



☒ Check this box if you have attached any documents to this form (using the paperclip icon on the left).

ERTS #(s):	729763
Parcel # (s):	179113000
County:	Clark
FSID #:	100003181
CSID #:	17148
UST #:	Click to enter text.

SITE INFORMATION

Site Name (Name over the door): Pioneer Feed	Site Address (including City, State, and Zip): 21605 NE 10th Ave, Ridgefield, WA 98642	Phone 360.887.4237 Email Click to enter text.
Site Contact, Title, Business: Mr. Mike Agard, Pioneer Feed	Site Contact Address (including City, State, and Zip): 21605 NE 10th Ave, Ridgefield, WA 98642	Phone 360.887.4237 Email Click to enter text.
Site Owner, Title Business: PAC-WEST LLC	Site Owner Address (including City, State, and Zip): 2901 NE 160th St, Ridgefield, WA 98642	Phone Click to enter text Email Click to enter text.
Site Owner Contact, Title, Business: Dale Sanders, Registered Agent, PAC-WEST, LLC	Site Owner Contact Address (Including City, State, and Zip): 2901 NE 160th St, Ridgefield, WA 98642-6923	Phone Click to enter text Email Click to enter text.
Previous Site Owner(s): Click to enter text.	Additional Info (for any Site Information Item): Click to enter text.	
Alternate Site Name(s): Click to enter text.		

Latitude (Decimal Degrees):	45.77704	Longitude (Decimal Degrees):	-122.66033
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☐ Please check this box if there is relevant inspection information, such as data or photos, in an existing site report for this site.

INSPECTION INFORMATION

Inspection Conducted? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Date/Time: Click to enter text.	Entry Notice: Announced <input type="checkbox"/> Unannounced <input type="checkbox"/>
Photographs taken? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Note: Attach photographs or upload to PIMS	
Samples Collected? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Note: Attach record with media, location, depth, etc.	

RECOMMENDATION

No Further Action (Check the appropriate box below):	LIST on Contaminated Sites List: <input checked="" type="checkbox"/>
Release or threatened release does not pose a threat <input type="checkbox"/>	
No release or threatened release <input type="checkbox"/>	
Refer to program/agency (Name: Click to enter text.) <input type="checkbox"/>	
Independent Cleanup Action Completed (contamination removed) <input type="checkbox"/>	

COMPLAINT (Brief Summary of ERTS Complaint):

Release of 35 gallons of hydraulic oil to land surface due to equipment failure.

CURRENT SITE STATUS (Brief Summary of why the Site is recommended for Listing or NFA):

Laboratory confirmed exceedance of the MTCA Method A soil CUL for TPH-D/O.

Investigator: Aaren Fiedler, LG	Date Submitted: 5/21/2024
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OBSERVATIONS ☐ Please check this box if you included information on the Supplemental Page at the end of the report.

Description (If site visit is made, please be sure to include the following: site observations, site features, and cover, chronology of events, sources/past practices likely responsible for the contamination, presence of water supply wells and other potential exposure pathways, etc.):

There is a Facility Site associated with this address. Tri Mountain Excavating Inc., FSID 35475676. It does not appear to be associated with Pioneer Feed. There appear to be multiple businesses operating on this property.

There is a wetland – emergent cover adjacent to the release area.

On March 26, 2024, an onsite fork truck leaked an estimated 20 gallons of hydraulic oil from a broken oil filter. 3 Kings personnel responded to the release and excavated visibly impacted soil and gravel from an approximately 1,000-square-foot area. A single sample was collected (EM-1) showing a Diesel range and oil range total petroleum hydrocarbon (TPH-D and TPH-O, collectively; TPH-D/O) concentration of 11,960 mg/kg which exceeds the MTCA Method A soil CUL of 2,000 mg/kg.

Polycyclic aromatic hydrocarbons (PAHs) and polychlorinated biphenyls (PCBs) were not analyzed for in any media.

I recommend the release be added to the contaminated sites list.

Documents reviewed:

3 Kings, Hydraulic Oil Spill Cleanup Report, April 8, 2024.

CONTAMINANT GROUP	CONTAMINANT	SOIL	GROUNDWATER	SURFACE WATER	AIR	SEDIMENT	DESCRIPTION
Non-Halogenated Organics	Phenolic Compounds	Select	Select	Select		Select	Compounds containing phenols (Examples: phenol; 4-methylphenol; 2-methylphenol)
	Non-Halogenated Solvents	Select	Select	Select	Select	Select	Organic solvents, typically volatile or semi-volatile, not containing any halogens. To determine if a product has halogens, search HSDB (http://toxnet.nlm.nih.gov/cgi-bin/sis/htmlgen?HSDB) and look at the Chemical/Physical Properties, and Molecular Formula. If there is not a Cl, I, Br, F in the formula, it's not halogenated. (Examples: acetone, benzene, toluene, xylenes, methyl ethyl ketone, ethyl acetate, methanol, ethanol, isopropanol, formic acid, acetic acid, stoddard solvent, Naptha). <i>Use this when TEX contaminants are present independently of gasoline.</i>
	Polynuclear Aromatic Hydrocarbons (PAH)	S	S	S	S	S	Hydrocarbons composed of two or more benzene rings.
	Tributyltin	Select	Select	Select		Select	The main active ingredients in biocides used to control a broad spectrum of organisms. Found in antifouling marine paint, antifungal action in textiles and industrial water systems. (Examples: Tributyltin; monobutyltin; dibutyltin)
	Methyl tertiary-butyl ether	Select	Select	Select	Select	Select	MTBE is a volatile oxygen-containing organic compound that was formerly used as a gasoline additive to promote complete combustion and help reduce air pollution.
	Benzene	Select	Select	Select	Select	Select	Benzene
	Other Non-Halogenated Organics	Select	Select	Select	Select	Select	TEX
	Petroleum Diesel	C	S	S		S	Petroleum Diesel
	Petroleum Gasoline	Select	Select	Select	Select	Select	Petroleum Gasoline
	Petroleum Other	C	S	S		S	Oil-range organics
Halogenated Organics (see notes at bottom)	PBDE	Select	Select	Select	Select	Select	Polybrominated di-phenyl ether
	Other Halogenated Organics	Select	Select	Select	Select	Select	Other organic compounds with halogens (chlorine, fluorine, bromine, iodine). search HSDB (http://toxnet.nlm.nih.gov/cgi-bin/sis/htmlgen?HSDB) and look at the Chemical/Physical Properties and Molecular Formula. If there is a Cl, I, Br, and F in the formula, it is halogenated. (Examples: Hexachlorobutadiene; hexachlorobenzene; pentachlorophenol)
	Halogenated solvents	Select	Select	Select	Select	Select	PCE, chloroform, EDB, EDC, MTBE
	Polychlorinated Biphenyls (PCB)	S	S	S	S	S	Any of a family of industrial compounds produced by chlorination of biphenyl noted primarily as an environmental pollutant that accumulates in animal tissue with resultant pathogenic and teratogenic effects
	Dioxin/dibenzofuran compounds (see notes at bottom)	Select	Select	Select	Select	Select	A family of more than 70 compounds of chlorinated dioxins or furans. (Examples: Dioxin; Furan; Dioxin TEQ; PCDD; PCDF; TCDD; TCDF; OCDD; OCDF). <i>Do not use for 'dibenzofuran', which is a non-chlorinated compound that is detected using the semivolatile organics analysis 8270</i>
	Per- and polyfluoroalkyl substances (PFAS)	Select	Select	Select	Select	Select	Aqueous Film-Forming Foam
Metals	Metals – Other	Select	Select	Select		Select	Cr, Se, Ag, Ba, Cd
	Lead	Select	Select	Select		Select	Lead
	Mercury	Select	Select	Select	Select	Select	Mercury
	Arsenic	Select	Select	Select		Select	Arsenic

CONTAMINANT GROUP	CONTAMINANT	SOIL	GROUNDWATER	SURFACE WATER	AIR	SEDIMENT	DESCRIPTION
Pesticides	Non-halogenated pesticides	Select	Select	Select	Select	Select	Pesticides without halogens (Examples: parathion, malathion, diazinon, phosmet, carbaryl (sevin), fenoxycarb, aldicarb)
	Halogenated pesticides	Select	Select	Select	Select	Select	Pesticides with halogens (Examples: DDT; DDE; Chlordane; Heptachlor; alpha-beta and delta BHC; Aldrin; Endosulfan, dieldrin, endrin)
Other Contaminants	Radioactive Wastes	Select	Select	Select	Select	Select	Wastes that emit more than background levels of radiation.
	Conventional Contaminants, Organic	Select	Select	Select		Select	Unspecified organic matter that imposes an oxygen demand during its decomposition (Example: Total Organic Carbon)
	Conventional Contaminants, Inorganic	Select	Select	Select	Select	Select	Non-metallic inorganic substances or indicator parameters that may indicate the existence of contamination if present at unusual levels (Examples: Sulfides, ammonia)
	Asbestos	Select	Select	Select	Select	Select	All forms of Asbestos. Asbestos fibers have been used in products such as building materials, friction products and heat-resistant materials.
	Other Deleterious Substances	Select	Select	Select		Select	Other contaminants or substances that cause subtle or unexpected harm to sediments (Examples: Wood debris; garbage (e.g., dumped in sediments))
	Benthic Failures	Select	Select	Select		Select	Failures of the benthic analysis standards from the Sediment Management Standards.
	Bioassay Failures	Select	Select	Select		Select	For sediments, a failure to meet bioassay criteria from the Sediment Management Standards. For soils, a failure to meet TEE bioassay criteria for plant, animal or soil biota toxicity.
Reactive Wastes	Unexploded Ordnance	Select	Select	Select	Select	Select	Weapons that failed to detonate or discarded shells containing volatile material.
	Other Reactive Wastes	Select	Select	Select	Select	Select	Other Reactive Wastes (Examples: phosphorous, lithium metal, sodium metal)
	Corrosive Wastes	Select	Select	Select	Select	Select	Corrosive wastes are acidic or alkaline (basic) wastes that can readily corrode or dissolve materials they come into contact with. Wastes that are highly corrosive as defined by the Dangerous Waste Regulation (WAC 173-303-090(6)). (Examples: Hydrochloric acid; sulfuric acid; caustic soda)

(fill in the contaminant matrix above with the appropriate status choice from the key below the table)

Status choices for contaminants	
Contaminant Status	Definition
B— Below Cleanup Levels (Confirmed)	The contaminant was tested and found to be below cleanup levels. (Generally, we would not enter each and every contaminant that was tested; for example, if an SVOC analysis was done we would not enter each SVOC with a status of "below". We would use this for contaminants that were believed likely to be present but were found to be below standards when tested)
S— Suspected	The contaminant is suspected to be present; based on some knowledge about the history of the site, knowledge of regional contaminants, or based on other contaminants known to be present
C— Confirmed Above Cleanup Levels	The contaminant is confirmed to be present above any cleanup level. For example—above MTCA method A, B, or C; above Sediment Quality Standards; or above a presumed site-specific cleanup level (such as human health criteria for a sediment contaminant).
RA— Remediated - Above	The contaminant was remediated but remains on site above the cleanup standards (for example—capped area).
RB— Remediated - Below	The contaminant was remediated, and no area of the site contains this contaminant above cleanup standards (for example—complete removal of contaminated soils).

Halogenated chemicals and solvents: Any chemical compound with chloro, bromo, iodo or fluoro is halogenated; those with eight or fewer carbons are generally solvents (e.g. halogenated methane, ethane, propane, butane, pentane, hexane, heptane or octane) and may also be used for or registered as pesticides or fumigants. Most are dangerous wastes, either listed or categorical. Organic compounds with more carbons are almost always halogenated pesticides or a contaminant or derivative. Referral to the HSDB is recommended if you are unfamiliar with a chemical name or compound, as it contains useful information about synonyms, uses, trade names, waste codes, and other regulatory information about most toxic or potentially toxic chemicals.

Dibenzodioxins and dibenzofurans are normalized to a combined equivalent toxicity based on 2,3,7,8-tetrachloro-p-dibenzodioxin as set out in WAC 173-340-708(8)(d) and in the Evaluating the Toxicity and Assessing the Carcinogenic Risk of Environmental Mixtures using Toxicity Equivalency Factors Focus Sheet (<https://fortress.wa.gov/ecy/clarc/FocusSheets/tef.pdf>). Results may be reported as individual compounds and isomers (usually lab results), or as a toxic equivalency value (reports).

FOR ECOLOGY II REVIEWER USE ONLY (For Listing Sites):

How did the Site come to be known ☐ Site Discovery (received a report) Date (Date Report Received)
☒ ERTS Complaint
☐ Other (please explain): [Click to enter text.](#)

Does an Early Notice Letter need to be sent: ☒ Yes ☐ No
If No, please explain why: [Click to enter text.](#)

NAICS Code (if known): [Click to enter text.](#)

Otherwise, briefly explain how the property is/was used (i.e., gas station, dry cleaner, paint shop, vacant land, etc.):

Feed Store

Site Unit(s) to be created (Unit Type): ☒ Upland (includes VCP & LUST) ☐ Sediment

If multiple Unites needed, please explain why: [Click to enter text.](#)

Cleanup Process Type (for the Unit): ☒ No Process ☐ Independent Action
☐ Voluntary Cleanup Program ☐ Ecology-supervised or conducted
☐ Federal-supervised or conducted

Site Status: ☒ Awaiting Cleanup ☐ Construction Complete – Performance Monitoring **Model Remedy Used?** ☐
☐ Cleanup Started ☐ Cleanup Complete – Active O&M/Monitoring **If yes, was this a**
☐ No Further Action Required **transformer spill?** ☐

Site Manager (Default [Click to enter text.](#)) [Click to enter text.](#)

Specific confirmed contaminants include:

TPH-D/O in Soil

Facility/Site ID No. (if known):

[Click to enter text.](#)

[Click to enter text.](#) in Groundwater

Cleanup Site ID No. (if known):

[Click to enter text.](#)

[Click to enter text.](#) in Other (specify matrix: [Choose an item.](#)

COUNTY ASSESSOR INFO: Please attach to this report a copy of the tax parcel/ownership information for each parcel associated with the site, as well as a parcel map illustrating the parcel boundary and location.

Additional or Supplemental Information for Observations Page

Please use this box for any text that requires special formatting.

Click to enter text.

Ecology Figure 1: Release Location with Parcels



May 21, 2024

TCP Cleanupsites 1
Cleanup Status

● Cleanup Started
ECY Program Data 1

EcologyProgram

◆ HAZWASTE

W Drinking Water Wells 1
roads
Wetlands

1:2,257



0 0.01 0.03 0.06 mi
0 0.03 0.05 0.1 km

WA Dept. of Ecology



PROPERTY INFORMATION CENTER

Account Summary

Property Identification Number: 179113000 [MapsOnline](#)  [Fact Sheet](#) 


Property Type: Real

Property Status: Active

Site Address: 21605 NE 10TH AVE, RIDGEFIELD, WA 98642 ([Situs Addresses](#))

Abbreviated Description: #21 OF SEC 2 T3NR1EWM 4.95A

Tax Status: Regular

Property Owner PAC-WEST LLC		Owner Mailing Address 2901 NE 160TH ST RIDGEFIELD WA , 98642		Property Site Address 21605 NE 10TH AVE, RIDGEFIELD, WA 98642 Google Maps Street View	
Administrative Data Info...		Electoral Data		Assessment Data Info...	
Jurisdiction	Clark County	Board of County Councilors District	5	2023 Values for 2024 Taxes	
Land Use Planning		Camas Council Ward	n/a	Market Value as of January 1, 2023	
Comprehensive Plan Designation	RC	CPU Commissioner District	1	Land Value	\$1,002,001.00
Comprehensive Plan Overlay(s)	Urban Reserve	Election Precinct	487	Building Value	\$498,199.00
Urban Growth Area	County	Legislative District	18	Total Property	\$1,500,200.00
Zoning Designation	Rural Comm.-outside rur.center (CR-1)	Library District	Fort Vancouver Regional Library	Taxable Value Info...	
Zoning Overlay(s)	Urban Reserve - 20 (UR-20), Industrial	Port District	Ridgefield Port District	Total	\$1,500,200.00
Miscellaneous		School District Board Director District	Director District 4	2022 Values for 2023 Taxes	
Census Tract	404.03	Sewer Board District	n/a	Market Value as of January 1, 2022	
Drainage District	n/a	State Weed Board District	1	Land Value	\$910,910.00
Neighborhood	Four Creeks	Land Data		Building Value	\$452,890.00
Park District	n/a	Approximate Area	Info... 215,622 sq. ft. 4.95 acres	Total Property	\$1,363,800.00
Public Safety		Clark County Road Atlas	 Page 35	Taxable Value Info...	
Burning Allowed	Yes	DOR Land Use Code	Info... 39	Total	\$1,363,800.00
EMS Response Area	AMR	Section-Township-Range	NW 1/4,S02,T3N,R1E	General	
Fire District	Clark-Cowlitz Fire Rescue	Subdivision	no data	Assessor Neighborhood	9450
Increased Wildfire Danger Area	No	Survey	020092 057148	Re-valuation Cycle	3
Police Jurisdiction	CCSO West	Sales History		Notice of Value	2023 2022 2020 2019 2018 2017 2016
Schools		Date of Sale	01/07/2010	Property assessment value is valid as of the date printed on the linked notice of value. The notice of value will not reflect any updates to property value that occurred after the notice mail date. Please contact the Assessor's office if you have a question about your assessed value.	
School District Name	Ridgefield	Document Type	D-QCD		
Elementary School Attendance Area	South Ridge	Document Number			
Middle School Attendance Area	View Ridge	Excise Number	647426		
High School Attendance Area	Ridgefield	Sale Amount	\$0.00		
Transportation		Date of Sale	03/15/2007		
C-TRAN Public Transportation Benefit Area	No	Document Type	DEED		
Traffic Impact Fee (TIF) District	Rural	Document Number			
Transportation Analysis Zone	2070	Excise Number	608060		
Utilities		Sale Amount	\$1,200,000.00		
CPU Lighting Utility District	n/a	Date of Sale	07/12/2004		
Last Street Sweeping	n/a	Document Type	DEED		
Sewer District	Rural/Resource	Document Number			
Waste Collection Provider	n/a	Excise Number	546035		
Waste Collection Day	No Data	Sale Amount	\$210,000.00		
Water District	Clark Public Utilities				
The water service provider may be different from the indicated water district. Please contact the parcel's jurisdiction if you need to know the water service provider.					

The water service provider may be different from the indicated water district. Please contact the parcel's jurisdiction if you need to know the water service provider.

If you have questions concerning the data on this page, please contact the Clark County Assessor's Office. Main Phone: (564) 397-2391, Email: assessor@clark.wa.gov

Disclaimer: Clark County does not warrant the accuracy, reliability or timeliness of any information in this system, and shall not be held liable for losses caused by using this information. Portions of this information may not be current or accurate. Any person or entity who relies on any information obtained from this system, does so at their own risk. [RCW 42.56.070\(8\)](#) prohibits releasing and/or using lists of individuals gathered from this site for commercial purposes. [\[Full Disclaimer\]](#)

HYDRAULIC OIL SPILL CLEANUP REPORT

Pioneer Feed – 21605 NE 10th Avenue Ridgefield, Washington

Prepared for:

**Pioneer Feed
c/o Mr. Mike Agard
21605 NE 10th Avenue
Ridgefield, Washington
98642**

Date:

8 April 2024

Prepared by:



15001 NE 10th Avenue
Vancouver, Washington 98685
Phone: (360) 666-5464 Fax: (360) 666-8202
3Kingsinc.com



8 April 2024

Pioneer Feed
c/o Mr. Mike Agard
21605 NE 10th Avenue
Ridgefield, Washington
98642

Re: Hydraulic Oil Spill Cleanup Report for the Commercial Property Located at
21605 NE 10th Avenue in Ridgefield, Clark County, Washington
3 Kings Project Number: 224043

Mr. Agard:

3 Kings Environmental Inc. (3 Kings) has completed cleanup activities associated with a hydraulic oil spill at the commercial property located at 21605 NE 10th Avenue in Ridgefield, Clark County, Washington ("subject site"). This letter report provides a description of work activities, provides disposal documentation for excavated material and certifies the work meets a national code of practice and Washington Department of Ecology (DOE) standards.

Site Description:

At the time of work activities, the subject site was developed as Pioneer Feed, a retail commercial facility specializing in agricultural product sales and service. The subject site was located in an area of mixed commercial and rural residential land use approximately two miles southeast of downtown Ridgefield. The subject site was identified on the east side of NE 10th Avenue and identified approximately 200 feet south of the intersection with NE 219th Street (a.k.a., State Route 502). The subject site was identified as Property Identification Number 179113000 by the Clark County Assessor's Office. The subject site was located within the Northwestern Quarter of Section 3, within Township 2 North and Range 1 East of the Willamette Baseline and Meridian. At the time of the work activities, the subject site was owned by Pac-West LLC and operated as Pioneer Feed. See Figure 1, "Site Vicinity Map," for a map illustrating the location of the subject site.

The subject site consisted of a rectangular-shaped parcel measuring 4.95-acres in size. The subject site contained multiple structures, including a retail store, storage building, garage/shop and covered storage buildings. The subject site was nearly completely utilized for retail sales, storage and facility access.

On 26 March 2024, an onsite fork truck experienced a broken oil filter and lost an estimated 20 gallons of hydraulic oil along the east side of main retail building over an approximate 1,000-square foot area. The hydraulic oil spill occurred on a gravel and granular asphalt parking lot with no evidence of petroleum leaving the lot. The fork truck responsible for the spill was immediately removed from service and parked in the area of the spill.

See Figure 2, "Site Map," for a map illustrating the location of the HOT and layout of the subject site.

Initial Response Activities:

3 Kings was contacted by the owner of Pioneer Feed at approximately 10:00 a.m. on 26 March 2024, approximately one hour after the spill had occurred. Reportedly, the business owner immediately placed absorbent material (i.e., straw and kitty litter) over the spill area and drained the remaining hydraulic oil from the fork truck.

3 Kings responded to the spill just after noon and immediately dispatched an excavator, hook truck, 20 cubic yard soil box and personnel capable of removing the visibly impacted material from the ground surface. An approximate 1,000-square foot area of surface material was excavated to a depth of approximately one to two inches below ground surface (bgs), with all excavated material placed directly into the soil box. Following removal of visibly impacted material, a 3 Kings geologist inspected the area for remaining presence of petroleum and utilized field screening methods to verify absence of remaining impacts.

A total of 9.44 tons of petroleum-impacted soil was loaded into the soil box and hauled to the 3 Kings shop for temporary storage while waste profile documentation was established. Once an approved waste profile and shipping manifest was obtained, 3 Kings coordinated transport to Waste Connections' Wasco County Landfill in The Dalles, Oregon.

A copy of the site assessment results is included in Appendix A, "Analytical Laboratory Reports." See Appendix B, "Disposal Documentation," for copies of disposal receipts for excavated soil. See Figure 2 for a map illustrating the location of the spill.

Conclusions:

3 Kings completed surface soil cleanup activities associated with a 1,000-square foot surface release of hydraulic oil at the subject site. Following removal of 9.44 tons of surface material, remaining risk associated with the spill has been alleviated. 3 Kings certifies the cleanup of the hydraulic oil, which meets Washington DOE requirements. Additional delineation or remediation work is not warranted.

Signatures:

Report Prepared By:



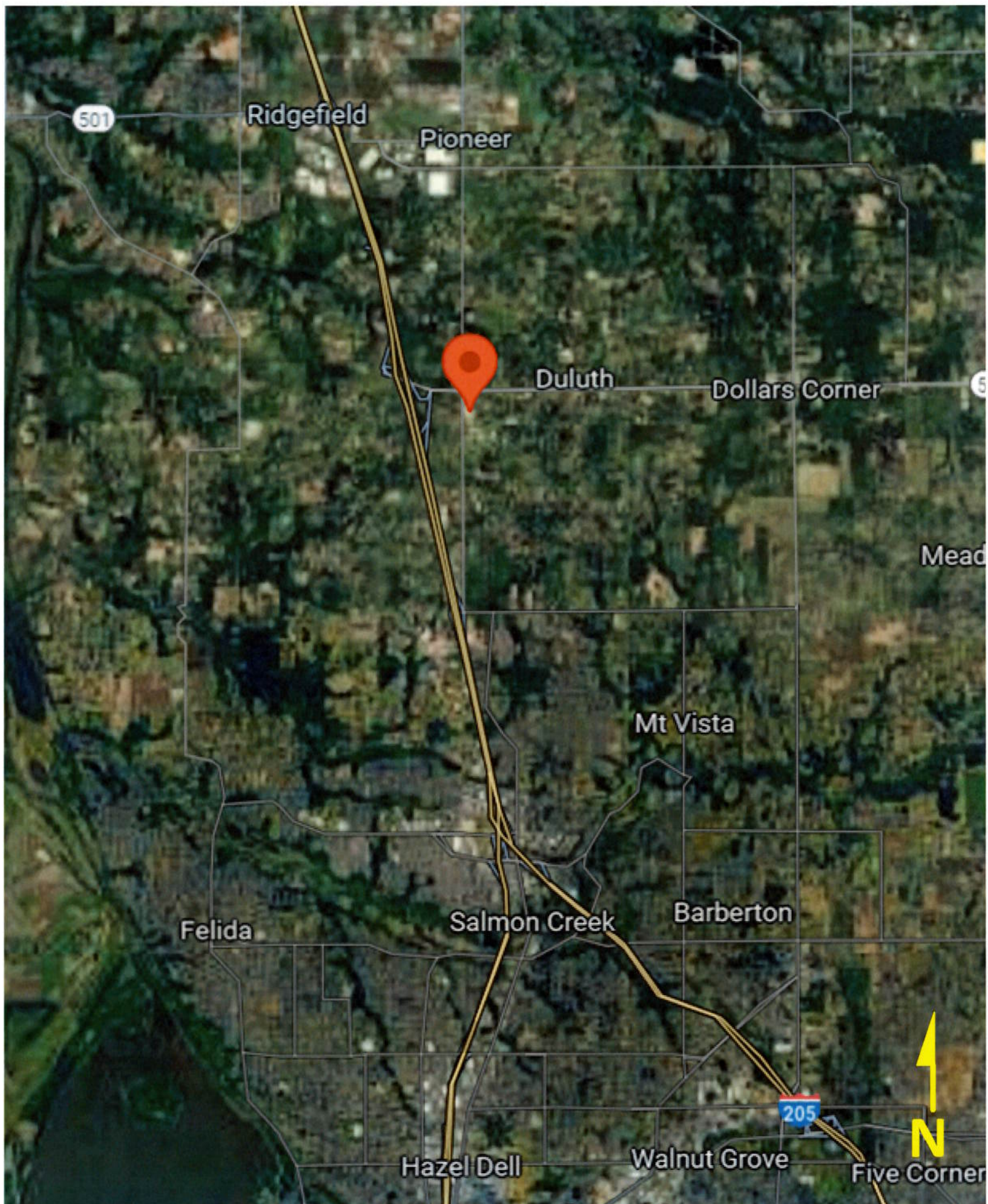
Brett MacDonald, R.G.
Project Manager
3 Kings Environmental, Inc.

Figures

Figure 1	Site Vicinity Map
Figure 2	Site Map

Appendices

Appendix A	Analytical Laboratory Reports
Appendix B	Disposal Documentation



**FIGURE 1: SITE
VICINITY MAP**

Pioneer Feed Hydraulic Oil Cleanup Project
21605 NE 10th Avenue
Ridgefield, Washington
3 Kings Job Number: 224043

LEGEND


 = Location of Hydraulic Oil Spill



FIGURE 2: SITE MAP

Pioneer Feed Hydraulic Oil Cleanup Project
21605 NE 10th Avenue
Ridgefield, Washington
3 Kings Job Number: 224043

APPENDIX A

Analytical Laboratory Reports



ANALYTICAL REPORT

Apex Laboratories, LLC

6700 S.W. Sandburg Street

Tigard, OR 97223

503-718-2323

ORELAP ID: OR100062

Thursday, April 4, 2024

Brett MacDonald

3 Kings Environmental

1311 SE Grace Ave

Battle Ground, WA 98604

RE: A4D0795 - Pioneer Feed - 224043

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 A4D0795, which was received by the laboratory on 4/1/2024 at 1:36:00PM.

If you have any questions concerning this report or the services we offer, please feel free to contact me by email at: jwoodcock@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.

(See Cooler Receipt Form for details)

Default Cooler 3.7 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

Jason Woodcock, 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

3 Kings Environmental

1311 SE Grace Ave

Battle Ground, WA 98604

Project: Pioneer Feed

Project Number: 224043

Project Manager: Brett MacDonald

Report ID:

A4D0795 - 04 04 24 1548

ANALYTICAL REPORT FOR SAMPLES

SAMPLE INFORMATION

Client Sample ID	Laboratory ID	Matrix	Date Sampled	Date Received
EM-1	A4D0795-01	Soil	03/29/24 13:30	04/01/24 13:36

Apex Laboratories

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.

Jason Woodcock, Project Manager

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

6700 S.W. Sandburg Street

Tigard, OR 97223

503-718-2323

ORELAP ID: OR100062

3 Kings Environmental

1311 SE Grace Ave

Battle Ground, WA 98604

Project: **Pioneer Feed**Project Number: **224043**Project Manager: **Brett MacDonald****Report ID:****A4D0795 - 04 04 24 1548****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
EM-1 (A4D0795-01RE1)				Matrix: Soil		Batch: 24D0118		
Diesel	9920	---	393	mg/kg dry	20	04/04/24 09:09	NWTPH-Dx	
Oil	2040	---	786	mg/kg dry	20	04/04/24 09:09	NWTPH-Dx	F-16
Surrogate: o-Terphenyl (Surr)		Recovery: %		Limits: 50-150 %	20	04 04 24 09:09	NWTPH-Dx	S-01

Apex Laboratories

Jason Woodcock, 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

3 Kings Environmental

1311 SE Grace Ave

Battle Ground, WA 98604

Project: **Pioneer Feed**

Project Number: **224043**

Project Manager: **Brett MacDonald**

Report ID:

A4D0795 - 04 04 24 1548

ANALYTICAL SAMPLE RESULTS

Percent Dry Weight

Analyte	Sample Result	Detection Limit	Reporting Limit	Units	Dilution	Date Analyzed	Method Ref.	Notes
EM-1 (A4D0795-01)				Matrix: Soil		Batch: 24D0080		
% Solids	88.1	---	1.00	%	1	04/03/24 06:40	EPA 8000D	

Apex Laboratories

Jason Woodcock, 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**3 Kings Environmental**1311 SE Grace Ave
Battle Ground, WA 98604Project: **Pioneer Feed**Project Number: **224043**Project Manager: **Brett MacDonald****Report ID:****A4D0795 - 04 04 24 1548****QUALITY CONTROL (QC) SAMPLE RESULTS****Diesel and/or Oil Hydrocarbons by NWTPH-Dx**

Analyte	Result	Detection Limit	Reporting Limit	Units	Dilution	Spike Amount	Source Result	% REC	% REC Limits	RPD	RPD Limit	Notes
Batch 24D0118 - EPA 3546 (Fuels)						Soil						
Blank (24D0118-BLK1)		Prepared: 04/03/24 05:02 Analyzed: 04/03/24 13:34										
NWTPH-Dx												
Diesel	ND	---	20.0	mg/kg wet	1	---	---	---	---	---	---	
Oil	ND	---	40.0	mg/kg wet	1	---	---	---	---	---	---	
Mineral Oil	ND	---	40.0	mg/kg wet	1	---	---	---	---	---	---	
Surr: o-Terphenyl (Surr)		Recovery: 92 %		Limits: 50-150 %		Dilution: 1x						
LCS (24D0118-BS1)		Prepared: 04/03/24 05:02 Analyzed: 04/03/24 13:58										
NWTPH-Dx												
Diesel	124	---	20.0	mg/kg wet	1	125	---	99	38 - 132%	---	---	
Surr: o-Terphenyl (Surr)		Recovery: 93 %		Limits: 50-150 %		Dilution: 1x						

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

Apex Laboratories

Jason Woodcock, 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

3 Kings Environmental

1311 SE Grace Ave

Battle Ground, WA 98604

Project: Pioneer Feed

Project Number: **224043**

Project Manager: **Brett MacDonald**

Report ID:

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QUALITY CONTROL (QC) SAMPLE RESULTS

Percent Dry Weight

Analyte	Result	Detection Limit	Reporting Limit	Units	Dilution	Spike Amount	Source Result	% REC	% REC Limits	RPD	RPD Limit	Notes
Batch 24D0080 - Total Solids (Dry Weight) - 2022							Soil					

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

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**ANALYTICAL REPORT****Apex Laboratories, LLC**6700 S.W. Sandburg Street
Tigard, OR 97223
503-718-2323
ORELAP ID: OR100062**3 Kings Environmental**

1311 SE Grace Ave

Battle Ground, WA 98604

Project: **Pioneer Feed**Project Number: **224043**Project Manager: **Brett MacDonald****Report ID:****A4D0795 - 04 04 24 1548****SAMPLE PREPARATION INFORMATION****Diesel and/or Oil Hydrocarbons by NWTPH-Dx****Prep: EPA 3546 (Fuels)**

Lab Number	Matrix	Method	Sampled	Prepared	Sample Initial/Final	Default Initial/Final	RL Prep Factor
Batch: 24D0118							
A4D0795-01RE1	Soil	NWTPH-Dx	03/29/24 13:30	04/03/24 05:02	11.56g/5mL	10g/5mL	0.87

Percent Dry Weight**Prep: Total Solids (Dry Weight) - 2022**

Lab Number	Matrix	Method	Sampled	Prepared	Sample Initial/Final	Default Initial/Final	RL Prep Factor
Batch: 24D0080							
A4D0795-01	Soil	EPA 8000D	03/29/24 13:30	04/02/24 10:07			NA

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QUALIFIER DEFINITIONS

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

Apex Laboratories

- F-16** Results for oil are estimated due to overlap from the reported diesel result.
- S-01** Surrogate recovery for this sample is not available due to sample dilution required from high analyte concentration and/or matrix interference.

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Jason Woodcock, Project Manager



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REPORTING NOTES AND CONVENTIONS:

Abbreviations:

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

Detection Limits: Limit of Detection (LOD)

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

Reporting Limits: Limit of Quantitation (LOQ)

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

Reporting Conventions:

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

QC Source:

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

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

Miscellaneous Notes:

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

Blanks:

Standard practice is to evaluate the results from Blank QC Samples down to a level equal to ½ the Reporting Limit (RL).
-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.

Apex Laboratories

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REPORTING NOTES AND CONVENTIONS (Cont.):

Blanks (Cont.):

Sample results flagged with a 'B' or 'B-02' qualifier are potentially biased high if the sample results are less than ten times the level found in the blank for inorganic analyses, or less than five times the level found in the blank for organic analyses.

'B' and 'B-02' qualifications are only applied to sample results detected above the Reporting Level.

Preparation Notes:

Mixed Matrix Samples:

Water Samples:

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

Soil and Sediment Samples:

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

Sampling and Preservation Notes:

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

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

Samples that have been filtered and preserved at Apex Laboratories per client request are listed in the preparation section of the report with the date and time of filtration listed.

Apex Laboratories maintains detailed records on sample receipt, including client label verification, cooler temperature, sample preservation, hold time compliance and field filtration. Data is qualified as necessary, and the lack of qualification indicates compliance with required parameters.

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Jason Woodcock, Project Manager



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LABORATORY ACCREDITATION INFORMATION

ORELAP Certification ID: OR100062 (Primary Accreditation)

EPA ID: OR01039

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

Apex Laboratories

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

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

Secondary Accreditations

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

Subcontract Laboratory Accreditations

Subcontracted data falls outside of Apex Laboratories' Scope of Accreditation.

Please see the Subcontract Laboratory report for full details, or contact your Project Manager for more information.

Field Testing Parameters

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

Apex Laboratories

Jason Woodcock, Project Manager

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APEX LABS COOLER RECEIPT FORMClient: 3 Kings Element WO#: A4D0795Project/Project #: Pioneer Feed / 224043**Delivery Info:**Date/time received: 4/1/24 @ 1330 By: AJMDelivered by: Apex ☒ Client ☐ ESS ☐ FedEx ☐ UPS ☐ Radio ☐ Morgan ☐ SDS ☐ Evergreen ☐ Other ☐From USDA Regulated Origin? Yes ☐ No ☒**Cooler Inspection** Date/time inspected: 4/1/24 @ 1442 By: AJMChain of Custody included? Yes ☒ No ☐Signed/dated by client? Yes ☒ No ☐Contains USDA Reg. Soils? Yes ☐ No ☒ Unsure (email RegSoils) ☐

	Cooler #1	Cooler #2	Cooler #3	Cooler #4	Cooler #5	Cooler #6	Cooler #7
Temperature (°C)	<u>3.7</u>						
Custody seals? (Y/N)	<u>N</u>						
Received on ice? (Y/N)	<u>Y</u>						
Temp. blanks? (Y/N)	<u>Y</u>						
Ice type: (Gel/Real/Other)	<u>Gel</u>						
Condition (In/Out):	<u>In</u>						

Cooler out of temp? (Y/N) Possible reason why: Green dots applied to out of temperature samples? Yes ☒ No ☐Out of temperature samples form initiated? Yes ☒ No ☐**Sample Inspection:** Date/time inspected: 4/1/24 @ 1612 By: KMBAll 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: KMBWitness: AJMCooler Inspected by: AJM

Form Y-003 R-02

Apex Laboratories

Jason Woodcock, Project Manager

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APPENDIX B

Disposal Documentation



8 April 2024

Pioneer Feed
c/o Mr. Mike Agard
21605 NE 10th Avenue
Ridgefield, Washington
98642

Re: Excavated Soil Disposal Status for the Commercial Property Located at
21605 NE 10th Avenue in Ridgefield, Clark County, Washington
3 Kings Project Number: 224043

Mr. Agard:

3 Kings Environmental Inc. (3 Kings) has completed a Heating Oil Tank (HOT) decommissioning project at the commercial property located at 21605 NE 10th Avenue in Ridgefield, Clark County, Washington ("subject site"). A total of 9.44 tons of hydraulic oil-impacted soil was generated and removed from an approximate 1,000-square foot area of surface staining at the subject site following a release from a fork truck. The excavated soil was scraped from the ground surface, placed in a 20 cy rollbox and was transported to Waste Connections' Wasco County Landfill under an approved waste profile and shipping manifest. A disposal receipt is included with this letter.

Please let this letter serve as disposal documentation for the excavated soil removed during the cleanup project completed at the subject site. Feel free to contact me with questions.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Brett MacDonald', with a large, loopy flourish at the end.

Brett MacDonald
3 Kings Environmental, Inc.

Wasco County Landfill
WASCO COUNTY LANDFILL
2550 Steele Road
The Dalles, OR 97058

Box 200

000455
3 Kings Environmental, Inc.

Site 01
Ticket 00510877
Date In 04/05/24
Time In 06:57:39
Date Out 04/05/24
Time Out 08:04:03

BRIANNE T
Origin WASH ST

Ref. 3 KINGS 36
Grid

DESCRIPTION


Scale 1 Gross Wt.	54340LB	Vehicle WC-24-81	
Scale 5 Tare Wt.	35460LB	Roll-Off	
Net Wt.	18880LB	TON	9.44

PETR CONT SOIL - OUT per TON

PO # 22404801
TRAILER #
DRIVER 3 KINGS 36

BY SIGNING THIS, I CERTIFY THAT THIS DISPOSAL MATERIAL
ORIGINATED IN THE COUNTY/STATE AS STATED ABOVE. I ALSO
CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THIS LOAD
CONTAINS NO HAZARDOUS WASTE. **OFFICE PH# (541)296-4082**

Signature



Pioneer Feed - 224043