



**DEQ**

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

**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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Appendix D	Well Logs
Appendix E	Soil Matrix Score Form
Appendix F	DEQ Forms

# 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.
- Field observations and analytical results indicate that the petroleum contamination is consistent with petroleum-based fluids historically stored in the tank, including automatic transmission fluid.
- 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

The nearest surface water feature is the Willamette River, located approximately 0.3 miles (approximately 1,500 feet) west of the Site. No wetlands or smaller surface water features are present 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.

Table 1 Well Log Summary:

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

Buildings in this area of Portland are served by the City of Portland municipal drinking water system. No potable water supply wells are known to be currently used for drinking water purposes within the immediate vicinity of the Site.

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.

### 1.1.4 Site History and Current Use

Historical records indicate that the property was occupied by small storage sheds in the late 1800's and was a vacant undeveloped lot in the early 1900's. According to publicly available records, the subject property was commercially developed in approximately 1948 with the construction of the original section of the existing commercial building. It appears that an addition was constructed in the early 1950's.

Since the on-site building was constructed, the property has historically been used for commercial and light industrial purposes consistent with the surrounding land uses in the area. Various businesses have occupied the property over the years, including plumbing, construction and hardware. Most recently the property was occupied by a cannabis growing business. The current buyer under contract has plans to use this as a storage facility for their property management business.

## 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 excavation associated with the tank removal and soil remediation measured approximately 10 feet long by 10 feet wide, with a maximum depth of approximately 12 feet below surface grade.

The PCS was removed in 4 different stages:

*Table 2 PCS Removal*

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 area was backfilled with imported gravel and native soil and restored to match the surrounding site conditions, which consist primarily of gravel surfacing adjacent to the warehouse building. 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<sup>®</sup>-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

Initial assessment samples were collected prior to soil excavation and represent soil that was subsequently removed during remediation activities.

Laboratory analytical results are presented in the following table:

Table 3 Exploration Summary, NWTPH-DX Analysis:

Sample	Date	Location	Depth	Purpose	Diesel	Heavy Oil	Removed
LT-12"	1/27/2026	Line Termination	12"	Site Assessment	1,310	ND	Yes
W(PF)-88"	1/27/2026	West-Pit Floor	88"	Site Assessment	38,200	ND	Yes
EF(PF)-88"	1/27/2026	East-Pit Floor	88"	Site Assessment	2,700	ND	Yes
W(PW)11'	2/12/2026	West-Wall	11'	Additional Sample	ND	ND	No
S(PW)11'	2/12/2026	South-Wall	11'	Additional Sample	ND	ND	No
E(PW)11'	2/12/2026	East-Wall	11'	Additional Sample	39	ND	No
N(PW)11'	2/12/2026	North-Wall	11'	Additional Sample	ND	ND	No
W(PF)12'	2/12/2026	West-Pit Floor	12'	Confirmatory	ND	ND	No
E(PF)12'	2/12/2026	East-Pit Floor	12'	Confirmatory	ND	ND	No
LT-2'	2/17/2026	LT-Pit Floor	2'	Confirmatory	ND	ND	No

### 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.

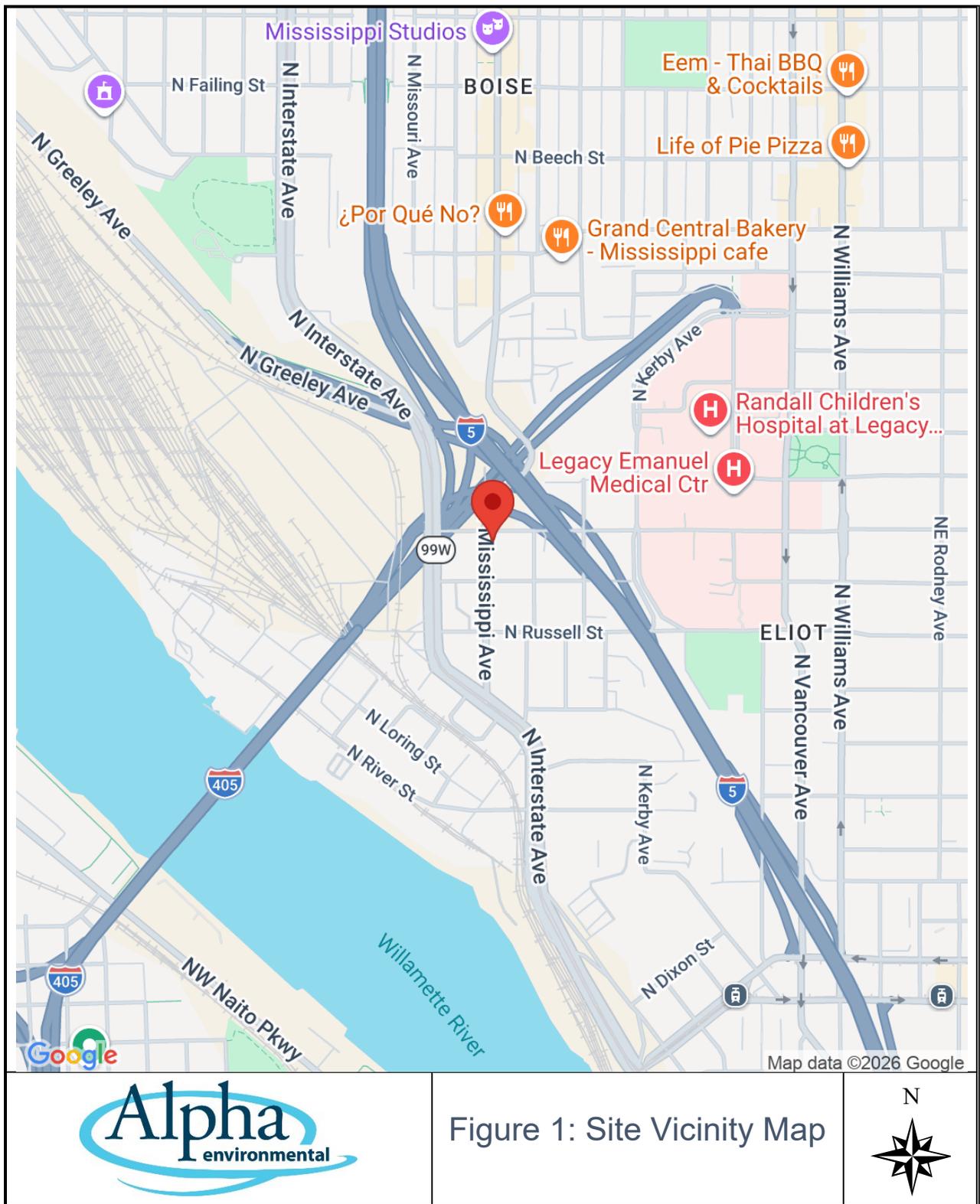


AMBER BAKER  
TANKS DEPARTMENT #30045  
EXPIRATION: 5/13/27

February 23, 2026

DATE

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



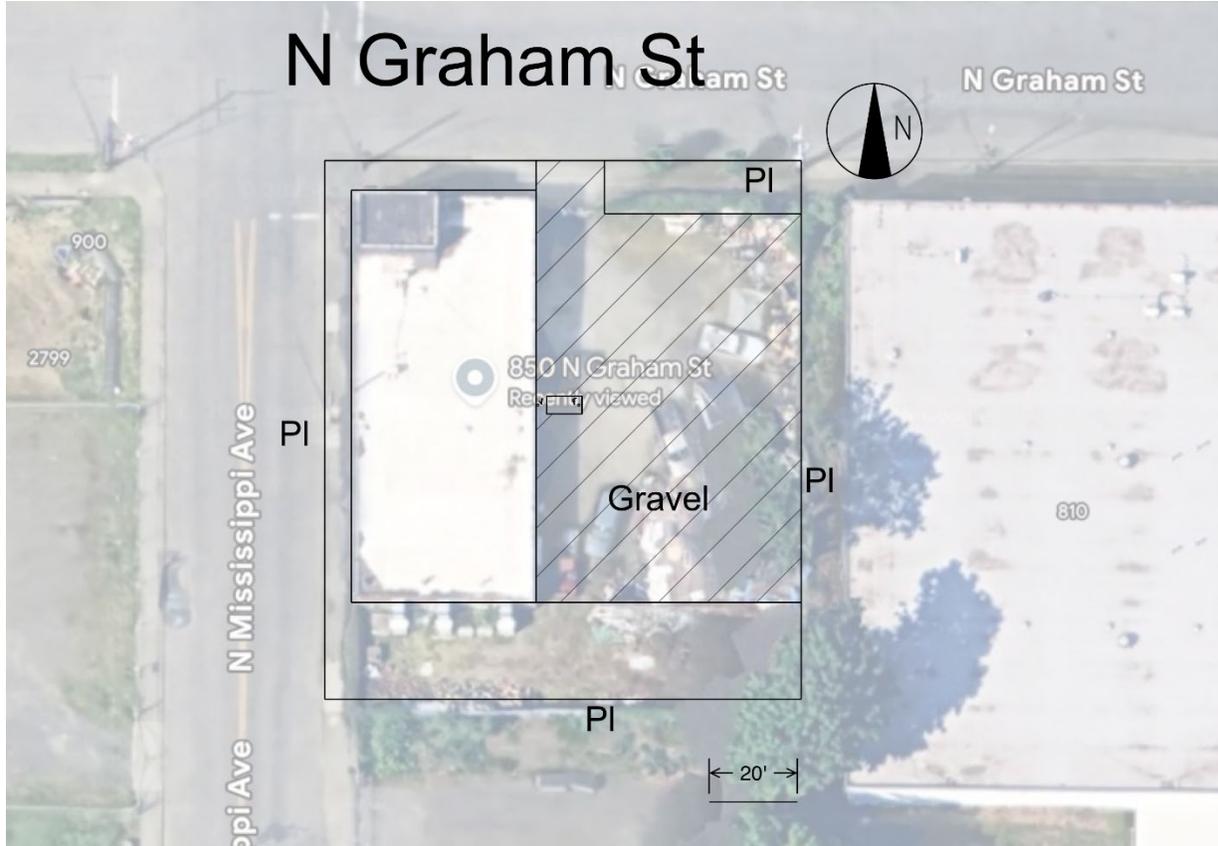
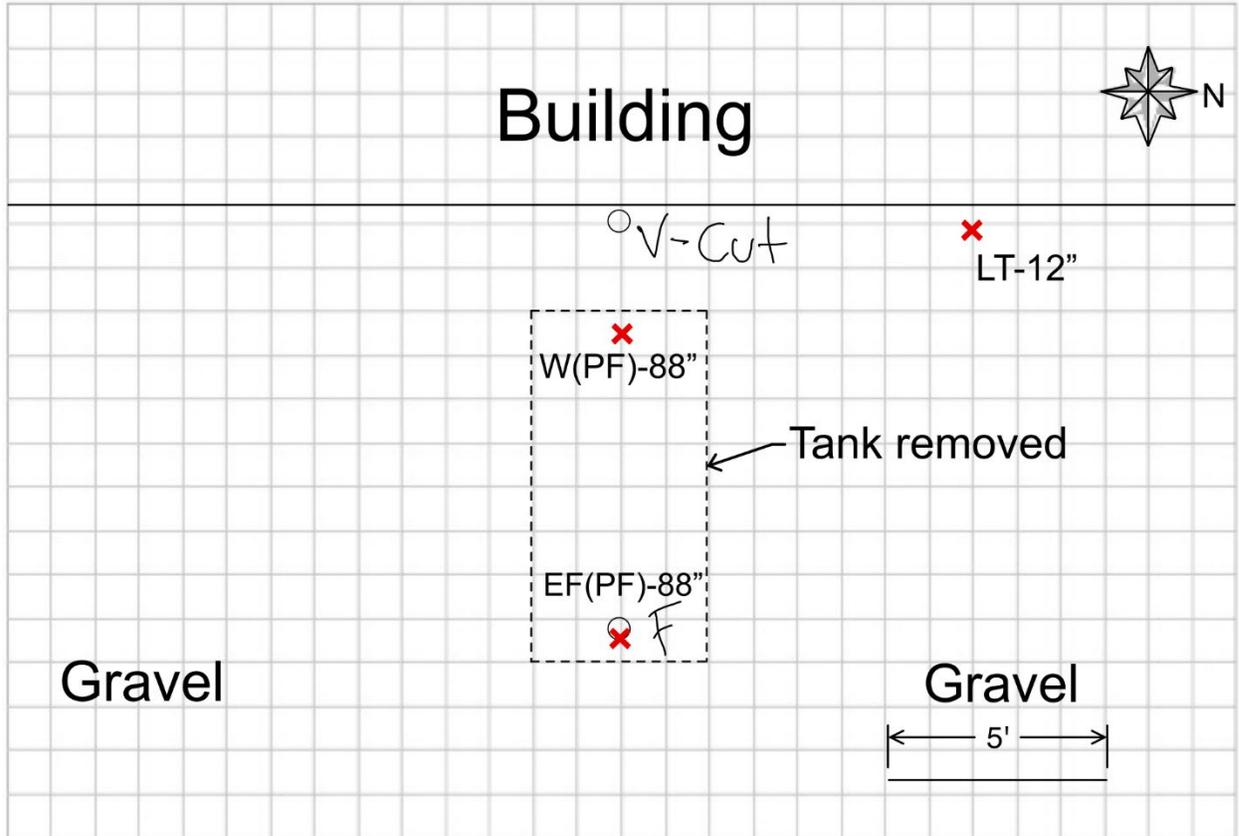


Figure 2: Site Plan



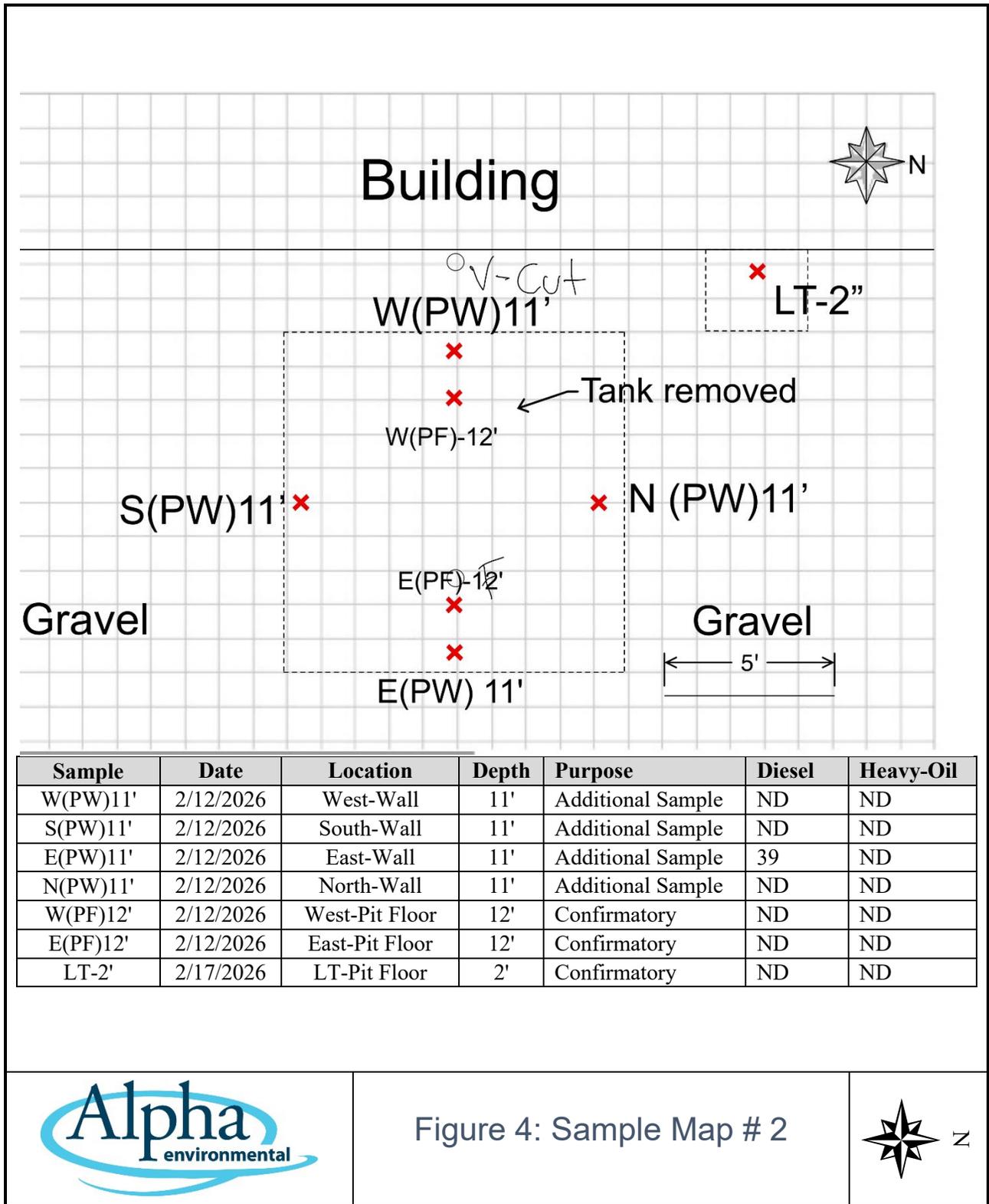


Sample	Date	Location	Depth	Purpose	Diesel	Heavy-Oil
LT-12"	1/27/2026	Line Termination	12"	Site Assessment	1,310	ND
W(PF)-88"	1/27/2026	West-Pit Floor	88"	Site Assessment	38,200	ND
EF(PF)-88"	1/27/2026	East-Pit Floor	88"	Site Assessment	2,700	ND



Figure 3: Sample Map # 1





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

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

**ANALYTICAL SAMPLE RESULTS**

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

Analyte	Sample Result	Detection Limit	Reporting Limit	Units	Dilution	Date Analyzed	Method Ref.	Notes
<b>26-73779 LT-2' (A6B1466-01)</b>			<b>Matrix: Soil</b>		<b>Batch: 26B0583</b>			
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	
<b>26-73779 LT-2' (A6B1466-01)</b>				<b>Matrix: Soil</b>		<b>Batch: 26B0560</b>			
% 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
<b>Batch 26B0583 - EPA 3546 (Fuels)</b>						<b>Soil</b>						
<b>Blank (26B0583-BLK1)</b>		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>										
<b>LCS (26B0583-BS1)</b>		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.*

Apex Laboratories

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
<b>Batch 26B0560 - Dry Weight Prep (EPA 8000D)</b>							<b>Soil</b>					

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

Apex Laboratories

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**SAMPLE PREPARATION INFORMATION**

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

<b>Prep: EPA 3546 (Fuels)</b>					Sample	Default	RL Prep
Lab Number	Matrix	Method	Sampled	Prepared	Initial/Final	Initial/Final	Factor
<b>Batch: 26B0583</b>							
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**

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

Apex Laboratories

Cameron O'Brien, Project Manager

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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:  
A6B1466 - 02 18 26 1122

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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**ANALYTICAL REPORT**

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

<b>Alpha Environmental</b> 11080 SW Allen Blvd, Suite 100 Beaverton, OR 97005	Project#: <b>850 N Graham St. 26-73779</b>  Project Manager: <b>Erick Gonzalez</b>	<b>Report ID:</b> <b>A6B1466 - 02 18 26 1122</b>
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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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**Decanted Samples:**

Soils/Sediments:

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

Water Samples:

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

Volatiles Soils (5035s)

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

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

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**LABORATORY ACCREDITATION INFORMATION**

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

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

**Apex Laboratories**

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

**Secondary Accreditations**

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

**Subcontract Laboratory Accreditations**

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

**Field Testing Parameters**

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

Apex Laboratories

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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Apex Laboratories, LLC
6700 S.W. Sandburg Street
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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 (handwritten 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> 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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---	---	---

**ANALYTICAL SAMPLE RESULTS**

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

Analyte	Sample Result	Detection Limit	Reporting Limit	Units	Dilution	Date Analyzed	Method Ref.	Notes
<b>26-73779 E(PF)12' (A6B1336-01)</b>				<b>Matrix: Soil</b>		<b>Batch: 26B0418</b>		
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>
<b>26-73779 W(PF)12' (A6B1336-02)</b>				<b>Matrix: Soil</b>		<b>Batch: 26B0418</b>		
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>
<b>26-73779 N(PW)11' (A6B1336-03)</b>				<b>Matrix: Soil</b>		<b>Batch: 26B0418</b>		
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>
<b>26-73779 E(PW)11' (A6B1336-04)</b>				<b>Matrix: Soil</b>		<b>Batch: 26B0418</b>		
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>
<b>26-73779 S(PW)11' (A6B1336-05)</b>				<b>Matrix: Soil</b>		<b>Batch: 26B0418</b>		
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>
<b>26-73779 W(PW)11' (A6B1336-06)</b>				<b>Matrix: Soil</b>		<b>Batch: 26B0418</b>		
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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ANALYTICAL REPORT

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503-718-2323  
ORELAP ID: OR100062

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

**ANALYTICAL SAMPLE RESULTS**

Percent Dry Weight									
Analyte	Sample Result	Detection Limit	Reporting Limit	Units	Dilution	Date Analyzed	Method Ref.	Notes	
<b>26-73779 E(PF)12' (A6B1336-01)</b>				<b>Matrix: Soil</b>		<b>Batch: 26B0445</b>			
% Solids	78.7	---	1.00	%	1	02/13/26 08:08	EPA 8000D		
<b>26-73779 W(PF)12' (A6B1336-02)</b>				<b>Matrix: Soil</b>		<b>Batch: 26B0445</b>			
% Solids	83.0	---	1.00	%	1	02/13/26 08:08	EPA 8000D		
<b>26-73779 N(PW)11' (A6B1336-03)</b>				<b>Matrix: Soil</b>		<b>Batch: 26B0445</b>			
% Solids	78.6	---	1.00	%	1	02/13/26 08:08	EPA 8000D		
<b>26-73779 E(PW)11' (A6B1336-04)</b>				<b>Matrix: Soil</b>		<b>Batch: 26B0445</b>			
% Solids	74.9	---	1.00	%	1	02/13/26 08:08	EPA 8000D		
<b>26-73779 S(PW)11' (A6B1336-05)</b>				<b>Matrix: Soil</b>		<b>Batch: 26B0445</b>			
% Solids	77.8	---	1.00	%	1	02/13/26 08:08	EPA 8000D		
<b>26-73779 W(PW)11' (A6B1336-06)</b>				<b>Matrix: Soil</b>		<b>Batch: 26B0445</b>			
% 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
<b>Batch 26B0418 - EPA 3546 (Fuels)</b>						<b>Soil</b>						
<b>Blank (26B0418-BLK1)</b>		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>										
<b>LCS (26B0418-BS1)</b>		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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**QUALITY CONTROL (QC) SAMPLE RESULTS**

Percent Dry Weight

Analyte	Result	Detection Limit	Reporting Limit	Units	Dilution	Spike Amount	Source Result	% REC	% REC Limits	RPD	RPD Limit	Notes
<b>Batch 26B0445 - Dry Weight Prep (EPA 8000D)</b>						<b>Soil</b>						
<b>Duplicate (26B0445-DUP2)</b>			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

<b>Prep: EPA 3546 (Fuels)</b>					Sample	Default	RL Prep
Lab Number	Matrix	Method	Sampled	Prepared	Initial/Final	Initial/Final	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

<b>Prep: Dry Weight Prep (EPA 8000D)</b>					Sample	Default	RL Prep
Lab Number	Matrix	Method	Sampled	Prepared	Initial/Final	Initial/Final	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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QUALIFIER DEFINITIONS

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

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

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Cameron O'Brien, Project Manager

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ORELAP ID: OR100062

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

**REPORTING NOTES AND CONVENTIONS:**

**Abbreviations:**

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

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

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

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

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

**Reporting and Detection Limits: Default Limits**

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

**Reporting Conventions:**

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

**QC Source:**

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

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

**Miscellaneous Notes:**

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

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Cameron O'Brien, Project Manager

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**ANALYTICAL REPORT**

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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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**Decanted Samples:**

Soils/Sediments:

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

Water Samples:

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

Volatiles Soils (5035s)

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

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

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**LABORATORY ACCREDITATION INFORMATION**

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

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

**Apex Laboratories**

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

**Secondary Accreditations**

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

**Subcontract Laboratory Accreditations**

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

**Field Testing Parameters**

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

Apex Laboratories

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: 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: Witness: Cooler Inspected by:
Form Y-003 R-02

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Cameron O'Brien signature

Cameron O'Brien, Project Manager

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Apex Laboratories, LLC
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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 (handwritten signature)

Cameron O'Brien, Project Manager

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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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**ANALYTICAL SAMPLE RESULTS**

**Hydrocarbon Identification Screen by NWTPH-HCID**

Analyte	Sample Result	Detection Limit	Reporting Limit	Units	Dilution	Date Analyzed	Method Ref.	Notes	
<b>26-73779 EF(PF)-88" (A6A1720-01)</b>			<b>Matrix: Soil</b>			<b>Batch: 26A0834</b>			
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>	
<b>26-73779 W(PF)-88" (A6A1720-02)</b>			<b>Matrix: Soil</b>			<b>Batch: 26A0834</b>			
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>	
<b>26-73779 LT-12" (A6A1720-03)</b>			<b>Matrix: Soil</b>			<b>Batch: 26A0834</b>			
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>	

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Cameron O'Brien, Project Manager

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**ANALYTICAL SAMPLE RESULTS**

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

Analyte	Sample Result	Detection Limit	Reporting Limit	Units	Dilution	Date Analyzed	Method Ref.	Notes
<b>26-73779 EF(PF)-88" (A6A1720-01)</b>				<b>Matrix: Soil</b>		<b>Batch: 26A0800</b>		
Diesel	<b>27000</b>	---	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	<i>01/27/26 21:05</i>	<i>NWTPH-Dx</i>	<i>S-01</i>
<b>26-73779 W(PF)-88" (A6A1720-02)</b>				<b>Matrix: Soil</b>		<b>Batch: 26A0800</b>		
Diesel	<b>38200</b>	---	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	<i>01/27/26 21:26</i>	<i>NWTPH-Dx</i>	<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
<b>26-73779 LT-12" (A6A1720-03)</b>			<b>Matrix: Soil</b>		<b>Batch: 26A0833</b>			
Diesel	<b>1310</b>	---	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>	10	01/27/26 20:45	NWTPH-Dx/SG	S-05

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**ANALYTICAL SAMPLE RESULTS**

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

Analyte	Sample Result	Detection Limit	Reporting Limit	Units	Dilution	Date Analyzed	Method Ref.	Notes
<b>26-73779 LT-12" (A6A1720-03)</b>			<b>Matrix: Soil</b>		<b>Batch: 26A0878</b>			
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
<b>26-73779 EF(PF)-88" (A6A1720-01)</b>				<b>Matrix: Soil</b>		<b>Batch: 26A0820</b>		
% Solids	<b>81.9</b>	---	1.00	%	1	01/28/26 08:17	EPA 8000D	
<b>26-73779 W(PF)-88" (A6A1720-02)</b>				<b>Matrix: Soil</b>		<b>Batch: 26A0820</b>		
% Solids	<b>81.8</b>	---	1.00	%	1	01/28/26 08:17	EPA 8000D	
<b>26-73779 LT-12" (A6A1720-03)</b>				<b>Matrix: Soil</b>		<b>Batch: 26A0820</b>		
% Solids	<b>89.5</b>	---	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
<b>Batch 26A0834 - NWTPH-HCID (Soil)</b>						<b>Soil</b>						
<b>Blank (26A0834-BLK1)</b>		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>						
<b>Duplicate (26A0834-DUP1)</b>						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	<b>DET</b>	---	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>						

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

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

**QUALITY CONTROL (QC) SAMPLE RESULTS**

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

Analyte	Result	Detection Limit	Reporting Limit	Units	Dilution	Spike Amount	Source Result	% REC	% REC Limits	RPD	RPD Limit	Notes
<b>Batch 26A0800 - EPA 3546 (Fuels)</b>						<b>Soil</b>						
<b>Blank (26A0800-BLK1)</b>		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>										
<b>LCS (26A0800-BS1)</b>		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.*

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\_\_\_\_\_  
 Cameron O'Brien, Project Manager

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**QUALITY CONTROL (QC) SAMPLE RESULTS**

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

Analyte	Result	Detection Limit	Reporting Limit	Units	Dilution	Spike Amount	Source Result	% REC	% REC Limits	RPD	RPD Limit	Notes
<b>Batch 26A0833 - EPA 3546 w/SG+Acid (NWTPH)</b>						<b>Soil</b>						
<b>Blank (26A0833-BLK1)</b>		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>										
<b>LCS (26A0833-BS1)</b>		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>										
<b>Duplicate (26A0833-DUP1)</b>		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	<b>1530</b>	---	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>										

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Cameron O'Brien, Project Manager

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**QUALITY CONTROL (QC) SAMPLE RESULTS**

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

Analyte	Result	Detection Limit	Reporting Limit	Units	Dilution	Spike Amount	Source Result	% REC	% REC Limits	RPD	RPD Limit	Notes
<b>Batch 26A0878 - EPA 5035A</b>						<b>Soil</b>						
<b>Blank (26A0878-BLK1)</b>		Prepared: 01/28/26 14:00 Analyzed: 01/28/26 15:45										
<b>NWTPH-Gx (MS)</b>												
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>						
<b>LCS (26A0878-BS2)</b>						Prepared: 01/28/26 14:00 Analyzed: 01/28/26 15:23						
<b>NWTPH-Gx (MS)</b>												
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.*

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---	---	--

**QUALITY CONTROL (QC) SAMPLE RESULTS**

Percent Dry Weight

Analyte	Result	Detection Limit	Reporting Limit	Units	Dilution	Spike Amount	Source Result	% REC	% REC Limits	RPD	RPD Limit	Notes
<b>Batch 26A0820 - Dry Weight Prep (EPA 8000D)</b>							<b>Soil</b>					

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

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**SAMPLE PREPARATION INFORMATION**

**Hydrocarbon Identification Screen by NWTPH-HCID**

<b>Prep: NWTPH-HCID (Soil)</b>					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**

<b>Prep: EPA 3546 (Fuels)</b>					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**

<b>Prep: EPA 3546 w/SG+Acid (NWTPH)</b>					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**

<b>Prep: EPA 5035A</b>					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**

<b>Prep: Dry Weight Prep (EPA 8000D)</b>					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

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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

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.

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---	--	---

**REPORTING NOTES AND CONVENTIONS:**

**Abbreviations:**

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

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

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

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

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

**Reporting and Detection Limits: Default Limits**

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

**Reporting Conventions:**

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

**QC Source:**

In cases where there is insufficient sample provided for Sample Duplicates and/or Matrix Spikes, a Lab Control Sample Duplicate (LCS Dup) may be analyzed to demonstrate accuracy and precision of the extraction batch.  
  
Non-Client Batch QC Samples (Duplicates and Matrix Spike/Duplicates) are not included in this report. Please request a Full QC report if this data is required.

**Miscellaneous Notes:**

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

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**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 ½ the RL and the RL (J flagged hits), the associated sample and QC data will receive a 'B-02' qualifier.  
 -For Blank hits above the RL, the associated sample and QC data will receive a 'B' qualifier, per Apex Laboratories' Blank Policy.  
 For further details, please request a copy of this document.

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

**Preparation Notes:**

**Mixed Matrix Samples:**

**Water Samples:**

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

**Soil and Sediment Samples:**

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

**Sampling and Preservation Notes:**

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

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

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**Decanted Samples:**

Soils/Sediments:

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

Water Samples:

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

Volatiles Soils (5035s)

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

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

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Apex Laboratories

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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

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

**CHAIN OF CUSTODY**

APEX LABS 6700 SW Sandburg St., Tigard, OR 97223 Ph: 503-718-2323 Lab # **A6A1720** coc # of \_\_\_\_\_

Company: **Alpha Environmental** Project Name: **850 N Graham St.** Project #: **26-73779**

Address: **11080 SW Allen Blvd** Phone: \_\_\_\_\_ Email: \_\_\_\_\_ PO # \_\_\_\_\_

Project Mgr: **Erick**

Sampled by: **Matt** Site Location: \_\_\_\_\_ State: **OR** County: \_\_\_\_\_

SAMPLE ID	DATE	TIME	MATRIX	# OF CONTAINERS	Standard Turn Around Time (TAT) = 10 Business Days			ANALYSIS REQUEST
					1 Day	2 Day	3 Day	
E.F. (PF) - 88"	1/27	12:45	SL	2	X			Priority Metals (13) RCR4 Metals (8) 8081 Pesticides 8082 PCBs 8270 Semi-Volat Full Lab 8270 SIM PAHS 8260 Halo VOCs 8260 RBDM VOCs 8260 BTEX NWTM-CX NWTM-DX NWTM-HCID TCEP Metals (8) TOTAL DISS. TCEP HE, ME, Mn, Mo, Ni, P, Se, Ag, Na, Ti, Zn AL, Sb, As, Ba, Bi, Cd, Cr, Cu, Fe, Pb, Zn
W. (PF) - 88"				2	X			
LT-12"				2	X			

SPECIAL INSTRUCTIONS: **Silica Gel Extraction on LT-12 report please.**

TAT Requested (circle): **Standard**

Standard Turn Around Time (TAT) = 10 Business Days

1 Day 2 Day 3 Day Other: \_\_\_\_\_

SAMPLES ARE HELD FOR 30 DAYS

RELINQUISHED BY:	RECEIVED BY:
Signature: <b>Matt Holmgren</b> Printed Name: <b>Matt Holmgren</b> Date: <b>1/27/26</b> Time: <b>14:00</b> Company: <b>APEX LABS</b>	Signature: _____ Printed Name: _____ Date: <b>1/27/26</b> Time: <b>1406</b> Company: <b>APEX LABS</b>

Form Y-002 R-00

Apex Laboratories

*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: A6A1720 - 01 30 26 1649

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 X
Cooler Inspection Date/time inspected: 1/27/26 @ 1424 By: EST
Chain of Custody included? Yes X No
Signed/dated by client? Yes X No
Contains USDA Reg. Soils? Yes No X Unsure (email RegSoils)
Cooler #1 Cooler #2 Cooler #3 Cooler #4 Cooler #5 Cooler #6 Cooler #7
Temperature (°C) 1.4
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: 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: [Signature] Cooler Inspected by: EST
Form Y-003 R-02

Apex Laboratories

[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.

## **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: 02/18/25 TIME: 14:13:30

TRUCK: ALE219  
ALPHA ENVIRONMENTAL SERV

CUSTOMER: AES  
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

26-73 779

Driver's Signature



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**

STATE OF OREGON
MONITORING WELL REPORT

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

8/7/2020

WELL I.D. LABEL# L 135627

START CARD # 1048328

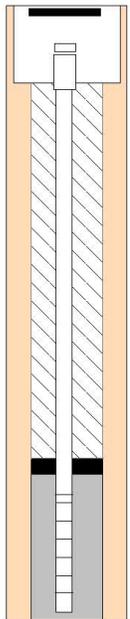
(1) LAND OWNER
Owner Well I.D. MW-21
First Name Last Name VIDOS
Company TARR LLC
Address 2946 NE COLUMBIA BLVD
City PORTLAND State OR Zip 97211

(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
(SIDEWALK) 2519 N MISSISSIPPI 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 70.00 ft. Special Standard [ ]



MONUMENT/VAULT Below Ground
From 0 To 1
BORE HOLE
Diameter 6 From 0 To 70
CASING
Dia. 2 From 0.5 To 60
Gauge Sch 40 Wld Thrd
Material [ ] Steel [X] Plastic [ ]
LINER
Dia. From To
Gauge Wld Thrd
Material [ ] Steel [ ] Plastic [ ]
SEAL
From 1 To 4
Material Bentonite Chips
Amount 1.5 Sacks Grout weight
SCREEN
Casing/Liner Casing Material PVC - Sch 40
Diameter 2 From 60 To 70
Slot Size 0.010
FILTER
From 58 To 70 Material SILICA SAND Size of pack 12 / 20

(7) STATIC WATER LEVEL
Date SWL(psi) + SWL(ft)
Existing Well / Predeepening
Completed Well 8/3/2020 60.5
Flowing Artesian? [ ] Dry Hole? [ ]

WATER BEARING ZONES
Depth water was first found
SWL Date From To Est Flow SWL(psi) + SWL(ft)
7/31/2020 60.5 70 60.5

(8) WELL LOG
Ground Elevation
Material From To
Silty sand 0 30
Clayey silt 30 50
Sandy Silt 50 70

Date Started 7/30/2020 Completed 7/31/2020

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

Temperature 53 °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. Materials used and information reported above are true to the best of my knowledge and belief.
License Number 10612 Date 8/7/2020
Password: (if filing electronically)
Signed ZANE HUCKINS (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. All work performed during this time is in compliance with Oregon monitoring well construction standards. This report is true to the best of my knowledge and belief.
License Number 10408 Date 8/7/2020
Password: (if filing electronically)
Signed PETER LARSEN (E-filed)
Contact Info (optional) CDLP 110-20-1073



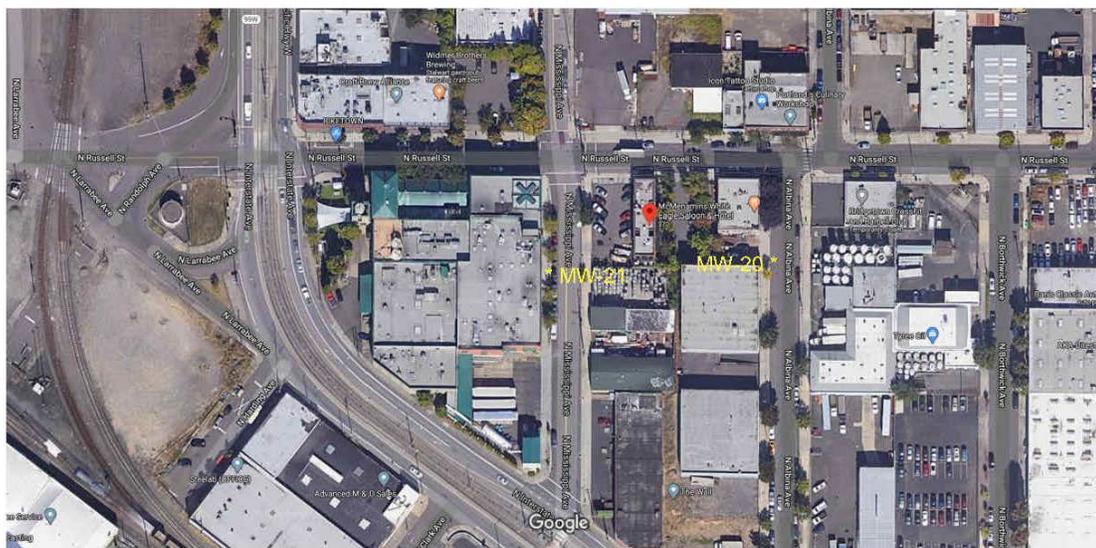
MONITORING WELL REPORT - Map with location identified must be attached and shall include an approximate scale and north arrow

MULT 135098

8/7/2020

### Map of Hole

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



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

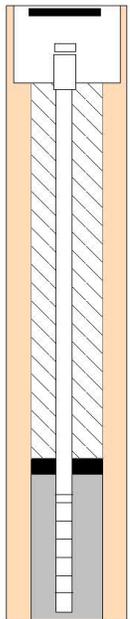
**(1) LAND OWNER** Owner Well I.D. MW-23  
 First Name 110-20-1076 Last Name VIDOS  
 Company TARR LLC  
 Address 2946 NE COLUMBIA BLVD  
 City PORTLAND State OR Zip 97211

**(2) TYPE OF WORK**  New  Deepening  Conversion  
 Alteration (repair/recondition)  Abandonment

**(3) DRILL METHOD**  
 Rotary Air  Rotary Mud  Cable  Hollow Stem Auger  Cable Mud  
 Reverse Rotary  Other SONIC

**(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

**(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  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			55

**(8) WELL LOG** Ground Elevation

Material	From	To
Silty sand w/ gravels	0	80

Date Started 11/30/2020 Completed 11/30/2020

**(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  

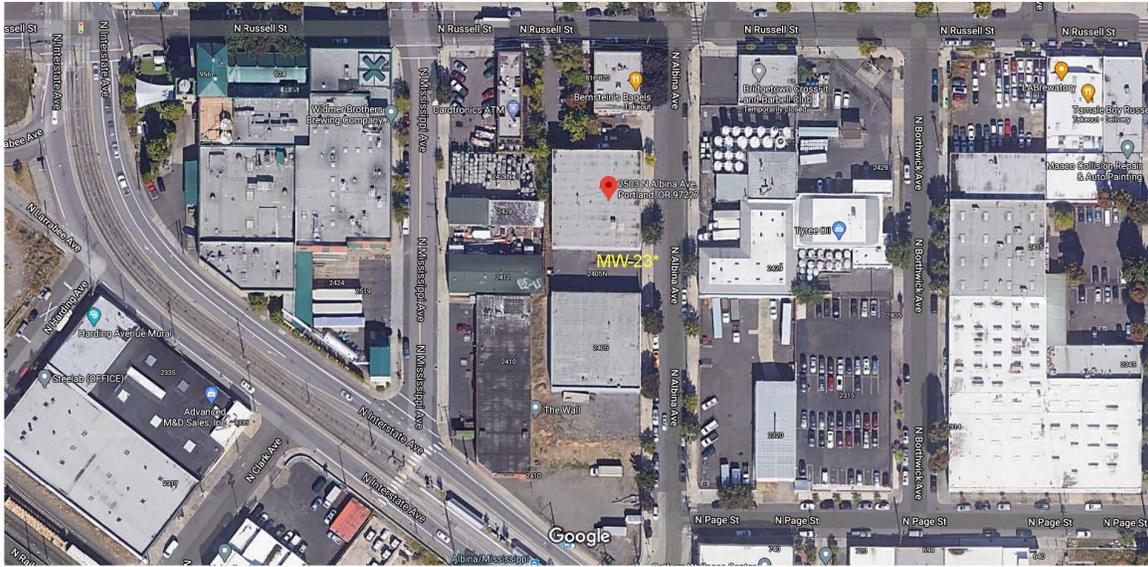
From	To	Description	Amount	Units

**(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. Materials used and information reported above are true to the best of my knowledge and belief.  
 License Number 10697 Date 12/29/2020  
 Password: (if filing electronically)  
 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. All work performed during this time is in compliance with Oregon monitoring well construction standards. This report is true to the best of my knowledge and belief.  
 License Number 10408 Date 12/30/2020  
 Password: (if filing electronically)  
 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

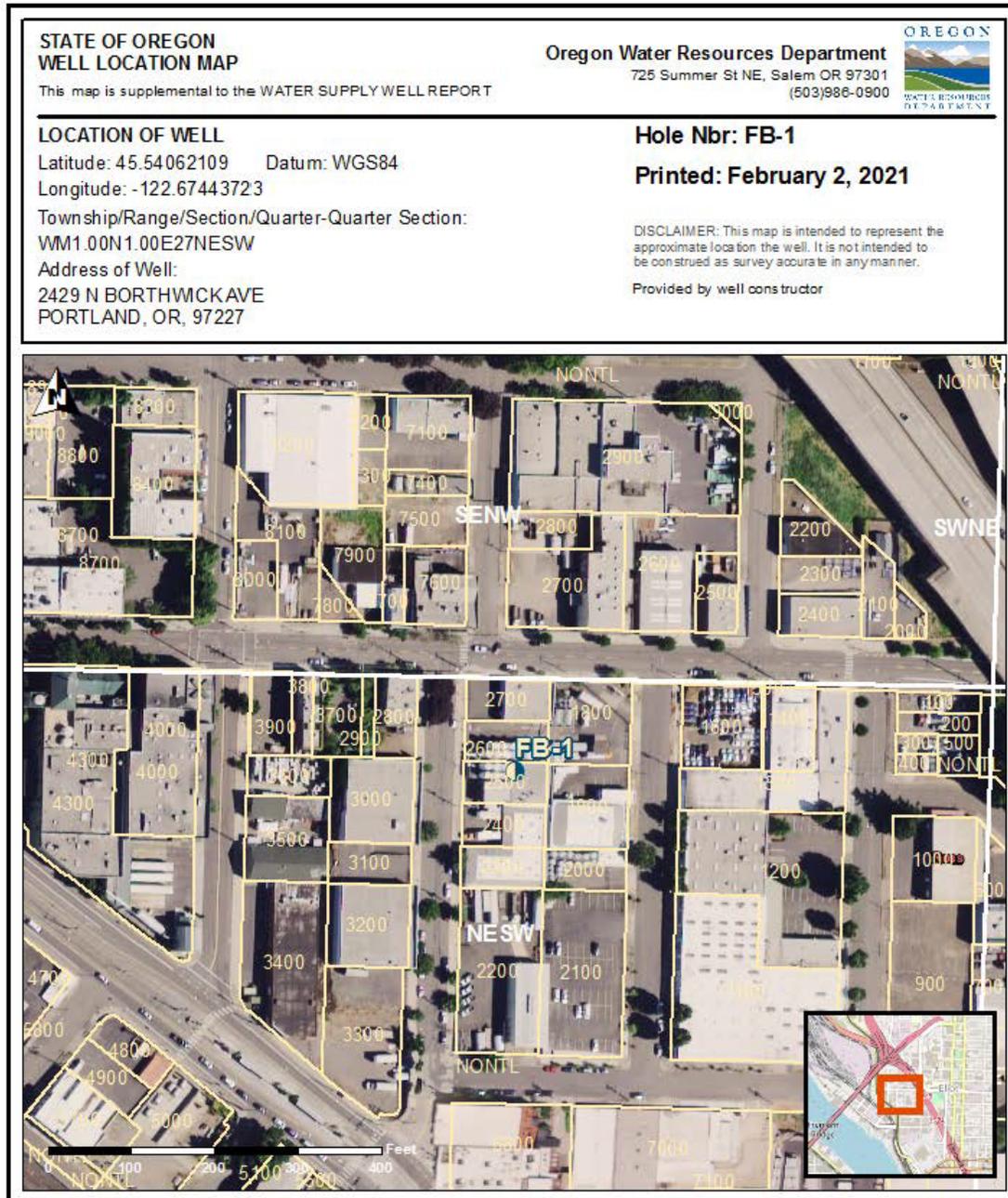
Professional Certification (to be signed by an Oregon licensed water or
monitoring well constructor, Oregon registered geologist or professional engineer).
I accept responsibility for the construction, deepening, alteration, or abandonment
work performed during the construction dates reported above. 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

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



**APPENDIX E**

**SOIL MATRIX SCORE SHEET**

## SOIL MATRIX SCORE SHEET

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

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

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**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:

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1. Return this form to the regional office in which the site is located or by emailing [info.lust@deq.oregon.gov](mailto: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](#).

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