

UST Decommissioning and LUST Closure Report

Joe's Fuel Stop, Inc.
11330 NW St Helens Road
Portland, Oregon 97231
ODEQ UST #7512
ODEQ LUST #26-25-0662
ACC Project Number: 10681-001.00

Prepared for:
Mark Fitz
Star Oilco
232 NE Middlefield Rd
Portland, OR 97211

December 15, 2025

Prepared by:



An Employee Owned Company

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An Employee Owned Company

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1.0 INTRODUCTION

Peak Environmental, LLC (Peak), Licensed Oregon UST Service Provider #27494, was contracted by Star Oilco to complete decommissioning of two underground storage tanks (USTs), associated product piping, and one fuel dispenser located at the retail fueling facility located at 11330 NW St Helens Rd in Portland, Oregon. The USTs stored dyed diesel and kerosene fuel and were located in the northwest corner of the Site. Star Oilco subcontracted ACC Environmental Consultants, Inc. (ACC) to perform UST decommissioning oversight, compliance and confirmatory soil sampling, and regulatory reporting.

Decommissioning activities included removal/disposal of residual product, triple rinsing, ventilation, and decommissioning-by-removal of one 4,000-gallon diesel UST and one 550-gallon kerosene UST, removal of one fuel dispenser, removal of product piping, and collection of regulatory soil samples. In addition, petroleum-containing soil (PCS) was detected in the vicinity of the diesel UST fill pipe, which was removed from the Site and disposed of as part of a remedial excavation.

The scope of work that is documented in this report includes observation and field screening of excavated soil, UST inspection, confirmation sampling, remedial excavation summary, discussion of laboratory analytical results, and a recommendation of regulatory closure of LUST file 26-25-0662. The site assessment activities were completed in general accordance with the Oregon Department of Environmental Quality's (ODEQ) *Risk-Based Decision Making for the Remediation of Contaminated Sites*, dated September 22, 2003 and updated June 2023.

2.0 PERMITTING AND HEALTH AND SAFETY

2.1 Permits

A 30-Day Notice of Intent to Decommission form was submitted to ODEQ on August 28, 2025 prior to the commencement of field activities, and ODEQ was also notified by Peak with a 3-day notice of UST decommissioning on October 16, 2025. Copies of the notices are included in Appendix A.

2.2 Health and Safety Plan

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

2.3 Underground Utility Locates

Prior to the commencement of subsurface activities public utility notification was requested through the Oregon One Call Service by Peak.

3.0 UST DECOMMISSIONING AND SAMPLING ACTIVITIES

This section provides a discussion of the fieldwork procedures used to complete the UST decommissioning. The ODEQ *UST Decommissioning Checklist and Site Assessment Report* is included in Appendix A. Photograph documentation of the UST decommissioning and sampling activities is included in Appendix B.

3.1 Remedial Excavation

During site prep work for UST decommissioning, PCS was detected under the surficial concrete around the fill pipe which primarily extended vertically downwards and slightly laterally within surrounding shallow soil above and adjacent to the 4,000-gallon diesel UST. Peak removed the PCS to the maximum practical extents based on the presence of the yet-to-be removed USTs, and an adjacent active UST.

ACC collected a soil sample of the PCS (Profile) on October 22, 2025. The PCS was temporarily stockpiled on-site awaiting disposal to the Waste Management Landfill in Hillsboro, OR. Soil disposal documentation is included in Appendix C.

3.2 UST Decommissioning

The USTs were decommissioned by removal on October 23, 2025. Prior to decommissioning, the USTs were gauged and determined to contain residual fuels and sludge. Peak triple rinsed the interior of the USTs and the contents of the USTs and associated product lines were removed via vacuum truck. Prior to removal, both USTs were determined to be inert by ventilation and air monitoring techniques. UST decommissioning supervision was completed by James Harrell of Peak (ODEQ Decommissioning Supervisor's License #26825).

Based on the good observed condition of the diesel UST upon removal with no holes or evidence of a release, the most likely source of the contamination is from overfills or continuous minor drips during fuel activities. Peak stated that the spill box was likely faulty.

Residual fuel/sludge and rinsate water were disposed of at Oil Re-Refining in Portland, Oregon. Disposal receipts are included in Appendix C. Upon removal of the USTs from the UST pit, groundwater was not observed to the maximum explored depth of 10.5 feet below ground surface (bgs).

3.3 Field Screening

Field screening methods were used to evaluate the potential presence of hydrocarbons in soil and select sampling locations for laboratory analysis. Field screening consisted of volatile organic vapor measurements using a photoionization detector (PID), sheen testing, visual observations (staining, etc.), and olfactory observations. The PID was calibrated before use at the site to a test gas standard consisting of 100 ppm isobutylene. A portion of each soil sample was placed in a sealable plastic baggie. The tip of the PID was inserted into the plastic bag in the airspace above the soil sample and the PID measurement was recorded on the field notes. Sheen testing consisted of placing a small portion of soil in clear water and observing the water for the presence of hydrocarbon sheen. Because several factors can affect PID readings (e.g. moisture, temperature, and background conditions), ACC determined that a value of 2 ppm or greater may indicate the presence of organic vapors originating from contaminants at the site.

The soils located under the removed USTs and under the dispensers and product piping did not exhibit obvious indications of significant petroleum contamination.

3.4 Compliance Soil Sampling

A total of seven compliance soil samples were collected and submitted for laboratory analysis:

- Three soil samples were collected from under the 4,000-gallon diesel UST;
- One soil sample was collected from beneath the diesel/kerosene dispenser; and
- One soil sample was collected from beneath the product piping;

The selected soil samples from the UST pit were collected directly from the excavator bucket and from under the dispenser using a clean hand tool. All samples were placed directly into labeled laboratory prepared jars and sealed with Teflon-lined lids. A new pair of disposable nitrile gloves was used to collect each sample. Soil samples were collected utilizing 5035A field preservation (a preservation method utilized to limit the volatilization of VOCs) and all samples were immediately placed in an ice filled cooler along with chain-of-custody documentation for shipment to Apex Laboratories in Tigard, Oregon. The location of the soil samples are shown on Figure 1.

3.5 Laboratory Analysis

The compliance and profile soil samples collected were analyzed for the following set of parameters:

- Gasoline Range Petroleum Hydrocarbons (GRPH) using Northwest Method NWTPH-Gx;
- Diesel Range Petroleum Hydrocarbons (DRPH) using Northwest Method NWTPH-Dx
- Benzene, toluene, ethylbenzene, total xylenes and naphthalene (BTEX+N) using EPA Method 8260D
- Total Lead using EPA Method 6020B (ICPMS) - (Soil sample "Profile" only)

3.6 Soil Sampling Analytical Results

The compliance soil sampling results are summarized in Table 1. Compliance and profile sample locations are shown on Figure 1. The laboratory analytical reports are included in Appendix D. A summary of the analytical results is provided below.

Soil sample "Profile", representing the PCS detected and removed from the Site, had detected concentrations of GRPH (284 mg/kg), DPRH (124 mg/kg), benzene (0.0381 mg/kg), toluene (2.65 mg/kg), ethylbenzene (1.96 mg/kg), total xylenes (20.0 mg/kg) naphthalene (1.53 mg/kg), and lead (2.44 mg/kg).

DRPH, GPRH and BTEX+N were not detected above the laboratory Method Reporting Limits (MRLs) in any of the compliance/confirmatory samples collected with the exception of a detected concentration of DRPH (109 mg/kg) in sample UST 1.1, collected from below the south end of the former diesel UST location.

4.0 CONCLUSIONS AND RECOMMENDATIONS

ACC was contracted by Star Oilco to document and complete sampling and reporting requirements for the decommissioning by-removal of one 4,000-gallon diesel UST and one 550-gallon kerosene UST at a retail fueling facility located at 11330 NW St Helens Road in Portland, Oregon. Decommissioning activities, performed by Peak Environmental, LLC, included removal/disposal of product, triple rinsing, removal of both USTs, removal of one dispenser, removal of product piping, and collection of soil regulatory samples.

During UST decommissioning preparatory activities on October 22, 2025, ACC observed the removal of shallow PCS located primarily above the 4,000-gallon diesel UST. The source of PCS appeared to be from a leaking spill bucket around the fill pipe which is designed to capture any drips or minor spills during fueling transfer. The USTs were observed to be in good condition upon removal and no obvious indications of petroleum contamination were observed in soil under the USTs below the shallow remedial excavation. Soil samples were also collected from under the fuel dispenser and product piping.

A range of petroleum contaminants were detected at elevated concentrations in the initial "Profile" soil sample, but DRPH, GPRH and BTEX+N were not detected above the MRLs in any of the soil samples collected under the USTs apart from a minor detection of DRPH in sample UST 1.1, collected from under the south end of the former diesel UST. The detected concentration of DRPH was 109 mg/kg, which is below the Level 2 ODEQ Soil Matrix Cleanup Level of 500 mg/kg. A completed soil matrix scoresheet is attached in Appendix A. In addition, the detected concentration of DRPH is far below the most stringent ODEQ risk-based concentrations (RBCs). The same sample did not contain detectable concentrations of TPH or other BTEX+N constituents above any respective MRLs.



The compliance soil samples collected under the diesel and kerosene USTs also doubled as remedial excavation confirmation soil samples. Based on the successful removal of petroleum-impacted soil, and remaining soil concentrations being below applicable ODEQ cleanup levels, no further remedial actions or site assessment appear necessary. ACC recommends submittal of this UST Decommissioning and LUST Closure Report to ODEQ with a formal request for regulatory closure of LUST file 26-25-0662.

5.0 QUALIFICATIONS

ACC's services were performed in a manner consistent with generally accepted practices of the profession undertaken in similar studies in the same geographical area during the same time period. ACC makes no warranties, either expressed or implied, regarding the findings, conclusions or recommendations. Please note that ACC does not warrant the work of laboratories, regulatory agencies, or other third parties supplying information used in the preparation of the report.

Findings and conclusions resulting from these services are based upon information derived from the on-site activities and other services performed under this scope of work; such information is subject to change over time. Certain indicators of the presence of hazardous substances, petroleum products, or other constituents may have been latent, inaccessible, unobservable, nondetectable or not present during these services, and we cannot represent that the site contains no hazardous substances, toxic materials, petroleum products, or other latent conditions beyond those identified during this monitoring. Subsurface conditions may vary from those encountered at specific sampling locations or during other surveys, tests, assessments, investigations, or exploratory services; the data, interpretations and findings are based solely upon data obtained at the time and within the scope of these services.

This report is intended for the sole use of **Star OilCo**. This report may not be used or relied upon by any other party without the written consent of ACC. The scope of services performed in execution of this evaluation may not be appropriate to satisfy the needs of other users, and use or re-use of this document or the findings, conclusions, or recommendations is at the risk of said user.

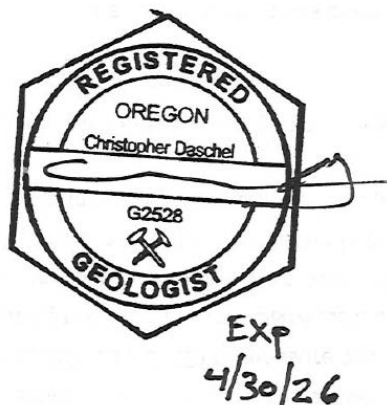
The conclusions presented in this report are, in part, based upon subsurface sampling performed at selected locations and depths. There may be conditions between borings or samples that differ significantly from those presented in this report and which cannot be predicted by this study.

Signature:

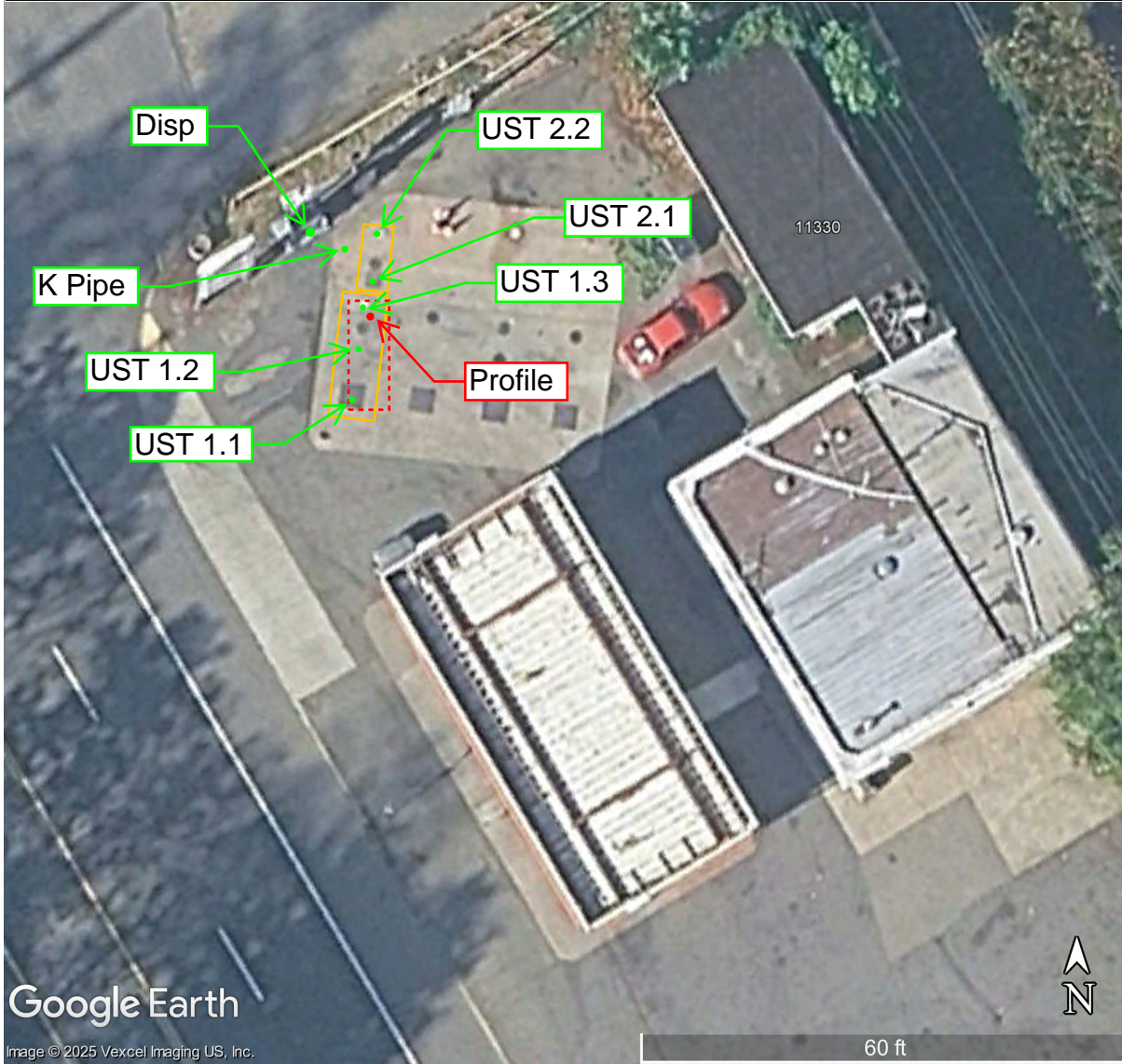
Report Prepared By:



Chris Daschel, RG
Project Hydrogeologist



| Sample Identification | Sample Date | Sample Depth (feet bgs) | GRPH | DRPH | ORPH | Benzene | Toluene | Ethylbenzene | Xylenes, Total | Naphthalene | Lead |
|-----------------------|-------------|-------------------------|-------|-------|-------|---------|---------|--------------|----------------|-------------|------|
| Profile Soil Samples | | | | | | | | | | | |
| Profile | 10/22/2025 | 2 | 284 | 124 | <38.0 | 0.0381 | 2.65 | 1.96 | 20.0 | 1.53 | 2.44 |
| UST 1.1 | 10/23/2025 | 10.5 | <5.91 | 109 | <38.4 | <0.0118 | <0.0591 | <0.0296 | <0.0887 | <0.118 | - |
| UST 1.2 | 10/23/2025 | 10.5 | <5.75 | <18.9 | <37.8 | <0.0115 | <0.0575 | <0.0287 | <0.0862 | <0.115 | - |
| UST 1.3 | 10/23/2025 | 10.5 | <5.78 | <18.5 | <37.0 | <0.0116 | <0.0578 | <0.0289 | <0.0867 | <0.116 | - |
| UST 2.1 | 10/23/2025 | 6 | <5.89 | <19.1 | <38.2 | <0.0118 | <0.0589 | <0.0295 | <0.0884 | <0.118 | - |
| UST 2.2 | 10/23/2025 | 6 | <5.97 | <19.1 | <38.3 | <0.0119 | <0.0597 | <0.0298 | <0.0895 | <0.119 | - |
| K Pipe | 10/23/2025 | 2.5 | <10.4 | <24.6 | <49.2 | <0.0207 | <0.104 | <0.0518 | <0.155 | <0.207 | - |
| Disp | 10/23/2025 | 2.5 | <5.96 | <19.2 | <38.5 | <0.0119 | <0.0596 | <0.0298 | <0.0894 | <0.119 | - |



ALL DIMENSIONS & LOCATIONS APPROXIMATE



FIGURE 1

SAMPLE LOCATIONS & SOIL ANALYTICAL RESULTS

- Former UST Locations
- Area of Impacted Soil
- ● Soil Sample Locations

ACC NO: 10681-001.00

DATE: 12.11.25

DRAWN BY: CD

11330 NW St Helens Rd (Hwy 30)
Portland, OR 97231



Table 1
Soil Analytical Results
Joe's Fuel Stop, Inc.
11330 NW St Helens Road, Portland, OR 97231

| Sample Identification | Sample Date | Sample Depth (feet bgs) | Sample Location | Analytes (mg/kg) | | | | | | | | |
|--|-------------|-------------------------|------------------------|------------------|------------|--------|---------------|-------------|--------------|----------------|-------------|-------------|
| | | | | GRPH | DRPH | ORPH | Benzene | Toluene | Ethylbenzene | Xylenes, Total | Naphthalene | Lead |
| Profile Soil Samples | | | | | | | | | | | | |
| Profile | 10/22/2025 | 2 | Diesel UST Fill Pipe | 284 | 124 | <38.0 | 0.0381 | 2.65 | 1.96 | 20.0 | 1.53 | 2.44 |
| UST Decommissioning Soil Samples | | | | | | | | | | | | |
| UST 1.1 | 10/23/2025 | 10.5 | South Diesel UST South | <5.91 | 109 | <38.4 | <0.0118 | <0.0591 | <0.0296 | <0.0887 | <0.118 | - |
| UST 1.2 | 10/23/2025 | 10.5 | Center Diesel UST | <5.75 | <18.9 | <37.8 | <0.0115 | <0.0575 | <0.0287 | <0.0862 | <0.115 | - |
| UST 1.3 | 10/23/2025 | 10.5 | North Diesel UST | <5.78 | <18.5 | <37.0 | <0.0116 | <0.0578 | <0.0289 | <0.0867 | <0.116 | - |
| UST 2.1 | 10/23/2025 | 6 | South Kerosene UST | <5.89 | <19.1 | <38.2 | <0.0118 | <0.0589 | <0.0295 | <0.0884 | <0.118 | - |
| UST 2.2 | 10/23/2025 | 6 | North Kerosene UST | <5.97 | <19.1 | <38.3 | <0.0119 | <0.0597 | <0.0298 | <0.0895 | <0.119 | - |
| K Pipe | 10/23/2025 | 2.5 | Kerosene Piping | <10.4 | <24.6 | <49.2 | <0.0207 | <0.104 | <0.0518 | <0.155 | <0.207 | - |
| Disp | 10/23/2025 | 2.5 | Kerosene Dispenser | <5.96 | <19.2 | <38.5 | <0.0119 | <0.0596 | <0.0298 | <0.0894 | <0.119 | - |
| Level 2 Soil Matrix Cleanup Level | | | | | | | | | | | | |
| | | | | 80 | 500 | - | - | - | - | - | - | - |
| Applicable DEQ Risk-Based Concentrations¹ | | | | | | | | | | | | |
| <i>Volatilization to Outdoor Air (RBC_{so})</i> | | | | | | | | | | | | |
| Occupational | | | | 69,000 | >Max | >Max | 50 | >Csat | 160 | >Csat | 83 | NV |
| <i>Soil Ingestion, Dermal Contact, and Inhalation (RBC_{ss})</i> | | | | | | | | | | | | |
| Occupational Worker | | | | 20,000 | 14,000 | 36,000 | 37 | 88,000 | 150 | 25,000 | 23 | 800 |
| Construction Worker | | | | 9,700 | 4,600 | 11,000 | 380 | 28,000 | 1,700 | 20,000 | 580 | 800 |
| Excavation Worker | | | | >Max | >Max | >Max | 11,000 | 770,000 | 49,000 | 560,000 | 16,000 | 800 |

NOTES:

bgs = below ground surface

- = Not sampled

Chemical analyses performed by APEX Labs of Tigard, Oregon.

Diesel-Range & Oil-Range Total Petroleum Hydrocarbons (DRPH) analyzed by Northwest Method NWTPH-Dx.

BTEX analyzed by EPA Method 8260D.

¹Oregon Department of Environmental Quality (DEQ). Risk-Based Decision Making for the Remediation of Petroleum-Contaminated Sites (June 2023 update)

mg/kg = milligrams per kilogram (parts per million)

Bold indicates analyte detection.

Highlighted indicates exceedance for applicable DEQ RBC

"<18.5" indicates the analyte was not detected above the laboratory reporting limit.

>Csat = this soil RBC exceeds the limit of three-phase equilibrium partitioning.

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

NV = No Value Established

Shaded indicates soil sample for disposal purposes and removed soils.

APPENDIX A
ODEQ DOCUMENTS



Facility Summary Report - UST

Oregon Department of Environmental Quality
700 NE Multnomah Street, Suite 600 Portland, Oregon 97232-4100

12/11/2025
2:33:08 PM

| General Information | | | | | | | | | | |
|---------------------|-----------------|----------------------|--------------|----------------------|-------------|-----------------------|--------------------|-----------|-----------|---------------|
| Facility ID (YDO) | DEQ DB ID | Facility Name | Phone Number | Current OPER CERT NO | Issued Date | Address | City, State, ZIP | County | Region | LUST Facility |
| 23120 | (7512) | JOE'S FUEL STOP INC. | 503-286-4303 | 26-7512-INST | 09/17/2025 | 11330 NW ST HELENS RD | PORTLAND, OR 97231 | Multnomah | Northwest | YES |
| Last TCR | Training Exempt | Training Date | | | | | | | | |
| 02/25/2025 | N | | | | | | | | | |

| Financial Responsibility Mechanism | | | |
|---|------------------|------------|------------|
| Financial Responsibility | FR in compliance | Begin Date | End Date |
| Pollution Liability Insurance | N | 09/16/2024 | 09/16/2025 |
| Pollution Liability Insurance | N | 09/16/2023 | 09/16/2024 |
| Pollution Liability Insurance | N | 09/16/2022 | 09/16/2023 |
| Pollution Liability Insurance | N | 09/16/2021 | 09/16/2022 |
| Pollution Liability Insurance | N | 09/16/2020 | 09/16/2021 |
| Pollution Liability Insurance | N | 09/16/2019 | 09/16/2020 |
| Pollution Liability Insurance | N | 09/16/2018 | 09/16/2019 |
| Pollution Liability Insurance | N | 09/16/2017 | 09/16/2018 |
| Pollution Liability Insurance | N | 09/16/2016 | 09/16/2017 |
| Pollution Liability Insurance | N | 09/16/2015 | 09/16/2016 |
| Pollution Liability Insurance | N | 09/16/2013 | 09/16/2015 |
| Pollution Liability Insurance | N | 09/16/2012 | 09/16/2013 |
| Pollution Liability Insurance | N | 09/16/2010 | 09/16/2012 |
| Pollution Liability Insurance | N | 09/16/2009 | 09/16/2010 |
| Pollution Liability Insurance | N | 09/16/2008 | 09/16/2009 |
| Data From Invoice | N | 09/16/2007 | 09/16/2008 |
| Pollution Liability Insurance | N | 09/16/2006 | 09/16/2007 |
| Pollution Liability Insurance | N | 09/16/2004 | 09/16/2005 |
| Pollution Liability Insurance | N | 09/16/2002 | 09/16/2004 |

| Oregon Department of Environmental Quality 700 NE Multnomah Street, Suite 600 Portland, Oregon 97232-4100 | | | | | | | |
|--|----------|--------------|-----|---------|------------------------|------|---|
| Tank ID | Permit # | Tank Status | Age | Gallons | Tank Content | EGen | Material |
| 02A | 23120_M | Installation | 0 | 4000 | Gasohol | | Composite (Steel Clad with Fiberglass) |
| 10 | BAGHH | Decommission | 35 | 550 | Kerosene | | Coated and Cathodically Protected Steel |
| 6 | BAGHD | Operation | 35 | 10000 | Gasoline | | Coated and Cathodically Protected Steel |
| 9 | BAGHG | Decommission | 35 | 4000 | Diesel > 20% biodiesel | | Coated and Cathodically Protected Steel |
| 8 | BAGHF | Operation | 35 | 10000 | Gasoline | | Coated and Cathodically Protected Steel |
| 1 | EEKH | Decommission | 58 | 8000 | Gasoline | | |
| 2 | EEKJ | Decommission | 54 | 10000 | Gasoline | | |
| 4 | EEAA | Decommission | 58 | | Diesel | | |
| 2B | 23120_L | Installation | 0 | 4000 | Other | | Composite (Steel Clad with Fiberglass) |
| 5 | EEAB | Decommission | 58 | | Kerosene | | |
| 3 | EEAK | Decommission | 58 | 8000 | Gasoline | | |
| 7 | BAGHE | Operation | 35 | 10000 | Biodiesel | | Coated and Cathodically Protected Steel |

| Facility Contact | | | | | |
|------------------|-----------|----------------------|--------------------|------------------------|--------------|
| Owner Type | Contact | Organization | Address | City, St, ZIP | Phone |
| Permittee | Mark Fitz | Joe's Fuel Stop, Inc | 232 NE Midleton Rd | Portland, Oregon 97211 | 503-260-2815 |
| Property Owner | Mark Fitz | Joe's Fuel Stop, Inc | 232 NE Midleton Rd | Portland, Oregon 97211 | 503-260-2815 |
| Tank Owner | Mark Fitz | Joe's Fuel Stop, Inc | 232 NE Midleton Rd | Portland, Oregon 97211 | 503-260-2815 |

| LUST Information | | |
|------------------|--------------------|-------------|
| LUST Log Number | Final Invoice Date | Date Closed |
| 26-25-0662 | | |
| 26-20-0017 | 12/23/2021 | 01/15/2024 |
| 26-90-0107 | 11/12/1996 | 02/27/1997 |

| Compliance Payment | | | |
|--------------------|--------|----------|-----------------|
| Invoice Number | Status | Tank Fee | Fee Rcvd Amount |
| LQUST2500203 | PAID | 1690.00 | 1690.0000 |

| Tank Construction Detail of Active Tanks | | | | | | | | | | | | | | | |
|--|-------------|-------------|-------------------|-------------|---------------|------------------|------------------|-------------------|----------------------|-------------------|-----------|---|---------------|-----------|-------------------------|
| Tank Code | Certificate | Est Gallons | Installation Date | Lining Date | Cathodic Date | Tank Manufacture | Pipe Manufacture | Spill Device Type | Overfill Device Type | Tank Construction | Substance | Tank Release Detection | Pipe Material | Pipe Type | Pipe Release Detection |
| 6 | Operation | 10000 | 07/12/1990 | | | STI | | | | Single Wall | Gasoline | Automatic tank gauging release detection method | | | Interstitial Monitoring |
| 8 | Operation | 10000 | 07/12/1990 | | | Sti-p3 | | | | Single Wall | Gasoline | Automatic tank gauging release detection method | | | Interstitial Monitoring |
| 7 | Operation | 10000 | 07/12/1990 | | | STI | | | | Single Wall | Biodiesel | Automatic tank gauging release detection method | | | Interstitial Monitoring |



State of Oregon
Department of
Environmental
Quality

Department of Environmental Quality
700 NE Multnomah St, Suite 600,
Portland, OR 97232
(503)229-6652

UNDERGROUND STORAGE TANK PROGRAM GENERAL PERMIT REGISTRATION CERTIFICATE TO DECOMMISSION

For DEQ UST Facility ID: 7512

ISSUED TO:

Joe's Fuel Stop Inc.
Mark Fitz
232 NE Middlefield Rd
Portland, Oregon 97211

DECOMMISSION CERTIFICATE NUMBER:

26-7512-DECOM

FACILITY NAME AND LOCATION:

JOE'S FUEL STOP INC.
11330 NW ST HELENS RD
PORTLAND, Oregon 97231

TANK OWNER:

Mark Fitz, Joe's Fuel Stop Inc.

PERMITTEE:

Joe's Fuel Stop Inc.

REGULATION TYPE: Decommission

TANK PERMIT:

BAGHG
BAGHG

TANK ID NO:

9
9

TANK SIZE:

4000 Gallons
4000 Gallons

TANK CONTENTS:

Diesel > 20% biodiesel
Diesel > 20% biodiesel

Issued in accordance with the provisions of compliance laws ORS Chapter 466.706 to 466.835, 466.994 and 466.995 and associated compliance rules OAR 340-150-0001 to -0620 and 340-151-0001 to -0025. Issued in accordance with the provisions of cleanup laws ORS 465.200 to 465.455 and 465.900 and associated cleanup rules OAR 340-1220205 to -0360.

The Oregon Department of Environmental Quality issues this decommission certificate with the understanding that the permittee will decommission underground storage tanks in accordance with the conditions and requirements of the general permit to decommission pursuant to OAR 340-150-0168. This decommission certificate remains valid until such time as DEQ terminates the permits for the above tanks. Certificates may be suspended or revoked for failure by the permittee to comply with the conditions and requirements of the general permit to decommission or applicable statutes or rules.

ISSUE DATE: 09/18/2025

Mark Drouin

Underground Storage Tanks Compliance Program Manager

Regulated Substance Delivery Not Authorized

Submittal Receipt



Department of Environmental Quality, State of Oregon

700 NE Multnomah Street, Suite 600 Portland, OR 97232-4100

Date Created: 12/11/2025

Submittal Summary

Submittal RID: **23977**

Facility (project site): **JOE'S FUEL STOP INC.**

Submitted By: **David Borys**

Email: **davidb@peakenvironmentallc.com**

Submitted Date: **10/16/2025 07:14:21**

Phone No.: **3607190682**

Submittal Form Information

Submittal Name: **UST - 3-Day Notice**

Submission Method: **Online**

Action Type: **New**

Payment Information (No payment due at this time)

There is no payment due at this time.

Certification

Statement: **I, as the Responsible Officer or delegated by the Accounting Officer, declare that the information provided in this application or attached to the application is, to the best of my knowledge, in all respects factually true and correct. I am aware that the supply of false or misleading information in the application form is a criminal offence.**

Question:

Question's Answer: *********

PIN Number: *********

IP Address: **24.20.254.161**

Responsible Official: **David Borys**



**OREGON DEPARTMENT OF ENVIRONMENTAL QUALITY
UNDERGROUND STORAGE TANK PROGRAM
30-DAY NOTICE OF INTENT TO DECOMMISSION USTS
OR COMPLETE A CHANGE-IN-SERVICE**

Submit this form through Your DEQ Online (YDO)—DO NOT MAIL

| | | | |
|--|---|---|---|
| 1. FACILITY (Location of Tanks) (Please Print) | | 2. PERMITTEE (Please Print) | |
| Name: | <u>Joe's Fuel Stop, Inc</u> | Name: | <u>Joe's Fuel Stop, Inc</u> |
| Address: | <u>11330 NW St Helens Rd</u> <u>Portland, OR 97231</u> | Address: | <u>232 NE Middlefield Rd</u> <u>Portland, OR 97211</u> |
| Phone: | <u>503-286-4303</u> | Phone: | <u>503-286-4303</u> |
| DEQ General Permit Operating Certificate Number: <u>7512</u> | | | |
| Work To Be Performed By: <u>Peak Environmental, LLC</u> | | License# <u>27494</u> | |
| (Permittee, Tank Owner, Property Owner or Licensed Service Provider) | | (Service Provider) | |
| Phone: <u>360-952-7311</u> | Mobile Phone: <u>360-719-0682</u> | Email: <u>davidb@peakenvironmentalllc.com</u> | |

THIS FORM MUST BE FULLY COMPLETED, SAVED AS A PDF, AND UPLOADED THROUGH YOUR DEQ ONLINE BY UST PERMITTEE 30 DAYS BEFORE START OF WORK. YOU MUST SUBMIT NOTICE VIA YDO 3-DAYS BEFORE STARTING ANY DECOMMISSIONING WORK.

Will tank removal or potential cleanup affect adjacent property or Right-of-Way property? Yes ___ No X

Date decommissioning is scheduled to begin: 10/7/2025

| TANK ID # | DEQ-UST PERMIT # | TANK SIZE IN GALLONS | PRODUCT: GASOLINE, DIESEL, USED OIL, OTHER? | | CLOSURE OR CHANGE-IN- SERVICE? | | | TANK TO BE REPLACED? | |
|-----------|------------------|----------------------|---|-----|--------------------------------|-------------------|--------------------|----------------------|----|
| | | | PRESENT | NEW | TANK REMOVAL | CLOSURE IN PLACE↕ | CHANGE IN SERVICE↕ | YES* | NO |
| 9 | BAGHG | 4000 | Diesel | | Yes | | | Yes | |
| 10 | BAGHH | 550 | Kerosene | | Yes | | | Yes | |
| | | | | | | | | | |
| | | | | | | | | | |

Permittee: MARK FITZ
FITZ ENTERPRISE, INC. (please print)

Permittee: [Signature] (please sign)

Date: 8-28-25



State of Oregon
Department of
Environmental
Quality

OREGON DEPARTMENT OF ENVIRONMENTAL QUALITY UNDERGROUND STORAGE TANK PROGRAM

UNDERGROUND STORAGE TANK DECOMMISSIONING CHECKLIST AND SITE ASSESSMENT REPORT

A. FACILITY INFORMATION:

This report **MUST** be submitted by the underground storage tank permittee or tank owner, or the licensed DEQ Service Provider on their behalf, **within 30 days following completion of the tank decommissioning or change-in-service regardless of ongoing cleanup work.**

DEQ FACILITY NUMBER: _____

FACILITY NAME: _____

FACILITY ADDRESS: _____

PERMITTEE PHONE: _____ DATE: _____

B. WORK PERFORMED BY:

The checklist and site assessment report should be completed and signed by the DEQ licensed supervisor and signed by an executive officer of the DEQ licensed Service Provider on page 6. The tank owner or permittee must review and sign the report on page 6. **NOTE: AN OWNER OR PERMITTEE MAY PERFORM UST SERVICES ONLY IF THEY HAVE TAKEN AND PASSED THE APPROPRIATE UST SUPERVISOR EXAMINATION OFFERED BY A NATIONAL TESTING SERVICE (SEE OAR 340-150-0156 for requirements).**

DEQ Service Provider's License #: _____ Construction Contractors Board License #: _____

Name: _____

Telephone: _____

DEQ Decommissioning Supervisor's License #: _____

Name: _____

Telephone: _____

DEQ Soil Matrix Service Provider's License #: _____ (If applicable)

Name: _____

Telephone: _____

DEQ Soil Matrix Supervisor's License #: _____ (If applicable)

Name: _____

Telephone: _____

C. DATES:

Decommissioning/Change-in-Service Notice - Date Submitted: _____ (30 days before work starts).

Work Start Telephone Notice - Number issued by DEQ: _____ (3 working days before work starts).

DEQ Person Notified: _____

Date Work Started: _____ Date Work Completed: _____

Note: Provide the following information if any soil or water contamination is found during the decommissioning or change-in-service. Contamination must be reported by the UST permittee within 24 hours. The licensed service provider must report contamination within 72 hours after discovery unless previously reported.

Date Contamination Reported: _____ By: _____

DEQ Person Notified: _____

D. OTHER DEQ PERMITS MAY BE NEEDED WHERE SOIL OR WATER CLEANUP IS REQUIRED.

DEQ Water Discharge Permit #: _____ Date: _____

Water Disposed to (Location): _____

DEQ Solid Waste Disposal Permit #: _____ Date: _____

Soil Disposal or Treatment Location: _____

E. TANK INFORMATION:

| TANK ID # | DEQ-UST PERMIT # | TANK SIZE IN GALLONS | PRODUCT: GASOLINE, DIESEL, USED OIL, OTHER? | | CLOSURE OR CHANGE-IN- SERVICE? | | | TANK TO BE REPLACED? | |
|-----------|------------------|----------------------|---|-----|--------------------------------|--------------------|---------------------|----------------------|----|
| | | | PRESENT | NEW | TANK REMOVAL | CLOSURE IN PLACE ♦ | CHANGE IN SERVICE ♦ | YES | NO |
| | | | | | | | | | |
| | | | | | | | | | |
| | | | | | | | | | |
| | | | | | | | | | |
| | | | | | | | | | |

NOTE 1: Where decommissioned tank(s) are replaced by new underground storage tanks the UST permittee must submit a *General Permit Registration Form to Install and Operate USTs* containing information on the new tanks 30 days before installing them.

NOTE 2: Submit a soil sampling plan to the DEQ regional office and receive plan approval prior to starting work if 1) tank is to be decommissioned in-place, 2) tank contents are changed to a non-regulated substance, 3) tank contains a regulated substance other than petroleum, or 4) tank changed to non-regulated use.

F. DISPOSAL INFORMATION:

| TANK ID # | TANK AND PIPING DISPOSAL METHOD | | | | DISPOSAL LOCATION OF TANK CONTENTS | |
|-----------|---------------------------------|-----------|-------|------------------------------------|------------------------------------|---------|
| | SCRAP | LAND-FILL | OTHER | IDENTIFY LOCATION & PROPERTY OWNER | LIQUIDS | SLUDGES |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |

NOTE 1: The tank contents, the tank and the piping may be subject to the requirements of Hazardous Waste regulations. If you have questions, contact the DEQ regional office for your area.

NOTE 2: Attach copies of the disposal receipts for the tanks and piping. If the tanks are shipped off-site for reuse provide the name, address and phone number of the person or business receiving the tanks for reuse.

NOTE 3: Attach copies of the disposal receipts for the disposal or treatment of liquid or sludge removed from the tanks

G. CONTAMINATION INFORMATION:

| TANK ID # | GROUND WATER IN PIT ? | PRODUCT ODOR IN SOIL ? | PRODUCT STAINS IN SOIL ? | NUMBER OF SAMPLES | LABORATORY (NAME, CITY, STATE, PHONE) |
|-----------|-----------------------|------------------------|--------------------------|-------------------|---|
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |

NOTE 1: Attach a copy of the laboratory report showing the results of all tests on all soil and water samples. The laboratory report must identify sample collection methods, sample location, sample depth, sample type (soil or water), type of sample container, sample temperature during transportation, types of tests, and copies of analytical laboratory reports, including QA/QC information. Include laboratory name, address and copies of chain-of-custody forms.

NOTE 2: If contamination is detected and a Level 2 or Level 3 soil matrix cleanup standard is applied to the site, attach a copy of the soil matrix analysis including methods of determining soil type, depth to groundwater, and sensitivity of uppermost aquifer.

H. SITE SKETCH: (Show location of adjacent roads, property lines, structures, dispensers, & all USTs. Show North, general direction of ground slope and soil sample locations. Sketch does not need to be drawn to scale. You may attach a separate drawing.)

I. SAFETY EQUIPMENT ON JOB SITE:

| | | |
|---------------------------|--------------------------|-------------------------|
| Fire Extinguisher: | Type/Size: _____ - _____ | Recharge Date: _____ |
| Combustible Gas Detector: | Model: _____ | Calibration Date: _____ |
| Oxygen Analyzer: | Model: _____ | Calibration Date: _____ |

J. DECOMMISSIONING:

| All Tanks: N/A = Not Applicable (Check (√) Appropriate Box) | YES | NO | UNKNOWN | N/A |
|--|-----|----|---------|-----|
| 1. All electrical equipment grounded and explosion proof? | | | | |
| 2. Safety equipment on job site? | | | | |
| 3. Overhead electrical lines located? | | | | |
| 4. Subsurface electrical lines off or disconnected? | | | | |
| 5. Natural gas lines off or disconnected? | | | | |
| 6. No open fires or smoking material in area? | | | | |
| 7. Vehicle and pedestrian traffic controlled? | | | | |
| 8. Excavation material area cleared? | | | | |
| 9. Rainwater runoff directed to treatment area? | | | | |
| 10. Drained and collected product from lines? | | | | |
| 11. Removed product and residual from tank? | | | | |
| 12. Cleaned tank? | | | | |
| 13. Excavated to top of tank? | | | | |
| 14. Removed tank fixtures? (pumps, leak detection equipment) | | | | |
| 15. Removed product, fill and vent lines? | | | | |

K. TANK ABANDONMENT IN-PLACE:

| All Tanks: N/A = Not Applicable (Check (√) Appropriate Box) | YES | NO | UNKNOWN | N/A |
|--|-----|----|---------|-----|
| 16. Sampling plan approved by DEQ? Date: _____ DEQ Staff: _____ | | | | |
| 17. Contamination concerns fully resolved? | | | | |
| 18. Fill Material? Type: _____ | | | | |

L. TANK REMOVAL:

| All Tanks: N/A = Not Applicable (Check (✓) Appropriate Box) | YES | NO | UNKNOWN | N/A |
|---|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| 19. Tank placement area cleared, chocks placed? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 20. Purged or ventilated tank to prevent explosion? Method used: <u>Ventilated</u> Meter reading: <u><8% LEL</u> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 21. Were chains or steel cables wrapped around tank for removal? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 22. Tank removed, set on ground, blocked to prevent movement? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 23. Tank set on truck and secured with straps(s)? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 24. Tank labeled before leaving site? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

M. SITE ASSESSMENT:

| All Tanks: N/A = Not Applicable (Check (✓) Appropriate Box) | YES | NO | UNKNOWN | N/A |
|---|-------------------------------------|--------------------------|--------------------------|--------------------------|
| 25. Site assessed for contamination? See OAR 340-122-0340 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 26. Soil samples taken and analyzed? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 27. Was contamination found? Date/Time: <u>10/23/25</u> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 28. Was hazardous waste determination made for tank contents (Liquids/sludges)? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

N. REQUIRED SIGNATURES:

I have personally reviewed this decommissioning checklist and site assessment report and the attachments and find them to be true and complete.

Permittee or Tank Owner: MARK FITZ
(Please Print)

Permittee or Tank Owner: [Signature] Date: 10-31-25
(Signature)

I have personally reviewed this decommissioning checklist and site assessment report and the attachments and find them to be true and complete.

Licensed Supervisor: James Harrell
(Please Print)

Licensed Supervisor: [Signature] Date: 10-31-25
(Signature)

I have personally reviewed this decommissioning checklist and site assessment report and the attachments and find them to be true and complete.

Executive Officer: Lawrence Mike Todd
Licensed Service Provider (Please Print)

Executive Officer: Lawrence Mike Todd Date: 10/31/25
Licensed Service Provider (Signature)

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, gravels | (10) | 5 |
| | Silts, fine sands | (5) | |
| | Clays | (1) | |
| 4. | Sensitivity of Uppermost Aquifer | | |
| | | (10) | 1 |
| | Sole Source | (7) | |
| | Current Potable | (4) | |
| | Future Potable | (1) | |
| | Non-potable | | |
| 5. | Potential Receptors | | |
| | Many, near | (10) | 10 |
| | Medium | (5) | |
| | Few, far | (1) | |
| TOTAL SCORE = | | | 30 |
| MATRIX SCORE | | Cleanup Level (ppm TPH) | |
| | | Gasoline | Diesel |
| Level 1: | > 40 pts. | 40 | 100 |
| Level 2: | 25 - 40 pts. | 80 | 500 |
| Level 3: | < 25 pts. | 130 | 1000 |



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. LUST 26-25-0662
DEQ Facility ID No. 7512
Project Name: Joe's Fuel Stop, Inc.
Project Address: 11330 NW St Helens Rd, Portland, OR 97231

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: _____
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:

6. Y N Were any water samples collected from the excavation? If yes, please describe.

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: _____
- _____
- 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:
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:
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: **Disposal completed.**
20. Estimated volume of contaminated soil (specify tons or cubic yards): **20 tons**
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 Hillsboro Landfill, Hillsboro, OR

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: Christopher Daschel, RG Date: 11/5/2025
Company: ACC Environmental Consultants, Inc. Phone: 5038914128
Address: 3925 NE 72nd Avenue, Suite 103
City: Vancouver State: WA Zip: 98661

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

[Español](#) | [한국어](#) | [繁體中文](#) | [Русский](#) | [Tiếng Việt](#) | [العربية](#)
800-452-4011 | TTY: 711 | deqinfo@deq.oregon.gov

Non-discrimination statement

DEQ does not discriminate on the basis of race, color, national origin, disability, age or sex in administration of its programs or activities. Visit DEQ's [Civil Rights and Environmental Justice page](#).

APPENDIX B
SITE PHOTOGRAPHS

UST Decommissioning – 11330 NW St Helens Rd, Portland, OR

Joe's Fuel Stop, Inc.

Project No. 10681-001.00 ■ Photo Date: October 23, 2025



Photo #1 Looking South at Kerosene and Diesel USTs prior to removal



Photo #2 Stockpiled impacted overburden, located south of convenience store building



Photo #3 View of imported sandy soil located within UST pit. Diesel and kerosene USTs removed



Photo #4 View of removed Kerosene UST



Photo #5 View of removed diesel UST strapped on trailer for transport to recycling facility



Photo #6 Sampling soil under kerosene product piping.

UST Decommissioning – 11330 NW St Helens Rd, Portland, OR

Joe's Fuel Stop, Inc.

Project No. 10681-001.00 ■ Photo Date: October 23, 2025

A·C·C
ENVIRONMENTAL
CONSULTANTS

An Employee Owned Company



Photo #7 View of UST pit after diesel and kerosene USTs removed



Photo #8 Trench for new vent piping for USTs located adjacent to on-site vacant building



Photo #9 Removing kerosene dispenser



Photo #10 Collecting soil sample under former kerosene dispenser location after dispenser removal

APPENDIX C
DISPOSAL RECEIPTS

#2025-030



Ticket # TFNRPG

PURCHASE TICKET

Radius Recycling
12005 N Burgard Road
Portland, OR 97203 US

Ticket # TFNRPG
Vehicle ID: PEAK EN

Date: 10/23/25
Ship Date: 10/23/25

Vehicle No: TK TFNRPG

Purchased From: PEAK10
PEAK ENVIRONMENTAL LLC
1010 NW SULMAN RD
VANCOUVER, WA 98665

| Itm Shpmt Material | Pounds | | | Adj | Pd Wt |
|---------------------------------|--------|--------|-----|-----|-------|
| | Gross | Tare | Net | | |
| 1. TFNRPG #1 & #2 HMS UNPREPARE | 18940a | 18360b | 580 | 0 | 580 |
| Totals | | | 580 | 0 | 580 |

Gross Wght Date/Time 10/23/25 09:01
Tare Wght Date/Time 10/23/25 09:21
GROSS TONS
0.2589

Weighmaster Signature _____
(BM)

Customer Signature _____

(All weights are reported in Pounds unless otherwise indicated)
(All non-Pound weights are assumed to be manual weights)
(a=Scale 1 b=Scale 2 c=Scale 3 d=Scale 4 m=Manual Weight)

I affirm under penalty of law that the property I am selling in this transaction is not, to the best of my knowledge, stolen property and I am the lawful owner and can convey legal title to Purchaser/Payer. I affirm that any vehicle(s) sold in this transaction were reported to the National Motor Vehicle Title Information System (NMVTIS) as required by federal law and I agree to indemnify Purchase/Payer if this is untrue. I warrant that this material does not contain any hazardous substances as defined by the federal and/or state law, and I agree to indemnify Purchaser/Payer if this is untrue.

****DISCLAIMER AND WAIVER OF LIABILITY****

This disclaimer and waiver covers both present and future deliveries. In consideration for access to the yards facilities and services, the customer, driver and all others who enter the yard acknowledge and assume the risk involved in discharging scrap metal in the yard. The customer, driver and all others who enter the yard hereby release, indemnify and hold harmless Radius Recycling, Inc., its subsidiaries, owners, officers, directors, employees, and agents, from any and all liability (including claims based upon negligence) for damage or injury, including all forms of property damage, bodily injury and death, resulting directly or indirectly from the use of the yards facilities and services. This includes, but is not limited to, claims for damage or injury sustained while driving through the yard or loading or unloading scrap metal in the yard. The only claims not released are those based upon intentional misconduct.

DATE: 10/24/25
 BRNK: LB - Boff-Portland-OR
 Supplier#: PEAK10

WST - Portland-OR
 SETTLEMENT SUMMARY
 FOR: PEAK ENVIRONMENTAL LLC
 1010 NW SULMAN RD

VANCOUVER WA 98666

PEAK ENVIRONMENTAL LLC
 VANCOUVER WA

| LOAD DATE | CONTRACT # | LN | MATERIAL DESCRIPTION | YD | INITIAL CHECK | SETTLE CHECK | SHIPPER S.O. | WEIGHTS | IN L | B | OUR PRICE | UM | ADJ. AMOUNT | TOTAL AMT |
|-----------|-------------|-------|------------------------|------------|---------------|--------------|--------------|-------------------------|-------------------|---|----------------|-----|-------------|-------------|
| | SHIPMNT # | | CODE | | | | | | | | YOUR PRICE | UM | INITIAL FRT | INITIAL PAY |
| | TICKET # | | | | | | | | | | YOUR INVCE AMT | | DEAD FRT | FRT ADJ |
| | INVOICE # | | | | | | | | | | | | EXCESS FRT | OTHER ADJ |
| | VEHICLE NO. | TRIP# | B/L# | | | | | | | | | | FRT GST/HST | CHK AMT |
| 10/23/25 | | | #1 & #2 HMS UNPREPARED | REC'D G | 19100 | SHIP G | 19100 | 150.0000 | NT | | | .00 | 252.00 | |
| | TFNRNQ | | 111-100 F | T | 15740 | T | 15740 | 150.0000 | NT | | | .00 | | |
| | TFNRNQ | | 937998 | N | 3360 | N | 3360 | 252.00 | | | | | | |
| | TFNRNQ00 | | | | | | | .00 | | | | | | |
| | | | | SETTLE WGT | 3360 | | | | | | | .00 | | |
| | TK TFNRNQ | | | | | | | | | | | | | 252.00 |
| 10/23/25 | | | #1 & #1 HMS UNPREPARED | REC'D G | 18940 | SHIP G | 18940 | 150.0000 | NT | | | .00 | 43.50 | |
| | TFNRPG | | 111-100 F | T | 13360 | T | 13360 | 150.0000 | NT | | | .00 | | |
| | TFNRPG | | 937998 | N | 560 | N | 560 | 43.50 | | | | | | |
| | TFNRPG00 | | | | | | | .00 | | | | | | |
| | | | | SETTLE WGT | 560 | | | | | | | .00 | | |
| | TK TFNRPG | | | | | | | | | | | | | 43.50 |
| | | | | | | | | 3340 | TOTAL FOR INVOICE | | | | | 295.50 |
| | | | | | | | | WEIGHT | 3340 | | | | | |
| | | | | | | | | CHECK LB#37998 TOTALS = | | | | | | 295.50 |

- SETTLEMENT = initial payment less freight adj & adj. amount
- FREIGHT ADJ = dead & excess freight based on guaranteed minimum weight
- ADJ. AMOUNT = difference between our weights and your weights at contracted price
- OTHER MISC = tolerance second adjustments after final settlement was made

Radius Recycling, Inc. 12005 North Burgard, Portland, OR 97203 (503) 286-5771

PEAK ENVIRONMENTAL LLC
 Vendor # PEAK10

Date: 10/24/25
 Check No: 2111837998

SEE ATTACHED FOR DETAIL



RECEIVING RECORD

Head Office
 4150 N. Suttle Rd.
 Portland, OR 97217
 1-800-367-8894

R 01-25-1022-007

Received From:
 Peak Environmental LLC
 7202 NE Hwy 99
 Vancouver WA 98665
 EPA#
 Phone: 360-624-8218
 Customer ID# **32906**
 Driver: Rion

Receiving Location: Plant # 1
FPI
 4150 N. Suttle Road
 Portland, OR 97217
 Phone 503-286-8352
 EPA# ORD980975692

| | | | | |
|----------|-------|------------|------------|--------|
| Date | Terms | Written By | Sales Rep. | Page |
| 10/22/25 | -0- | Salomon | | 1 of 1 |

| Line | Qty. | Unit | Item | %H2O | Manifest # | B/L# | Net Qty |
|------|------|------|---|------|------------|------|---------|
| 1 | 1 | Each | XRF Analysis Testing Generator ID# 32906 Peak Environmental LLC | | | | |
| | | | <i>Total Each</i> | | | | 1. |
| 2 | 400 | Gal. | Emulsified Fuel Generator ID# 32906 Peak Environmental LLC profile, SDS Attached | 50 % | 2025-030 | | |
| 3 | 50 | Gal. | Suspended Solids Generator ID# 32906 Peak Environmental LLC profile, SDS attached | 0 % | 2025-030 | | |
| | | | <i>Total Gal.</i> | | | | 450. |

Customer warrants that the waste petroleum products being received do not contain any contaminants including, without limitation, pesticides, chlorinated solvents at total concentrations greater than 1000 PPM, PCB's greater than 2 PPM, or any other material classified as hazardous waste by 40 CFR part 261, Subparts C and D (implementing the Federal Resource Conservation and Recovery Act) or by any other state or local hazardous waste classification program. Should Laboratory tests find this product not in compliance with 40 CFR part 261 customer agrees to pay all disposal costs incurred.

Signed X _____ DATE: 10/22/2025

NON-HAZARDOUS WASTE MANIFEST

1. Generator ID Number

2. Page 1 of 1

3. Emergency Response Phone

4. Waste Tracking Number

1

503-252-6144

491342896

5. Generator's Name and Mailing Address

Generator's Site Address (if different than mailing address)

Star Oil
11330 NW St Helens rd.
Portland, OR 97231

Generator's Phone:

6. Transporter 1 Company Name

U.S. EPA ID Number

River City Environmental

CE50G

7. Transporter 2 Company Name

U.S. EPA ID Number

8. Designated Facility Name and Site Address

U.S. EPA ID Number

Orrco 4150 N Suttle rd,
Portland, OR 97217

ORD 009 027343

Facility's Phone:

800-367-3394

9. Waste Shipping Name and Description

10. Containers

11. Total Quantity

12. Unit Wt./Vol.

No.

Type

1. Non-Dot Non-RCRA
(Rinse of Fuel tank)

1

TT

450

G

2.

3.

4.

13. Special Handling Instructions and Additional Information

PM: Trevor Miles WOT# 491342896 Disposal Ticket #:

Disposal under Peak Environmental - port 2020-030

14. GENERATOR'S/OFFEROR'S CERTIFICATION: I hereby declare that the contents of this consignment are fully and accurately described above by the proper shipping name, and are classified, packaged, marked and labeled/placarded, and are in all respects in proper condition for transport according to applicable international and national governmental regulations.

Generator's/Offoror's Printed/Typed Name

Signature

Month Day Year

15. International Shipments

Import to U.S.

Export from U.S.

Port of entry/exit:

Transporter Signature (for exports only):

Date leaving U.S.:

16. Transporter Acknowledgment of Receipt of Materials

Transporter 1 Printed/Typed Name

Signature

Month Day Year

Transporter 2 Printed/Typed Name

Signature

Month Day Year

17. Discrepancy

17a. Discrepancy Indication Space

Quantity

Type

Residue

Partial Rejection

Full Rejection

Manifest Reference Number:

17b. Alternate Facility (or Generator)

U.S. EPA ID Number

Facility's Phone:

17c. Signature of Alternate Facility (or Generator)

Month Day Year

18. Designated Facility Owner or Operator: Certification of receipt of materials covered by the manifest except as noted in Item 17a

Printed/Typed Name

Signature

Month Day Year

T. Sullivan cov

T Sullivan

10 22 25

GENERATOR

INT'L

TRANSPORTER

↑

DESIGNATED FACILITY

↓

APPENDIX D
LABORATORY REPORTS AND CHAIN-OF-CUSTODY
DOCUMENTATION



ANALYTICAL REPORT

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

Friday, October 24, 2025
Chris Daschel
ACC Environmental Consultants, Inc.
3925 NE 72nd Ave. Suite 103
Vancouver, WA 98661

RE: A5J1705 - 10681-001 - 10681-001

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

Enclosed are the results of analyses for work order A5J1705, which was received by the laboratory on 10/22/2025 at 10:07:00AM.

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 | | |
|--|-----|------|
| <u>Acceptable Receipt Temperature is less than, or equal to, 6 degC (not frozen), or received on ice the same day as sampling.</u> | | |
| (See Cooler Receipt Form for details) | | |
| Default Cooler | 1.8 | 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.



Apex Laboratories

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ANALYTICAL REPORT

Apex Laboratories, LLC

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

| | | |
|---|---|---|
| <u>ACC Environmental Consultants, Inc.</u> 3925 NE 72nd Ave. Suite 103 Vancouver, WA 98661 | Project: <u>10681-001</u> Project Number: 10681-001 Project Manager: Chris Daschel | Report ID: A5J1705 - 10 24 25 1723 |
|---|---|---|

ANALYTICAL REPORT FOR SAMPLES

SAMPLE INFORMATION

| Client Sample ID | Laboratory ID | Matrix | Date Sampled | Date Received |
|------------------|---------------|--------|----------------|----------------|
| Profile | A5J1705-01 | Soil | 10/22/25 09:10 | 10/22/25 10:07 |

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Cameron O'Brien, Project Manager



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| ACC Environmental Consultants, Inc. 3925 NE 72nd Ave. Suite 103 Vancouver, WA 98661 | Project: 10681-001 Project Number: 10681-001 Project Manager: Chris Daschel | Report ID: A5J1705 - 10 24 25 1723 |
|--|--|---|

ANALYTICAL SAMPLE RESULTS

Diesel and/or Oil Hydrocarbons by NWTPH-Dx

| Analyte | Sample Result | Detection Limit | Reporting Limit | Units | Dilution | Date Analyzed | Method Ref. | Notes |
|--------------------------------------|---------------|-----------------|-----------------------|-------------------------|----------|-----------------------|-----------------|-------------------|
| Profile (A5J1705-01) | | | | Matrix: Soil | | Batch: 25J0791 | | |
| Diesel | 124 | --- | 19.0 | mg/kg dry | 1 | 10/22/25 21:32 | NWTPH-Dx | Q-39, Q-42 |
| Oil | ND | --- | 38.0 | mg/kg dry | 1 | 10/22/25 21:32 | NWTPH-Dx | |
| <i>Surrogate: o-Terphenyl (Surr)</i> | | | <i>Recovery: 90 %</i> | <i>Limits: 50-150 %</i> | <i>1</i> | <i>10/22/25 21:32</i> | <i>NWTPH-Dx</i> | |

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Cameron O'Brien, Project Manager



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| ACC Environmental Consultants, Inc. 3925 NE 72nd Ave. Suite 103 Vancouver, WA 98661 | Project: 10681-001 Project Number: 10681-001 Project Manager: Chris Daschel | Report ID: A5J1705 - 10 24 25 1723 |
|--|--|---|

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 |
|--|---------------|-----------------|-----------------------|-------------------------|----------|-----------------------|----------------------|-------|
| Profile (A5J1705-01) | | | | Matrix: Soil | | Batch: 25J0819 | | |
| Gasoline Range Organics | 284 | --- | 5.36 | mg/kg dry | 50 | 10/23/25 20:32 | NWTPH-Gx (MS) | |
| <i>Surrogate: 4-Bromofluorobenzene (Sur)</i> | | | <i>Recovery: 94 %</i> | <i>Limits: 50-150 %</i> | <i>1</i> | <i>10/23/25 20:32</i> | <i>NWTPH-Gx (MS)</i> | |
| <i>1,4-Difluorobenzene (Sur)</i> | | | <i>85 %</i> | <i>50-150 %</i> | <i>1</i> | <i>10/23/25 20:32</i> | <i>NWTPH-Gx (MS)</i> | |

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Cameron O'Brien, Project Manager



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| ACC Environmental Consultants, Inc. 3925 NE 72nd Ave. Suite 103 Vancouver, WA 98661 | Project: 10681-001 Project Number: 10681-001 Project Manager: Chris Daschel | Report ID: A5J1705 - 10 24 25 1723 |
|--|--|---|

ANALYTICAL SAMPLE RESULTS

BTEX+N Compounds by EPA 8260D

| Analyte | Sample Result | Detection Limit | Reporting Limit | Units | Dilution | Date Analyzed | Method Ref. | Notes |
|--|---------------|-----------------|------------------------|-------------------------|-----------------------|-----------------------|--------------------|-------|
| Profile (A5J1705-01) | | | Matrix: Soil | | Batch: 25J0819 | | | |
| Benzene | 0.0381 | --- | 0.0107 | mg/kg dry | 50 | 10/23/25 20:32 | 5035A/8260D | |
| Toluene | 2.65 | --- | 0.0536 | mg/kg dry | 50 | 10/23/25 20:32 | 5035A/8260D | |
| Ethylbenzene | 1.96 | --- | 0.0268 | mg/kg dry | 50 | 10/23/25 20:32 | 5035A/8260D | |
| Xylenes, total | 20.0 | --- | 0.0804 | mg/kg dry | 50 | 10/23/25 20:32 | 5035A/8260D | |
| Naphthalene | 1.53 | --- | 0.107 | mg/kg dry | 50 | 10/23/25 20:32 | 5035A/8260D | |
| <i>Surrogate: 1,4-Difluorobenzene (Surr)</i> | | | <i>Recovery: 112 %</i> | <i>Limits: 80-120 %</i> | <i>1</i> | <i>10/23/25 20:32</i> | <i>5035A/8260D</i> | |
| <i>Toluene-d8 (Surr)</i> | | | <i>97 %</i> | <i>80-120 %</i> | <i>1</i> | <i>10/23/25 20:32</i> | <i>5035A/8260D</i> | |
| <i>4-Bromofluorobenzene (Surr)</i> | | | <i>108 %</i> | <i>79-120 %</i> | <i>1</i> | <i>10/23/25 20:32</i> | <i>5035A/8260D</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 |
|-----------------------------|---------------|-----------------|-----------------|---------------------|----------|----------------|-------------|-------|
| Profile (A5J1705-01) | | | | Matrix: Soil | | | | |
| <u>Batch: 25J0784</u> | | | | | | | | |
| Lead | 2.44 | --- | 0.215 | mg/kg dry | 10 | 10/22/25 22:59 | EPA 6020B | |

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Cameron O'Brien, Project Manager



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|--|--|---|

ANALYTICAL SAMPLE RESULTS

Percent Dry Weight

| Analyte | Sample Result | Detection Limit | Reporting Limit | Units | Dilution | Date Analyzed | Method Ref. | Notes |
|-----------------------------|---------------|-----------------|-----------------|---------------------|----------|-----------------------|-------------|-------|
| Profile (A5J1705-01) | | | | Matrix: Soil | | Batch: 25J0774 | | |
| % Solids | 91.0 | --- | 1.00 | % | 1 | 10/23/25 08:42 | EPA 8000D | |

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Cameron O'Brien, Project Manager



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|--|--|---|

QUALITY CONTROL (QC) SAMPLE RESULTS

Diesel and/or Oil Hydrocarbons by NWTPH-Dx

| Analyte | Result | Detection Limit | Reporting Limit | Units | Dilution | Spike Amount | Source Result | % REC | % REC Limits | RPD | RPD Limit | Notes |
|---|------------|---|-----------------|-----------|-------------------------|--------------|---------------------|-------|--------------|-----------|------------|-------|
| Batch 25J0791 - EPA 3546 (Fuels) | | | | | | Soil | | | | | | |
| Blank (25J0791-BLK1) | | Prepared: 10/22/25 13:54 Analyzed: 10/22/25 20:06 | | | | | | | | | | |
| <u>NWTPH-Dx</u> | | | | | | | | | | | | |
| Diesel | ND | --- | 20.0 | mg/kg wet | 1 | --- | --- | --- | --- | --- | --- | --- |
| Oil | ND | --- | 40.0 | mg/kg wet | 1 | --- | --- | --- | --- | --- | --- | --- |
| <i>Surr: o-Terphenyl (Surr)</i> | | <i>Recovery: 94 %</i> | | | <i>Limits: 50-150 %</i> | | <i>Dilution: 1x</i> | | | | | |
| LCS (25J0791-BS1) | | Prepared: 10/22/25 13:54 Analyzed: 10/22/25 20:27 | | | | | | | | | | |
| <u>NWTPH-Dx</u> | | | | | | | | | | | | |
| Diesel | 111 | --- | 20.0 | mg/kg wet | 1 | 125 | --- | 88 | 38 - 132% | --- | --- | --- |
| <i>Surr: o-Terphenyl (Surr)</i> | | <i>Recovery: 97 %</i> | | | <i>Limits: 50-150 %</i> | | <i>Dilution: 1x</i> | | | | | |
| Duplicate (25J0791-DUP1) | | Prepared: 10/22/25 13:54 Analyzed: 10/22/25 21:53 | | | | | | | | | | |
| <u>QC Source Sample: Profile (A5J1705-01)</u> | | | | | | | | | | | | |
| <u>NWTPH-Dx</u> | | | | | | | | | | | | |
| Diesel | 252 | --- | 18.6 | mg/kg dry | 1 | --- | 124 | --- | --- | 68 | 30% | Q-04 |
| Oil | ND | --- | 37.1 | mg/kg dry | 1 | --- | ND | --- | --- | --- | 30% | --- |
| <i>Surr: o-Terphenyl (Surr)</i> | | <i>Recovery: 95 %</i> | | | <i>Limits: 50-150 %</i> | | <i>Dilution: 1x</i> | | | | | |

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ANALYTICAL REPORT

Apex Laboratories, LLC

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

| | | |
|--|--|---|
| ACC Environmental Consultants, Inc. 3925 NE 72nd Ave. Suite 103 Vancouver, WA 98661 | Project: 10681-001 Project Number: 10681-001 Project Manager: Chris Daschel | Report ID: A5J1705 - 10 24 25 1723 |
|--|--|---|

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 25J0819 - EPA 5035A | | | | | | Soil | | | | | | |
| Blank (25J0819-BLK1) | | Prepared: 10/23/25 11:00 Analyzed: 10/23/25 14:37 | | | | | | | | | | |
| <u>NWTPH-Gx (MS)</u> | | | | | | | | | | | | |
| Gasoline Range Organics | ND | --- | 5.00 | mg/kg wet | 50 | --- | --- | --- | --- | --- | --- | --- |
| Surr: 4-Bromofluorobenzene (Sur) | | Recovery: 103 % | | Limits: 50-150 % | | Dilution: 1x | | | | | | |
| 1,4-Difluorobenzene (Sur) | | 90 % | | 50-150 % | | " | | | | | | |
| LCS (25J0819-BS2) | | Prepared: 10/23/25 11:00 Analyzed: 10/23/25 14:10 | | | | | | | | | | |
| <u>NWTPH-Gx (MS)</u> | | | | | | | | | | | | |
| Gasoline Range Organics | 26.7 | --- | 5.00 | mg/kg wet | 50 | 25.0 | --- | 107 | 80 - 120% | --- | --- | --- |
| Surr: 4-Bromofluorobenzene (Sur) | | Recovery: 105 % | | Limits: 50-150 % | | Dilution: 1x | | | | | | |
| 1,4-Difluorobenzene (Sur) | | 94 % | | 50-150 % | | " | | | | | | |

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

Apex Laboratories

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ANALYTICAL REPORT

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ORELAP ID: OR100062

| | | |
|--|--|---|
| ACC Environmental Consultants, Inc. 3925 NE 72nd Ave. Suite 103 Vancouver, WA 98661 | Project: 10681-001 Project Number: 10681-001 Project Manager: Chris Daschel | Report ID: A5J1705 - 10 24 25 1723 |
|--|--|---|

QUALITY CONTROL (QC) SAMPLE RESULTS

BTEX+N Compounds by EPA 8260D

| Analyte | Result | Detection Limit | Reporting Limit | Units | Dilution | Spike Amount | Source Result | % REC | % REC Limits | RPD | RPD Limit | Notes |
|---|--------|---|-----------------|-------------------------|----------|---------------------|---------------|-------|--------------|-----|-----------|-------|
| Batch 25J0819 - EPA 5035A | | | | | | Soil | | | | | | |
| Blank (25J0819-BLK1) | | Prepared: 10/23/25 11:00 Analyzed: 10/23/25 14:37 | | | | | | | | | | |
| <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 | --- | --- | --- | --- | --- | --- | --- |
| Naphthalene | ND | --- | 0.100 | mg/kg wet | 50 | --- | --- | --- | --- | --- | --- | --- |
| <i>Surr: 1,4-Difluorobenzene (Surr)</i> | | <i>Recovery: 104 %</i> | | <i>Limits: 80-120 %</i> | | <i>Dilution: 1x</i> | | | | | | |
| <i>Toluene-d8 (Surr)</i> | | <i>100 %</i> | | <i>80-120 %</i> | | <i>"</i> | | | | | | |
| <i>4-Bromofluorobenzene (Surr)</i> | | <i>101 %</i> | | <i>79-120 %</i> | | <i>"</i> | | | | | | |
| <hr/> | | | | | | | | | | | | |
| LCS (25J0819-BS1) | | Prepared: 10/23/25 11:00 Analyzed: 10/23/25 13:43 | | | | | | | | | | |
| <u>5035A/8260D</u> | | | | | | | | | | | | |
| Benzene | 1.04 | --- | 0.0100 | mg/kg wet | 50 | 1.00 | --- | 104 | 80 - 120% | --- | --- | --- |
| Toluene | 0.980 | --- | 0.0500 | mg/kg wet | 50 | 1.00 | --- | 98 | 80 - 120% | --- | --- | --- |
| Ethylbenzene | 1.00 | --- | 0.0250 | mg/kg wet | 50 | 1.00 | --- | 100 | 80 - 120% | --- | --- | --- |
| Xylenes, total | 3.03 | --- | 0.0750 | mg/kg wet | 50 | 3.00 | --- | 101 | 80 - 120% | --- | --- | --- |
| Naphthalene | 1.02 | --- | 0.100 | mg/kg wet | 50 | 1.00 | --- | 102 | 80 - 120% | --- | --- | --- |
| <i>Surr: 1,4-Difluorobenzene (Surr)</i> | | <i>Recovery: 102 %</i> | | <i>Limits: 80-120 %</i> | | <i>Dilution: 1x</i> | | | | | | |
| <i>Toluene-d8 (Surr)</i> | | <i>100 %</i> | | <i>80-120 %</i> | | <i>"</i> | | | | | | |
| <i>4-Bromofluorobenzene (Surr)</i> | | <i>98 %</i> | | <i>79-120 %</i> | | <i>"</i> | | | | | | |

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

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Apex Laboratories, LLC

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

| | | |
|--|--|---|
| ACC Environmental Consultants, Inc. 3925 NE 72nd Ave. Suite 103 Vancouver, WA 98661 | Project: 10681-001 Project Number: 10681-001 Project Manager: Chris Daschel | Report ID: A5J1705 - 10 24 25 1723 |
|--|--|---|

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 25J0784 - EPA 3051A | | | | | | Soil | | | | | | |
| Blank (25J0784-BLK1) | | Prepared: 10/22/25 12:47 Analyzed: 10/22/25 21:22 | | | | | | | | | | |
| <u>EPA 6020B</u> | | | | | | | | | | | | |
| Lead | ND | --- | 0.200 | mg/kg wet | 10 | --- | --- | --- | --- | --- | --- | |
| LCS (25J0784-BS1) | | Prepared: 10/22/25 12:47 Analyzed: 10/22/25 21:28 | | | | | | | | | | |
| <u>EPA 6020B</u> | | | | | | | | | | | | |
| Lead | 45.9 | --- | 0.200 | mg/kg wet | 10 | 50.0 | --- | 92 | 80 - 120% | --- | --- | |

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

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|--|--|---|

QUALITY CONTROL (QC) SAMPLE RESULTS

Percent Dry Weight

| Analyte | Result | Detection Limit | Reporting Limit | Units | Dilution | Spike Amount | Source Result | % REC | % REC Limits | RPD | RPD Limit | Notes |
|--|--------|--------------------|--------------------|-------|----------|-----------------|------------------|-------|-----------------|-----|--------------|-------|
| Batch 25J0774 - Dry Weight Prep (EPA 8000D) | | | | | | 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



ANALYTICAL REPORT

Apex Laboratories, LLC

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

| | | |
|--|--|---|
| ACC Environmental Consultants, Inc. 3925 NE 72nd Ave. Suite 103 Vancouver, WA 98661 | Project: 10681-001 Project Number: 10681-001 Project Manager: Chris Daschel | Report ID: A5J1705 - 10 24 25 1723 |
|--|--|---|

SAMPLE PREPARATION INFORMATION

Diesel and/or Oil Hydrocarbons by NWTPH-Dx

Prep: EPA 3546 (Fuels)

| Lab Number | Matrix | Method | Sampled | Prepared | Sample Initial/Final | Default Initial/Final | RL Prep Factor |
|-----------------------|--------|----------|----------------|----------------|----------------------|-----------------------|----------------|
| <u>Batch: 25J0791</u> | | | | | | | |
| A5J1705-01 | Soil | NWTPH-Dx | 10/22/25 09:10 | 10/22/25 13:56 | 11.57g/5mL | 10g/5mL | 0.86 |

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: 25J0819</u> | | | | | | | |
| A5J1705-01 | Soil | NWTPH-Gx (MS) | 10/22/25 09:10 | 10/22/25 09:10 | 5.65g/5mL | 5g/5mL | 0.89 |

BTEX+N Compounds by EPA 8260D

Prep: EPA 5035A

| Lab Number | Matrix | Method | Sampled | Prepared | Sample Initial/Final | Default Initial/Final | RL Prep Factor |
|-----------------------|--------|-------------|----------------|----------------|----------------------|-----------------------|----------------|
| <u>Batch: 25J0819</u> | | | | | | | |
| A5J1705-01 | Soil | 5035A/8260D | 10/22/25 09:10 | 10/22/25 09:10 | 5.65g/5mL | 5g/5mL | 0.89 |

Total Metals by EPA 6020B (ICPMS)

Prep: EPA 3051A

| Lab Number | Matrix | Method | Sampled | Prepared | Sample Initial/Final | Default Initial/Final | RL Prep Factor |
|-----------------------|--------|-----------|----------------|----------------|----------------------|-----------------------|----------------|
| <u>Batch: 25J0784</u> | | | | | | | |
| A5J1705-01 | Soil | EPA 6020B | 10/22/25 09:10 | 10/22/25 12:47 | 0.511g/50mL | 0.5g/50mL | 0.98 |

Percent Dry Weight

Prep: Dry Weight Prep (EPA 8000D)

| Lab Number | Matrix | Method | Sampled | Prepared | Sample Initial/Final | Default Initial/Final | RL Prep Factor |
|-----------------------|--------|-----------|----------------|----------------|----------------------|-----------------------|----------------|
| <u>Batch: 25J0774</u> | | | | | | | |
| A5J1705-01 | Soil | EPA 8000D | 10/22/25 09:10 | 10/22/25 12:54 | 1g | 1g | 1.00 |

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| ACC Environmental Consultants, Inc. 3925 NE 72nd Ave. Suite 103 Vancouver, WA 98661 | Project: 10681-001 Project Number: 10681-001 Project Manager: Chris Daschel | Report ID: A5J1705 - 10 24 25 1723 |
|--|--|---|

QUALIFIER DEFINITIONS

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

Apex Laboratories

- Q-04** Spike recovery and/or RPD is outside control limits due to a non-homogeneous sample matrix.
- Q-39** Results for sample duplicate are higher than the sample results. See duplicate results in QC section of the report.
- Q-42** Matrix Spike and/or Duplicate analysis was performed on this sample. % Recovery or RPD for this analyte is outside laboratory control limits. (Refer to the QC Section of Analytical Report.)

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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 and Detection Limits: Default Limits

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

Reporting Conventions:

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

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).

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ANALYTICAL REPORT

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Table with 3 columns: Client (ACC Environmental Consultants, Inc.), Project (10681-001), and Report ID (A5J1705 - 10 24 25 1723)

REPORTING NOTES AND CONVENTIONS (Cont.):

Blanks:

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

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

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.

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Cameron O'Brien signature

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ANALYTICAL REPORT

Apex Laboratories, LLC

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

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| <p><u>ACC Environmental Consultants, Inc.</u> 3925 NE 72nd Ave. Suite 103 Vancouver, WA 98661</p> | <p>Project: <u>10681-001</u> Project Number: 10681-001 Project Manager: Chris Daschel</p> | <p style="text-align: right;"><u>Report ID:</u> A5J1705 - 10 24 25 1723</p> |
|--|--|---|

Decanted Samples:

Soils/Sediments:

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

Water Samples:

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

Volatiles Soils (5035s)

Samples that are field preserved by 5035 for volatiles are dry weight corrected using the same dry weight correction as for normal analyses. In the case of decanted samples, the dry weight may be performed on a decanted sample, while the aliquot for 5035 may not have been treated the same way. If this is a concern, please submit separate containers for dry weight analysis for volatiles can be provided.

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

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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

ACC Environmental Consultants, Inc. Project: 10681-001
3925 NE 72nd Ave. Suite 103 Project Number: 10681-001 Report ID:
Vancouver, WA 98661 Project Manager: Chris Daschel A5J1705 - 10 24 25 1723

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

Handwritten signature of Cameron O'Brien

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| ACC Environmental Consultants, Inc. 3925 NE 72nd Ave. Suite 103 Vancouver, WA 98661 | Project: 10681-001 Project Number: 10681-001 Project Manager: Chris Daschel | Report ID: A5J1705 - 10 24 25 1723 |
|--|--|---|

APEX LABORATORIES
6700 SW Sandburg St.
Tigard, OR 97223

Company: ACC Environmental Consultants, Inc.
Address: 3925 NE 72nd Ave. Suite 103 Vancouver, WA 98661

Sampled by: Joseph Thayer

State Sampled: OR WA

Other: _____

County: Multnomah

CHAIN OF CUSTODY

Lab # A5J1705 of COC

Project Name: Project Mgr. Chris Daschel

Project #: 10681-001

Email: stakeholder@accenv.com

Phone: _____

Project Mgr: Chris Daschel

Project #: 10681-001

PO # _____

| SAMPLE ID | DATE | TIME | MATRIX | # OF CONTAINERS | ANALYSIS REQUEST | |
|-----------|----------|------|--------|-----------------|--|--|
| | | | | | Priority Metals (13) | TCLP Metals (8) |
| 1 | 10/22/25 | 0910 | 5 | 3 | AL, Sb, As, Ba, Be, Cd, Ca, Cr, Co, Cu, Fe, Pb, Hg, Mn, Mo, Ni, K, Se, Ag, Na, Ti, V, Zn | AL, Sb, As, Ba, Be, Cd, Ca, Cr, Co, Cu, Fe, Pb, Hg, Mn, Mo, Ni, K, Se, Ag, Na, Ti, V, Zn |
| 2 | | | | | | |
| 3 | | | | | | |
| 4 | | | | | | |
| 5 | | | | | | |
| 6 | | | | | | |
| 7 | | | | | | |
| 8 | | | | | | |
| 9 | | | | | | |
| 10 | | | | | | |

TURN AROUND TIME

Standard TAT = 5 BUSINESS DAYS

RUSH REQUEST: 1 day 2 day 3 day 4 day Time needed by: _____

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

SAMPLES ARE HELD FOR 30 DAYS

| | | |
|------------------|------------------------------------|-----------------------|
| RELINQUISHED BY: | Signature: <u>[Signature]</u> | Date: <u>10/22/25</u> |
| RECEIVED BY: | Signature: <u>[Signature]</u> | Date: <u>10/22/25</u> |
| RELINQUISHED BY: | Printed Name: <u>Joseph Thayer</u> | Time: <u>10:07</u> |
| RECEIVED BY: | Printed Name: <u>[Signature]</u> | Time: <u>10:07</u> |
| RELINQUISHED BY: | Company: <u>ACC</u> | Company: _____ |

Apex Laboratories

C. O'Brien

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ANALYTICAL REPORT

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|--|--|--|
| ACC Environmental Consultants, Inc. 3925 NE 72nd Ave. Suite 103 Vancouver, WA 98661 | Project: 10681-001 Project Number: 10681-001 Project Manager: Chris Daschel | Report ID: A5J1705 - 10 24 25 1723 |
|--|--|--|

APEX LABS COOLER RECEIPT FORM

Client: ACC Environmental Consultants Element WO#: A5 J1705

Project/Project #: 10681-001

Delivery Info:

Date/time received: 10/22/25 @ 1007 By: J5

Delivered by: Apex Client ~~ESS~~ FedEx UPS Radio Morgan SDS Evergreen Other
From USDA Regulated Origin? Yes No

Cooler Inspection Date/time inspected: 10/22/25 @ 1009 By: J5

Chain of Custody included? Yes No

Signed/dated by client? Yes No

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

| | Cooler #1 | Cooler #2 | Cooler #3 | Cooler #4 | Cooler #5 | Cooler #6 | Cooler #7 |
|----------------------------|-------------|-----------|-----------|-----------|-----------|-----------|-----------|
| Temperature (°C) | <u>1.8</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>Real</u> | | | | | | |
| Condition (In/Out): | <u>In</u> | | | | | | |

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

Green dots applied to out of temperature samples? Yes No

Out of temperature samples form initiated? Yes No

Sample Inspection: Date/time inspected: 10/22/25 @ 1057 By: J5

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: _____

Do VOA vials have visible headspace? Yes No NA

Comments: _____

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

Comments: _____

Labeled by: J5

Witness: [Signature]

Cooler Inspected by: J5

Form Y-003 R-02

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CABri

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, October 30, 2025

Chris Daschel
ACC Environmental Consultants, Inc.
3925 NE 72nd Ave. Suite 103
Vancouver, WA 98661

RE: A5J1770 - Fitz - 10681-001.00

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 A5J1770, which was received by the laboratory on 10/23/2025 at 11:27:00AM.

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 | | |
|--|-----|------|
| <u>Acceptable Receipt Temperature is less than, or equal to, 6 degC (not frozen), or received on ice the same day as sampling.</u> | | |
| (See Cooler Receipt Form for details) | | |
| Default Cooler | 0.3 | 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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| ACC Environmental Consultants, Inc. 3925 NE 72nd Ave. Suite 103 Vancouver, WA 98661 | Project: Fitz Project Number: 10681-001.00 Project Manager: Chris Daschel | Report ID: A5J1770 - 10 30 25 1338 |
|--|--|---|

ANALYTICAL REPORT FOR SAMPLES

SAMPLE INFORMATION

| Client Sample ID | Laboratory ID | Matrix | Date Sampled | Date Received |
|------------------|---------------|--------|----------------|----------------|
| UST 1.1 | A5J1770-01 | Soil | 10/23/25 08:45 | 10/23/25 11:27 |
| UST 1.2 | A5J1770-02 | Soil | 10/23/25 08:52 | 10/23/25 11:27 |
| UST 1.3 | A5J1770-03 | Soil | 10/23/25 08:59 | 10/23/25 11:27 |
| UST 2.1 | A5J1770-04 | Soil | 10/23/25 09:10 | 10/23/25 11:27 |
| UST 2.2 | A5J1770-05 | Soil | 10/23/25 09:20 | 10/23/25 11:27 |
| K Pipe | A5J1770-06 | Soil | 10/23/25 09:40 | 10/23/25 11:27 |
| Disp | A5J1770-07 | Soil | 10/23/25 10:15 | 10/23/25 11:27 |

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ANALYTICAL REPORT

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|--|--|---|

ANALYTICAL SAMPLE RESULTS

Diesel and/or Oil Hydrocarbons by NWTPH-Dx

| Analyte | Sample Result | Detection Limit | Reporting Limit | Units | Dilution | Date Analyzed | Method Ref. | Notes |
|--------------------------------------|---------------|-----------------|-----------------------|-------------------------|----------|-----------------------|-----------------|-------|
| UST 1.1 (A5J1770-01) | | | | Matrix: Soil | | Batch: 25J0847 | | |
| Diesel | 109 | --- | 19.2 | mg/kg dry | 1 | 10/24/25 20:50 | NWTPH-Dx | |
| Oil | ND | --- | 38.4 | mg/kg dry | 1 | 10/24/25 20:50 | NWTPH-Dx | |
| <i>Surrogate: o-Terphenyl (Surr)</i> | | | <i>Recovery: 78 %</i> | <i>Limits: 50-150 %</i> | <i>1</i> | <i>10/24/25 20:50</i> | <i>NWTPH-Dx</i> | |
| UST 1.2 (A5J1770-02) | | | | Matrix: Soil | | Batch: 25J0847 | | |
| Diesel | ND | --- | 18.9 | mg/kg dry | 1 | 10/24/25 21:38 | NWTPH-Dx | |
| Oil | ND | --- | 37.8 | mg/kg dry | 1 | 10/24/25 21:38 | NWTPH-Dx | |
| <i>Surrogate: o-Terphenyl (Surr)</i> | | | <i>Recovery: 76 %</i> | <i>Limits: 50-150 %</i> | <i>1</i> | <i>10/24/25 21:38</i> | <i>NWTPH-Dx</i> | |
| UST 1.3 (A5J1770-03) | | | | Matrix: Soil | | Batch: 25J0847 | | |
| Diesel | ND | --- | 18.5 | mg/kg dry | 1 | 10/24/25 22:02 | NWTPH-Dx | |
| Oil | ND | --- | 37.0 | mg/kg dry | 1 | 10/24/25 22:02 | NWTPH-Dx | |
| <i>Surrogate: o-Terphenyl (Surr)</i> | | | <i>Recovery: 70 %</i> | <i>Limits: 50-150 %</i> | <i>1</i> | <i>10/24/25 22:02</i> | <i>NWTPH-Dx</i> | |
| UST 2.1 (A5J1770-04) | | | | Matrix: Soil | | Batch: 25J0847 | | |
| Diesel | ND | --- | 19.1 | mg/kg dry | 1 | 10/24/25 22:26 | NWTPH-Dx | |
| Oil | ND | --- | 38.2 | mg/kg dry | 1 | 10/24/25 22:26 | NWTPH-Dx | |
| <i>Surrogate: o-Terphenyl (Surr)</i> | | | <i>Recovery: 72 %</i> | <i>Limits: 50-150 %</i> | <i>1</i> | <i>10/24/25 22:26</i> | <i>NWTPH-Dx</i> | |
| UST 2.2 (A5J1770-05) | | | | Matrix: Soil | | Batch: 25J0847 | | |
| Diesel | ND | --- | 19.1 | mg/kg dry | 1 | 10/24/25 22:50 | NWTPH-Dx | |
| Oil | ND | --- | 38.3 | mg/kg dry | 1 | 10/24/25 22:50 | NWTPH-Dx | |
| <i>Surrogate: o-Terphenyl (Surr)</i> | | | <i>Recovery: 72 %</i> | <i>Limits: 50-150 %</i> | <i>1</i> | <i>10/24/25 22:50</i> | <i>NWTPH-Dx</i> | |
| K Pipe (A5J1770-06) | | | | Matrix: Soil | | Batch: 25J0847 | | |
| Diesel | ND | --- | 24.6 | mg/kg dry | 1 | 10/24/25 23:38 | NWTPH-Dx | |
| Oil | ND | --- | 49.2 | mg/kg dry | 1 | 10/24/25 23:38 | NWTPH-Dx | |
| <i>Surrogate: o-Terphenyl (Surr)</i> | | | <i>Recovery: 69 %</i> | <i>Limits: 50-150 %</i> | <i>1</i> | <i>10/24/25 23:38</i> | <i>NWTPH-Dx</i> | |
| Disp (A5J1770-07) | | | | Matrix: Soil | | Batch: 25J0847 | | |
| Diesel | ND | --- | 19.2 | mg/kg dry | 1 | 10/25/25 00:02 | NWTPH-Dx | |
| Oil | ND | --- | 38.5 | mg/kg dry | 1 | 10/25/25 00:02 | NWTPH-Dx | |
| <i>Surrogate: o-Terphenyl (Surr)</i> | | | <i>Recovery: 75 %</i> | <i>Limits: 50-150 %</i> | <i>1</i> | <i>10/25/25 00:02</i> | <i>NWTPH-Dx</i> | |

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ANALYTICAL REPORT

Apex Laboratories, LLC

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

| | | |
|--|--|---|
| ACC Environmental Consultants, Inc. 3925 NE 72nd Ave. Suite 103 Vancouver, WA 98661 | Project: Fitz Project Number: 10681-001.00 Project Manager: Chris Daschel | Report ID: A5J1770 - 10 30 25 1338 |
|--|--|---|

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 |
|--|---------------|-----------------|------------------------|-------------------------|----------|-----------------------|----------------------|-------|
| UST 1.1 (A5J1770-01) | | | | Matrix: Soil | | Batch: 25J0912 | | |
| Gasoline Range Organics | ND | --- | 5.91 | mg/kg dry | 50 | 10/27/25 12:16 | NWTPH-Gx (MS) | |
| <i>Surrogate: 4-Bromofluorobenzene (Sur)</i> | | | <i>Recovery: 101 %</i> | <i>Limits: 50-150 %</i> | <i>1</i> | <i>10/27/25 12:16</i> | <i>NWTPH-Gx (MS)</i> | |
| <i>1,4-Difluorobenzene (Sur)</i> | | | <i>98 %</i> | <i>50-150 %</i> | <i>1</i> | <i>10/27/25 12:16</i> | <i>NWTPH-Gx (MS)</i> | |
| UST 1.2 (A5J1770-02) | | | | Matrix: Soil | | Batch: 25J0912 | | |
| Gasoline Range Organics | ND | --- | 5.75 | mg/kg dry | 50 | 10/27/25 13:03 | NWTPH-Gx (MS) | |
| <i>Surrogate: 4-Bromofluorobenzene (Sur)</i> | | | <i>Recovery: 99 %</i> | <i>Limits: 50-150 %</i> | <i>1</i> | <i>10/27/25 13:03</i> | <i>NWTPH-Gx (MS)</i> | |
| <i>1,4-Difluorobenzene (Sur)</i> | | | <i>100 %</i> | <i>50-150 %</i> | <i>1</i> | <i>10/27/25 13:03</i> | <i>NWTPH-Gx (MS)</i> | |
| UST 1.3 (A5J1770-03) | | | | Matrix: Soil | | Batch: 25J0912 | | |
| Gasoline Range Organics | ND | --- | 5.78 | mg/kg dry | 50 | 10/27/25 13:26 | NWTPH-Gx (MS) | |
| <i>Surrogate: 4-Bromofluorobenzene (Sur)</i> | | | <i>Recovery: 100 %</i> | <i>Limits: 50-150 %</i> | <i>1</i> | <i>10/27/25 13:26</i> | <i>NWTPH-Gx (MS)</i> | |
| <i>1,4-Difluorobenzene (Sur)</i> | | | <i>101 %</i> | <i>50-150 %</i> | <i>1</i> | <i>10/27/25 13:26</i> | <i>NWTPH-Gx (MS)</i> | |
| UST 2.1 (A5J1770-04) | | | | Matrix: Soil | | Batch: 25J0912 | | |
| Gasoline Range Organics | ND | --- | 5.89 | mg/kg dry | 50 | 10/27/25 13:50 | NWTPH-Gx (MS) | |
| <i>Surrogate: 4-Bromofluorobenzene (Sur)</i> | | | <i>Recovery: 102 %</i> | <i>Limits: 50-150 %</i> | <i>1</i> | <i>10/27/25 13:50</i> | <i>NWTPH-Gx (MS)</i> | |
| <i>1,4-Difluorobenzene (Sur)</i> | | | <i>102 %</i> | <i>50-150 %</i> | <i>1</i> | <i>10/27/25 13:50</i> | <i>NWTPH-Gx (MS)</i> | |
| UST 2.2 (A5J1770-05) | | | | Matrix: Soil | | Batch: 25J0912 | | |
| Gasoline Range Organics | ND | --- | 5.97 | mg/kg dry | 50 | 10/27/25 14:36 | NWTPH-Gx (MS) | |
| <i>Surrogate: 4-Bromofluorobenzene (Sur)</i> | | | <i>Recovery: 103 %</i> | <i>Limits: 50-150 %</i> | <i>1</i> | <i>10/27/25 14:36</i> | <i>NWTPH-Gx (MS)</i> | |
| <i>1,4-Difluorobenzene (Sur)</i> | | | <i>103 %</i> | <i>50-150 %</i> | <i>1</i> | <i>10/27/25 14:36</i> | <i>NWTPH-Gx (MS)</i> | |
| K Pipe (A5J1770-06) | | | | Matrix: Soil | | Batch: 25J0912 | | |
| Gasoline Range Organics | ND | --- | 10.4 | mg/kg dry | 50 | 10/27/25 15:00 | NWTPH-Gx (MS) | |
| <i>Surrogate: 4-Bromofluorobenzene (Sur)</i> | | | <i>Recovery: 104 %</i> | <i>Limits: 50-150 %</i> | <i>1</i> | <i>10/27/25 15:00</i> | <i>NWTPH-Gx (MS)</i> | |
| <i>1,4-Difluorobenzene (Sur)</i> | | | <i>105 %</i> | <i>50-150 %</i> | <i>1</i> | <i>10/27/25 15:00</i> | <i>NWTPH-Gx (MS)</i> | |
| Disp (A5J1770-07) | | | | Matrix: Soil | | Batch: 25J0912 | | |
| Gasoline Range Organics | ND | --- | 5.96 | mg/kg dry | 50 | 10/27/25 15:23 | NWTPH-Gx (MS) | |
| <i>Surrogate: 4-Bromofluorobenzene (Sur)</i> | | | <i>Recovery: 105 %</i> | <i>Limits: 50-150 %</i> | <i>1</i> | <i>10/27/25 15:23</i> | <i>NWTPH-Gx (MS)</i> | |
| <i>1,4-Difluorobenzene (Sur)</i> | | | <i>105 %</i> | <i>50-150 %</i> | <i>1</i> | <i>10/27/25 15:23</i> | <i>NWTPH-Gx (MS)</i> | |

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ANALYTICAL REPORT

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ORELAP ID: OR100062

| | | |
|--|--|---|
| ACC Environmental Consultants, Inc. 3925 NE 72nd Ave. Suite 103 Vancouver, WA 98661 | Project: Fitz Project Number: 10681-001.00 Project Manager: Chris Daschel | Report ID: A5J1770 - 10 30 25 1338 |
|--|--|---|

ANALYTICAL SAMPLE RESULTS

BTEX+N Compounds by EPA 8260D

| Analyte | Sample Result | Detection Limit | Reporting Limit | Units | Dilution | Date Analyzed | Method Ref. | Notes |
|--|---------------|------------------------|-----------------|-------------------------|----------|-----------------------|-----------------------|--------------------|
| UST 1.1 (A5J1770-01) | | | | Matrix: Soil | | Batch: 25J0912 | | |
| Benzene | ND | --- | 0.0118 | mg/kg dry | 50 | 10/27/25 12:16 | 5035A/8260D | |
| Toluene | ND | --- | 0.0591 | mg/kg dry | 50 | 10/27/25 12:16 | 5035A/8260D | |
| Ethylbenzene | ND | --- | 0.0296 | mg/kg dry | 50 | 10/27/25 12:16 | 5035A/8260D | |
| Xylenes, total | ND | --- | 0.0887 | mg/kg dry | 50 | 10/27/25 12:16 | 5035A/8260D | |
| Naphthalene | ND | --- | 0.118 | mg/kg dry | 50 | 10/27/25 12:16 | 5035A/8260D | |
| <i>Surrogate: 1,4-Difluorobenzene (Surr)</i> | | <i>Recovery: 106 %</i> | | <i>Limits: 80-120 %</i> | | <i>1</i> | <i>10/27/25 12:16</i> | <i>5035A/8260D</i> |
| <i>Toluene-d8 (Surr)</i> | | <i>100 %</i> | | <i>80-120 %</i> | | <i>1</i> | <i>10/27/25 12:16</i> | <i>5035A/8260D</i> |
| <i>4-Bromofluorobenzene (Surr)</i> | | <i>98 %</i> | | <i>79-120 %</i> | | <i>1</i> | <i>10/27/25 12:16</i> | <i>5035A/8260D</i> |
| UST 1.2 (A5J1770-02) | | | | Matrix: Soil | | Batch: 25J0912 | | |
| Benzene | ND | --- | 0.0115 | mg/kg dry | 50 | 10/27/25 13:03 | 5035A/8260D | |
| Toluene | ND | --- | 0.0575 | mg/kg dry | 50 | 10/27/25 13:03 | 5035A/8260D | |
| Ethylbenzene | ND | --- | 0.0287 | mg/kg dry | 50 | 10/27/25 13:03 | 5035A/8260D | |
| Xylenes, total | ND | --- | 0.0862 | mg/kg dry | 50 | 10/27/25 13:03 | 5035A/8260D | |
| Naphthalene | ND | --- | 0.115 | mg/kg dry | 50 | 10/27/25 13:03 | 5035A/8260D | |
| <i>Surrogate: 1,4-Difluorobenzene (Surr)</i> | | <i>Recovery: 104 %</i> | | <i>Limits: 80-120 %</i> | | <i>1</i> | <i>10/27/25 13:03</i> | <i>5035A/8260D</i> |
| <i>Toluene-d8 (Surr)</i> | | <i>100 %</i> | | <i>80-120 %</i> | | <i>1</i> | <i>10/27/25 13:03</i> | <i>5035A/8260D</i> |
| <i>4-Bromofluorobenzene (Surr)</i> | | <i>95 %</i> | | <i>79-120 %</i> | | <i>1</i> | <i>10/27/25 13:03</i> | <i>5035A/8260D</i> |
| UST 1.3 (A5J1770-03) | | | | Matrix: Soil | | Batch: 25J0912 | | |
| Benzene | ND | --- | 0.0116 | mg/kg dry | 50 | 10/27/25 13:26 | 5035A/8260D | |
| Toluene | ND | --- | 0.0578 | mg/kg dry | 50 | 10/27/25 13:26 | 5035A/8260D | |
| Ethylbenzene | ND | --- | 0.0289 | mg/kg dry | 50 | 10/27/25 13:26 | 5035A/8260D | |
| Xylenes, total | ND | --- | 0.0867 | mg/kg dry | 50 | 10/27/25 13:26 | 5035A/8260D | |
| Naphthalene | ND | --- | 0.116 | mg/kg dry | 50 | 10/27/25 13:26 | 5035A/8260D | |
| <i>Surrogate: 1,4-Difluorobenzene (Surr)</i> | | <i>Recovery: 102 %</i> | | <i>Limits: 80-120 %</i> | | <i>1</i> | <i>10/27/25 13:26</i> | <i>5035A/8260D</i> |
| <i>Toluene-d8 (Surr)</i> | | <i>100 %</i> | | <i>80-120 %</i> | | <i>1</i> | <i>10/27/25 13:26</i> | <i>5035A/8260D</i> |
| <i>4-Bromofluorobenzene (Surr)</i> | | <i>96 %</i> | | <i>79-120 %</i> | | <i>1</i> | <i>10/27/25 13:26</i> | <i>5035A/8260D</i> |
| UST 2.1 (A5J1770-04) | | | | Matrix: Soil | | Batch: 25J0912 | | |
| Benzene | ND | --- | 0.0118 | mg/kg dry | 50 | 10/27/25 13:50 | 5035A/8260D | |
| Toluene | ND | --- | 0.0589 | mg/kg dry | 50 | 10/27/25 13:50 | 5035A/8260D | |
| Ethylbenzene | ND | --- | 0.0295 | mg/kg dry | 50 | 10/27/25 13:50 | 5035A/8260D | |
| Xylenes, total | ND | --- | 0.0884 | mg/kg dry | 50 | 10/27/25 13:50 | 5035A/8260D | |
| Naphthalene | ND | --- | 0.118 | mg/kg dry | 50 | 10/27/25 13:50 | 5035A/8260D | |
| <i>Surrogate: 1,4-Difluorobenzene (Surr)</i> | | <i>Recovery: 103 %</i> | | <i>Limits: 80-120 %</i> | | <i>1</i> | <i>10/27/25 13:50</i> | <i>5035A/8260D</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

| | | |
|--|--|---|
| ACC Environmental Consultants, Inc. 3925 NE 72nd Ave. Suite 103 Vancouver, WA 98661 | Project: Fitz Project Number: 10681-001.00 Project Manager: Chris Daschel | Report ID: A5J1770 - 10 30 25 1338 |
|--|--|---|

ANALYTICAL SAMPLE RESULTS

BTEX+N Compounds by EPA 8260D

| Analyte | Sample Result | Detection Limit | Reporting Limit | Units | Dilution | Date Analyzed | Method Ref. | Notes |
|--|---------------|-----------------|-----------------|---------------------|----------|-----------------------|-------------|-------|
| UST 2.1 (A5J1770-04) | | | | Matrix: Soil | | Batch: 25J0912 | | |
| <i>Toluene-d8 (Surr)</i> | | | 101 % | 80-120 % | 1 | 10/27/25 13:50 | 5035A/8260D | |
| <i>4-Bromofluorobenzene (Surr)</i> | | | 95 % | 79-120 % | 1 | 10/27/25 13:50 | 5035A/8260D | |
| UST 2.2 (A5J1770-05) | | | | Matrix: Soil | | Batch: 25J0912 | | |
| Benzene | ND | --- | 0.0119 | mg/kg dry | 50 | 10/27/25 14:36 | 5035A/8260D | |
| Toluene | ND | --- | 0.0597 | mg/kg dry | 50 | 10/27/25 14:36 | 5035A/8260D | |
| Ethylbenzene | ND | --- | 0.0298 | mg/kg dry | 50 | 10/27/25 14:36 | 5035A/8260D | |
| Xylenes, total | ND | --- | 0.0895 | mg/kg dry | 50 | 10/27/25 14:36 | 5035A/8260D | |
| Naphthalene | ND | --- | 0.119 | mg/kg dry | 50 | 10/27/25 14:36 | 5035A/8260D | |
| <i>Surrogate: 1,4-Difluorobenzene (Surr)</i> | | | Recovery: 102 % | Limits: 80-120 % | 1 | 10/27/25 14:36 | 5035A/8260D | |
| <i>Toluene-d8 (Surr)</i> | | | 101 % | 80-120 % | 1 | 10/27/25 14:36 | 5035A/8260D | |
| <i>4-Bromofluorobenzene (Surr)</i> | | | 95 % | 79-120 % | 1 | 10/27/25 14:36 | 5035A/8260D | |
| K Pipe (A5J1770-06) | | | | Matrix: Soil | | Batch: 25J0912 | | |
| Benzene | ND | --- | 0.0207 | mg/kg dry | 50 | 10/27/25 15:00 | 5035A/8260D | |
| Toluene | ND | --- | 0.104 | mg/kg dry | 50 | 10/27/25 15:00 | 5035A/8260D | |
| Ethylbenzene | ND | --- | 0.0518 | mg/kg dry | 50 | 10/27/25 15:00 | 5035A/8260D | |
| Xylenes, total | ND | --- | 0.155 | mg/kg dry | 50 | 10/27/25 15:00 | 5035A/8260D | |
| Naphthalene | ND | --- | 0.207 | mg/kg dry | 50 | 10/27/25 15:00 | 5035A/8260D | |
| <i>Surrogate: 1,4-Difluorobenzene (Surr)</i> | | | Recovery: 101 % | Limits: 80-120 % | 1 | 10/27/25 15:00 | 5035A/8260D | |
| <i>Toluene-d8 (Surr)</i> | | | 102 % | 80-120 % | 1 | 10/27/25 15:00 | 5035A/8260D | |
| <i>4-Bromofluorobenzene (Surr)</i> | | | 93 % | 79-120 % | 1 | 10/27/25 15:00 | 5035A/8260D | |
| Disp (A5J1770-07) | | | | Matrix: Soil | | Batch: 25J0912 | | |
| Benzene | ND | --- | 0.0119 | mg/kg dry | 50 | 10/27/25 15:23 | 5035A/8260D | |
| Toluene | ND | --- | 0.0596 | mg/kg dry | 50 | 10/27/25 15:23 | 5035A/8260D | |
| Ethylbenzene | ND | --- | 0.0298 | mg/kg dry | 50 | 10/27/25 15:23 | 5035A/8260D | |
| Xylenes, total | ND | --- | 0.0894 | mg/kg dry | 50 | 10/27/25 15:23 | 5035A/8260D | |
| Naphthalene | ND | --- | 0.119 | mg/kg dry | 50 | 10/27/25 15:23 | 5035A/8260D | |
| <i>Surrogate: 1,4-Difluorobenzene (Surr)</i> | | | Recovery: 101 % | Limits: 80-120 % | 1 | 10/27/25 15:23 | 5035A/8260D | |
| <i>Toluene-d8 (Surr)</i> | | | 100 % | 80-120 % | 1 | 10/27/25 15:23 | 5035A/8260D | |
| <i>4-Bromofluorobenzene (Surr)</i> | | | 94 % | 79-120 % | 1 | 10/27/25 15:23 | 5035A/8260D | |

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ANALYTICAL REPORT

Apex Laboratories, LLC

6700 S.W. Sandburg Street
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|--|--|---|
| ACC Environmental Consultants, Inc. 3925 NE 72nd Ave. Suite 103 Vancouver, WA 98661 | Project: Fitz Project Number: 10681-001.00 Project Manager: Chris Daschel | Report ID: A5J1770 - 10 30 25 1338 |
|--|--|---|

ANALYTICAL SAMPLE RESULTS

Percent Dry Weight

| Analyte | Sample Result | Detection Limit | Reporting Limit | Units | Dilution | Date Analyzed | Method Ref. | Notes |
|-----------------------------|---------------|-----------------|-----------------|---------------------|----------|-----------------------|-------------|-------|
| UST 1.1 (A5J1770-01) | | | | Matrix: Soil | | Batch: 25J0822 | | |
| % Solids | 91.0 | --- | 1.00 | % | 1 | 10/24/25 08:38 | EPA 8000D | |
| UST 1.2 (A5J1770-02) | | | | Matrix: Soil | | Batch: 25J0822 | | |
| % Solids | 92.6 | --- | 1.00 | % | 1 | 10/24/25 08:38 | EPA 8000D | |
| UST 1.3 (A5J1770-03) | | | | Matrix: Soil | | Batch: 25J0822 | | |
| % Solids | 92.7 | --- | 1.00 | % | 1 | 10/24/25 08:38 | EPA 8000D | |
| UST 2.1 (A5J1770-04) | | | | Matrix: Soil | | Batch: 25J0822 | | |
| % Solids | 92.6 | --- | 1.00 | % | 1 | 10/24/25 08:38 | EPA 8000D | |
| UST 2.2 (A5J1770-05) | | | | Matrix: Soil | | Batch: 25J0822 | | |
| % Solids | 90.3 | --- | 1.00 | % | 1 | 10/24/25 08:38 | EPA 8000D | |
| K Pipe (A5J1770-06) | | | | Matrix: Soil | | Batch: 25J0822 | | |
| % Solids | 72.2 | --- | 1.00 | % | 1 | 10/24/25 08:38 | EPA 8000D | |
| Disp (A5J1770-07) | | | | Matrix: Soil | | Batch: 25J0822 | | |
| % Solids | 90.4 | --- | 1.00 | % | 1 | 10/24/25 08:38 | EPA 8000D | |

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Cameron O'Brien, Project Manager



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| ACC Environmental Consultants, Inc. 3925 NE 72nd Ave. Suite 103 Vancouver, WA 98661 | Project: Fitz Project Number: 10681-001.00 Project Manager: Chris Daschel | Report ID: A5J1770 - 10 30 25 1338 |
|--|--|---|

QUALITY CONTROL (QC) SAMPLE RESULTS

Diesel and/or Oil Hydrocarbons by NWTPH-Dx

| Analyte | Result | Detection Limit | Reporting Limit | Units | Dilution | Spike Amount | Source Result | % REC | % REC Limits | RPD | RPD Limit | Notes |
|---|--------|---|-----------------|-----------|-------------------------|--------------|---------------------|-------|--------------|-----|-----------|-------|
| Batch 25J0847 - EPA 3546 (Fuels) | | | | | | Soil | | | | | | |
| Blank (25J0847-BLK1) | | Prepared: 10/24/25 08:10 Analyzed: 10/24/25 12:18 | | | | | | | | | | |
| <u>NWTPH-Dx</u> | | | | | | | | | | | | |
| Diesel | ND | --- | 20.0 | mg/kg wet | 1 | --- | --- | --- | --- | --- | --- | --- |
| Oil | ND | --- | 40.0 | mg/kg wet | 1 | --- | --- | --- | --- | --- | --- | --- |
| <i>Surr: o-Terphenyl (Surr)</i> | | <i>Recovery: 84 %</i> | | | <i>Limits: 50-150 %</i> | | <i>Dilution: 1x</i> | | | | | |
| LCS (25J0847-BS1) | | Prepared: 10/24/25 08:10 Analyzed: 10/24/25 12:39 | | | | | | | | | | |
| <u>NWTPH-Dx</u> | | | | | | | | | | | | |
| Diesel | 124 | --- | 20.0 | mg/kg wet | 1 | 125 | --- | 99 | 38 - 132% | --- | --- | --- |
| <i>Surr: o-Terphenyl (Surr)</i> | | <i>Recovery: 88 %</i> | | | <i>Limits: 50-150 %</i> | | <i>Dilution: 1x</i> | | | | | |

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

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|--|--|---|

QUALITY CONTROL (QC) SAMPLE RESULTS

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

| Analyte | Result | Detection Limit | Reporting Limit | Units | Dilution | Spike Amount | Source Result | % REC | % REC Limits | RPD | RPD Limit | Notes |
|---|--------|---|-----------------|-------------------------|----------|---------------------|---------------|-------|--------------|-----|-----------|-------|
| Batch 25J0912 - EPA 5035A | | | | | | Soil | | | | | | |
| Blank (25J0912-BLK1) | | Prepared: 10/27/25 09:00 Analyzed: 10/27/25 11:53 | | | | | | | | | | |
| <u>NWTPH-Gx (MS)</u> | | | | | | | | | | | | |
| Gasoline Range Organics | ND | --- | 5.00 | mg/kg wet | 50 | --- | --- | --- | --- | --- | --- | --- |
| <i>Surr: 4-Bromofluorobenzene (Sur)</i> | | <i>Recovery: 102 %</i> | | <i>Limits: 50-150 %</i> | | <i>Dilution: 1x</i> | | | | | | |
| <i>1,4-Difluorobenzene (Sur)</i> | | <i>99 %</i> | | <i>50-150 %</i> | | <i>"</i> | | | | | | |
| LCS (25J0912-BS2) | | Prepared: 10/27/25 09:00 Analyzed: 10/27/25 11:29 | | | | | | | | | | |
| <u>NWTPH-Gx (MS)</u> | | | | | | | | | | | | |
| Gasoline Range Organics | 25.3 | --- | 5.00 | mg/kg wet | 50 | 25.0 | --- | 101 | 80 - 120% | --- | --- | --- |
| <i>Surr: 4-Bromofluorobenzene (Sur)</i> | | <i>Recovery: 101 %</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> | | | | | | |
| Duplicate (25J0912-DUP1) | | Prepared: 10/23/25 08:45 Analyzed: 10/27/25 12:39 | | | | | | | | | | |
| <u>QC Source Sample: UST 1.1 (A5J1770-01)</u> | | | | | | | | | | | | |
| <u>NWTPH-Gx (MS)</u> | | | | | | | | | | | | |
| Gasoline Range Organics | ND | --- | 5.91 | mg/kg dry | 50 | --- | ND | --- | --- | --- | 30% | --- |
| <i>Surr: 4-Bromofluorobenzene (Sur)</i> | | <i>Recovery: 102 %</i> | | <i>Limits: 50-150 %</i> | | <i>Dilution: 1x</i> | | | | | | |
| <i>1,4-Difluorobenzene (Sur)</i> | | <i>100 %</i> | | <i>50-150 %</i> | | <i>"</i> | | | | | | |
| Duplicate (25J0912-DUP2) | | Prepared: 10/23/25 09:10 Analyzed: 10/27/25 14:13 | | | | | | | | | | |
| <u>QC Source Sample: UST 2.1 (A5J1770-04)</u> | | | | | | | | | | | | |
| <u>NWTPH-Gx (MS)</u> | | | | | | | | | | | | |
| Gasoline Range Organics | ND | --- | 5.89 | mg/kg dry | 50 | --- | ND | --- | --- | --- | 30% | --- |
| <i>Surr: 4-Bromofluorobenzene (Sur)</i> | | <i>Recovery: 101 %</i> | | <i>Limits: 50-150 %</i> | | <i>Dilution: 1x</i> | | | | | | |
| <i>1,4-Difluorobenzene (Sur)</i> | | <i>102 %</i> | | <i>50-150 %</i> | | <i>"</i> | | | | | | |

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ANALYTICAL REPORT

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| ACC Environmental Consultants, Inc. 3925 NE 72nd Ave. Suite 103 Vancouver, WA 98661 | Project: Fitz Project Number: 10681-001.00 Project Manager: Chris Daschel | Report ID: A5J1770 - 10 30 25 1338 |
|--|--|---|

QUALITY CONTROL (QC) SAMPLE RESULTS

BTEX+N Compounds by EPA 8260D

| Analyte | Result | Detection Limit | Reporting Limit | Units | Dilution | Spike Amount | Source Result | % REC | % REC Limits | RPD | RPD Limit | Notes |
|---|--------|------------------------|-----------------|-------------------------|----------|---------------------|---------------|-------|--------------|-----|-----------|-------|
| Batch 25J0912 - EPA 5035A | | | | | | | | | | | | |
| Soil | | | | | | | | | | | | |
| Blank (25J0912-BLK1) | | | | | | | | | | | | |
| Prepared: 10/27/25 09:00 Analyzed: 10/27/25 11:53 | | | | | | | | | | | | |
| <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 | --- | --- | --- | --- | --- | --- | --- |
| Naphthalene | ND | --- | 0.100 | mg/kg wet | 50 | --- | --- | --- | --- | --- | --- | --- |
| <i>Surr: 1,4-Difluorobenzene (Surr)</i> | | <i>Recovery: 104 %</i> | | <i>Limits: 80-120 %</i> | | <i>Dilution: 1x</i> | | | | | | |
| <i>Toluene-d8 (Surr)</i> | | <i>100 %</i> | | <i>80-120 %</i> | | <i>"</i> | | | | | | |
| <i>4-Bromofluorobenzene (Surr)</i> | | <i>96 %</i> | | <i>79-120 %</i> | | <i>"</i> | | | | | | |
| LCS (25J0912-BS1) | | | | | | | | | | | | |
| Prepared: 10/27/25 09:00 Analyzed: 10/27/25 11:06 | | | | | | | | | | | | |
| <u>5035A/8260D</u> | | | | | | | | | | | | |
| Benzene | 1.08 | --- | 0.0100 | mg/kg wet | 50 | 1.00 | --- | 108 | 80 - 120% | --- | --- | --- |
| Toluene | 1.12 | --- | 0.0500 | mg/kg wet | 50 | 1.00 | --- | 112 | 80 - 120% | --- | --- | --- |
| Ethylbenzene | 1.13 | --- | 0.0250 | mg/kg wet | 50 | 1.00 | --- | 113 | 80 - 120% | --- | --- | --- |
| Xylenes, total | 3.31 | --- | 0.0750 | mg/kg wet | 50 | 3.00 | --- | 110 | 80 - 120% | --- | --- | --- |
| Naphthalene | 1.05 | --- | 0.100 | mg/kg wet | 50 | 1.00 | --- | 105 | 80 - 120% | --- | --- | --- |
| <i>Surr: 1,4-Difluorobenzene (Surr)</i> | | <i>Recovery: 104 %</i> | | <i>Limits: 80-120 %</i> | | <i>Dilution: 1x</i> | | | | | | |
| <i>Toluene-d8 (Surr)</i> | | <i>100 %</i> | | <i>80-120 %</i> | | <i>"</i> | | | | | | |
| <i>4-Bromofluorobenzene (Surr)</i> | | <i>98 %</i> | | <i>79-120 %</i> | | <i>"</i> | | | | | | |
| Duplicate (25J0912-DUP1) | | | | | | | | | | | | |
| Prepared: 10/23/25 08:45 Analyzed: 10/27/25 12:39 | | | | | | | | | | | | |
| <u>QC Source Sample: UST 1.1 (A5J1770-01)</u> | | | | | | | | | | | | |
| <u>5035A/8260D</u> | | | | | | | | | | | | |
| Benzene | ND | --- | 0.0118 | mg/kg dry | 50 | --- | ND | --- | --- | --- | 30% | --- |
| Toluene | ND | --- | 0.0591 | mg/kg dry | 50 | --- | ND | --- | --- | --- | 30% | --- |
| Ethylbenzene | ND | --- | 0.0296 | mg/kg dry | 50 | --- | ND | --- | --- | --- | 30% | --- |
| Xylenes, total | ND | --- | 0.0887 | mg/kg dry | 50 | --- | ND | --- | --- | --- | 30% | --- |
| Naphthalene | ND | --- | 0.118 | mg/kg dry | 50 | --- | ND | --- | --- | --- | 30% | --- |
| <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>100 %</i> | | <i>80-120 %</i> | | <i>"</i> | | | | | | |
| <i>4-Bromofluorobenzene (Surr)</i> | | <i>96 %</i> | | <i>79-120 %</i> | | <i>"</i> | | | | | | |

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| ACC Environmental Consultants, Inc. 3925 NE 72nd Ave. Suite 103 Vancouver, WA 98661 | Project: Fitz Project Number: 10681-001.00 Project Manager: Chris Daschel | Report ID: A5J1770 - 10 30 25 1338 |
|--|--|---|

QUALITY CONTROL (QC) SAMPLE RESULTS

BTEX+N Compounds by EPA 8260D

| Analyte | Result | Detection Limit | Reporting Limit | Units | Dilution | Spike Amount | Source Result | % REC | % REC Limits | RPD | RPD Limit | Notes |
|---|--------|---|-----------------|-------------------------|----------|---------------------|---------------|-------|--------------|-----|-----------|-------|
| Batch 25J0912 - EPA 5035A | | | | | | Soil | | | | | | |
| Duplicate (25J0912-DUP2) | | Prepared: 10/23/25 09:10 Analyzed: 10/27/25 14:13 | | | | | | | | | | |
| QC Source Sample: UST 2.1 (A5J1770-04) | | | | | | | | | | | | |
| 5035A/8260D | | | | | | | | | | | | |
| Benzene | ND | --- | 0.0118 | mg/kg dry | 50 | --- | ND | --- | --- | --- | 30% | |
| Toluene | ND | --- | 0.0589 | mg/kg dry | 50 | --- | ND | --- | --- | --- | 30% | |
| Ethylbenzene | ND | --- | 0.0295 | mg/kg dry | 50 | --- | ND | --- | --- | --- | 30% | |
| Xylenes, total | ND | --- | 0.0884 | mg/kg dry | 50 | --- | ND | --- | --- | --- | 30% | |
| Naphthalene | ND | --- | 0.118 | mg/kg dry | 50 | --- | ND | --- | --- | --- | 30% | |
| <i>Surr: 1,4-Difluorobenzene (Surr)</i> | | <i>Recovery: 103 %</i> | | <i>Limits: 80-120 %</i> | | <i>Dilution: 1x</i> | | | | | | |
| <i>Toluene-d8 (Surr)</i> | | <i>101 %</i> | | <i>80-120 %</i> | | <i>"</i> | | | | | | |
| <i>4-Bromofluorobenzene (Surr)</i> | | <i>94 %</i> | | <i>79-120 %</i> | | <i>"</i> | | | | | | |

| | | | | | | | | | | | | |
|--|------|------------------------|--------|-------------------------|----|---|----|------------|------------------|-----|-----|------|
| Matrix Spike (25J0912-MS1) | | | | | | Prepared: 10/23/25 10:15 Analyzed: 10/27/25 15:47 | | | | | | |
| QC Source Sample: Disp (A5J1770-07) | | | | | | | | | | | | |
| 5035A/8260D | | | | | | | | | | | | |
| Benzene | 1.44 | --- | 0.0119 | mg/kg dry | 50 | 1.19 | ND | 121 | 77 - 121% | --- | --- | |
| Toluene | 1.44 | --- | 0.0596 | mg/kg dry | 50 | 1.19 | ND | 121 | 77 - 121% | --- | --- | |
| Ethylbenzene | 1.47 | --- | 0.0298 | mg/kg dry | 50 | 1.19 | ND | 124 | 76 - 122% | --- | --- | Q-01 |
| Xylenes, total | 4.28 | --- | 0.0894 | mg/kg dry | 50 | 3.57 | ND | 120 | 78 - 124% | --- | --- | |
| Naphthalene | 1.24 | --- | 0.119 | mg/kg dry | 50 | 1.19 | ND | 105 | 62 - 129% | --- | --- | |
| <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>94 %</i> | | <i>79-120 %</i> | | <i>"</i> | | | | | | |

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| ACC Environmental Consultants, Inc. 3925 NE 72nd Ave. Suite 103 Vancouver, WA 98661 | Project: Fitz Project Number: 10681-001.00 Project Manager: Chris Daschel | Report ID: A5J1770 - 10 30 25 1338 |
|--|--|---|

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 25J0822 - Dry Weight Prep (EPA 8000D) | | | | | | Soil | | | | | | |
| Duplicate (25J0822-DUP6) | | Prepared: 10/23/25 13:06 Analyzed: 10/24/25 08:38 | | | | | | | | | | |
| QC Source Sample: UST 1.1 (A5J1770-01) | | | | | | | | | | | | |
| EPA 8000D | | | | | | | | | | | | |
| % Solids | 91.0 | --- | 1.00 | % | 1 | --- | 91.0 | --- | --- | 0.05 | 10% | |

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Cameron O'Brien, Project Manager



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SAMPLE PREPARATION INFORMATION

Diesel and/or Oil Hydrocarbons by NWTPH-Dx

Prep: EPA 3546 (Fuels)

| Lab Number | Matrix | Method | Sampled | Prepared | Sample Initial/Final | Default Initial/Final | RL Prep Factor |
|-----------------------|--------|----------|----------------|----------------|----------------------|-----------------------|----------------|
| <u>Batch: 25J0847</u> | | | | | | | |
| A5J1770-01 | Soil | NWTPH-Dx | 10/23/25 08:45 | 10/24/25 08:12 | 11.45g/5mL | 10g/5mL | 0.87 |
| A5J1770-02 | Soil | NWTPH-Dx | 10/23/25 08:52 | 10/24/25 08:12 | 11.44g/5mL | 10g/5mL | 0.87 |
| A5J1770-03 | Soil | NWTPH-Dx | 10/23/25 08:59 | 10/24/25 08:12 | 11.66g/5mL | 10g/5mL | 0.86 |
| A5J1770-04 | Soil | NWTPH-Dx | 10/23/25 09:10 | 10/24/25 08:12 | 11.29g/5mL | 10g/5mL | 0.89 |
| A5J1770-05 | Soil | NWTPH-Dx | 10/23/25 09:20 | 10/24/25 08:12 | 11.57g/5mL | 10g/5mL | 0.86 |
| A5J1770-06 | Soil | NWTPH-Dx | 10/23/25 09:40 | 10/24/25 08:12 | 11.26g/5mL | 10g/5mL | 0.89 |
| A5J1770-07 | Soil | NWTPH-Dx | 10/23/25 10:15 | 10/24/25 08:12 | 11.5g/5mL | 10g/5mL | 0.87 |

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: 25J0912</u> | | | | | | | |
| A5J1770-01 | Soil | NWTPH-Gx (MS) | 10/23/25 08:45 | 10/23/25 08:45 | 5.07g/5mL | 5g/5mL | 0.99 |
| A5J1770-02 | Soil | NWTPH-Gx (MS) | 10/23/25 08:52 | 10/23/25 08:52 | 5.05g/5mL | 5g/5mL | 0.99 |
| A5J1770-03 | Soil | NWTPH-Gx (MS) | 10/23/25 08:59 | 10/23/25 08:59 | 5.01g/5mL | 5g/5mL | 1.00 |
| A5J1770-04 | Soil | NWTPH-Gx (MS) | 10/23/25 09:10 | 10/23/25 09:10 | 4.91g/5mL | 5g/5mL | 1.02 |
| A5J1770-05 | Soil | NWTPH-Gx (MS) | 10/23/25 09:20 | 10/23/25 09:20 | 5.1g/5mL | 5g/5mL | 0.98 |
| A5J1770-06 | Soil | NWTPH-Gx (MS) | 10/23/25 09:40 | 10/23/25 09:40 | 4.1g/5mL | 5g/5mL | 1.22 |
| A5J1770-07 | Soil | NWTPH-Gx (MS) | 10/23/25 10:15 | 10/23/25 10:15 | 5.1g/5mL | 5g/5mL | 0.98 |

BTEX+N Compounds by EPA 8260D

Prep: EPA 5035A

| Lab Number | Matrix | Method | Sampled | Prepared | Sample Initial/Final | Default Initial/Final | RL Prep Factor |
|-----------------------|--------|-------------|----------------|----------------|----------------------|-----------------------|----------------|
| <u>Batch: 25J0912</u> | | | | | | | |
| A5J1770-01 | Soil | 5035A/8260D | 10/23/25 08:45 | 10/23/25 08:45 | 5.07g/5mL | 5g/5mL | 0.99 |
| A5J1770-02 | Soil | 5035A/8260D | 10/23/25 08:52 | 10/23/25 08:52 | 5.05g/5mL | 5g/5mL | 0.99 |
| A5J1770-03 | Soil | 5035A/8260D | 10/23/25 08:59 | 10/23/25 08:59 | 5.01g/5mL | 5g/5mL | 1.00 |
| A5J1770-04 | Soil | 5035A/8260D | 10/23/25 09:10 | 10/23/25 09:10 | 4.91g/5mL | 5g/5mL | 1.02 |
| A5J1770-05 | Soil | 5035A/8260D | 10/23/25 09:20 | 10/23/25 09:20 | 5.1g/5mL | 5g/5mL | 0.98 |
| A5J1770-06 | Soil | 5035A/8260D | 10/23/25 09:40 | 10/23/25 09:40 | 4.1g/5mL | 5g/5mL | 1.22 |
| A5J1770-07 | Soil | 5035A/8260D | 10/23/25 10:15 | 10/23/25 10:15 | 5.1g/5mL | 5g/5mL | 0.98 |

Percent Dry Weight

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| ACC Environmental Consultants, Inc. 3925 NE 72nd Ave. Suite 103 Vancouver, WA 98661 | Project: Fitz Project Number: 10681-001.00 Project Manager: Chris Daschel | Report ID: A5J1770 - 10 30 25 1338 |
|--|--|---|

SAMPLE PREPARATION INFORMATION

Percent Dry Weight

Prep: Dry Weight Prep (EPA 8000D)

| Lab Number | Matrix | Method | Sampled | Prepared | Sample Initial/Final | Default Initial/Final | RL Prep Factor |
|-----------------------|--------|-----------|----------------|----------------|----------------------|-----------------------|----------------|
| <u>Batch: 25J0822</u> | | | | | | | |
| A5J1770-01 | Soil | EPA 8000D | 10/23/25 08:45 | 10/23/25 13:06 | 1g | 1g | 1.00 |
| A5J1770-02 | Soil | EPA 8000D | 10/23/25 08:52 | 10/23/25 13:06 | 1g | 1g | 1.00 |
| A5J1770-03 | Soil | EPA 8000D | 10/23/25 08:59 | 10/23/25 13:06 | 1g | 1g | 1.00 |
| A5J1770-04 | Soil | EPA 8000D | 10/23/25 09:10 | 10/23/25 13:06 | 1g | 1g | 1.00 |
| A5J1770-05 | Soil | EPA 8000D | 10/23/25 09:20 | 10/23/25 13:06 | 1g | 1g | 1.00 |
| A5J1770-06 | Soil | EPA 8000D | 10/23/25 09:40 | 10/23/25 13:06 | 1g | 1g | 1.00 |
| A5J1770-07 | Soil | EPA 8000D | 10/23/25 10:15 | 10/23/25 13:06 | 1g | 1g | 1.00 |

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Cameron O'Brien, Project Manager



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QUALIFIER DEFINITIONS

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

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Q-01 Spike recovery and/or RPD is outside acceptance limits.

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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 and Detection Limits: Default Limits

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

Reporting Conventions:

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

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).

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Table with 3 columns: Client (ACC Environmental Consultants, Inc.), Project (Fitz), and Report ID (A5J1770 - 10 30 25 1338).

REPORTING NOTES AND CONVENTIONS (Cont.):

Blanks:

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

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

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.

Apex Laboratories

Cameron O'Brien signature

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ANALYTICAL REPORT

Apex Laboratories, LLC

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

ACC Environmental Consultants, Inc.

3925 NE 72nd Ave. Suite 103
Vancouver, WA 98661

Project: **Fitz**

Project Number: **10681-001.00**

Project Manager: **Chris Daschel**

Report ID:

A5J1770 - 10 30 25 1338

Decanted Samples:

Soils/Sediments:

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

Water Samples:

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

Volatiles Soils (5035s)

Samples that are field preserved by 5035 for volatiles are dry weight corrected using the same dry weight correction as for normal analyses. In the case of decanted samples, the dry weight may be performed on a decanted sample, while the aliquot for 5035 may not have been treated the same way. If this is a concern, please submit separate containers for dry weight analysis for volatiles can be provided.

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

Apex Laboratories

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Cameron O'Brien, Project Manager



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Apex Laboratories, LLC

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| | | |
|--|--|---|
| ACC Environmental Consultants, Inc. 3925 NE 72nd Ave. Suite 103 Vancouver, WA 98661 | Project: Fitz Project Number: 10681-001.00 Project Manager: Chris Daschel | Report ID: A5J1770 - 10 30 25 1338 |
|--|--|---|

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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ACC Environmental Consultants, Inc. Project: **Fitz**
3925 NE 72nd Ave. Suite 103 Project Number: **10681-001.00**
Vancouver, WA 98661 Project Manager: **Chris Daschel** **Report ID:**
A5J1770 - 10 30 25 1338

| | | | |
|--|----------|--|--------------------------|
| CHAIN OF CUSTODY | | Lab # A5J1770 | COC 1 of 1 |
| Company: ACC Environmental Consultants, Inc. Address: 3925 NE 72nd Ave. Suite 103 Vancouver, WA 98661 Project Mgr: Chris Daschel Project Name: Fitz Project #: 10681-001.00 Phone: 971 344 7055 Email: cdaschel@accenv.com | | Project #: 10681-001.00 PO # | |
| Sampled by: Peter Price State Sampled: OR WA Other: _____ County: Columbia | | | |
| SAMPLE ID | DATE | TIME | MATRIX |
| 1 UST 1.1 | 10/23/25 | 0845 | Sill 3 |
| 2 UST 1.2 | } | 0852 | } |
| 3 UST 1.3 | | 0859 | |
| 4 UST 2.1 | } | 0910 | } |
| 5 UST 2.2 | | 0920 | |
| 6 K Pipe | | 0940 | |
| 7 Disp | ↓ | 1015 | ↓ |
| 8 | | | |
| 9 | | | |
| 10 | | | |

| | |
|---|---|
| ANALYSIS REQUEST AB, SB, AS, BA, BS, BC, CD, CA, CR, CU, CN, FE, PB, HG, MG, MN, MO, NI, K, SO, AR, NA, TL, V, ZN TOTAL DISS. TCLP TCLP Metals (9) PAH Extract & Hold? (Waters) HOLD Archive - Frozen | SPECIAL INSTRUCTIONS: Follow ups pending initial results? <input type="checkbox"/> |
|---|---|

| | |
|--|---|
| TURN AROUND TIME Standard TAT = 5 BUSINESS DAYS RUSH REQUEST: <input type="checkbox"/> 1 day <input type="checkbox"/> 2 day <input type="checkbox"/> 3 day <input type="checkbox"/> 4 day Time needed by: _____ For TAT calculations, samples received after 3pm will be considered received the next business day. Data will be reported by 6pm. Samples with <72 hrs of hold time may be surcharged. SAMPLES ARE HELD FOR 30 DAYS | RECEIVED BY: Signature: _____ Date: 10/23/25 Printed Name: Peter Price Time: 1127 Company: ACC |
| RELINQUISHED BY: Signature: _____ Date: 10/23/25 Printed Name: Peter Price Time: 1127 Company: ACC | RECEIVED BY: Signature: _____ Date: _____ Printed Name: _____ Time: _____ Company: _____ |

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|--|--|---|

APEX LABS COOLER RECEIPT FORM

Client: ACC Environmental Consultants, Inc. Element WO#: A5 J1770
Project/Project #: Fitz 10681-001.00

Delivery Info:

Date/time received: 10/23/25 @ 1127 By: APW
 Delivered by: Apex Client ESS FedEx UPS Radio Morgan SDS Evergreen Other
 From USDA Regulated Origin? Yes No

Cooler Inspection Date/time inspected: 10/23/25 @ 1127 By: APW

Chain of Custody included? Yes No
 Signed/dated by client? Yes No
 Contains USDA Reg. Soils? Yes No Unsure (email RegSoils)

| | Cooler #1 | Cooler #2 | Cooler #3 | Cooler #4 | Cooler #5 | Cooler #6 | Cooler #7 |
|----------------------------|-------------|-----------|-----------|-----------|-----------|-----------|-----------|
| Temperature (°C) | <u>0.3</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>Real</u> | | | | | | |
| Condition (In/Out): | <u>In</u> | | | | | | |

Cooler out of temp? (Y/N) Possible reason why: _____
 Green dots applied to out of temperature samples? Yes No
 Out of temperature samples form initiated? Yes No

Sample Inspection: Date/time inspected: 10/23/25 @ 1143 By: APW
 All samples intact? Yes No Comments: _____

Bottle labels/COCs agree? Yes No Comments: UST 2.1 1/2 VOA's have no T.

COC/container discrepancies form initiated? Yes No

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

Do VOA vials have visible headspace? Yes No NA

Comments: _____

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

Comments: _____

Labeled by: APW Witness: KN Cooler Inspected by: APW
Form Y-003 R-02

C O'Brien