

A PHASE I ENVIRONMENTAL SITE ASSESSMENT

0.69-Acre Commercial Property
2517 SE 82nd Avenue, Portland, Oregon
Multnomah Co. Tax Lots IS2E05DD-00800 and 00900

November 14, 2014

Prepared for:
Metro
Portland, Oregon

AAI Project No. 1399

Metro Contract No. 933012



ASSESSMENT ASSOCIATES, INC.
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1.0 EXECUTIVE SUMMARY

AAI has performed a Phase I Environmental Site Assessment of the 0.69-acre commercial Property located at 2517 SE 82nd Avenue, Portland, Oregon, in conformance with the scope and limitations of the American Society for Testing and Materials (ASTM) *Standard Practices for Environmental Site Assessments: Phase I Environmental Site Assessment Process, E1527-13*, and the standard of “all appropriate inquiry” under 40 CFR Part 312 Standard Practices for All Appropriate Inquiries. Any exceptions to, or deletions from, this practice are described in Section 9 of this report.

Property Description

Address: 2517 SE 82nd Avenue, Portland, Oregon.

Site Description: The 0.69-acre Property was located on the southwest corner of the intersection of SE 82nd Avenue and SE Division Street in Portland, Oregon, in an area of predominantly commercial, retail and residential developments.

Tax Lot Information:

Parcel I: Multnomah County Parcel No. R152092, Tax Lot 1S2E05DD-00800, Lots 8 and 9 and the East Half of Lot 10, Block 2, EASTLEIGH, in the City of Portland, County of Multnomah and State of Oregon. EXCEPT those portions taken for street purposes.

Parcel II: Multnomah County Parcel No. R152093, Tax Lot 1S2E05DD-00900, Lots 11 and 12 and the West Half of Lot 10, Block 2, EASTLEIGH, in the City of Portland, County of Multnomah and State of Oregon. EXCEPT those portions taken for street purposes.

Improvements:

The northern portion of the Property was occupied by an approximately 8,200-square foot vacant former furniture store comprised of three sections built at different times. The southwestern portion of the Property was an undeveloped, grass covered former residential lot. The Property was surrounded by a variety of residential, commercial, and institutional developments.

Surrounding Sites Description:

- Adjacent to west: Single- and multi-family residences.
- Adjacent to north: SE Division Street, beyond which was the Portland Community College Southeast Portland Campus.
- Adjacent to east: SE 82nd Avenue, beyond which were a convenience store and a restaurant.
- Adjacent to south: Jiffy Lube and single-family residence.



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Property and Surrounding Area History

The Property was undeveloped in the early 1900s. A residence was built on the southwestern portion of the Property in 1923 and was removed in approximately 1989. According to the Property owner, that residence was heated with natural gas at the time it was demolished. A fruit stand, a gas station, and barbeque restaurant were built on what was formerly the northeastern portion of the Property in the 1920s. The fruit stand and restaurant were removed in the mid-1950s, and the gas station was removed in approximately the mid-1960s, to accommodate the realignment of SE Division Street to its current location. The current Property building was built in stages between 1936 and 1959. It originally operated as a Piggly Wiggly grocery store and in 1959 was converted to a furniture store, at which time the western portions of the building were added. That furniture store closed in September 2013.

Surrounding sites of potential environmental concern have included two dry cleaners located between 200 and 600 feet to the east of the Property, beyond SE 82nd and Division Street. Although solvent or petroleum releases have not been reported at those sites, the subsurface conditions in the vicinity of the Property are unknown.

Site Reconnaissance and Research Findings

The site inspection and agency research did not identify evidence of:

- Aboveground storage tanks
- Drywells or water wells
- 55-gallon drums
- Polychlorinated biphenyl-containing electrical transformers or other equipment
- Disposal pits, ponds, sumps, lagoons, surface impoundments
- Significant indoor or outdoor surface staining
- Stressed vegetation
- Environmental permits, notices, or liens
- Significantly lower-than-comparable property valuation

Asbestos

AAI conducted a cursory, visual inspection for suspect ACMs at the Property. Suspect ACMs included red vinyl floor tiles in the showroom, sales area and restroom in the central portion of the Property building, along with areas of plaster and wallboard on the walls.



Historical Underground Storage Tanks

Gas Station Formerly Associated with Property 1927- Mid-1960s

City of Portland building permits and Portland Fire Bureau tank permits indicated that a gas station with as many as eight USTs was built on what was formerly the northeastern portion of the Property in the 1920s. The gas station was removed in approximately the mid-1960s to accommodate the realignment of SE Division Street to its current location. Although no decommissioning records were found for the fuel tanks, it is likely that those tanks were removed at that time since the most likely location for the tanks would have been within the new SE Division Street right-of-way. However, the subsurface conditions have not been evaluated at the Property and remain unknown.

Possible Heating Oil Tank Associated with Current Building and Former Residence

AAI did not find any permits or other records indicating that a heating oil tank was associated with the current Property building or the former residence at 2528 SE 81st Avenue (the southwestern portion of the Property). The Property owner indicated that the only heat source he was aware of for either structure was natural gas. However, it is possible that one or both structures were heated by an oil-fueled furnace at some time in their history. As such, it may be prudent to conduct a geophysical survey at the Property to locate any undocumented USTs. If any USTs are found, they should be properly decommissioned.

Environmental Records Review

A review of state and federal environmental records identified several sites located within a 1-mile radius of the Property that have undergone agency review for environmental issues. However, based on their distance from the Property or their remedial status, they would not appear to constitute a Recognized Environmental Condition (REC) for the Property.

Findings, Conclusions, and Recommendations

This Phase I Environmental Site Assessment identified the following evidence of possible Recognized Environmental Conditions (RECs) in connection with the Property:

1. **FINDING:** A gas station was historically located just off site and to the north of the Property between the late 1920s and the mid-1960s, and a “greasing” building formerly occupied the north-central portion of the Property during that period. In addition, the historical heat sources for the existing and former buildings at the Property are unknown and may have included heating oil tanks.

OPINION: The subsurface conditions at the Property may have been impacted by the historic Property uses.

RECOMMENDATION: A geophysical survey should be conducted at the Property in order to locate any undocumented USTs. If any USTs are found, they should be properly decommissioned. In addition, the subsurface conditions at the Property should be characterized by conducting subsurface soil, groundwater, and/or soil vapor sampling and analysis.



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In addition, the following Best Management Practices recommendation is presented:

2. **FINDING:** AAI conducted a cursory, visual inspection for suspect ACMs at the Property. Suspect ACMs included red vinyl floor tiles in the showroom, sales area and restroom in the central portion of the Property building, along with areas of plaster and wallboard on the walls.
OPINION: Based on the age of the building, those materials may contain asbestos.
BEST MANAGEMENT PRACTICES RECOMMENDATION: An asbestos survey should be conducted prior to conducting any renovation or demolition at the Property, and any identified ACMs should be abated or properly managed in place.



2.0 INTRODUCTION

2.1 Purpose

Assessment Associates, Inc. (AAI) was contracted by Metro to conduct this Phase I ESA for the purpose of identifying Recognized Environmental Conditions (RECs) at the Property prior to purchasing the Property. RECs are defined as *“the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property due to release to the environment; under conditions indicative of a release to the environment or under conditions that pose a material threat of future release. De minimis conditions are not recognized environmental conditions.”*

2.2 Detailed Scope of Services

The task items included in this assessment include a site inspection of the Property, a review of client-furnished and agency-furnished historical records, interviews of the client and knowledgeable persons, a review of the geology and geography of the area, a review of agency environmental files, and a review of other historical sources including maps, aerial photographs, and city directories. The scope of work followed the American Society for Testing and Materials (ASTM) *Standard Practices for Environmental Site Assessments: Phase I Environmental Site Assessment Process, E1527-13*, and the standard of “all appropriate inquiry” under the Oregon Revised Statutes (ORS) § 465.255(6), and 40 CFR Part 312 *Standard Practices for All Appropriate Inquiries*. Non-scope ASTM considerations, such as the identification, sampling, and analysis of radon, lead in drinking water, and/or wetlands are not included in this scope of work.

Any additional deviations to or from ASTM E1527-13 are described in *Section 9 Additional Services or Deviations*.

2.3 Significant Assumptions

It is assumed that all interviews and agency records obtained for this report were provided in good faith, and that conditions observed at the Property had not been altered in anticipation of the Property inspection.



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2.4 Limitations and Exceptions

This assessment represents a “snapshot in time” and was limited by the constraints of time, budget, and practicality. It does not include any environmental sampling or characterization of any contamination that may exist at the Property. A *Statement of Limitations* is provided in *Section 11*.

2.5 Special Terms and Conditions

There are no additional Terms and Conditions beyond those specified in the AAI Services Agreement.

2.6 User Reliance

This assessment was conducted for the use of Metro. Reliance by others is prohibited without the permission of Assessment Associates, Inc. and Metro.

3.0 SITE DESCRIPTION

3.1 Location and Legal Description

Main Address: 2517 SE 82nd Avenue, Portland, Oregon.

Other Associated Historical Addresses:

2528 SE 81st Avenue

8112, 8134, and 8140 SE Division Street

2401 SE 82nd Avenue

Tax Lot information:

Parcel I: Multnomah County Parcel No. R152092, Tax Lot 1S2E05DD-00800, Lots 8 and 9 and the East Half of Lot 10, Block 2, EASTLEIGH, in the City of Portland, County of Multnomah and State of Oregon. EXCEPT those portions taken for street purposes.

Parcel II: Multnomah County Parcel No. R152093, Tax Lot 1S2E05DD-00900, Lots 11 and 12 and the West Half of Lot 10, Block 2, EASTLEIGH, in the City of Portland, County of Multnomah and State of Oregon. EXCEPT those portions taken for street purposes.

Owner: Merrill and Langberg, LLC

Age and Approximate Square Footage of Property Building:

The approximately 8,200-square foot building was built in multiple stages between 1936 and 1959.



3.2 Site and Vicinity General Characteristics

The 0.69-acre Property was located on the southwest corner of the intersection of SE 82nd Avenue and SE Division Street in Portland, Oregon. The northern portion of the Property was occupied by an approximately 8,200-square foot vacant former furniture store comprised of three sections built at different times. The southwestern portion of the Property was an undeveloped, grass covered former residential lot. The Property was surrounded by a variety of residential, commercial, and institutional developments.

3.3 Current Use of the Property

At the time of the AAI site inspection, the Property building was unoccupied and empty of furnishings. The undeveloped, grassy southwestern portion of the Property was also unoccupied and appeared to be mowed and landscaped on an occasional basis.

3.4 Detailed Property Description

Building construction:

Western and central portions of building (Approximately 5,000 Square Feet):

- Concrete slab floor (single story, no basement).
- Concrete block exterior walls.
- Heavy timber-framed, asphalt-capped, flat roof.
- Wood-framed interior walls with wallboard and wood paneling walls.

Eastern portion of building (Approximately 3,200 Square Feet):

- Concrete slab floor (single story, no basement).
- Poured concrete exterior walls.
- Lath and plaster walls and ceilings.
- Heavy timber-framed, asphalt-capped, flat roof.

3.5 Current Use of the Adjoining Properties

- Adjacent to west: Single- and multi-family residences.
- Adjacent to north: SE Division Street, beyond which was the Portland Community College Southeast Portland Campus.
- Adjacent to east: SE 82nd Avenue, beyond which were a convenience store and a restaurant.
- Adjacent to south: Jiffy Lube and single-family residence.



4.0 USER PROVIDED INFORMATION

4.1 Title Records

According to a document entitled *Preliminary Title Report, Order No. 472514519745JL-CT50*, prepared by Chicago Title Insurance Company of Oregon and dated October 7, 2014 (Appendix A), the title to the Property is vested in Merrill and Langberg, LLC.

4.2 Environmental Liens or Activity and Use Limitations

Ms. Karen Starin of Metro (the Client) indicated that she was unaware of any *Environmental Liens or Activity and Use Limitations* at the Property in the *Client-Furnished Information Checklist* that she completed for the Property (Appendix B). Mr. Charles Merrill of Merrill and Langberg, LLC (the owner) also completed an ESA Interview Questionnaire by email (Appendix B), in which he indicated that he was not aware of any such liens or use restrictions associated with the Property. Similarly, the *Preliminary Title Report* did not reference any such encumbrances.

4.3 Specialized Knowledge

Ms. Starin and Mr. Merrill indicated that they did not possess any *specialized knowledge* regarding the environmental conditions at the Property.

4.4 Valuation Reduction for Environmental Issues

Ms. Starin and Mr. Merrill indicated that they were not aware of any value reduction of the Property for environmental considerations.

4.5 Owner, Property Manager, and Occupant Information

The Property is owned and managed by the entities indicated in *Section 4.1 Title Records*, above. The Property building was unoccupied at the time of the AAI site inspection.

4.6 Reason for Performing Phase I ESA

Assessment Associates, Inc. (AAI) was contracted by Metro to conduct this Phase I ESA to satisfy environmental due diligence requirements pursuant to their potential purchase of the Property.



5.0 RECORDS REVIEW

5.1 Standard Environmental Records Sources

As a part of this Phase I ESA, federal, state, and county, and/or city governmental agencies were contacted regarding any relevant Property environmental records. When available and as necessary, files on surrounding properties were also reviewed and knowledgeable agency personnel were interviewed. In addition, per ASTM E1527-13, a prescribed list of federal and state databases were reviewed at prescribed distances from the Property. ASTM E1527-13 allows a reduction in distance for technical reasons of all but two of the databases. As allowed by the ASTM standard, the minimum search distance for the ODEQ ECSI database and AUL lists was reduced from 1.0 miles to 0.5 miles and the LUST database minimum search distance was reduced from 0.5 miles to 0.25 miles due to technical and practical considerations. The databases were sorted by zip code, and then reviewed for the 0.25-mile and 0.5-mile search distances. Due to inherent inaccuracies in the zip code information for these lists, it is possible that one or more sites within the 1.0-mile radius of the Property were missed during the records search.

EPA NPL Site List

Search Distance: 1.0-Mile

Date: September 29, 2014

The EPA National Priority List (NPL) is a list of the worst hazardous waste sites that have been identified by *Superfund*, the federal government's program to clean up uncontrolled hazardous waste sites. The Property and sites within a 1.0-mile radius of the Property did not appear on the EPA NPL list.

EPA Delisted NPL Site List

Search Distance: 0.5-Mile

Date: September 29, 2014

The EPA De-listed NPL is a list of sites where no further response is required due to the fact that the EPA, in conjunction with the state, has either determined that responsible or other parties have implemented all appropriate response action required; or the EPA, in consultation with the state, has determined that all appropriate Superfund-financed responses under CERCLA have been implemented and that no further response by responsible parties is appropriate; or a Remedial Investigation/Feasibility Study (RI/FS) has shown that the release poses no significant threat to public health or the environment and, therefore, remedial measures are not appropriate. The Property or



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sites located within a 0.5-mile radius of the Property did not appear on the De-listed NPL list.

EPA CERCLIS List

Search Distance: 0.5-Mile

Date: September 29, 2014

The Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) list is the national database and management system EPA uses to track activities at hazardous waste sites considered for cleanup under the Superfund. CERCLIS contains the official inventory of Superfund sites and supports EPA's site planning and tracking functions. The Property or sites within a 0.5-mile radius of the Property did not appear on the CERCLIS list.

EPA CERCLIS NFRAP List

Search Distance: 0.5-Mile

Date: September 29, 2014

Sites on the CERCLIS NFRAP List have been *archived*, or removed from the CERCLIS inventory. Archived status indicates that to the best of the EPA's knowledge, Superfund has completed its assessment of the site and has determined that no further steps will be taken to list that site on the National Priorities List (NPL). Archive candidates include sites where no contamination was found, or any contamination was removed quickly without requiring placement on the NPL; and sites where the contamination was not serious enough to warrant federal Superfund attention. The archive decision does not necessarily mean that there is no hazard associated with a given site; it only means that based upon available information, the location is not judged to be a potential NPL site. The Property or sites located within a 0.5-mile radius of the Property did not appear on the CERCLIS NFRAP list.

EPA RCRA TSD Facilities List

Search Distance: 0.5-Mile

Date: September 29, 2014

RCRA TSD (Resource Conservation and Recovery Act Treatment, Storage and Disposal) facilities are those permitted to treat, store and dispose of hazardous wastes. The Property or sites within a 0.5-mile radius of the Property did not appear on the RCRA TSD list.



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EPA RCRA Handlers List

Search Distance: Property and adjoining properties

Date: February 24, 2014

The EPA RCRA Handlers list identifies facilities that have given notification as Large Quantity Generators (LQG), Small Quantity Generators (SQG), or Conditionally Exempt Generators (CEGs) of hazardous waste. The Property did not appear on the RCRA Generators list reviewed for this report.

The Builder's Square store which was formerly located at the current PCC SE Campus site to north of the Property, beyond SE Division Street, appeared on the Handlers list. However, based upon the fact that site has not reported any HWG activities since at least 2005, its HWG listing would not appear to constitute a REC for the Property.

EPA CORRACTS List

Search Distance: 1.0-Mile

Date: September 29, 2014

The Corrective Action Report (CORRACTS) list identifies sites at which contamination has been discovered and where some level of corrective cleanup activity has been undertaken. The Property or sites within a 1.0-mile radius of the Property did not appear on the CORRACTS list.

EPA ERNS List

Search Distance: Property only

Date: September 18, 2014

The Property did not appear on the EPA Emergency Response Notification System (ERNS) list for the period between January 1 and September 18, 2014.

ODEQ ECSI List

Search Distance: 0.5-Mile

Date: November 10, 2014

The Property did not appear on the ECSI list. However, the following sites, located within a 0.5-mile radius of the Property, appeared on the ODEQ ECSI list:

Site A: Former Jiffy Lube #1003, 8350 SE Division Street, Portland, Oregon, located approximately 400 feet to the east of the Property

According to the ODEQ ECSI Site Summary Report for this site (Appendix C), petroleum-contaminated soil at concentrations exceeding ODEQ Matrix 2 Cleanup Level was encountered during the November 1993 decommissioning



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of two drywells and a cesspool that had been routinely used to dispose of oily wash water generated in the service pits at the facility. An investigation to characterize the lateral and vertical extent of contamination did not identify chlorinated solvents or additional petroleum contamination. As per their agreement with ODEQ, Jiffy Lube also connected to the sanitary sewer and decommissioned an onsite cesspool. The site was conferred ODEQ No Further Action (NFA) status in July 1997.

Based upon the distance of this site from the Property, its NFA status, and the documented absence of groundwater impacts, this site would not appear to constitute a REC for the Property.

Six additional sites, located within a 0.5-mile radius of the Property, appeared on the ODEQ ECSI list reviewed for this report (Appendix C). Four of those sites have been conferred ODEQ NFA status, and the remaining two sites were located at least 1,400 feet away from the Property. Based upon their distance from the Property and/or their NFA status, none of those sites would appear to constitute a REC for the Property.

ODEQ SWDS and SWDF List

Search Distance: 0.5-Mile

Dates: November 10, 2014

The Property or sites within a 0.5-mile radius of the Property did not appear on the ODEQ Solid Waste Disposal Facilities (SWDF) list or Closed Solid Waste Disposal Sites (SWDS) list.

ODEQ LUST Database List

Search Distance: 0.25-Mile

Date: November 10, 2014

The ODEQ LUST Database List is a compilation of all regulated (commercial underground gasoline and diesel tanks) and unregulated underground tanks (heating oil tanks) that have been reported as leaking to the ODEQ. The sites remain on the list even after they are remediated.

Neither the Property nor any of the immediately adjoining sites appeared on the ODEQ LUST list reviewed for this report. A total of fifty-four LUST sites were located within a quarter mile radius of the Property. Forty-eight of those sites, including four regulated LUST sites, have been conferred ODEQ NFA status. Of the ten unregulated heating oil tank sites that have not yet been conferred administrative closure, none were indicated



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to have impacted groundwater. As such, none of the LUST sites within a quarter-mile radius of the Property appeared to constitute a REC for the Property.

ODEQ UST Database List

Search Distance: Property and adjoining sites

Date: November 10, 2014

The ODEQ UST Database List is a compilation of all regulated (commercial underground petroleum tanks) USTs that are registered with the ODEQ. The Property did not appear on the ODEQ UST Database List. However, the following adjoining site appeared on the ODEQ UST list reviewed for this report:

Site B: Former Q Lube, 2525 SE 82nd Avenue, Portland, Oregon, located adjacent and to the south of the Property

According to the ODEQ UST list and UST decommissioning records obtained from the Portland Fire Bureau, three USTs ranging from 2,000-gallons to 5,000 gallons capacity, were decommissioned by removal at this site in 1994. A fuel release was not reported, and the tanks were replaced with aboveground tanks.

Based upon the fact that a release was not reported, the former USTs at this location would not appear to constitute a REC for the Property.

5.2 Additional Environmental Records Sources

To enhance and supplement the standard environmental record sources the following local and additional federal, state, and tribal records were also reviewed at prescribed search distances:

Oregon Building Codes Division Drug Lab Cleanup Program List

Search Distance: Property Only

Date: November 19, 2013 (last updated)

The Building Codes Division of the Oregon Department of Consumer & Business Services maintains a list of properties declared by law enforcement agencies to be unfit for use due to methamphetamine manufacturing and/or storage activities. The properties are considered unfit for habitation until they are certified clean in accordance with the Oregon Department of Human Services' Clandestine Drug Lab Cleanup Program, at which time they are removed from the list. The Property did not appear on the Drug Lab Cleanup Program list of uninhabitable properties reviewed for this report.



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Oregon Emergency Response Information System (ERIS) Spills List

Search Distance: Property and Adjoining

Date: November 8, 1994 through April 22, 2014

The Oregon ERIS list identifies reported releases of petroleum and/or hazardous materials to land or water. The ERIS list did not indicate that releases to the soil of hazardous substances had occurred at the Property or adjoining sites.

Oregon Activity and Use Limitations (AUL) list

Search Distance: 0.5-Mile

Date: November 10, 2014

The Oregon AUL list is a subset of the ECSI list, and identifies sites for which engineering or institutional controls have been imposed. The Property or sites located within a 0.5-mile radius of the Property did not appear on the ODEQ AUL list reviewed for this report.

Oregon State Fire Marshal's Office HSIS Incident list

Search Distance: Property and Adjoining

Date: November 10, 2014

The Oregon State Fire Marshal's Office Hazardous Substance Information System (HSIS) Incident List identifies hazardous substance emergency response incidents in Oregon dating back to 1986. The Property or adjoining sites did not appear on the HSIS list.

Federal Brownfields Program Sites List

Search Distance: Property Only

Date: September 29, 2014

A brownfield site is real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. The EPA's Brownfields Program provides grants and technical assistance to help states, communities, and other stakeholders assess, clean up, and reuse brownfields. The Property did not appear on the Federal Brownfields Program Sites List.



5.3 Physical Setting Sources

Geographic Setting

The Property is located on the U.S. Geological Survey 7.5-Minute Quadrangle, Mount Tabor, Oregon, 1995 (Figure 1). The topography of the Property sloped gently downward toward the west, with an elevation range of approximately 260 to 269 feet above mean sea level (msl).

Geologic Setting

According to the Oregon Department of Geology and Mineral Industries (DOGAMI) *Geologic Hazard Map of the Mount Tabor Quadrangle, Multnomah County, Oregon* (1991), the soils at the Property are underlain by Pleistocene-age coarse-grained facies, which consist of pebble to boulder gravel with silt and coarse sand matrix, deposited by one or more phases of catastrophic glacial outburst floods from late Pleistocene Lake Missoula.

Hydrogeologic Setting

Water supply wells or groundwater monitoring well monuments were not observed on the Property. An online search was conducted on the Oregon Water Resources Department well log database for all well logs within Section 32, Township 1 North, Range 2 East, Willamette Meridian. A well log (Appendix D) for one of the closest wells to the Property, located at approximately SE Hawthorne and SE 60th Avenue, indicated that the depth to the static water level of the uppermost, perennial groundwater at that location lies at approximately 40 feet. AAI did not conduct a groundwater survey at the Property. The depth to groundwater at the Property may vary.

5.4 Historical Use Information on the Property and Adjoining Properties

ASTM E1527-13 requires the review of a prescribed set of historical information sources, if *practically reviewable*, to determine the history of the Property and surrounding area. These include historical aerial photographs, fire insurance maps, property tax files, recorded land title records, topographic maps, city directories, building department records, and other historical sources at the discretion of the environmental professional preparing the report. The following resources were reviewed in an effort to establish the history of the Property and surrounding land use:

Tax Assessment Records:

Agency Contacted: Multnomah County Department of Assessment and Taxation.



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Building Plans and Permits:

Agencies Contacted: Building plans and permits were reviewed at the City of Portland office of Community Development (Appendix E).

Reverse City Directories:

Source: Polk City Directories for Portland, Oregon for the years 1931, 1935, 1940, 1944, 1950, 1955, 1960, 1965, 1970, 1975, 1979, and 1985, and Cole City Directories for the years 1990, 1994, 2000, and 2005, were reviewed at the Multnomah County Library.

Sanborn Fire Insurance Maps

Sanborn Fire Insurance Maps for the years 1909, 1928, 1950 were reviewed online at www.multcolib.org, and a 1969 SFIM was reviewed at the City of Portland Bureau of Development Services.

Search of Newspaper Articles Regarding Environmental Incidents at the Property

A search was performed of the Oregonian Newspaper online archives (1867-present) at <http://infoweb.newsbank.com> for articles using various historical addresses of the Property, including 8114, 8134, and 8140 SE Division Street, 2401, 2411, 2415, 2417, 2437, 2511, and 2517 SE 82nd Avenue, and 2444 and 2528 SE 81st Avenue. The resulting articles did not describe any environmental incidents or adverse conditions at the Property.

Aerial photographs:

Aerial photographs for the years 1939, 1955, 1977, and 1989 were obtained from the U.S. Army Corps of Engineers Central Map Files, Portland, Oregon. In addition, aerial photographs for the years 1994, 2002, 2010, and 2014 were obtained from GoogleEarth. Aerial photographs for all these years are included in the Aerial Photographs section of this report.

A complete listing of all references, including sources and dates of review, is included in Appendix F of this report. Based upon the interviews and the resources that were reviewed, the history of the Property was as follows:



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Property and Surrounding Area History:

1910s-1920s

- The 1909 SFIM showed the Property and surrounding lots as undeveloped.
- 1923: A residence addressed as 2444 E 81st Street is built on the southwestern portion of the Property. According to the Property owner, that residence was heated with natural gas.
- 1924: A small fruit stand was built on the southeastern portion of the Property, addressed as 2411 SE 82nd Avenue.
- 1924: A wire factory was built to the south of the Property, and addressed as 2437 SE 82nd Avenue.
- 1925: A temporary awning and supply showroom addressed as 2405 SE Division Street was built on the northern portion of Lots 8 & 9 (SE Division Street now occupies this area). The building was removed in 1926.
- 1927: The fruit stand was remodeled into the Treasure Island Barbeque and Treasure Island Service Station, which occupied a portion of SE Division Street that was formerly part of the Property. The areas that would be the logical location for the underground gasoline tanks are now located within the SE Division Street right-of-way.
- 1927: A packing shed for a nursery was built on the western portion of the Property, addressed as 8112 SE Division Street.
- 1920s-1930s: The alignment of SE Division Street was located approximately 50 feet to the north of the current northern boundary of the Property in the 1920s-1930s.
- A gas station was located to the north of the Property, at the current West Coast Bank site.



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1930s

- The Treasure Island Barbeque and Treasure Island Service Station, addressed as 8134 and 8140 SE Division Street, continued to occupy the portion of SE Division Street that was formerly part of the Property. A plumbing permit referenced a store and gas station at the Property, addressed as 2517 SE 82nd Avenue. They appeared to refer to the same gas station.
- 1933: A fruit stand and storage shed were built on the central portion of the Property, addressed as 8144 SE Division Street.
- 1936: The 3,200-square foot eastern portion of the current Property building was built as a Piggly Wiggly grocery store, addressed as 2517 SE 82nd Avenue.
- 1939: In conjunction with the 1936 construction of the Piggly Wiggly store, the Treasure Island Service Station was reoriented to face northeast instead of north on the Property.
- A residence continued to occupy the southwestern portion of the Property.
- A barber shop and meat market occupied 2475 SE 82nd Avenue. It is unclear whether that address is part of the Property, or adjacent to the south.
- A gas station continued to occupy the current West Coast Bank site to the north of the Property, beyond SE Division Street.

1940s

- A residence continued to occupy the southwestern portion of the Property.
- The treasure Island Barbeque and a rebranded gas station, addressed as 8134 and 8140 SE Division Street, continued to occupy the portion of SE Division Street that was formerly part of the Property.
- The Piggly Wiggly grocery store continued to occupy the eastern portion of the 3,200-square foot eastern portion of the current Property building.
- A furniture store was listed at 2527 SE 82nd Avenue, adjacent and to the south of the Property.
- Two gas stations were located to the east of the Property, across SE 82nd Avenue, on both sides of SE Division Street.



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- The gas station to the north of the Property, on the current West Coast Bank site, was listed as vacant.

1950s

- A residence continued to occupy the southwestern portion of the Property.
- 1954: The Treasure Island Barbeque addressed as 8124 SE Division Street, was demolished.
- 1958: The fruit stand on the western portion of the Property, addressed as 8112 SE Division Street, was demolished.
- 1959: The central and western portions of the Property building, addressed as 8114 SE Division Street, were constructed for furniture storage.
- The gas station to the north of the Property, on the current West Coast Bank Site, was listed as active.
- The Piggly Wiggly grocery store, addressed as 2517 SE 82nd Avenue, continued to occupy the eastern portion of the current Property building.
- A furniture store continued to occupy 2527 SE 82nd Avenue, adjacent and to the south of the Property, along with a farm store in the same building.
- A gas station continued to occupy the southeastern corner of SE 82nd and Division, to the east of the Property, across SE 82nd Avenue.
- A “clothes cleaners” was listed at 8243 SE Division Street, approximately 200 feet to the northeast of the Property. It is unclear whether the facility is a dry cleaner. The facility does not appear in later directories reviewed by AAI.

1960s

- The Treasure Island Service Station was demolished in approximately the mid-1960s apparently to accommodate the realignment of SE Division Street to its current location. A demolition permit referenced the indoor storage of several fuel tanks, suggesting that they were removed at that time and were in storage awaiting disposal. A fire bureau permit indicated that a total of eight fuel tanks had been associated with the gas station.
- Low’s Furniture occupied 2517 SE 82nd Avenue, (the eastern portion of the current Property building) formerly occupied by the Piggly Wiggly store.



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- A residence continued to occupy the southwestern portion of the Property.
- The gas station to the north of the Property, on the current West Coast Bank Site, was listed as active.

1970s

- Mister D & Son's Furniture occupied the entire Property building, addressed as 8114 SE Division Street.
- A residence continued to occupy the southwestern portion of the Property.
- A retail building had replaced the former gas station on the current West Coast Bank Site to the north of the Property.
- The parcel to the south of the eastern half of the Property had been cleared of structures.

1980s

- Mister D & Son's Furniture continued to occupy the entire Property building, addressed as 8114 SE Division Street.
- 1987: The Builder's Square store had been built at the current PCC SE Campus site.
- The residence was removed from the southwestern portion of the Property in approximately 1989.
- The retail structure located to the north of the Property was converted to a bank.
- 1984: Superior Cleaners began occupancy at 8243 SE Division Street, approximately 200 feet to the northeast of the Property, beyond the intersection of SE 82nd & Division Street.
- 1987: A Minit Lube shop was built on the current Jiffy Lube site adjacent and to the south of the Property.



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1990s

- Mister D & Son's Furniture changed its name to Banner Furniture, and continued to occupy the entire Property building, addressed as 8114 SE Division Street.
- A bank continued to occupy the building to the north of the Property.
- Superior Cleaners was no longer listed at 8243 SE Division Street, approximately 200 feet to the northeast of the Property, beyond the intersection of SE 82nd and Division Street.
- Minit Lube continued to occupy the current Jiffy Lube site adjacent and to the south of the Property.
- Several restaurants occupied the parcels to the east of SE 82nd Avenue.

2000s

- Banner Furniture continued to occupy the entire Property building until vacating the building in September 2013.
- Bank of the West continued to occupy the building to the north of the Property.
- 2003-2004: Current PCC SE Campus was built at former Builder's Square site, to the north of the Property, beyond SE Division Street.
- Superior Cleaners was listed at 8409 SE Division Street, approximately 600 feet to the east of the Property.
- Minit Lube was converted to the current Jiffy Lube shop, adjacent and to the south of the Property.
- A convenience store and several restaurants occupied the parcels to the east of SE 82nd Avenue, on either side of SE Division Street.

Summary of Historical Information

The Property was undeveloped in the early 1900s. A residence was built on the southwestern portion of the Property in 1923 and was removed in approximately 1989. According to the Property owner, that residence was heated with natural gas at the time it was demolished. The current Property building was constructed in three stages between 1936 and 1959. It originally operated as a Piggly Wiggly grocery store. It was converted to a furniture store in 1959, by which time the western portions of the building



had been constructed. That furniture store closed in September 2013. A fruit stand, a gas station, and barbeque restaurant were built on what was formerly the northeastern portion of the Property in the 1920s. The fruit stand and restaurant were removed in the mid-1950s, and the gas station was removed in approximately the mid-1960s, to accommodate the realignment of SE Division Street to its current location. Although no decommissioning records were found for the fuel tanks, it is likely that those tanks were removed when SE Division Street was realigned to its current configuration, since they would have been in the new right-of-way. Surrounding sites of potential environmental concern have included two dry cleaners located between 200 and 600 feet to the east of the Property, beyond SE 82nd and Division Street. Although solvent or petroleum releases have not been reported at those sites, the subsurface conditions in the vicinity of the Property are unknown.

5.5 Previous Phase I Environmental Site Assessments

Previous environmental site assessments were not provided by Metro (the Client) or the Property owner.

6.0 SITE RECONNAISSANCE

6.1 Methodology and Limiting Conditions

Mr. Michael O'Connor, AAI principal geologist, and Ms. Karen Starin of Metro, conducted an inspection of the Property on October 30, 2014. Mr. Robert Black of Norris Beggs & Simpson Real Estate provided access.

The entire Property was inspected for visual evidence of contamination, for improper waste disposal, and for the potential presence of polychlorinated biphenyls (PCBs), aboveground storage tanks (ASTs), and underground storage tanks (USTs). The exterior of the building along with the undeveloped southwestern portion of the Property were also inspected. AAI did not encounter any significant limiting conditions to the inspection.

6.2 General Site Setting

The 0.69-acre Property was located on the southwest corner of the intersection of SE 82nd Avenue and SE Division Street in Portland, Oregon. The northern portion of the Property was occupied by an approximately 8,200-square foot vacant former furniture store comprised of three sections built at different times. The southwestern portion of



the Property was an undeveloped, grass covered former residential lot. The Property was surrounded by a variety of residential, commercial, and institutional developments.

6.3 Site Observations

6.3.1 Water Supply, Heat Source, Storm, and Sanitary Sewers

- Drinking Water Source: City of Portland.
- Heat Source: Natural gas-fueled, ceiling-mounted, forced-air furnaces.
- Storm and sanitary sewer utility: City of Portland.

6.3.2 Underground Storage Tanks

Evidence of underground storage tanks (USTs), such as vent pipes, fill caps, or pump islands was not observed on the Property nor revealed via interviews. In addition, the ODEQ Leaking UST (LUST) and UST lists did not reference any USTs at the Property. However, historical City of Portland building permits and Portland Fire Bureau tank permits indicated the following:

Gas Station Formerly Associated with Property 1927- Mid-1960s

City of Portland building permits and Portland Fire Bureau tank permits indicated that a gas station with as many as eight USTs was built on what was formerly the northeastern portion of the Property in the 1920s. Although demolition records could not be found, the gas station was removed in approximately the mid-1960s to accommodate the realignment of SE Division Street to its current location. Although no decommissioning records were found for the fuel tanks, it is likely that those tanks were removed at that time since the most likely location for the tanks would have been within the new SE Division Street right-of-way. However, the subsurface conditions have not been evaluated at the Property and remain unknown.

Possible Heating Oil Tank Associated with Current Building and Former Residence.

AAI did not find any permits or other records indicating that a heating oil tank was associated with the current Property building or the former residence at 2528 SE 81st Avenue (the southwestern portion of the Property). The Property owner indicated that the only heat source he was aware of for either structure was natural gas. However, it is possible that one or both structures were heated by an oil-fueled furnace at some time in their history. As such, it may be prudent to conduct a geophysical survey at the Property to rule out the possibility of historic or undocumented USTs. If any USTs are found, they should be properly decommissioned.



6.3.3 Aboveground Storage Tanks

Aboveground storage tanks or dispensers were not observed on the Property or indicated via interviews or other historical sources.

6.3.4 Stormwater Catch Basins, Floor Drains, Roof Drains, and Drywells

One stormwater catch basin was observed on the northern portion of the Property. Although the catch basin was clogged, based upon its proximity to the street, it would appear to discharge into the City of Portland municipal stormwater collection system.

In addition, several downspouts were observed to discharge into pipes. Based upon plumbing codes and the proximity of sanitary and storm sewers at the Property, those downspouts most likely discharge into the storm or sanitary sewer.

One floor drain was observed in the south-central portion of the Property building, and another floor drain was observed in an abandoned rest room in the eastern portion of the building. Plumbing permits indicated that the drains connect to the sanitary sewer. Stains or unusual odors were not noted in the vicinity of the drains.

Evidence of drywells was not observed on the Property.

6.3.5 Water Wells and Monitoring Wells

No evidence of water wells, groundwater monitoring wells, or other wells was observed on the Property.

6.3.6 Polychlorinated Biphenyls

Polychlorinated Biphenyls (PCBs) are a class of EPA-regulated suspect carcinogenic insulating oils that were banned from most applications in 1980. They may appear in electrical equipment manufactured prior to 1980, such as pole and pad-mounted fluid-filled electrical transformers, fluorescent light ballasts, and older submersible water well pumps and hydraulic equipment.

One pole-mounted electrical transformer was observed on the southwestern corner of the Property during AAI's site inspection (Figure 2). The unit was labeled "No PCBs", and is therefore unlikely to contain those substances.



6.3.7 Asbestos-Containing Materials and Lead-based Paint

Asbestos is an EPA-regulated toxic substance and a human carcinogen. The EPA defines Asbestos-Containing Materials (ACMs) as any materials that contain more than 1% asbestos. ACMs were historically used in insulation materials, acoustical ceiling tiles and resilient flooring manufactured prior to the mid-1970s. However, certain ACMs, including brake shoes, roofing materials, and other items, may continue to be used legally in equipment and structures.

The ODEQ requires that an ACM survey be performed prior to any demolition (including intentional burning) or renovation activities of structures other than single-family homes and residential buildings with four or fewer dwelling units. If ACMs are identified, they must be removed prior to demolition or renovation to prevent the release of asbestos fibers to the air [(OAR) 340-248-0270] regardless of whether the material is *friable* (able to be hand-crumbled, pulverized or reduced to powder when dry).

Regarding commercial and industrial buildings, Oregon-OSHA requires that building owners conduct ACM surveys of their buildings, notify any occupants of the presence of ACMs, and provide ACM operations and maintenance training and guidance for maintenance personnel.

AAI conducted a cursory, visual inspection for suspect ACMs at the Property. Suspect ACMs included red vinyl floor tiles in the showroom, sales area, and restroom in the central portion of the Property building, along with areas of plaster and wallboard on the walls. Based on the age of the building, those materials may contain asbestos. As such, an asbestos survey should be conducted prior to conducting any renovation or demolition at the Property, and any identified ACMs should be abated or properly managed in place.

6.3.8 Hazardous Materials Storage

Hazardous materials were not observed on the Property.

6.3.9 Other Possible Indicators of Hazardous Substance Impacts:

AAI did not observe any vehicle maintenance areas, hazardous waste storage or disposal areas, pits, ponds, sumps, lagoons, surface impoundments, groundwater monitoring wells, unusual odors, significant staining on the floors, or stressed vegetation at the Property. The housekeeping and general Property upkeep and condition appeared to be good.



6.4 Adjoining Parcels Survey

A visual survey was made of the adjoining parcels from the Property perimeter and surrounding streets. Visual indications of conditions that could represent a REC for the Property, such as leaking waste containers, ASTs, or poorly managed industrial sites were not observed

7.0 INTERVIEWS

7.1 Property Owner/Manager Interview

Mr. Charles Merrill, the Property owner and manager, completed an ESA Interview Questionnaire via email. Mr. Merrill indicated that his family purchased the Property in the 1930s and operated the Treasure Island Restaurant, prior to leasing it out to the later tenants. He further indicated that the residence formerly located on the southwestern portion of the Property was demolished in approximately 1989, and had been heated by natural gas.

Mr. Merrill further indicated that he was not aware of the current or historic presence of water wells, drywells, pits, sumps, dump sites, underground or aboveground storage tanks, environmental permits or notices, significantly lower-than-comparable purchase price, or environmental liens on the Property. Furthermore, he was not aware of any pending, threatened or past litigation or administrative proceedings relevant to hazardous substances or petroleum products in, on, or from the Property, nor was he aware of any notices from any government entity regarding possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products.

8.0 FINDINGS, OPINIONS, AND CONCLUSIONS

AAI has performed a Phase I Environmental Site Assessment of the 0.69-acre commercial Property located at 2517 SE 82nd Avenue, Portland, Oregon. The ESA was conducted in conformance with the scope and limitations of the American Society for Testing and Materials (ASTM) Standard Practices for Environmental Site Assessments: Phase I Environmental Site Assessment Process, E1527-13, and the standard of “all appropriate inquiry” under 40 CFR Part 312 Standard Practices for All Appropriate Inquiries. Any exceptions to, or deletions from, this practice are described in Section 9 of this report.

Findings, Opinions, and Recommendations



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This Phase I Environmental Site Assessment identified the following evidence of possible Recognized Environmental Conditions (RECs) in connection with the Property:

1. **FINDING:** A gas station was historically located just off site and to the north of the Property between the late 1920s and the mid-1960s, and a “greasing” building formerly occupied the north-central portion of the Property during that period. In addition, the historical heat sources for the existing and former buildings at the Property are unknown and may have included heating oil tanks.

OPINION: The subsurface conditions at the Property may have been impacted by the historic Property uses.

RECOMMENDATION: A geophysical survey should be conducted at the Property in order to locate any undocumented USTs. If any USTs are found, they should be properly decommissioned. In addition, the subsurface conditions at the Property should be characterized by conducting subsurface soil, groundwater, and/or soil vapor sampling and analysis.

In addition, the following Best Management Practices recommendation is presented:

2. **FINDING:** AAI conducted a cursory, visual inspection for suspect ACMs at the Property. Suspect ACMs included red vinyl floor tiles in the showroom, sales area and restroom in the central portion of the Property building, along with areas of plaster and wallboard on the walls.

OPINION: Based on the age of the building, those materials may contain asbestos.

BEST MANAGEMENT PRACTICES RECOMMENDATION: An asbestos survey should be conducted prior to conducting any renovation or demolition at the Property, and any identified ACMs should be abated or properly managed in place.

9.0 ADDITIONAL SERVICES, DEVIATIONS, OR DATA GAPS

9.1 Additional Services:

In addition to the basic elements of ASTM E1527-13, this report includes the following services:

- AAI conducted a cursory, visual assessment for the possible presence of ACMs.

9.2 Deviations:

This Phase I Environmental Site Assessment deviates from ASTM E1527-13 as follows:

- No deviations.



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9.3 Data Gaps:

The following data gaps were encountered during this assessment:

- No significant data gaps.

10.0 SIGNATURE OF ENVIRONMENTAL PROFESSIONAL

The undersigned declares that, to the best of his professional knowledge and belief, he meets the definition of *Environmental professional* as defined in § 312.10 of 40 CFR Part 312, and that he has the specific qualifications based on education, training, and experience to assess a *property* of the nature, history, and setting of the subject *property*. He has developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

Any comments or questions regarding this report are welcome. Thank you for the opportunity to be of service.

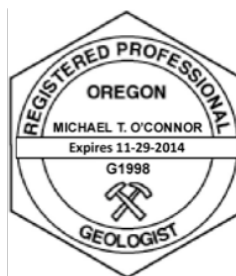
Assessment Associates, Inc.

Prepared by:

Reviewed by:

Michael T. O'Connor, R.G., R.E.A.
President

Date: November 13, 2014





11.0 LIMITATIONS

The purpose of this environmental assessment is to evaluate the possibility that conditions observed at the Property may constitute one or more *recognized environmental conditions* (RECs), as defined by the American Society for Testing and Materials (ASTM) guideline (E1527-13). One of the purposes of this practice is to strike a balance between the competing goals of limiting the costs and time demands inherent in performing an environmental site assessment and the reduction of uncertainty regarding unknown conditions resulting from additional information. This report represents AAI's evaluation of the possibility of RECs at the Property based on the scope of work agreed to by the client and within the client's schedule and budget.

It is impossible to ensure that no hazardous substances are present on a particular property. Even if RECs have not been identified in this report, it is possible that hidden contamination or other RECs are present. If physical samples have been obtained in connection with this assessment, those samples may not represent the conditions at unsampled locations. It is beyond the scope of this assessment to assess the risks associated with regional contamination problems, such as the possibility of area-wide groundwater contamination from unknown, off-site sources.

All findings, opinions, and conclusions presented in this report are based on the conditions as observed at the time of the assessment and in accordance the laws, standards, and technology in effect and in common use at that time. Future events or laws beyond AAI's control may impact the conditions or alter the regulatory status of the Property.

Unless specified otherwise in this report, AAI has not conducted environmental sampling or the removal or destruction of any Property features or structures on the Property in order to identify any hazardous substances incorporated into structures, machinery, or other Property improvements. AAI has not investigated conditions in any area of the Property not readily accessible or intended for continuous human habitation. Unless specified otherwise, AAI also has not investigated the possible presence of hazardous substances that may be occur naturally in soils or other media on the Property. AAI has assumed that the information provided by the client and other individuals and records were provided in good faith and that the conditions at the Property were not altered in anticipation of the site inspection and assessment activities.

Unless otherwise specified in writing, this report has been prepared solely for the use by the Client with regard to the described Property, and subject to the limitations and conditions in AAI's services agreement with its client. Any other use by the client or others is at user's risk, and AAI shall have neither responsibility nor liability regarding such use.

(06/06)

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12.0 GLOSSARY OF ABBREVIATIONS

AAI	Assessment Associates, Inc.
AST	Aboveground Storage Tank
ASTM	American Society for Testing and Materials
bgs	below ground surface
CCDs	Cole City Directories
CDL	Clandestine Drug Laboratory
CEG	Conditionally Exempt Generator
CERCLIS	Comprehensive Environmental Response Compensation and Liability Information System
CFR	Code of Federal Regulations
CORRACTS	RCRA Corrective Action Report
CSCS	Confirmed and Suspected Contamination Sites
DOD	Department of Defense
EPA	U.S. Environmental Protection Agency
ERNS	EPA Emergency Response Notification System
FUDS	Federal Formerly Used Defense Sites
HREC	Historic Recognized Environmental Condition
HSIS	Hazardous Substance Information Survey
LQG	Large Quantity Generator
LUST	Leaking Underground Storage Tank
MSL	Mean Sea Level
NFA	No Further Action
NFRAP	No Further Remedial Action Planned
NPL	National Priority List
ODI	Federal Open Dump Inventory
ODEQ	Oregon Department of Environmental Quality
PCB	Polychlorinated Biphenyls
ppm	parts per million
RCRA	Resource Conservation and Recovery Act
REC	Recognized Environmental Condition
SFIM	Sanborn Fire Insurance Map
SQG	Small Quantity Generator of Hazardous Waste
SWDF	Solid Waste Disposal Facility
SWDS	Solid Waste Disposal Site
TSD	Treatment, Storage and Disposal
UMTRA	Federal Uranium Mill Tailings Sites
USGS	U.S. Geological Survey
UST	Underground Storage Tank
VOCs	Volatile Organic Compounds
W.M.	Willamette Meridian



13.0 DEFINITIONS OF TERMS

adjoining properties — any real property or properties the border of which is contiguous or partially contiguous with that of the Property, or that would be contiguous or partially contiguous with that of the Property but for a street, road, or other public thoroughfare separating them.

appropriate inquiry — that inquiry constituting “all appropriate inquiry into the previous ownership and uses of the property consistent with good commercial or customary practice” as defined in CERCLA, 42 USC § 9601 (35)(B), that will give a party to a commercial real estate transaction the innocent landowner defense to CERCLA liability (42 USC § 9601 (A) and (B) and § 9607 (b)(3)), assuming compliance with other elements of the defense.

de minimis condition — a condition that generally does not present a material risk of harm to public health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. Conditions determined to be de minimis are not recognized environmental conditions.

drywell — an underground area where soil has been removed and replaced with pea gravel, coarse sand, or large rocks. Dry wells are used for drainage, to control storm runoff, for the collection of spilled liquids (intentional and non-intentional) and wastewater disposal (often illegal).

environmental audit — the investigative process to determine if the operations of an existing facility are in compliance with applicable environmental laws and regulations. This term should not be used to describe an ASTM Phase I Environmental Site Assessment (ESA) (Practice E1527) or an ASTM Transaction Screen Assessment (TSA) (Practice E 1528), although an environmental audit may include an environmental site assessment or, if prior audits are available, may be part of an environmental site assessment.

environmental site assessment (ESA) — the process by which a person or entity seeks to determine if a particular parcel of real property (including improvements) is subject to recognized environmental conditions. At the option of the user an environmental site assessment may include more inquiry than that constituting appropriate inquiry or, if the user is not concerned about qualifying for the innocent landowner defense, less inquiry than that constituting appropriate inquiry. An environmental site assessment is both different from and less rigorous than an environmental audit.

environmental lien — a charge, security, or encumbrance upon title to a property to secure the payment of a cost, damage, debt, obligation, or duty arising out of response actions, cleanup, or other remediation of hazardous substances or petroleum products upon a property, including (but not limited to) liens imposed pursuant to CERCLA, 42 USC § 9607 (1) and similar state or local laws.

fill dirt — dirt, soil, sand, or other earth, that is obtained off-site, that is used to fill holes or depressions, create mounds, or otherwise artificially change the grade or elevation of real property. It does not include material that is used in limited quantities for normal landscaping activities.

hazardous substance — a substance defined as a hazardous substance pursuant to CERCLA 42 USC § 9601 (14), as interpreted by EPA regulations and the courts: “(A) any substance designated pursuant to section 1321 (b)(2)(A) of Title 33, (B) any element, compound, mixture, solution, or substance designated pursuant to section 9602 of this title,



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(C) any hazardous waste having the characteristics identified under or listed pursuant to section 3001 of the Solid Waste Disposal Act (42 USC § 6921) (but not including any waste the regulation of which under the Solid Waste Disposal Act (42 USC § 6901 et seq.) has been suspended by Act of Congress), (D) any toxic pollutant listed under section 1317 (a) of Title 33, (E) any hazardous air pollutant listed under section 112 of the Clean Air Act (42 USC § 7412), and (F) any imminently hazardous chemical substance or mixture with respect to which the Administrator (of EPA) has taken action pursuant to section 2606 of Title 15.”

Note: the term hazardous substance, as it is used in this report, is used to describe both hazardous substances and petroleum products.

hazardous waste — any hazardous waste having the characteristics identified under or listed pursuant to section 3001 of the Solid Waste Disposal Act (42 USC § 6921) (but not including any waste the regulation of which under the Solid Waste Disposal Act (42 USC § 6901 et seq.) has been suspended by Act of Congress). The Solid Waste Disposal Act of 1980 amended RCRA. RCRA defines a hazardous waste in 42 USC § 6903, as: “a solid waste, or combination of solid wastes, which because of its quantity, concentration, or physical, chemical, or infectious characteristics may — (A) cause, or significantly contribute to an increase in mortality or an increase in serious irreversible, or incapacitating reversible, illness; or (B) pose a substantial present or potential hazard to human health or the environment when improperly treated, stored, transported, or disposed of, or otherwise managed.”

historical recognized environmental condition (HREC) — a condition which in the past would have been considered a recognized environmental condition, but which may or may not be considered a recognized environmental condition currently.

innocent landowner defense — that defense to CERCLA liability provided in 42 USC § 9601 (35) and § 9607 (b)(3). One of the requirements to qualify for this defense is that the party make “all appropriate inquiry into the previous ownership and uses of the property consistent with good commercial or customary practice.” There are additional requirements to qualify for this defense.

major occupants — those tenants, subtenants, or other persons or entities each of which uses at least 40% of the leasable area of the property or any anchor tenant when the property is a shopping center.

material threat — a physically observable or obvious threat that is reasonably likely to lead to a release that, in the opinion of the environmental professional, is threatening and might result in impact to public health or the environment.

pits, ponds, or lagoons — man-made or natural depressions in a ground surface that are likely to hold liquids or sludge containing hazardous substances or petroleum products.

practicably reviewable — information that is practicably reviewable means that the information is provided by the source in a manner and in a form that, upon examination, yields information relevant to the property without the need for extraordinary analysis of irrelevant data. The form of the information shall be such that the user can review the records for a limited geographic area. Records that cannot be feasibly retrieved by reference to the location of the property or a geographic area (such as county, city, or zip code) in which the property is located are not generally practicably reviewable. Records, which are organized solely by chronological order, which do not have adequate address information, or which contain an unmanageable quantity of data are not practicably reviewable.



ASSESSMENT ASSOCIATES, INC.

ENVIRONMENTAL CONSULTING

1735 SE Morrison Street, Suite 1, Portland, Oregon 97214

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publicly available — information that is publicly available means that the source of the information allows access to the information by anyone upon request.

reasonably ascertainable — for purposes of both the ASTM Phase I ESA (Practice E1527) and the TSA (Practice E 1528) standards, information that is (1) publicly available, (2) obtainable from its source within reasonable time and cost constraints, and (3) practicably reviewable.

recognized environmental condition (REC) — the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, ground water, or surface water of the property. The term includes hazardous substances or petroleum products even under conditions in compliance with laws. The term is not intended to include de minimis conditions.

sump — a pit, cistern, cesspool, or similar receptacle where liquids drain, collect, or are stored.

underground storage tank (UST) — any tank, including underground piping connected to the tank, that is or has been used to contain hazardous substances or petroleum products and the volume of which is 10% or more beneath the surface of the ground.

user — the party seeking to use ASTM Phase I ESA (Practice E1527) or TSA (Practice E 1528) standards to perform an environmental site assessment of the property. Generally, a contractual relationship exists between the user (i.e. the client) and the environmental professional performing the environmental site assessment of the property.

wastewater — water that (1) is or has been used in an industrial or manufacturing process, (2) conveys or has conveyed sewage, or (3) is directly related to manufacturing, processing, or raw materials storage areas at an industrial plant. Waste water does not include water originating on or passing through or adjacent to a site, such as stormwater flows, that has not been used in industrial or manufacturing processes, has not been combined with sewage, or is not directly related to manufacturing, processing, or raw materials storage areas at an industrial plant.

(6/06)



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14.0 PROFESSIONAL QUALIFICATIONS

MICHAEL T. O'CONNOR, L.G., R.G., R.E.A.

President, Assessment Associates, Inc.

Technical Expertise and Experience Summary

Mr. O'Connor's experience spans over ten years and includes over 700 Phase I and Phase II Environmental Assessment projects on almost every kind of property or facility imaginable. Past projects have included retail outlets, dry cleaners, green spaces, industrial facilities, residential construction sites, gas stations, farmlands, cattle ranches, historic buildings, sawmills, and mining facilities, to name a few. Mike is conversant with ASTM E1527-13, which incorporates EPA's recent *All Appropriate Inquiry* ruling for Phase I ESAs.

Credentials

B.A. Geology, University of Massachusetts, Amherst, Massachusetts

Professional Titles and Affiliations

Registered Environmental Assessor (R.E.A.), Class I, California, No. 07332

Oregon Registered Professional Geologist No. G1998

State of Washington Licensed Geologist No. 2398

Professional Training

OSHA 40-Hour Health & Safety Training for Hazardous Waste (HW) Workers

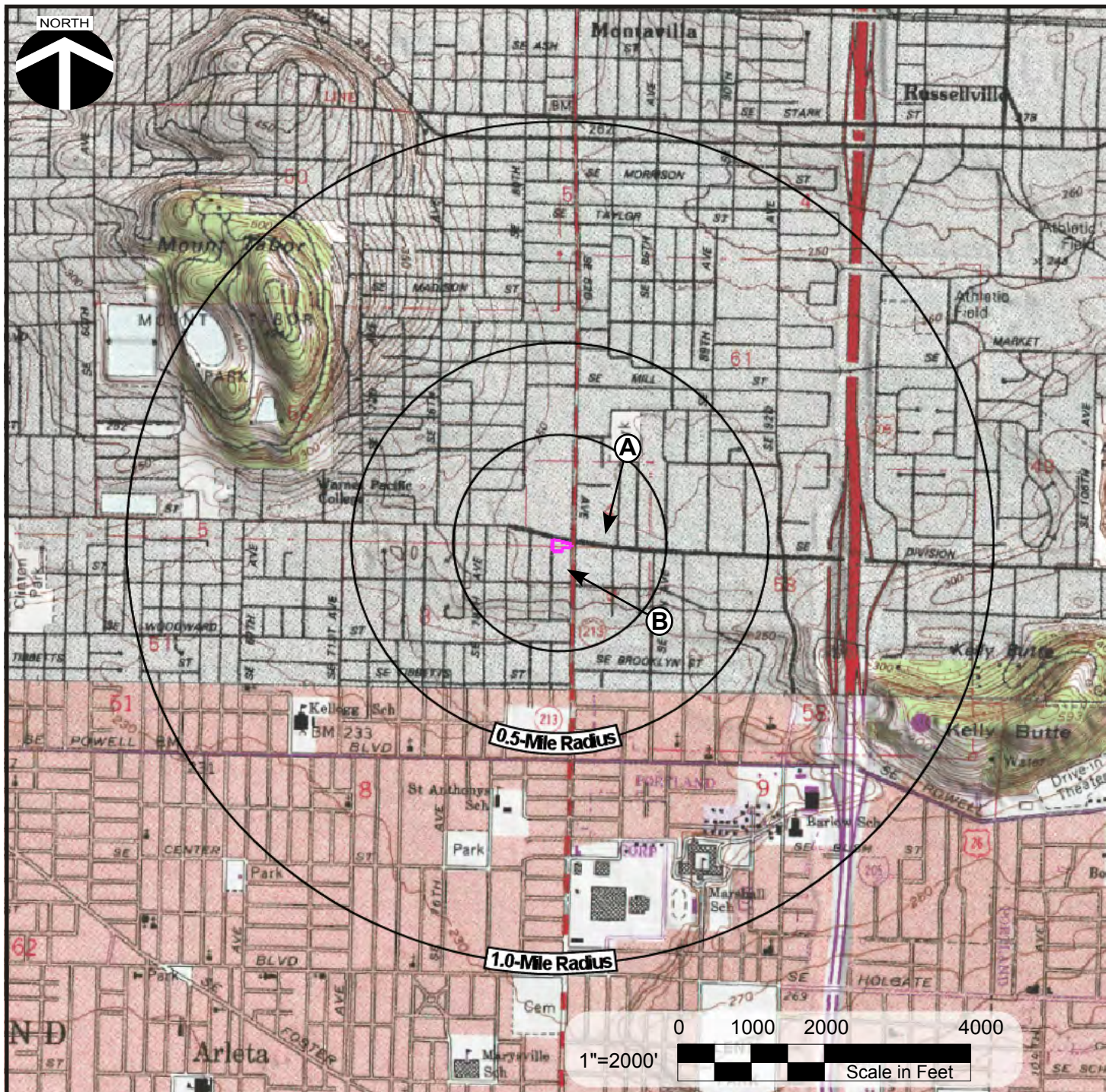
OSHA 8-Hour HW Refresher & Operations Supervisor Course

ASTM: Environmental Site Assessments for Commercial Real Estate

Environmental Data Resources, Inc. Due Diligence at Dawn Seminars

Employment History

Assessment Associates, Inc.	President	Since 2006
Hahn and Associates, Inc.	Senior Project Manager	1995 to 2006
Century West Engineering	Engineering Technician	1995



Base Map: USGS 7.5-Minute Quadrangles, Mount Tabor and Portland, Oregon, 2014

—— Property Boundary

Ⓐ Former Jiffy Lube ODEQ ECSI Site

Ⓑ Former Q-Lube ODEQ Registered UST Site

FIGURE 1

Site Location Map

Phase I Environmental Site Assessment

0.69-Acre Commercial Property

2517 SE 82nd Avenue, Portland, Oregon

AAI Project No. 1399

November 2014



We due diligence so you don't have to.

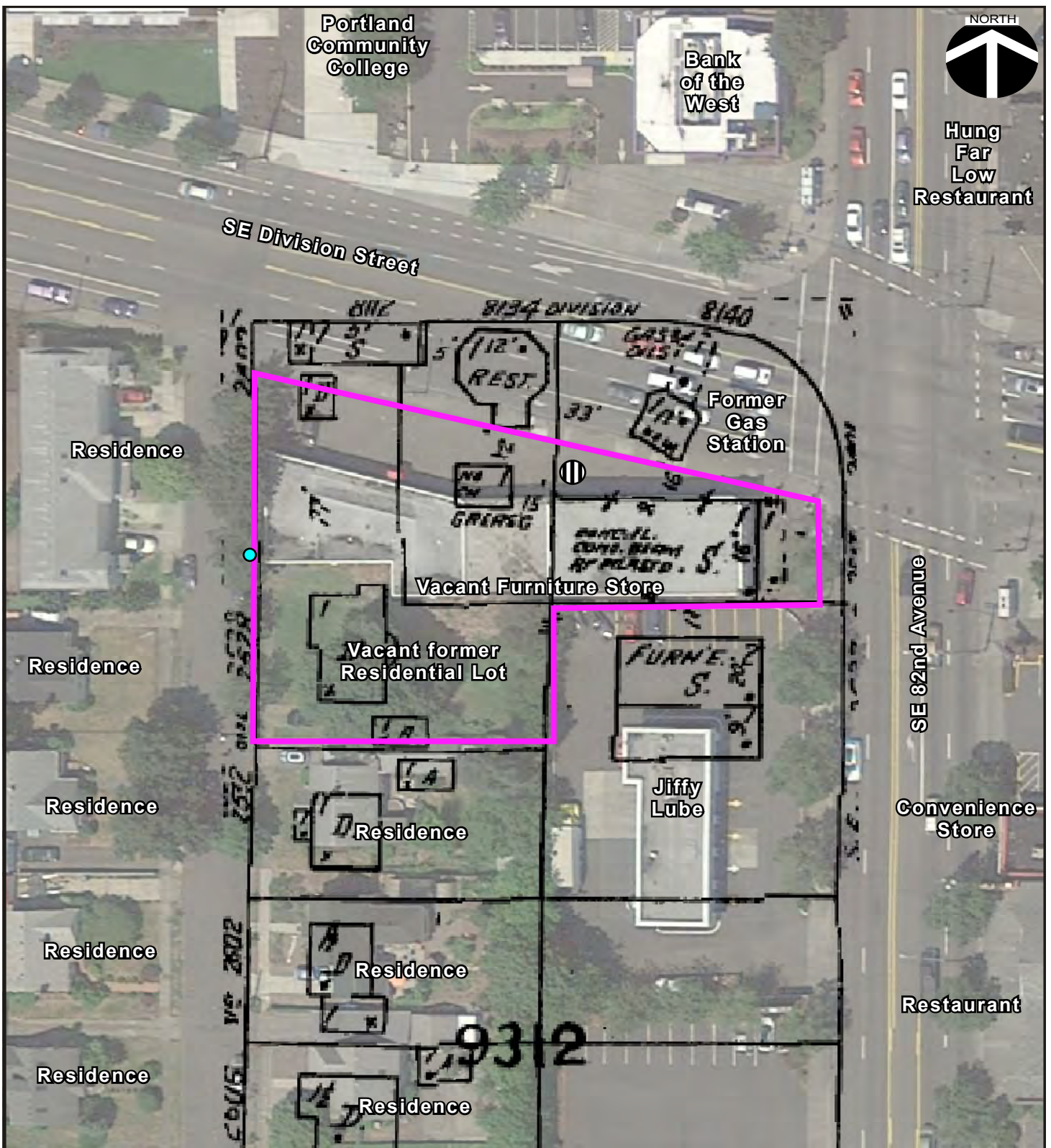
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2014 Aerial Photograph Source: PortlandMaps
 1950 Sanborn Fire Insurance Map:Multnomah County Library

LEGEND

- Property Boundary
- Pole-Mounted Transformer
- || Storm Water Catch Basin

Figure 2- Site and Surrounding Land Use Map

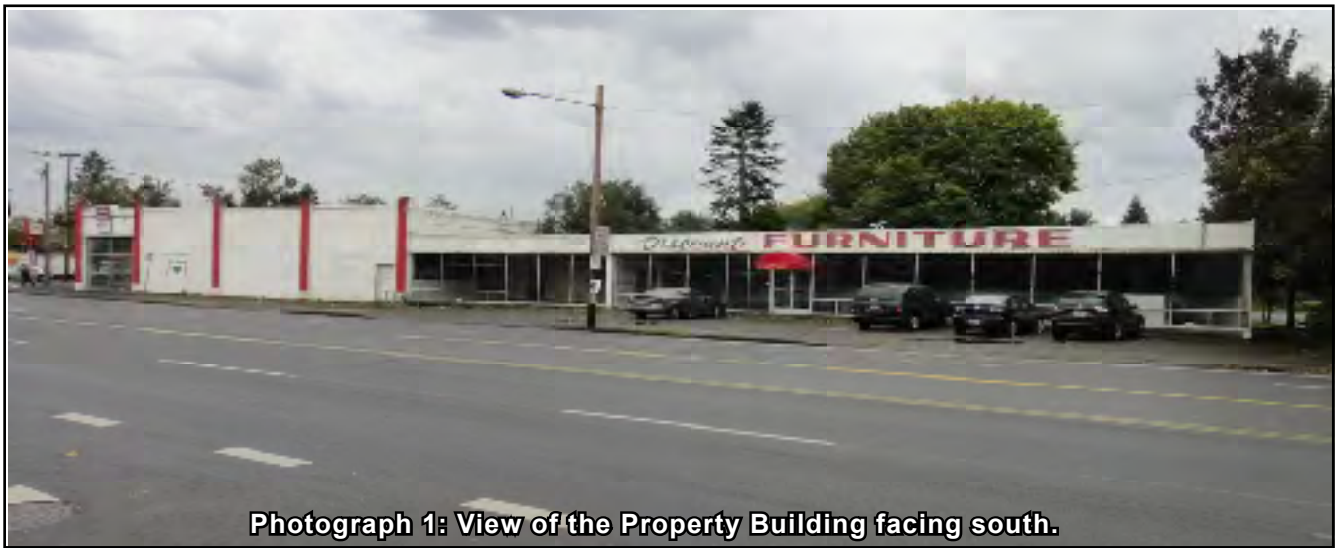
Phase I Environmental Site Assessment
 0.69-Acre Commercial Property
 2517 SE 82nd Avenue, Portland, Oregon

November 2014



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Photograph 1: View of the Property Building facing south.



Photograph 2: View of the east side of the Property building facing northeast.



Photograph 3: View of the interior of the eastern portion of the Property building.



Photograph 4: View of the southwestern portion of the Property building facing northeast.



Photograph 5: View of the suspect asbestos-containing flooring in the south-central portion of the Property building.

Site Photographs

Phase I Environmental Site Assessment
0.69-Acre Commercial Property
2517 SE 82nd Avenue, Portland, Oregon

AAI Project 1399

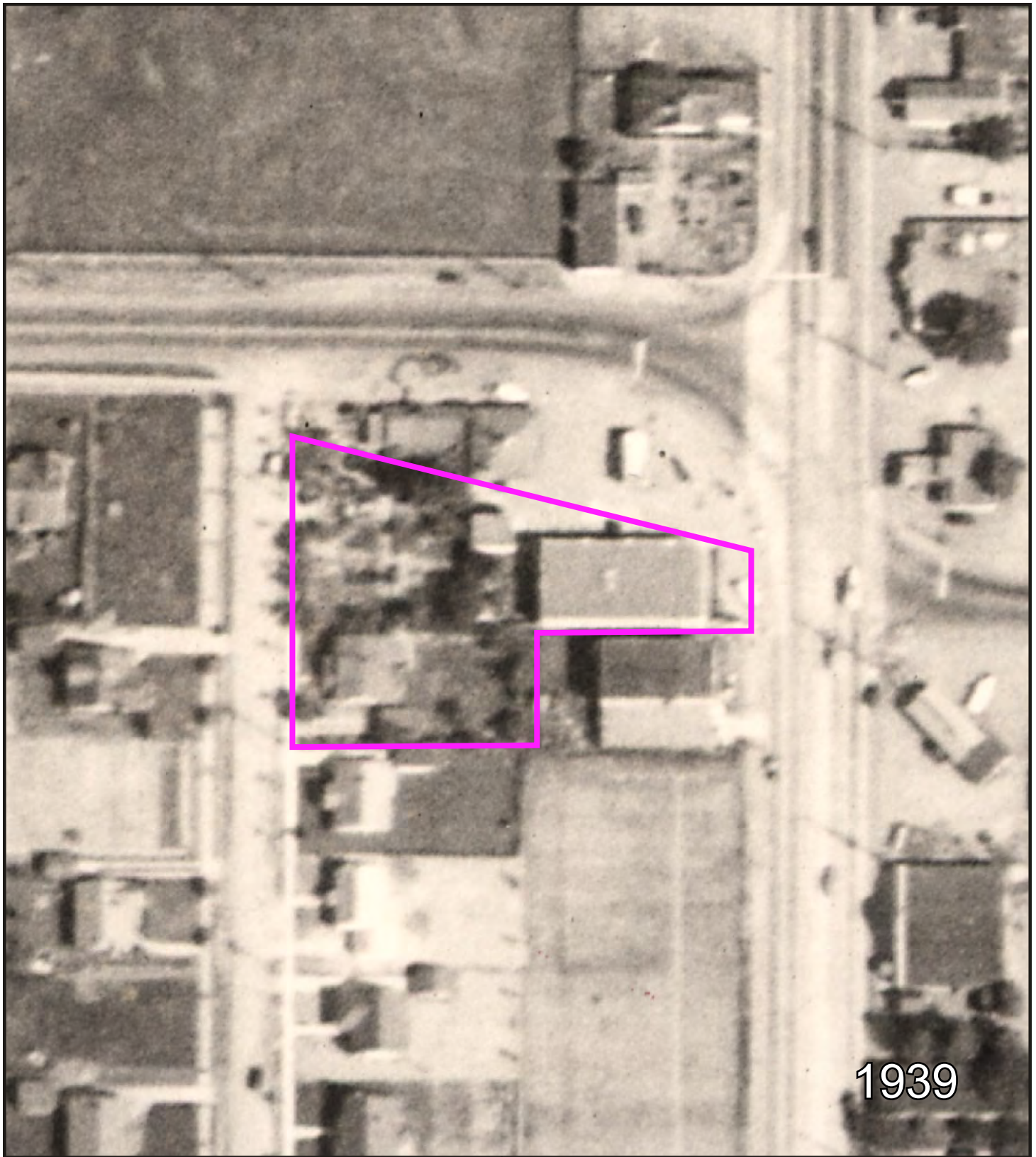


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1939

1939, 1955, 1977, and 1989 Aerial Photographs:
U.S. Army Corps of Engineers; 1994, 2002, 2010 and 2014 Aerial
Photographs Photographs: GoogleEarth

Property Boundary



Aerial Photographs By Year

Phase I Environmental Site Assessment
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1955

1939, 1955, 1977, and 1989 Aerial Photographs:
U.S. Army Corps of Engineers; 1994, 2002, 2010 and 2014 Aerial
Photographs Photographs: GoogleEarth

Property Boundary



Aerial Photographs By Year

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1977

1939, 1955, 1977, and 1989 Aerial Photographs:
U.S. Army Corps of Engineers; 1994, 2002, 2010 and 2014 Aerial
Photographs Photographs: GoogleEarth

 Property Boundary



Aerial Photographs By Year

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1989

1939, 1955, 1977, and 1989 Aerial Photographs:
U.S. Army Corps of Engineers; 1994, 2002, 2010 and 2014 Aerial
Photographs Photographs: GoogleEarth

— Property Boundary



Aerial Photographs By Year

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Property Boundary



Aerial Photographs By Year

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2002

Image U.S. Geological Survey

1939, 1955, 1977, and 1989 Aerial Photographs:
U.S. Army Corps of Engineers; 1994, 2002, 2010 and 2014 Aerial
Photographs Photographs: GoogleEarth

— Property Boundary



Aerial Photographs By Year

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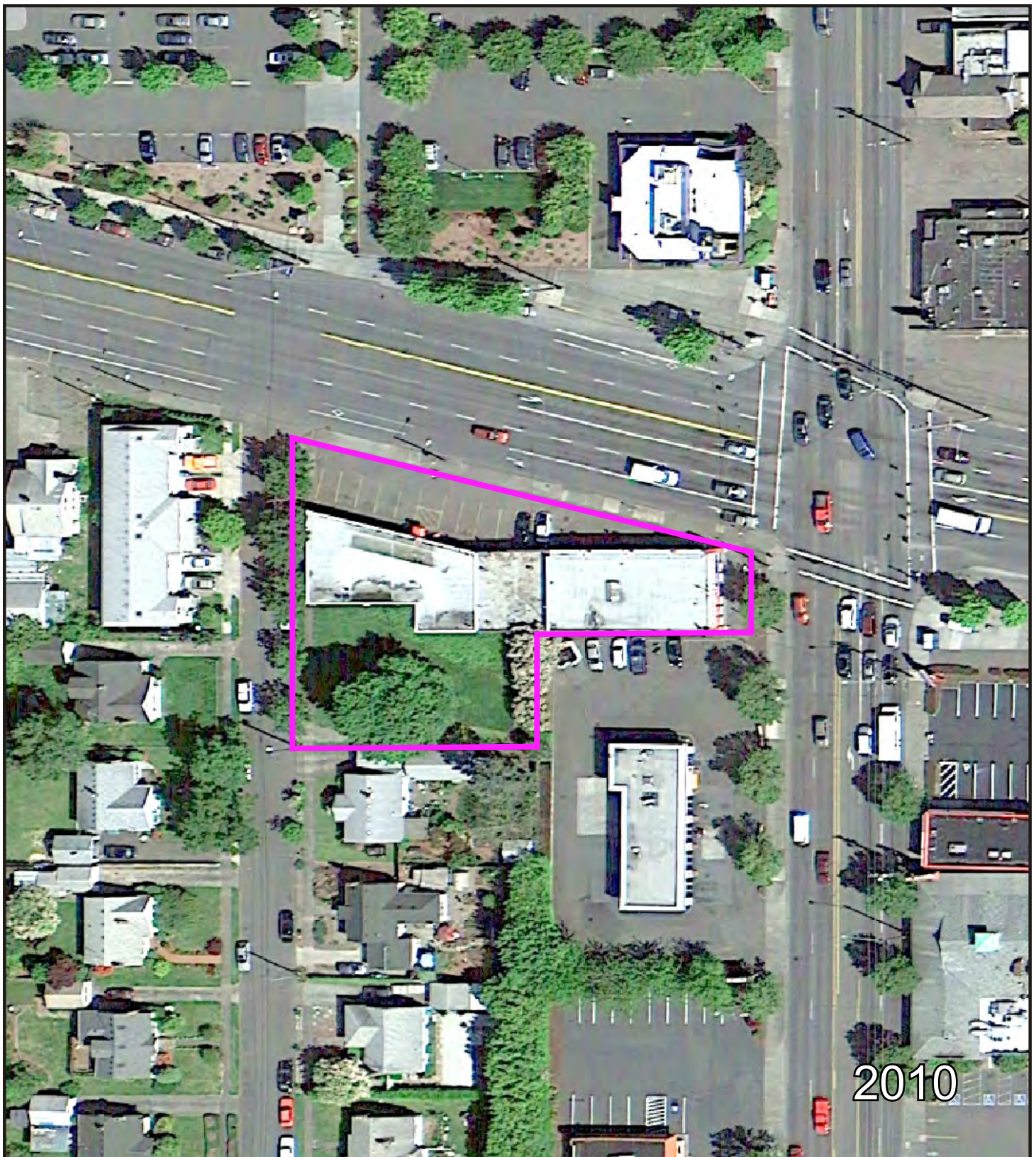
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Aerial Photographs By Year

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AAI Project 1399

Appendix A

Preliminary Title Report for the Property



Chicago Title Insurance Company of Oregon PRELIMINARY REPORT

In response to the application for a policy of title insurance referenced herein Chicago Title Company of Oregon hereby reports that it is prepared to issue, or cause to be issued, as of the specified date, a policy or policies of title insurance describing the land and the estate or interest hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an exception herein or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations or Conditions of said policy forms.

The printed Exceptions and Exclusions from the coverage of said policy or policies are set forth in Exhibit One. The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than that set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. Copies of the policy forms should be read. They are available from the office which issued this report.

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby.

The policy(s) of title insurance to be issued hereunder will be policy(s) of Chicago Title Insurance Company, a/an Nebraska corporation.

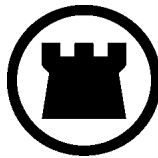
Please read the exceptions shown or referred to herein and the Exceptions and Exclusions set forth in Exhibit One of this report carefully. The Exceptions and Exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.

It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects and encumbrances affecting title to the land.

This preliminary report is for the exclusive use of the parties to the contemplated transaction, and the Company does not have any liability to any third parties nor any liability until the full premium is paid and a policy is issued. Until all necessary documents are placed of record, the Company reserves the right to amend or supplement this preliminary report.

Countersigned

Maggie Metcalf



Chicago Title Insurance Company of Oregon

1211 SW 5th Avenue, Suite 2130, Portland, OR 97204

(503)973-7400 FAX (503)248-0324

PRELIMINARY REPORT

ESCROW OFFICER: Jennifer Lyke
TITLE OFFICER: Emmett Brennan

ORDER NO.: 472514519745JL-CT50

TO: Chicago Title Company of Oregon
Attn: Jennifer Lyke
1211 SW 5th Avenue, Suite 2130
Portland, OR 97204

OWNER/SELLER: Merrill and Langberg, LLC

BUYER/BORROWER: Metro

PROPERTY ADDRESS: 2517 S.E. 82nd Avenue
Portland, Oregon 97232

EFFECTIVE DATE: October 7, 2014, 08:00 AM

1. THE POLICY AND ENDORSEMENTS TO BE ISSUED AND THE RELATED CHARGES ARE:

	<u>AMOUNT</u>	<u>PREMIUM</u>
Owner's Standard	900,000.00	\$ 1,950.00
Governmental Service Fee		\$ 40.00

2. THE ESTATE OR INTEREST IN THE LAND HEREINAFTER DESCRIBED OR REFERRED TO COVERED BY THIS REPORT IS:

A Fee

3. TITLE TO SAID ESTATE OR INTEREST AT THE DATE HEREOF IS VESTED IN:

Merrill and Langberg, LLC, an Oregon limited liability company

4. THE LAND REFERRED TO IN THIS REPORT IS SITUATED IN THE CITY PORTLAND IN THE COUNTY OF MULTNOMAH, STATE OF OREGON, AND IS DESCRIBED AS FOLLOWS:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

PRELIMINARY REPORT

(Continued)

Order No.: 472514519745JL-CT50

EXHIBIT "A"

PARCEL I:

Lots 8 and 9 and the East Half of Lot 10, Block 2, EASTLEIGH, in the City of Portland, County of Multnomah and State of Oregon. EXCEPT those portions taken for street purposes.

PARCEL II:

Lots 11 and 12 and the West Half of Lot 10, Block 2, EASTLEIGH, in the City of Portland, County of Multnomah and State of Oregon. EXCEPT those portions taken for street purposes.

AS OF THE DATE OF THIS REPORT, ITEMS TO BE CONSIDERED AND EXCEPTIONS TO COVERAGE IN ADDITION TO THE PRINTED EXCEPTIONS AND EXCLUSIONS IN THE POLICY FORM WOULD BE AS FOLLOWS:

GENERAL EXCEPTIONS:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of the land or by making inquiry of persons in possession thereof.
3. Easements, or claims of easement, not shown by the public records; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
4. Any encroachment, (of existing improvements located on the subject land onto adjoining land or of existing improvements located on adjoining land onto the subject land), encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the subject land.
5. Any lien or right to a lien for services, labor, material, equipment rental or workers compensation heretofore or hereafter furnished, imposed by law and not shown by the public records.

SPECIFIC ITEMS AND EXCEPTIONS:

6. Unpaid Property Taxes are as follows:
Fiscal Year: 2014-2015
Amount: \$4,711.62, plus interest, if any
Levy Code: 846
Account No.: R152092
Map No.: 1S2E05DD-00800
(Affects Parcel I)
7. Unpaid Property Taxes are as follows:
Fiscal Year: 2014-2015
Amount: \$9,571.76, plus interest, if any
Levy Code: 846
Account No.: R152093
Map No.: 1S2E05DD-00900
(Affects Parcel II)

Prior to close of escrow, please contact the Tax Collector's Office to confirm all amounts owing, including current fiscal year taxes, supplemental taxes, escaped assessments and any delinquencies.

8. City Liens, if any, in favor of the City of Portland. None found as of October 15, 2014.
9. The requirement that the following Personal Representative's Deed be re-recorded to correct the legal description.
Grantor: Remo Pagni, Personal Representative of the Estate of Lena Pagni, deceased
Grantee: Doris Merrill and Stella Langberg
Recording Date: August 14, 1981
Recording No: 81-057986
Book: 1544
Page: 807

The above document was re-recorded by instrument;
Recording Date: December 7, 2007
Recording No.: 2007-208901

NOTE: The above document and its re-recording does not include Parcel II shown on this report. Said property was sited for distribution in the probate and should have been included in said Deed.

10. Please be advised that our search did not disclose any open Deeds of Trust of record. If you should have knowledge of any outstanding obligation, please contact the Title Department immediately for further review prior to closing.
11. If requested to issue an extended coverage ALTA loan policy, the following matters must be addressed:
 - a) The rights of tenants holding under unrecorded leases or tenancies
 - b) Any facts which would be disclosed by an accurate survey of the Land
 - c) Matters disclosed by a statement as to parties in possession and as to any construction, alterations or repairs to the Land within the last 75 days. The Company must be notified in the event that any funds are to be used for construction, alterations or repairs.

ADDITIONAL REQUIREMENTS AND NOTES

- A. In addition to the standard policy exceptions, the exceptions enumerated above shall appear on the final 2006 ALTA policy unless removed prior to issuance.
- B. NOTE: No search has been made or will be made for water, sewer, or storm drainage charges unless the city/service district claims them as liens (i.e., foreclosable) and reflects them on its lien docket at the date of closing. Buyers should check with the appropriate city bureau or water/service district and obtain a billing cutoff. Such charges must be adjusted outside of escrow.
- C. NOTE: A copy of the terms and provisions of the operating agreement for the limited liability company set forth below should be furnished for our examination prior to closing. Any conveyance or encumbrance of said company's property must be executed by all of the members unless otherwise provided for in the operating agreement. In addition, if there have been any changes in membership from the date of original creation of the limited liability company to the present date, copies of approval of withdrawal and/or acceptance of such member should be furnished for our examination.
Limited Liability Company: Merrill & Langberg, LLC
- D. NOTE: There are NO conveyances affecting said Land recorded within 24 months of the date of this report.
- E. NOTE: Effective January 1, 2008, Oregon law (ORS 314.258) mandates withholding of Oregon income taxes from sellers who do not continue to be Oregon residents or qualify for an exemption. Please contact your Escrow Closer for further information.
- F. THE FOLLOWING NOTICE IS REQUIRED BY STATE LAW; YOU WILL BE REVIEWING, APPROVING AND SIGNING IMPORTANT DOCUMENTS AT CLOSING. LEGAL CONSEQUENCES FOLLOW FROM THE SELECTION AND USE OF THESE DOCUMENTS. YOU MAY CONSULT AN ATTORNEY ABOUT THESE DOCUMENTS. YOU SHOULD CONSULT AN ATTORNEY IF YOU HAVE QUESTIONS OR CONCERNS ABOUT THE TRANSACTION OR ABOUT THE DOCUMENTS. IF YOU WISH TO REVIEW TRANSACTION DOCUMENTS THAT YOU HAVE NOT SEEN, PLEASE CONTACT THE ESCROW AGENT.

- G. NOTE: This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances or acreage shown thereon.

EXHIBIT ONE

2006 AMERICAN LAND TITLE ASSOCIATION LOAN POLICY (06-17-06) EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

- (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to:
 - the occupancy, use, or enjoyment of the Land;
 - the character, dimensions, or location of any improvement erected on the Land;
 - the subdivision of land; or
 - environmental protection;or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
- Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
- Defects, liens, encumbrances, adverse claims, or other matters:
 - created, suffered, assumed, or agreed to by the Insured Claimant;
 - not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;

- resulting in no loss or damage to the Insured Claimant;
 - attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 13, or 14); or
 - resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
- Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
 - Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law.
 - Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is:
 - a fraudulent conveyance or fraudulent transfer, or
 - a preferential transfer for any reason not stated in Covered Risk 13(b) of this policy.
 - Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the Insured Mortgage in the Public Records. This Exclusion does not modify or limit the coverage provided under Covered Risk 11(b).

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

SCHEDULE B- GENERAL EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

- Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
- Facts, rights, interests or claims which are not shown by the Public Records but which could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof.
- Easements, or claims of easement, not shown by the Public Records; reservations or exceptions in patents or in Acts authorizing the issuance thereof, water rights, claims or title to water.
- Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land.
- Any lien for services, labor or material heretofore or hereafter furnished, or for contributions due to the State of Oregon for unemployment compensation or worker's compensation, imposed by law and not shown by the Public Records.

2006 AMERICAN LAND TITLE ASSOCIATION OWNER'S POLICY (06-17-06) EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

- (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to:
 - the occupancy, use, or enjoyment of the Land;
 - the character, dimensions, or location of any improvement erected on the Land;
 - the subdivision of land; or
 - environmental protection;or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
- Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
- Defects, liens, encumbrances, adverse claims, or other matters:
 - created, suffered, assumed, or agreed to by the Insured Claimant;

- not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - resulting in no loss or damage to the Insured Claimant;
 - attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10); or
 - resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
- Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is:
 - a fraudulent conveyance or fraudulent transfer; or
 - a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
 - Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

SCHEDULE B- GENERAL EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) that arise by reason of:

- Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
- Facts, rights, interests or claims which are not shown by the Public Records but which could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof.
- Easements, or claims of easement, not shown by the Public Records; reservations or exceptions in patents or in Acts authorizing the issuance thereof, water rights, claims or title to water.
- Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land.
- Any lien for services, labor or material heretofore or hereafter furnished, or for contributions due to the State of Oregon for unemployment compensation or worker's compensation, imposed by law and not shown by the Public Records.

Fidelity National Financial, Inc.

Privacy Statement

Fidelity National Financial, Inc. and its subsidiaries ("FNF") respect the privacy and security of your non-public personal information ("Personal Information") and protecting your Personal Information is one of our top priorities. This Privacy Statement explains FNF's privacy practices, including how we use the Personal Information we receive from you and from other specified sources, and to whom it may be disclosed. FNF follows the privacy practices described in this Privacy Statement and, depending on the business performed, FNF companies may share information as described herein.

Personal Information Collected

We may collect Personal Information about you from the following sources:

- Information we receive from you on applications or other forms, such as your name, address, social security number, tax identification number, asset information, and income information;
- Information we receive from you through our Internet websites, such as your name, address, email address, Internet Protocol address, the website links you used to get to our websites, and your activity while using or reviewing our websites;
- Information about your transactions with or services performed by us, our affiliates, or others, such as information concerning your policy, premiums, payment history, information about your home or other real property, information from lenders and other third parties involved in such transaction, account balances, and credit card information; and
- Information we receive from consumer or other reporting agencies and publicly recorded documents.

Disclosure of Personal Information

We may provide your Personal Information (excluding information we receive from consumer or other credit reporting agencies) to various individuals and companies, as permitted by law, without obtaining your prior authorization. Such laws do not allow consumers to restrict these disclosures. Disclosures may include, without limitation, the following:

- To insurance agents, brokers, representatives, support organizations, or others to provide you with services you have requested, and to enable us to detect or prevent criminal activity, fraud, material misrepresentation, or nondisclosure in connection with an insurance transaction;
- To third-party contractors or service providers for the purpose of determining your eligibility for an insurance benefit or payment and/or providing you with services you have requested;
- To an insurance regulatory authority, or a law enforcement or other governmental authority, in a civil action, in connection with a subpoena or a governmental investigation;
- To companies that perform marketing services on our behalf or to other financial institutions with which we have joint marketing agreements and/or
- To lenders, lien holders, judgment credits, or other parties claiming an encumbrance or an interest in title whose claim or interest must be determined, settled, paid or released prior to a title or escrow closing.

We may also disclose your Personal Information to others when we believe, in good faith, that such disclosure is reasonably necessary to comply with the law or to protect the safety of our customers, employees, or property and/or to comply with the judicial proceeding, court order or legal process.

Disclosure to Affiliated Companies

We are permitted by law to share your name, address and facts about your transaction with other FNF companies, such as insurance companies, agents, and other real estate service providers to provide you with services you have requested, for marketing or product development research, or to market products or services to you. We do not, however, disclose information we collect from consumer or credit reporting agencies with our affiliates or others without your consent, in conformity with applicable law, unless such disclosure is otherwise permitted by law.

Disclosure to Nonaffiliated Third Parties

We do not disclose Personal Information about our customers or former customers to nonaffiliated third parties, except as outlined herein or as otherwise permitted by law.

Confidentiality and Security of Personal Information

We restrict access to Personal Information about you to those employees who need to know that information to provide products or services to you. We maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard Personal Information.

Access to Personal Information/

Requests for Correction, Amendment, or Deletion of Personal Information

As required by applicable law, we will afford you the right to access your Personal Information, under certain circumstances to find out to whom your Personal Information has been disclosed, and request correction or deletion of your Personal Information.

However, FNF's current policy is to maintain customers' Personal Information for no less than your state's required record retention requirements for the purpose of handling future coverage claims.

For your protection, all requests made under this section must be in writing and must include your notarized signature to establish your identity.

Where permitted by law, we may charge a reasonable fee to cover the costs incurred in respond to such requests. Please send requests to:

Chief Privacy Officer
Fidelity National Financial, Inc.
601 Riverside Avenue
Jacksonville, FL 32204

Changes to this Privacy Statement

This Privacy Statement may be amended from time to time consistent with applicable privacy laws. When we amend this Privacy Statement, we will post a notice of such changes on our website. The effective date of this Privacy Statement, as stated above, indicates the last time this Privacy Statement was revised or materially changed.

Appendix B

Client-Furnished Information Checklist
Owner Interview Questionnaire

**ASTM E 1527-13/E 2247-08 Phase I Environmental Site Assessment
Pre-Survey Questionnaire and Disclosure Statement**

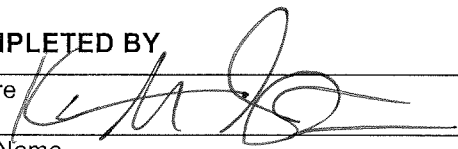
In accordance with the American Society of Testing Materials (ASTM) 1527-13 / 2247-08 (Appendix X.3), the user of the Phase I ESA herein must provide information as answered in good faith to the extent of his or her actual knowledge to Assessment Associates, Inc. (the Environmental Professional). Failure to provide complete information could result in a determination that "all appropriate inquiry" has not been met under ASTM 1527-13 / 2247-08.

Please complete this questionnaire before Assessment Associates, Inc.'s site visit. For those questions that are not applicable please respond with an "N/A" entry so as to ensure we understand the question has not been missed. If you have any questions about an entry please call the designated Assessment Associates, Inc. project manager at 503.233-8565. If additional pages for response are necessary, please attach them to this form; a blank page is attached to the end of this questionnaire. This document and your written responses will be used as an exhibit in the Phase I Environmental Site Assessment (ESA) report, and as such, please ensure that it is signed under Section 1 (below).

Please Return The Completed Form To:

Assessment Associates, Inc.
1735 SE Morrison Street, Suite 1
Portland, Oregon 97214
phone 503.233.8565 • fax: 503.296.2638
email: response@aaiconsulting.com

1. COMPLETED BY

Signature 	Date 10/22/14
Printed Name Karen M. Starin	Title Senior Paralegal
Company: Metro, an Oregon municipal corporation	

2. CONTACT INFORMATION

Current Property Owner Name: Merrill & Langberg, LLC Address: c/o Chas Merrill, 4506 SE Naef Rd City/State/Zip Milwaukie, OR 97267 Phone Contact:	<input checked="" type="checkbox"/> Current Facility Operator or Manager Name: Address: City/State/Zip Phone Contact:
Former Property Owner Name: Address: City/State/Zip Phone Contact:	Former Facility Operator or Manager Name: Address: City/State/Zip Phone Contact:
Additional Party That May Have Material Information Name: Address: City/State/Zip Phone Contact:	Additional Party That May Have Material Information Name: Address: City/State/Zip Phone Contact:

3. PROPERTY INFORMATION:

Property Name: 82nd & Division		
Property Address: 2517 SE 82nd Ave.		
City Portland	State OR	Zip 97266

4. GENERAL SITE DESCRIPTION:

Legal description/ boundary survey/ plat available (please send to Assessment Associates, Inc. if "yes") see title report	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Assessor's Parcel Number(s): 1S2E05DD 00900 & 00800	
Total Property Size (acres) 0.67 acres	
Total number of buildings	
Total square footage of buildings	
Date of construction	
Dates of significant renovation	
Waste water discharge <input checked="" type="checkbox"/> Municipal Sanitary Sewer <input type="checkbox"/> On-site septic system <input type="checkbox"/> Other	
Potable water source <input checked="" type="checkbox"/> Community Water Supplier <input type="checkbox"/> On-site well <input type="checkbox"/> Other	
Please describe prior use(s) of property, if known: furniture store, grocery store	

5. ASTM 1527-13; REQUIRED INQUIRIES

Property Owner:		
Name: see page 1	Phone:	Fax:
Key Site Manager (Site contact):		
Name:	Phone:	Fax:
Property Type:		
<input type="checkbox"/> Residential – number of units ____ Are the units currently occupied? <input type="checkbox"/> Yes <input type="checkbox"/> No		
<input checked="" type="checkbox"/> Commercial - please provide a list of tenants including contact names and phone numbers		
<input type="checkbox"/> Other Please describe: _____		

Please Answer the Following Questions:

(For all yes entries, please explain in space provided or on the last page of this questionnaire)

Can you provide a Current Title Abstract for the Property, including a chain of Title? If so, please send documents with completed questionnaire to Assessment Associates, Inc. Yes → Title Report (1st Supplemental) dated effective 10/9/14 provided via email	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Are you aware of any environmental cleanup liens against the property that are filed or recorded under federal, tribal, state or local law? Yes →	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are you aware of any activity and land use limitations (AULs), such as engineering controls, land use restrictions or institutional controls that are in place at the site and/or have been filed or recorded in a registry under federal, tribal, state or local law? Yes →	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Do you have any specialized knowledge or experience related to the property or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the property or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business? Yes →	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Do you have any specialized knowledge that would be material in identifying recognized environmental conditions in connection with the Property? Yes →	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the purchase price being paid for this property reasonably reflect the fair market value of the property? If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the property? Yes →	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Are you specifically aware of a reduction in the property value due to environmental issues? Yes →	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Are you aware of commonly known or reasonably ascertainable information about the property that would help the environmental professional to identify conditions indicative of releases or threatened releases? For example,	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
(a.) Do you know the past uses of the property? Yes → furniture store, grocery store	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
(b.) Do you know of specific chemicals that are present or once were present at the property? Yes →	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
(c.) Do you know of spills or other chemical releases that have taken place at the property? Yes →	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
(d.) Do you know of any environmental cleanups that have taken place at the property? Yes →	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Based on your knowledge and experience related to the property are there any obvious indicators that point to the presence or likely presence of contamination at the property? Yes →	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Please state the reason for procuring this Phase I ESA: <input type="checkbox"/> Qualify for Landowner Liability Protections (LLPs) offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001 (the "Brownfields Amendments"). <input checked="" type="checkbox"/> Other (explain below) Due diligence purposes in support of innocent purchaser defense under CERCLA and state law.		

6. USEFUL DOCUMENTS

Do Any of The Following Documents Exist for the Site? (if yes, please describe or attach)		
Environmental Site Assessment Reports	<input type="checkbox"/> Yes <input type="checkbox"/> No	unknown
Environmental Compliance Audit Reports	<input type="checkbox"/> Yes <input type="checkbox"/> No	unknown
Environmental Permits	<input type="checkbox"/> Yes <input type="checkbox"/> No	unknown
a) Industrial Discharge	<input type="checkbox"/> Yes <input type="checkbox"/> No	unknown
b) POTW (NPDES)	<input type="checkbox"/> Yes <input type="checkbox"/> No	unknown
c) Hazardous Waste Generator	<input type="checkbox"/> Yes <input type="checkbox"/> No	unknown
d) Air Quality	<input type="checkbox"/> Yes <input type="checkbox"/> No	unknown
e) Flammable Materials	<input type="checkbox"/> Yes <input type="checkbox"/> No	unknown
f) Aboveground or Underground Storage Tanks (AST/UST)	<input type="checkbox"/> Yes <input type="checkbox"/> No	unknown
g) Waste Manifest(s)	<input type="checkbox"/> Yes <input type="checkbox"/> No	unknown
h) Other	<input type="checkbox"/> Yes <input type="checkbox"/> No	unknown
Registration for, or Existing Underground Injection Control (UIC) Systems (dry wells etc.)	<input type="checkbox"/> Yes <input type="checkbox"/> No	unknown
Material Safety Data Sheets	<input type="checkbox"/> Yes <input type="checkbox"/> No	unknown
Community Right to Know Plans	<input type="checkbox"/> Yes <input type="checkbox"/> No	unknown
Risk Assessments	<input type="checkbox"/> Yes <input type="checkbox"/> No	unknown
Safety, Spill Prevention, or Control Plans	<input type="checkbox"/> Yes <input type="checkbox"/> No	unknown
Environmental Reports	<input type="checkbox"/> Yes <input type="checkbox"/> No	unknown
Notices Relating to Past or Present Violations of Environmental Law	<input type="checkbox"/> Yes <input type="checkbox"/> No	unknown
Building or Site Plans	<input type="checkbox"/> Yes <input type="checkbox"/> No	unknown

7. ON-SITE OPERATIONS/CONDITIONS

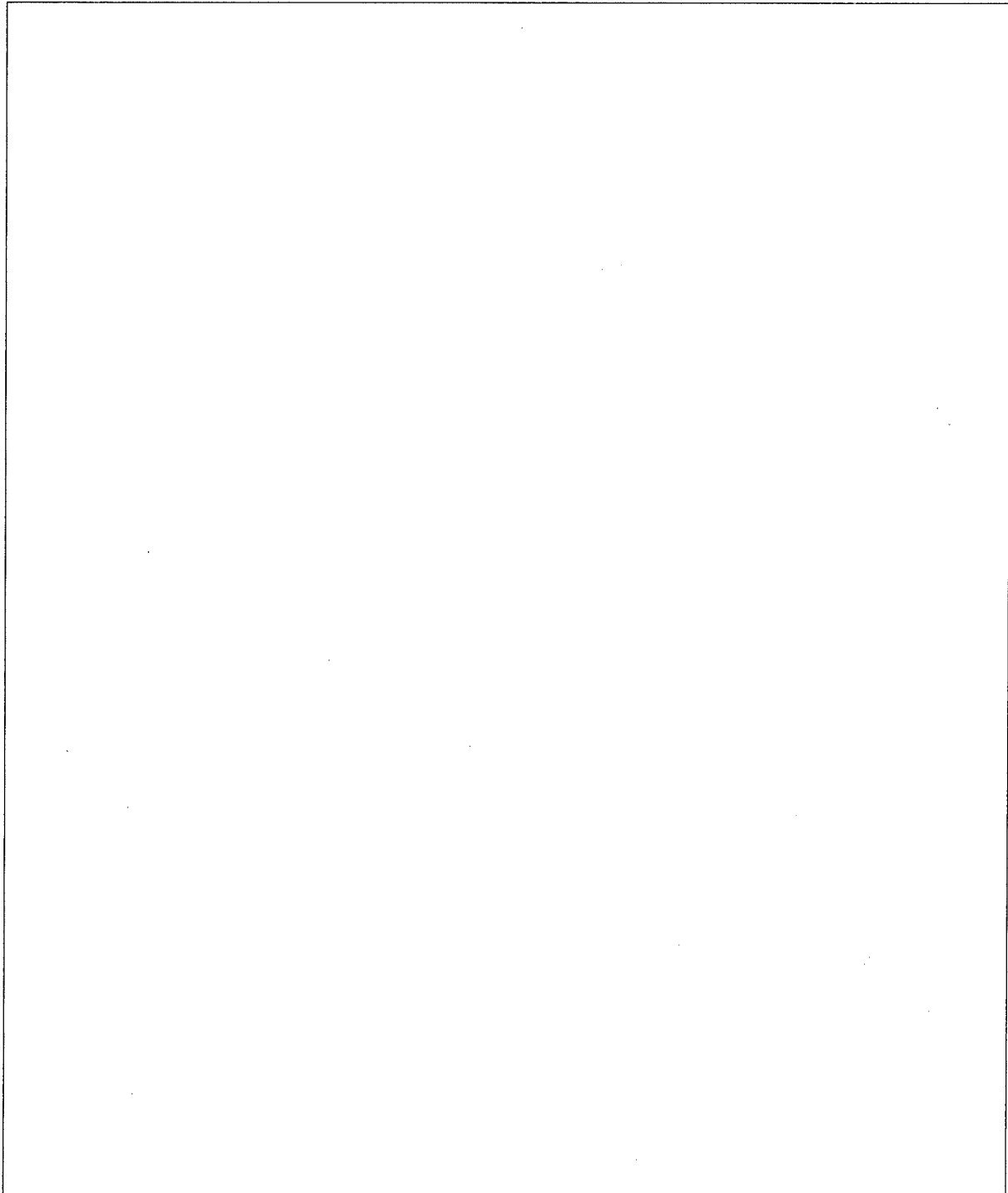
Are you aware of any of the following conditions, either past or present, on the site?		
Condition	Response	If yes, please describe
1. Stored Chemicals	<input type="checkbox"/> Yes <input type="checkbox"/> No	unknown
2. Underground Storage Tanks	<input type="checkbox"/> Yes <input type="checkbox"/> No	unknown
3. Aboveground Storage Tanks	<input type="checkbox"/> Yes <input type="checkbox"/> No	unknown
4. Spills or Releases	<input type="checkbox"/> Yes <input type="checkbox"/> No	unknown
5. Dump Areas/ Landfills	<input type="checkbox"/> Yes <input type="checkbox"/> No	unknown
6. Waste Treatment Systems	<input type="checkbox"/> Yes <input type="checkbox"/> No	unknown
7. Clarifiers/ Separators	<input type="checkbox"/> Yes <input type="checkbox"/> No	unknown
8. Air stacks/ Vents/ Odors	<input type="checkbox"/> Yes <input type="checkbox"/> No	unknown
9. Floor Drains/Sumps/Dry Wells	<input type="checkbox"/> Yes <input type="checkbox"/> No	unknown
10. Stained Soil/ Impacted Vegetation	<input type="checkbox"/> Yes <input type="checkbox"/> No	unknown
11. On-site Electrical Transformers	<input type="checkbox"/> Yes <input type="checkbox"/> No	unknown
12. Hydraulic lifts/ Elevators	<input type="checkbox"/> Yes <input type="checkbox"/> No	unknown
13. Dry Cleaning Operations	<input type="checkbox"/> Yes <input type="checkbox"/> No	unknown
14. Wetlands/ Flooding	<input type="checkbox"/> Yes <input type="checkbox"/> No	unknown
15. Oil/ Gas/ Water/ Monitoring Wells	<input type="checkbox"/> Yes <input type="checkbox"/> No	unknown
16. Environmental Cleanups	<input type="checkbox"/> Yes <input type="checkbox"/> No	unknown

8. ADJOINING PROPERTY ENVIRONMENTAL CONCERNS

Are you aware of any of the following conditions, either past or present, Adjacent to the site?		
Condition	Response	If yes, please describe
Gasoline Stations	<input type="checkbox"/> Yes <input type="checkbox"/> No	unknown
Dry Cleaners	<input type="checkbox"/> Yes <input type="checkbox"/> No	unknown
Industrial Uses	<input type="checkbox"/> Yes <input type="checkbox"/> No	unknown
Other Environmental Concerns	<input type="checkbox"/> Yes <input type="checkbox"/> No	unknown / adjacent Jiffy Lube - ?

Adjoining Property Uses	Description
North	Bank & PCC SE campus
South	Jiffy Lube / residential
East	Restaurants/market
West	Residential

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ESA INTERVIEW QUESTIONNAIRE

Interviewee Name, relationship to property: Charles Merrill (Manager)
Duration of ownership: In the 30's "Treasure Island restaurant"
Previous owner name, duration: _____
Reason for conducting Phase I ESA (Purchase, Sale, Exchange, Lease Renewal?): _____

How many structures are there on the property? 1 built Sometime early 1900's then added onto in the 40's
Location: _____
Ages: 20's
Usages: Furniture store

Were there any structures that have been removed? Please describe: House
Location: There used to be a house on the back side of the building
Ages: 25 years ago was removed Used natural gas
Usages: Residence

Have there ever been underground storage tanks on the property? Not that were aware of
Size: _____
Age: _____
Contents: _____
Property is very old

Have there ever been aboveground storage tanks on the property? Not that were aware of
Size: _____
Age: _____
Contents: _____
Property is very old

Have there ever been water wells, **drywells** or other wells on the property? Not that were aware of
Location: _____
Submersible pump brand name, age: _____
Property is very old

Have chemicals or hazardous substances ever been used on the property?

Pesticides: NO
Other chemicals: NO
Petroleum: NO

Has the property ever been used for agricultural purposes? NO

Current crops: NO
Historical crops: NO

Are there any other current or historical environmental issues? NO

Have any other environmental site assessments been performed for the property? NO

Has the Property asking price been reduced due to environmental considerations? NO

To the best of your knowledge, are there any pending or historical litigation or administrative proceedings relevant to hazardous substances or petroleum products in, on, or from the subject property? NO

Have there been any notices from any government agency regarding possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products? NO

Are there any environmental liens on the property or any other recognized environmental conditions associated with the property? NO

Please complete this form and return by fax or email to:

Michael T. O'Connor, R.G., Assessment Associates, Inc. Email: mike@aaiconsulting.com Fax 503.296.2638

Appendix C

Oregon Department of Environmental Quality
Environmental Cleanup Site Information Site Summary Report



Oregon Department of Environmental Quality

Oregon DEQ: Site Details Environmental Cleanup Site Information (ECSI) Database

This report shows data entered as of November 10, 2014 at 8:48:41 PM

This report contains site details, organized into the following sections: 1) [Site Photos](#) (appears only if the site has photos); 2) [General Site Information](#); 3) [Site Characteristics](#); 4) [Substance Contamination Information](#); 5) [Investigative, Remedial and Administrative Actions](#); and 6) [Site Environmental Controls](#) (i.e., institutional or engineering controls; appears only if DEQ has applied one or more such controls to the site). A key to certain acronyms and terms used in the report appears at the bottom of the page.

Go to [DEQ's Facility Profiler](#) to see a site map as well as information on what other DEQ programs may be active at this site.

General Site Information

Site ID: 1477	Site Name: Jiffy Lube #1003	CERCLIS No:
Address:	8350 SE Division St. Portland 97266	
	County: Multnomah	Region: Northwest
Other location information:		
Investigation Status:	No further action required	
	Brownfield Site: No NPL Site: No	Orphan Site: No Study Area: No
Property:	Twنشp/Range/Sect: 1S , 2E , 9	Tax Lots:
	Latitude: 45.5045 deg. Longitude: -122.5771 deg.	Site Size:
Other Site Names:		

Site Characteristics

General Site Description:	
Site History:	
Contamination Information:	Pennzoil (parent company of Jiffy Lube) submitted a report dated 11/30/93 describing facility closure and sampling of soil from two drywells and the cesspool. The active drywell and cesspool, once a layer of oily sludge was removed, contained residual soil contamination above Level 2 matrix standards of 500 ppm. Sludge and soil samples were analyzed for chlorinated compounds and none were detected.
Manner and Time of Release:	Disposal of oily washwater into sumps in basement of building, and then from sumps to exterior cesspool, during 1990 and 1991.
Hazardous Substances/Waste Types:	Heavy petroleum products.
Pathways:	Potentially groundwater.
Environmental/Health Threats:	
Status of Investigative or Remedial Action:	Cleanup at the site limited to removal of sludge at bottom of cesspool and drywell. Excavations were backfilled and paved over. (VCP) Jiffy Lube's proposal to investigate the lateral and vertical extent was implemented in 8/95. Jiffy Lube will refer the two operation issues, hooking up the sanitary sewer and preventing petroleum from reaching storm water drywell, to the new owner/operator. Investigation results reviewed and DEQ agreed on 11/7/95 that no significant contamination was identified and no further investigation is necessary. Cesspool needs to be decommissioned.

(7/1/97 MHK/VCP) All agreed-upon work completed - no further action required.

Data Sources: Site investigation report dated 11/19/93, from Delta Environmental Consultants

Substance Contamination Information

Substance	Media Contaminated	Concentration Level	Date Recorded
HYDROCARBONS	Soil	3,500 ppm	11/3/1993

Investigative, Remedial and Administrative Actions

Action	Start Date	Compl. Date	Resp. Staff	Lead Pgm
NO FURTHER STATE ACTION REQUIRED (Primary Action)	07/01/1997	07/01/1997	Michael Korten Hof	VCS

[View Full Report Showing Action History](#)

Key to Certain Acronyms and Terms in this Report:

CERCLIS No.: The U.S. EPA's Hazardous Waste Site identification number, shown only if EPA has been involved at the site.

Region: DEQ divides the state into three regions, Eastern, Northwest, and Western; the regional office shown is responsible for site investigation/cleanup.

NPL Site: Is this site on EPA's National Priority List (i.e., a federal Superfund site)? (Y/N).

Orphan Site: Has DEQ's Orphan Program been active at this site? (Y/N). The Orphan Program uses state funds to clean up high-priority sites where owners and operators responsible for the contamination are absent, or are unable or unwilling to use their own resources for cleanup.

Study Area: Is this site a Study Area? (Y/N). Study Areas are groupings of individual ECSI sites that may be contributing to a larger, area-wide problem. ECSI assigns unique Site ID numbers to both individual sites and to Study Areas.

Pathways: A description of human or environmental resources that site contamination could affect.

Lead Pgm: This column refers to the Cleanup Program affiliation of the DEQ employee responsible for the action shown. SAS or SAP = Site Assessment; VCS or VCP = Voluntary Cleanup; ICP = Independent Cleanup; SRS or SRP = Site Response (enforcement cleanup); ORP = Orphan Program.

You may be able to obtain more information about this site by contacting Michael Korten Hof at the [Northwest regional office](#) or via email at korten.hof.mike@deq.state.or.us. If this does not work, you may contact Gil Wistar at (503) 229-5512, or via email at wistar.gil@deq.state.or.us or contact the [Northwest regional office](#).



Oregon Department of Environmental Quality

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Land Quality

Environmental Cleanup

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Environmental Cleanup Site Information (ECSI) Database

Site Summary Full Report - Details for Site ID 5463, 82nd Avenue Car Wash (Former)

This report shows data entered as of November 10, 2014 at 9:31:11 PM

This report contains site details, organized into the following sections: 1) [Site Photos](#) (appears only if the site has photos); 2) [General Site Information](#); 3) [Site Characteristics](#); 4) [Substance Contamination Information](#); 5) [Investigative, Remedial and Administrative Actions](#); and 6) [Site Environmental Controls](#) (i.e., institutional or engineering controls; appears only if DEQ has applied one or more such controls to the site). A key to certain acronyms and terms used in the report appears at the bottom of the page.

Go to [DEQ's Facility Profiler](#) to see a site map as well as information on what other DEQ programs may be active at this site.

General Site Information

Site ID: 5463	Site Name: 82nd Avenue Car Wash (Former)	CERCLIS No:
Address:	3141 & 3153 SE 82nd Ave Portland 97206	
	County: Multnomah	Region: Northwest
Other location information:	The property is located in SE Portland on the west side of 82nd Ave and just south of Powell Blvd.	
Investigation Status:	No further action required	
	Brownfield Site: No	NPL Site: No
		Orphan Site: No
Property:	Twtnshp/Range/Sect: 1S , 2E , 8	Study Area: No
	Latitude: 45.4994 deg. Longitude: -122.579 deg.	Tax Lots: 1S2E8AD12000
		Site Size: 0.24 acre
Other Site Names:		

Site Characteristics

General Site Description:	The site has three buildings and most of the rest of the site is an asphalt parking lot. Most recently, the property was developed as a car wash and auto detailing facility. Currently, the property is unoccupied.
Site History:	A Phase I Environmental Assessment in April 2010 identified potential environmental hazards and a Phase II Environmental Site Assessment was performed in August 2011 in order to further investigate the environmental conditions.
Contamination Information:	On August 19, 2010, 13 exploratory direct push or hand auger borings were installed to a maximum depth of 10 feet. Samples were analyzed for petroleum products, polycyclic aromatic hydrocarbons (PAHs) and total metals.
Manner and Time of Release:	The manner of the release was not determined, but was speculated to be from spilled waste oil.
Hazardous Substances/Waste Types:	Contaminants detected in soil at the site include oil range hydrocarbons at concentrations ranging from 1,310 mg/kg to 52 mg/kg, total lead up to 320 mg/kg, and arsenic up to 4.96 mg/kg. Groundwater was not encountered during the investigation and is expected to be at least 50 feet below ground surface.
Pathways:	Shallow soil from land surface to 10 feet below ground surface was contaminated. A

beneficial water use evaluation did not identify any nearby wells and groundwater in wells in the vicinity is at approximately 100 feet below ground surface. The nearest surface water is over 1,000 feet from the site.

Environmental/Health Threats: No evidence of impacts to groundwater or surface water were found. The concentration of total lead was below the most conservative residential risk-based concentration. With the exception of oil range petroleum detected in one sample, residual soil contamination is below DEQ risk-based screening values based upon occupational use. Only one sample indicated oil range petroleum contamination at a concentration above the Level 3 Soil Matrix concentration for oil range petroleum of 1,000 mg/kg. Approximately 20 cubic yards of residual contaminated soil remains at the site under asphalt pavement.

Status of Investigative or Remedial Action: No Remedial Action Required

Data Sources: Phase I (dated April 27, 2010) and Phase II Environmental Site Assessment reports (dated September 17, 2010).

Substance Contamination Information

Substance	Media Contaminated	Concentration Level	Date Recorded
ARSENIC	Soil	4.96 mg/kg	8/20/2010
LEAD	Soil	320 mg/kg	8/20/2010
OIL OR FUEL RELATED COMPOUNDS	Soil	Concentration ranged from 52 to 1,310 mg/kg	8/20/2010

Investigative, Remedial and Administrative Actions

Action	Start Date	Compl. Date	Resp. Staff	Lead Pgm
VCS Waiting List	10/22/2010	01/03/2011	Kevin Dana	VCS
Site added to database	12/28/2010	12/28/2010	Kevin Dana	
SITE EVALUATION	01/03/2011	02/14/2011	Bill Robertson	ICP
Listing Review completed	02/14/2011	02/14/2011	Bill Robertson	ICP
NO FURTHER STATE ACTION REQUIRED (Primary Action)	02/15/2011	02/15/2011	Bill Robertson	ICP
Decision Not to List Site (on the CRL or Inventory)	02/15/2011	02/15/2011	Bill Robertson	ICP

Key to Certain Acronyms and Terms in this Report:

CERCLIS No.: The U.S. EPA's Hazardous Waste Site identification number, shown only if EPA has been involved at the site.

Region: DEQ divides the state into three regions, Eastern, Northwest, and Western; the regional office shown is responsible for site investigation/cleanup.

NPL Site: Is this site on EPA's National Priority List (i.e., a federal Superfund site)? (Y/N).

Orphan Site: Has DEQ's Orphan Program been active at this site? (Y/N). The Orphan Program uses state funds to clean up high-priority sites where owners and operators responsible for the contamination are absent, or are unable or unwilling to use their own resources for cleanup.

Study Area: Is this site a Study Area? (Y/N). Study Areas are groupings of individual ECSI sites that may be contributing to a larger, area-wide problem. ECSI assigns unique Site ID numbers to both individual sites and to Study Areas.

Pathways: A description of human or environmental resources that site contamination could affect.



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Land Quality

Environmental Cleanup

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Environmental Cleanup Site Information (ECSI) Database

Site Summary Full Report - Details for Site ID 5042, Stan's Sport Shop (Former)

This report shows data entered as of November 10, 2014 at 9:30:47 PM

This report contains site details, organized into the following sections: 1) [Site Photos](#) (appears only if the site has photos); 2) [General Site Information](#); 3) [Site Characteristics](#); 4) [Substance Contamination Information](#); 5) [Investigative, Remedial and Administrative Actions](#); and 6) [Site Environmental Controls](#) (i.e., institutional or engineering controls; appears only if DEQ has applied one or more such controls to the site). A key to certain acronyms and terms used in the report appears at the bottom of the page.

Go to [DEQ's Facility Profiler](#) to see a site map as well as information on what other DEQ programs may be active at this site.

General Site Information

Site ID: 5042	Site Name: Stan's Sport Shop (Former)	CERCLIS No:
Address:	3120 SE 82nd Ave Portland 97266	
	County: Multnomah	Region: Northwest
Other location information:		
Investigation Status:	Suspect site requiring further investigation	
	Brownfield Site: No NPL Site: No	Orphan Site: No Study Area: No
Property:	Twtnshp/Range/Sect: 1S , 2E , 9	Tax Lots: 1S2E09BC 8400 and 8500
	Latitude: 45.4996 deg.	Longitude: -122.5783 deg.
Other Site Names:	Stan's Sport Shop	
	Sports Horizon Bar and Grill	

Site Characteristics

General Site Description: (7/18/2008 CWH/SA) Based on aerial photographs and general knowledge of area, site is flat and located along SE 82nd Avenue - primarily retail and commercial businesses, although fairly dense residential area is to east.

Site History:

Contamination Information: (7/18/2008 CWH/SA) Complaint and owner admission of old drywell on site that used to host a marine engine repair business. Drywell was apparently decommissioned but DEQ does not have information regarding subsurface contamination that may have been caused by releases to the drywell.

UIC program is also aware of this site.

Manner and Time of Release:

Hazardous: (7/18/2008 CWH/SA) Possibly petroleum hydrocarbon, solvent, and metal wastes

Substances/Waste from suspected releases to a former drywell on this site.
Types:
Pathways:
Environmental/Health
Threats:
Status of
Investigative or
Remedial Action:
Data Sources:

Substance Contamination Information					
Substance	Media Contaminated	Concentration Level		Date Recorded	
No information is available					
Investigative, Remedial and Administrative Actions					
Action		Start Date	Compl. Date	Resp. Staff	Lead Pgm
Site added to database		07/18/2008	07/18/2008	Charles Harman	
Site Investigation recommended (SI) (Primary Action)		07/18/2008	07/18/2008	Charles Harman	SAS

Key to Certain Acronyms and Terms in this Report:

CERCLIS No.: The U.S. EPA's Hazardous Waste Site identification number, shown only if EPA has been involved at the site.

Region: DEQ divides the state into three regions, Eastern, Northwest, and Western; the regional office shown is responsible for site investigation/cleanup.

NPL Site: Is this site on EPA's National Priority List (i.e., a federal Superfund site)? (Y/N).

Orphan Site: Has DEQ's Orphan Program been active at this site? (Y/N). The Orphan Program uses state funds to clean up high-priority sites where owners and operators responsible for the contamination are absent, or are unable or unwilling to use their own resources for cleanup.

Study Area: Is this site a Study Area? (Y/N). Study Areas are groupings of individual ECSI sites that may be contributing to a larger, area-wide problem. ECSI assigns unique Site ID numbers to both individual sites and to Study Areas.

Pathways: A description of human or environmental resources that site contamination could affect.

Lead Pgm: This column refers to the Cleanup Program affiliation of the DEQ employee responsible for the action shown. SAS or SAP = Site Assessment; VCS or VCP = Voluntary Cleanup; ICP = Independent Cleanup; SRS or SRP = Site Response (enforcement cleanup); ORP = Orphan Program.

You may be able to obtain more information about this site by contacting Charles Harman at the [Northwest regional office](#) or via email at harman.charles@deq.state.or.us. If this does not work, you may contact Gil Wistar at (503) 229-5512, or via email at wistar.gil@deq.state.or.us or contact the [Northwest regional office](#).

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Land Quality

Environmental Cleanup

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Environmental Cleanup Site Information (ECSI) Database

Site Summary Full Report - Details for Site ID 4745, Avanti Auto Body

This report shows data entered as of November 10, 2014 at 9:29:19 PM

This report contains site details, organized into the following sections: 1) [Site Photos](#) (appears only if the site has photos); 2) [General Site Information](#); 3) [Site Characteristics](#); 4) [Substance Contamination Information](#); 5) [Investigative, Remedial and Administrative Actions](#); and 6) [Site Environmental Controls](#) (i.e., institutional or engineering controls; appears only if DEQ has applied one or more such controls to the site). A key to certain acronyms and terms used in the report appears at the bottom of the page.

Go to [DEQ's Facility Profiler](#) to see a site map as well as information on what other DEQ programs may be active at this site.

General Site Information

Site ID: 4745	Site Name: Avanti Auto Body	CERCLIS No:
Address:	2922 SE 82nd Ave. Portland 97266	
	County: Multnomah	Region: Northwest
Other location information:		
Investigation Status:	No further action required	
	Brownfield Site: No NPL Site: No	Orphan Site: No Study Area: No
Property:	Twnshp/Range/Sect: 1S , 2E , 9	Tax Lots: 1S2E09BC 5800
	Latitude: 45.5011 deg. Longitude: -122.5782 deg.	Site Size: 0.41 ac
Other Site Names:	Miracle Auto Painting	
	Shore Enterprises	

Site Characteristics

General Site Description:	Site is a flat, 0.41-acre property that is covered by a single building and paved parking lot in a heavily commercial district of Portland, Oregon. The site currently houses the Avanti Auto Body repair business.
Site History:	The subject property has historically been a commercial site in southeast Portland since about 1935, supporting a fuel company business until about 1980 when an auto body shop was established on the site. Potential site contamination concerns were noted in environmental assessments performed in 2003 and 2005. The site issues uncovered were (a) possible subsurface petroleum and lead contamination from the site's past use as fuel supply and storage business; and (b) subsurface metals and petroleum hydrocarbon contamination possibly caused by two drywells located on the property, DW-1 and DW-3, which received surface runoff.
Contamination Information:	Subsurface soil contamination from site runoff into two underground injection control (UIC) structures (aka drywells) that captured parking area runoff and residues from

auto body shop.

There were also detections of heavy-oil range petroleum hydrocarbons in shallow soils in several areas on the property, believed to be from the site's prior use as an auto salvage and repair facility.

(10/22/2007 CWH/CU&ER) In August 2003 CEC performed a soil investigation for which they collected six subsurface soil samples. The sampling results revealed lead contamination was present in three subsurface soil samples (4 – 4.5' below ground surface), B-2, B-3 and B-4 at concentrations of 31.9, 37.7 and 59.8 ppm, respectively. Diesel (Dx) and heavy oil-range (HO) petroleum hydrocarbons were detected in two of the subsurface samples at concentrations of 169 and 177 ppm for Dx and 618 and 659 ppm for HO. The lead concentrations in B-2, B-3 and B-4 were above DEQ risk-based concentrations (RBCs) for leaching to groundwater. Sample locations for the 2003 samples are shown on Figure 2.

In June of 2007, CEC consultants collected twelve subsurface soil samples in nine locations, at depths in the range of 1.0 - 7.5 feet below ground surface (bgs), within the middle and eastern ends of the site below the asphalt parking surface and the existing building (see Figure 3). These samples were collected to evaluate possible subsurface contamination from the site's prior use as a wrecking yard and automobile service and repair business. Soils were tested for cadmium, chromium, lead, and diesel- and heavy oil-range petroleum hydrocarbons. Sampling results for cadmium were all non-detect, with one exception – sample PP-19, which measured 1.15 ppm Cd. Chromium concentrations in the 12 samples ranged from 22.2 to 30.3 ppm, which is within expected soil background concentrations for Cr in Oregon soils. Lead concentrations were also generally below the background average of 17 ppm. In eleven samples, concentrations ranged from 7.14 to 14.0 ppm. A twelfth sample, PP-19 (1.0' bgs), measured Pb at 121 ppm. Finally, concentrations of diesel- (Dx) and heavy oil-range (HO) petroleum hydrocarbons were non-detect in eleven of the twelve samples. The only detection was in sample PP-19, which measured 116 ppm Dx and 257 HO, both well below the most conservative RBCs of 2,800 ppm (leaching to groundwater) and 3,900 ppm (direct contact, ingestion and inhalation of soil in residential setting) for petroleum.

Manner and Time of
Release:
Hazardous
Substances/Waste
Types:
Pathways:
Environmental/Health
Threats:

Status of
Investigative or
Remedial Action:

(2/9/07 CWH/CU&ER) A soil investigation performed in August of 2003 revealed lead contamination in three subsurface (4 – 4.5' below ground surface) samples ranging from 31.9 to 58.9 ppm. Diesel (Dx) and heavy oil-range (HO) petroleum hydrocarbons were detected in two subsurface samples at concentrations of 169-177 ppm (Dx) and 618-659 ppm (HO).

Investigations at the property in March of 2005 revealed that petroleum hydrocarbon and metals contamination was present in soils below Dry Well One (DW-1). Gasoline, diesel- and heavy oil-range petroleum hydrocarbons were measured in the contaminated soils at concentrations of 70.1, 24,200 and 5,780 mg/kg (parts per million, or ppm) at a depth of 28 feet below ground surface (bgs). DW-1 received runoff from an area just outside an indoor auto body working area on the site (see site diagram). Practice had been to sweep out the working area onto the exposed asphalt outside the south entrance to the garage. Rainfall would then drain to DW-1, effectively carrying solids from this area into the subsurface.

Two other drywells, which are also referred to as Underground Injection Control (UIC) devices, exist on the site - DW-2 and DW-4, but they are only connected to run

runoff downspouts and have been authorized under Oregon's existing UIC rules.

Additional site characterization of soil below the drywells was performed as part of the March 2005 investigation and decommissioning work. Results from soils tested at 31 feet bgs, below the bottom of DW-1, were non-detect for petroleum hydrocarbons and volatile organic compounds (VOCs). Detected concentrations of several metals—arsenic, barium, chromium and lead—were below DEQ Risk Based Concentrations (RBCs) established for direct contact and leaching to groundwater exposures. Similarly, soil samples below the bottom of the second drywell, DW-3 were non-detect for petroleum hydrocarbons and VOCs. Soils from DW-3 were not evaluated for metals since this drywell had not received runoff from the main body shop area.

Sampling in and around the old cesspool on the Avanti site, which had been disconnected from the site's bathroom in 1989, did not detect any petroleum hydrocarbons.

Groundwater was not encountered in any of the borings advanced in March 2005—which went as deep as 34 to 47 feet below ground surface (bgs). Local well logs indicate that groundwater has been encountered in the range of 49 to 112 ft below ground surface.

All contaminated soil from areas in the drywell systems and overburden soils above the old cesspool were removed from the site and taken to Hillsboro Landfill. The contractor, Creekside Environmental Consulting, LLC, estimated that they removed a total of approximately 23 tons of contaminated soil and sediment from drywell overburden soils, drywell catch basins, drywell bottom sediments and soils below the drywell bottoms.

(2/9/07 CWH/CU&ER) A Partial NFA was issued for the decommissioning of the dry wells and cleanup of soils in vicinity of the dry well bottoms. This decision is not a site-wide NFA.

(10/22/07) In the summer of 2007, the site consultant performed additional sampling of subsurface soils on the site in July of 2007 to evaluate possible subsurface soil contamination. The subsurface soil results from July 2007 show that there are some low levels of heavy-oil range petroleum hydrocarbons, but that none of the concentrations measured pose a threat to human health and the environment. DEQ issued a No Further Action (NFA) determination for the site on October 22, 2007.

Data Sources:

Creekside Environmental Consulting, LLC, "No Further Action Characterization & Risk Based Closure Assessment Report, Subject Sites: Avanti Auto Body - 2922 S.E. 82nd Ave., UIC #12801, ECSI No. 4745, Portland, Oregon 97266; Standard Battery - 2930 SE 82nd Ave. - UIC #13076, ECSI No. 777, Portland, Oregon 97266," (CEC Project No. PC-20073.1); August 2007.

Creekside Environmental Consulting, LLC, "Summary of Previous Environmental Work at Avanti/Battery Exchange; Location: 2930 & 2922 SE 82nd Avenue, Portland, Oregon," (Proposal No. PC-2007.1); April 26, 2007.

Creekside Environmental Consulting, LLC, "Drywell Decommissioning & Closure Report, 2922 SE 82nd Avenue, Portland, Oregon 97266, DEQ UIC No. 12802, ECSI #4745" (CEC Project No. PC-2006.1); January 2007.

Creekside Environmental Consulting, LLC, "UIC Decommissioning & Report, Subject Site Location: 2922 SE 82nd Avenue, Portland, Oregon 97266, DEQ UIC No. 12802," (CEC Project No. PC-2006.1); December 2006.

Creekside Environmental Consulting, LLC, "Focused Phase I/II Environmental Site Assessment Report, 2922 SE 82nd Avenue & 8215 SE Brooklyn Street, Portland, Oregon 97266," (CEC Project No. PC-2005.1); April 2005.

Creekside Environmental Consulting, LLC, "Limited Phase II Environmental Site Assessment (ESA) Report, Avanti Auto Body, 2922 S.E. 82nd Avenue, Portland, Oregon 97266," (CEC Project No. NWB-2003.1); October 6, 2003.

Creekside Environmental Consulting, LLC, "Simple Site Characterization Report, Prepared for Cleve Bennett, Former Standard Battery Facility, 8215 S.E. Brooklyn Street, Portland, Oregon 97266," (Report No. NWB-99.03); November 1999.

Creekside Environmental Consulting, LLC, "Phase IIa Environmental Site Assessment, 2930 SE 82nd Avenue, Portland, Oregon," (Report No. NWB-99.02); April 30, 1999.

Creekside Environmental Consulting, LLC, "Phase II Environmental Site Assessment, 2930 SE 82nd Avenue, Portland, Oregon," (Report No. NWB-99.01); March 15, 1999.

Substance Contamination Information

Substance	Media Contaminated	Concentration Level	Date Recorded
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No information is available

Investigative, Remedial and Administrative Actions

Action	Start Date	Compl. Date	Resp. Staff	Lead Pgm
INDEPENDENT CLEANUP	11/10/2006	12/18/2007	Charles Harman	
Site added to database	12/27/2006	12/27/2006	Charles Harman	
Partial No Further Action	02/09/2007	02/09/2007	Charles Harman	ICP
NO FURTHER STATE ACTION REQUIRED (Primary Action)	10/22/2007	10/22/2007	Charles Harman	ICP

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Orphan Site: Has DEQ's Orphan Program been active at this site? (Y/N). The Orphan Program uses state funds to clean up high-priority sites where owners and operators responsible for the contamination are absent, or are unable or unwilling to use their own resources for cleanup.

Study Area: Is this site a Study Area? (Y/N). Study Areas are groupings of individual ECSI sites that may be contributing to a larger, area-wide problem. ECSI assigns unique Site ID numbers to both individual sites and to Study Areas.

Pathways: A description of human or environmental resources that site contamination could affect.

Lead Pgm: This column refers to the Cleanup Program affiliation of the DEQ employee responsible for the action shown. SAS or SAP = Site Assessment; VCS or VCP = Voluntary Cleanup; ICP = Independent Cleanup; SRS or SRP = Site Response (enforcement cleanup); ORP = Orphan Program.

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Environmental Cleanup Site Information (ECSI) Database Site Summary Full Report - Details for Site ID 4458, Kloberdance Residence

This report shows data entered as of November 10, 2014 at 9:30:31 PM

This report contains site details, organized into the following sections: 1) [Site Photos](#) (appears only if the site has photos); 2) [General Site Information](#); 3) [Site Characteristics](#); 4) [Substance Contamination Information](#); 5) [Investigative, Remedial and Administrative Actions](#); and 6) [Site Environmental Controls](#) (i.e., institutional or engineering controls; appears only if DEQ has applied one or more such controls to the site). A key to certain acronyms and terms used in the report appears at the bottom of the page.

Go to [DEQ's Facility Profiler](#) to see a site map as well is information on what other DEQ programs may be active at this site.

General Site Information

Site ID: 4458	Site Name: Kloberdance Residence	CERCLIS No:
Address:	1919 SE 84th Ave. Portland 97216	
	County: Multnomah	Region: Northwest
Other location information:		
Investigation Status:	Suspect site requiring further investigation	
	Brownfield Site: No NPL Site: No	Orphan Site: No Study Area: No
Property:	Twنشp/Range/Sect: 1S , 2E , 4	Tax Lots: 4300
	Latitude: 45.509 deg. Longitude: -122.5773 deg.	Site Size: 0.12 acre
Other Site Names:		

Site Characteristics

General Site
Description:

Site History:

Contamination
Information:

(8/2/05 DM/SAP) Release of NWTPH-Dx to the soil from a heating oil tank; documented levels of 81,300 & 72,200 ppm. Reported to DEQ's Heating Oil Tank program in July 2005, which closed its file and referred the site to Cleanup several weeks later. (3/15/06 RKW/SRP) Apparently the AST was located above ground in the basement of the residence so does not meet the definition of a UST and was referred to the Cleanup Program.

Manner and Time of
Release:

Hazardous
Substances/Waste
Types:

Pathways:
Environmental/Health
Threats:
Status of (8/2/05 DM/SAP) Site screening recommended.
Investigative or
Remedial Action:
Data Sources:

Substance Contamination Information				
Substance	Media Contaminated	Concentration Level		Date Recorded
No information is available				
Investigative, Remedial and Administrative Actions				
Action		Start Date	Compl. Date	Resp. Staff Lead Pgm
Site added to database		08/02/2005	08/02/2005	
Site Screening recommended (EV)	(Primary Action)	08/02/2005	08/02/2005	Janelle Waggy SAS

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CERCLIS No.: The U.S. EPA's Hazardous Waste Site identification number, shown only if EPA has been involved at the site.

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Lead Pgm: This column refers to the Cleanup Program affiliation of the DEQ employee responsible for the action shown. SAS or SAP = Site Assessment; VCS or VCP = Voluntary Cleanup; ICP = Independent Cleanup; SRS or SRP = Site Response (enforcement cleanup); ORP = Orphan Program.

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Environmental Cleanup Site Information (ECSI) Database

Site Summary Full Report - Details for Site ID 3989, PCC - Old SE Center Campus

This report shows data entered as of November 10, 2014 at 9:23:48 PM

This report contains site details, organized into the following sections: 1) [Site Photos](#) (appears only if the site has photos); 2) [General Site Information](#); 3) [Site Characteristics](#); 4) [Substance Contamination Information](#); 5) [Investigative, Remedial and Administrative Actions](#); and 6) [Site Environmental Controls](#) (i.e., institutional or engineering controls; appears only if DEQ has applied one or more such controls to the site). A key to certain acronyms and terms used in the report appears at the bottom of the page.

Go to [DEQ's Facility Profiler](#) to see a site map as well as information on what other DEQ programs may be active at this site.

General Site Information

Site ID: 3989	Site Name: PCC - Old SE Center Campus	CERCLIS No:
Address:	2850 SE 82nd Ave. Portland 97266	
	County: Multnomah	Region: Northwest
Other location information:		
Investigation Status:	No further action required	
	Brownfield Site: No NPL Site: No	Orphan Site: No Study Area: No
Property:	Twtnshp/Range/Sect: 1S , 2E , 9	Tax Lots: 5100
	Latitude: 45.5018 deg. Longitude: -122.5781 deg.	Site Size: 7.49 acres
Other Site Names:	Portland Community College SE 82nd Campus	
	PCC SE 82nd Campus	

Site Characteristics

General Site Description:

Site History:

The subject site was vacant land until developed in the early 1960's when it was developed to include a service station with a fuel island and garage at the northwest corner of the site, and the current primary building at the center of the site as a retail store. From 1969 to 1975, the Army Corps of Engineers occupied the primary building as office space. PCC purchased the subject site in June 1978. From 1979 to 1983, Wacker Siltronics operated a training program in conjunction with PCC for the high-tech industry. In the mid-1980's, PCC opened the community college facility. PCC moved its campus from the site in 2003 when construction of their new campus was completed. Based on information provided by PCC, the future owner plans to develop the site for commercial uses with no residential development.

Contamination

Soil contamination with petroleum hydrocarbons, PAHs, lead, fuel-related BTEX, and

Information: chlorinated solvents including tetrachloroethylene (PCE) and trichloroethylene (TCE) were discovered in two dry wells and in proximity of a waste oil tank in the northwest corner of the property. Residual soil contamination at the subject site is present in shallow soils beneath the asphalt in proximity to and beneath the former service station building, and at depths below 20 feet below ground surface (bgs) in the former dry wells. The surficial soil contamination appears to be associated with service station operations in this area of the site through the late 1960s, and the UIC contamination appears to be associated with typical fuel-related contaminants from parking lots. Based on investigation findings, the location of the facility is confined to the subject site boundaries. In September 2003, several soil borings were drilled to a depth of approx. 80 feet bgs to delineate the extent of soil contamination in the proximity of UICs. Soil sample analytical results showed not detectable levels of petroleum hydrocarbons and VOCs, or metals above background levels. Groundwater was not encountered to the depths explored. A screening level risk assessment was conducted using DEQ generic risk-based concentrations (RBCs) documented in DEQ's Risk Based Decision Making for the Remediation of Petroleum-Contaminated Sites and EPA Region 9 Preliminary Remediation Goals (PRGs). All UICs retained for storm water management under the UIC Program requirements met the DEQ generic RBS including the leaching to groundwater pathway. Lead contamination in UIC 32 (1,150 mg/kg) at a depth of 23.5 feet bgs does not pose an unacceptable risk to human health due to the depth of contamination following decommissioning with concrete slurry. UICs 4 and 33 were also sealed with cement grout resulting in conditions protective to future residents.

Manner and Time of Release:

Hazardous Substances/Waste Types:

Pathways: A Level 1 ecological risk screening was completed in accordance with DEQ guidance. Ecological habitat at the site is limited to landscaping in the parking lot and near the main building entrance. Significant populations of ecological receptors are not present at the site or likely following redevelopment.

Environmental/Health Threats:

Status of Investigative or Remedial Action: (10/1/03 JMW/SAS) The Department received a fax from NW EnviroSearch, Inc., stating their intention to decommission four drywells beginning the week of October 6, 2003. NW EnviroSearch stated the drywells are currently covered with steel plates and may present a safety hazard at the campus. The drywells are used for stormwater retention. (10/6/04 BG/ER&CU) On September 1, 2004, DEQ issued a public notice of the proposed No Further Action (NFA) determination in the Oregonian and Secretary of State's Bulletin. No public comments were received by DEQ within the 30-day public comment period that ended on October 1, 2004. DEQ concludes that based on information presented to date, the PCC Old SE Center Campus site is currently protective of public health and the environment and requires no further action.

Data Sources: Supplemental Remedial Investigation & Action of UST, Hoists, Dry-wells and Shallow Contaminated Soils, NW Envirosearch, Inc., July 28, 2004.

Substance Contamination Information

Substance	Media Contaminated	Concentration Level	Date Recorded
BENZO(a)PYRENE	Soil	UIC #3 = 0.209 mg/kg	8/19/2003
BENZO(a)PYRENE	Soil	UIC #8 = 0.088 mg/kg	8/26/2003
BENZO(a)PYRENE	Soil	UIC #31 = 0.545 mg/kg	8/25/2003 12:07:06 PM
BENZO(a)PYRENE	Soil	UIC #34 = 0.197 mg/kg	8/27/2003
BENZO(k)FLUORANTHENE	Soil	UIC #32 = 1.39 mg/kg	8/25/2003 12:00:31 PM

Investigative, Remedial and Administrative Actions

Action	Start Date	Compl. Date	Resp. Staff	Lead Pgm
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Site added to database	10/01/2003	10/01/2003	Janelle Waggy	
Site Screening recommended (EV)	10/01/2003	10/01/2003	Charles Harman	SAS
SITE INVESTIGATION	12/08/2003	10/06/2004	Bruce Gilles	VCP
REMOVAL	01/01/2004	10/06/2004	Bruce Gilles	VCP
Beneficial Water Use Assessment	02/17/2004	10/06/2004	Bruce Gilles	VCP
Ecological Risk Assessment	02/17/2004	10/06/2004	Bruce Gilles	VCP
NO FURTHER STATE ACTION REQUIRED (Primary Action)	10/06/2004	10/06/2004	Bruce Gilles	VCP

Key to Certain Acronyms and Terms in this Report:

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Land Quality

Environmental Cleanup

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Environmental Cleanup Site Information (ECSI) Database Site Summary Full Report - Details for Site ID 777, Standard Battery

This report shows data entered as of November 10, 2014 at 9:30:13 PM

This report contains site details, organized into the following sections: 1) [Site Photos](#) (appears only if the site has photos); 2) [General Site Information](#); 3) [Site Characteristics](#); 4) [Substance Contamination Information](#); 5) [Investigative, Remedial and Administrative Actions](#); and 6) [Site Environmental Controls](#) (i.e., institutional or engineering controls; appears only if DEQ has applied one or more such controls to the site). A key to certain acronyms and terms used in the report appears at the bottom of the page.

Go to [DEQ's Facility Profiler](#) to see a site map as well as information on what other DEQ programs may be active at this site.

General Site Information

Site ID: 777	Site Name: Standard Battery	CERCLIS No:
Address:	8215 SE Brooklyn St. Portland 97266	
	County: Multnomah	Region: Northwest
Other location information:	Corner of SE 82nd Ave and SE Brooklyn St. in southeast Portland, Oregon (site address is 2930 SE 82nd Ave.). Legal Description: Lot 1, 2, and west 49 feet of Lot 3 of "Binnsmeade", NW1/4, Section 9, Township 1 South, Range 2 East, Willamette Meridian, Multnomah County, City of Portland, Oregon (Plats 0 degrees, 13 minutes, 30 seconds East to North 0 degrees, 9 minutes, 30 seconds East; and North 89 degrees, 51 minutes, 30 seconds East to 25 feet north of North 89 degrees, 55 minutes, 20 degrees West).	
Investigation Status:	No further action required	
	Brownfield Site: No	NPL Site: No
	Orphan Site: No	Study Area: No
Property:	Twنشp/Range/Sect: 1S , 2E , 8	Tax Lots: 1S2E09BC 05700, 5900
	Latitude: 45.5008 deg.	Longitude: -122.5781 deg.
	Site Size: 0.5 acres	
Other Site Names:		

Site Characteristics

General Site Description:

Site History:

(10/22/07 CWH-CU&ER) The subject property has historically supported commercial businesses in southeast Portland since about 1935, supporting a fuel company, a tavern and barber shop, and various automobile servicing businesses to the present. Around 1970 the initial battery servicing business started on the Standard Battery site – Delta Battery, which changed name to Battery X-Change very soon after. The final battery operation on the site was Standard Battery, which ceased operation in 1995.

The site properties are zoned General Commercial (GC) and situated along SE 82nd

Avenue near other retail and commercial enterprises. This site is bordered by residential development to the east.

DEQ identified the Standard Battery site in 1989 as a suspected contaminated site and entered it into the state's Environmental Cleanup Site Information (ECSI) database. The site was suspected primarily for lead possible lead contamination given the historic operations.

Contamination Information:

Some batteries are repaired and sold, but most are shipped to a smelter in Taiwan.

Site observations, plus soil and other material measurements show lead contamination across the site. Detected soil lead measurements ranged from 26 to 2,620 ppm (1/99).

(10/22/2007 CWH/CU&ER) This site has undergone several site investigations, beginning in 1999 when the site was owned by Cleve Bennett (CEC, 1999). Consultants working for Mr. Bennett collected 22 shallow and intermediate depth soil samples in January of 1999. Fifteen of the 22 soil samples measured total lead (Pb) at concentrations ranging from 236 to 2,620 mg/kg (ppm). Sludge samples from two catch basins measured concentrations of lead of 4,430 and 3,860 ppm. CEC planned additional site sampling after the January 1999 sampling to evaluate possible issues associated with planned site demolition, which included analysis of the following – assessment of possible polychlorinated biphenyl (PCB) containing light fixtures, asbestos-containing materials, and lead-based paint; background soil concentrations of lead; concentrations of lead in building materials such as concrete and asphalt (for disposal); wipe samples on walls and stormwater samples.

In August of 1999, the property owner (C. Bennett) initiated site demolition and soil removal activities. The site demolition resulted in 420 tons of building debris and soil that was classified as non-hazardous. There were 425 tons of soils removed that were classified as hazardous waste that were transported to the Arlington, Oregon landfill. Soil excavation depth ranged from 2 inches to 4 feet deep across the site. Following building demolition and soil removal, CEC performed soil confirmation sampling across the site (see Figure 2). Confirmation samples were composed of four corner samples and one center soil sample within each of sixteen 20' x 20' grids defined across the site. The sixteen resulting composite soil samples detected lead in concentrations ranging from 10 to 278 ppm, with an average concentration of 69 ppm. In October 1999 clean fill was brought onto the site to refill it to grade.

Around February of 2005, CEC was retained by the present property owner, Palace Construction Company (PCC) to perform a Phase I evaluation and focused Phase II investigation of both properties. Additional soil samples were collected on the Standard Battery site near two former cess pools and in the northeast corner of the site. Samples GP-5 (21'-22") and GP-6 (21'-22'), collected adjacent to the two cess pools, were tested for petroleum hydrocarbon identification (HCID) and volatile organic compounds (VOCs) and were found to be non-detect. Sample GP-7 (29'-30') was collected next to a site drywell and was also non-detection for HCID and VOCs. Samples GP-8-S1 (4'-5') and S2 (5.5'-6.5'), collected from the northeast corner of the site, were tested for total lead and resulted in concentrations, respectively, of 24.8 and 7.96 ppm.

In May and June of 2007, additional samples were collected from areas around the Standard Battery site cess pools (PP4, 30-30.5'; PP-7, S1 & S2, 27' & 29'), the dry well (DW-5-S1 & -S2, 1.5' – 2.5', 13.5', 16') and the former excavation sidewalls (PP-8 to PP-14, 2' & 4'). The major findings from the 2007 investigation on the Standard Battery site were – (a) no contamination was found in or around the two former cess pools; (b) sediments in the bottom of DW-5 were contaminated with petroleum hydrocarbons and lead above applicable risk-based standards, but not outside of the drywell at unacceptable levels; and (c) the sidewall soils had concentrations of lead or chromium that were generally at or below Oregon background levels, with the exception of PP-12, which contained lead at 60.3 ppm, well below the RBC of 400 ppm for direct contact, ingestion and inhalation of soil in a

residential setting.

CEC had sediments from DW-5 and cess pool CP-1 vacuumed up and properly disposed at the Arlington Hazardous Waste (Subtitle D) Landfill in August 2007. These sediments, collected in 5 drums, totaled about 2 tons of material. The two cess pools and the drywell were decommissioned in place with constant-density fill (CDF) concrete.

At the completion of the site remedial work in June of 2007, the highest concentrations of contaminants present on the Standard Battery site include - (i) lead in near-surface soils (from 2003 composites) of 121-278 ppm in several grids within the site and in subsurface soils (DW-5, 16' & 18' bgs) at 346 and 90.3 ppm; (ii) detections of flouranthene, naphthalene, phenanthrene and pyrene at 0.494, 1.66, 0.511 and 0.646 ppm, respectively; and TPH-HO at 32.9 ppm (PP-7, 27.5').

Manner and Time of Release:

Hazardous Substances/Waste Types: lead, petroleum hydrocarbons

Pathways: Release to subsurface soils via leaks, spills and accidents on site.

Depth to groundwater is on the order of 50-70 feet bgs. Subsurface probe investigation down to 71 feet in March of 1999 did not encounter groundwater. Subsurface soil measurements indicate that lead concentrations dissipated fairly quickly. Due to these findings, DEQ has concluded that groundwater pathway is not complete.

Environmental/Health Threats:

Status of Investigative or Remedial Action: (8/29/07 CWH/CU&ER) In August to October of 1999, site buildings were demolished and contaminated soils were removed in three phases. Initial soil removals and subsequent confirmation sampling was performed by an environmental consulting company. Excavation depths during this work ranged from 2 inches to 4 feet deep.

Site buildings were razed prior to soil removal actions, resulting in 540 tons of demolition debris. The remedial actions resulted in the removal of approximately 425 tons of soil designated as D008 Hazardous Waste and about 420 tons of soil and debris classified as non-hazardous. These wastes were disposed of as follows - the D008 wastes were taken to the Waste Management Inc. operated TSD facility in Arlington, Oregon and the nonhazardous soil was taken to Waste Management Inc.'s Columbia Ridge landfill.

In addition to the soil disposal in 1999, other special hazardous wastes were removed as part of the site demolition and remedial actions taken at that time: (a) suspected PCB containing light ballasts were sent to Earth Protection Services, Inc. for recycling; (b) Construction debris containing lead-based paint was transported to Allwood Recyclers located in Fairview, Oregon; (c) Other construction debris, including asbestos containing material (ACM) were taken to Grabhorn Landfill in Tualatin, Oregon.

(10/22/07 CWH-CU&ER) DEQ determined that the remedial actions at the site achieved a level of cleanup that did not pose a risk to human health or the environment. A no further action determination (NFA) was issued to Palace Construction.

Data Sources: Creekside Environmental Consulting, LLC, "No Further Action Characterization & Risk Based Closure Assessment Report, Subject Sites: Avanti Auto Body - 2922 S.E. 82nd Ave., UIC #12801, ECSI No. 4745, Portland, Oregon 97266; Standard Battery - 2930 SE 82nd Ave. - UIC #13076, ECSI No. 777, Portland, Oregon 97266," (CEC Project No. PC-20073.1); August 2007.

Creekside Environmental Consulting, LLC, "Summary of Previous Environmental Work at Avanti/Battery Exchange; Location: 2930 & 2922 SE 82nd Avenue, Portland, Oregon," (Proposal No. PC-2007.1); April 26, 2007.

Creekside Environmental Consulting, LLC, "Drywell Decommissioning & Closure Report, 2922 SE 82nd Avenue, Portland, Oregon 97266, DEQ UIC No. 12802, ECSI #4745" (CEC Project No. PC-2006.1); January 2007.

Creekside Environmental Consulting, LLC, "UIC Decommissioning & Report, Subject Site Location: 2922 SE 82nd Avenue, Portland, Oregon 97266, DEQ UIC No. 12802," (CEC Project No. PC-2006.1); December 2006.

Creekside Environmental Consulting, LLC, "Focused Phase I/II Environmental Site Assessment Report, 2922 SE 82nd Avenue & 8215 SE Brooklyn Street, Portland, Oregon 97266," (CEC Project No. PC-2005.1); April 2005.

Creekside Environmental Consulting, LLC, "Limited Phase II Environmental Site Assessment (ESA) Report, Avanti Auto Body, 2922 S.E. 82nd Avenue, Portland, Oregon 97266," (CEC Project No. NWB-2003.1); October 6, 2003.

Creekside Environmental Consulting, LLC, "Simple Site Characterization Report, Prepared for Cleve Bennett, Former Standard Battery Facility, 8215 S.E. Brooklyn Street, Portland, Oregon 97266," (Report No. NWB-99.03); November 1999.

Creekside Environmental Consulting, LLC, "Phase IIa Environmental Site Assessment, 2930 SE 82nd Avenue, Portland, Oregon," (Report No. NWB-99.02); April 30, 1999.

Creekside Environmental Consulting, LLC, "Phase II Environmental Site Assessment, 2930 SE 82nd Avenue, Portland, Oregon," (Report No. NWB-99.01); March 15, 1999.

Substance Contamination Information

Substance	Media Contaminated	Concentration Level	Date Recorded
-----------	--------------------	---------------------	---------------

No information is available

Investigative, Remedial and Administrative Actions

Action	Start Date	Compl. Date	Resp. Staff	Lead Pgm
Site added to database	01/04/1989		Michael Zollitsch	SAS
Site Screening recommended (EV)	02/12/1994	02/12/1994	Daniel Crouse	SAS
INDEPENDENT CLEANUP	05/14/2007	12/18/2007	Charles Harman	
NO FURTHER STATE ACTION REQUIRED (Primary Action)	10/22/2007	10/22/2007	Charles Harman	ICP

Key to Certain Acronyms and Terms in this Report:

CERCLIS No.: The U.S. EPA's Hazardous Waste Site identification number, shown only if EPA has been involved at the site.

Region: DEQ divides the state into three regions, Eastern, Northwest, and Western; the regional office shown is responsible for site investigation/cleanup.

NPL Site: Is this site on EPA's National Priority List (i.e., a federal Superfund site)? (Y/N).

Orphan Site: Has DEQ's Orphan Program been active at this site? (Y/N). The Orphan Program uses state funds to clean up high-priority sites where owners and operators responsible for the contamination are absent, or are unable or unwilling to use their own resources for cleanup.

Study Area: Is this site a Study Area? (Y/N). Study Areas are groupings of individual ECSI sites that

Appendix D

Oregon Water Resources Department Well Log

Instructions for completing this report are on the last page of this form.

Well ID# L 58212

Start Card # 150143

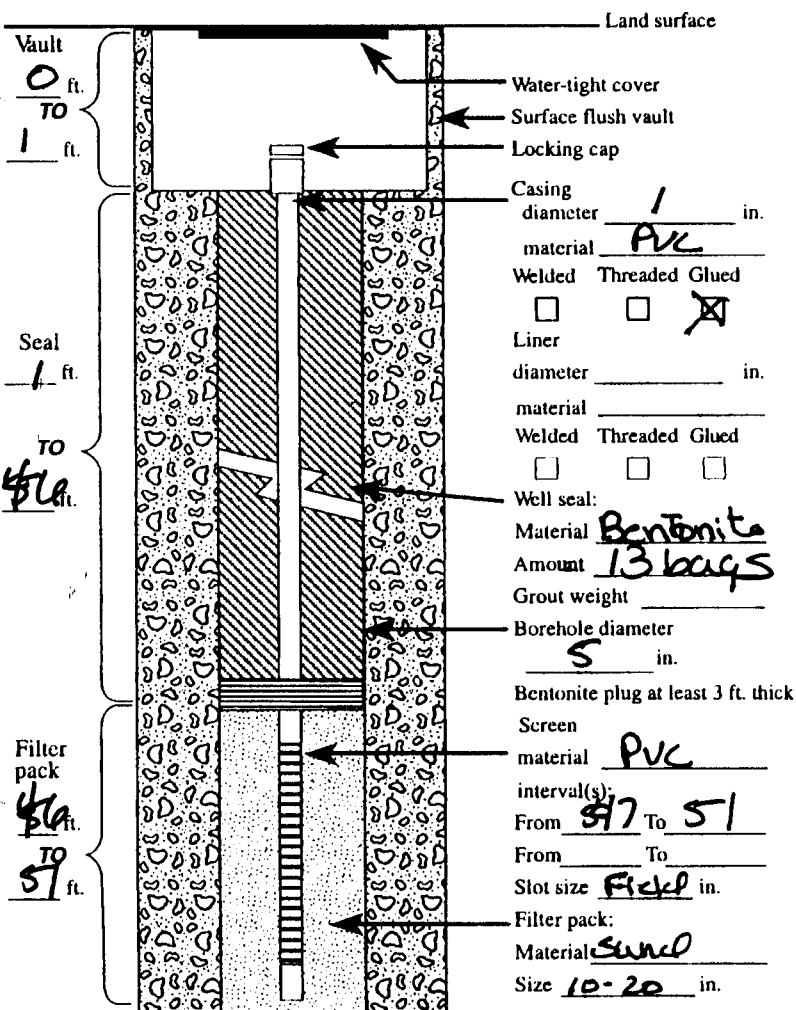
WELL NO.

Name City of Portlancal-Bureau of Water Works
Address 1126 S.W. 5th Ave
City Portlancal . State OR Zip 97204

☒ New construction ☐ Alteration (Repair/Recondition)
☐ Conversion ☐ Deepening ☐ Abandonment

☐ Rotary Air ☒ Rotary Mud ☐ Cable
☐ Hollow Stem Auger ☐ Other Piezometer

Special Standards ☐ Yes ☒ No Depth of Completed Well 51 ft.



☐ Pump ☐ Bailer ☐ Air ☐ Flowing Artesian
 Permeability _____ Yield _____ GPM
 Conductivity _____ PH _____
 Temperature of water 57 °F/C Depth artesian flow found _____ ft.
 Was water analysis done? ☐ Yes ☒ No
 By whom? _____
 Depth of strata to be analyzed. From _____ ft. to _____ ft.
 Remarks: _____

Name of supervising Geologist/Engineer

County Multnomah Latitude _____ Longitude _____
Township 1 (N or S) Range 2 (E or W) Section 5
SW 1/4 of NW 1/4 of above section.

Street address of well location Mt. Tabar Park
Approx SE Hawthorne & 60th

Tax lot number of well location *None*

ATTACH MAP WITH LOCATION IDENTIFIED. Map shall include approximate scale and north arrow.

40 Ft. below land surface. Date 9-6-02
Artesian Pressure _____ lb/sq. in. Date _____

Depth at which water was first found 40

From	To	Est. Flow Rate	SWL
40	51		40

Ground Elevation

[illegible]

Date started 9/4/02 Completed 9/6/02

(unbonded) Monitor Well Constructor Certification:

I certify that the work I performed on the construction, alteration, or abandonment of this well is in compliance with Oregon water supply well construction standards. Materials used and information reported above are true to the best of my knowledge and belief.

Signed [Signature] MWC Number 10463
Date 10/01/02

(bonded) Monitor Well Constructor Certification:

I accept responsibility for the construction, 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 water supply well construction standards. This report is true to the best of my knowledge and belief.

Signed [Signature] MWC Number 1004
Date 10/3/02

ORIGINAL COPY – WATER RESOURCES DEPARTMENT

FIRST COPY - CONSTRUCTOR SECOND COPY - CUSTOMER

Appendix E

City of Portland Bureau of Development Services Property Records

FORM W-206
(4-1-53)

CITY OF PORTLAND, OREGON
BUREAU OF BUILDINGS

Date 2-15-54

Permit No. 340668

REPORT OF BUILDING INSPECTION

8134 SE Division St. Between _____ and _____
Lot 8-9 Block 2 in Eastleigh Addition
Owner Mr. & Mrs. A. Pagni Address 1834 SE 20th Ave.
Contractor Lee Bros. Address 5111 SE 77th Ave.
1 Story, Class vii, Grade 2C rep.restr. Zone 3 Cost \$17,500.

DATE	HOUR	DESCRIPTION OF ALTERATIONS AND REPAIRS
		See plan filed. Reference to fuel tanks
2-18-54	11:40	Call Card to pour flgs CWR
2-23-54	12:25	Call Made check of bldg Gas Tanker are located inside of storage room But 2 tanker one 500 gal & one 275 gal are located outside of bldg 6' away Called Ralph Running on phone Says this is OK. Notified to revise plans. CWR
3-9-54	12:25	Call Card to pour flgs for restaurant part CWR
3-17-54	2:15	Form off of floor CWR
4-20-54	1:20	Call Card to pour floor CWR
4-30-54-12:20 CALL-CARD TO COVER AFTER PLBG HAS BEEN APPROVED JNC		

City of Portland, Oregon
BUREAU OF FIRE-FIRE PREVENTION DIVISION
GASOLINE AND MOTOR FUEL
TANK AND PUMP APPLICATION

Permit No. 4605
Fee of \$2.50 for each pump and
each tank must accompany ap-
plication. Make check payable
to Portland, Oregon, City
Treasurer.

Date 1-27-1954

Address ~~8140 S. E. Division St~~ 2517 SE 82nd AVE

Installed for C. C. FISHER Occupancy Service Station

Applicant Reio Equipment Co Inc Phone BR 0462

TANK		LOCATION		PUMP		LOCATION	
Capacity	Street	Private Property	<input checked="" type="checkbox"/>	Type	Make	<u>Bowser</u>	
<u>285</u> Gal.	New	Replacement	<input checked="" type="checkbox"/>		In Bldg.		On Island <input checked="" type="checkbox"/>
U. S. Gauge	Total No. Tanks			Model	Replacement		Addition <input checked="" type="checkbox"/>
<u>U.L.</u>	on Premises <u>8</u>			<u>565</u>	Total No. Pumps on Premises	<u>6</u>	
	Total Gallons						
	on Premises <u>5835</u>						

TANK-PIPING		FIRE INSPECTOR'S REPORT		PUMP	
<u>212 NW C-633-700</u> <u>285 gal</u>					
Inspected by	Date	Inspected by	Date		

Installation to be in conformance with Ordinance No. 78461 and under supervision of the Fire Marshal. Note:
Before any portion of street is used, owner of the property must apply to the City Engineer for permit to use
street. Notify Fire Marshal for inspection before tank or pipes are connected.

9926

Date 6-11-58Permit No. 370588

REPORT OF BUILDING INSPECTION

8112 S. E. Division St. Between 81st and 82nd
 Lot 11 Block 2 in Eastleigh Addition
 Owner Multnomah County Address _____
 Contractor Western Wrecking Address 3445 S. E. Rockwood
1 Story, Type V, Group F-2, F.D. 4 Zone 3 Cost \$100.

DATE	HOUR	DESCRIPTION OF ALTERATIONS AND REPAIRS
------	------	--

		Wreck fruit stand & remove all combustibile debris. CCCrank - Approval rec'd. from Mult. Co., Mr. Rourke, to issue permits. OK LW
--	--	---

6-13-58	1:50	Started previous to permit date 75% complete. F.S.
6-19-58	2:40	Completed F.S.

File
F. Stiner

Date _____

BUREAU OF BUILDINGS

Permit No. 325168

Building on 8112 S.E. Division st. Between 81st ave. and 82nd ave.
 Lot 10-11 Block 2 in Eastleigh Addition
 Owner Burke Speer Address 2528 S.E. 81st ave.
 Contractor same Address _____
1 Story, Class vii, Grade 2.c. stand Zone 3 Cost \$1000.

DATE	HOUR	DESCRIPTION OF ALTERATIONS AND REPAIRS
		plans.
2-21-52	11:55	CALL-CARD TO POUR FLOOR SLAB
2-26-52	2:30	CALL-CARD TO COVER
7.8.52	1:40	complete
		File -
		J. F. Dunnigan

DEPARTMENT OF PUBLIC WORKS
BUREAU OF BUILDINGS

62

Date Feb. 25-1931 **REPORT OF INSPECTION** Permit No. 213370
8112 S. E. Division
 Building on 2040 Division st. Between 81st and 82nd
 Lot W $\frac{1}{2}$ 10-11 Block 2 in Eastleigh Addition
 Owner Ben Speer Address 8601 Division st.
 Contractor Thompson and Schrader Address 5350-113 St.
1 Story, Class 7, Grade 2,- nursery shed z 3 Cost 200

DATE	HOUR	REMARKS
		nursery shed. see plans
FEB 27 1931	12 ⁵⁹	Excr. & forms in.
		OK to pour. W. E. WELLS
MAR 4 1931	1 ⁵⁸	Frame up Roof on.
		2 x 8 roof joists. Fda. walls. good.
MAR 11 1931	1 ⁵¹	No more done. Nobody working
4/28/31	4 ¹⁰	Same
5-4-31	2 ⁵⁰	OK
		W. E. WELLS

Permit No. 191336

8112 S. E. Division
-2040 Division

REPORT OF INSPECTION

81-82nd

Building on 8112 Between _____ and _____
 Lot 11 W $\frac{1}{2}$ 10 Block 2 in Eastleigh Addition

Owner Ben Speer Address same

Contractor R Jeibmann Address 9399 27 ave S E

1 Story, Class 7, Grade storage z 3 Cost \$25.

[illegible]

Date April 4-27 REPORT OF INSPECTION
8112 S. E. Division
 Building on 2040 Division 8112 Between 81-82 and _____
 Lot 10 Block 2 in Eastleigh Addition
 Owner B. Speer Address 2040 Division sun 2885
 Contractor Speer-Frank Address _____
1 Story, Class 7, Grade 5a shed z3 Cost 150.

[illegible]

Permit No. 379709

8114 S.E. Division St.		Between	81st	and	82nd
Lot	10 & 11	Block	2	in	Eastleigh Addition
Owner	Mr. A. Pagni		Address	1834 S. E. 20th Ave.	
Contractor	Wilson & Dean		Address	1016 N. E. 61st Ave.	
1	Story, Type	V	Group	F-2	F.D. 4 Zone A2.5 Cost \$7000.

[illegible]

Date 7-2-59

Permit No. 377450

REPORT OF BUILDING INSPECTION

8114 S. E. Division Between 81st and 82nd Ave.
Lot 10 & 11 Block 2 in Eastleigh Addition
Owner Mr. A. Pagni Address _____
Contractor Same Address _____
1 Story, Class V, Grade F-2, 4 Zone 3 Cost \$7000.00

DATE	HOUR	REMARKS
		Construct furniture storage. Separate permit required for occupancy. Toilet facilities to be included. RGR
7-27-59	1.45	CALL - No Work Yet. J.C.
8-4-59	3:05	CALL - POSITION O.K. - CD TO POUR FTGS WEST & SOUTH WALLS. D.B.
8-12-59	11.45	C-CD - CD TO POUR. Col. FTGS. + Pilasters. LINTCH NOT AS SHOWN ON PLANS - Revision Req. BEFORE. O.K. WANTS RETURN INSP THIS PM. J.C.
	1.30	PLANS NOT YET REVISED. WILL SEE MC IN MORNING 8-13-59 J.C.

DATE	HOUR	REMARKS
8-13-59	11.30	C.C.D - CD TO POUR JINTCH BEAM. L.C.
9-11-59	3.10	C.C.D - ROOFING. 30" BASE SHEET. NAILED & COVERED PRIOR TO 175 SP. - 15" FELT. MAPPED. 55" CRP SHEET. L.C.
11-13-59	12.00	C.C.D. FOR. FTGS. + WALK. POUR. INSTR. NO APPROVAL FOR. POUR. WEATHER TOO COLD. L.C.
11-17-59	12.10	C.C.D - CD TO POUR FTGS - TO FTR. GRADE. NORTH + WEST. L.C.
11-19-59	11.45	C.C.D - OK TO POUR FTR. SLAB L.C.
11-21-60	300	COMPLETE
		R. Beckman

FIELD INSPECTOR

Date 5-28-54

Permit No. 343086

REPORT OF BUILDING INSPECTION

8124 SE Division St. Between SE 82nd and SE 81st Ave.
 Lot 8-9&E¹/₂ 10 Block 2 in Eastleigh Addition
 Owner A. Pagni Address 1834 SE 20th Ave.
 Contractor same Address same
 1 Story, Class vii, Grade 2a wreck restr.&tax zone Z3 Cost \$100.

[illegible]

Date 2-23-49

Permit No. 30 30 39

REPORT OF INSPECTION

Building on 8124 SE Division St. Between SE 81st and Avel SE 82nd A
 Lot 9 Block 2 in East leigh Addition
 Owner Charles Colstro Address Spalding Bldg.
 Contractor Teller Constr. Co. Address 215 Bldrs. Exch Bldg.
1 Story, Class vii, Grade 1F rep. tavern Z 3 Cost \$500.

[illegible]

Form W-206

CITY OF PORTLAND, OREGON
DEPARTMENT OF PUBLIC WORKS
BUREAU OF BUILDINGSDate 1-3-36Permit No. 230861 **62**

REPORT OF INSPECTION

Building on 8124 S.E. Division st. Between 82nd ave. and
 Lot 9-10 Block 2 in EASTLEIGH Addition
 Owner A. PAQUIN Address # 1713 S.E. 8th
 Contractor N. SIMANATTI Address 3331 S.E. Morrison
1 Story, Class 7, Grade 2.c., resturant z 3 Cost \$250.

DATE	HOUR	DESCRIPTION OF ALTERATION AND REPAIRS
		move bldg. occupied as resturant to N.W. corner of lot facing division st. cornice projection 18" from lot line 6" concrete footing 2x6 joist 18" o.c. 7 ft. span over a present concrete floor. move from 8132 S.E. Division to above address
1-13-36	310	Call Ex made for steps under front of front. Other joints are above floor floor. knots in the fire good
3-2-36	200	Ed. to Roger Eads. Brick Chimney installed good
		Complete of Eads mule

CITY OF PORTLAND, OREGON
DEPARTMENT OF PUBLIC WORKS
BUREAU OF BUILDINGS

Date Nov. 10-1937

Permit No. 239996

REPORT OF INSPECTION

Building on 8134 S.E. Division Between 82nd ave. and Eastleight
Lot 9 Block 2 in Eastleight Addition
Owner A. Pagnie Address 1713 S.E. 8th
Contractor W.G. BURGEN Address 7305 S.E. Harrison
1 Story, Class 7, Grade 2.c. island- z 3 Cost \$100.

DATE	HOUR	DESCRIPTION OF ALTERATIONS AND REPAIRS
addition 4x11-		for 4 toilets 4 basins.
2x4 studs		16 in. o.c. 2x4 roof joists 24 o.c.
double construction.		- see plans filed.
W.C. Elford.		Approved subject to inspection and further
approval		of work being completed. W.C. Elford. Chief.
12-7-37	11:45	Call Toilets rooms enclosed & to cover
1-10-38	11:48	Complete
		OK E. D. D. D.

FORM W-68

CITY OF PORTLAND, OREGON

DEPARTMENT OF PUBLIC WORKS

BUREAU OF BUILDINGS

62

REPORT OF INSPECTION

1 Story, Class V11, Grade 5-A Fruit Stand Cost \$200.

[illegible]

Date 12-21-49

Permit No. 309882

Building on 8140 SE Division Between SE 81st Ave. SE 82nd Ave.
 Lot 8 & 9 Block 2 in Eastleigh Addition
 Owner Standard Oil Co. Address Pacific Bldg.
 Contractor Teller Const. Co. Address Bldrs. Exch. Bldg.
1 Story, Class vii Grade 2C rep. restr. rooms 3st \$1200.

[illegible]

Date 12-29-47

REPORT OF INSPECTION

Building on 8140 S.E. Division St. ^{Between} SE 81st Ave. ^{and} SE 82nd Ave.
 Lot 8-9 Block 2 in Eastleigh Addition
 Owner A. Pagni Address 1834 SE 20th Ave.
 Contractor N. Simouatti Address 3143 S.E. Main
1 Story, Class vii, Grade 2c rep.serv.sta. Z 3 Cost \$500.

[illegible]

CITY OF PORTLAND, OREGON
DEPARTMENT OF PUBLIC WORKS
BUREAU OF BUILDINGS

M 62

Date MAY 9-1939 **REPORT OF INSPECTION** Permit No. 246550
Building on 8140 S.E. Division Between 82nd ave. and _____
Lot 8-9 Block 2 in Eastleigh Addition _____
Owner A PAGNI Address 1713 S.E. 8th ave.
Contractor N. Simonatti Address 3331 S.E. Morrison

Story, Class 7, Grade 2.c. ser. staz Zone 3 Cost \$1000.

DATE	HOUR	REMARKS
		build service station. plans. not approved for sidewalks or driveways secure permit from City Eng.
5-15-39	2:50	Call Forms set for stas. good C.d. to pour Ead
6-10-39	11:30	Call Enchased for plans (15) Not here Header spiked to end (8) frame. Left word with operator - Ead
6-12-39		Office. Contr. Phoned. Agreed to fix Ead
6-12-39	2:45	Call Sors made C.d. to cover Ead

CITY OF PORTLAND, OREGON
DEPARTMENT OF PUBLIC WORKS
BUREAU OF BUILDINGS

Date 2-26-36 **REPORT OF INSPECTION** Permit No. 231315
 Building on 8140 S.E. Division st. Between 82nd ave. and _____
 Lot 8-9 Block 2 in EASTLIGHT Addition _____
 Owner A. PAGINI Address 1713 S.E. 8th ave.
 Contractor N. SINNANATTI Address 3331 S.E. Morrison
 Story, Class 6 spec., Grade 2., Zone 3 Cost \$100.

Date	Hour	REMARKS
SEE PLANS FILED UNDER PERMIT "#L#L\$* GAS FILLING STATION		
STEEL FRAME		
3-2-36	2:04	Int y-h end
3-19-36	2:02	
3-25-36	12:08	Call from sub for flgs and end
4-6-36	1:48	Engine - end
5-14-36	1:56	Complete
		OK Eadman

62

CITY OF PORTLAND, OREGON
DEPARTMENT OF PUBLIC WORKS
BUREAU OF BUILDINGS

2-26-36

231314

Date _____ **REPORT OF INSPECTION** Permit No. _____Building on 8140 S.E. Division Between 82nd ave. and _____Lot 8-9 Block 2 in EASTLEIGH Addition _____Owner A. PAGINI Address 1713 S.E. 8thContractor N. SIMONATTI Address 3331 S.E. MorrisonStory, Class 6 spec., Grade ser., sta. _____ Zone 3 Cost \$1000.

Date	Hour	REMARKS
a 12x12		building as per plans. see plans filed
3-2-36	2:02	STEEL FRAME Not yet Ead
3-19-36	2:14	" " " "
3-25-36	12:05	Call. Zones for floor good Ead
4-6-36	1:50	Frame up - Ead
5-14-36	1:59	- Complete
		OK Ead

223746

REPORT OF INSPECTION

DATE	HOUR	REMARKS
		fruit stand see plans filed.
		fruit shed.
11-8-33	12:58	Call. Enclosed. Framed good. J.S.
1-15-34	7:48	Comp.
		OK. Eadwin

Permit No. 155240

REPORT OF INSPECTION

-----1----- Story, Class V11-----, Grade 2C-----, display room----- Cost \$100.

[illegible]

62

CITY OF PORTLAND, OREGON
DEPARTMENT OF PUBLIC WORKS
BUREAU OF BUILDINGS
REPORT OF INSPECTION

2405 SE 82nd Ave

Date May 7, 1925.Permit No. 155238Building on 2405-E. 82nd Between Division and 29 Ave.Lot 8-9 Block 2 in Eastleigh AdditionOwner Columbia Awning & Supply Co Address 188-2nd St.Contractor same Address 1 Story, Class Vll, Grade 2C, display room Cost \$100.

DATE	HOUR	REMARKS	
		Ord. 46925 5/7/25 - for 6 months.	
5-12-25	3:55	Completed. Hold for Time limit. W.A.B.	
10-31-25	11:25	Hold for Time limit. W.A.B.	
3-1-26	1:05	Bldg. removed.	
		File.	
		W.A. Bonard.	

2405 SE 82nd Ave

Date May 7, 1925.

CITY OF PORTLAND, OREGON
DEPARTMENT OF PUBLIC WORKS
BUREAU OF BUILDINGS
REPORT OF INSPECTION

62

Permit No. 155239

Building on 2405-E. 82nd Between Division and 29 Ave.

Lot 8-9 Block 2 in Eastleigh Addition

Owner Columbia Awning & Supply Co. Address 188-2nd St.

Contractor same Address _____

1 Story, Class V11, Grade 2C, display room Cost \$100.

[illegible]

3338
2405 SE 82nd AveCITY OF PORTLAND, OREGON
DEPARTMENT OF PUBLIC WORKS

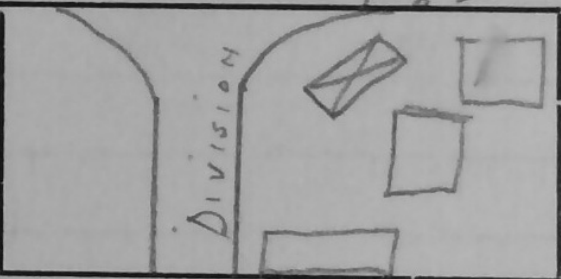
BUREAU OF BUILDINGS

62
Permit No. 179880

Date March 5-27

REPORT OF INSPECTION

Building on 2405 82nd Between Division and
 Lot 8-9 E 1/2 10 Block 2 in Easterleigh Addition
 Owner O Colistro-A Pagni Address 262 4th st at 5714
 Contractor Address
 1 Story, Class 7, Grade 5 oil-Gasoline sta.
 z3 Cost \$ 500.

DATE	HOUR	REMARKS	
	1.50	for all water.	
3-14-27	3:35	Forms in for foundation W.A.B.	
3-31-27	2:15	Cell. Structurally complete.	
		Cover cird. W.A.B.	
4-19-27	4:00	No progress. W.A.B.	
11-8-27	12:50	Completed.	
		O.K.	
		W.A. Benard.	

Permit No. 194649

Building on 2405 -82nd st. Between Division and 27th ave.

Lot 8-9 Block 2 in Eastleigh Addition

Owner O. Colistro and A Pagni Address 262 4th st.

Contractor same Address _____

1 Story, Class 7, Grade 2 fruit stand z 3 Cost 150.

[illegible]

3338
2411 SE 82nd AveCITY OF PORTLAND, OREGON
DEPARTMENT OF PUBLIC WORKS
BUREAU OF BUILDINGS

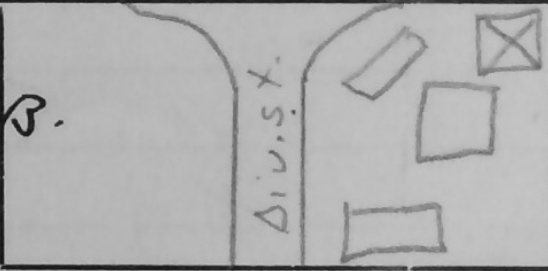
62

Permit No. 179882

Date March 5-27

REPORT OF INSPECTION

Building on 2411 E 82nd st Between Division and
 Lot 8-9 E $\frac{1}{2}$ 10 Block 2 in Easterleigh Addition
 Owner O Colister - A Pagni Address 262 4th at 5714
 Contractor same Address
 1 Story, Class 7, Grade 2c, fruit stand z3 Cost 500.

DATE	HOUR	REMARKS	
3-14-27	3:45	Forms in for foundation. W.A.B.	
3-31-27	2:25	Cell-Structurally complete. Cover cnd. W.A.B.	
4-19-27	3:55	No progress. W.A.B.	
11-8-27	1:05	Completed. Vacant. O.K.	
		W.A. Bernard.	

CITY OF PORTLAND, OREGON
DEPARTMENT OF PUBLIC WORKS
BUREAU OF BUILDINGS

62

Permit No. 179883

Date March 5-27
2415 SE 82nd Ave
Building on 2415 82nd

REPORT OF INSPECTION

Between Division and

Lot _____ Block _____ in _____ Addition _____

Owner Colister-A Pagni Address 252 4thContractor same Address _____1 Story, Class 7, Grade _____, 2f fruit stand - grocery 200.

DATE	HOUR	Description of Alterations and Repairs
		moving fruit stand and remodeling into , repair shop battery shop , canopy to grease pits.
3-14-27	3:30	Just starting. Forms in for foundation. W.A.B.
3-31-27	2:35	Foundation completed. Moving bldg. W.A.B.
4-19-27	3:50	Moved. Not braced. W.A.B.
4-22-27	12:45	No change. Inst. to carpenter. W.A.B.
5-2-27	2:30	Carr. made. Cover cord. W.A.B. - call -
11-8-27	1:15	Completed.
		O.K.

W.A. Benard.

2417 SE 82nd Ave 38

FORM W-68

CITY OF PORTLAND, OREGON
DEPARTMENT OF PUBLIC WORKS
BUREAU OF BUILDINGS

62

Permit No. 1798881

March 5-27

Date

REPORT OF INSPECTION

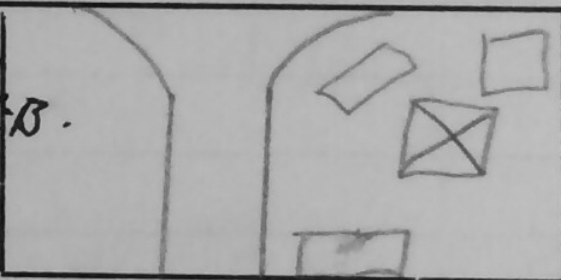
Building on 2417 82nd Between Division and

Lot 8-9E¹/₂ 10 Block 2 in Easterleigh Addition

Owner O Colister-A Pagni Address 262 4th at 5714

Contractor same Address

1 Story, Class 7, Grade 2a barbeque zThree Cost 700.

DATE	HOUR	REMARKS	
3-14-27	3:40	Forms in for foundation. W.A.B.	
3-31-27	2:45	No progress. W.A.B.	
4-19-27	3:45	Structurally complete. Starting fireplace. W.A.B.	
4-22-27	12:30	Call - Fireplace thin completed & is 2' above main roof of the bldg. but not as high as the central tower. Inst. to remove wood shingles on tower and to use some incombustible roofing. Cover eard. W.A.B.	
5-2-27	2:45	Tower now covered with sheet metal with standing	

62

CITY OF PORTLAND, OREGON
DEPARTMENT OF PUBLIC WORKS
BUREAU OF BUILDINGS

Permit No. 151403

REPORT OF INSPECTION

Date Feb. 19, 1925.
2437 SE 82nd Ave

Building on 2437-82nd Between Division and Powell

Lot _____ Block _____ in _____ Addition _____

Owner J.W. Huserich & Sons Address 1151 E. Grant

Contractor W.C. Henderson Address Box 32, 41st & Fremont

2 Story, Class Vll, Grade 2D, rep. factory Cost \$1200.

DATE	HOUR	Description of Alterations and Repairs
		windows to be put on hinges, cloak room, benches, office built, lay concrete on ground, build 8x12 brick chimney
2-26-25	4:30	Conditions good. Nearly completed. W.A.B.
3-10-25	4:10	Toilet room enclosure not finished. W.A.B.
5-2-25	12:00	Completed.
		O.K.
		W.A. Bonard.

2437 SE 82nd Ave

Date May 19, 1924.

Building on 2437-E 82nd St.

Lot.....7-8

Block 2

CITY OF PORTLAND, OREGON

DEPARTMENT OF PUBLIC WORKS

BUREAU OF BUILDINGS

REPORT OF INSPECTION

62

Permit No. 140238

Between Division and Powell

Eastleigh

Addition

Owner J.W.Huserik & Son

Address

1151 E. Grant St.

Contractor W.C. Henderson

Address _____

41st and Freemont.

2 Story, Class V11, Grade 2, Factory

Cost \$2000.

[illegible]

Date 12-31-53

Permit No. 340012

REPORT OF BUILDING INSPECTION

2517 SE 82nd Ave. Between SE Division and St.
Lot 8-9 Block 2 in Eastleigh Addition
Owner Antone Pagni Address 1834 SE 20th Ave.
Contractor Hoage & Walker Address 8450 SE Powell Blvd.
1 Story, Class vi, Grade 2C, rep. store Zone 3 Cost \$348.

DATE	HOUR	DESCRIPTION OF ALTERATIONS AND REPAIRS
		Cut opening in NE Corner facing Div. St. & install 2 doors & install window.
3-31-53	3:55	FINISHED. NO INSPECTION JTG
		FILE JTG on road

CITY OF PORTLAND, OREGON
DEPARTMENT OF PUBLIC WORKS
BUREAU OF BUILDINGS

1-21-36

230998

Date 1-21-36 **REPORT OF INSPECTION** Permit No. 230998
 Building on 2517 S.E. 82nd ave Between Division st. and
 Lot 8-9 Block 2 in Eastleigh Addition
 Owner A. PAGUI Address 1713 S.E. 8th ave.
 Contractor N. SIMONATTI Address 3331 S.E. Morrison
1 Story, Class 7, Grade 2. store Zone 3 Cost \$4600.

Date	Hour	REMARKS	
		erect a concrete store building 40x80	
		according to plans and specifications	
1-22-36	2-15	Call. Excavation good for footings.	
		Oregon cement. Card to pour. A.B.S.	
2-3-36	2-30	Call. Forms good. Anchors are in.	
		Card to pour walls to bottom	
		of beams. A.B.S.	
2-4-36	12-55	No concrete poured. No one here.	A.B.S.
2-5-36	1-40	Same.	A.B.S.
2-6-36	4-30	Call. Card to pour beams.	A.B.S.

Violations Noted

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Poor Foundations	Defective Construction	Too Close To Lot Lines	Defective Chimney	Heating Apparatus & Enclosures	Elevators and Enclosures	Stair and Shaft Enclosures	Roofs and Roof Drainage	Fire Blocks and Bridging	Sidewalk and Street Obstructions	Light and Ventilation	Fire Protection	Defective Scaffolds	Housing Regulations	Miscellaneous	Fire Escapes Exits, and Pipes, Etc.	Frame Buildings in Fire Limits	Dangerous Buildings

DATE

HOUR

REMARKS

3-2-36	1:50	Call to insp. Con. wall after freeze. Wall seems good. Can be dented with hammer but is not dry. Was stripped yesterday. Ead															
3-6-36	12:20	Concrete seems good. Ead															
3-10-36	1:50	Call wall stripped on So. Side Con. looks good Ead.															
3-17-36	3:40	Call wanted info. Ead															
3-19-36	1:55	Call Concrete removed from top of wall which poured prior to the freeze: removed for a depth of one to 3' + 2-1/2" rods put around entire bldg near top of old wall also add'd steel put in corbels under ends of girders. Conditions good. Told to pour. Ead															

Field Inspector

Form W-206

CITY OF PORTLAND, OREGON
DEPARTMENT OF PUBLIC WORKS
BUREAU OF BUILDINGSDate 2-3-36

Permit No.

231135 62

REPORT OF INSPECTION

Building on 2517 S.E. 82nd ave. Between Division st. and
 Lot 8-9 Block 2 in Eastleight Addition
 Owner A. PAGNI Address 1713 S.E. 8th
 Contractor N. SIMONATTI Address 3331 S.E. Morrison
1 Story, Class B, Grade 2, store z 3 Cost \$100.

DATE	HOUR	DESCRIPTION OF ALTERATION AND REPAIRS
		filed with plans 230998
		marquise on building inside of property line
		40x8 marquise 2x6 joists 18" o.c. as per plans
<u>3-2-36</u>	<u>1.52</u>	<u>not yet</u>
<u>3-19-36</u>	<u>2.00</u>	<u>" "</u>
<u>4-6-36</u>	<u>1.46</u>	<u>" "</u>
<u>5-14-36</u>	<u>1.53</u>	<u>-Complete</u>
		<u>OK Edmunds</u>

2528 SE 81st Ave

DEPARTMENT OF PUBLIC WORKS

Permit No.

125568 62

BUREAU OF BUILDINGS

Date June 4, 1923. REPORT OF INSPECTION

Building on 2444 E. 81st St. Between Division and 27th Ave.,

Lot Block in Addition

Owner Potter & Blower Address 1st & Taylor

Contractor same Address

1 Story, Class Vll, Grade 5-B Garage 10x16 Cost \$100.

DATE	HOUR	REMARKS
6-26-23	2:30	garage 10x16 gable roof.
8-30-23	2:00	Found-D-waelf & ice E.A.D.
10-16-23	2:20	complete except doors
12-11-24	4:10	same condition W.A.B.
1-23-24	3:05	Completed.
		O.K.
		W.A.B. ex 117

2528 SE 81st Ave DEPARTMENT OF PUBLIC WORKS Permit No. 125567 62

BUREAU OF BUILDINGS

Date June 4, 1923 REPORT OF INSPECTION

Building on 2444 E. 81st St. Between Division and 27th

Lot 12 Block 2 in Eastleigh Addition

Owner Potter & Blower Address Taylor Hotel,

Contractor same Address

1 Story, Class VII, Grade 40A, Residence Cost \$2500.

DATE	HOUR	REMARKS
6-26-23	2:27	Ball not half ready no clean out or corbel in Chim Plumb not app Roof not braced no F.S. in notified Contr Ead
6-29-23	4:15	Ball Roof only half braced Chim not plastered outside Gables not F.S. Corbels not braced. Notified TOMORROW Ead
6-30-23	11:54	Ball Cor. made Cd to cover Ead
8-30-23	2:00	plastered trim going on EHR
10-11-23	2:18	same cond. Bathrm window 15" X 33" O.M. Winto

Violations
Noted

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Poor Foundations	Defective Construction	Too Close to Lot Lines	Defective Chimney	Heating Apparatus & Enclosures	Elevators & Enclosures	Stair and Shaft Enclosures	Roofs and Roof Drainage	Fire Blocks & Bridging	Sidewalk and Street Obstructions	Light and Ventilation	Fire Protection of Openings	Defective Scaffolds	Stable Regulations	Miscellaneous	Fire Escapes, Exits, Stand Pipes, Etc.	Frame Building in Fire Limits	Dangerous Buildings

DATE

HOUR

REMARKS

10-16-23	office	Letter to owner - W. A. B.
10-22-23	office	Letter returned unclaimed - Watch for occupancy.
2-11-24	3:33	Same condition - Vacant - W. H. B.
6-23-24	3:00	Bldg. now occupied by Maurice Blower. Exp. req. wirements. ⁽¹¹⁾ Promised to correct W. H. B.
7-24-24	1:35	Same condition. Owner will correct as soon as possible. W. H. B.
2-9-25	4:00	Completed.
		O.K.
		W. H. Bennett.

Field Inspector

FORM W-206

(12-12-56)

CITY OF PORTLAND, OREGON

BUREAU OF BUILDINGS

Date 10-16-58Permit No. 373003

REPORT OF BUILDING INSPECTION

2528 S. E. 81st Ave. Between Division and Clinton
Lot 12 Block 2 in Eastleigh Addition
Owner A. Paggi Address 1834 S. E. 20th Ave.
Contractor Same Address Same
1 Story, Class V, Grade J, F.D. 4 Zone 2 Cost \$20.

DATE

HOUR

DESCRIPTION OF ALTERATIONS AND REPAIRS

Wreck garage & remove all combustible debris.
OK LW.

1-5-59 2:40

DEMOLITION COMPLETE -

[Signature]

FORM W-206

Date OCT. 5 1927

CITY OF PORTLAND, OREGON
DEPARTMENT OF PUBLIC WORKS
BUREAU OF BUILDINGS

62

Permit No. 187012

2528 SE 81st Ave REPORT OF INSPECTION

Building on 2444 E 81st Between Division and 25 ave

Lot 12 Block 2 in Eastleigh Addition

Owner Herbert Hanson Address same

Contractor.....Bolome Heating and Engineering

1 Story, Class C7, Grade 4. a. res. z 2 Cost 135.

[illegible]

62

Date April 18-29

Permit No. 201028

2528 SE 81st Ave REPORT OF INSPECTION

Building on 2444-81st st. Between Division and 27th ave.

Lot 12 Block 2 in Eastleigh Addition

Owner R. R. Quick Address 2444 -81st

Contractor E.P.Cole Address 6716-44th ave. S.E.

1 Story, Class 7, Grade 4. a. res. z 2 Cost 100.

DATE	HOUR	Description of Alterations and Repairs
		build on 7x7 breakfast nook
		50 per. opening. kitchen light.
		4x8 sill 6x6 posts concrete footing.
4-24-29	2-10	Call. All good - Card. A.B.S.
5-4-29	11-42	Practically completed.
		O.K. O.B. Starr.

WO# 76822

DESCRIPTION OF WORK TO BE DONE

FOR OFFICIAL USE ONLY

Replace Existing GAS
unit heater.

APPROVAL

BY

DATE

MECH.
DEPT.FIRE
MARSHALSTRUCTURAL
ENGINEERPLAN
EXAMINER

4/21/94

PAID

MAY 3 - 1994

APPROVED PERMIT INCLUDES ONLY WORK DESCRIBED HEREIN OR ON PLANS AND SPECIFICATIONS BEARING THE SAME PERMIT NUMBER AND
WILL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES OF THE CITY OF PORTLAND, OREGON.

BUILDER'S BOARD NO.

1441

CITY LICENSE NO.

157887

APPLICANT (Please Print)

Jennifer Smith

PHONE

234 7331

SIGNATURE

Jennifer Smith

TITLE

DATE RECEIVED

4-19

RECEIVED BY

smf

INSPECTOR

KRD

CITY OF PORTLAND, OREGON
BUREAU OF BUILDINGS

HEATING and VENTILATING

PERMIT APPLICATION

(NON-RESIDENTIAL)

PERMIT NO. 91-38447

APPLICATION NO.

36041 mm

OK DATE 7.28.95

JOB ADDRESS

8114 SE Division

Occupancy Group

OWNER

MR D & Sons

ADDRESS

8114 SE Division

CONTRACTOR

JACOBS Heating

ADDRESS

1421 SE Nolgate

PLANS BY

ADDRESS

Valuation

1,558.00

Plan Check Receipt No. ...

Permit Fee

29.75

Permit Receipt No.

239

Plan Check Fee

17.85

Receipt written by

State Surcharge

1.49

Microfilm Fee

-0-

TOTAL FEE

49.09

Computed by

TRUST

Appendix F

Research Resources

RESEARCH RESOURCES

Multnomah County Tax Assessor's Office, Property ownership information, November 5, 2014

GoogleEarth.com, 1994, 2002, 2010, and 2014 aerial photographs of Property, reviewed November 7, 2014

Oregon Department of Environmental Quality, state regulatory lists and files, reviewed November 7, 2014

Oregon Department of Geology and Mineral Industries (DOGAMI)
Earthquake-Hazard Geology Maps of the Portland Metropolitan Area, Oregon (1991), Open File Report O-1990-02, reviewed November 11, 2014 at AAI offices

Oregonian Newspaper online archives at <http://infoweb.newsbank.com>, articles pertaining to the environmental conditions at the Property, reviewed November 11, 2014

Oregon Water Resources Department, water well logs review November 11, 2014 (www.wrd.state.or.us)

Polk and Cole City Directories for Greater Portland, Oregon, for the years 1931, 1935, 1940, 1944, 1950, 1955, 1960, 1965, 1970, 1975, 1979, 1985, 1990, 1994, 2000, and 2005 reviewed at the Multnomah County Library.

Sanborn Fire Insurance Maps, reviewed online at www.multcolib.org, reviewed November 11, 2014

U.S. Army Corps of Engineers Central Map Files, Portland, Oregon, review of aerial photographs for the years 1939, 1955, 1977, and 1989 reviewed November 7, 2014

U.S. Environmental Protection Agency, Federal CERCLA, RCRA, and Brownfields databases, available in GoogleEarth Keyhole Markup Language, and dated September 29, 2014

U.S. Geological Survey, current and historical 7.5-Minute Quadrangles, Mount Tabor, Oregon, 1954, 1961, 1970, 1978, and 1990, area topography and site history, reviewed November 11, 2014

Appendix G

List of Interviewees

LIST OF INTERVIEWEES

Mr. Charles Merrill, Property owner, manager, general Property information,
November 3, 2014