



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: 87853

ISSUED TO:

Annette Coyle
1532 2nd St
Columbia City, Oregon 97018

DECOMMISSION CERTIFICATE NUMBER:

26-87853-DECOM

FACILITY NAME AND LOCATION:

Graham Warehouse Property
850 N Graham St
Portland, Oregon 97227-1606

TANK OWNER:

Annette Coyle

PERMITTEE:

REGULATION TYPE: Decommission

TANK PERMIT:

87853_A

TANK ID NO:

1

TANK SIZE:

675 Gallons

TANK CONTENTS:

Other

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: 01/21/2026

Mark Drouin

Underground Storage Tanks Compliance Program Manager

Regulated Substance Delivery Not Authorized

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

Site Address:
**850 N Graham St
Portland, Oregon 97227**

Prepared For:
ANNETTE COYLE

Property Owner:
**ANNETTE COYLE
1532 2ND ST
COLUMBIA CITY, OR 97018**

**Date Issued: February 23, 2026
Project Number 26-73779
DEQ File Number 26-26-0046**

Prepared By:

ALPHA ENVIRONMENTAL SERVICES, INC.
11080 SW ALLEN BLVD, SUITE 100
BEAVERTON, OR 97005
TEL (503) 292-5346 FAX (503) 203-1516

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1 INTRODUCTION

Alpha Environmental Services, Inc. (Alpha) was retained by Annette Coyle to conduct a decommissioning and Soil Matrix cleanup for an underground storage tank (UST) located at 850 N Graham St, Portland, OR (the Site). The protocol used for this project is in general conformance with Oregon Administrative Rules (OARs) 340-150-0600 through 340-150-0660.

The Site consists of a warehouse property and is located in a primarily industrial area (Figure 1).

1.1.1 *Applicability*

Alpha Environmental Services, Inc. asserts that the Soil Matrix cleanup is appropriate for this Site based on the following:

- The release is from an underground storage tank.
- Automatic Transmission Fluid appears to be the sole source of petroleum contamination.
- No free product is present.
- Contamination is limited to soil only.
- Contaminated soil above 500 parts per million (ppm) has been removed.
- Soil Matrix score criteria is met (see Appendix D)

1.1.2 *Scope of Services*

The scope of services for this project included:

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

1.1.3 Geology/Hydrology

No surface waters or wetlands are within a quarter mile of the site. The site elevation is approximately 63 feet above mean sea level (MSL).

A search of Oregon Water Resources Department well logs within 0.25 mile of the Site identified multiple temporary wells. No domestic, irrigation, or potable supply wells were identified within this radius. Reported static water levels (SWL) in nearby wells range from approximately 27 to 60 feet below ground surface (bsg). The shallowest documented static water level (27 feet bgs) supports selection of the 25-50 foot depth-to-groundwater category in the Soil Matrix evaluation. Relevant well logs are included in Appendix D.

Nearby OWRD Well Log Summary						
WRD ID #	County	Address	Appx Dist (ft)	Direction from Site	Elevation (ft)	SWL (ft bsg)
1010	MULT	832 N Russell St	660	S	65	55
136432	MULT	2503 N Mississippi Ave	915	S	51	44
115297	MULT	817 N Russell St	547	S	71	52
135985	MULT	2429 N Borthwick Ave	800	SE	76	60
87644	MULT	2745 N Interstate Ave	438	W	34	27

No groundwater was encountered during excavation activities to a maximum depth of approximately 12 feet below ground surface. Based on regional topography and USGS groundwater mapping, the inferred groundwater flow direction in the area is toward the southwest.

2 SITE WORK

2.1.1 Tank Information

The 660-gallon former UST is located east of the building, in a generally east-west orientation and at a bottom depth of approximately 76 inches below surface grade (bsg). It appears that this tank was originally installed as an underground heating oil tank and was converted at some point to hold automatic transmission fluid. The tank appeared to have been modified with a manual pump/dispenser line that terminated at the exterior wall of the warehouse building.

2.1.2 Decommissioning

On January 16, 2026, representatives of Alpha began decommissioning the UST. Alpha removed by excavator the apparently uncontaminated soil overlying the tank and set it aside in an isolated pile. A portion of the top of the tank was cut away with a reciprocating saw to expose the tank interior. Approximately 400 gallons of unused product (emulsified fuel, sludge, and water) were pumped out and delivered to Oil Refining Company of Portland, Oregon for recycling (Appendix B). The tank interior was thoroughly cleaned by hand to remove any remaining product. The tank had normal pitting and rusting due to age. The tank and its dispenser line were then removed via excavator. This allowed careful observation of the entire area of soil beneath the former location of the UST.

2.1.3 Initial Sample Collection

To assess the possible presence of a below-ground release at the Site, one soil sample was collected from beneath each end of the removed tank. These two samples were collected with a decontaminated trowel from soils several inches beneath the former tank location. Additionally, one sample was collected beneath the termination end point of the dispenser line.

2.1.4 Petroleum-Contaminated Soil Removal

Petroleum-contaminated soil (PCS) below the former tank location and the dispenser line termination point, including the soil represented by the original samples, was removed and carried by excavator to a nearby dump trailer for removal from the Site. Approximately 22.04 tons of PCS were removed in this manner. Soil removal continued downward until the excavation sidewalls and floor appeared to be clean. Alpha representatives then collected soil samples with a decontaminated trowel from several inches beneath/beyond the pit floor/walls to confirm the success of the cleanup.

The PCS was removed in 4 different stages:

Date Removed	Amount (Tons)	Disposal Location
2/12/2026	5.48	Hillsboro Landfill
2/12/2026	5.58	Hillsboro Landfill
2/12/2026	5.69	Hillsboro Landfill
2/12/2026	5.29	Hillsboro Landfill

2.1.5 Post Excavation Work

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

The fluid removed from the tank was taken to Oil Re-Refining Company of Portland, Oregon for recycling. The tank and associated piping were removed from the Site by Alpha and delivered to Metro Metals for recycling (see Appendix A for receipts).

2.1.6 Soil Sampling Procedures

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

3 LABORATORY RESULTS

Laboratory analytical results are presented in the following table:

Table 1 Exploration Summary, NWTPH-DX Analysis:

Sample	Date	Location	Depth	Purpose	Diesel	Heavy-Oil
LT-12"	1/27/2026	Line Termination	12"	Site Assessment	1,310	ND
W(PF)-88"	1/27/2026	West-Pit Floor	88"	Site Assessment	38,200	ND
EF(PF)-88"	1/27/2026	East-Pit Floor	88"	Site Assessment	2,700	ND
W(PW)11'	2/12/2026	West-Wall	11'	Additional Sample	ND	ND
S(PW)11'	2/12/2026	South-Wall	11'	Additional Sample	ND	ND
E(PW)11'	2/12/2026	East-Wall	11'	Additional Sample	39	ND
N(PW)11'	2/12/2026	North-Wall	11'	Additional Sample	ND	ND
W(PF)12'	2/12/2026	West-Pit Floor	12'	Confirmatory	ND	ND
E(PF)12'	2/12/2026	East-Pit Floor	12'	Confirmatory	ND	ND
LT-2'	2/17/2026	LT-Pit Floor	2'	Confirmatory	ND	ND

4 CONCLUSIONS AND RECOMMENDATIONS

4.1.1 Conclusions

Results of the soil samples representing remaining Site soil did not exceed the appropriate soil matrix cleanup level (Level 2) for this site of 500ppm. Remediation at the site has been completed, and this report has been prepared, in accordance with OAR 340-150-0600 through 340-150-0660.

4.1.2 Recommendations

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

4.1.3 Signature

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

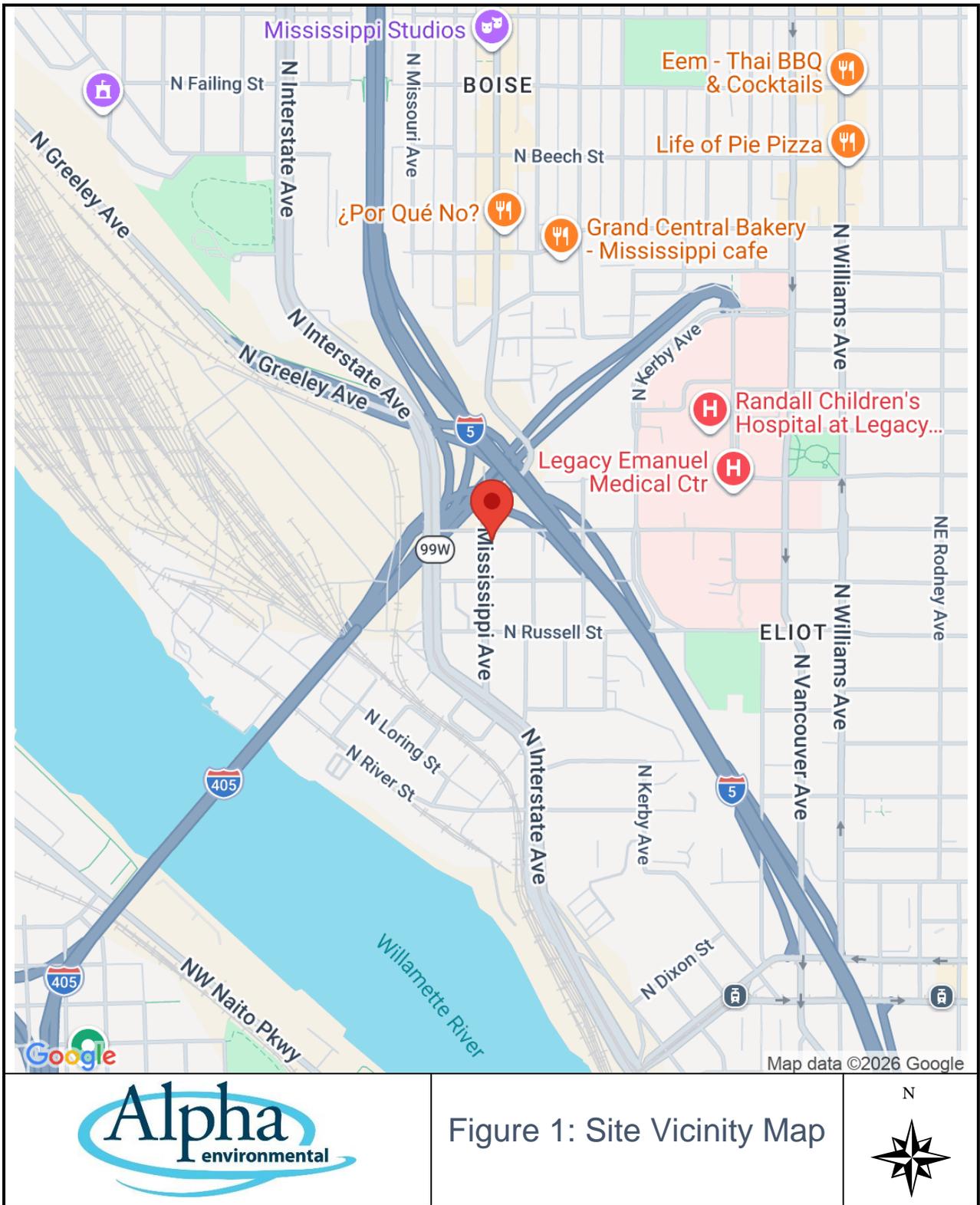


AMBER BAKER
TANKS DEPARTMENT #30045
EXPIRATION: 5/13/27

February 23, 2026

DATE

ALPHA ENVIRONMENTAL SERVICES, INC.
DEQ LICENSED SERVICE PROVIDER # 17684
EXPIRATION: NOVEMBER 3, 2026



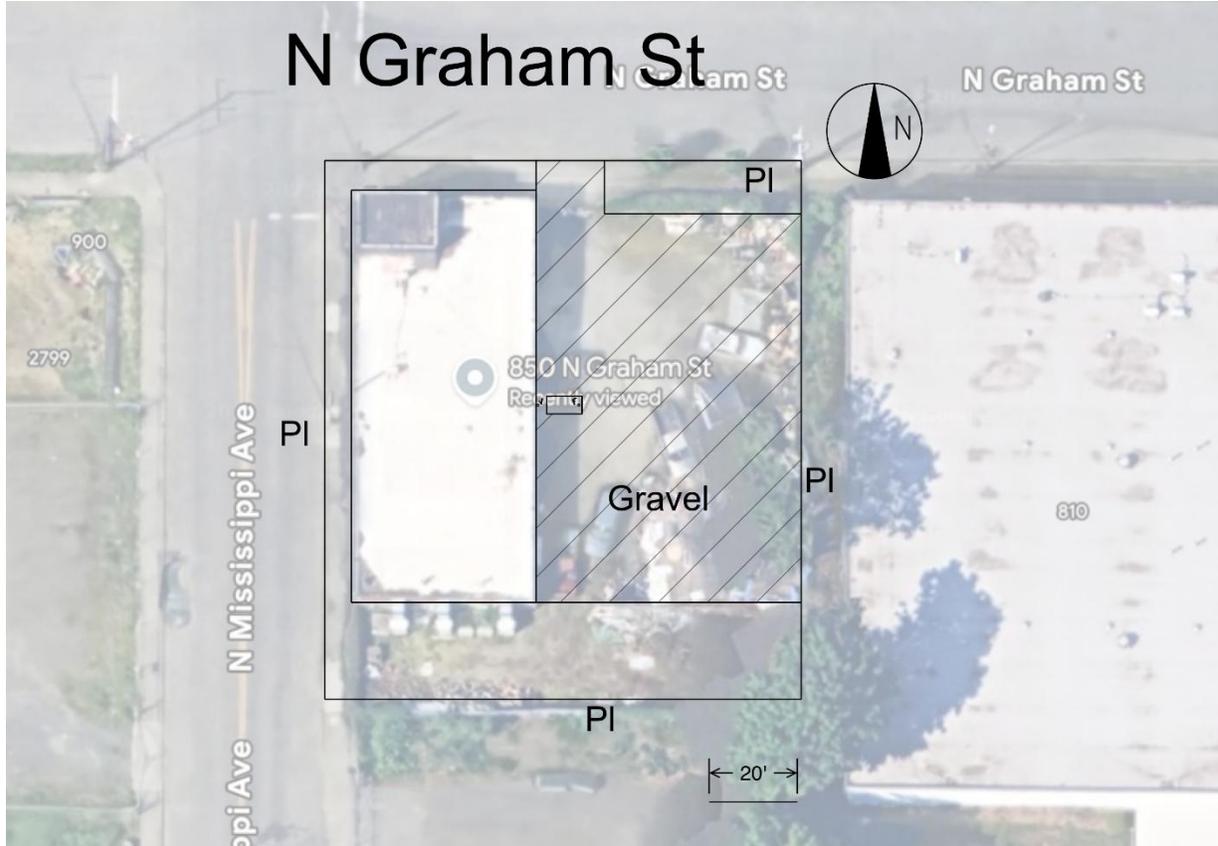
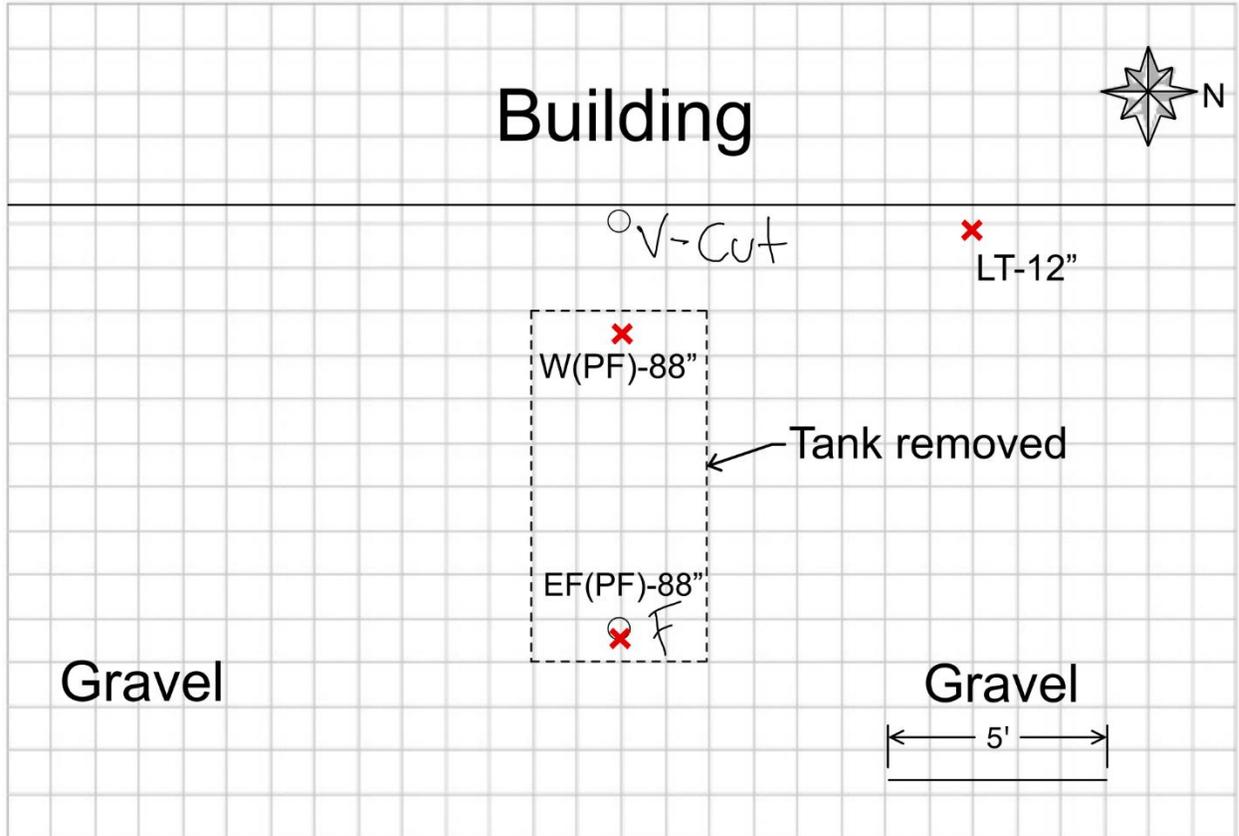


Figure 2: Site Plan



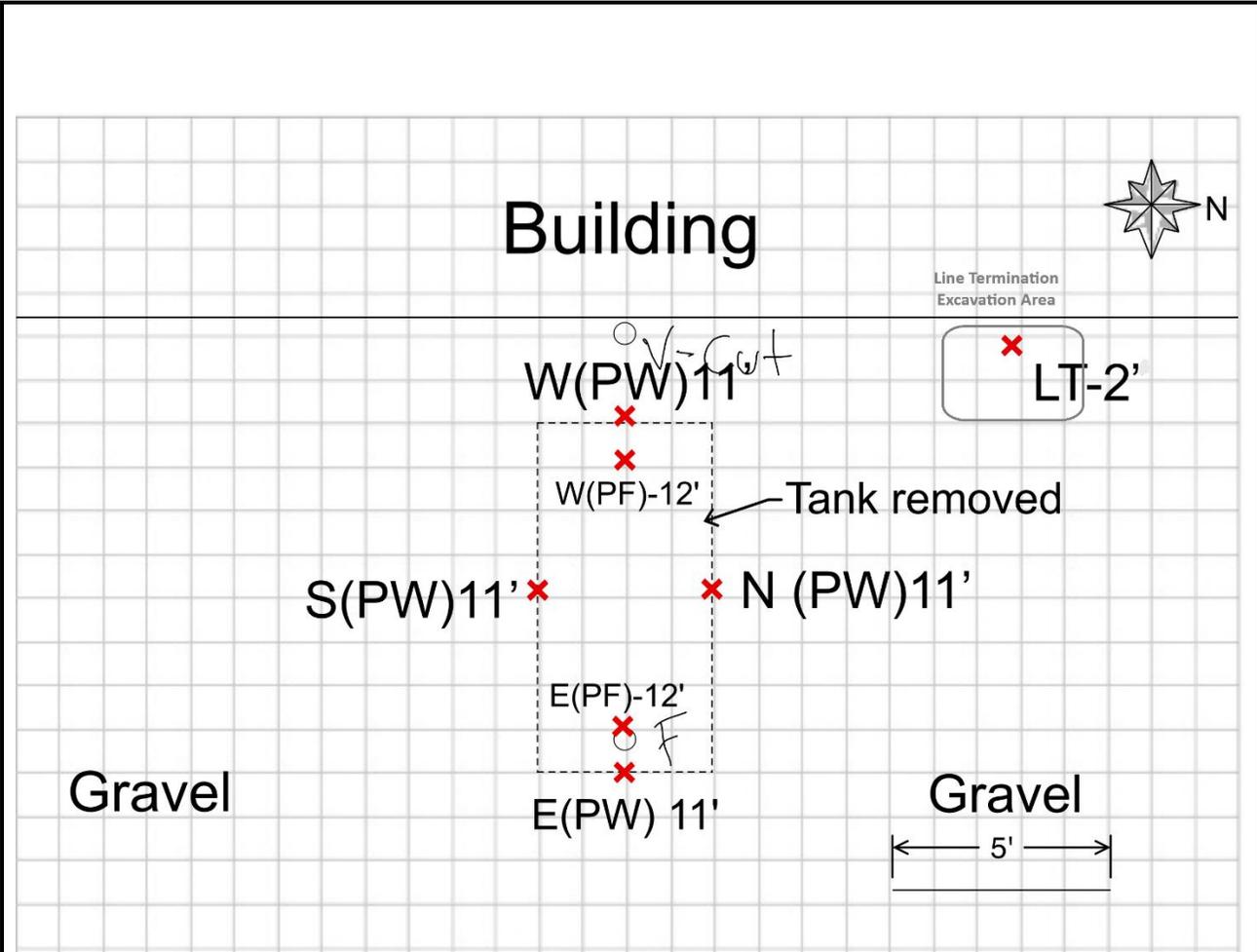


Sample	Date	Location	Depth	Purpose	Diesel	Heavy-Oil
LT-12"	1/27/2026	Line Termination	12"	Site Assessment	1,310	ND
W(PF)-88"	1/27/2026	West-Pit Floor	88"	Site Assessment	38,200	ND
EF(PF)-88"	1/27/2026	East-Pit Floor	88"	Site Assessment	2,700	ND



Figure 3: Sample Map # 1





Sample	Date	Location	Depth	Purpose	Diesel	Heavy-Oil
W(PW)11'	2/12/2026	West-Wall	11'	Additional Sample	ND	ND
S(PW)11'	2/12/2026	South-Wall	11'	Additional Sample	ND	ND
E(PW)11'	2/12/2026	East-Wall	11'	Additional Sample	39	ND
N(PW)11'	2/12/2026	North-Wall	11'	Additional Sample	ND	ND
W(PF)12'	2/12/2026	West-Pit Floor	12'	Confirmatory	ND	ND
E(PF)12'	2/12/2026	East-Pit Floor	12'	Confirmatory	ND	ND
LT-2'	2/17/2026	LT-Pit Floor	2'	Confirmatory	ND	ND



Figure 4: Sample Map # 2



APPENDIX A

LABORATORY REPORTS



ANALYTICAL REPORT

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

Wednesday, February 18, 2026
Erick Gonzalez
Alpha Environmental
11080 SW Allen Blvd, Suite 100
Beaverton, OR 97005

RE: A6B1466 - 850 N Graham St. 26-73779

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 A6B1466, which was received by the laboratory on 2/17/2026 at 4:30:00PM.

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

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

Cooler Receipt Information
Acceptable Receipt Temperature is less than, or equal to, 6 degC (not frozen), or received on ice the same day as sampling.
(Default Cooler 2.1 degC)

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



Apex Laboratories

Cobrien (handwritten signature)

Cameron O'Brien, Project Manager

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



ANALYTICAL REPORT

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

<u>Alpha Environmental</u> 11080 SW Allen Blvd, Suite 100 Beaverton, OR 97005	Project#: <u>850 N Graham St. 26-73779</u> Project Manager: Erick Gonzalez	<u>Report ID:</u> A6B1466 - 02 18 26 1122
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ANALYTICAL REPORT FOR SAMPLES

SAMPLE INFORMATION				
Client Sample ID	Laboratory ID	Matrix	Date Sampled	Date Received
26-73779 LT-2'	A6B1466-01	Soil	02/16/26 15:00	02/17/26 16:30

Apex Laboratories

Cameron O'Brien, Project Manager

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Alpha Environmental 11080 SW Allen Blvd, Suite 100 Beaverton, OR 97005	Project#: 850 N Graham St. 26-73779 Project Manager: Erick Gonzalez	Report ID: A6B1466 - 02 18 26 1122
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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
26-73779 LT-2' (A6B1466-01)			Matrix: Soil		Batch: 26B0583			
Diesel	ND	---	22.1	mg/kg dry	1	02/18/26 01:19	NWTPH-Dx	
Oil	ND	---	44.1	mg/kg dry	1	02/18/26 01:19	NWTPH-Dx	
<i>Surrogate: o-Terphenyl (Surr)</i>		<i>Recovery: 74 %</i>		<i>Limits: 50-150 %</i>		<i>1</i>	<i>02/18/26 01:19</i>	<i>NWTPH-Dx</i>

Apex Laboratories

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	
26-73779 LT-2' (A6B1466-01)				Matrix: Soil		Batch: 26B0560			
% Solids	76.6	---	1.00	%	1	02/18/26 08:24	EPA 8000D		

Apex Laboratories

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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 26B0583 - EPA 3546 (Fuels)						Soil						
Blank (26B0583-BLK1)		Prepared: 02/17/26 17:37 Analyzed: 02/17/26 20:14										
<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: 96% Limits: 50-150% Dilution: 1x</i>										
LCS (26B0583-BS1)		Prepared: 02/17/26 17:37 Analyzed: 02/17/26 20:36										
<u>NWTPH-Dx</u>												
Diesel	122	---	20.0	mg/kg wet	1	125	---	97	38 - 132%	---	---	---
<i>Surr: o-Terphenyl (Surr)</i>		<i>Recovery: 96% Limits: 50-150% 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

Percent Dry Weight

Analyte	Result	Detection Limit	Reporting Limit	Units	Dilution	Spike Amount	Source Result	% REC	% REC Limits	RPD	RPD Limit	Notes
Batch 26B0560 - 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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SAMPLE PREPARATION INFORMATION

Diesel and/or Oil Hydrocarbons by NWTPH-Dx

Prep: EPA 3546 (Fuels)					Sample	Default	RL Prep
Lab Number	Matrix	Method	Sampled	Prepared	Initial/Final	Initial/Final	Factor
Batch: 26B0583							
A6B1466-01	Soil	NWTPH-Dx	02/16/26 15:00	02/17/26 17:37	11.83g/5mL	10g/5mL	0.85

Percent Dry Weight

Prep: Dry Weight Prep (EPA 8000D)					Sample	Default	RL Prep
Lab Number	Matrix	Method	Sampled	Prepared	Initial/Final	Initial/Final	Factor
Batch: 26B0560							
A6B1466-01	Soil	EPA 8000D	02/16/26 15:00	02/17/26 18:49	1g	1g	1.00

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QUALIFIER DEFINITIONS

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

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

Apex Laboratories

Cameron O'Brien, Project Manager

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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).

Apex Laboratories

Cameron O'Brien, Project Manager

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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.

Benzofluoranthene Isomer Reporting:

Due to coelutions present on the analytical column, the results reported for Benzo(b+j)fluoranthene(s) represent the concentration of both the Benzo(b)fluoranthene and Benzo(j)fluoranthene isomers. Calibration, validation and accreditation are based on the Benzo(b)fluoranthene isomer.

Apex Laboratories

Cameron O'Brien, Project Manager

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ANALYTICAL REPORT

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

<p>Alpha Environmental 11080 SW Allen Blvd, Suite 100 Beaverton, OR 97005</p>	<p>Project#: 850 N Graham St. 26-73779 Project Manager: Erick Gonzalez</p>	<p style="text-align: right;">Report ID: A6B1466 - 02 18 26 1122</p>
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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

Cameron O'Brien, Project Manager

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Table with 3 columns: Client/Project info, Project Manager, and Report ID.

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

Cameron O'Brien, Project Manager

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Beaverton, OR 97005
Project#: 850 N Graham St. 26-73779
Project Manager: Erick Gonzalez
Report ID: A6B1466 - 02 18 26 1122

APEX LABS COOLER RECEIPT FORM
Client: Alpha Environmental
Element WO#: A6 B1466
Project/Project #: 850 N Graham St / 26-73779
Delivery Info:
Date/time received: 2/17/26 @ 1630 By: AJM
Delivered by: Apex Client ESS FedEx UPS Radio Morgan SDS Evergreen Other
From USDA Regulated Origin? Yes No
Cooler Inspection Date/time inspected: 2/17/26 @ 1705 By: AJM
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) 2.1
Custody seals? (Y/N) N
Received on ice? (Y/N) Y
Temp. blanks? (Y/N) Y
Ice type: (Gel/Real/Other) Gel
Condition (In/Out): In
Cooler out of temp? (Y/N) Possible reason why:
Green dots applied to out of temperature samples? Yes No
Out of temperature samples form initiated? Yes No
Sample Inspection: Date/time inspected: 2/17/26 @ 515 By: cmcg
All samples intact? Yes X No
Bottle labels/COCs agree? Yes X No
COC/container discrepancies form initiated? Yes No X
Containers/volumes received appropriate for analysis? Yes X No
Do VOA vials have visible headspace? Yes No NA X
Water samples: pH checked: Yes No NA X pH appropriate? Yes No NA X
Labeled by: [Signature] Witness: [Signature] Cooler Inspected by: [Signature]

Apex Laboratories

[Signature]

Cameron O'Brien, Project Manager

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ANALYTICAL REPORT

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

Friday, February 13, 2026
Erick Gonzalez
Alpha Environmental
11080 SW Allen Blvd, Suite 100
Beaverton, OR 97005

RE: A6B1336 - 850 N Graham St 26-73779

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 A6B1336, which was received by the laboratory on 2/12/2026 at 4:30:00PM.

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

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

Cooler Receipt Information
Acceptable Receipt Temperature is less than, or equal to, 6 degC (not frozen), or received on ice the same day as sampling.
(Default Cooler 2.6 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

Cobrien (signature)

Cameron O'Brien, Project Manager

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ORELAP ID: OR100062

<u>Alpha Environmental</u> 11080 SW Allen Blvd, Suite 100 Beaverton, OR 97005	Project#: <u>850 N Graham St 26-73779</u> Project Manager: Erick Gonzalez	<u>Report ID:</u> A6B1336 - 02 13 26 1318
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ANALYTICAL REPORT FOR SAMPLES

SAMPLE INFORMATION

Client Sample ID	Laboratory ID	Matrix	Date Sampled	Date Received
26-73779 E(PF)12'	A6B1336-01	Soil	02/12/26 15:20	02/12/26 16:30
26-73779 W(PF)12'	A6B1336-02	Soil	02/12/26 15:18	02/12/26 16:30
26-73779 N(PW)11'	A6B1336-03	Soil	02/12/26 15:21	02/12/26 16:30
26-73779 E(PW)11'	A6B1336-04	Soil	02/12/26 15:21	02/12/26 16:30
26-73779 S(PW)11'	A6B1336-05	Soil	02/12/26 15:21	02/12/26 16:30
26-73779 W(PW)11'	A6B1336-06	Soil	02/12/26 15:21	02/12/26 16:30

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Cameron O'Brien, Project Manager

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Alpha Environmental 11080 SW Allen Blvd, Suite 100 Beaverton, OR 97005	Project#: 850 N Graham St 26-73779	Report ID: A6B1336 - 02 13 26 1318
Project Manager: Erick Gonzalez		

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
26-73779 E(PF)12' (A6B1336-01)				Matrix: Soil		Batch: 26B0418		
Diesel	ND	---	21.4	mg/kg dry	1	02/12/26 23:01	NWTPH-Dx	
Oil	ND	---	42.8	mg/kg dry	1	02/12/26 23:01	NWTPH-Dx	
<i>Surrogate: o-Terphenyl (Surr)</i>		<i>Recovery: 84 %</i>		<i>Limits: 50-150 %</i>		<i>1</i>	<i>02/12/26 23:01</i>	<i>NWTPH-Dx</i>
26-73779 W(PF)12' (A6B1336-02)				Matrix: Soil		Batch: 26B0418		
Diesel	ND	---	21.3	mg/kg dry	1	02/12/26 23:21	NWTPH-Dx	
Oil	ND	---	42.6	mg/kg dry	1	02/12/26 23:21	NWTPH-Dx	
<i>Surrogate: o-Terphenyl (Surr)</i>		<i>Recovery: 82 %</i>		<i>Limits: 50-150 %</i>		<i>1</i>	<i>02/12/26 23:21</i>	<i>NWTPH-Dx</i>
26-73779 N(PW)11' (A6B1336-03)				Matrix: Soil		Batch: 26B0418		
Diesel	ND	---	22.9	mg/kg dry	1	02/12/26 23:42	NWTPH-Dx	
Oil	ND	---	45.8	mg/kg dry	1	02/12/26 23:42	NWTPH-Dx	
<i>Surrogate: o-Terphenyl (Surr)</i>		<i>Recovery: 83 %</i>		<i>Limits: 50-150 %</i>		<i>1</i>	<i>02/12/26 23:42</i>	<i>NWTPH-Dx</i>
26-73779 E(PW)11' (A6B1336-04)				Matrix: Soil		Batch: 26B0418		
Diesel	39.3	---	22.5	mg/kg dry	1	02/13/26 00:02	NWTPH-Dx	F-11
Oil	ND	---	45.0	mg/kg dry	1	02/13/26 00:02	NWTPH-Dx	
<i>Surrogate: o-Terphenyl (Surr)</i>		<i>Recovery: 84 %</i>		<i>Limits: 50-150 %</i>		<i>1</i>	<i>02/13/26 00:02</i>	<i>NWTPH-Dx</i>
26-73779 S(PW)11' (A6B1336-05)				Matrix: Soil		Batch: 26B0418		
Diesel	ND	---	21.5	mg/kg dry	1	02/13/26 00:22	NWTPH-Dx	
Oil	ND	---	43.1	mg/kg dry	1	02/13/26 00:22	NWTPH-Dx	
<i>Surrogate: o-Terphenyl (Surr)</i>		<i>Recovery: 85 %</i>		<i>Limits: 50-150 %</i>		<i>1</i>	<i>02/13/26 00:22</i>	<i>NWTPH-Dx</i>
26-73779 W(PW)11' (A6B1336-06)				Matrix: Soil		Batch: 26B0418		
Diesel	ND	---	19.9	mg/kg dry	1	02/13/26 00:42	NWTPH-Dx	
Oil	ND	---	39.9	mg/kg dry	1	02/13/26 00:42	NWTPH-Dx	
<i>Surrogate: o-Terphenyl (Surr)</i>		<i>Recovery: 67 %</i>		<i>Limits: 50-150 %</i>		<i>1</i>	<i>02/13/26 00:42</i>	<i>NWTPH-Dx</i>

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Cameron O'Brien, Project Manager

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503-718-2323
ORELAP ID: OR100062

Alpha Environmental 11080 SW Allen Blvd, Suite 100 Beaverton, OR 97005	Project#: 850 N Graham St 26-73779 Project Manager: Erick Gonzalez	Report ID: A6B1336 - 02 13 26 1318
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ANALYTICAL SAMPLE RESULTS

Percent Dry Weight								
Analyte	Sample Result	Detection Limit	Reporting Limit	Units	Dilution	Date Analyzed	Method Ref.	Notes
26-73779 E(PF)12' (A6B1336-01)				Matrix: Soil		Batch: 26B0445		
% Solids	78.7	---	1.00	%	1	02/13/26 08:08	EPA 8000D	
26-73779 W(PF)12' (A6B1336-02)				Matrix: Soil		Batch: 26B0445		
% Solids	83.0	---	1.00	%	1	02/13/26 08:08	EPA 8000D	
26-73779 N(PW)11' (A6B1336-03)				Matrix: Soil		Batch: 26B0445		
% Solids	78.6	---	1.00	%	1	02/13/26 08:08	EPA 8000D	
26-73779 E(PW)11' (A6B1336-04)				Matrix: Soil		Batch: 26B0445		
% Solids	74.9	---	1.00	%	1	02/13/26 08:08	EPA 8000D	
26-73779 S(PW)11' (A6B1336-05)				Matrix: Soil		Batch: 26B0445		
% Solids	77.8	---	1.00	%	1	02/13/26 08:08	EPA 8000D	
26-73779 W(PW)11' (A6B1336-06)				Matrix: Soil		Batch: 26B0445		
% Solids	84.9	---	1.00	%	1	02/13/26 08:08	EPA 8000D	

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QUALITY CONTROL (QC) SAMPLE RESULTS

Diesel and/or Oil Hydrocarbons by NWTPH-Dx

Analyte	Result	Detection Limit	Reporting Limit	Units	Dilution	Spike Amount	Source Result	% REC	% REC Limits	RPD	RPD Limit	Notes
Batch 26B0418 - EPA 3546 (Fuels)						Soil						
Blank (26B0418-BLK1)		Prepared: 02/12/26 08:40 Analyzed: 02/12/26 21:00										
<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: 88% Limits: 50-150% Dilution: 1x</i>										
LCS (26B0418-BS1)		Prepared: 02/12/26 08:40 Analyzed: 02/12/26 21:20										
<u>NWTPH-Dx</u>												
Diesel	116	---	20.0	mg/kg wet	1	125	---	93	38 - 132%	---	---	---
<i>Surr: o-Terphenyl (Surr)</i>		<i>Recovery: 100% Limits: 50-150% Dilution: 1x</i>										

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

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Cameron O'Brien, Project Manager

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---	---	---

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 26B0445 - Dry Weight Prep (EPA 8000D)						Soil						
Duplicate (26B0445-DUP2)			Prepared: 02/12/26 19:12 Analyzed: 02/13/26 08:08									
<u>QC Source Sample: 26-73779 W(PW)11' (A6B1336-06)</u>												
<u>EPA 8000D</u>												
% Solids	85.4	---	1.00	%	1	---	84.9	---	---	0.5	10%	

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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: 26B0418</u>							
A6B1336-01	Soil	NWTPH-Dx	02/12/26 15:20	02/12/26 18:55	11.86g/5mL	10g/5mL	0.84
A6B1336-02	Soil	NWTPH-Dx	02/12/26 15:18	02/12/26 18:55	11.3g/5mL	10g/5mL	0.89
A6B1336-03	Soil	NWTPH-Dx	02/12/26 15:21	02/12/26 18:55	11.12g/5mL	10g/5mL	0.90
A6B1336-04	Soil	NWTPH-Dx	02/12/26 15:21	02/12/26 18:55	11.88g/5mL	10g/5mL	0.84
A6B1336-05	Soil	NWTPH-Dx	02/12/26 15:21	02/12/26 18:55	11.93g/5mL	10g/5mL	0.84
A6B1336-06	Soil	NWTPH-Dx	02/12/26 15:21	02/12/26 18:55	11.81g/5mL	10g/5mL	0.85

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: 26B0445</u>							
A6B1336-01	Soil	EPA 8000D	02/12/26 15:20	02/12/26 19:12	1g	1g	1.00
A6B1336-02	Soil	EPA 8000D	02/12/26 15:18	02/12/26 19:12	1g	1g	1.00
A6B1336-03	Soil	EPA 8000D	02/12/26 15:21	02/12/26 19:12	1g	1g	1.00
A6B1336-04	Soil	EPA 8000D	02/12/26 15:21	02/12/26 19:12	1g	1g	1.00
A6B1336-05	Soil	EPA 8000D	02/12/26 15:21	02/12/26 19:12	1g	1g	1.00
A6B1336-06	Soil	EPA 8000D	02/12/26 15:21	02/12/26 19:12	1g	1g	1.00

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Cameron O'Brien, Project Manager

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<u>Alpha Environmental</u> 11080 SW Allen Blvd, Suite 100 Beaverton, OR 97005	Project#: <u>850 N Graham St 26-73779</u> Project Manager: <u>Erick Gonzalez</u>	<u>Report ID:</u> A6B1336 - 02 13 26 1318
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QUALIFIER DEFINITIONS

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

Apex Laboratories

F-11 The hydrocarbon pattern indicates possible weathered diesel, mineral oil, or a contribution from a related component.

Apex Laboratories

Cameron O'Brien, Project Manager

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REPORTING NOTES AND CONVENTIONS:

Abbreviations:

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

Detection Limits: Limit of Detection (LOD)

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

Reporting Limits: Limit of Quantitation (LOQ)

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

Reporting 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).

Apex Laboratories

Cameron O'Brien, Project Manager

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---	---	---

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, Project Manager

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ANALYTICAL REPORT

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

<p>Alpha Environmental 11080 SW Allen Blvd, Suite 100 Beaverton, OR 97005</p>	<p>Project#: 850 N Graham St 26-73779 Project Manager: Erick Gonzalez</p>	<p style="text-align: right;">Report ID: A6B1336 - 02 13 26 1318</p>
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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

Cameron O'Brien, Project Manager

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LABORATORY ACCREDITATION INFORMATION

ORELAP Certification ID: OR100062 (Primary Accreditation)
EPA ID: OR01039

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

Apex Laboratories

Matrix	Analysis	TNI_ID	Analyte	TNI_ID	Accreditation
--------	----------	--------	---------	--------	---------------

All reported analytes are included in Apex Laboratories' current ORELAP scope.

Secondary Accreditations

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

Subcontract Laboratory Accreditations

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

Field Testing Parameters

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

Apex Laboratories

Cameron O'Brien, Project Manager

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Alpha Environmental Project#: **850 N Graham St 26-73779**
 11080 SW Allen Blvd, Suite 100
 Beaverton, OR 97005 Project Manager: **Erick Gonzalez** Report ID: **A6B1336 - 02 13 26 1318**

CHAIN OF CUSTODY

Lab # A6B1336 COC # _____ of _____

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

Company: Alpha Project Mgr: Erick Project Name: 850 N Graham St Project #: 26-73779
 Address: _____ Phone: _____ Email: _____ PO # _____

Sampled by: CB

Site Location: _____
 State: OR County: WAL

SAMPLE ID	DATE	TIME	MATRIX	# OF CONTAINERS	ANALYSIS REQUEST			Hold Sample	Frozen Archive
					8081 PCBs	8082 PCBs	8081 PCBs		
E (PF) 12'	2/12	15:20 SL	1	X					
W (PF) 12'	15:18		2						
N (PW) 11'	15:21		1						
E (PW) 11'			2						
S (PW) 11'			1						
W (PW) 11'			1						

Standard Turn Around Time (TAT) = 10 Business Days

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

SPECIAL INSTRUCTIONS:

RELINQUISHED BY: Signature: _____ Date: <u>2/12/26</u> Printed Name: <u>Amber Baker</u> Company: <u>Apex</u>	RECEIVED BY: Signature: _____ Date: <u>2/12/26</u> Printed Name: <u>Amber Baker</u> Company: <u>Apex</u>
RELINQUISHED BY: Signature: _____ Date: _____ Printed Name: _____ Company: _____	RECEIVED BY: Signature: _____ Date: _____ Printed Name: _____ Company: _____

Form 1002 8-00

Apex Laboratories

Cameron O'Brien

Cameron O'Brien, Project Manager

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Alpha Environmental
11080 SW Allen Blvd, Suite 100
Beaverton, OR 97005
Project#: 850 N Graham St 26-73779
Project Manager: Erick Gonzalez
Report ID: A6B1336 - 02 13 26 1318

APEX LABS COOLER RECEIPT FORM
Client: Alpha Element WO#: A6 B1336
Project/Project #: 850 N Graham St / 26-73779
Delivery Info:
Date/time received: 2/12/20 @ 1630 By: AJM
Delivered by: Apex Client ESS FedEx UPS Radio Morgan SDS Evergreen Other
From USDA Regulated Origin? Yes No
Cooler Inspection Date/time inspected: 2/12/20 @ 1702 By: AJM
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) 2.6
Custody seals? (Y/N) N
Received on ice? (Y/N) Y
Temp. blanks? (Y/N) Y
Ice type: (Gel)Real/Other Gel
Condition (In/Out) In
Cooler out of temp? (Y/N) Possible reason why:
Green dots applied to out of temperature samples? Yes No
Out of temperature samples form initiated? Yes No
Sample Inspection: Date/time inspected: 2/12/20 @ 1746 By: KN
All samples intact? Yes No Comments:
Bottle labels/COCs agree? Yes No Comments: T on conts for NCPW11 reads 15:15, T on cont for SCPW11 reads 15:18
COC/container discrepancies form initiated? Yes No
Containers/volumes received appropriate for analysis? Yes No Comments:
Do VOA vials have visible headspace? Yes No NA
Comments:
Water samples: pH checked: Yes No NA pH appropriate? Yes No NA pH ID:
Comments:
Labeled by: KN Witness: [Signature] Cooler Inspected by: KN Form Y-003 R-02

Apex Laboratories

[Signature]

Cameron O'Brien, Project Manager

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ANALYTICAL REPORT

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

Friday, January 30, 2026
Erick Gonzalez
Alpha Environmental
11080 SW Allen Blvd, Suite 100
Beaverton, OR 97005

RE: A6A1720 - 850 N Graham St. 26-73779

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 A6A1720, which was received by the laboratory on 1/27/2026 at 2:06:00PM.

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

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

Cooler Receipt Information
Acceptable Receipt Temperature is less than, or equal to, 6 degC (not frozen), or received on ice the same day as sampling.
(Default Cooler 1.4 degC)

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



Apex Laboratories

Cobrien (signature)

Cameron O'Brien, Project Manager

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<u>Alpha Environmental</u> 11080 SW Allen Blvd, Suite 100 Beaverton, OR 97005	Project#: <u>850 N Graham St. 26-73779</u> Project Manager: Erick Gonzalez	<u>Report ID:</u> A6A1720 - 01 30 26 1649
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ANALYTICAL REPORT FOR SAMPLES

SAMPLE INFORMATION				
Client Sample ID	Laboratory ID	Matrix	Date Sampled	Date Received
26-73779 EF(PF)-88"	A6A1720-01	Soil	01/27/26 12:45	01/27/26 14:06
26-73779 W(PF)-88"	A6A1720-02	Soil	01/27/26 12:45	01/27/26 14:06
26-73779 LT-12"	A6A1720-03	Soil	01/27/26 12:45	01/27/26 14:06

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Cameron O'Brien, Project Manager

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---	--	---

ANALYTICAL SAMPLE RESULTS

Hydrocarbon Identification Screen by NWTPH-HCID

Analyte	Sample Result	Detection Limit	Reporting Limit	Units	Dilution	Date Analyzed	Method Ref.	Notes	
26-73779 EF(PF)-88" (A6A1720-01)			Matrix: Soil			Batch: 26A0834			
Gasoline Range Organics	ND	---	22.1	mg/kg dry	1	01/27/26 21:58	NWTPH-HCID		
Diesel Range Organics	DET	---	55.2	mg/kg dry	1	01/27/26 21:58	NWTPH-HCID		
Oil Range Organics	ND	---	110	mg/kg dry	1	01/27/26 21:58	NWTPH-HCID		
<i>Surrogate: o-Terphenyl (Surr)</i>		<i>Recovery: 265 %</i>		<i>Limits: 50-150 %</i>		<i>1</i>	<i>01/27/26 21:58</i>	<i>NWTPH-HCID</i>	<i>S-02</i>
<i>4-Bromofluorobenzene (Surr)</i>		<i>105 %</i>		<i>50-150 %</i>		<i>1</i>	<i>01/27/26 21:58</i>	<i>NWTPH-HCID</i>	
26-73779 W(PF)-88" (A6A1720-02)			Matrix: Soil			Batch: 26A0834			
Gasoline Range Organics	ND	---	22.1	mg/kg dry	1	01/27/26 23:34	NWTPH-HCID		
Diesel Range Organics	DET	---	55.3	mg/kg dry	1	01/27/26 23:34	NWTPH-HCID		
Oil Range Organics	ND	---	111	mg/kg dry	1	01/27/26 23:34	NWTPH-HCID		
<i>Surrogate: o-Terphenyl (Surr)</i>		<i>Recovery: 929 %</i>		<i>Limits: 50-150 %</i>		<i>1</i>	<i>01/27/26 23:34</i>	<i>NWTPH-HCID</i>	<i>S-02</i>
<i>4-Bromofluorobenzene (Surr)</i>		<i>54 %</i>		<i>50-150 %</i>		<i>1</i>	<i>01/27/26 23:34</i>	<i>NWTPH-HCID</i>	
26-73779 LT-12" (A6A1720-03)			Matrix: Soil			Batch: 26A0834			
Gasoline Range Organics	DET	---	19.5	mg/kg dry	1	01/28/26 00:22	NWTPH-HCID		
Diesel Range Organics	DET	---	48.7	mg/kg dry	1	01/28/26 00:22	NWTPH-HCID	A-01, F-11	
Oil Range Organics	DET	---	97.5	mg/kg dry	1	01/28/26 00:22	NWTPH-HCID	A-02	
<i>Surrogate: o-Terphenyl (Surr)</i>		<i>Recovery: 103 %</i>		<i>Limits: 50-150 %</i>		<i>1</i>	<i>01/28/26 00:22</i>	<i>NWTPH-HCID</i>	
<i>4-Bromofluorobenzene (Surr)</i>		<i>105 %</i>		<i>50-150 %</i>		<i>1</i>	<i>01/28/26 00:22</i>	<i>NWTPH-HCID</i>	

Apex Laboratories

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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
26-73779 EF(PF)-88" (A6A1720-01)			Matrix: Soil		Batch: 26A0800			
Diesel	27000	---	844	mg/kg dry	40	01/27/26 21:05	NWTPH-Dx	
Oil	ND	---	1690	mg/kg dry	40	01/27/26 21:05	NWTPH-Dx	
<i>Surrogate: o-Terphenyl (Surr)</i>			<i>Recovery: %</i>	<i>Limits: 50-150 %</i>	40	01/27/26 21:05	NWTPH-Dx	<i>S-01</i>
26-73779 W(PF)-88" (A6A1720-02)			Matrix: Soil		Batch: 26A0800			
Diesel	38200	---	1060	mg/kg dry	50	01/27/26 21:26	NWTPH-Dx	
Oil	ND	---	2120	mg/kg dry	50	01/27/26 21:26	NWTPH-Dx	
<i>Surrogate: o-Terphenyl (Surr)</i>			<i>Recovery: %</i>	<i>Limits: 50-150 %</i>	50	01/27/26 21:26	NWTPH-Dx	<i>S-01</i>

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ANALYTICAL SAMPLE RESULTS

Diesel and/or Oil Hydrocarbons by NWTPH-Dx with Acid/Silica Gel Cleanup

Analyte	Sample Result	Detection Limit	Reporting Limit	Units	Dilution	Date Analyzed	Method Ref.	Notes
26-73779 LT-12" (A6A1720-03)			Matrix: Soil		Batch: 26A0833			
Diesel	1310	---	193	mg/kg dry	10	01/27/26 20:45	NWTPH-Dx/SG	F-11
Oil	ND	---	387	mg/kg dry	10	01/27/26 20:45	NWTPH-Dx/SG	
<i>Surrogate: o-Terphenyl (Surr)</i>			<i>Recovery: 99 %</i>	<i>Limits: 50-150 %</i>	<i>10</i>	<i>01/27/26 20:45</i>	<i>NWTPH-Dx/SG</i>	<i>S-05</i>

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---	--	---

ANALYTICAL SAMPLE RESULTS

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

Analyte	Sample Result	Detection Limit	Reporting Limit	Units	Dilution	Date Analyzed	Method Ref.	Notes
26-73779 LT-12" (A6A1720-03)			Matrix: Soil		Batch: 26A0878			
Gasoline Range Organics	ND	---	7.91	mg/kg dry	50	01/28/26 21:06	NWTPH-Gx (MS)	
<i>Surrogate: 4-Bromofluorobenzene (Sur)</i>			<i>Recovery: 97 %</i>	<i>Limits: 50-150 %</i>	<i>1</i>	<i>01/28/26 21:06</i>	<i>NWTPH-Gx (MS)</i>	
<i>1,4-Difluorobenzene (Sur)</i>			<i>94 %</i>	<i>50-150 %</i>	<i>1</i>	<i>01/28/26 21:06</i>	<i>NWTPH-Gx (MS)</i>	

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---	--	---

ANALYTICAL SAMPLE RESULTS

Percent Dry Weight								
Analyte	Sample Result	Detection Limit	Reporting Limit	Units	Dilution	Date Analyzed	Method Ref.	Notes
26-73779 EF(PF)-88" (A6A1720-01)				Matrix: Soil		Batch: 26A0820		
% Solids	81.9	---	1.00	%	1	01/28/26 08:17	EPA 8000D	
26-73779 W(PF)-88" (A6A1720-02)				Matrix: Soil		Batch: 26A0820		
% Solids	81.8	---	1.00	%	1	01/28/26 08:17	EPA 8000D	
26-73779 LT-12" (A6A1720-03)				Matrix: Soil		Batch: 26A0820		
% Solids	89.5	---	1.00	%	1	01/28/26 08:17	EPA 8000D	

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---	--	---

QUALITY CONTROL (QC) SAMPLE RESULTS

Hydrocarbon Identification Screen by NWTPH-HCID

Analyte	Result	Detection Limit	Reporting Limit	Units	Dilution	Spike Amount	Source Result	% REC	% REC Limits	RPD	RPD Limit	Notes
Batch 26A0834 - NWTPH-HCID (Soil)						Soil						
Blank (26A0834-BLK1)		Prepared: 01/27/26 16:33 Analyzed: 01/27/26 21:35										
<u>NWTPH-HCID</u>												
Gasoline Range Organics	ND	---	20.0	mg/kg wet	1	---	---	---	---	---	---	---
Diesel Range Organics	ND	---	50.0	mg/kg wet	1	---	---	---	---	---	---	---
Oil Range Organics	ND	---	100	mg/kg wet	1	---	---	---	---	---	---	---
<i>Surr: o-Terphenyl (Surr)</i>		<i>Recovery: 95%</i>		<i>Limits: 50-150%</i>		<i>Dilution: 1x</i>						
<i>4-Bromofluorobenzene (Surr)</i>		<i>94%</i>		<i>50-150%</i>		<i>"</i>						
Duplicate (26A0834-DUP1)						Prepared: 01/27/26 16:33 Analyzed: 01/27/26 22:46						
<u>QC Source Sample: 26-73779 EF(PF)-88" (A6A1720-01)</u>												
<u>NWTPH-HCID</u>												
Gasoline Range Organics	ND	---	21.6	mg/kg dry	1	---	ND	---	---	---	---	30%
Diesel Range Organics	DET	---	54.1	mg/kg dry	1	---	ND	---	---	---	---	30%
Oil Range Organics	ND	---	108	mg/kg dry	1	---	ND	---	---	---	---	30%
<i>Surr: o-Terphenyl (Surr)</i>		<i>Recovery: 302%</i>		<i>Limits: 50-150%</i>		<i>Dilution: 1x</i>						
<i>4-Bromofluorobenzene (Surr)</i>		<i>66%</i>		<i>50-150%</i>		<i>"</i>						

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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 26A0800 - EPA 3546 (Fuels)						Soil						
Blank (26A0800-BLK1)		Prepared: 01/27/26 08:13 Analyzed: 01/27/26 11:13										
<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: 86% Limits: 50-150% Dilution: 1x</i>										
LCS (26A0800-BS1)		Prepared: 01/27/26 08:13 Analyzed: 01/27/26 11:34										
<u>NWTPH-Dx</u>												
Diesel	113	---	20.0	mg/kg wet	1	125	---	91	38 - 132%	---	---	---
<i>Surr: o-Terphenyl (Surr)</i>		<i>Recovery: 95% Limits: 50-150% Dilution: 1x</i>										

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

Apex Laboratories

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---	--	---

QUALITY CONTROL (QC) SAMPLE RESULTS

Diesel and/or Oil Hydrocarbons by NWTPH-Dx with Acid/Silica Gel Cleanup

Analyte	Result	Detection Limit	Reporting Limit	Units	Dilution	Spike Amount	Source Result	% REC	% REC Limits	RPD	RPD Limit	Notes
Batch 26A0833 - EPA 3546 w/SG+Acid (NWTPH)						Soil						
Blank (26A0833-BLK1)		Prepared: 01/27/26 16:31 Analyzed: 01/27/26 20:04										
<u>NWTPH-Dx/SG</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: 104% Limits: 50-150% Dilution: 1x</i>										
LCS (26A0833-BS1)		Prepared: 01/27/26 16:31 Analyzed: 01/27/26 20:24										
<u>NWTPH-Dx/SG</u>												
Diesel	126	---	20.0	mg/kg wet	1	125	---	101	38 - 132%	---	---	---
<i>Surr: o-Terphenyl (Surr)</i>		<i>Recovery: 104% Limits: 50-150% Dilution: 1x</i>										
Duplicate (26A0833-DUPI)		Prepared: 01/27/26 16:31 Analyzed: 01/27/26 21:26										
<u>QC Source Sample: 26-73779 LT-12" (A6A1720-03)</u>												
<u>NWTPH-Dx/SG</u>												
Diesel	1530	---	202	mg/kg dry	10	---	1310	---	---	15	30%	F-11
Oil	ND	---	404	mg/kg dry	10	---	ND	---	---	---	30%	---
<i>Surr: o-Terphenyl (Surr)</i>		<i>Recovery: 93% Limits: 50-150% Dilution: 10x</i>										

Apex Laboratories

Cameron O'Brien, Project Manager

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ANALYTICAL REPORT

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

Alpha Environmental 11080 SW Allen Blvd, Suite 100 Beaverton, OR 97005	Project#: 850 N Graham St. 26-73779 Project Manager: Erick Gonzalez	Report ID: A6A1720 - 01 30 26 1649
---	--	---

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 26A0878 - EPA 5035A						Soil						
Blank (26A0878-BLK1)		Prepared: 01/28/26 14:00 Analyzed: 01/28/26 15:45										
NWTPH-Gx (MS)												
Gasoline Range Organics	ND	---	5.00	mg/kg wet	50	---	---	---	---	---	---	---
<i>Surr: 4-Bromofluorobenzene (Sur)</i>		<i>Recovery: 94%</i>		<i>Limits: 50-150%</i>		<i>Dilution: 1x</i>						
<i>1,4-Difluorobenzene (Sur)</i>		<i>95%</i>		<i>50-150%</i>		<i>"</i>						
LCS (26A0878-BS2)						Prepared: 01/28/26 14:00 Analyzed: 01/28/26 15:23						
NWTPH-Gx (MS)												
Gasoline Range Organics	25.2	---	5.00	mg/kg wet	50	25.0	---	101	80 - 120%	---	---	---
<i>Surr: 4-Bromofluorobenzene (Sur)</i>		<i>Recovery: 95%</i>		<i>Limits: 50-150%</i>		<i>Dilution: 1x</i>						
<i>1,4-Difluorobenzene (Sur)</i>		<i>94%</i>		<i>50-150%</i>		<i>"</i>						

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

Apex Laboratories

Cameron O'Brien, Project Manager

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ANALYTICAL REPORT

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

<u>Alpha Environmental</u> 11080 SW Allen Blvd, Suite 100 Beaverton, OR 97005	Project#: <u>850 N Graham St. 26-73779</u> Project Manager: Erick Gonzalez	<u>Report ID:</u> A6A1720 - 01 30 26 1649
---	---	--

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 26A0820 - Dry Weight Prep (EPA 8000D)							Soil					

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

Apex Laboratories

Cameron O'Brien, Project Manager

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ANALYTICAL REPORT

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

Alpha Environmental 11080 SW Allen Blvd, Suite 100 Beaverton, OR 97005	Project#: 850 N Graham St. 26-73779 Project Manager: Erick Gonzalez	Report ID: A6A1720 - 01 30 26 1649
---	--	---

SAMPLE PREPARATION INFORMATION

Hydrocarbon Identification Screen by NWTPH-HCID

Prep: NWTPH-HCID (Soil)					Sample	Default	RL Prep
Lab Number	Matrix	Method	Sampled	Prepared	Initial/Final	Initial/Final	Factor
<u>Batch: 26A0834</u>							
A6A1720-01	Soil	NWTPH-HCID	01/27/26 12:45	01/27/26 16:33	11.06g/10mL	10g/10mL	0.90
A6A1720-02	Soil	NWTPH-HCID	01/27/26 12:45	01/27/26 16:33	11.06g/10mL	10g/10mL	0.90
A6A1720-03	Soil	NWTPH-HCID	01/27/26 12:45	01/27/26 16:33	11.47g/10mL	10g/10mL	0.87

Diesel and/or Oil Hydrocarbons by NWTPH-Dx

Prep: EPA 3546 (Fuels)					Sample	Default	RL Prep
Lab Number	Matrix	Method	Sampled	Prepared	Initial/Final	Initial/Final	Factor
<u>Batch: 26A0800</u>							
A6A1720-01	Soil	NWTPH-Dx	01/27/26 12:45	01/27/26 16:29	11.58g/5mL	10g/5mL	0.86
A6A1720-02	Soil	NWTPH-Dx	01/27/26 12:45	01/27/26 16:29	11.56g/5mL	10g/5mL	0.87

Diesel and/or Oil Hydrocarbons by NWTPH-Dx with Acid/Silica Gel Cleanup

Prep: EPA 3546 w/SG+Acid (NWTPH)					Sample	Default	RL Prep
Lab Number	Matrix	Method	Sampled	Prepared	Initial/Final	Initial/Final	Factor
<u>Batch: 26A0833</u>							
A6A1720-03	Soil	NWTPH-Dx/SG	01/27/26 12:45	01/27/26 16:31	11.56g/5mL	10g/5mL	0.87

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

Prep: EPA 5035A					Sample	Default	RL Prep
Lab Number	Matrix	Method	Sampled	Prepared	Initial/Final	Initial/Final	Factor
<u>Batch: 26A0878</u>							
A6A1720-03	Soil	NWTPH-Gx (MS)	01/27/26 12:45	01/27/26 12:45	3.82g/5mL	5g/5mL	1.31

Percent Dry Weight

Prep: Dry Weight Prep (EPA 8000D)					Sample	Default	RL Prep
Lab Number	Matrix	Method	Sampled	Prepared	Initial/Final	Initial/Final	Factor
<u>Batch: 26A0820</u>							
A6A1720-01	Soil	EPA 8000D	01/27/26 12:45	01/27/26 17:52	1g	1g	1.00
A6A1720-02	Soil	EPA 8000D	01/27/26 12:45	01/27/26 17:52	1g	1g	1.00
A6A1720-03	Soil	EPA 8000D	01/27/26 12:45	01/27/26 17:52	1g	1g	1.00

Apex Laboratories

Cameron O'Brien, Project Manager

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ANALYTICAL REPORT

Apex Laboratories, LLC

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

Alpha Environmental

11080 SW Allen Blvd, Suite 100
Beaverton, OR 97005

Project#: 850 N Graham St. 26-73779

Project Manager: Erick Gonzalez

Report ID:

A6A1720 - 01 30 26 1649

QUALIFIER DEFINITIONS

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

Apex Laboratories

- A-01 Diesel result is impacted by overlap from the reported Oil result.
- A-02 Oil result is impacted by overlap from the reported Diesel result.
- F-11 The hydrocarbon pattern indicates possible weathered diesel, mineral oil, or a contribution from a related component.
- S-01 Surrogate recovery for this sample is not available due to sample dilution required from high analyte concentration and/or matrix interference.
- S-02 Surrogate recovery cannot be accurately quantified due to interference from coeluting organic compounds present in the sample extract.
- S-05 Surrogate recovery is estimated due to sample dilution required for high analyte concentration and/or matrix interference.

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

Alpha Environmental 11080 SW Allen Blvd, Suite 100 Beaverton, OR 97005	Project#: 850 N Graham St. 26-73779 Project Manager: Erick Gonzalez	Report ID: A6A1720 - 01 30 26 1649
---	--	---

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).

Apex Laboratories

Cameron O'Brien, Project Manager

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Apex Laboratories, LLC
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503-718-2323
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Alpha Environmental 11080 SW Allen Blvd, Suite 100 Beaverton, OR 97005	Project#: 850 N Graham St. 26-73779 Project Manager: Erick Gonzalez	Report ID: A6A1720 - 01 30 26 1649
---	--	---

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, Project Manager

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ANALYTICAL REPORT

Apex Laboratories, LLC

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

<p>Alpha Environmental 11080 SW Allen Blvd, Suite 100 Beaverton, OR 97005</p>	<p>Project#: 850 N Graham St. 26-73779</p> <p>Project Manager: Erick Gonzalez</p>	<p style="text-align: right;">Report ID: A6A1720 - 01 30 26 1649</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.

Apex Laboratories

Cameron O'Brien, Project Manager

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ANALYTICAL REPORT

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

Table with 3 columns: Client/Project info, Project Manager, and Report ID.

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

Cameron O'Brien, Project Manager

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ANALYTICAL REPORT

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

Alpha Environmental 11080 SW Allen Blvd, Suite 100 Beaverton, OR 97005	Project#: 850 N Graham St. 26-73779	Report ID: A6A1720 - 01 30 26 1649
	Project Manager: Erick Gonzalez	

APEX LABS COOLER RECEIPT FORM

Client: Alpha Element WO#: A6A1720
 Project/Project #: 850 N Graham St. 26-73779

Delivery Info:
 Date/time received: 1/27/26 @ 1406 By: EST
 Delivered by: Apex Client ESS FedEx UPS Radio Morgan SDS Evergreen Other _____
 From USDA Regulated Origin? Yes No

Cooler Inspection Date/time inspected: 1/27/26 @ 1424 By: EST
 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>1.4</u>						
Custody seals? (Y/N)	<u>N</u>						
Received on ice? (Y/N)	<u>Y</u>						
Temp. blanks? (Y/N)	<u>Y</u>						
Ice type: (Gel/Real/Other)	<u>gel</u>						
Condition (In/Out):	<u>IN</u>						

Cooler out of temp? (Y/N) Possible reason why: _____
 Green dots applied to out of temperature samples? Yes No
 Out of temperature samples form initiated? Yes No
Sample Inspection: Date/time inspected: 1-27-26 @ 14:53 By: JA
 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: JA Witness: AKM Cooler Inspected by: EST
 Form Y-003 R-02

Apex Laboratories

Cameron O'Brien, Project Manager

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APPENDIX B

RECEIPTS

Phone: 503 287-8861
Fax: 503 287-5569

Purchase Ticket
Columbia Yard
5611 NE Columbia Blvd.
Portland, OR 97218



316958
Alpha Environmental
11080 SW Allen Blvd
Beaverton, OR 97005

January 27, 2026

Ticket# 1436125
Weight 600
Total \$48.00

Driver: Description: WHT FORD CO PU W/ TL Notes:
Truck#: Container In:
Other: Container Out:

Commercial Ticket - Number: 1436125

<u>Commodity</u>	<u>Gross</u>	<u>Tare</u>	<u>Tare2</u>	<u>Deduct</u>	<u>Net UM</u>	<u>Price</u>	<u>Total</u>
#2 Steel Unprepared	15,600	15,000			600 N	160.0000	48.00
	15,600	15,000			600		48.00

WILKINS TRUCKING CO. INC.
339-A N. COLUMBIA BLVD.
PORTLAND, OR 97237
503-283-3000

TICKET#: 00413868

DATE: 02/18/85 TIME: 14:13:30

TRUCK: ALE219
ALPHA ENVIRONMENTAL SERV

DESTINATION: RES
ALPHA ENVIRONMENTAL SERVICES
11080 SW ALLEN BLVD.
BEAVERTON, OR 97005

JOB: 850
850 NE GRAND

PO: N/A

6.12 TONS @ \$21.50 PER TON
TOTAL CHARGE: \$131.58

PRODUCT: 01
3/4" - 0 CRUSHED #2

GROSS	11
TARE (STORED)	26220
NET	13900
NET TONS	12240
	6.12

SCALE MASTER: BRITANI FEATHERSTONE

DRIVER: _____

THANK YOU

CUSTOMER: _____



RECEIVING RECORD

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

R 01-26-0127-002

Received From:
 Alpha Environmental Services
 11080 SW Allen Blvd, Ste. 100C
 Beaverton OR 97007
 EPA#
 Phone: 503-292-5346
 Customer ID# **9490**
 Driver: JUAN

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
01/27/26	Tal	Jose	84	1 of 1

Line	Qty.	Unit	Item	%H2O	Manifest #	B/L#	Net Qty
1	1	Each	XRF Analysis Testing Generator ID# 9490 Alpha Environmental Services				
			<i>Total Each</i>				<i>1.</i>
2	400	Gal.	Used Oil (Spent Fuels) Generator ID# 9490 Alpha Environmental Services PROFILE ON FILE ALPHA				
			<i>Total Gal.</i>				<i>400.</i>
<p>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.</p>							
Signed X _____						DATE: 01/27/26	



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

Original
 Ticket# 1779840

Customer Name	ALPHAENVSERV ALPHA ENVIRONMEN	Carrier	ALPHA	Volume
Ticket Date	02/12/2026	Vehicle#	242	
Payment Type	Credit Account	Container		
Manual Ticket#		Driver		
Hauling Ticket#		Check#		
Route		Billing #	0002041	
State Waste Code		Gen EPA ID	N/A	
Manifest	NA	Grid		
Destination				
PO				
Profile	116582OR (DIESEL FUEL IMPACTED SOIL AND OR DEBRIS CLEANUP)			
Generator	OR-VARIOUS SITES INSIDE METRO VARIOUS SITES - INSIDE METRO			

	Time	Scale	Operator	Inbound	Gross	24720 lb
In	02/12/2026 15:38:46	Inbound 1	SBODTKER		Tare	13760 lb
Out	02/12/2026 15:59:34	Outbound	horegon		Net	10960 lb
					Tons	5.48

Comments

Consumer Comments? We want to know. Please call.

Product	LD%	Qty	UOM	Rate	Tax	Amount	Origin
1 Daily Cover-PCS-To	100	5.48	Tons	55.83		\$305.95	WASH-IN
2 FUEL-Fuel Surcharg	100		%	8.22		\$25.15	WASH-IN

Total Tax
 Total Ticket \$331.10

Driver's Signature

26-73 779



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

Original
 Ticket# 1779816

Customer Name ALPHAENVSERV ALPHA ENVIRONMEN Carrier ALPHA
 Ticket Date 02/12/2026 Vehicle# 223 Volume
 Payment Type Credit Account Container
 Manual Ticket# Driver
 Hauling Ticket# Check#
 Route Billing # 0002041
 State Waste Code Gen EPA ID N/A
 Manifest NA
 Destination Grid
 PO
 Profile 116582OR (DIESEL FUEL IMPACTED SOIL AND OR DEBRIS CLEANUP)
 Generator OR-VARIOUS SITES INSIDE METRO VARIOUS SITES - INSIDE METRO

	Time	Scale	Operator	Inbound	Gross	25540 lb
In	02/12/2026 13:04:12	Inbound 1	horegon		Tare	14380 lb
Out	02/12/2026 13:23:07	Outbound	Tlong5		Net	11160 lb
					Tons	5.58

Comments

Consumer Comments? We want to know. Please call.

Product	LD%	Qty	UOM	Rate	Tax	Amount	Origin
1 Daily Cover-PCS-To	100	5.58	Tons	55.83		\$311.53	WASH-IN
2 FUEL-Fuel Surcharg	100		%	8.22		\$25.61	

Total Tax
 Total Ticket \$337.14

Driver's Signature

2073779



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

Original
 Ticket# 1779756

Customer Name ALPHAENVSERV ALPHA ENVIRONMEN Carrier ALPHA
 Ticket Date 02/12/2026 Vehicle# 223 Volume
 Payment Type Credit Account Container
 Manual Ticket# Driver
 Hauling Ticket# Check#
 Route Billing # 0002041
 State Waste Code Gen EPA ID N/A
 Manifest NA
 Destination Grid
 PO
 Profile 116582OR (DIESEL FUEL IMPACTED SOIL AND OR DEBRIS CLEANUP)
 Generator OR-VARIOUS SITES INSIDE METRO VARIOUS SITES - INSIDE METRO

	Time	Scale	Operator	Inbound	Gross	25820 lb
In	02/12/2026 10:21:15	Inbound 2	SBODTKER		Tare	14440 lb
Out	02/12/2026 10:41:43	Outbound	horegon		Net	11380 lb
					Tons	5.69

Comments

Consumer Comments? We want to know. Please call.

Product	LD%	Qty	UOM	Rate	Tax	Amount	Origin
1 Daily Cover-PCS-To	100	5.69	Tons	55.83		\$317.67	WASH-IN
2 FUEL-Fuel Surcharg	100		%	8.22		\$26.11	WASH-IN

Total Tax
 Total Ticket \$343.78

Driver's Signature

2073779



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

Original
 Ticket# 1780064

Customer Name ALPHAENVSERV ALPHA ENVIRONMEN Carrier ALPHA
 Ticket Date 02/16/2026 Vehicle# 242 Volume
 Payment Type Credit Account Container
 Manual Ticket# Driver
 Hauling Ticket# Check#
 Route Billing # 0002041
 State Waste Code Gen EPA ID N/A
 Manifest NA
 Destination Grid
 PO
 Profile 116582OR (DIESEL FUEL IMPACTED SOIL AND OR DEBRIS CLEANUP)
 Generator OR-VARIOUS SITES INSIDE METRO VARIOUS SITES - INSIDE METRO

	Time	Scale	Operator	Inbound	Gross	24040 lb
In	02/16/2026 14:37:17	Inbound 1	tgonzal7		Tare	13460 lb
Out	02/16/2026 15:04:08	Outbound	horegon		Net	10580 lb
					Tons	5.29

Comments

Consumer Comments? We want to know. Please call.

Product	LD%	Qty	UOM	Rate	Tax	Amount	Origin
1 Daily Cover-PCS-To	100	5.29	Tons	55.83		\$295.34	WASH-IN
2 FUEL-Fuel Surcharg	100		%	8.22		\$24.28	WASH-IN

Total Tax
 Total Ticket \$319.62

Driver's Signature

APPENDIX C

SITE PHOTOGRAPHS



Photo 1: Entrance to Property



Photo 2: Tank Location



Photo 3: Tank Removed



Photo 4: Backfilling Excavation

APPENDIX D

WELL LOGS

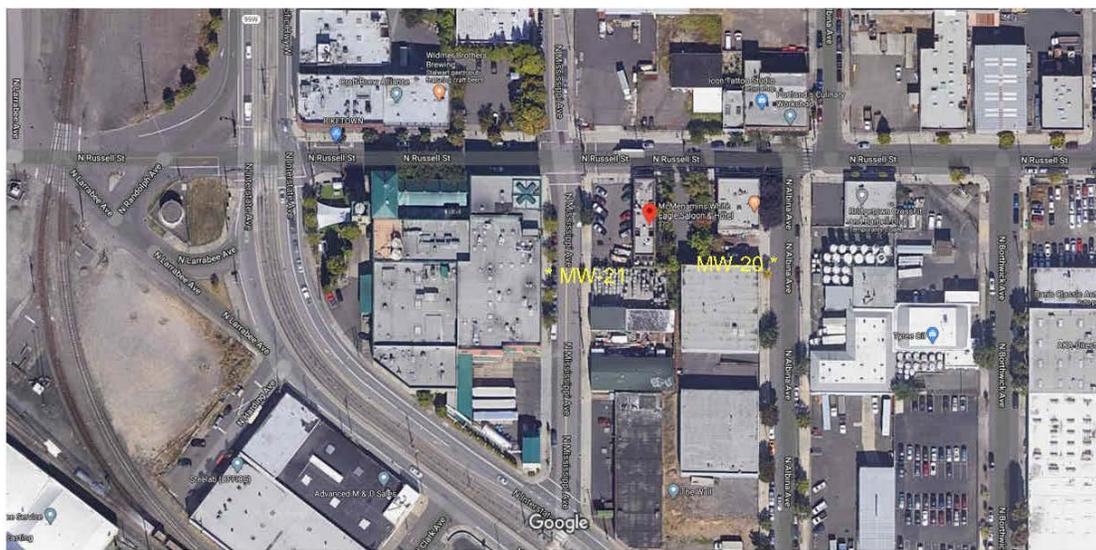
MONITORING WELL REPORT - Map with location identified must be attached and shall include an approximate scale and north arrow

MULT 135098

8/7/2020

Map of Hole

Google Maps McMenamins White Eagle Saloon & Hotel
N Albina Ave & N Mississippi Ave, Portland, OR



Imagery ©2020 CNES / Airbus, Maxar Technologies, Metro, Portland Oregon, State of Oregon, U.S. Geological Survey, Map data ©2020 50 ft



STATE OF OREGON MONITORING WELL REPORT

(as required by ORS 537.765 & OAR 690-240-0395)

12/30/2020

WELL I.D. LABEL# L 135640

START CARD # 1050107

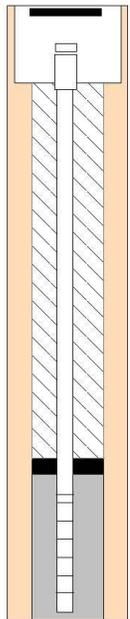
(1) LAND OWNER Owner Well I.D. MW-23 First Name 110-20-1076 Last Name VIDOS Company TARR LLC Address 2946 NE COLUMBIA BLVD City PORTLAND State OR Zip 97211

(6) LOCATION OF WELL (legal description) County MULTNOMAH Twp 1.00 N N/S Range 1.00 E E/W WM Sec 27 NE 1/4 of the SW 1/4 Tax Lot ROW Tax Map Number Lot Lat or DMS or DD Long or DMS or DD Street address of well Nearest address 2405 N ALBINA AVE, PORTLAND, OR 97227 2503 N Albina, Ave, Portland, OR 97227

(2) TYPE OF WORK [X] New [] Deepening [] Conversion [] Alteration (repair/recondition) [] Abandonment

(3) DRILL METHOD [] Rotary Air [] Rotary Mud [] Cable [] Hollow Stem Auger [] Cable Mud [] Reverse Rotary [X] Other SONIC

(4) CONSTRUCTION Piezometer Well [] Depth of Completed Well 80.00 ft. Special Standard []



MONUMENT/VAULT Below Ground From 0 To 1 BORE HOLE Diameter 7 From 0 To 80 CASING Dia. 2 From 0.5 To 70 Gauge Sch 40 Wld Thrd Material [] Steel [X] Plastic [] LINER Dia. From To Gauge Wld Thrd Material [] Steel [] Plastic [] SEAL From 0 To 3 Material Concrete Amount 5 Sacks Grout weight SCREEN Casing/Liner Casing Material PVC - Sch 40 Diameter 2 From 70 To 80 Slot Size 0.010 FILTER From 68 To 80 Material SILICA SAND Size of pack 12 / 20

(7) STATIC WATER LEVEL Date SWL(psi) + SWL(ft) Existing Well / Predeepening Completed Well 11/30/2020 55 Flowing Artesian? [] Dry Hole? [] WATER BEARING ZONES Depth water was first found 55.00 SWL Date From To Est Flow SWL(psi) + SWL(ft) 11/30/2020 55 80

(8) WELL LOG Ground Elevation Material From To Silty sand w/ gravels 0 80

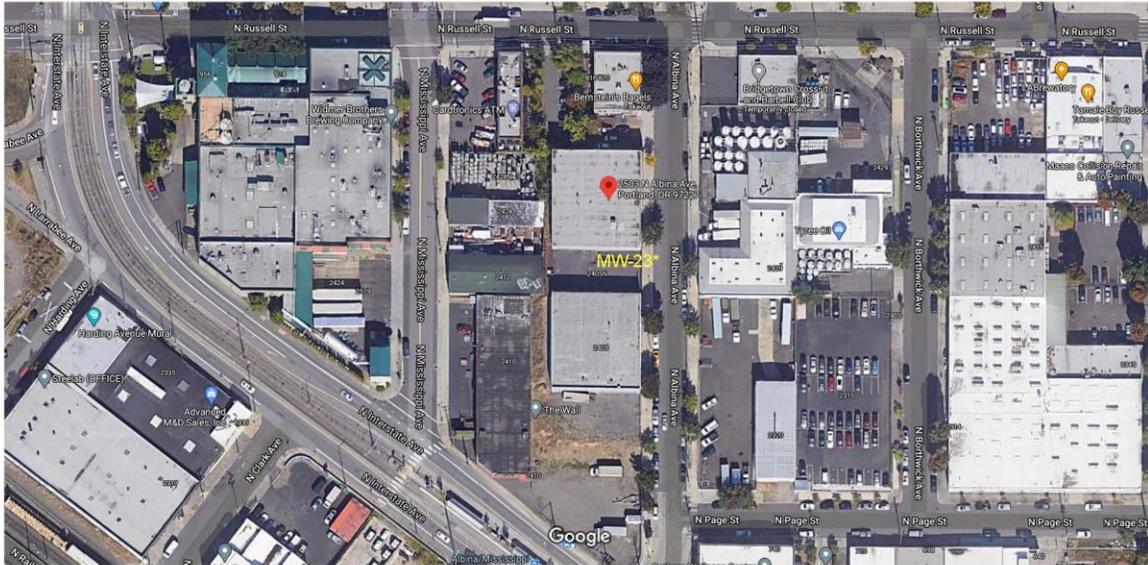
(5) WELL TESTS [] Pump [] Bailer [] Air [] Flowing Artesian Yield gal/min Drawdown Drill stem/Pump depth Duration (hr)

Temperature 57 °F Lab analysis [] Yes By Supervising Geologist/Engineer Water quality concerns? [] Yes (describe below) TDS amount 100 ppm From To Description Amount Units

(unbonded) Monitor Well Constructor Certification I certify that the work I performed on the construction, deepening, alteration, or abandonment of this well is in compliance with Oregon monitoring well construction standards. License Number 10697 Date 12/29/2020 Signed AUNDRICO RODRIGUEZ (E-filed)

(bonded) Monitor Well Constructor Certification I accept responsibility for the construction, deepening, alteration, or abandonment work performed on this well during the construction dates reported above. License Number 10408 Date 12/30/2020 Signed PETER LARSEN (E-filed) Contact Info (optional) CDLP 110-20-1073

ORIGINAL - WATER RESOURCES DEPARTMENT THIS REPORT MUST BE SUBMITTED TO THE WATER RESOURCES DEPARTMENT WITHIN 30 DAYS OF COMPLETION OF WORK Form Version:



Imagery ©2021 CNES / Airbus, Maxar Technologies, Metro, Portland Oregon, State of Oregon, U.S. Geological Survey, Map data ©2021 Google 50 ft

N
W+E
S

Amended Map for:
Well Tag: 135640
Start #: 1050107

STATE OF OREGON
GEOTECHNICAL HOLE REPORT
(as required by OAR 690-240-0035)

2/2/2021

(1) OWNER/PROJECT Hole Number FB-1
PROJECT NAME/NBR: 306-20-1100
First Name Last Name
Company CONGER NORTHWEST INC
Address 2429 N BORTHWICK AVE
City PORTLAND State OR Zip 97227
(2) TYPE OF WORK [X] New [] Deepening [X] Abandonment
[] Alteration (repair/recondition)

(3) CONSTRUCTION
[] Rotary Air [] Hand Auger [] Hollow stem auger
[] Rotary Mud [] Cable [X] Push Probe
[] Other

(4) TYPE OF HOLE:
[] Uncased Temporary [] Cased Permanent
[] Uncased Permanent [] Slope Stability
[] Other

(5) USE OF HOLE
SOIL SAMPLE AND WATER SAMPLE

(6) BORE HOLE CONSTRUCTION Special Standard [] (Attach copy)
Depth of Completed Hole 70.00 ft.
BORE HOLE SEAL sacks/lbs
Dia From To Material From To Amt lbs
2.5 0 70 Concrete 0 2 1.5 S
Bentonite Chips 2 25 1.5 S
Bentonite Grout 25 70 0.75 S

Backfill placed from 0 ft. to 70 ft. Material BENTONITE GROU
Filter pack from ft. to ft. Material Size

(7) CASING/SCREEN
Casing Screen Dia + From To Gauge Stl Plstc Wld Thrd

(8) WELL TESTS
[] Pump [] Bailer [] Air [] Flowing Artesian
Yield gal/min Drawdown Drill stem/Pump depth Duration(hr)
Temperature 56 °F Lab analysis [] Yes By
Supervising Geologist/Engineer
Water quality concerns? [] Yes (describe below) TDS amount 100 ppm
From To Description Amount Units

(9) LOCATION OF HOLE (legal description)
County MULTNOMAH Twp 1.00 N N/S Range 1.00 E E/W WM
Sec 27 NE 1/4 of the SW 1/4 Tax Lot 01800
Tax Map Number Lot
Lat ° ' " of 45.54062109 DMS or DD
Long ° ' " or -122.67443723 DMS or DD
[] Street address of hole [] Nearest address
2429 N BORTHWICK AVE
PORTLAND, OR, 97227

(10) STATIC WATER LEVEL
Date SWL(psi) + SWL(ft)
Existing Well / Predeepening
Completed Well 10/9/2020 60
Flowing Artesian? []
WATER BEARING ZONES Depth water was first found 60.00
SWL Date From To Est Flow SWL(psi) + SWL(ft)
10/9/2020 60 70 60

(11) SUBSURFACE LOG Ground Elevation
Material From To
TOP SOIL 0 1
SILTY WITH GRAVELS 1 15
COMPACTED SILTS WITH GRAVELS 15 70
Date Started 10/9/2020 Completed 10/9/2020

(12) ABANDONMENT LOG:
Material From To Amt lbs
Concrete 0 2 0.75 S
Bentonite Chips 2 25 1.5 S
Bentonite Grout 25 70 0.75 S
Date Started 10/9/2020 Completed 10/9/2020

Professional Certification (to be signed by an Oregon licensed water or
monitoring well constructor, Oregon registered geologist or professional engineer).
I accept responsibility for the construction, deepening, alteration, or abandonment
work performed during the construction dates reported above. All work performed
during this time is in compliance with Oregon geotechnical hole construction
standards. This report is true to the best of my knowledge and belief.
License/Registration Number 10443 Date 2/2/2021
First Name RYAN Last Name GALBRETH
Affiliation RYANGALBRETH

ORIGINAL - WATER RESOURCES DEPARTMENT
THIS REPORT MUST BE SUBMITTED TO THE WATER RESOURCES DEPARTMENT WITHIN 30 DAYS OF COMPLETION OF WORK Form Version:

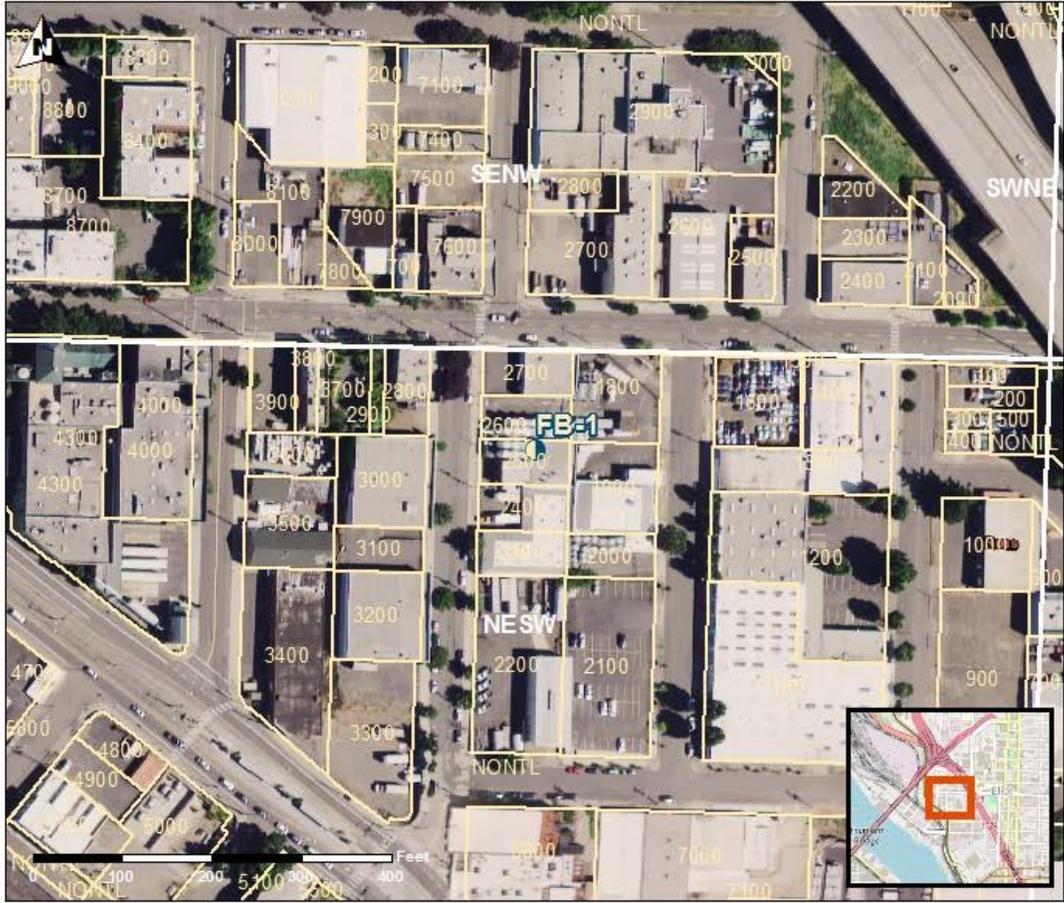
GEOTECHNICAL HOLE REPORT - Map with location identified must be attached and shall include an approximate scale and north arrow

MULT 135985

2/2/2021

Map of Hole

<p>STATE OF OREGON WELL LOCATION MAP</p> <p>This map is supplemental to the WATER SUPPLY WELL REPORT</p>	<p>Oregon Water Resources Department 725 Summer St NE, Salem OR 97301 (503)986-0900</p> 
<p>LOCATION OF WELL</p> <p>Latitude: 45.54062109 Datum: WGS84 Longitude: -122.67443723</p> <p>Township/Range/Section/Quarter-Quarter Section: WM1.00N1.00E27NESW</p> <p>Address of Well: 2429 N BORTHWICK AVE PORTLAND, OR, 97227</p>	<p>Hole Nbr: FB-1</p> <p>Printed: February 2, 2021</p> <p><small>DISCLAIMER: This map is intended to represent the approximate location the well. It is not intended to be construed as survey accurate in any manner.</small></p> <p><small>Provided by well constructor</small></p>



APPENDIX E

SOIL MATRIX SCORE SHEET

SOIL MATRIX SCORE SHEET

1.	Depth to Groundwater		
	25 feet	(10)	7
	25 – 50 feet	(7)	
	51 – 100 feet	(4)	
	100 feet	(1)	
2.	Mean Annual Precipitation		
	45 inches	(10)	4
	20 – 45 inches	(4)	
	20 Inches	(1)	
3.	Native Soil Type		
	Course sands, gravel	(10)	10
	Silts, fine sands	(5)	
	Clays	(1)	
4.	Sensitivity of Uppermost Aquifer		
	Sole Source	(10)	1
	Current Potable	(7)	
	Future Potable	(4)	
	Non-potable	(1)	
5.	Potential Receptors		
	Many, near	(10)	10
	Medium	(5)	
	Few, far	(1)	
TOTAL SCORE			32

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

APPENDIX F

DEQ FORMS



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: 87853

ISSUED TO:

Annette Coyle
1532 2nd St
Columbia City, Oregon 97018

TANK OWNER:

Annette Coyle

PERMITTEE:

DECOMMISSION CERTIFICATE NUMBER:

26-87853-DECOM

FACILITY NAME AND LOCATION:

Graham Warehouse Property
850 N Graham St
Portland, Oregon 97227-1606

REGULATION TYPE: Decommission

TANK PERMIT:

87853_A

TANK ID NO:

1

TANK SIZE:

675 Gallons

TANK CONTENTS:

Other

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: 01/21/2026

Mark Drouin
Underground Storage Tanks Compliance Program Manager

Regulated Substance Delivery Not Authorized

Page 1 Rev. 20150602

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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. 26-26-0046
 DEQ Facility ID No. 87853
 Project Name: Graham Warehouse Property
 Project Address: 850 N Graham St, Portland OR 97227

Initial Cleanup Information

1. Type of contamination (check all that apply):
 Gasoline Diesel Waste Oil Heating Oil
 Other (specify) Automatic Transmission Fluid
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:

N/A

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

19. If contaminated soil is currently stockpiled on-site, please indicate when disposal will occur or when treatment will begin:
20. Estimated volume of contaminated soil (specify tons or cubic yards): **22.04 Tons Removed**
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

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: Amber Baker Date: 2/24/2026
Company: Alpha Environmental Services, Inc Phone: 503-292-5346
Address: 11080 SW Allen Blvd, STE 100
City: Beaverton State: OR Zip: 97005

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

Translation or other formats

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

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