108 N Morton St. 23-51788 Project Manager: Erick Gonzalez	<u>Report ID:</u> A3C0910 - 04 03 23 2025
---	---	--

ANALYTICAL REPORT FOR SAMPLES

SAMPLE INFORMATION

Client Sample ID	Laboratory ID	Matrix	Date Sampled	Date Received
23-51788 W(PF)-130"	A3C0910-01	Soil	03/24/23 15:00	03/24/23 16:46
23-51788 E(PF)-130"	A3C0910-02	Soil	03/24/23 15:05	03/24/23 16:46
23-51788 NWI-72"	A3C0910-03	Soil	03/24/23 15:10	03/24/23 16:46
23-51788 WWI-72"	A3C0910-04	Soil	03/24/23 15:15	03/24/23 16:46
23-51788 EWI-72"	A3C0910-05	Soil	03/24/23 15:20	03/24/23 16:46
23-51788 SWI-72"	A3C0910-06	Soil	03/24/23 15:25	03/24/23 16:46
23-51788 PW-72"	A3C0910-07	Water	03/24/23 15:30	03/24/23 16:46

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Alpha Environmental 11080 SW Allen Blvd, Suite 100 Beaverton, OR 97005	Project#: 108 N Morton St. 23-51788 Project Manager: Erick Gonzalez	Report ID: A3C0910 - 04 03 23 2025
---	--	---

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
23-51788 W(PF)-130" (A3C0910-01)				Matrix: Soil		Batch: 23C1036		
Gasoline Range Organics	ND	---	7.83	mg/kg dry	50	03/27/23 14:24	NWTPH-Gx (MS)	
<i>Surrogate: 4-Bromofluorobenzene (Sur)</i>			<i>Recovery: 103 %</i>	<i>Limits: 50-150 %</i>	<i>1</i>	<i>03/27/23 14:24</i>	<i>NWTPH-Gx (MS)</i>	
<i>1,4-Difluorobenzene (Sur)</i>			<i>107 %</i>	<i>50-150 %</i>	<i>1</i>	<i>03/27/23 14:24</i>	<i>NWTPH-Gx (MS)</i>	
23-51788 E(PF)-130" (A3C0910-02)				Matrix: Soil		Batch: 23C1036		
Gasoline Range Organics	ND	---	8.94	mg/kg dry	50	03/27/23 15:15	NWTPH-Gx (MS)	
<i>Surrogate: 4-Bromofluorobenzene (Sur)</i>			<i>Recovery: 106 %</i>	<i>Limits: 50-150 %</i>	<i>1</i>	<i>03/27/23 15:15</i>	<i>NWTPH-Gx (MS)</i>	
<i>1,4-Difluorobenzene (Sur)</i>			<i>108 %</i>	<i>50-150 %</i>	<i>1</i>	<i>03/27/23 15:15</i>	<i>NWTPH-Gx (MS)</i>	
23-51788 NWI-72" (A3C0910-03)				Matrix: Soil		Batch: 23C1036		
Gasoline Range Organics	ND	---	9.05	mg/kg dry	50	03/27/23 15:41	NWTPH-Gx (MS)	
<i>Surrogate: 4-Bromofluorobenzene (Sur)</i>			<i>Recovery: 107 %</i>	<i>Limits: 50-150 %</i>	<i>1</i>	<i>03/27/23 15:41</i>	<i>NWTPH-Gx (MS)</i>	
<i>1,4-Difluorobenzene (Sur)</i>			<i>107 %</i>	<i>50-150 %</i>	<i>1</i>	<i>03/27/23 15:41</i>	<i>NWTPH-Gx (MS)</i>	
23-51788 WWI-72" (A3C0910-04)				Matrix: Soil		Batch: 23C1036		
Gasoline Range Organics	ND	---	8.39	mg/kg dry	50	03/27/23 16:06	NWTPH-Gx (MS)	
<i>Surrogate: 4-Bromofluorobenzene (Sur)</i>			<i>Recovery: 106 %</i>	<i>Limits: 50-150 %</i>	<i>1</i>	<i>03/27/23 16:06</i>	<i>NWTPH-Gx (MS)</i>	
<i>1,4-Difluorobenzene (Sur)</i>			<i>108 %</i>	<i>50-150 %</i>	<i>1</i>	<i>03/27/23 16:06</i>	<i>NWTPH-Gx (MS)</i>	
23-51788 EWI-72" (A3C0910-05)				Matrix: Soil		Batch: 23C1036		
Gasoline Range Organics	ND	---	9.49	mg/kg dry	50	03/27/23 16:32	NWTPH-Gx (MS)	
<i>Surrogate: 4-Bromofluorobenzene (Sur)</i>			<i>Recovery: 106 %</i>	<i>Limits: 50-150 %</i>	<i>1</i>	<i>03/27/23 16:32</i>	<i>NWTPH-Gx (MS)</i>	
<i>1,4-Difluorobenzene (Sur)</i>			<i>108 %</i>	<i>50-150 %</i>	<i>1</i>	<i>03/27/23 16:32</i>	<i>NWTPH-Gx (MS)</i>	
23-51788 SWI-72" (A3C0910-06)				Matrix: Soil		Batch: 23C1036		
Gasoline Range Organics	ND	---	8.10	mg/kg dry	50	03/27/23 16:57	NWTPH-Gx (MS)	
<i>Surrogate: 4-Bromofluorobenzene (Sur)</i>			<i>Recovery: 107 %</i>	<i>Limits: 50-150 %</i>	<i>1</i>	<i>03/27/23 16:57</i>	<i>NWTPH-Gx (MS)</i>	
<i>1,4-Difluorobenzene (Sur)</i>			<i>109 %</i>	<i>50-150 %</i>	<i>1</i>	<i>03/27/23 16:57</i>	<i>NWTPH-Gx (MS)</i>	
23-51788 PW-72" (A3C0910-07RE1)				Matrix: Water		Batch: 23C1116		V-01
Gasoline Range Organics	943	---	100	ug/L	1	03/29/23 05:04	NWTPH-Gx (MS)	
<i>Surrogate: 4-Bromofluorobenzene (Sur)</i>			<i>Recovery: 97 %</i>	<i>Limits: 50-150 %</i>	<i>1</i>	<i>03/29/23 05:04</i>	<i>NWTPH-Gx (MS)</i>	
<i>1,4-Difluorobenzene (Sur)</i>			<i>99 %</i>	<i>50-150 %</i>	<i>1</i>	<i>03/29/23 05:04</i>	<i>NWTPH-Gx (MS)</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

Alpha Environmental 11080 SW Allen Blvd, Suite 100 Beaverton, OR 97005	Project#: 108 N Morton St. 23-51788 Project Manager: Erick Gonzalez	Report ID: A3C0910 - 04 03 23 2025
---	--	---

ANALYTICAL SAMPLE RESULTS

Percent Dry Weight								
Analyte	Sample Result	Detection Limit	Reporting Limit	Units	Dilution	Date Analyzed	Method Ref.	Notes
23-51788 W(PF)-130" (A3C0910-01)				Matrix: Soil		Batch: 23C1009		
% Solids	75.2	---	1.00	%	1	03/27/23 04:50	EPA 8000D	
23-51788 E(PF)-130" (A3C0910-02)				Matrix: Soil		Batch: 23C1009		
% Solids	73.8	---	1.00	%	1	03/27/23 04:50	EPA 8000D	
23-51788 NWI-72" (A3C0910-03)				Matrix: Soil		Batch: 23C1009		
% Solids	74.9	---	1.00	%	1	03/27/23 04:50	EPA 8000D	
23-51788 WWI-72" (A3C0910-04)				Matrix: Soil		Batch: 23C1009		
% Solids	73.0	---	1.00	%	1	03/27/23 04:50	EPA 8000D	
23-51788 EWI-72" (A3C0910-05)				Matrix: Soil		Batch: 23C1009		
% Solids	72.1	---	1.00	%	1	03/27/23 04:50	EPA 8000D	
23-51788 SWI-72" (A3C0910-06)				Matrix: Soil		Batch: 23C1009		
% Solids	72.9	---	1.00	%	1	03/27/23 04:50	EPA 8000D	

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Alpha Environmental 11080 SW Allen Blvd, Suite 100 Beaverton, OR 97005	Project#: 108 N Morton St. 23-51788 Project Manager: Erick Gonzalez	Report ID: A3C0910 - 04 03 23 2025
---	--	---

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
Batch 23C1023 - EPA 5030C						Water						
Blank (23C1023-BLK1)			Prepared: 03/27/23 10:00 Analyzed: 03/27/23 12:12									
<u>NWTPH-Gx (MS)</u>												
Gasoline Range Organics	ND	---	100	ug/L	1	---	---	---	---	---	---	
Surr: 4-Bromofluorobenzene (Sur)			Recovery: 85 %	Limits: 50-150 %			Dilution: 1x					
1,4-Difluorobenzene (Sur)			101 %	50-150 %			"					
LCS (23C1023-BS2)			Prepared: 03/27/23 10:00 Analyzed: 03/27/23 11:40									
<u>NWTPH-Gx (MS)</u>												
Gasoline Range Organics	497	---	100	ug/L	1	500	---	99	80 - 120%	---	---	
Surr: 4-Bromofluorobenzene (Sur)			Recovery: 91 %	Limits: 50-150 %			Dilution: 1x					
1,4-Difluorobenzene (Sur)			99 %	50-150 %			"					
Batch 23C1036 - EPA 5035A						Soil						
Blank (23C1036-BLK1)			Prepared: 03/27/23 08:16 Analyzed: 03/27/23 13:08									
<u>NWTPH-Gx (MS)</u>												
Gasoline Range Organics	ND	---	5.00	mg/kg wet	50	---	---	---	---	---	---	
Surr: 4-Bromofluorobenzene (Sur)			Recovery: 105 %	Limits: 50-150 %			Dilution: 1x					
1,4-Difluorobenzene (Sur)			105 %	50-150 %			"					
LCS (23C1036-BS2)			Prepared: 03/27/23 08:16 Analyzed: 03/27/23 12:37									
<u>NWTPH-Gx (MS)</u>												
Gasoline Range Organics	21.3	---	5.00	mg/kg wet	50	25.0	---	85	80 - 120%	---	---	
Surr: 4-Bromofluorobenzene (Sur)			Recovery: 106 %	Limits: 50-150 %			Dilution: 1x					
1,4-Difluorobenzene (Sur)			105 %	50-150 %			"					
Duplicate (23C1036-DUP2)			Prepared: 03/24/23 15:00 Analyzed: 03/27/23 14:50									
<u>QC Source Sample: 23-51788 W(PF)-130' (A3C0910-01)</u>												
<u>NWTPH-Gx (MS)</u>												
Gasoline Range Organics	ND	---	7.83	mg/kg dry	50	---	ND	---	---	---	30%	
Surr: 4-Bromofluorobenzene (Sur)			Recovery: 106 %	Limits: 50-150 %			Dilution: 1x					
1,4-Difluorobenzene (Sur)			108 %	50-150 %			"					

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Cameron O'Brien, Project Manager



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 ORELAP ID: OR100062

Alpha Environmental 11080 SW Allen Blvd, Suite 100 Beaverton, OR 97005	Project#: 108 N Morton St. 23-51788 Project Manager: Erick Gonzalez	Report ID: A3C0910 - 04 03 23 2025
---	--	---

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
Batch 23C1116 - EPA 5030C						Water						
Blank (23C1116-BLK1)			Prepared: 03/28/23 15:28 Analyzed: 03/28/23 21:34									
<u>NWTPH-Gx (MS)</u>												
Gasoline Range Organics	ND	---	100	ug/L	1	---	---	---	---	---	---	
<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>106 %</i>		<i>50-150 %</i>		<i>"</i>						
LCS (23C1116-BS2)			Prepared: 03/28/23 15:28 Analyzed: 03/28/23 21:12									
<u>NWTPH-Gx (MS)</u>												
Gasoline Range Organics	490	---	100	ug/L	1	500	---	98	80 - 120%	---	---	
<i>Surr: 4-Bromofluorobenzene (Sur)</i>		<i>Recovery: 91 %</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>						

Apex Laboratories

Cameron O'Brien, Project Manager

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ORELAP ID: OR100062

<u>Alpha Environmental</u> 11080 SW Allen Blvd, Suite 100 Beaverton, OR 97005	Project#: 108 N Morton St. 23-51788 Project Manager: Erick Gonzalez	<u>Report ID:</u> A3C0910 - 04 03 23 2025
---	---	--

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 23C1009 - Total Solids (Dry Weight)							Soil					

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

Apex Laboratories

Cameron O'Brien, Project Manager

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Alpha Environmental 11080 SW Allen Blvd, Suite 100 Beaverton, OR 97005	Project#: 108 N Morton St. 23-51788	Report ID: A3C0910 - 04 03 23 2025
Project Manager: Erick Gonzalez		

SAMPLE PREPARATION INFORMATION

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

Prep: EPA 5030C					Sample	Default	RL Prep
Lab Number	Matrix	Method	Sampled	Prepared	Initial/Final	Initial/Final	Factor
Batch: 23C1116							
A3C0910-07RE1	Water	NWTPH-Gx (MS)	03/24/23 15:30	03/28/23 15:28	5mL/5mL	5mL/5mL	1.00

Prep: EPA 5035A					Sample	Default	RL Prep
Lab Number	Matrix	Method	Sampled	Prepared	Initial/Final	Initial/Final	Factor
Batch: 23C1036							
A3C0910-01	Soil	NWTPH-Gx (MS)	03/24/23 15:00	03/24/23 15:00	5.38g/5mL	5g/5mL	0.93
A3C0910-02	Soil	NWTPH-Gx (MS)	03/24/23 15:05	03/24/23 15:05	4.72g/5mL	5g/5mL	1.06
A3C0910-03	Soil	NWTPH-Gx (MS)	03/24/23 15:10	03/24/23 15:10	4.52g/5mL	5g/5mL	1.11
A3C0910-04	Soil	NWTPH-Gx (MS)	03/24/23 15:15	03/24/23 15:15	5.24g/5mL	5g/5mL	0.95
A3C0910-05	Soil	NWTPH-Gx (MS)	03/24/23 15:20	03/24/23 15:20	4.59g/5mL	5g/5mL	1.09
A3C0910-06	Soil	NWTPH-Gx (MS)	03/24/23 15:25	03/24/23 15:25	5.5g/5mL	5g/5mL	0.91

Percent Dry Weight

Prep: Total Solids (Dry Weight)					Sample	Default	RL Prep
Lab Number	Matrix	Method	Sampled	Prepared	Initial/Final	Initial/Final	Factor
Batch: 23C1009							
A3C0910-01	Soil	EPA 8000D	03/24/23 15:00	03/25/23 15:52			NA
A3C0910-02	Soil	EPA 8000D	03/24/23 15:05	03/25/23 15:52			NA
A3C0910-03	Soil	EPA 8000D	03/24/23 15:10	03/25/23 15:52			NA
A3C0910-04	Soil	EPA 8000D	03/24/23 15:15	03/25/23 15:52			NA
A3C0910-05	Soil	EPA 8000D	03/24/23 15:20	03/25/23 15:52			NA
A3C0910-06	Soil	EPA 8000D	03/24/23 15:25	03/25/23 15:52			NA

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Cameron O'Brien, Project Manager



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ORELAP ID: OR100062

<u>Alpha Environmental</u> 11080 SW Allen Blvd, Suite 100 Beaverton, OR 97005	Project#: <u>108 N Morton St. 23-51788</u> Project Manager: Erick Gonzalez	<u>Report ID:</u> A3C0910 - 04 03 23 2025
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QUALIFIER DEFINITIONS

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

Apex Laboratories

V-01 Sample aliquot taken from VOA vial with headspace (air bubble greater than 6 mm diameter).

Apex Laboratories

Cameron O'Brien, Project Manager

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Alpha Environmental 11080 SW Allen Blvd, Suite 100 Beaverton, OR 97005	Project#: 108 N Morton St. 23-51788 Project Manager: Erick Gonzalez	Report ID: A3C0910 - 04 03 23 2025
---	--	---

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, MRI, 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 1/2 the Reporting Limit (RL).

- 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.

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

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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

<u>Alpha Environmental</u> 11080 SW Allen Blvd, Suite 100 Beaverton, OR 97005	Project#: 108 N Morton St. 23-51788 Project Manager: Erick Gonzalez	<u>Report ID:</u> A3C0910 - 04 03 23 2025
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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.

Apex Laboratories

Cameron O'Brien, Project Manager

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<u>Alpha Environmental</u> 11080 SW Allen Blvd, Suite 100 Beaverton, OR 97005	Project#: 108 N Morton St. 23-51788 Project Manager: Erick Gonzalez	<u>Report ID:</u> A3C0910 - 04 03 23 2025
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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
--------	----------	--------	---------	--------	---------------

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.

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Cameron O'Brien, Project Manager

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ORELAP ID: OR100062

Alpha Environmental 11080 SW Allen Blvd, Suite 100 Beaverton, OR 97005	Project#: 108 N Morton St. 23-51788	Report ID: A3C0910 - 04 03 23 2025
	Project Manager: Erick Gonzalez	

APEX LABS COOLER RECEIPT FORM

Client: Alpha Element WO#: A3C0910
 Project/Project #: 108 N Morton St 23-51788

Delivery Info:
 Date/time received: 3/24/23 @ 1646 By: EST
 Delivered by: Apex Client ESS FedEx UPS Radio Morgan SDS Evergreen Other

Cooler Inspection Date/time inspected: 3/24/23 @ 1716 By: EST
 Chain of Custody included? Yes No
 Signed/dated by client? Yes No

	Cooler #1	Cooler #2	Cooler #3	Cooler #4	Cooler #5	Cooler #6	Cooler #7
Temperature (°C)	<u>1.5</u>						
Custody seals? (Y/N)	<u>N</u>						
Received on ice? (Y/N)	<u>Y</u>						
Temp. blanks? (Y/N)	<u>Y</u>						
Ice type: (Gel/Real/Other)	<u>gel</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/No Yes
 Out of temperature samples form initiated? Yes/No No

Sample Inspection: Date/time inspected: 3/24/23 @ 17:54 By: RAM
 All samples intact? Yes No Comments: _____

Bottle labels/COCs agree? Yes No Comments: RAM 3/24/23
No time or date on containers
40ml VOA for (PE)-130" reads S(PE)-130" 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: 3/3 Has HS
 Water samples: pH checked: Yes No NA pH appropriate? Yes No NA
 Comments: _____

Additional information: _____

Labeled by: RAM Witness: NOE Cooler Inspected by: EST
 Form Y-003 R-00

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Cameron O'Brien

Cameron O'Brien, Project Manager



ANALYTICAL REPORT
AMENDED REPORT

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

Thursday, April 6, 2023
Erick Gonzalez
Alpha Environmental
11080 SW Allen Blvd, Suite 100
Beaverton, OR 97005

RE: A3C1181 - 108 N Morton St., Newberg 23-51788

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 A3C1181, which was received by the laboratory on 3/31/2023 at 4:35:00PM.

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, 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

(See Cooler Receipt Form for details)

Default Cooler 3.0 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.



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Camcron O'Brien, Project Manager



ANALYTICAL REPORT

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Apex Laboratories, LLC

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<u>Alpha Environmental</u> 11080 SW Allen Blvd, Suite 100 Beaverton, OR 97005	Project#: <u>108 N Morton St., Newberg 23-51788</u> Project Manager: Erick Gonzalez	<u>Report ID:</u> A3C1181 - 04 06 23 1118
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ANALYTICAL REPORT FOR SAMPLES

SAMPLE INFORMATION

Client Sample ID	Laboratory ID	Matrix	Date Sampled	Date Received
23-51788 PW-5'	A3C1181-01	Water	03/31/23 09:30	03/31/23 16:35

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Cameron O'Brien, Project Manager

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ANALYTICAL REPORT

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Alpha Environmental 11080 SW Allen Blvd, Suite 100 Beaverton, OR 97005	Project#: 108 N Morton St., Newberg 23-51788	Report ID: A3C1181 - 04 06 23 1118
Project Manager: Erick Gonzalez		

ANALYTICAL CASE NARRATIVE

Work Order: A3C1181

Amended Report Revision: 1

This report supersedes all previous reports.

Project Name was corrected from 108 N Marton St., Newberg 23-51788 to 108 N Morton St., Newberg 23-51788

Cameron O'Brien
Project Manager
4/6/23

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Cameron O'Brien, Project Manager

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Alpha Environmental 11080 SW Allen Blvd, Suite 100 Beaverton, OR 97005	Project#: 108 N Morton St., Newberg 23-51788	Report ID: A3C1181 - 04 06 23 1118
Project Manager: Erick Gonzalez		

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
23-51788 PW-5' (A3C1181-01RE1)			Matrix: Water		Batch: 23D0110			
Gasoline Range Organics	ND	---	100	ug/L	1	04/04/23 14:20	NWTPH-Gx (MS)	
<i>Surrogate: 4-Bromofluorobenzene (Sur)</i>			<i>Recovery: 96 %</i>	<i>Limits: 50-150 %</i>	<i>1</i>	<i>04/04/23 14:20</i>	<i>NWTPH-Gx (MS)</i>	
<i>1,4-Difluorobenzene (Sur)</i>			<i>103 %</i>	<i>50-150 %</i>	<i>1</i>	<i>04/04/23 14:20</i>	<i>NWTPH-Gx (MS)</i>	

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ANALYTICAL REPORT
AMENDED REPORT

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ORELAP ID: OR100062

<u>Alpha Environmental</u> 11080 SW Allen Blvd, Suite 100 Beaverton, OR 97005	Project#: 108 N Morton St., Newberg 23-51788 Project Manager: Erick Gonzalez	Report ID: A3C1181 - 04 06 23 1118
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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
23-51788 PW-5' (A3C1181-01RE1)			Matrix: Water			Batch: 23D0110		
Benzene	0.300	---	0.200	ug/L	1	04/04/23 14:20	EPA 8260D	
Toluene	ND	---	1.00	ug/L	1	04/04/23 14:20	EPA 8260D	
Ethylbenzene	ND	---	0.500	ug/L	1	04/04/23 14:20	EPA 8260D	
Xylenes, total	5.64	---	1.50	ug/L	1	04/04/23 14:20	EPA 8260D	
Methyl tert-butyl ether (MTBE)	ND	---	1.00	ug/L	1	04/04/23 14:20	EPA 8260D	
Naphthalene	ND	---	2.00	ug/L	1	04/04/23 14:20	EPA 8260D	
1,2-Dibromoethane (EDB)	ND	---	0.500	ug/L	1	04/04/23 14:20	EPA 8260D	
1,2-Dichloroethane (EDC)	ND	---	0.500	ug/L	1	04/04/23 14:20	EPA 8260D	
Isopropylbenzene	ND	---	1.00	ug/L	1	04/04/23 14:20	EPA 8260D	
1,2,4-Trimethylbenzene	ND	---	1.00	ug/L	1	04/04/23 14:20	EPA 8260D	
1,3,5-Trimethylbenzene	2.53	---	1.00	ug/L	1	04/04/23 14:20	EPA 8260D	
<i>Surrogate: 1,4-Difluorobenzene (Surr)</i>		<i>Recovery: 95 %</i>		<i>Limits: 80-120 %</i>	<i>1</i>	<i>04/04/23 14:20</i>	<i>EPA 8260D</i>	
<i>Toluene-d8 (Surr)</i>		<i>103 %</i>		<i>80-120 %</i>	<i>1</i>	<i>04/04/23 14:20</i>	<i>EPA 8260D</i>	
<i>4-Bromofluorobenzene (Surr)</i>		<i>102 %</i>		<i>80-120 %</i>	<i>1</i>	<i>04/04/23 14:20</i>	<i>EPA 8260D</i>	

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Cameron O'Brien, Project Manager

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ANALYTICAL REPORT

AMENDED REPORT

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

Alpha Environmental 11080 SW Allen Blvd, Suite 100 Beaverton, OR 97005	Project#: 108 N Morton St., Newberg 23-51788 Project Manager: Erick Gonzalez	Report ID: A3C1181 - 04 06 23 1118
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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
Batch 23D0016 - EPA 5030C						Water						
Blank (23D0016-BLK1)			Prepared: 04/03/23 08:28			Analyzed: 04/03/23 10:27						
EPA 8260D												
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	---	2.00	ug/L	1	---	---	---	---	---	---	---
1,2-Dibromoethane (EDB)	ND	---	0.500	ug/L	1	---	---	---	---	---	---	---
1,2-Dichloroethane (EDC)	ND	---	0.500	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: 102 %</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>111 %</i>		<i>80-120 %</i>		<i>"</i>					
<hr/>												
LCS (23D0016-BS1)			Prepared: 04/03/23 08:28			Analyzed: 04/03/23 09:33						
EPA 8260D												
Benzene	20.1	---	0.200	ug/L	1	20.0	---	100	80 - 120%	---	---	---
Toluene	19.8	---	1.00	ug/L	1	20.0	---	99	80 - 120%	---	---	---
Ethylbenzene	20.4	---	0.500	ug/L	1	20.0	---	102	80 - 120%	---	---	---
Xylenes, total	61.3	---	1.50	ug/L	1	60.0	---	102	80 - 120%	---	---	---
Methyl tert-butyl ether (MTBE)	19.5	---	1.00	ug/L	1	20.0	---	98	80 - 120%	---	---	---
Naphthalene	17.9	---	2.00	ug/L	1	20.0	---	90	80 - 120%	---	---	---
1,2-Dibromoethane (EDB)	17.7	---	0.500	ug/L	1	20.0	---	88	80 - 120%	---	---	---
1,2-Dichloroethane (EDC)	19.8	---	0.500	ug/L	1	20.0	---	99	80 - 120%	---	---	---
Isopropylbenzene	21.6	---	1.00	ug/L	1	20.0	---	108	80 - 120%	---	---	---
1,2,4-Trimethylbenzene	22.1	---	1.00	ug/L	1	20.0	---	111	80 - 120%	---	---	---
1,3,5-Trimethylbenzene	21.3	---	1.00	ug/L	1	20.0	---	106	80 - 120%	---	---	---
<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>99 %</i>		<i>80-120 %</i>		<i>"</i>					
<i>4-Bromofluorobenzene (Surr)</i>			<i>97 %</i>		<i>80-120 %</i>		<i>"</i>					

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 Cameron O'Brien, Project Manager



ANALYTICAL REPORT

AMENDED REPORT

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 ORELAP ID: OR100062

Alpha Environmental 11080 SW Allen Blvd, Suite 100 Beaverton, OR 97005	Project#: 108 N Morton St., Newberg 23-51788 Project Manager: Erick Gonzalez	Report ID: A3C1181 - 04 06 23 1118
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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
Batch 23D0110 - EPA 5030C						Water						
Blank (23D0110-BLK1)			Prepared: 04/04/23 10:00 Analyzed: 04/04/23 13:33									
<u>EPA 8260D</u>												
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	---	2.00	ug/L	1	---	---	---	---	---	---	---
1,2-Dibromoethane (EDB)	ND	---	0.500	ug/L	1	---	---	---	---	---	---	---
1,2-Dichloroethane (EDC)	ND	---	0.500	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: 97 %</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>101 %</i>		<i>80-120 %</i>		<i>"</i>						

LCS (23D0110-BS1)						Prepared: 04/04/23 10:00 Analyzed: 04/04/23 12:48						
<u>EPA 8260D</u>												
Benzene	18.0	---	0.200	ug/L	1	20.0	---	90	80 - 120%	---	---	---
Toluene	19.3	---	1.00	ug/L	1	20.0	---	96	80 - 120%	---	---	---
Ethylbenzene	21.0	---	0.500	ug/L	1	20.0	---	105	80 - 120%	---	---	---
Xylenes, total	66.8	---	1.50	ug/L	1	60.0	---	111	80 - 120%	---	---	---
Methyl tert-butyl ether (MTBE)	19.3	---	1.00	ug/L	1	20.0	---	97	80 - 120%	---	---	---
Naphthalene	17.5	---	2.00	ug/L	1	20.0	---	88	80 - 120%	---	---	---
1,2-Dibromoethane (EDB)	21.1	---	0.500	ug/L	1	20.0	---	105	80 - 120%	---	---	---
1,2-Dichloroethane (EDC)	20.5	---	0.500	ug/L	1	20.0	---	103	80 - 120%	---	---	---
Isopropylbenzene	22.1	---	1.00	ug/L	1	20.0	---	110	80 - 120%	---	---	---
1,2,4-Trimethylbenzene	22.6	---	1.00	ug/L	1	20.0	---	113	80 - 120%	---	---	---
1,3,5-Trimethylbenzene	22.3	---	1.00	ug/L	1	20.0	---	111	80 - 120%	---	---	---
<i>Surr: 1,4-Difluorobenzene (Surr)</i>		<i>Recovery: 95 %</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>99 %</i>		<i>80-120 %</i>		<i>"</i>						

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Cameron O'Brien, Project Manager



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<u>Alpha Environmental</u> 11080 SW Allen Blvd, Suite 100 Beaverton, OR 97005	Project#: 108 N Morton St., Newberg 23-51788 Project Manager: Erick Gonzalez	<u>Report ID:</u> A3C1181 - 04 06 23 1118
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SAMPLE PREPARATION INFORMATION

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

<u>Prep: EPA 5030C</u>							
Lab Number	Matrix	Method	Sampled	Prepared	Sample Initial/Final	Default Initial/Final	RL Prep Factor
<u>Batch: 23D0110</u>							
A3C1181-01RE1	Water	NWTPH-Gx (MS)	03/31/23 09:30	04/04/23 14:04	5mL/5mL	5mL/5mL	1.00

Selected Volatile Organic Compounds by EPA 8260D

<u>Prep: EPA 5030C</u>							
Lab Number	Matrix	Method	Sampled	Prepared	Sample Initial/Final	Default Initial/Final	RL Prep Factor
<u>Batch: 23D0110</u>							
A3C1181-01RE1	Water	EPA 8260D	03/31/23 09:30	04/04/23 14:04	5mL/5mL	5mL/5mL	1.00

Apex Laboratories

Cameron O'Brien, Project Manager

The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.



ANALYTICAL REPORT

AMENDED REPORT

Apex Laboratories, LLC

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

<u>Alpha Environmental</u> 11080 SW Allen Blvd, Suite 100 Beaverton, OR 97005	Project#: <u>108 N Morton St., Newberg 23-51788</u> Project Manager: Erick Gonzalez	<u>Report ID:</u> A3C1181 - 04 06 23 1118
---	--	--

QUALIFIER DEFINITIONS

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

There are No Qualifiers on Sample or QC Data for this report

Apex Laboratories

Cameron O'Brien, Project Manager

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AMENDED REPORT

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503-718-2323
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Alpha Environmental 11080 SW Allen Blvd, Suite 100 Beaverton, OR 97005	Project#/: 108 N Morton St., Newberg 23-51788 Project Manager: Erick Gonzalez	Report ID: A3C1181 - 04 06 23 1118
---	--	---

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 1/2 the Reporting Limit (RL).
-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.
For further details, please request a copy of this document.

Apex Laboratories

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Cameron O'Brien, Project Manager



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503-718-2323
ORELAP ID: OR100062

<u>Alpha Environmental</u> 11080 SW Allen Blvd, Suite 100 Beaverton, OR 97005	Project/#: 108 N Morton St., Newberg 23-51788 Project Manager: Erick Gonzalez	Report ID: A3C1181 - 04 06 23 1118
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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.

Apex Laboratories

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Cameron O'Brien, Project Manager



ANALYTICAL REPORT

AMENDED REPORT

Apex Laboratories, LLC

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

Alpha Environmental 11080 SW Allen Blvd, Suite 100 Beaverton, OR 97005	Project#: 108 N Morton St., Newberg 23-51788 Project Manager: Erick Gonzalez	Report ID: A3C1181 - 04 06 23 1118
---	---	--

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

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Cameron O'Brien, Project Manager



ANALYTICAL REPORT
AMENDED REPORT

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

Alpha Environmental
11080 SW Allen Blvd, Suite 100
Beaverton, OR 97005

Project#: **108 N Morton St., Newberg 23-51788**
Project Manager: **Erick Gonzalez**
Report ID:
A3C1181 - 04 06 23 1118

CHAIN OF CUSTODY

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

Lab # A3C1181 of _____
Project Name: 108 N Morton St, Newberg Project #: 23-51788
Project Mgr: Erick G PO # _____
Address: Alpha Environmental Phone: _____ Email: _____

Sampled by: Erick
Site Location: _____
State: OR County: _____
SAMPLE ID: PW-5'

DATE	TIME	MATRIX	# OF CONTAINERS	NWTPH-ClD	NWTPH-Dx	NWTPH-Gx	8260 RTEK	8260 RBDM VOCs	8260 Halo VOCs	8260 VOCs PAH List	8270 SIM PAHs	8270 Semi-Vols PAH List	8082 PCBs	8081 Pesticides	RCRA Metals (9)	Priority Metals (13)	Al, Sb, As, Ba, Be, Cd, Cr, Cu, Co, Ni, Pb, Pp, Se, Ag, Ni, Ti, V, Zn, K, Hg, Mn, Mo, Ni, K, TCDF, TCDF	TCDF Metals (9)	TOTAL DISS. TCDF	Sp. As, Ni, Ti, V, Zn, K, Hg, Mn, Mo, Ni, K, Cr, Cu, Co, Ni, Pb, Pp, Se, Ag, Ni, Ti, V, Zn, K, Hg, Mn, Mo, Ni, K, TCDF, TCDF	Hold Sample	Frozen Archive	
<u>3/31/23</u>	<u>9:00</u>	<u>cont'd 3</u>																					

SPECIAL INSTRUCTIONS:

Standard Turn Around Time (TAT) = 10 Business Days

TAT Requested (circle) 1 Day 3 Day 5 Day Standard Other: _____

SAMPLES ARE HELD FOR 30 DAYS

RELINQUISHED BY: Signature: <u>Erick G</u> Printed Name: <u>Erick G</u> Company: <u>Alpha</u>	RECEIVED BY: Signature: <u>Shawn Thompson</u> Printed Name: <u>Shawn Thompson</u> Company: <u>Apex Labs</u>
Date: <u>3/31/23</u> Time: <u>9:00</u>	Date: <u>3/31/23</u> Time: <u>1635</u>

Form 1402 R-00

Apex Laboratories

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Cameron O'Brien

Cameron O'Brien, Project Manager



ANALYTICAL REPORT

AMENDED REPORT

Apex Laboratories, LLC

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

Alpha Environmental
11080 SW Allen Blvd, Suite 100
Beaverton, OR 97005
Project#: 108 N Morton St., Newberg 23-51788
Project Manager: Erick Gonzalez
Report ID: A3C1181 - 04 06 23 1118

APEX LABS COOLER RECEIPT FORM

Client: ALPHA ENVIRONMENTAL Element WO#: A3C1181

Project/Project #: 108 N MORTON ST. NEWBERG 23-51788

Delivery Info:

Date/time received: 3/31/23 @ 1635 By: SAT

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

Cooler Inspection Date/time inspected: 3/31/23 @ 1730 By: SAT

Chain of Custody included? Yes X No

Signed/dated by client? Yes X No

Table with 7 columns: Cooler #1 to Cooler #7. Rows include Temperature (3.0), Custody seals (N), Received on ice (Y), Temp. blanks (Y), Ice type (Gel), and Condition (IN).

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

Green dots applied to out of temperature samples? Yes No

Out of temperature samples form initiated? Yes No

Sample Inspection: Date/time inspected: 3/31/23 @ 18:16 By: RAM

All samples intact? Yes X No Comments:

Bottle labels/COCs agree? Yes X No X Comments: No time or date on containers. (3) conts. listed on COC, 5 conts. provided.

COC/container discrepancies form initiated? Yes No X

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

Do VOA vials have visible headspace? Yes No X NA

Comments: 3/3 have sediment

Water samples: pH checked: Yes X No NA pH appropriate? Yes X No NA

Comments:

Additional information:

Labeled by: RAM Witness: ABW Cooler-Inspected by: RAM

Form Y-003 R-00

Apex Laboratories

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Cameron O'Brien signature

Cameron O'Brien, Project Manager

APPENDIX B

RECEIPTS

108 N Morton St

Reid Rental
408 West First Street
Newberg, OR 97132
(503) 554 - 5549

CLOSED SALES RECEIPT

Order #: 662985
Customer: ALPHA ENVIROMENTAL
Date/Time Processed: 3/30/2023 11:26:07 AM
Employee ID: Jake
Rock-3/4" MINUS CRUSHED 4.00 @ \$42.00
crab-ROCK2 \$168.00
Sub Total: \$168.00
Tax: \$0.00
Order Total: \$168.00
Amount Paid: \$168.00
Amount Due: \$0.00

Transaction History:

Payment Type: VISAMC - Payment
Date: 3/30/23 11:26 AM
Amount: \$168.00
Card#: 5075
Auth. No.: 01193Q

Signed: _____



Receipt Printed: 3/30/2023 11:26 AM

108 N Morton St

Reid Rental
408 West First Street
Newberg, OR 97132
(503) 554 - 5549

CLOSED SALES RECEIPT

Order #: 663001
Customer: ALPHA ENVIROMENTAL
Date/Time Processed: 3/30/2023 12:11:30 PM
Employee ID: Rick
Rock-3/4" MINUS CRUSHED 4.00 @ \$42.00
crab-ROCK2 \$168.00
Sub Total: \$168.00
Tax: \$0.00
Order Total: \$168.00
Amount Paid: \$168.00
Amount Due: \$0.00

Transaction History:

Payment Type: VISAMC - Payment
Date: 3/30/23 12:11 PM
Amount: \$168.00
Card#: 5075
Auth. No.: 07899Q

Signed: _____



Receipt Printed: 3/30/2023 12:11 PM

108 N Morton St

Reid Rental
408 West First Street
Newberg, OR 97132
(503) 554 - 5549

CLOSED SALES RECEIPT

Order #: 662987
Customer: ALPHA ENVIROMENTAL
Date/Time Processed: 3/30/2023 10:05:32 AM
Employee ID: Rick
Rock-3/4" MINUS CRUSHED 3.50 @ \$42.00
crab-ROCK2 \$147.00
Sub Total: \$147.00
Tax: \$0.00
Order Total: \$147.00
Amount Paid: \$147.00
Amount Due: \$0.00

Transaction History:

Payment Type: VISAMC - Payment
Date: 3/30/23 10:05 AM
Amount: \$147.00
Card#: 5075
Auth. No.: 05392Q

Signed: _____



Receipt Printed: 3/30/2023 10:05 AM

23-51788 108 N Morton St

TIGARD SAND & GRAVEL, LLC
P.O. Box 4810
TUALATIN, OR 97062
503-692-1800

Ticket #: _____
Date: 2143266
Time: 03/30/23 07:44 AM

*** Delivery ***

CUSTOMER INFORMATION

ID: 82191
Name: ALPHA ENVIRONMENTAL SERVICE,
Address: BEAVERSBNALDRN9BDQB SUITE 10

JOB INFORMATION

ID: ALPHA23000 PO#: ERIC
Name: _____
Address: 108 N. MARTIN ST
108 N. MARTIN ST
NEWBERG, OR
503-320-7647

Truck and Carrier Information

Truck ID: KERMIT SHERRELL #21 / 503- 54239 1b
Descript: LIC: YCTL964 27.14 TN
Gross Tare Net
26799*1b 27359 1b
13.45*TN 13.69 TN

Truck Weights

PRODUCT AND LOAD TOTALS

ID: 120
Name: 3/4 MINUS
ERIK 503-320-7647
TODAY 1 13.69
TO DATE 1 13.69

CAT: _____ \$1.17

Received By: _____

OFFICE COPY



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

Original
 Ticket# 1676811

Customer Name ALPHAENVSERV ALPHA ENVIRONMEN Carrier ALPHA
 Ticket Date 03/24/2023 Vehicle# 241 Volume
 Payment Type Credit Account Container
 Manual Ticket# Driver CARLOS
 Hauling Ticket# Check#
 Route Billing # 0002041
 State Waste Code Gen EPA ID N/A
 Manifest na
 Destination Grid
 PO
 Profile 116582OR FUEL IMPACTED SOIL AND OR DEBRIS CLEANUP
 Generator OR-VARIOUS SITES INSIDE METRO VARIOUS SITES - INSIDE METRO

	Time	Scale	Operator	Inbound	Gross	24540 lb
In	03/24/2023 07:58:49	Inbound 1	ecobb		Tare	13280 lb
Out	03/24/2023 08:16:50	Outbound	mramos14		Net	11260 lb
					Tons	5.63

Comments

Consumer Comments? We want to know. Please call.

Product	LD%	Qty	UOM	Rate	Tax	Amount	Origin
1 Daily Cover-PCS-To	100	5.63	Tons	41.30		\$232.52	WASH-IN
2 EVFt-P-Standard En	100		%	20.00		\$46.50	
3 FUEL-Fuel Surcharg	100		%	9.69		\$22.53	

Total Tax
 Total Ticket \$301.55

Driver's Signature



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

Original
 Ticket# 1676821

Customer Name ALPHAENVSERV ALPHA ENVIRONMEN Carrier ALPHA
 Ticket Date 03/24/2023 Vehicle# 223 Volume
 Payment Type Credit Account Container
 Manual Ticket# Driver JOSE
 Hauling Ticket# Check#
 Route Billing # 0002041
 State Waste Code Gen EPA ID N/A
 Manifest NA
 Destination Grid
 PO
 Profile 116582OR FUEL IMPACTED SOIL AND OR DEBRIS CLEANUP
 Generator OR-VARIOUS SITES INSIDE METRO VARIOUS SITES - INSIDE METRO

	Time	Scale	Operator	Inbound	Gross	25300 lb
In	03/24/2023 08:22:38	Inbound 1	ecobb		Tare	14000 lb
Out	03/24/2023 08:41:26	Outbound	mramos14		Net	11300 lb
					Tons	5.65

Comments

Consumer Comments? We want to know. Please call.

Product	LD%	Qty	UOM	Rate	Tax	Amount	Origin
1 Daily Cover-PCS-To	100	5.65	Tons	41.30		\$233.35	WASH-IN
2 EVFt-P-Standard En	100		%	20.00		\$46.67	
3 FUEL-Fuel Surcharg	100		%	9.69		\$22.61	

23-51788
 108 N Morton St

Total Tax
 Total Ticket \$302.63

Driver's Signature



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

Original
 Ticket# 1676866

Customer Name ALPHAENVSERV ALPHA ENVIRONMEN Carrier ALPHA
 Ticket Date 03/24/2023 Vehicle# 223 Volume
 Payment Type Credit Account Container
 Manual Ticket# Driver
 Hauling Ticket# Check#
 Route Billing # 0002041
 State Waste Code Gen EPA ID N/A
 Manifest na
 Destination Grid
 PO
 Profile 116582OR FUEL IMPACTED SOIL AND OR DEBRIS CLEANUP
 Generator OR-VARIOUS SITES INSIDE METRO VARIOUS SITES - INSIDE METRO

	Time	Scale	Operator	Inbound	Gross	25840 lb
In	03/24/2023 11:32:46	Inbound 1	JPRIME		Tare	14000 lb
Out	03/24/2023 11:47:31	Outbound	ecobb		Net	11840 lb
					Tons	5.92

Comments

Consumer Comments? We want to know. Please call.

Product	LD%	Qty	UOM	Rate	Tax	Amount	Origin
1 Daily Cover-PCS-To	100	5.92	Tons	41.30		\$244.50	WASH-IN
2 EVFt-P-Standard En	100		%	20.00		\$48.90	WASH-IN
3 FUEL-Fuel Surcharg	100		%	9.69		\$23.69	WASH-IN

23-51788

108 N Morton St

Total Tax
 Total Ticket \$317.09

Driver's Signature



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

Original
 Ticket# 1676898

Customer Name ALPHAENVSERV ALPHA ENVIRONMEN Carrier ALPHA
 Ticket Date 03/24/2023 Vehicle# 223 Volume
 Payment Type Credit Account Container
 Manual Ticket# Driver
 Hauling Ticket# Check#
 Route Billing # 0002041
 State Waste Code Gen EPA ID N/A
 Manifest na
 Destination Grid
 PO
 Profile 116582OR FUEL IMPACTED SOIL AND OR DEBRIS CLEANUP
 Generator OR-VARIOUS SITES INSIDE METRO VARIOUS SITES - INSIDE METRO

	Time	Scale	Operator	Inbound	Gross	27920 lb
In	03/24/2023 15:25:15	Inbound 1	jprime		Tare	13920 lb
Out	03/24/2023 15:40:10	Outbound	ecobb		Net	14000 lb
					Tons	7.00

Comments

Consumer Comments? We want to know. Please call.

Product	LD%	Qty	UOM	Rate	Tax	Amount	Origin
1 Daily Cover-PCS-To	100	7.00	Tons	41.30		\$289.10	WASH-IN
2 EVFt-P-Standard En	100		%	20.00		\$57.82	
3 FUEL-Fuel Surcharg	100		%	9.69		\$28.01	

23-51788

108 N Morton St

Total Tax
 Total Ticket \$374.93

Driver's Signature

Oil Re-Refining Company
 EPA# ORD980975692
 4150 N Suttle Rd
 Portland, OR 97217
 Phone: 503-286-8352

Work Order
 3/24/2023

Service Information
 Rosemary Park
 108 N Morton St
 Newberg, OR 97132-2206
 Contact: Zach
 Phone: (503) 319-2675
 E-mail: tanks@alphaenvironmental.net

Billing Information
 Alpha Environmental Services
 11080 SW Allen Blvd Ste 100
 Beaverton, OR 97005-4862

Job Name
 Alpha Environmental Services - 2301178

Job Type	PO #	Invoice #	Scheduled	Start	End
Commercial			03/24/2023	8:00 AM	9:00 AM
Item	Description	Quantity	Rate	Amount	
Wastewater (fuel & water CCP)	For recycling, CDT test:Nd	686.0000	\$0.5000	\$343.00	
Hydro Clor D Tect Test	Field test for chlorinates in aqueous materials	1.0000	\$40.0000	\$40.00	
Truck & Gear Labor	Per hour (includes stop fee, job time and travel time when applicable).	3.0000	\$120.0000	\$360.00	
PH Test	PH Test7	1.0000	\$0.0000	\$0.00	
				Job Subtotal:	\$743.00
				PORTLAND:	\$0.00
				Payment Total:	\$0.00
				Total:	\$743.00

GEN EPA ID#	GEN Status	Profile 1	Profile 2	Profile 3	Profile 4
None	N/A			ccp fuel 2/8/23 ydr	tbl an water 3/23/23 yard
Profile 5	Profile 6	Profile 7	Profile 8		
	emulsified fuel & water 4/1/23				

Consigned to	Via carrier	Destination	City/State	EPA #	Truck #
ORRCO/Portland	ORRCO	4150 N Suttle Rd	Portland, OR	ORD980975692	2797
Driver	Manifest #	CA waste codes			
Steve Barrett					

Job Notes and Instructions:
 3/24- Thank You- Emily

As an authorized representative of the generator of the material described above, I certify that the information contained in this document is 100% accurate and complete. I further certify that this material does NOT constitute a hazardous waste and has NOT been mixed with any hazardous waste such as spent chlorinated solvents or any other contaminants including, without limitation, PCBs, pesticides, or any other hazardous wastes or substances. In the event that the material described in this document is in fact a hazardous waste, or contains 2 PPM or more of PCBs, I guarantee to pay all costs necessary for proper analysis, transportation, storage, and disposal as well as any fines, penalties, attorneys fees, expert witness fees and the loss of the petroleum product resulting from contamination and/or inaccurate and/or incomplete information concerning the material described above. Customer Not Available: Other /COVID-Social Distance VERBAL Signature.

Oil Re-Refining Company
 EPA# ORD980975692
 4150 N Suttle Rd
 Portland, OR 97217
 Phone: 503-286-8352

Work Order
 3/23/2023

Service Information

Alpha Environmental Services
 11080 SW Allen Blvd Ste 100
 Beaverton, OR 97005-4862
 Contact: Zach
 Phone: (503) 319-2675
 E-mail: tanks@alphaenvironmental.net

Billing Information

Alpha Environmental Services
 11080 SW Allen Blvd Ste 100
 Beaverton, OR 97005-4862

Job Name

Alpha Environmental Services - 2301135

Job Type	PO #	Invoice #	Scheduled	Start	End
Commercial			03/23/2023	9:00 AM	10:00 AM
Item	Description	Quantity	Rate	Amount	
Wastewater (fuel & water CCP)	For recycling, CDT test:Nd	808.0000	\$0.5000	\$404.00	
CCP (fuel or fuel components)	Commercial chemical products for recycling, Flash Point > 200 F. CDT test:nd	842.0000	\$0.7500	\$631.50	
Hydro Clor D Test	Field test for chlorinates in aqueous materials	1.0000	\$40.0000	\$40.00	
PH Test	PH Test7	1.0000	\$0.0000	\$0.00	
Truck & Gear Labor	Per hour (includes stop fee, job time and travel time when applicable).	1.0000	\$120.0000	\$120.00	

Job Subtotal: \$1,195.50
 PORTLAND: \$0.00
 Payment Total: \$0.00
Total: \$1,195.50

GEN EPA ID#	GEN Status	Profile 1	Profile 2	Profile 3	Profile 4
None	N/A			ccp fuel 2/8/23 yard	bl an water 3/23/23 yard
Profile 5	Profile 6	Profile 7	Profile 8		
	emulsified fuel & water 4/1/23				

Consigned to	Via carrier	Destination	City/State	EPA #	Truck #
ORRCO/Portland	ORRCO	4150 N Suttle Rd	Portland, OR	ORD980975692	2797
Driver	Manifest #	CA waste codes			
Steve Barrett					

Job Notes and Instructions:

3/21 Debby

APPENDIX C

SITE PHOTOGRAPHS



Photo 1: Property Location



Photo 2: Tank Location



Photo 3: Tank Removal



Photo 4: Contamination Being Removed

APPENDIX D

SOIL MATRIX SCORE SHEET

SOIL MATRIX SCORE SHEET

1.	Depth to Groundwater		
	25 feet	(10)	10
	25 – 50 feet	(7)	
	51 – 100 feet	(4)	
	100 feet	(1)	
2.	Mean Annual Precipitation		
	45 inches	(10)	4
	20 – 45 inches	(4)	
	20 Inches	(1)	
3.	Native Soil Type		
	Course sands, gravel	(10)	5
	Silts, fine sands	(5)	
	Clays	(1)	
4.	Sensitivity of Uppermost Aquifer		
	Sole Source	(10)	1
	Current Potable	(7)	
	Future Potable	(4)	
	Non-potable	(1)	
5.	Potential Receptors		
	Many, near	(10)	10
	Medium	(5)	
	Few, far	(1)	
TOTAL SCORE			30

MATRIX SCORE	Cleanup Level (ppm)	
	Gasoline	Diesel
Level 1: 40 points.	40	100
Level 2: 25-40 points.	80	500
Level 3: 25 points.	130	1000

APPENDIX E

DEQ FORMS



OREGON DEPARTMENT OF ENVIRONMENTAL QUALITY
LEAKING UNDERGROUND STORAGE TANK PROGRAM

LUST Cost Recovery Agreement

This document serves as an agreement between the undersigned (hereinafter "you") and the Department of Environmental Quality (DEQ) regarding DEQ review and oversight of the investigation and/or cleanup of petroleum (hazardous substances) at the property located at:

Facility Name: Rose Park Property
Address: 108 N Morton St
Newberg, OR 97132
DEQ File No.: 36-23-0160

DEQ agrees to review environmental documents submitted by you or on your behalf regarding the investigation and/or cleanup of the above-referenced site. Additional details regarding DEQ oversight will be established upon review of the initial site data.

DEQ requires that persons requesting DEQ review and oversight of investigation and cleanup activities agree to the terms of this cost recovery agreement and pay project oversight costs.

DEQ project oversight costs will include direct costs and indirect costs. Direct costs include site-specific expenses and legal costs. Indirect costs are those general management and support costs of the DEQ, including the Land Quality Division (LQ), allocable to DEQ oversight of this agreement and not charged as direct, site-specific costs. Indirect charges are based on a percentage of direct personal services costs. Review and oversight costs shall not include any unreasonable costs or costs not otherwise recoverable by DEQ under ORS 465.255.

DEQ costs are due within thirty (30) days of issuance of the monthly statement, by a check made payable to the "Department of Environmental Quality". Nine percent interest shall be charged on past due accounts.

Electing not to enter into this agreement does not release you from any responsibility that you might have for any reporting requirements, investigation and/or cleanup of petroleum (hazardous substances) at the above – referenced facility. This does not preclude the DEQ from conducting audits or inspections of all or portions of the investigation and cleanup activities associated with this facility. Enforcement action may be initiated if any violation of Oregon Administrative Rules (OAR) or Oregon Revised Statutes (ORS) is found.

DEQ File No: 36-23-0160

Either DEQ or you may terminate this agreement by giving 15 days advance written notice to the other. Only those costs incurred or obligated by DEQ prior to the effective date of any termination of the agreement shall be recoverable under this agreement. Termination of this agreement will not affect any other right DEQ may have for recovery of costs under any applicable law.

You will hold DEQ harmless for any claims (including but not limited to claims of property damage or personal injury) arising from DEQ review and/or oversight activities under this agreement.

This agreement is not and shall not be construed to be an admission by you of any liability under ORS 465.255 or any other law or as a waiver by you of any defense to such liability. This agreement is not and shall not be construed to be a waiver, release, or settlement of claims that DEQ may have against you or any other responsible person nor is this agreement a waiver of any enforcement authority that DEQ may have.

The DEQ Tanks Program will be responsible for the review and oversight of the investigation and cleanup activities associated with the property. Please refer all site-specific inquiries to the DEQ Regional Offices in Northwest Region – Portland, Western Region – Salem or Eastern Region – Bend. For locations and phone numbers of the regional offices, please see the DEQ Regional Office list at <http://www.deq.state.or.us/about/locations.htm>

All inquiries regarding cost recovery and/or invoices should be directed to Dawn Ismerio at 503-229-5812.

If the terms of this agreement are acceptable, please have it executed by an authorized officer in the space provided below. In order to more effectively schedule your project, please return this agreement within 30 days of receipt to the regional office responsible for your site.

Accepted and agreed to this 28 day of March, 2023
By: Rosemary A. Park
Title: Property Owner

Please provide the following information as to where the invoices should be sent.

Individual Name: Rosemary Park
Title: Property Owner
Company Name: _____
Mail Address: 9395 SW Aspen St
City, State, Zip: Beaverton OR 97005
Phone Number: 503-936-5346
E-mail Address: muzzypark@aol.com



State of Oregon Department of Environmental Quality
Initial Twenty Day Report Form
 Leaking Underground Storage Tank Program

This report is due twenty (20) days from the date of release. Keep a copy of this report with your facility records.

DEQ Project No. 36-23-0160
 DEQ Facility ID No. 167331
 Project Name: Rosemary Park Property
 Project Address: 108 N Morton St, Newberg OR 97132

Initial Cleanup Information

1. Type of contamination (check all that apply):
 Gasoline Diesel Waste Oil Heating Oil
 Other (specify) _____
2. Estimate quantity of release (based on information known to date, select only one):
 <100 gal. 100-499 gal. 500-999 gal. 1,000-5,000 gal. >5,000 gal.

Site Information (check yes or no)

3. Y N Did any water enter the excavation? If yes, please describe and identify the depth to groundwater in feet below ground surface: 5' bsg
4. Y N Was a sheen or odor observed on any water in the excavation?

Note: If groundwater is encountered, soil samples from the soil/water interface must be collected and analyzed for BTEX and by the appropriate TPH method.
 At sites where diesel or other non-gasoline products have been released, the water may also have to be screened or tested for polynuclear aromatic hydrocarbons (PAHs). Please refer to [OAR 340-122-0218](#).

5. Y N Was water pumped from the excavation?
 Y N If yes, did groundwater recharge within 24 hours after pumping?
 Please describe the pumping procedure and disposal option selected for the purged excavation water:
ORRCO truck pumped and disposed of the water after contaminated soil had been removed on 3/24
6. Y N Were any water samples collected from the excavation? If yes, please describe.
Samples were collected on 3/27 & 3/31
7. Y N Have any soil and/or water sample results been received at this time? **If so, please attach any lab reports.**

If groundwater has been encountered, please answer questions #8-13, below.

If no water has been encountered, please skip to question #14.

8. What are the known uses of groundwater within a 500-foot radius of the release site (check all that apply)?
 non-use industrial agricultural drinking supply
9. If groundwater in this area is being used as a drinking water supply, please check the type and size of population served by the supply:
 Community (community well used for drinking water year round, select only one)
size: <1,000 people 1,000 - 5,000 people >5,000 people
 Intermittent use (public water used for drinking water only on a part-time basis, select only one)
size: <50 people 50 - 300 people > 300 people
 Private wells (individual private well or wells used for drinking water, select only one)
size: <10 people 10 - 25 people >25 people
10. Y N Is there any evidence this water supply has been or is likely to be impacted from the petroleum product release? If yes, estimate how difficult it would be to replace the existing supply:
 bottled water is the only alternative
 on-site water treatment; bulk water delivery; new wells are available
 able to connect to existing water supply
 do not know what alternatives would be available
11. Y N Are/were vapors present in on-site or nearby buildings? If yes:
A. Are you monitoring and/or mitigating any potential fire and safety hazards posed by vapors and free product? Explain: In the process of determining if any vapor intrusion is of concern.

B. Estimate the number of people potentially affected by vapors – • select only one:
1-2 people 3-10 people >10 people
12. Y N Are vapors or is petroleum contamination present in the utility corridors?
If yes, please explain:
None marked near excavation.
13. Y N Are natural areas located within 1/4 mile of the site? If so, please describe types (parks, rivers, wetlands, sensitive habitats, etc.) and proximity:
Nearest river bend is to the Chehalem Creek that is estimated to be an approximate 773 ft from property and have a lower elevation difference of 68.2
14. Y N If groundwater was not encountered in the excavation, do you believe that this cleanup project can be conducted under the requirements for an UST Cleanup Matrix site? If yes, then refer to [OAR 340-122-0305](#) through [0360](#).

Area Site Conditions

15. Mean annual rainfall: <20 inches 20-45 inches >45 inches
16. Soil type(s) of the naturally occurring soils, not the backfill around the tank, select only one:
- clays, compact tills, shales, and unfractured metamorphic and igneous rocks
 - sandy loams, loamy sands, silty clays, clay loams, moderately permeable limestone, dolomite, sandstones, moderately fractured igneous and metamorphic rock
 - fine and silty sands, sands and gravels, highly fractured igneous and metamorphic rock, permeable basalts and lavas, karst limestones and dolomites

Soil Management

17. If soil sample results have been received:
 Y N Will the level of contamination detected require removal of contaminated soil for treatment or disposal?
18. All contaminated soil temporarily stockpiled on-site prior to treatment or disposal must be contained within a bermed area, kept covered, and the entire area secured to prevent unauthorized access by the public. If you haven't done this, please explain why:

Note: It is a violation to stockpile petroleum contaminated soil (PCS) on-site for greater than 30 days without a DEQ [Solid Waste Letter Authorization \(SWLA\) Permit](#).

19. If contaminated soil is currently stockpiled on-site, please indicate when disposal will occur or when treatment will begin:
20. Estimated volume of contaminated soil (specify tons or cubic yards): 03/22/23
21. Intended disposition of soils (select only one):
- On-site/off-site treatment, Solid Waste Letter Authorization Permit Application attached.
 - Thermal treatment off-site at an authorized facility.
Facility name: _____
 - Landfill disposal.
Landfill name: Waste Management of Hillsboro (receipt attached)

Note: Please attach additional information as necessary to explain any unusual circumstances associated with this project.

This initial report is intended to provide the Department with the basic initial information about activities associated with the release. Future reports should provide a more detailed and complete picture of the cleanup project.

Please be aware that a DEQ permit/authorization is required for the following activities:

- 1) Soil aeration, bioremediation (on-site or off-site), or on-site thermal treatment.
- 2) Water discharges to a stream/storm drain from the excavation or treatment tank.

If these activities will be included in your cleanup project, contact the [regional DEQ office](#) for the appropriate application forms, information on permit fees and guidance documents.

This report was prepared by:

Individual: Erick Gonzalez Date: 11/13/24
Company: Alpha Environmental Services Phone: 503-292-5346
Address: 11080 SW Allen Blvd
City: Beaverton State: OR Zip: 97005

1. Return this form to the regional office in which the site is located or by emailing info.lust@deq.oregon.gov.
2. For all tanks, **except heating oil tanks**, you must submit an [UST Decommissioning Checklist and Site Assessment Report](#) to the appropriate regional office **within 30 days** of the UST decommissioning. Failure to do so can result in delays to your project and may result in continued billing for the annual tank permit fees.
3. Copies of the LUST Cleanup Manual and other guidance can be viewed and downloaded from the [Leaking Underground Storage Tank Cleanup Guidance](#) web page.
4. For Program assistance Contact the [DEQ regional office](#).

Translation or other formats

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800-452-4011 | TTY: 711 | deqinfo@deq.oregon.gov

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