A PHASE I ENVIRONMENTAL SITE ASSESSMENT

0.42-Acre Metro Property
Multnomah County Tax Lot 1S3E04DC-320
Vicinity of NW 13th Street & NW Civic Drive, Gresham, Oregon

August 3, 2017

Prepared for:
Metro, an Oregon municipal corporation
Portland, Oregon

AAI Project No. 1588

Metro Contract No. 931425

AAI
www.aaiconsulting.com

ASSESSMENT ASSOCIATES, INC.
ENVIRONMENTAL CONSULTING
3123 SE 9th Avenue, Portland, Oregon 97202
Phone 503.233.8565 • Fax 503.296.2638

www.aaiconsulting.com

ASSESSMENT ASSOCIATES, INC.
ENVIRONMENTAL CONSULTING
3123 SE 9th Avenue, Portland, Oregon 97202
Phone 503.233.8565 • Fax 503.296.2638

TABLE OF CONTENTS

www.aaiconsulting.com

ASSESSMENT ASSOCIATES, INC.
ENVIRONMENTAL CONSULTING
3123 SE 9th Avenue, Portland, Oregon 97202
Phone 503.233.8565 • Fax 503.296.2638

TABLE OF CONTENTS, continued

FIGURES / PHOTOGRAPHS

APPENDICES

www.aaiconsulting.com

ASSESSMENT ASSOCIATES, INC.
ENVIRONMENTAL CONSULTING
3123 SE 9th Avenue, Portland, Oregon 97202
Phone 503.233.8565 • Fax 503.296.2638

1.0 EXECUTIVE SUMMARY

AAI has performed a Phase I Environmental Site Assessment 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: No situs address; located in the vicinity of NW 13th Street and NW Civic Drive, Gresham, Oregon 97232
- Site Description: The 0.42-acre rectangular-shaped undeveloped Property was in the Northwest neighborhood of Gresham, Oregon in an area of predominantly commercial and residential developments. The northern and eastern portions of the Property were paved with a 30-space asphalt parking lot. The southwestern approximately 8,000 square-foot portion consisted of a gravel surface with scattered concrete debris. An entry drive from NW 13th Street and small landscaping strips were present on the eastern portion.

  The Property was bounded to the north and west by an asphalt parking lot and mixed-use residential/commercial high-rise, to the south by NW 13th Street, beyond which was a shopping center, and to the east by a wooded water quality restoration wetland area, beyond which were railroad tracks for the TriMet light rail.
- Tax Lot Information: Multnomah County Property ID No. R552404, Tax Lot 1S3E04DC-0302, Partition Plat 2004-62, Lot 2, located in the SE ¼ of the SW ¼ of Section 4, Township 1 South, Range 3 East, Willamette Meridian.
- Zoning: Transit Development District, High Density (TDH-C, City of Gresham).

Surrounding Sites Description:

- Adjacent to **north**: Asphalt parking lot for Crossings at Gresham Station (apartment-retail complex).
- Adjacent to **south**: NW 13th Street, beyond which was the Gresham Station Shopping Center.
- Adjacent to **east**: Wooded water quality restoration wetland, beyond which was TriMet light rail tracks.

- Adjacent to **west**: Asphalt parking lot, Crossings at Gresham Station.

Property and Surrounding Area History

AAI's review of the historical aerial photographs, topographic maps, and other records indicated that the Property was undeveloped pasture/farmland from at least the late-1930s until 2004 when it was temporarily used for the staging of building materials during construction of the Crossings at Gresham Station, an apartment-retail complex that opened in 2006 and currently adjoins the Property to the west/northwest. During development of that complex, the northern and eastern portions of the Property were paved for use as a Crossings at Gresham Station parking lot, and the southwestern portion of the Property appears to have remained an unpaved gravel surface since that time.

Surrounding parcels appeared to have been undeveloped pasture/farmland from at least the late-1930s until the 1950s, when the adjoining parcel to the east was occupied by several log ponds for a plywood/veneer mill whose central buildings were located approximately 500 feet east/southeast of the Property. The parcel located nearby and to the north of the Property was in interurban railway use by the early-1900s, and by the mid-1980s became part of the existing TriMet MAX light rail system. By the early-2000s, the former mill ponds on the adjoining parcel to the east were replaced by the existing water quality restoration wetland, and the Gresham Station Shopping Center, which currently adjoins the Property to the south, was completed. No significant changes appear to have occurred to the surrounding parcels since that time, and none of the current or historical surrounding land uses appeared to constitute a REC for the Property.

Site Reconnaissance and Research Findings

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

- Underground or 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

Underground and Aboveground Storage Tanks

Evidence of underground or aboveground storage tanks, such as vent pipes, fill caps, or pump islands was neither observed on the Property nor revealed via interviews. In addition, tank records provided by the ODEQ did not reference any such tanks at the Property.

Polychlorinated Biphenyls

Three pad-mounted transformers were located within approximately 50 feet of the north and west Property boundaries. They were labeled "No PCBs," and are therefore unlikely to contain those compounds. Portland General Electric, the utility that owns the transformers, is responsible for cleaning up any spills from its equipment. None of the transformers appeared to have leaked.

Hazardous Substances

No hazardous substances were observed on the Property or surrounding properties during AAI's site inspection.

2001 Phase II ESA Report for the Property

AAI reviewed a client-furnished Phase II ESA report completed for the Property in January 2001 by Hahn and Associates, Inc. (HAI)[1]. Their limited soil and groundwater investigation was conducted to assess the potential for subsurface impacts to the Property via migration of contaminants from the former mill site on the adjoining parcel to the east/southeast (currently a water quality restoration wetland). HAI reportedly based their investigation on a 1988 Phase I ESA by Secor International, Inc. that identified historical uses of this site as a plywood/veneer mill, automotive manufacturer, and foundry along with a subsequent 1999 Phase II ESA completed by GeoDesign, Inc. which identified the contaminants of concern as total petroleum hydrocarbons (TPH), volatile organic compounds (VOCs), polynuclear aromatic hydrocarbons (PAHs), phenols, polychlorinated biphenyls (PCBs), and heavy metals.

According to the HAI report, two push probe borings were advanced to a depth of approximately 20 to 24 feet to collect soil and groundwater samples for laboratory analysis. Analytical testing of the soil samples (collected near the water table), did not identify diesel- or oil-range hydrocarbons above the laboratory analytical detection limits. The two groundwater samples that were collected were analyzed for VOCs, semi-volatile VOCs, PAHs, PCBs, and dissolved metals. Except for the dissolved metals copper and zinc,

[1] *Site Assessment Activities Report, Approximate 2.06-Acre Lot, Vicinity of Civic Street and Light Rail Tracks, Gresham, Oregon*, prepared for Metro by Hahn and Associates, Inc., HAI Project No. 5328, dated January 25, 2001.

which were detected at concentrations below the regional naturally-occurring background concentrations used for comparison by the Oregon Department of Environmental Quality (ODEQ), no analytes were detected above the analytical detection limits.

HAI concluded that petroleum hydrocarbon contamination was not detected in the selected soil samples. Analysis of the groundwater samples did not indicate the presence of detectable concentrations of the selected potential contaminants of concern migrating onto the Property from the adjoining parcel to the east. No additional investigation appeared to be warranted at that time. Based on available records, no further investigations have occurred on the Property since 2001.

Environmental Permits, Notices, or Liens

Research and interviews did not identify environmental permits or notices, significantly lower-than-comparable property purchase or lease price, or environmental liens associated the Property.

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 and Conclusions

This Phase I Environmental Site Assessment has not revealed evidence of Recognized Environmental Conditions (RECs) in connection with the Property. **It is our professional opinion that additional work in the form of a Phase II Environmental Site Assessment is not warranted at this time.**

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. 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.

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

Address: No situs address, vicinity of NW 13th Street & NW Civic Drive, Gresham, Multnomah County, Oregon.

Tax Lot information: Multnomah County Property ID No. R552404, Tax Lot 1S3E04DC-0302, Partition Plat 2004-62, Lot 2, located in the SE ¼ of the SW ¼ of Section 4, Township 1 South, Range 3 East, Willamette Meridian.

Total Acreage: 0.42 acres (18,163 square feet).

Zoning: Transit Development District, High Density (TDH-C, City of Gresham).

3.2 Site and Vicinity General Characteristics

The 0.42-acre rectangular-shaped undeveloped Property was in the Northwest Neighborhood of Gresham, Oregon in an area of predominantly commercial and residential developments. The Property was bounded to the north and west by an asphalt parking lot and mixed-use residential/commercial high-rise, to the south by NW 13th Street, beyond which was a shopping center, and to the east by a wooded water quality restoration wetland area, beyond which were railroad tracks for the TriMet light rail.

3.3 Current Use of the Property

At the time of the AAI site inspection, the northern and eastern portions of the Property were being used as a parking lot. The remaining southwestern portion of the Property was a gravel covered surface.

3.4 Detailed Property Description

The northern and eastern portions of the rectangular-shaped 0.42-acre Property consisted an approximately 10,000 square-foot asphalt-paved area with 30 parking spaces. The approximately 8,000 square-foot southwestern portion of the Property was unpaved and consisted of a gravel surface with scattered concrete debris. An entry drive from NW 13th Street was present along the eastern portion, along with several small vegetated landscaping strips.

3.5 Current Use of the Adjoining Properties

- Adjacent to **north**: Asphalt parking lot for Crossings at Gresham Station (apartment-retail complex).
- Adjacent to **south**: NW 13th Street, beyond which was the Gresham Station Shopping Center.
- Adjacent to **east**: Wooded water quality restoration wetland, beyond which was TriMet light rail tracks.
- Adjacent to **west**: Asphalt parking lot, Crossings at Gresham Station.

4.0 USER PROVIDED INFORMATION

4.1 Title Records

According to a document entitled *Preliminary Title Report, Order No. 458128*, prepared by Chicago Title Insurance Company of Oregon and dated July 17, 2008, the title to the Property is vested in Metro, a municipal corporation and political subdivision of the State of Oregon (copy in Appendix A).

4.2 Environmental Liens or Activity and Use Limitations

Ms. Jodi Wacenske, legal assistant and representative of Metro, the Client, completed a Phase I Environmental Site Assessment Client-Furnished Information Checklist (Appendix A) for the Property, in which she indicated that she was unaware of the existence of Environmental Liens or Activity and Use

Limitations associated with the Property. In addition, the above-referenced Preliminary Title Report did not reference any such encumbrances.

4.3 Specialized Knowledge

Ms. Wacenske indicated that she did not possess any *specialized knowledge* regarding the environmental conditions at the Property.

4.4 Valuation Reduction for Environmental Issues

Ms. Wacenske indicated that she was not aware of any value reduction of the Property for environmental considerations.

4.5 Owner, Property Manager, and Occupant Information

The Property is owned by Metro. At the time of AAI's site visit, the Property was unoccupied and partially being used as a parking lot.

4.6 Reason for Performing Phase I ESA

Assessment Associates, Inc. (AAI) was contracted by Metro to conduct this Phase I ESA for environmental due diligence purposes in support of their innocent purchaser defense under CERCLA and state law.

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 was 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.

To supplement AAI's environmental radius research for the Property, we also used an online radius search tool provided by Nationwide Environmental Title Research, LLC (excerpts in Appendix B).

EPA NPL Site List
Search Distance: 1.0-Mile
Date: July 24, 2017

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: July 24, 2017

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 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: July 24, 2017

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: July 24, 2017

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: July 24, 2017

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.

EPA RCRA Handlers List
Search Distance: Property and adjoining properties
Date: July 24, 2017

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 or adjoining sites did not appear on the RCRA Generators list reviewed for this report.

EPA CORRACTS List
Search Distance: 1.0-Mile
Date: July 24, 2017

The Corrective Action Report (CORRACTS) list identifies sites at which contamination has been discovered and where some level of corrective clean-up 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: July 24, 2017

The Property did not appear on the EPA Emergency Response Notification System (ERNS) list.

Federal and State Institutional Control/Engineering Control Registries
Search Distance: Property only
Date: July 24, 2017

The Property did not appear on the Federal or Institutional Control/Engineering Control list.

ODEQ ECSI List
Search Distance: 0.5-Mile
Date: August 2, 2017

The ODEQ Environmental Cleanup Site Information (ECSI) database lists hazardous substance sites undergoing ODEQ investigations. The Property did not appear on the ECSI list. One site, Gresham Cleaners, ODEQ ECSI Site No. 4856, located within a 0.5-mile radius of the Property, appeared on the ODEQ ECSI list reviewed for the Property (Appendix B). However, based upon the distance of this site from the Property, the fact that it is inferred to be in a hydrogeologically downgradient position with respect to the Property, and the fact that the site has been conferred ODEQ No Further Action (NFA) status, it would not appear to constitute a REC for the Property.

ODEQ SWDS and SWDF List
Search Distance: 0.5-Mile
Dates: August 2, 2017

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: August 2, 2017

The ODEQ LUST Database List is a compilation of all regulated (commercial underground gas 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. The Property did not appear on the ODEQ LUST list.

Two regulated LUST sites and three unregulated heating oil LUST sites, located within a 0.25-mile radius of the site, appeared on the ODEQ LUST list reviewed for this report (Appendix B). However, based upon their distance from the Property, their inferred cross- to downgradient position with respect to the Property, the fact that groundwater was not indicated to have been impacted, or the fact that the sites have been conferred ODEQ NFA status and/or administrative closure, the sites would not appear to constitute a REC for the Property.

ODEQ UST Database List
Search Distance: Property and adjoining sites
Date: August 2, 2017

The ODEQ UST Database List is a compilation of all regulated (commercial underground petroleum tanks) USTs that are registered with the ODEQ. The Property or adjoining sites did not appear on the ODEQ UST Database List.

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: August 2, 2017

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.

Oregon Emergency Response Information System (ERIS) Spills List
Search Distance: Property and Adjoining
Date: December 26, 1994 through April 1, 2017

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

Oregon State Fire Marshal's Office HSIS Incident list
Search Distance: Property and Adjoining
Date: August 2, 2017

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: July 24, 2017

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 USGS 7.5-Minute Quadrangle, Camas-Washington- Oregon, 1996. The Property topography was relatively level with an elevation range of approximately 309 to 311 feet above mean sea level.

Hydrogeologic Setting
Estimated Depth to Groundwater: 13 to 21 feet below ground surface
To determine the approximate groundwater conditions near the Property, AAI conducted online well log research and searched the Property for evidence of water wells, such as well monuments, water pressure tanks, and well houses. Water supply wells or groundwater monitoring well monuments were not observed on the Property.

Based on the 2001 Phase II ESA soil and groundwater investigation conducted by HAI on the Property and the adjoining parcel to the north (discussed in Section 5.5 below), groundwater would be expected to be encountered at a depth of 13 to 21 feet bgs. Copies of HAI's field boring logs are included in their report (Appendix C). Copies of the geotechnical hole reports for the push probe borings B-1 and B-2 advanced during HAI's investigation were not available on the OWRD website. AAI did not conduct a groundwater survey at the Property. The depth to groundwater at the Property may vary.

Geologic Setting
According to the U.S. Geological Survey's *Geologic Map of the Camas Quadrangle, Clark County, Washington, and Multnomah County, Oregon* (2008), the soils on the Property are underlain by Pleistocene-age fine-grained facies (unit *Qfg*), composed of silt, clay and fine- to medium-sand deposited by catastrophic floods.

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.

Building Plans and Permits:
Agency Contacted: City of Gresham Building Permits Office on-line at the PortlandMaps website, which is operated by the City of Portland.

Reverse City Directories:
Source: Polk and Cole City Directories for Greater Portland, Oregon, for the years 1966, 1970, 1975, 1979-80, and 1985 were reviewed at the Gresham Regional Library and directories for the years 1990, 1995, 2000, 2005, 2010, 2015, and 2018 were reviewed at the Multnomah County Library. Earlier directories did not include NW 13th Street, NW Civic Drive, or NW Sleret Avenue. Since the Property has no situs address, it did not appear in the directories reviewed by AAI.

Sanborn Fire Insurance Maps (SFIMs):
Source: www.multcolib.org (Multnomah County Library online databases)
The available SFIMs did not include coverage of the Property.

Fire Department UST Records:
Source: Gresham Fire and Emergency Services, Gresham, Oregon. No records were available for the Property (copy of email correspondence with Gresham Fire and Emergency Services, Appendix D).

Historical Topographic Maps:
Historical topographic maps for the years 1957, 1962, 1971, 1977, 1996, and 2011, were obtained from the USGS website.

Search of Newspaper Articles Regarding Environmental Incidents at the Property:
A search was performed of the Oregonian Newspaper online archives at http://infoweb.newsbank.com for articles pertaining to the environmental conditions at the Property. No such articles were found.

Aerial Photographs:
Aerial photographs for the years 1939, 1955, 1974, 1983, and 1989 were obtained from the U.S. Army Corps of Engineers Central Map Files, Portland, Oregon. In addition, aerial photographs for the years 2004, 2005, 2010, and 2016 were obtained from Google Earth, an online aerial photography provider. The aerial photographs 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 E of this report. Based upon the interviews and the resources that were reviewed, the history of the Property was as follows:

Property and Surrounding Area History:
AAI's review of the historical aerial photographs, topographic maps, and other records indicated that the Property was undeveloped pasture/farmland from at least the late-1930s until 2004 when it was temporarily used for the staging of building materials during construction of the Crossings at Gresham Station, an apartment-retail complex that opened in 2006 and currently adjoins the Property to the west/northwest. During development of that complex, the northern and eastern portions of the Property were paved for use as a Crossings at Gresham Station parking lot, and the southwestern portion of the Property appears to have remained an unpaved gravel surface since that time.

Surrounding parcels appeared to have been undeveloped pasture/farmland from at least the late-1930s until the 1950s, when the adjoining parcel to the east was occupied by several log ponds for a plywood/veneer mill whose central buildings were located approximately 500 feet east/southeast of the Property. The parcel located nearby and to the north of the Property was in interurban railway use by the early-1900s, and by the mid-1980s became part of the existing TriMet MAX light rail system. By the early-2000s, the former mill ponds on the adjoining parcel to the east were replaced by the existing water quality restoration wetland, and the Gresham Station Shopping Center, which currently adjoins the Property to the south, was completed. No significant changes appear to have occurred to the surrounding parcels since that time, and none of the current or historical surrounding land uses appeared to constitute a REC for the Property.

5.5 Previous Phase I Environmental Site Assessments

AAI reviewed the following client-supplied report for the Property (excerpts included in Appendix C):

- Site Assessment Activities Report, Approximate 2.06-Acre Lot, Vicinity of Civic Street and Light Rail Tracks, Gresham, Oregon, prepared for Metro by Hahn and Associates, Inc., HAI Project No. 5328, dated January 25, 2001. The following summarizes the results of the investigation and HAI's conclusions:

  HAI's limited soil and groundwater investigation was conducted to assess the potential for subsurface impacts to the Property via migration of contaminants from the former mill site adjoining the Property to the east/southeast (currently a water quality restoration wetland). HAI reportedly based their investigation on a 1988 Phase I ESA by Secor International, Inc. that identified historical uses of this site as a plywood/veneer mill, automotive manufacturer, and foundry along with a subsequent 1999 Phase II ESA completed by GeoDesign, Inc. which identified the contaminants of concern as total petroleum hydrocarbons (TPH), volatile organic compounds (VOCs), polynuclear aromatic hydrocarbons (PAHs), phenols, polychlorinated biphenyls (PCBs), and heavy metals.

  According to the HAI report, two push probe borings ("B-1" and "B-2"), were advanced to a depth of approximately 20 feet and 24 feet below ground surface (bgs), respectively, to collect soil and groundwater samples for laboratory analysis. Boring B-1 was drilled on the southeastern portion of the Property and boring B-2 was drilled approximately 50 feet northeast of the Property boundary (Figure 2).

  During drilling activities, HAI encountered silty clays and silts to depths of approximately 11 to 13.5 feet below ground surface (bgs), overlying sand and clayey sands to a depth of 24 feet bgs, and water-saturated silts between a depth of 10.5 to 12.5 feet bgs. Groundwater was measured in the borings at depths ranging from approximately 13 to 21 feet bgs. Analytical testing of the two soil samples that were collected near the water table did not indicate diesel- or oil-range hydrocarbons above the laboratory analytical detection limits. The two groundwater samples that were collected were analyzed for VOCs, semi-volatile VOCs, PAHs, PCBs, and dissolved metals. Except for the dissolved metals copper and zinc, which were detected at concentrations below the regional naturally-occurring background concentrations used for comparison by the Oregon

Department of Environmental Quality (ODEQ), no analytes were detected above the analytical detection limits.

HAI concluded that petroleum hydrocarbon contamination was not detected in the selected soil samples, and analysis of the groundwater samples did not indicate the presence of detectable concentrations of the selected potential contaminants of concern migrating onto the Property from the adjoining parcel to the east. No additional investigation appeared to be warranted at that time. Based on available records, and based on available records, no further investigation appears to have occurred on the Property since 2001.

6.0 SITE RECONNAISANCE

6.1 Methodology and Limiting Conditions

Mr. Brian J. Haug, AAI project manager, conducted an unaccompanied inspection of the Property on July 14, 2017. 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).

6.2 General Site Setting

The 0.42-acre rectangular-shaped undeveloped Property was in the Northwest Neighborhood of Gresham, Oregon in an area of predominantly commercial and residential developments. The Property was bounded to the north and west by an asphalt parking lot and mixed-use residential/commercial high-rise, to the south by NW 13th Street, beyond which was a shopping center, and to the east by a wooded water quality restoration wetland area, beyond which was railroad tracks for the TriMet light rail.

6.3 Site Observations

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

- Drinking Water Source: No services provided.
- Storm and sanitary sewer utility: No stormwater catch basins or sewer manholes were observed on the Property.

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.

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 Septic Systems

Septic systems were not observed on or adjacent to the Property.

6.3.5 Water Wells, Monitoring Wells, or Observation Wells

No evidence of water wells was observed on the Property or adjoining properties during the site inspection, nor were wells indicated to be present on the Property during AAI's research of the OWRD online water well database (see Section 5.3).

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.

Three pad-mounted transformers were located within approximately 50 feet of the north and west Property boundaries. They were all labeled "No PCBs," and are therefore unlikely to contain those compounds. Portland General Electric, the utility that owns the transformers is responsible for cleaning up any spills from its equipment. None of the transformers appeared to have leaked.

6.3.7 Floor Drains, Drywells, and Catch Basins

- Evidence of drywells, French drains, or underground injection systems was not observed on the Property.
- Several parking lot and street stormwater catch basins were observed along the boundaries of the Property. Based on a storm-sewer utility map for the area (http://maps.greshamoregon.gov/gview), these catch basins discharge into the public storm sewer system.

AAI did not observe hazardous chemicals or staining in the area of the catch basins during our site inspection, and therefore they do not appear to present an environmental concern to the property.

6.3.8 Asbestos-Containing Materials (ACMs)

Asbestos is an EPA-regulated toxic substance and a human carcinogen. The EPA defines 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. No potential ACMs were observed on the Property.

6.3.9 Hazardous Materials Storage

Hazardous substance containers or evidence of a hazardous materials release were not observed on the interior or exterior areas of the Property.

6.3.10 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, 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.

ASSESSMENT ASSOCIATES, INC.
ENVIRONMENTAL CONSULTING
3123 SE 9th Avenue, Portland, Oregon 97202
Phone 503.233.8565 • Fax 503.296.2638

7.0 INTERVIEWS

7.1 Property Owner/Manager Interview

Ms. Jodi Wacenske, legal assistant and representative of Metro, the client, completed a Phase I Environmental Site Assessment Client-Furnished Information Checklist (Appendix A) for the Property, in which she indicated that a preliminary title report was available (copy in Appendix A). Ms. Wacenske also indicated that a historical ESA report was available for the Property and that she 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, she 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 she aware of any notices from any government entity regarding possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products.

7.2 Interview with Employee from Parcel Adjoining to the West

AAI conducted an interview with Mr. Charles Patton, maintenance technician for the Crossings at Gresham Station apartment-retail complex, during our site inspection of the Property on July 14, 2017. Mr. Patton indicated that he had been employed at the multi-use residential/commercial facility for approximately 4 months. He indicated that he was unaware of USTs, monitoring wells, pits, ponds, or discharges of petroleum or hazardous substances to the ground surface of the Property or the surrounding asphalt parking lots. In addition, Mr. Patton indicated that he was unaware of any responses to the Property from the Gresham Fire Department or notices from any government entity regarding possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products at the Property or the surrounding parcels.

8.0 FINDINGS, OPINIONS, AND CONCLUSIONS

AAI has performed a Phase I Environmental Site Assessment of the 0.42-Acre Metro Property located in the vicinity of NW 13th Street & NW Civic Drive, Gresham, 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.

This Phase I Environmental Site Assessment has not revealed evidence of Recognized Environmental Conditions (RECs) in connection with the Property. **It is our professional opinion that additional work in the form of a Phase II Environmental Site Assessment is not warranted at this time.**

9.0 ADDITIONAL SERVICES, DEVIATIONS, OR DATA GAPS

9.1 Additional Services:

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

9.2 Deviations:

- No deviations.

9.3 Data Gaps:

- No significant data gaps.

www.aaiconsulting.com

ASSESSMENT ASSOCIATES, INC.
ENVIRONMENTAL CONSULTING
3123 SE 9th Avenue, Portland, Oregon 97202
Phone 503.233.8565 • Fax 503.296.2638

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:

Brian J. Haug, R.G
Project Geologist
Date: August 3, 2017

Reviewed by:

Michael T. O'Connor, R.G., R.E.A.
President
Date: August 3, 2017

ASSESSMENT ASSOCIATES, INC.
ENVIRONMENTAL CONSULTING
3123 SE 9th Avenue, Portland, Oregon 97202
Phone 503.233.8565 • Fax 503.296.2638

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 un-sampled 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 us 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)

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
CREC	Controlled Recognized Environmental Condition
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
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

ASSESSMENT ASSOCIATES, INC.
ENVIRONMENTAL CONSULTING
3123 SE 9th Avenue, Portland, Oregon 97202
Phone 503.233.8565 • Fax 503.296.2638

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.

controlled recognized environmental condition (CREC) — a recognized environmental condition (REC) resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority (for example, as evidenced by the issuance of a no further action letter or equivalent, or meeting risk-based criteria established by regulatory authority), with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls).

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 E1528), 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, (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 which 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.

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.

(2/15)

14.0 PROFESSIONAL QUALIFICATIONS

BRIAN J. HAUG, L.G., R.G.
Project Geologist, Assessment Associates, Inc.

Technical Expertise and Experience Summary
Mr. Haug's experience spans over seventeen years and includes conducting numerous Phase I and Phase II Environmental Assessment projects, along with managing a wide variety of environmental investigation, remediation, and compliance projects, including underground tank closures, storm water underground injection control registrations, stormwater monitoring/compliance assessments, contaminated soil cleanups, and AASHTO reports. Brian is conversant with ASTM E1527-13, which incorporates EPA's recent *All Appropriate Inquiry* ruling for Phase I ESAs.

Credentials
B.S. Geology / Oceanography, University of Washington, Seattle, Washington (1994)
M.S. Geology, Portland State University, Portland, Oregon (1998)

Professional Titles and Affiliations
Oregon Registered Professional Geologist No. G1887
State of Washington Licensed Geologist No. 2305

Professional Training
OSHA 40-Hour Health & Safety Training for Hazardous Waste (HW) Workers
OSHA 8-Hour HW Refresher & Operations Supervisor Course
AHERA-accredited Asbestos Inspector (Certification No. 3508-16-05-26031)

Employment History

Assessment Associates, Inc.,	Project Geologist	2013-Present
PBS Engineering + Environmental	Staff Geologist	1999-2013
NW Underwater Const., LLC	Operations Manager	2011-2012
Terracon Consultants	Senior Staff Geologist	2010-2011
David Evans & Associates, Inc.	Hydrographic Survey Technician	1994-1996

www.aaiconsulting.com

ASSESSMENT ASSOCIATES, INC.
ENVIRONMENTAL CONSULTING
3123 SE 9th Avenue, Portland, Oregon 97202
Phone 503.233.8565 • Fax 503.296.2638

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, greenspaces, 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

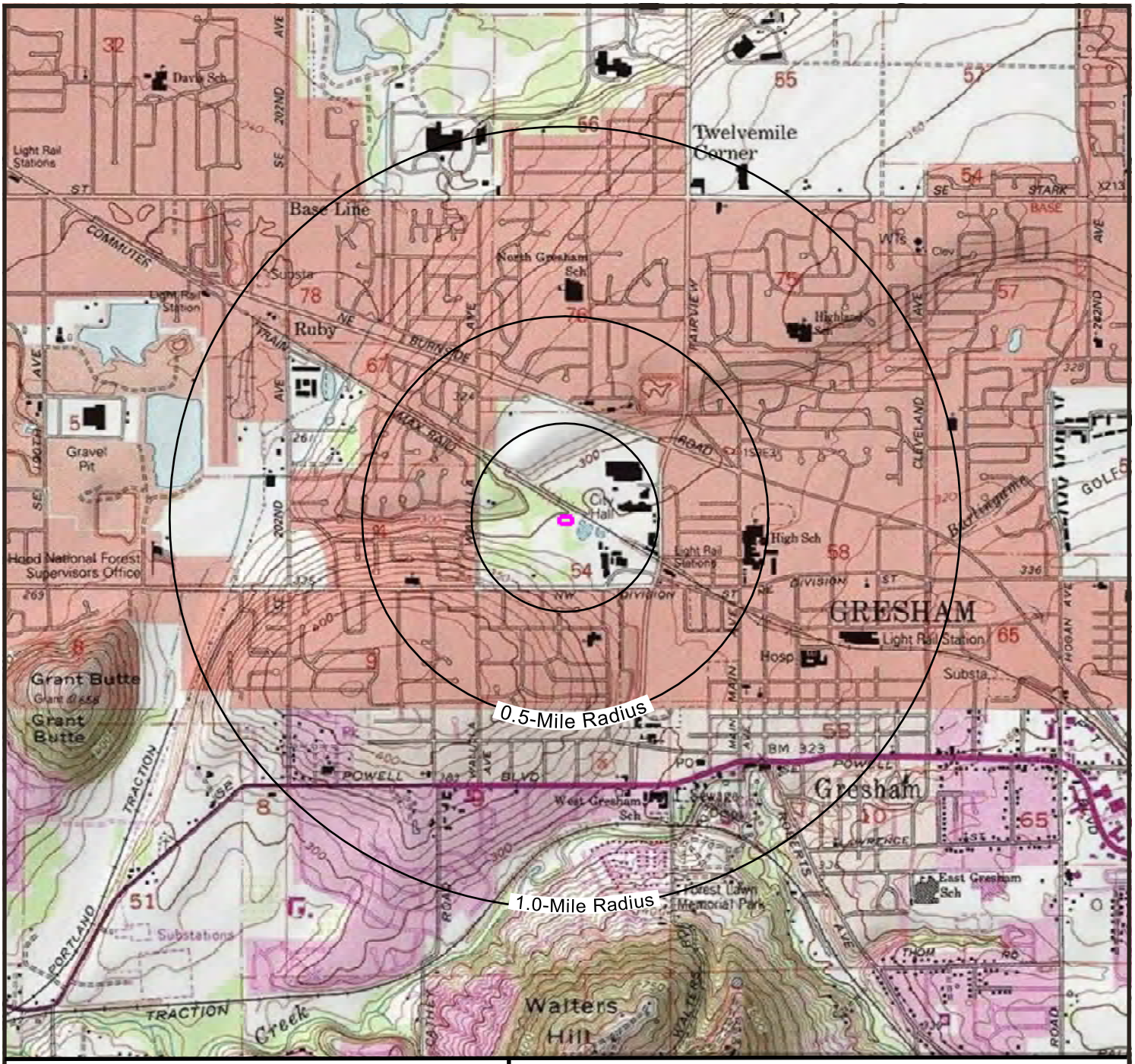
Registered Environmental Assessor (R.E.A.), Class I, California, No. 07332
Oregon Registered Professional Geologist No. G1998
State of Washington Licensed Geologist No. 2398

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 Quadrangle, Camas, WA-OR (1996)

Property Boundary

FIGURE 1
Location Map
Phase I Environmental Site Assessment
0.42-Acre Metro Property, Tax Lot 1S3E04DC-302
Vicinity of NW 13th Street and NW Civic Drive
Gresham, Oregon

NORTH

AAI Project No. 1588 **July 2017**

Assessment Associates, Inc.
Environmental Consulting
3123 SE 9th Avenue
Portland, Oregon 97202
Phone 503.233.8565 • Fax 503.296.2638

Aerial Photograph Source: http://maps.greshamoregon.gov/gview

LEGEND

- Property Boundary
- Pad-Mounted Transformer (Non-PCB)
- Stormwater Catch Basin
- Utility Vault
- Stormwater Trench Drain
- B-1 — Approx. Location of Push-Probe Borings (Hahn and Associates, 2001 ESA)

FIGURE 2. Site and Surrounding Land Use Map
Phase I Environmental Site Assessment
0.42-Acre Metro Property, Tax Lot 1S3E04DC-302
Vicinity of NW 13th Street and NW Civic Drive
Gresham, Oregon

NORTH

AAI Project No. 1588 **July 2017**

Assessment Associates, Inc.
Environmental Consulting
3123 SE 9th Avenue
Portland, Oregon 97202
Phone 503.233.8565 • Fax 503.296.2638

Photo #1 View of the 0.42-acre Property looking north from NW 13th Street.

Photo #2 View of the Property looking west toward the adjoining high-rise apartments and retail/professional businesses.

Photo #3 Close-up photograph of the concrete and gravel fill material observed on the Property.

Photo #4 Photograph of the stormwater treatment facility located adjacent and east of the Property.

Photo #5 Photograph showing the TriMet light rail tracks located nearby and north of the Property.

Photo #6 View of a non-PCB labeled pad-mounted transformer located near the southwestern corner of the Property.

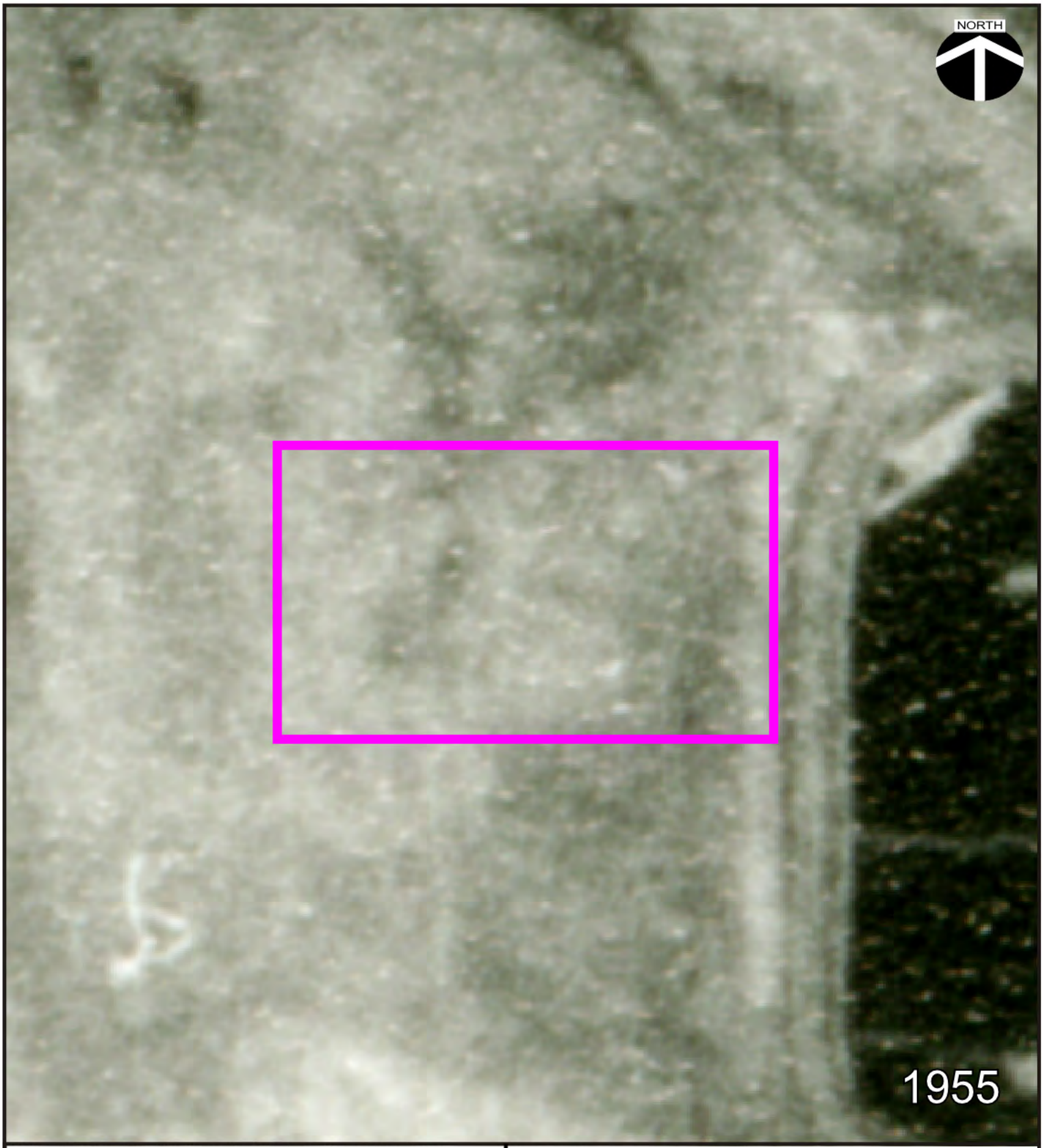
1989 and Earlier Aerial Photographs: U.S. Army Corps of Engineers;
All Other Aerial Photographs Photographs: GoogleEarth

Property Boundary

Aerial Photographs By Year
Phase I Environmental Site Assessment
0.42-Acre Metro Property, Tax Lot 1S3E04DC-302
Vicinity of NW 13th Street and NW Civic Drive
Gresham, Oregon

AAI Project 1588 **July 2017**

Assessment Associates, Inc.
Environmental Consulting
3123 SE 9th Avenue
Portland, Oregon 97202
Phone 503.233.8565 • Fax 503.296.2638



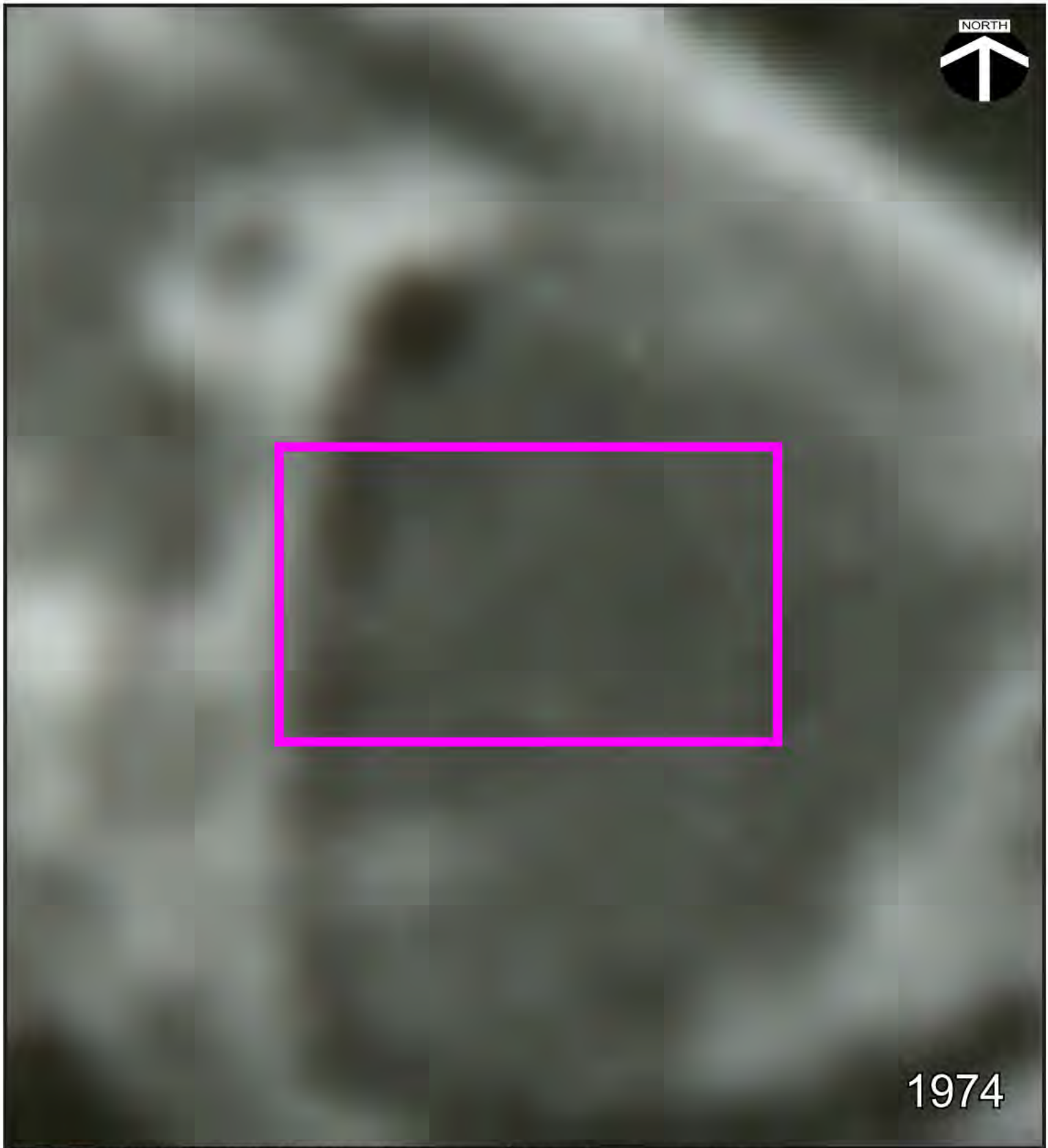
1989 and Earlier Aerial Photographs: U.S. Army Corps of Engineers;
All Other Aerial Photographs Photographs: GoogleEarth

Property Boundary

Aerial Photographs By Year
Phase I Environmental Site Assessment
0.42-Acre Metro Property, Tax Lot 1S3E04DC-302
Vicinity of NW 13th Street and NW Civic Drive
Gresham, Oregon

AAI Project 1588 **July 2017**

Assessment Associates, Inc.
Environmental Consulting
3123 SE 9th Avenue
Portland, Oregon 97202
Phone 503.233.8565 • Fax 503.296.2638



1989 and Earlier Aerial Photographs: U.S. Army Corps of Engineers;
All Other Aerial Photographs Photographs: GoogleEarth

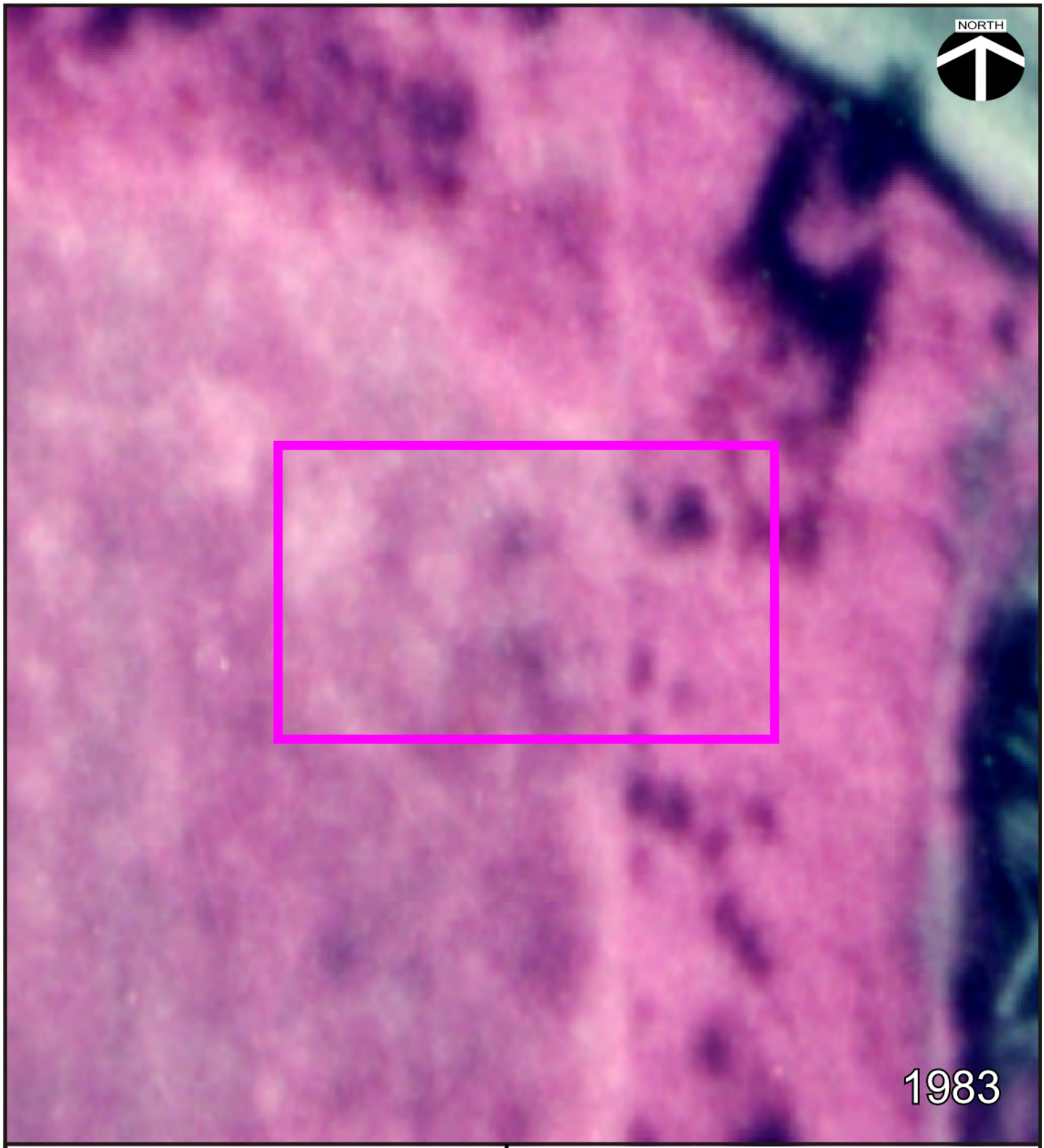
Property Boundary

AAI Project 1588 **July 2017**

Aerial Photographs By Year

Phase I Environmental Site Assessment
0.42-Acre Metro Property, Tax Lot 1S3E04DC-302
Vicinity of NW 13th Street and NW Civic Drive
Gresham, Oregon

Assessment Associates, Inc.
Environmental Consulting
3123 SE 9th Avenue
Portland, Oregon 97202
Phone 503.233.8565 • Fax 503.296.2638



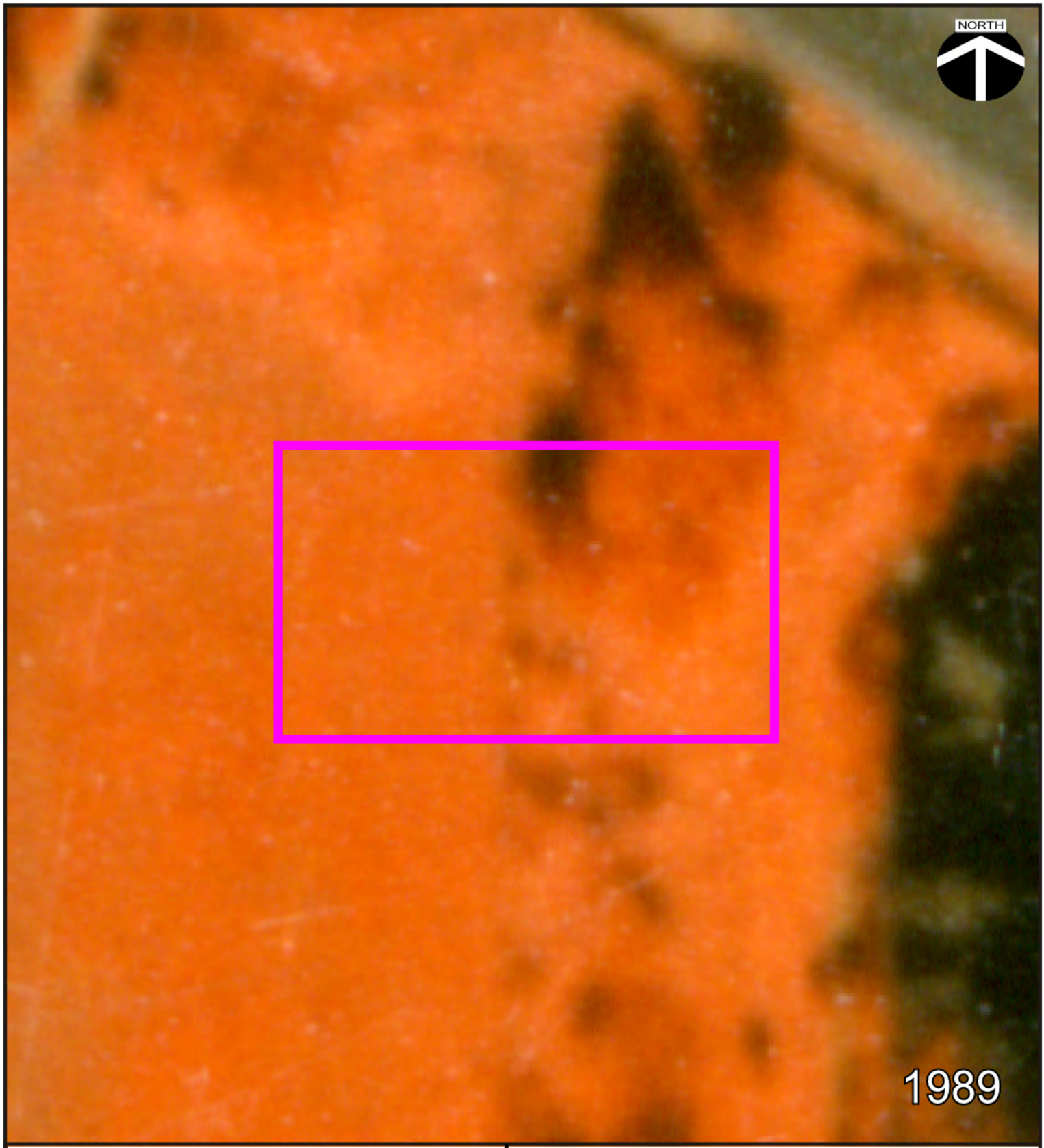
1989 and Earlier Aerial Photographs: U.S. Army Corps of Engineers;
All Other Aerial Photographs Photographs: GoogleEarth

Property Boundary

Aerial Photographs By Year
Phase I Environmental Site Assessment
0.42-Acre Metro Property, Tax Lot 1S3E04DC-302
Vicinity of NW 13th Street and NW Civic Drive
Gresham, Oregon

AAI Project 1588 **July 2017**

Assessment Associates, Inc.
Environmental Consulting
3123 SE 9th Avenue
Portland, Oregon 97202
Phone 503.233.8565 • Fax 503.296.2638



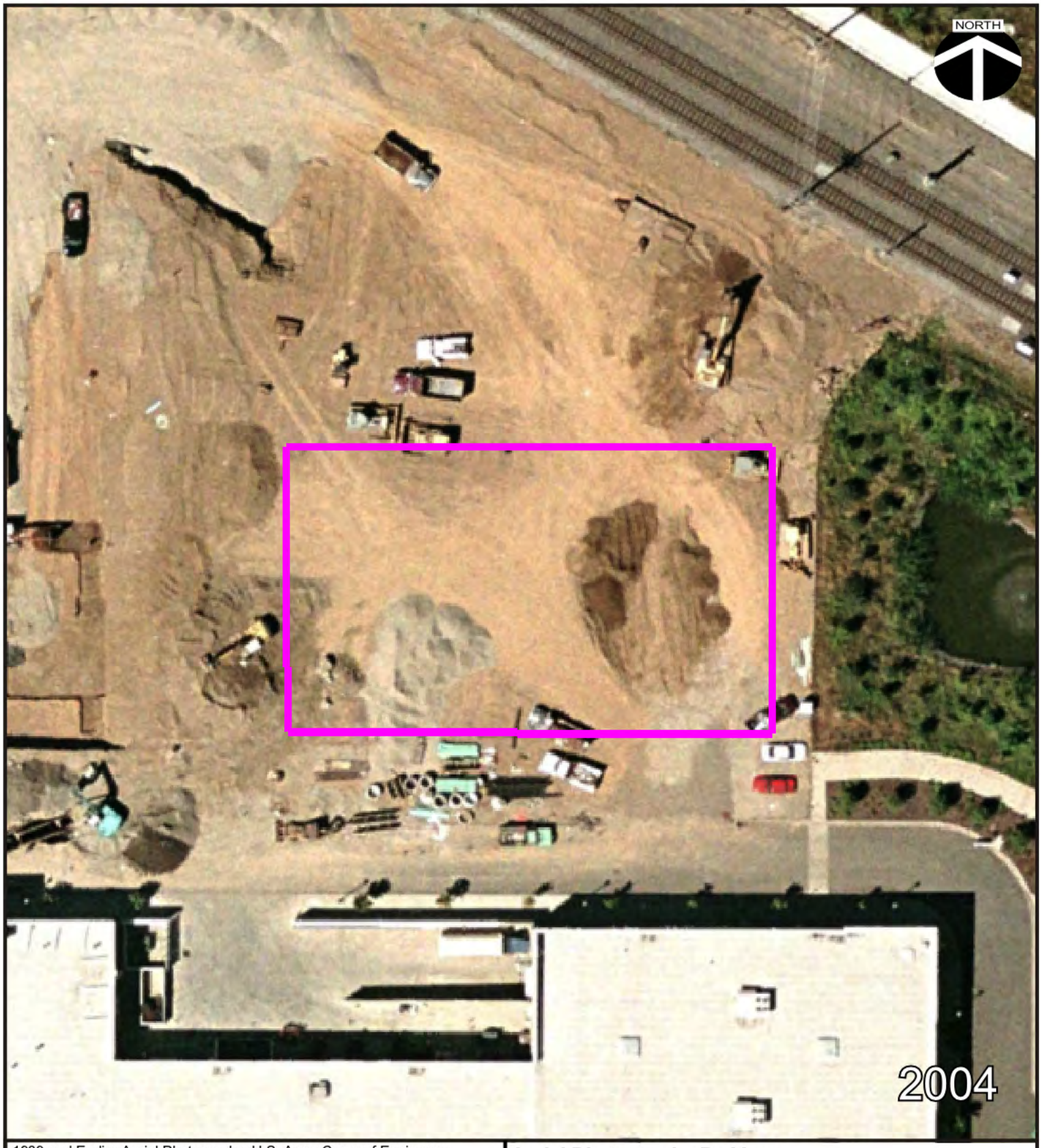
1989 and Earlier Aerial Photographs: U.S. Army Corps of Engineers;
All Other Aerial Photographs Photographs: GoogleEarth

Property Boundary

Aerial Photographs By Year
Phase I Environmental Site Assessment
0.42-Acre Metro Property, Tax Lot 1S3E04DC-302
Vicinity of NW 13th Street and NW Civic Drive
Gresham, Oregon

AAI Project 1588 **July 2017**

Assessment Associates, Inc.
Environmental Consulting
3123 SE 9th Avenue
Portland, Oregon 97202
Phone 503.233.8565 • Fax 503.296.2638



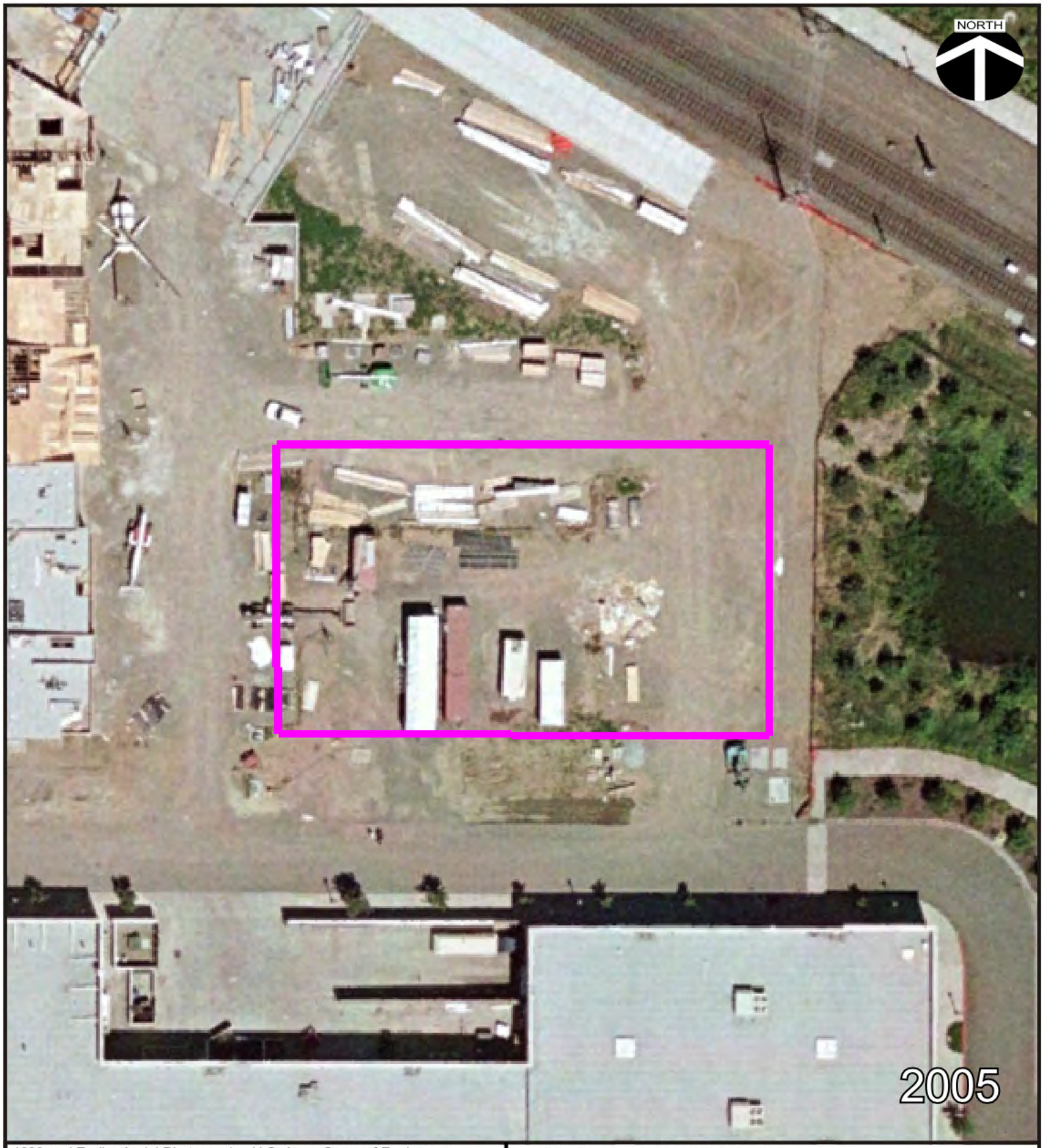
1989 and Earlier Aerial Photographs: U.S. Army Corps of Engineers;
All Other Aerial Photographs Photographs: GoogleEarth

Property Boundary

Aerial Photographs By Year
Phase I Environmental Site Assessment
0.42-Acre Metro Property, Tax Lot 1S3E04DC-302
Vicinity of NW 13th Street and NW Civic Drive
Gresham, Oregon

Assessment Associates, Inc.
Environmental Consulting
3123 SE 9th Avenue
Portland, Oregon 97202
Phone 503.233.8565 • Fax 503.296.2638

AAI Project 1588 **July 2017**



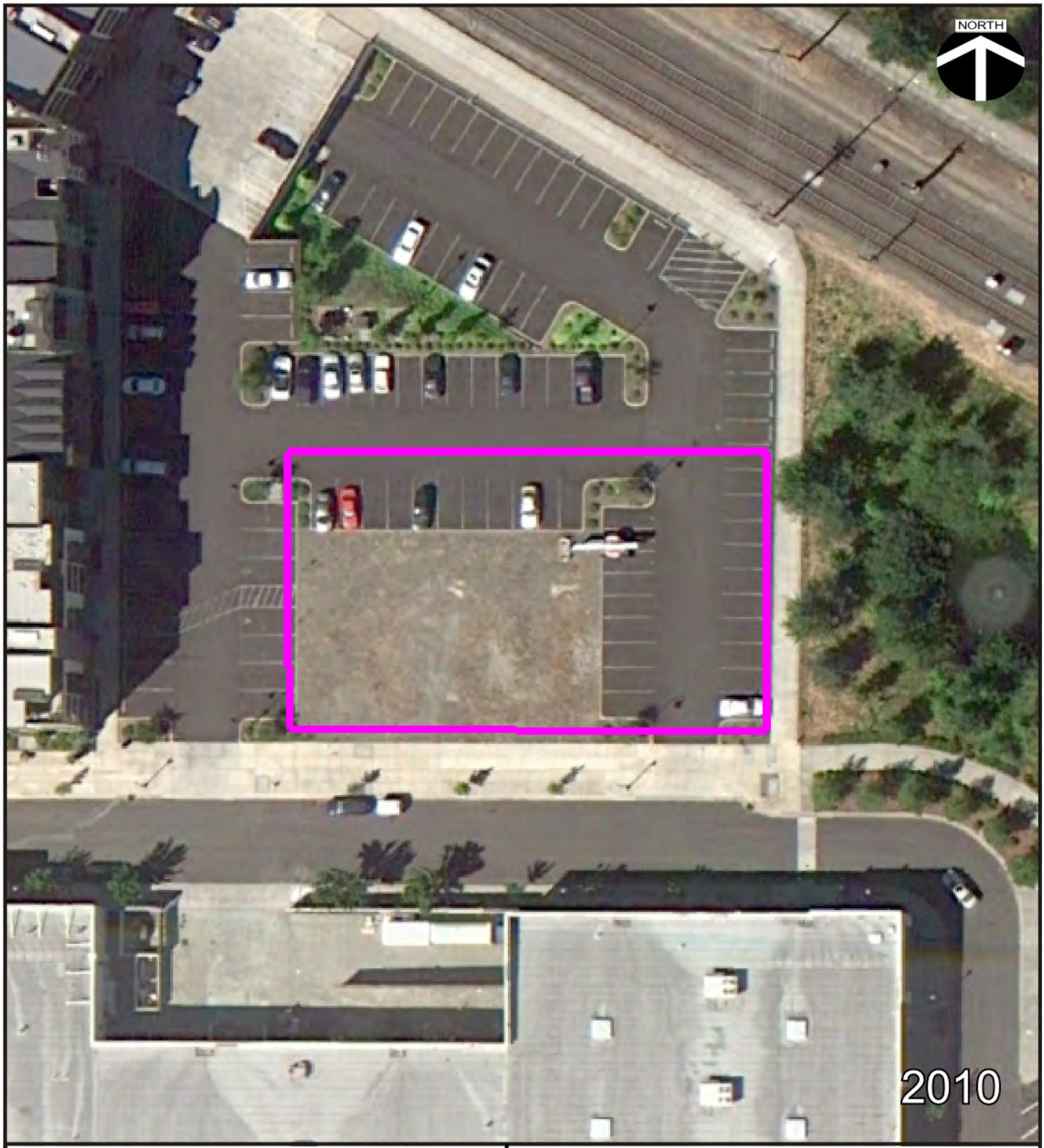
1989 and Earlier Aerial Photographs: U.S. Army Corps of Engineers;
All Other Aerial Photographs Photographs: GoogleEarth

Property Boundary

Aerial Photographs By Year
Phase I Environmental Site Assessment
0.42-Acre Metro Property, Tax Lot 1S3E04DC-302
Vicinity of NW 13th Street and NW Civic Drive
Gresham, Oregon

Assessment Associates, Inc.
Environmental Consulting
3123 SE 9th Avenue
Portland, Oregon 97202
Phone 503.233.8565 • Fax 503.296.2638

AAI Project 1588 **July 2017**



1989 and Earlier Aerial Photographs: U.S. Army Corps of Engineers;
All Other Aerial Photographs Photographs: GoogleEarth

Property Boundary

Aerial Photographs By Year
Phase I Environmental Site Assessment
0.42-Acre Metro Property, Tax Lot 1S3E04DC-302
Vicinity of NW 13th Street and NW Civic Drive
Gresham, Oregon

AAI Project 1588 **July 2017**

Assessment Associates, Inc.
Environmental Consulting
3123 SE 9th Avenue
Portland, Oregon 97202
Phone 503.233.8565 • Fax 503.296.2638

1989 and Earlier Aerial Photographs: U.S. Army Corps of Engineers;
All Other Aerial Photographs Photographs: GoogleEarth

Property Boundary

Aerial Photographs By Year
Phase I Environmental Site Assessment
0.42-Acre Metro Property, Tax Lot 1S3E04DC-302
Vicinity of NW 13th Street and NW Civic Drive
Gresham, Oregon

Assessment Associates, Inc.
Environmental Consulting
3123 SE 9th Avenue
Portland, Oregon 97202
Phone 503.233.8565 • Fax 503.296.2638

AAI Project 1588 **July 2017**

www.aaiconsulting.com

ASSESSMENT ASSOCIATES, INC.
ENVIRONMENTAL CONSULTING
3123 SE 9th Avenue, Portland, Oregon 97202
Phone 503.233.8565 • Fax 503.296.2638

Appendix A

Preliminary Title Report for the Property

Client-Furnished Information Checklist

Chicago Title Insurance Company of Oregon

PRELIMINARY TITLE REPORT
July 17, 2008

TO: Metro
600 NE Grand Avenue
Portland, OR 97232

Order No.: 458128
Escrow No.: -458128-
Ref: METRO

ATTN.: Karen Starin

Phone No.: (503)797-1557

Standard Owner's Coverage	to be determined	Premium	to be determined
Municipal Lien Search			$ 25.00

We are prepared to issue a title insurance policy in ALTA (2006) form and amount shown above insuring the title to the property described herein. This report is preliminary to the issuance of a policy of title insurance and shall become null and void unless a policy is issued, and the full premium therefore paid.

Dated as of: July 11, 2008 at 08:00 AM

Vestee: Metro, a municipal corporation and political subdivision of the State of Oregon

Subject to the exceptions, exclusions, conditions and stipulations which are part of said policy, and to exceptions as shown herein.

CHICAGO TITLE INSURANCE COMPANY OF OREGON

Emmett Brennan

By: _____

Emmett Brennan
Title Officer
10135 SE Sunnyside Road, Suite 200
Clackamas, OR 97015
phone (503)653-7300 fax (503)653-7763

Order No.: 458128

DESCRIPTION

Parcel 2, PARTITION PLAT NO. 2004-82, in the City of Gresham, County of Multnomah and State of Oregon.

GENERAL EXCEPTIONS (Standard Coverage Policies only)

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.

SPECIAL EXCEPTIONS

6. Taxes, including the current fiscal year, not assessed because of Other Municipal Corporations Exemption. If the exempt status is terminated under the statute prior to the date on which the assessment roll becomes the tax roll in the year in which said taxes were assessed, an additional tax may be levied.

Levy Code:	026
Property ID No.:	R552404
Alternate Account No.:	R64984-2460
Map No.:	1S3E04DC
Tax Lot No.:	00302

7. City liens, if any, of the City of Gresham.

8. Gresham Civic Neighborhood Financing Agreement, including the terms and provisions thereof;

Dated:	August 28, 1996
Recorded:	September 24, 1996
Recorder's Fee No.:	96-144654
By and Between:	The City of Gresham, Winmar Oregon, Inc. and Vada Spath Robertson Trust

Assignment and Agreement Regarding Transfer of Reimbursement Rights,

Dated:	July 2, 1999
Recorded:	July 2, 1999
Recorder's Fee No.:	99-130466
From:	Winmar Oregon, Inc.
To:	Gresham Station, L.L.C., a Delaware limited liability company

9. City of Gresham Resolution No. 2593, including the terms and provisions thereof;

Recorded:	August 13, 2003
Recorder's Fee No.:	2003-189087

10. Reciprocal Easement Agreement, including the terms and provisions thereof;

Recorded:	June 21, 2004
Recorder's Fee No.:	2004-111989

11. City of Gresham Agreement for Deferral Site Design Review and Plan Check Fees, including the terms and provisions thereof;

Recorded:	June 22, 2004
Recorder's Fee No.:	2004-112259

Order No.: 458128

12. An easement created by instrument, including terms and provisions thereof;

Dated:	September 14, 2004
Recorded:	November 22, 2004
Recorder's Fee No.:	2004-211656
In Favor Of:	Portland General Electric Company
For:	Underground distribution line
Affects:	A 6 foot strip through the Southeasterly portion

13. The effect, if any, of that certain Stormwater Drainage Agreement;

Dated:	January 18, 2005
Recorded:	February 22, 2005
Recorder's Fee No.:	2005-029227
By and Between:	Westlake Gresham Station, LLC and The Crossing at Gresham Station, LLC

NOTE: Effective January 1, 2008, Chapter 864, Oregon Laws 2007 mandates withholding of Oregon income taxes from sellers who do not continue to be Oregon residents or qualify for an exemption. Please read the Information for Sellers flyer that accompanies this report. Unless the seller completes a form qualifying him/her for a lesser amount or an exemption, escrow may be required by law to withhold 4% of the sales price and forward it to the Oregon Department of Revenue.

NOTE: Property address is identified as:
As of the date of this report, a situs address has not been assigned to the herein described land.

END OF REPORT

cc:

Metro

eb/eb
July 17, 2008

CHICAGO TITLE

"This plat is for your aid in locating your land with reference to streets and other parcels.
While this plat is believed to be correct, the company assumes no liability for any loss occurring by reason of reliance thereon."

Map No. 1S3E04DC 00302

CHICAGO TITLE INSURANCE COMPANY
10135 S.E. SUNNYSIDE ROAD Suite 200
CLACKAMAS, OREGON 97015

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.
3123 SE 9th Avenue,
Portland, Oregon 97202
phone 503.233.8565 • fax: 503.296.2638
email: response@aaiconsulting.com

1. COMPLETED BY

Signature Jodi Waccenske	Date 6/29/17
Printed Name Jodi Waccenske	Title Legal Assistant
Company: Metro, an Oregon municipal corporation	

2. CONTACT INFORMATION

Current Property Owner Name: Metro Address: 600 NE Grand Ave City/State/Zip Portland OR 97232 Phone Contact:	**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: Gresham Civic "Pad"		
Property Address: NW 13th St & NW Civic Drive		
City: Gresham	State: OR	Zip:

4. GENERAL SITE DESCRIPTION:

Legal description/ boundary survey/ plat available (please send to Assessment Associates, Inc. if "yes") Partition Plat 2004-62, Lot 2	☑ Yes ☐ No
Assessor's Parcel Number(s): 1S3E04DC-302	
Total Property Size (acres) .42 acres	
Total number of buildings	
Total square footage of buildings	
Date of construction	
Dates of significant renovation	
Waste water discharge ☐ Municipal Sanitary Sewer ☐ On-site septic system ☐ Other	
Potable water source ☐ Community Water Supplier ☐ On-site well ☐ Other	
Please describe prior use(s) of property, if known:	

5. ASTM 1527-13; REQUIRED INQUIRIES

Property Owner: Metro Name:	Phone:	Fax:
Key Site Manager (Site contact): Name:	Phone:	Fax:

Property Type:

☐ Residential – number of units____ Are the units currently occupied? ☐ Yes ☐ No

☑ Commercial - please provide a list of tenants including contact names and phone numbers

☐ 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 →	☑ Yes	☐ 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 →	☐ Yes	☑ 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 →	☐ Yes	☑ 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 →	☐ Yes	☑ No
Do you have any specialized knowledge that would be material in identifying recognized environmental conditions in connection with the Property? Yes →	☐ Yes	☑ 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 →	☑ Yes	☐ No
Are you specifically aware of a reduction in the property value due to environmental issues? Yes →	☐ Yes	☑ 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,	☐ Yes	☑ No
(a.) Do you know the past uses of the property? Yes →	☐ Yes	☑ No
(b.) Do you know of specific chemicals that are present or once were present at the property? Yes →	☐ Yes	☑ No
(c.) Do you know of spills or other chemical releases that have taken place at the property? Yes →	☐ Yes	☑ No
(d.) Do you know of any environmental cleanups that have taken place at the property? Yes →	☐ Yes	☑ 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 →	☐ Yes	☑ No

Please state the reason for procuring this Phase I ESA:

☐ Qualify for Landowner Liability Protections (LLPs) offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001 (the "Brownfields Amendments").

☑ 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	☑ Yes ☐ No	
Environmental Compliance Audit Reports	☐ Yes ☐ No	
Environmental Permits	☐ Yes ☐ No	
a) Industrial Discharge	☐ Yes ☐ No	
b) POTW (NPDES)	☐ Yes ☐ No	
c) Hazardous Waste Generator	☐ Yes ☐ No	
d) Air Quality	☐ Yes ☐ No	
e) Flammable Materials	☐ Yes ☐ No	
f) Aboveground or Underground Storage Tanks (AST/UST)	☐ Yes ☐ No	
g) Waste Manifest(s)	☐ Yes ☐ No	
h) Other	☐ Yes ☐ No	
Registration for, or Existing Underground Injection Control (UIC) Systems (dry wells etc.)	☐ Yes ☐ No	
Material Safety Data Sheets	☐ Yes ☐ No	
Community Right to Know Plans	☐ Yes ☐ No	
Risk Assessments	☐ Yes ☐ No	
Safety, Spill Prevention, or Control Plans	☐ Yes ☐ No	
Environmental Reports	☐ Yes ☐ No	
Notices Relating to Past or Present Violations of Environmental Law	☐ Yes ☐ No	
Building or Site Plans	☐ Yes ☐ No	

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	☐ Yes ☐ No	
2. Underground Storage Tanks	☐ Yes ☐ No	
3. Aboveground Storage Tanks	☐ Yes ☐ No	
4. Spills or Releases	☐ Yes ☐ No	
5. Dump Areas/ Landfills	☐ Yes ☐ No	
6. Waste Treatment Systems	☐ Yes ☐ No	
7. Clarifiers/ Separators	☐ Yes ☐ No	
8. Air stacks/ Vents/ Odors	☐ Yes ☐ No	
9. Floor Drains/Sumps/Dry Wells	☐ Yes ☐ No	
10. Stained Soil/ Impacted Vegetation	☐ Yes ☐ No	
11. On-site Electrical Transformers	☐ Yes ☐ No	
12. Hydraulic lifts/ Elevators	☐ Yes ☐ No	
13. Dry Cleaning Operations	☐ Yes ☐ No	
14. Wetlands/ Flooding	☐ Yes ☐ No	
15. Oil/ Gas/ Water/ Monitoring Wells	☐ Yes ☐ No	
16. Environmental Cleanups	☐ Yes ☐ No	

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	☐ Yes ☐ No	
Dry Cleaners	☐ Yes ☐ No	
Industrial Uses	☐ Yes ☐ No	
Other Environmental Concerns	☐ Yes ☐ No	

Adjoining Property Uses	Description
North	
South	
East	
West	

This Page Intentionally Left Blank

www.aaiconsulting.com

ASSESSMENT ASSOCIATES, INC.
ENVIRONMENTAL CONSULTING
3123 SE 9th Avenue, Portland, Oregon 97202
Phone 503.233.8565 • Fax 503.296.2638

Appendix B

Oregon Department of Environmental Quality
Environmental Cleanup Site Summary Report and No Further Action Letter

Oregon Department of Environmental Quality
Leaking Underground Storage Tank Site List and Summary Reports

Excerpts from Environmental Radius Report,
Nationwide Environmental Title Research, LLC

Oregon Department of Environmental Quality

Gresham Cleaners

Summary Information

[Dec. 2008] Dry cleaning solvents (PCE and its breakdown products TCE and cis-DCE) were detected in soil and groundwater at the former Gresham Dry Cleaners and Laundry site. A subsurface investigation was completed, with nine monitoring wells installed. Four quarters of groundwater sampling were concluded. A beneficial water use survey was also conducted, which did not identify any uses of groundwater within the locality of facility. DEQ issued a no further action determination on December 10, 2008.

General Site Information

Site:	**Gresham Cleaners (ECSI Site ID: 4856)**	**CERCLIS (EPA) Id**	
Project Manager:	**N/A - Project Completed.**	**Investigative Status:**	**No Further Action needed**
PM Phone:		**NPL(National Priority Listing):**	**No**
Address:	**40-360 NW Burnside Rd.**	**Is this site an Orphan?**	**No**
	Gresham, 97030	**Is this site a brownfield?**	**No**
County:	**MULTNOMAH**	**Action Underway or Needed:**	**NO FURTHER STATE ACTION REQUIRED**
Region:	**Northwest Region**	**Click for more details ...**	

Site Documents

Click the link to view the document.

File Name	Category	File Size MB	Document Date	Upload Date
Beneficial Water Use Survey.pdf	Reports	3.6475		10/20/2008
Addendum to Addendum to Beneficial Water Use Survey.pdf	Reports	3.1957		10/20/2008
Sub Invest Rpt Part1.pdf	Reports	3.8726		10/26/2009
Gresham Cleaners NFA.pdf	Signed NFA letters	1.5425		12/18/2008

Department of Environmental Quality
700 NE Multnomah Street, Suite 600 Portland, OR 97232
Hours: Mon-Fri, 8 a.m.-5 p.m

Email: DEQInfo@deq.state.or.us | Phone: 503-229-5696 | Fax: 503-229-6124

Oregon
Theodore R. Kulongoski, Governor

Department of Environmental Quality
Northwest Region Portland Office
2020 SW 4th Avenue, Suite 400
Portland, OR 97201-4987
(503) 229-5263
FAX (503) 229-6945
TTY (503) 229-5471

December 10, 2008

Mr. Scott Sweeney
Vice President
Gresham Square SC LP
10815 Rancho Bernardo Rd. Suite 120
San Diego, CA 92127-2187

Re: Former Gresham Cleaners Facility
No Further Action Determination
ECSI #4856
Gresham, Oregon

Dear Mr. Sweeney:

The Oregon Department of Environmental Quality (DEQ) has completed our review of the environmental investigation reports submitted to DEQ by Farallon Consulting completed on behalf of Gresham Square SC LP. The DEQ review was conducted under terms of an Independent Cleanup (ICP) Agreement between DEQ and the Gresham Square, dated May 4, 2007.

Pursuant to Oregon Revised Statute, ORS 465.320, and Oregon Administrative Rules, OAR 340-122-100, DEQ invited the public to comment on the proposed "No Further Action" cleanup decision for the site. DEQ published the proposed "No Further Action" decision in the Gresham Outlook and Secretary of State's Bulletin on November 1, 2008 and requested public comments through November 30, 2008. No comments were received.

DEQ concludes that the former Gresham Cleaners site located at 40-360 Northwest Burnside Road in Gresham, Oregon is currently protective of public health and the environment and requires no further action under the Oregon Environmental Cleanup Law, ORS 465.200 et seq., unless new or previously undisclosed information becomes available. This determination is based on the regulations and facts as presented in the enclosed staff report. The Environmental Cleanup Site Information System (ECSI) database will be updated to reflect this decision.

Contamination remains on the former Gresham Cleaners site. DEQ approves leaving this contamination because the contamination does not present an unacceptable risk to human health, safety, welfare and the environment under the conditions described in the enclosed staff report. DEQ's approval to leave contamination on the site was based on recent condition, as described in the reports listed in the enclosed staff report.

Any future work in the contaminated areas of the property, including any sampling, management, and disposal of contaminated soil or groundwater must be performed in accordance with DEQ regulations and policies. DEQ recommends keeping a copy of all of the documentation associated with this remedial action with the permanent facility records.

If you have any questions about this letter, please contact Marcy Kirk at (541) 633-2009.

Sincerely,

Bruce Gilles
Environmental Cleanup Program Manager
Northwest Region

Enclosure: Staff Report

Cc: Carla Brock, Farallon Consulting

State of Oregon
Department of Environmental Quality Memorandum

Date: December 9, 2008

To: Bruce Gilles, Northwest Region Cleanup Manager

From: Marcy Kirk, Project Manager/Hydrogeologist

Subject: NFA Recommendation for the Former Gresham Cleaners in Gresham, Oregon; ECSI #4856

Introduction

This document presents the basis for the Oregon Department of Environmental Quality's (DEQ's) recommended action for the former Gresham Cleaners located at 40-360 Burnside Road, Gresham, Oregon (Figure 1). This recommended action was selected in accordance with Oregon Revised Statutes (ORS) 465.200 through 465.455 and OAR Chapter 340, Division 122, Sections 010 to 0140.

The recommended action is based on information documented in the administrative record for this site. A copy of the administrative record index is at the end of this report. This document summarizes the more detailed information contained in these reports. Site investigations were reviewed under a DEQ Independent Cleanup Pathway Agreement dated May 4, 2007.

Background

The site is approximately 7.39 acres and is located in Township 1 South, Range 3 East, Section 3cb, tax lot 4400, Multnomah County, Oregon (Figure 1).The site property is developed with a shopping center. The Gresham Cleaners and Laundry is a former dry cleaners that operated from 1991 through 2004 on the west end of the shopping center (Figure 2). The former dry cleaner suite is currently occupied by a dental office. A dry cleaning solvent, tetrachloroethene (PCE) and its breakdown products, trichloroethene (TCE), and dichloroethene (DCE) were detected in soil and groundwater in 2006. PCE was also detected in soil vapor beneath the building. PCE has been detected in groundwater offsite.

Regional and Site Geology, Hydrogeology, and Surface Water

The site is located within the Portland basin, a structural deformation of volcanic and marine sedimentary rocks covered by as much as 1,800 feet of fluvial and lacustrine sedimentary deposits. Nine hydrogeologic units have been defined with the Portland Basin, including the unconsolidated sedimentary aquifer and underlying Troutdale gravel aquifer (McFarland and Morgan, 1996). The site is located near the edge of the lateral extent of the unconsolidated sedimentary aquifer. Regional groundwater flow direction is toward the north in both aquifers.

The subsurface investigation conducted by Farallon Consulting states that silt and silty sand are present to a depth of approximately 15 feet below ground surface (bgs), followed by sand to 35 to 40 feet bgs, gravel to 55 feet bgs, and sand to 65 feet bgs. Groundwater is encountered at approximately 25 to 32 feet bgs and fluctuates seasonally up to 3 feet. The horizontal groundwater flow direction onsite appears to be to the southwest. A downward vertical gradient has also been measured onsite. Based on groundwater elevations and geologic description, the site appears to be directly underlain by the unconsolidated sedimentary aquifer. The unconsolidated sedimentary aquifer is most likely connected to the lower Troutdale gravel aquifer both vertically and laterally at the distal edge of the unconsolidated sedimentary aquifer.

Four wetland areas and three creeks were identified within one mile of the site (Figure 3).

Nature and Extent of Contamination

Tetrachloroethene (PCE) and its breakdown products, trichloroethene (TCE), and dichloroethene (DCE) were detected in soil and groundwater, and PCE was detected in soil vapor. Table 1 presents the soil analytical data. Figure 2 shows the locations of borings and monitoring wells where soil samples were collected. PCE was detected in soil up to 0.094 milligrams per kilogram (mg/kg), TCE up to 0.0034 mg/kg, and cis-DCE up to 0.004 mg/kg. Soil samples were collected from depths ranging from 3 to 50 feet bgs. The highest concentrations were detected in boring B3 at 6.5 to 8 feet bgs near the southwest corner of the building.

PCE, TCE, and DCE have also been detected in groundwater, onsite and offsite. Tables 2 and 3 present groundwater analytical data. Figure 4 shows locations of monitoring wells. PCE was detected in groundwater up to 120 micrograms per liter (ug/l), TCE up to 3.1 ug/l, cis-DCE up to 3.8 ug/l, and trans-DCE up to 0.59 ug/l. The highest concentrations were all detected in temporary boring B2 at 32.5 feet bgs, approximately 40 feet west of the cleaner/boiler room. Contaminant concentrations in permanent monitoring wells fluctuated over four quarters of monitoring with no apparent trend. Wells are screened from 25 to 35 feet bgs, with the exception of MW-5 which screened deeper at 60 to 65 feet bgs. PCE has been detected in MW-5 from 0.28 ug/l to 0.48 ug/l. PCE has also been detected in an offsite well, MW-3 at 0.2 ug/l to 0.28 ug/l.

Three borings were advanced beneath the floor slab inside the tenant space next to the former dry cleaner suite to a depth of 4 feet bgs (Figure 2). Sub-slab soil gas vapor samples were collected from each boring at 1 to 4 feet bgs using a hand pump into a Tedlar bag. Only PCE was detected in one sample at 1.1 ug/l.

Based on results from the BIOCHLOR screening model, the locality of facility (LOF) is estimated to encompass the site and extend approximately 300 feet in a hydraulically downgradient direction to the southwest (Figure 5). Groundwater data indicates that the LOF has a more limited extent and the groundwater plume appears to be stable based on two years of groundwater monitoring data. The estimated LOF to the most stringent

applicable RBC (78 ug/l PCE in groundwater for residential indoor air inhalation) does not extend off the site property. The nearest surface water body downgradient of the site is approximately 1,500 feet away.

Beneficial Land and Water Use
The site is zoned commercial and surrounded by properties zoned for retail, commercial, mixed-use, and residential. Drinking water within one half mile of the site is supplied to all properties by the City of Gresham. Oregon Water Resources Department database indicates that there are thirteen water well rights with 1 mile of the site, used for either irrigation or industrial use. It is not reasonably likely that the shallow portion of the unconsolidated sedimentary aquifer will be used in the future for drinking water. The unconsolidated sedimentary aquifer likely discharges to lower aquifers that are used for drinking water. The closest water supply well in the lower aquifer is located two miles north-northwest of the site and is screened from approximately 425 to 650 feet bgs.

An ecological risk assessment was not conducted for this site. Based on its urban setting and limited LOF, the site does not pose a significant risk to potential ecological receptors in the LOF.

Conceptual Site Model
The primary source of PCE and associated breakdown products was most likely from releases from the sanitary sewer and/or former dry cleaning equipment (see Figure 2). Secondary sources include contaminated surface soil (<3 feet bgs), subsurface soil and groundwater. Potential receptors include current and future occupational workers, construction workers, and excavation workers. Potential exposure pathways are through direct contact with soil, vapor inhalation via intrusion into buildings and volatilization to outdoor air.

Risk-Based Evaluation
Tables 4, 5, and 6 presents the highest detected soil, groundwater, and soil gas vapor concentrations along with the applicable generic risk-based concentrations (RBCs). Present soil, groundwater, and soil gas vapor concentrations of PCE and associated breakdown products do not exceed any of the applicable RBCs established in DEQs Risk-Based Decision Making for the Remediation of Petroleum-Contaminated Sites, September, 2003 (updated March, 2007).

The site is covered by low permeable surfaces, including asphalt, concrete, and buildings which prevent direct contact with surface soil and reduce the potential for soil and groundwater volatilization to outdoor air.

The groundwater plume extends offsite but concentrations are below applicable RBCs and the plume appears to be stable, based on two years of groundwater monitoring results.

The unconsolidated sedimentary aquifer is most likely connected to the lower Troutdale gravel aquifer both vertically and laterally at the distal edge of the unconsolidated sedimentary aquifer. PCE concentrations decrease vertically within the unconsolidated sedimentary aquifer onsite two orders of magnitude within 30 vertical feet (59 ug/l to 0.48 ug/l). It is therefore unlikely that the plume from this site will migrate to the Troutdale gravel aquifer.

PCE was detected in soil vapor under the floor slab at 1.1 ug/l. The RBC for PCE for occupational indoor air inhalation is 1.9 ug/m^3 (0.0019 ug/l). Draft DEQ guidance for correlating sub-slab soil gas vapor concentrations to indoor air exposure allows for a 1000 times attenuation factor for occupational uses, so the detected PCE concentration in soil vapor is less than the risk-based concentrations.

DEQ Recommendation

Based on the results of the investigations conducted to date, DEQ recommends a No Further Action determination for the former Gresham Dry Cleaners site in Gresham, Oregon. A 30-day Public Notice and Comment was provided in the Secretary of State Bulletin and in the Gresham Outlook newspaper on November 1, 2008. No comments were received during the comment period. Therefore, DEQ makes a No Further Action determination based on the available data for the site.

ADMINISTRATIVE RECORD INDEX

Former Gresham Cleaners
Gresham, Oregon

The Administrative Record consists of the documents on which the recommended no further action determination for the site is based. Additional background and supporting information can be found in the former Gresham Cleaners project file located at DEQ Eastern Region Bend Office, 300 SE Reed Market Road, Bend, Oregon.

DEQ. Risk-Based Decision Making for the Remediation of Petroleum-Contaminated Sites, September, 2003 (updated March, 2007)

Farallon Consulting, Subsurface Investigation Report, Gresham Square Shopping Center, 40-360 Northwest Burnside Road, Gresham, Oregon, September 20, 2006

Farallon Consulting, Technical Memorandum Regarding Monitoring Well MW-9 Installation and Sampling, Gresham Square Shopping Center, 40-360 Northwest Burnside Road, Gresham, Oregon, February 8, 2007

Farallon Consulting, Technical Memorandum Regarding Feasibility Testing Summary, Gresham Square Shopping Center, 40-360 Northwest Burnside Road, Gresham, Oregon, August 7, 2007

Farallon Consulting, Letter Regarding Quarterly Groundwater Monitoring and Sampling Summary Report – September 2007, Gresham Square Shopping Center, 40-360 Northwest Burnside Road, Gresham, Oregon, November 21, 2007

Farallon Consulting, Beneficial Water Use Survey, Gresham Square Shopping Center, 40-360 Northwest Burnside Road, Gresham, Oregon, February 11, 2008

Farallon Consulting, Letter Regarding Quarterly Groundwater Monitoring and Sampling Summary Report – December 2007, Gresham Square Shopping Center, 40-360 Northwest Burnside Road, Gresham, Oregon, March 19, 2008

Farallon Consulting, Letter Regarding Quarterly Groundwater Monitoring and Sampling Summary Report – March 2008, Gresham Square Shopping Center, 40-360 Northwest Burnside Road, Gresham, Oregon, May 29, 2008

Farallon Consulting, Letter Regarding Addendum to the Beneficial Water Use Survey, Gresham Square Shopping Center, 40-360 Northwest Burnside Road, Gresham, Oregon, July 21, 2008

Farallon Consulting, Letter Regarding Quarterly Groundwater Monitoring and Sampling Summary Report – June 2008, Gresham Square Shopping Center, 40-360 Northwest Burnside Road, Gresham, Oregon, Draft August 12, 2008

McFarland, W.D. and Morgan, D.S., Description of the Ground-Water Flow System in the Portland Basin, Oregon and Washington. USGS Water Supply Paper 2470-A, 1996.

Table 1
Summary of Soil Analytical Results
Gresham Square Shopping Center
Gresham, Oregon
Farallon PN: 534-001

Sample ID	Sample Depth (in feet)	Sample Date	Analytical Results (milligram per kilogram)[1]					
			PCE	TCE	cis-1,2-DCE	trans-1,2-DCE	1,1-DCE	Vinyl Chloride
B1-5.0-6.5	5.0-6.5	07/24/06	<0.0013	<0.0013	<0.0013	<0.0013	<0.0013	<0.0013
B1-9.5-11	9.5-11	07/24/06	<0.0013	<0.0013	<0.0013	<0.0013	<0.0013	<0.0013
B1-29-30.5	29-30.5	07/24/06	<0.0012	<0.0012	<0.0012	<0.0012	<0.0012	<0.0012
B2-6.5-8.0	6.5-8.0	07/24/06	0.007	<0.0013	<0.0013	<0.0013	<0.0013	<0.0013
B2-11-12.5	11-12.5	07/24/06	0.004	<0.0012	<0.0012	<0.0012	<0.0012	<0.0012
B2-24.5-25.5	24.5-25.5	07/25/06	0.0021	<0.0011	<0.0011	<0.0011	<0.0011	<0.0011
B3-6.5-8.0	6.5-8.0	07/25/06	0.094	0.0034	0.004	<0.0013	<0.0013	<0.0013
B3-11-12.5	11-12.5	07/25/06	0.015	<0.0012	0.0038	<0.0012	<0.0012	<0.0012
B3-27.5-28.5	27.5-28.5	07/25/06	0.0058	<0.0012	0.0013	<0.0012	<0.0012	<0.0012
MW1-50	50-50.5	08/22/06	<0.00087	<0.00087	<0.00087	<0.00087	<0.00087	<0.00087
MW2-5	5-6.5	08/23/06	0.004	<0.0014	<0.0014	<0.0014	<0.0014	<0.0014
MW3-15	15-16	08/23/06	<0.0013	<0.0013	<0.0013	<0.0013	<0.0013	<0.0013
B10-3.0	3-3.5	08/22/06	0.0019	<0.0012	<0.0012	<0.0012	<0.0012	<0.0012
DEQ RBC Surface Soil Ingestion, Dermal, and Inhalation			5.1	3.4	4,900	9,700	26,000	3.7
DEQ RBC Soil to Indoor Air[2]			1.5	0.094	110	230	640,000	2.0
DEQ RBC Soil to Outdoor Air[2]			62	3.3	>Csat	>Csat	>Csat	82
DEQ RBC Soil Leaching to Groundwater[2]			0.037	0.0099	4	11	43,000	0.0099

NOTES:
Results in Bold indicate concentrations above applicable cleanup levels
[1]Analyzed using U.S. Environmental Protection Agency (EPA) Method 8260.
[2]Oregon Department of Environmental Quality, Section 340, Chapters 122-0205 to 0360 Oregon Administrative Rec
< denotes no detectable concentrations above the listed laboratory practical quantitation limit
RBC = Risk Based Concentrations
DCE = dichloroethene
PCE = tetrachloroethene
TCE = trichloroethene

Table 2
Summary of Groundwater Analytical Results
Gresham Square Shopping Center
Gresham, Oregon
Farallon PN: 534-001

Sample ID	Sample Depth (in Feet)	Sample Date	Analytical Results (micrograms per liter)[1]					
			PCE	TCE	cis-1,2-DCE	trans-1,2-DCE	1,1-DCE	Vinyl Chloride
B1072506-GW	30.5	07/25/06	24	<0.20	<0.20	<0.20	<0.20	<0.20
B2072506-GW	32.5	07/25/06	120	3.1	3.8	0.59	<0.20	<0.20
B3072506-GW	32.5	07/25/06	16	0.86	3.1	0.23	<0.20	<0.20
MW-1		08/26/06	6.4	<0.20	<0.20	<0.20	<0.20	<0.20
MW-2		08/26/06	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20
MW-3		08/26/06	0.20	<0.20	<0.20	<0.20	<0.20	<0.20
MW-4		08/26/06	5.7	<0.20	<0.20	<0.20	<0.20	<0.20
MW1-50-GW	50	08/22/06	21	0.53	0.46	<0.20	<0.20	<0.20
DEQ RBC Groundwater Ingestion and Inhalation Tap[2]			0.63	0.17	240	490	1,400	0.49
DEQ RBC Groundwater to Indoor Air[2]			1,300	110	410,000	390,000	330,000	840
DEQ RBC Groundwater to Outdoor Air[2]			8,600	650	1,600,000	2,000,000	2,200,000	6,200

NOTES:

Results in Bold indicate concentrations above applicable Risk Based Concentration (RBC)

[1]Analyzed using U.S. Environmental Protection Agency (EPA) Method 8260.

[2]Oregon Department of Environmental Quality, Section 340, Chapters 122-0205 to 0360 Oregon Administrative Record (OAR 340-122-0205 to 0360)

< denotes no detectable concentrations above the listed laboratory practical quantitation limit

RBC = Risk Based Concentrations

DCE = dichloroethene

PCE = tetrachloroethene

TCE = trichloroethene

Table 3
Summary of Groundwater Analytical Results
Gresham Square Shopping Center
Gresham, Oregon
Farallon PN: 534-001

Sample ID	Sample Date	Analytical Results (micrograms per liter) [1] PCE	TCE	cis-1,2-DCE	trans-1,2-DCE	1,1-DCE	Vinyl Chloride
MW-1	8/26/2006	6.4	<0.20	<0.20	<0.20	<0.20	<0.20
	9/26/2007	18	0.27	<0.20	<0.20	<0.20	<0.20
	12/28/2007	26	0.31	1.3	<0.20	<0.20	<0.20
	3/25/2008	59	1.9	2.5	<0.40	<0.40	<0.40
	6/30/2008	41	1.4	1.5	<1.0	<1.0	<1.0
MW-2	8/26/2006	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20
	9/26/2007	0.20	<0.20	<0.20	<0.20	<0.20	<0.20
	12/27/2007	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20
	3/24/2008	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20
	6/30/2008	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20
MW-3	8/26/2006	0.20	<0.20	<0.20	<0.20	<0.20	<0.20
	9/26/2007	0.28	<0.20	<0.20	<0.20	<0.20	<0.20
	12/27/2007	0.23	<0.20	<0.20	<0.20	<0.20	<0.20
	3/24/2008	0.23	<0.20	<0.20	<0.20	<0.20	<0.20
	6/30/2008	0.28	<0.20	<0.20	<0.20	<0.20	<0.20
MW-4	8/26/2006	5.7	<0.20	<0.20	<0.20	<0.20	<0.20
	9/26/2007	13	<0.20	<0.20	<0.20	<0.20	<0.20
	12/28/2007	20	<0.20	<0.20	<0.20	<0.20	<0.20
	3/24/2008	6.5	<0.20	<0.20	<0.20	<0.20	<0.20
	6/30/2008	6.3	<0.20	<0.20	<0.20	<0.20	<0.20
MW-5	11/16/2006	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20
	9/26/2007	0.36	<0.20	<0.20	<0.20	<0.20	<0.20
	12/27/2007	0.28	<0.20	<0.20	<0.20	<0.20	<0.20
	3/24/2008	0.48	<0.20	<0.20	<0.20	<0.20	<0.20
	6/30/2008	0.44	<0.20	<0.20	<0.20	<0.20	<0.20
MW-6	11/16/2006	0.47	<0.20	<0.20	<0.20	<0.20	<0.20
	9/26/2007	1.8	<0.20	<0.20	<0.20	<0.20	<0.20
	12/27/2007	2.0	<0.20	<0.20	<0.20	<0.20	<0.20
	3/24/2008	1.6	<0.20	<0.20	<0.20	<0.20	<0.20
	6/30/2008	2.8	<0.20	<0.20	<0.20	<0.20	<0.20
MW-7	11/16/2006	1.7	<0.20	<0.20	<0.20	<0.20	<0.20
	9/26/2007	7.9	0.26	<0.20	<0.20	<0.20	<0.20
	12/28/2007	5.8	<0.20	0.25	<0.20	<0.20	<0.20
	3/24/2008	28	1.2	3.2	0.26	<0.20	<0.20
	6/30/2008	8.4	0.26	0.25	<0.20	<0.20	<0.20
MW-8	11/16/2006	6.4	0.23	0.25	<0.20	<0.20	<0.20
	9/26/2007	20	0.55	<0.20	<0.20	<0.20	<0.20
	12/28/2007	11	<0.20	<0.20	<0.20	<0.20	<0.20
	3/25/2007	13	0.29	<0.20	<0.20	<0.20	<0.20
	6/30/2008	10	0.27	<0.20	<0.20	<0.20	<0.20
MW-9	2/6/2007	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20
	9/26/2007	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20
	12/27/2007	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20
	3/24/2008	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20
	6/30/2008	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20
DEQ RBC Groundwater Ingestion and Inhalation Tap [2]		**0.63**	**0.17**	**240**	**490**	**1,400**	**0.49**
DEQ RBC Groundwater to Indoor Air [2]		**1,300**	**110**	**410,000**	**390,000**	**330,000**	**840**
DEQ RBC Groundwater to Outdoor Air [2]		**8,600**	**650**	**1,600,000**	**2,000,000**	**2,200,000**	**6,200**

NOTES:

Results in bold indicate concentrations at or above applicable Risk-Based Concentration (RBC).

< denotes no detectable concentrations above the listed laboratory practical quantitation limit.

[1] Analyzed using U.S. Environmental Protection Agency Method 8260.

[2] Oregon Department of Environmental Quality (DEQ), Section 340, Chapters 122-0205 to 0360 of the Oregon Administrative Rules.

DCE = dichloroethene
NA=Not applicable
PCE = tetrachloroethene
TCE = trichloroethene

Table 4 Highest Soil Concentrations

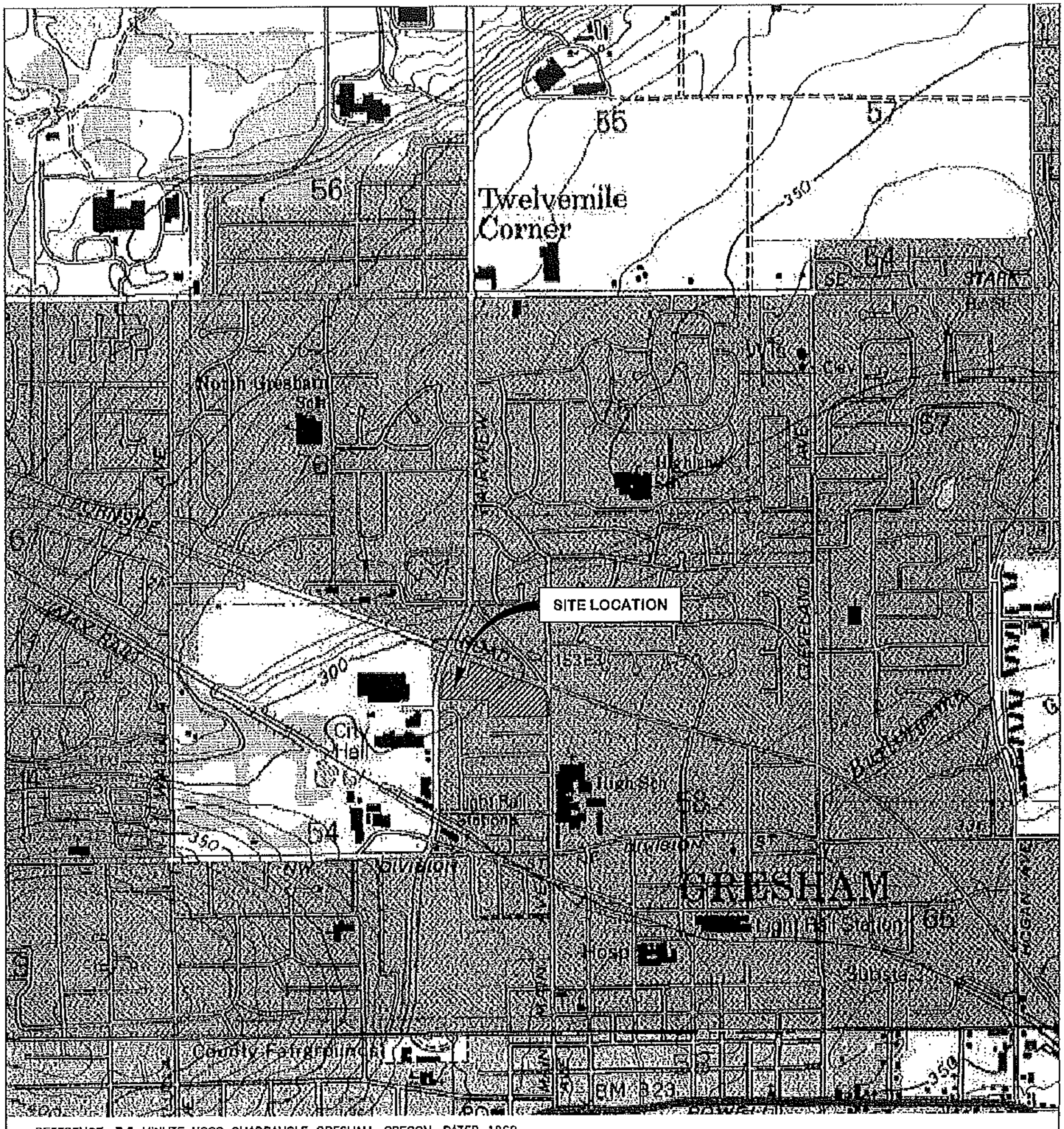
			Analytical Results (mg/kg)		
Sample ID	**Sample Depth (ft bgs)**	**Sample Date**	**PCE**	**TCE**	**cis-1,2-DCE**
B3	6.5-8	7/25/2006	0.094	0.0034	0.004
DEQ RBCs					
Occupational Soil Ingestion, Dermal Contact, and Inhalation			5.1	3.4	4,900
Construction Worker Soil Ingestion, Dermal Contact, and Inhalation			40	41	2,300
Excavation Worker Soil Ingestion, Dermal Contact, and Inhalation			1,100	1,100	65,000
Occupational Soil Vapor Intrusion Into Buildings			1.5	0.094	110
Occupational Volatilization to Outdoor Air			62	3.3	>Csat

Table 5 Highest Groundwater Concentrations

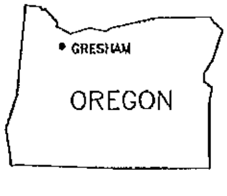
			Analytical Results (ug/l)			
Sample ID	**Sample Depth (ft bgs)**	**Sample Date**	**PCE**	**TCE**	**cis-1,2-DCE**	**Trans-1,2-DCE**
MW-1		3/25/2008	59	1.9		
MW-7		3/24/2008			3.2	0.26
DEQ RBC						
Residential Groundwater Volatilization to Outdoor Air			1,500	110	410,000	420,000
Worker Groundwater Volatilization to Outdoor Air			8,600	650	1,600,000	1,700,000
Residental Groundwater Vapor Intrusion Into Buildings			78	6.6	34,000	27,000
Occupational Groundwater Vapor Intrusion Into Buildings			1,300	110	410,000	330,000
Worker Groundwater In Excavations			240	130	7,600	13,000

Table 6 Highest Soil Gas Vapor Concentrations

			Analytical Results (ug/l)			
Sample ID	**Sample Depth (ft below slab)**	**Sample Date**	**PCE**	**TCE**	**cis-1,2-DCE**	**Trans-1,2-DCE**
B9-SV	1 to 4	8/22/2006	1.1	<0.02	<0.05	<0.05
DEQ RBC						
Occupational Indoor Air Inhalation			0.0019	0.0001	0.15	0.25



REFERENCE: 7.5 MINUTE USGS QUADRANGLE GRESHAM, OREGON, DATED 1969



N

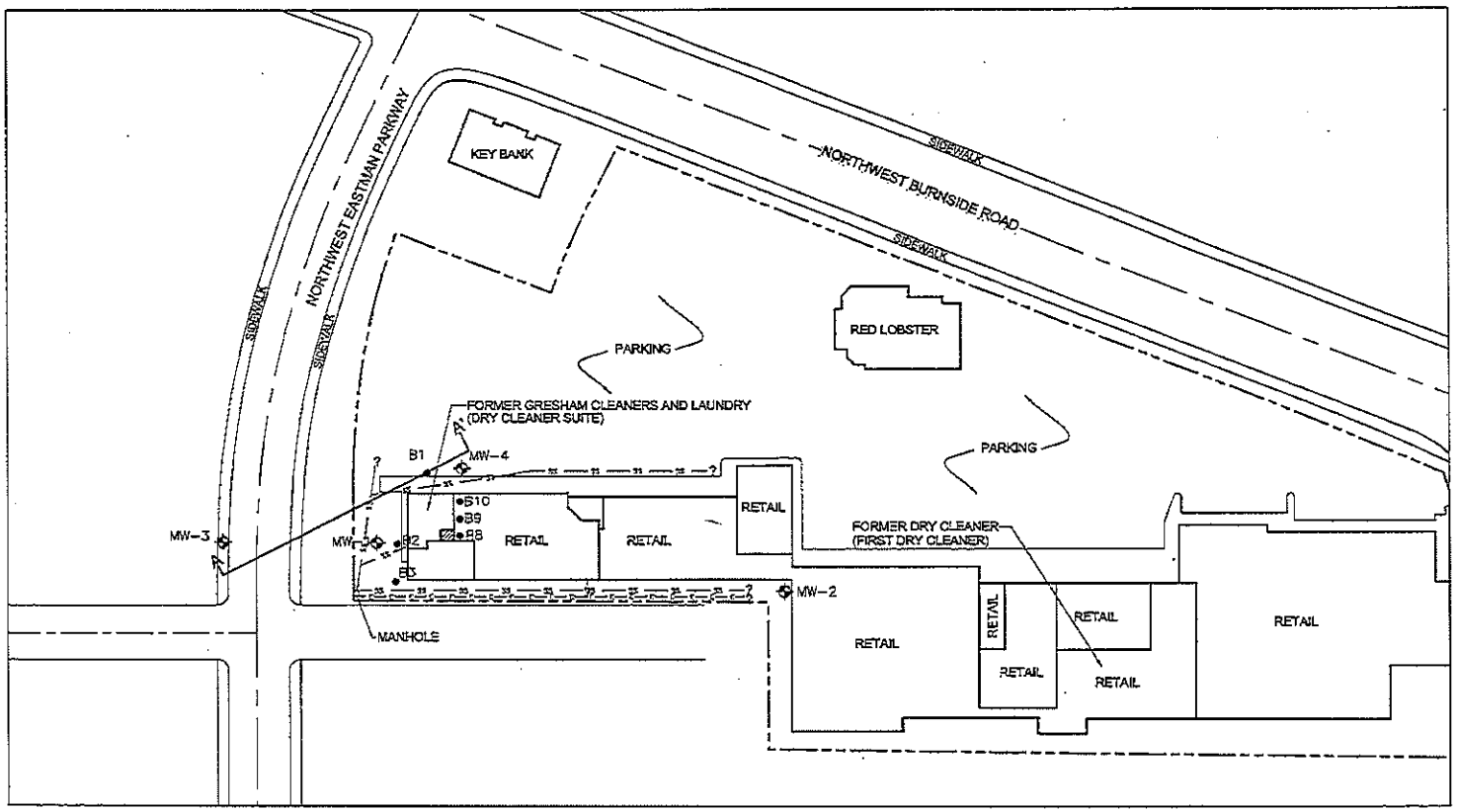
FARALLON CONSULTING
975 5th Avenue Northwest
Issaquah, WA 98027

FIGURE 1

SITE VICINITY MAP
GRESHAM SQUARE SHOPPING CENTER
40–360 NORTHWEST BURNSIDE ROAD
GRESHAM, OREGON

FARALLON PN: 534–001

Drawn By: DEW	Checked By: CB	Date: 2/1/08	Disk Reference: 534001



LEGEND

A — A' LINE OF CROSS-SECTION

SITE BOUNDARY

UNDERGROUND SANITARY SEWER LINE

UNDERGROUND ELECTRICAL LINE

CENTER LINE

CLEANER / BOILER ROOMS

MW-4 MONITORING WELL LOCATIONS

B2 FARALLON BORING (JULY / AUGUST 2006)

ALL LOCATIONS ARE APPROXIMATE

0 100

APPROXIMATE SCALE IN FEET

N

FARALLON CONSULTING
320 3rd Avenue NE
Issaquah, WA 98027

FIGURE 2

SITE PLAN
GRESHAM SQUARE SHOPPING CENTER
40–360 NORTHWEST BURNSIDE ROAD
GRESHAM, OREGON

FARALLON P.N.: 534-001

Drawn By:DEW	Checked By:CB	Date:9/11/06	Disk Reference:534001

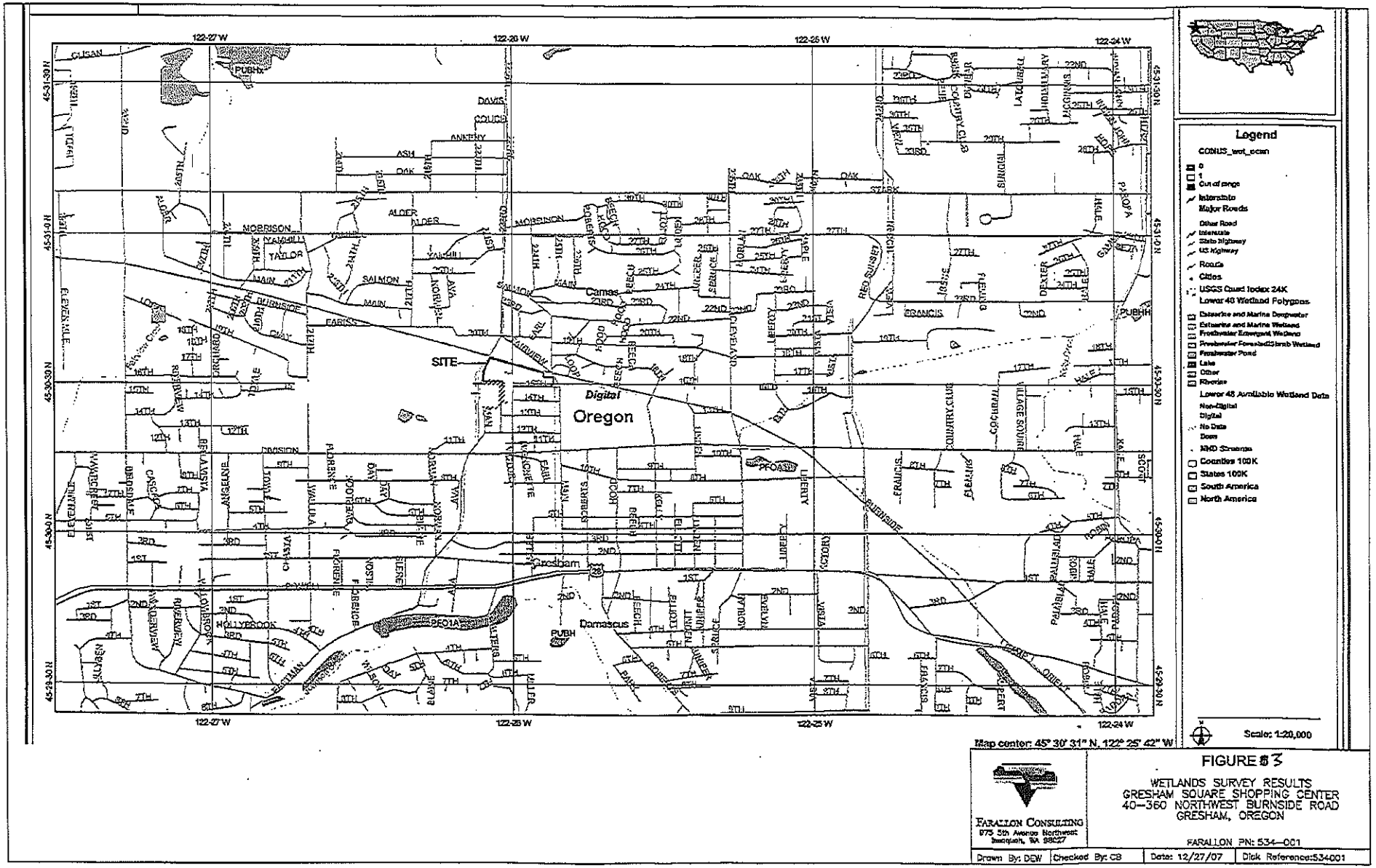


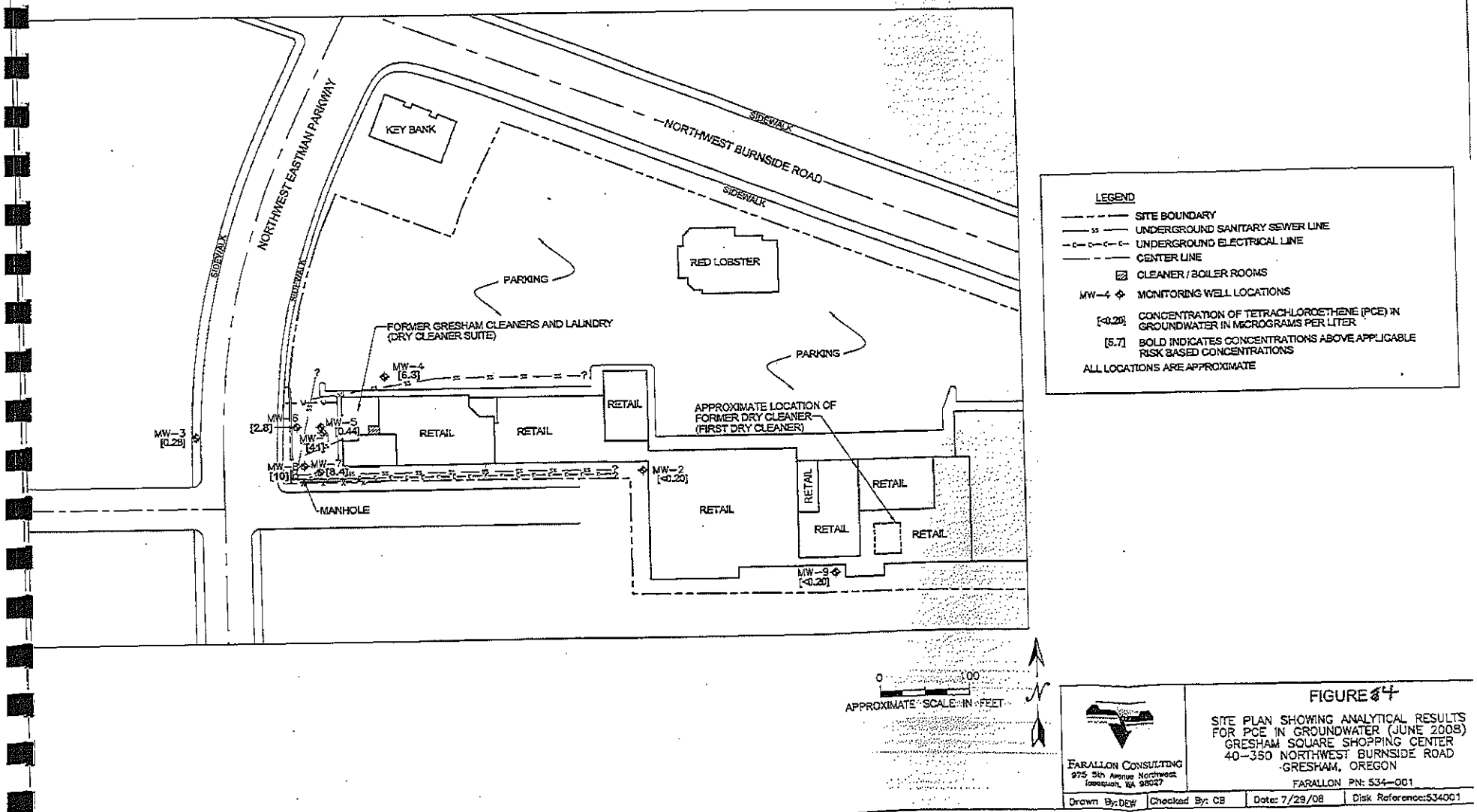
FIGURE #3

WETLANDS SURVEY RESULTS
GRESHAM SQUARE SHOPPING CENTER
40–360 NORTHWEST BURNSIDE ROAD
GRESHAM, OREGON

FARALLON PN: 534–001

FARALLON CONSULTING
975 5th Avenue Northwest
Issaquah, WA 98027

Drawn By: DEW	Checked By: CB	Date: 12/27/07	Disk Reference:534001



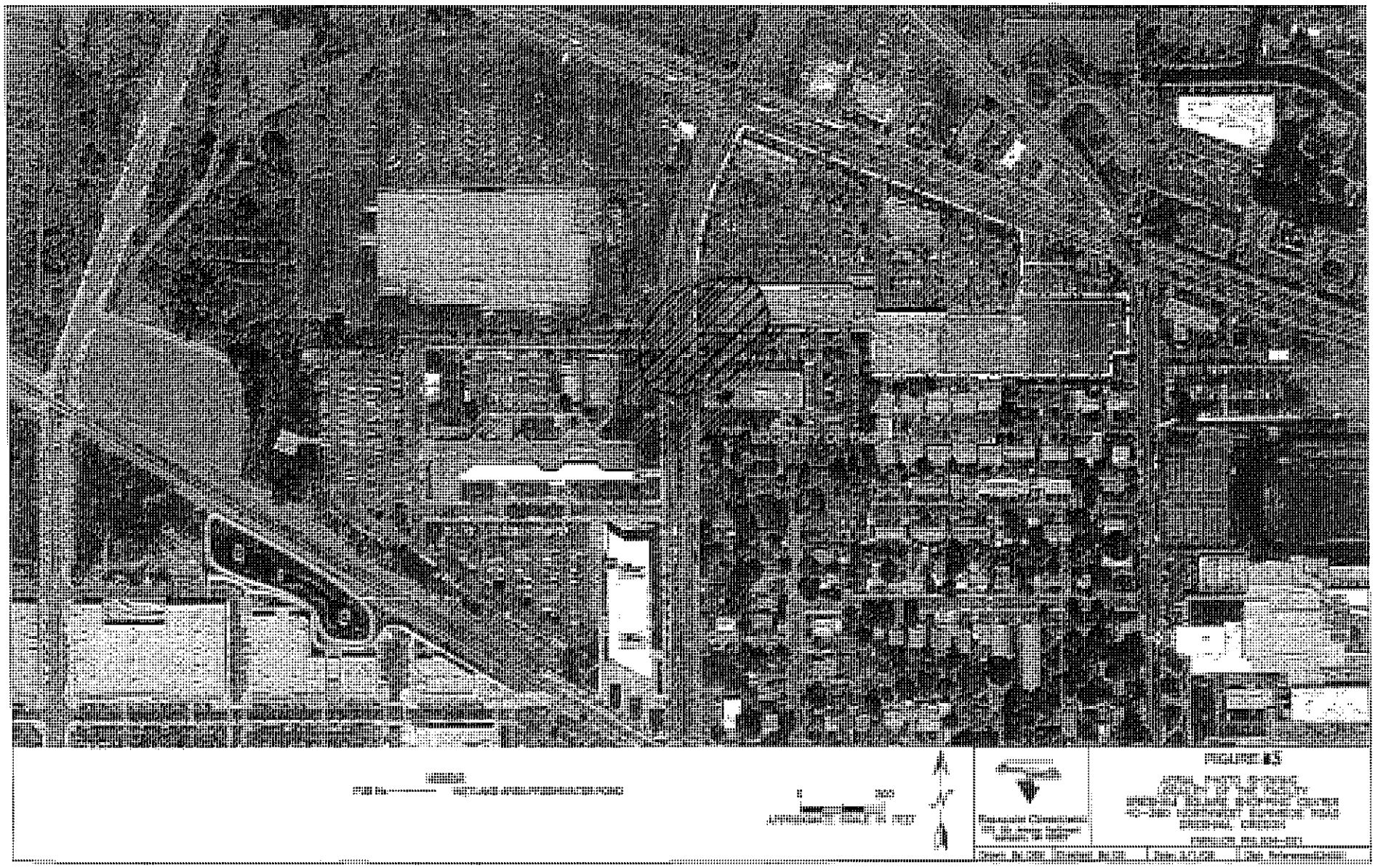
FARALLON CONSULTING
975 5th Avenue Northwest
Issaquah, WA 98027

FIGURE 4

SITE PLAN SHOWING ANALYTICAL RESULTS FOR PCE IN GROUNDWATER (JUNE 2008)
GRESHAM SQUARE SHOPPING CENTER
40-350 NORTHWEST BURNSIDE ROAD
GRESHAM, OREGON

FARALLON PN: 534-001

Drawn By: DEW	Checked By: CB	Date: 7/29/08	Disk Reference: 534001



Oregon Department of Environmental Quality

THE DEAN COMPANY

Summary Information

General Site Information

26-97-0858	Basic Incident Information		
Site Name:	THE DEAN COMPANY	**Received Date:**	11/13/1997
Address:	519 NW 11TH DR	**Status:**	CLOSED
	GRESHAM, 97030	**Tank Type**:	Regulated Tank
County:	MULTNOMAH		
Site Type:	Soil Matrix Cleanup	**UST Facility Id:**	11443
Project Manager	N/A - Project Completed.		

Assessment Information

Cause of Release:	NOT REPORTED	**Source of Release:**	TANK	**Discovery Method:**	DECOMMISSIONING

Media Effected	**Contaminants Released**
>Soil	>MiscGas

Management Information

Release Stopped Date:	11/11/1997	**Cleanup Start Date:**	11/11/1997	**Cleanup End Date:**	04/25/2000

Work Reported Information

Work Reported	Reported Date
Tank Decommissioning	12/28/1999
Initial Response	10/25/1999
20 DAY REPORT	10/22/1999
Tank Decommissioning	7/16/1998
Initial Response	1/1/1901

Site Documents

Click the link to view the document.

File Name	Category	File Size MB	Upload Date
26-97-0858NFA042500.pdf	No Further Action Letter	0.1297	6/8/2015

Department of Environmental Quality
700 NE Multnomah Street, Suite 600 Portland, OR 97232
Hours: Mon-Fri, 8 a.m.-5 p.m

Email: DEQInfo@deq.state.or.us | Phone: 503-229-5696 | Fax: 503-229-6124

Oregon
John A. Kitzhaber, M.D., Governor

Department of Environmental Quality
Northwest Regior
2020 SW Fourth Avenue
Suite 40(
Portland, OR 97201-4987
(503) 229-5263 Voice
TTY (503) 229-5471

April 25, 2000

JEAN PAUL WARDY
CENTER OAK PROPERTIES LLC
2601 AIROPORT DRIVE – SUITE 240
TORRANCE CA 90505

Re THE DEAN COMPANY
File No. 26-97-0858
UST Facility ID No. 11443

Dear Mr. Wardy:

The Department of Environmental Quality has completed its review of Spencer Environmental's and GeoDesign, Inc.'s reports, dated July 1998 and November 12, 1999, concerning the cleanup conducted at 519 NW 11th Drive, Gresham, Oregon. The Department has determined the cleanup of the Underground Storage Tanks (USTs) appears to have met the requirements of the Oregon Administrative Rules (OAR) 340-122-205 through 340-122-360 and that no further action is required at this time.

This determination is a result of our evaluation and judgment based on the regulation and facts as we now understand them, including:

1. Contamination was discovered during an Underground Storage Tank removal and was reported to the Department on November 13, 1997.

2. The UST was a 500-gallon tank. The UST was recycled At Davis Recycling LLG on November 11, 1997. Approximately 277 tons of impacted soil was taken to Marion County Soil Recycling in Woodburn, on November 26, 1997, and December 2 and 12, 1997. Approximately 56 tons of overburden was taken to TPS Technologies in Portland and thermally desorbed on February 2, 1998. Spencer Environmental disposed of approximately 55 gallons of rinsate from the UST on January 30, 1998.

3. The highest concentration of soil contamination was from under the west end of the UST with 31,000 parts per million (ppm) ORTPH-Gx and 1000 ppm NWTPH-Dx. Contaminated silty-clay soil was removed from the south and east sides of the excavation down to 15 feet below land surface (BLS). A pocket of contaminated soil remains along the north wall of the excavation at 12 to 13 feet BLS. A soil sample from 12 feet BLS found 18 ppm ORTPH-Gx and ND for NWTPH-Dx. Samples from the bottom of the excavation at 15 feet BLS were Non-Detect for both ORTPH-Gx and NWTPH-Dx.

4. No groundwater was encountered during this tank's excavation activities.

5. On October 1, 1999, a 6000-gallon heating oil UST was decommissioned by removal. The UST was recycled at Schnitzer Steel Products on October 11, 1999. Oil Re-Refining disposed of 350 gallons of tank rinsate on October 1 and 4, 1999.

5. Contaminated soil around the tank's fill port was excavated and approximately 26 tons of soil was taken to TPS Technologies in Portland for thermal desorbtion on October 22, 1999. Soil sampled from around the fill port had 5770 ppm TPH-Dx.

6. Final compliance soil samples were collected on October 1, 1999, from the bottom of the excavation at approximately 12 feet below land surface, on each end of the UST. Analytical results were Non-Detect for NWTPH-Dx.

7. No groundwater was encountered during the heating oil tank excavation and soil remediation.

The Department's determination will not be applicable if new or undisclosed facts show that the cleanup does not comply with the referenced rules. The Department's determination also does not apply to any gasoline, fuel oil, or hazardous substance conditions at the site other than specifically addressed in the report.

Please note that pursuant to OAR 340-122-360(2), a copy of your report must be retained until ten years after the first transfer of the property.

Your efforts to comply with the regulations to ensure that your facility has been adequately cleaned up have been appreciated. If you have any questions, please feel free to contact me at (503) 229-5477.

Sincerely,

Rick Silverman

Rick Silverman
Environmental Specialist

cc: Tacia Miller
GeoDesign, Inc.
17400 SW Upper Boones Ferry Road, Suite 230
Portland, OR 97224

Pamela Brown
Spencer Environmental
914 Molalla Avenue
Oregon City, OR 97405

Oregon Department of Environmental Quality

GRESHAM CITY HALL

Summary Information

General Site Information

26-90-0270	Basic Incident Information		
Site Name:	GRESHAM CITY HALL	**Received Date:**	08/01/1990
Address:	1333 NW EASTMAN PARKWAY	**Status:**	CLOSED
	GRESHAM, 97030	**Tank Type**:	Regulated Tank
County:	MULTNOMAH		
Site Type:	Groundwater	**UST Facility Id:**	5844
Project Manager	N/A - Project Completed.		

Assessment Information

Cause of Release:	UNKNOWN	Source of Release:	NOT REPORTED	Discovery Method:	OTHER

Media Effected	Contaminants Released
>Soil >GroundWater	>MiscGas

Management Information

Release Stopped Date:	07/26/1990	Cleanup Start Date:	07/26/1990	Cleanup End Date:	04/13/1998

Work Reported Information

Work Reported	Reported Date
Initial Response	1/1/1901

Site Documents

Click the link to view the document.

File Name	Category	File Size MB	Upload Date
26-90-0270NFA041398.pdf	No Further Action Letter	0.1453	5/20/2015

Department of Environmental Quality
700 NE Multnomah Street, Suite 600 Portland, OR 97232
Hours: Mon-Fri, 8 a.m.-5 p.m

Email: DEQInfo@deq.state.or.us | Phone: 503-229-5696 | Fax: 503-229-6124

Oregon
John A. Kitzhaber, M.D., Governor

Department of Environmental Quality
Northwest Region
2020 SW Fourth Avenue
Suite 400
Portland, OR 97201-4987
(503) 229-5263 Voice
TTY (503) 229-5471

April 13, 1998

LIZ CHRISTIANSEN
CITY OF GRESHAM
1333 NW EASTMAN PARKWAY
GRESHAM OREGON 97030-3825

Re: Gresham City Hall
File No. 26-90-0270

Dear Ms. Christiansen:

The Department of Environmental Quality has completed its review of the information submitted to date concerning the underground storage tank (UST) decommissioning and cleanup conducted at 1333 NW Eastman Parkway in Gresham, Oregon. The Department has determined that the cleanup appears to have met the requirements of Oregon Administrative Rules (OAR) 340-122-205 through 340-122-360 and that no further action is required at this time.

This determination is a result of our evaluation and judgment based on the regulations and facts as we now understand them, including:

1. A 10,000 gallon diesel and a 12,000 gallon gasoline UST were decommissioned at this location. The tanks were recycled at Oregon Pacific Steel in Portland, Oregon.

2. Gasoline contamination was discovered when new pumps were installed at the site. Approximately 500 cubic yards of contaminated soil was excavated and treated onsite. After treatment was complete, no contamination was detected remaining in the soil. This soil was used as fill material onsite. The soil was not placed in contact with waters of the state or sensitive environments (wetlands, etc.) and was covered with asphalt to prevent human contact.

3. After excavation was complete, up to 7,900 ppm gasoline remained in the soil.

4. A groundwater investigation was conducted to define the extent of soil and groundwater contamination. A total of eight wells were installed. For the purposes of this determination, all of the monitoring wells at the site, with the exception of MW-2, have been designated as compliance monitoring wells. No contamination has been detected in the compliance monitoring wells above cleanup standards since December 19, 1995.

5. The concentrations of gasoline constituents detected in MW-2 have decreased steadily since 1994. During the last sampling event, benzene was present in this well at 50 parts per billion (ppb). This is above the drinking water standard of 5 ppb. No other gasoline constituents were detected above their cleanup criteria.

6. Two groundwater supply wells are located within 0.5 miles of the site. One could not be located and is believed to be abandoned. The second is 0.4 miles up gradient of the site. This well is used for irrigation purposes. Water at the facility is supplied by the City of Gresham.

A limited amount of soil and groundwater contamination remain on this property which the Department approves leaving since the contamination does not threaten human health, safety, welfare and the environment. The Department's approval to leave contamination is based on the site conditions, including the current commercial landuse, described in the reports as they exist today. Should conditions change at the site, you are responsible for further evaluation of the remaining contamination and any cleanup necessary at that time. You are also responsible for notifying potential purchasers of the property about this remaining contamination.

Prior to any of the following activities being conducted, the Department must be notified and the adequacy of the cleanup, given the proposed site changes, re-evaluated.

A. Installation of any groundwater supply wells, for any purpose.

B. Any construction or excavation, in or around the former UST and pump island.

The Department's determination will not be applicable if new or undisclosed facts show that the cleanup does not comply with the referenced rules. The Department's determination also does not apply to any conditions at the site other than the gasoline release specifically addressed in the reports.

Please note that pursuant to OAR 340-122-360(2), a copy of your report must be retained until ten (10) years after the first transfer of the property. We recommend that a copy of this information be kept with the permanent facility records.

Your efforts to comply with the regulations to ensure that your facility has been adequately cleaned up have been appreciated.

If you have any questions, please feel free to contact me at (503) 229-5474.

Sincerely,

Andree Pollock
UST Section Manager

cc: LPG
25 NE 11th Avenue, #200
Portland, Oregon 97232.

(avp:AVP)

0.42-Acre Metro Property
45.506896, -122.440064
Prepared for: B. Haug
Ref: AAI Project No. 1588

Friday, July 21, 2017

Environmental Radius Report

NETROnline

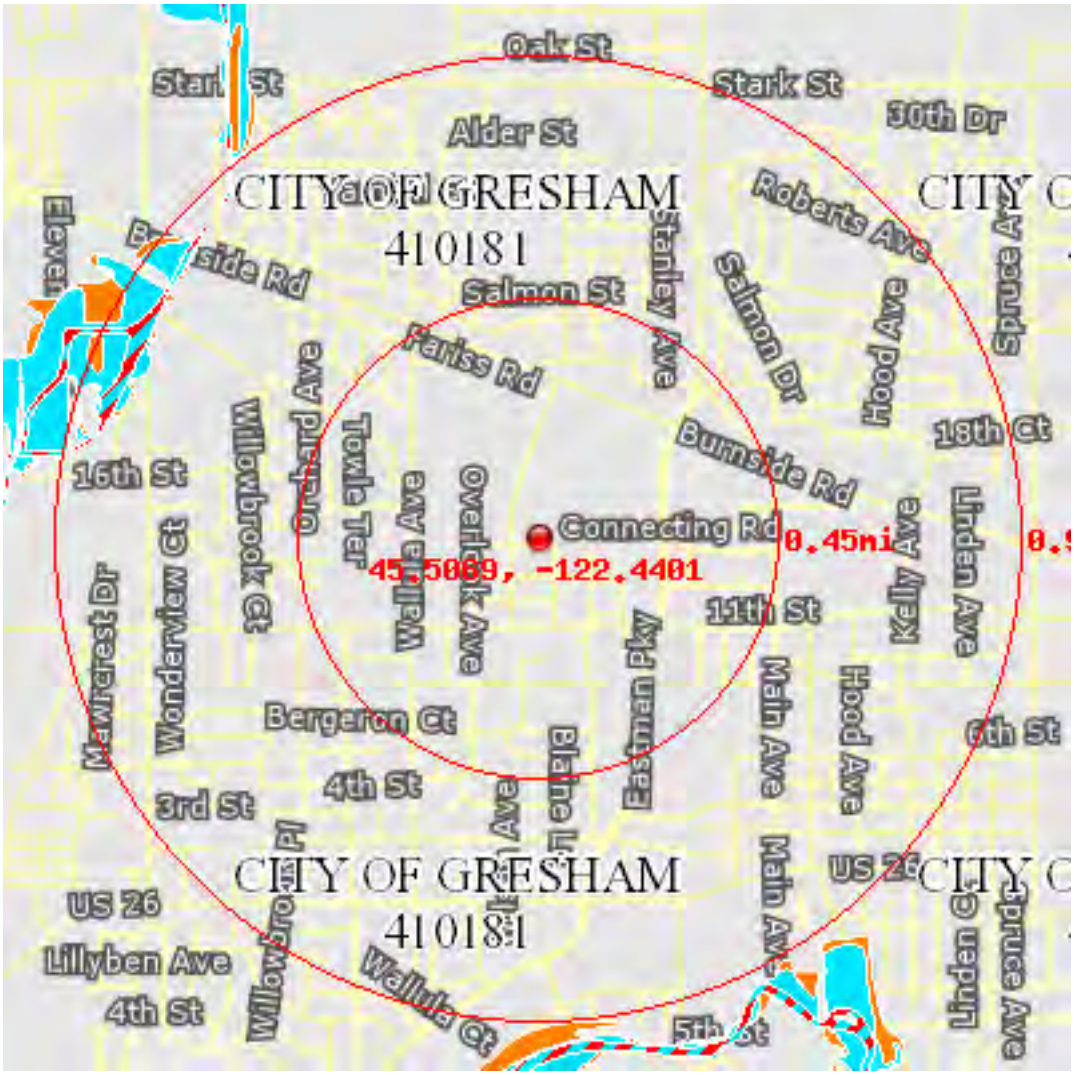
2055 E. Rio Salado Pkwy
Tempe, AZ 85381
480-967-6752

Summary

Flood Zones Hazard Map Federal Emergency Management Agency (FEMA)

	< 1/4	1/4 - 1/2	1/2 - 1
National Priorities List (NPL)			
CERCLIS List			
CERCLIS NFRAP			
RCRA CORRACTS Facilities			
RCRA non-CORRACTS TSD Facilities			
Federal Institutional Control / Engineering Control Registry			
Emergency Response Notification System (ERNS)	5		1
US Toxic Release Inventory			
US RCRA Generators (CESQG, SQG, LQG)	2	5	11
US ACRES (Brownfields)			
US NPDES		1	
US Air Facility System (AIRS / AFS)			
OR Underground Storage Tanks	2	13	38
OR Leaking Underground Storage Tanks	4	42	86
OR Solid Waste Active Permitted Facilities			1
OR Environmental Cleanup Sites		1	6

Flood Hazard Zones Map



- Area of Undetermined Flood Hazard
- 0.2% Annual Chance Flood Hazard
- Future Conditions 1% Annual Chance Flood Hazard
- 1% Annual Chance Flood Hazard
- Regulatory Floodway
- Special Floodway
- Area with Reduced Risk Due to Levee

National Priorities List (NPL)

This database returned no results for your area.

The Superfund Program, administered under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) is an EPA Program to locate, investigate, and clean up the worst hazardous waste sites throughout the United States. The NPL (National Priorities List) is the list of national priorities among the known releases or threatened releases of hazardous substances, pollutants, or contaminants throughout the United States and its territories. The NPL is intended primarily to guide the EPA in determining which sites warrant further investigation. The boundaries of an NPL site are not tied to the boundaries of the property on which a facility is located. The release may be contained with a single property's boundaries or may extend across property boundaries onto other properties. The boundaries can, and often do change as further information on the extent and degree of contamination is obtained.

CERCLIS List

This database returned no results for your area.

The United States Environmental Protection Agency (EPA) investigates known or suspected uncontrolled or abandoned hazardous substance facilities under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). EPA maintains a comprehensive list of these facilities in a database known as the Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS). These sites have either been investigated or are currently under investigation by the EPA for release or threatened release of hazardous substances. Once a site is placed in CERCLIS, it may be subjected to several levels of review and evaluation and ultimately placed on the National Priority List (NPL).

CERCLIS sites designated as "No Further Remedial Action Planned" (NFRAP) have been removed from CERCLIS. NFRAP sites may be sites where, following an intitial investigation, no contamination was found, contamination was removed quickly without the need for the site to be placed on the NPL, or the contamination was not serious enough to require Federal Superfund Action or NPL consideration.

CERCLIS NFRAP

This database returned no results for your area.

As of February 1995, CERCLIS sites designated "No Further Remedial Action Planned" NFRAP have been removed from CERCLIS. NFRAP sites may be sites where, following an initial investigation, no contamination was found, contamination was removed quickly without the site being placed on the NPL, or the contamination was not serious enough to require Federal Superfund action or NPL consideration.
EPA has removed these NFRAP sites from CERCLIS to lift unintended barriers to the redevelopment of these properties. This policy change is part of EPA"s Brownfields Redevelopment Program to help cities, states, private investors and affected citizens promote economic redevelopment of unproductive urban sites.

RCRA CORRACTS Facilities

This database returned no results for your area.

The United States Environmental Protection Agency (EPA) regulates hazardous waste under the Resource Conservation and Recovery Act (RCRA). The EPA maintains the Corrective Action Report (CORRACTS) database of Resource Conservation and Recovery Act (RCRA) facilities that are undergoing "corrective action." A "corrective action order" is issued pursuant to RCRA Section 3008(h) when there has been a release of hazardous waste or constituents into the environment from a RCRA facility. Corrective actions may be required beyond the facility"s boundary and can be required regardless of when the release occurred, even if it predated RCRA.

RCRA non-CORRACTS TSD Facilities

This database returned no results for your area.

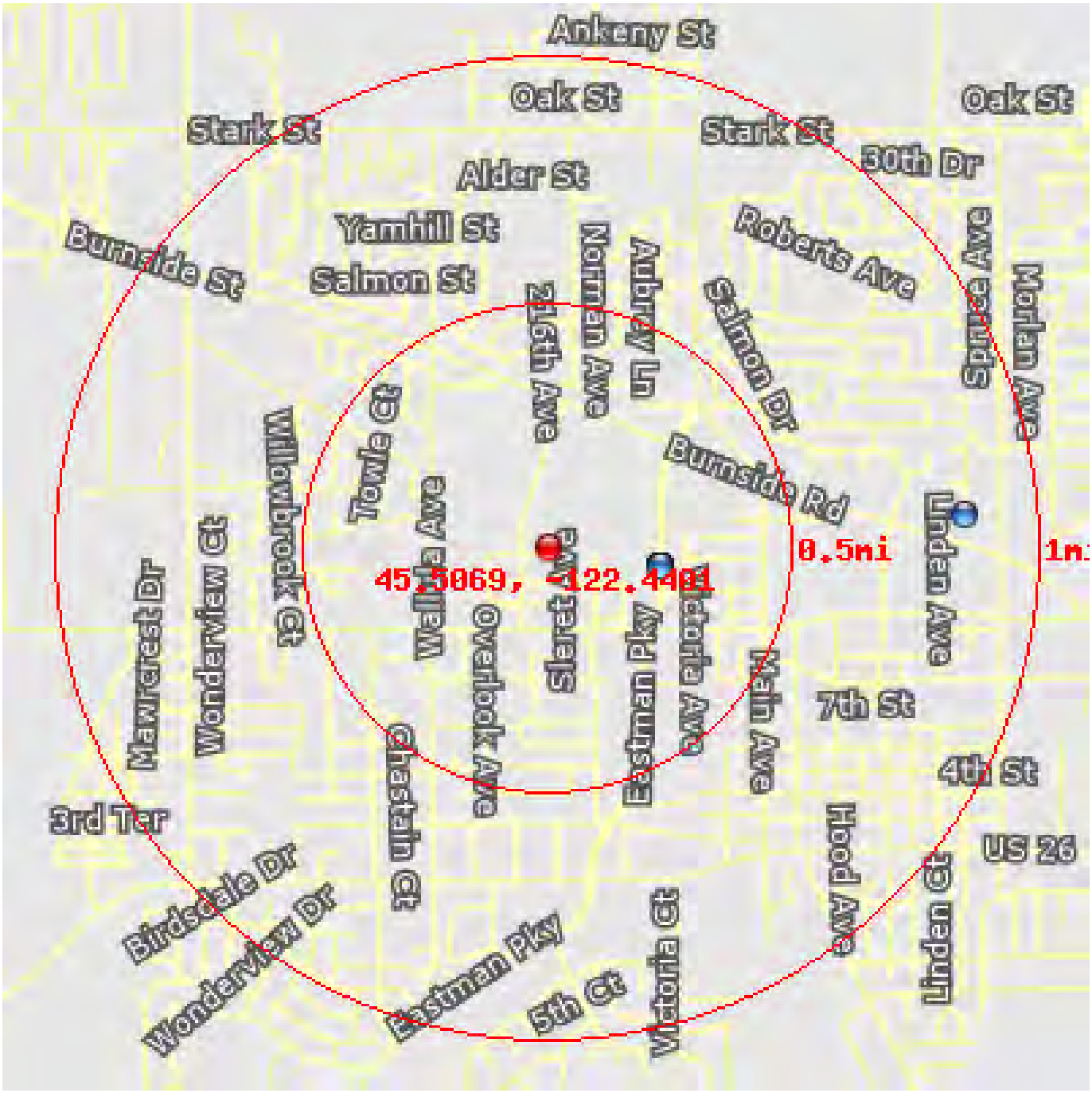
The United States Environmental Protection Agency (EPA) regulates hazardous waste under the Resource Conservation and Recovery Act (RCRA). The EPA"s RCRA Program identifies and tracks hazardous waste from the point of generation to the point of disposal. The RCRA Facilites database is a compilation by the EPA of facilities that report generation, storage, transportation, treatment, or disposal of hazardous waste. RCRA Permitted Treatment, Storage, Disposal Facilities (RCRA-TSD) are facilities which treat, store and/or dispose of hazardous waste.

Federal Institutional Control / Engineering Control Registry

This database returned no results for your area.

Federal Institutional Control / Engineering Control Registry

Emergency Response Notification System (ERNS)



This database returned 6 results for your area.

The Emergency Response Notification System (ERNS) is a national computer database used to store information on unauthorized releases of oil and hazardous substances. The program is a cooperative effort of the Environmental Protection Agency, the Department of Transportation Research and Special Program Administration"s John Volpe National Transportation System Center and the National Response Center. There are primarily five Federal statutes that require release reporting: the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) section 103; the Superfund Amendments and Reauthorization Act(SARA) Title III Section 304; the Clean Water Act of 1972(CWA) section 311(b)(3); and the Hazardous Material Transportation Act of 1974(HMTA section 1808(b).

Emergency Response Notification System (ERNS)

Location	45.50628, -122.4353
Distance to site	1229 ft / 0.23 mi E
Incident	///WEB REPORT/// TRACTOR TRAILER ACCIDENT RESULTING IN THE SPILL OF APPROXIMATELY 100 GALLONS OF DIESEL FUEL ONTO THE ROADWAY AND IMPACTING A NEARBY STORM DRAIN.
Incident Date	3/5/2013 5:30
Incident location	ROADWAY
Year Reported	2013
Address	181ST NE & BAR ST
City	GRESHAM
State	OR
County	MULTNOMAH

Location	45.50628, -122.4353
Distance to site	1229 ft / 0.23 mi E
Incident	CALLER IS REPORTING A LIGHT RAIL VEHICLE ACCIDENT, CALLER STATED THAT THERE WERE TWO FATALITIES, A DISABLED PERSON WAS IN A WHEEL CHAIR BEING ACCOMPANIED BY ANOTHER RELATIVE WHEN THE SWITCH ON THE MOBILITY CHAIR WAS ACTIVATED CAUSING THE CHAIR TO BE THRUSTED INTO A LIGHT RAIL TRAIN.
Incident Date	8/16/2014 11:38
Incident location	GRESHAM CITY HALL STATION
Year Reported	2014
City	GRESHAM
State	OR
County	MULTNOMAH

Location	45.50628, -122.4353
Distance to site	1229 ft / 0.23 mi E
Incident	CALLER IS REPORTING 50 GALLONS OF DIESEL FUEL DISCHARGED FROM THE SADDLE TANK FROM THE FEDEX TRACTOR TRAILER. CALLER STATED A CAR CHANGED LANES THAT RESULTED IN THE TRUCK TO JACKKNIFE THAT CAUSED THE DAMAGE TO THE SADDLE TANK.
Incident Date	10/23/2014 8:00
Incident location	I-84 WEST BOUND EXIT 13
Year Reported	2014
City	GRESHAM
State	OR
County	MULTNOMAH

Emergency Response Notification System (ERNS)

Location	45.50628, -122.4353
Distance to site	1229 ft / 0.23 mi E
Incident	CALLER IS REPORTING THAT A PERMITTED DISCHARGE OF VEGETABLE OIL INTO THE GROUND APPEARS TO HAVE EMULSIFIED OIL MIXED WITH IT. CALLER STATES THAT THERE IS A PERMIT TO INJECT THE GROUND WITH THE VEGETABLE OIL BUT NOT WITH THE EMULSIFIED OIL. CALLER STATES THAT THIS OIL MIGRATED FROM THE GROUNDWATER, INTO A DITCH LINE AND ONTO AN ADJACENT PROPERTY.
Incident Date	4/7/2010 10:00
Incident location	SW CORNER OF THE INTERSETION OF NE SANDY BLVD AND NE 201ST AVE
Year Reported	2010
City	GRESHAM
State	OR
County	MULTNOMAH

Location	45.50628, -122.4353
Distance to site	1229 ft / 0.23 mi E
Incident	CALLER STATES THAT THERE IS A DIESEL-LIKE PRODUCT ON STORM WATER GOING TO NORTH FORK JOHNSON CREEK. THIS PRODUCT HAS BEEN ENTERING THE WATER SINCE JUNE OF 2010.
Incident Date	6/1/2010 12:00
Year Reported	2011
Address	NEAR 29805 SE ORIENT DRIVE
City	GRESHAM
State	OR
County	MULTNOMAH

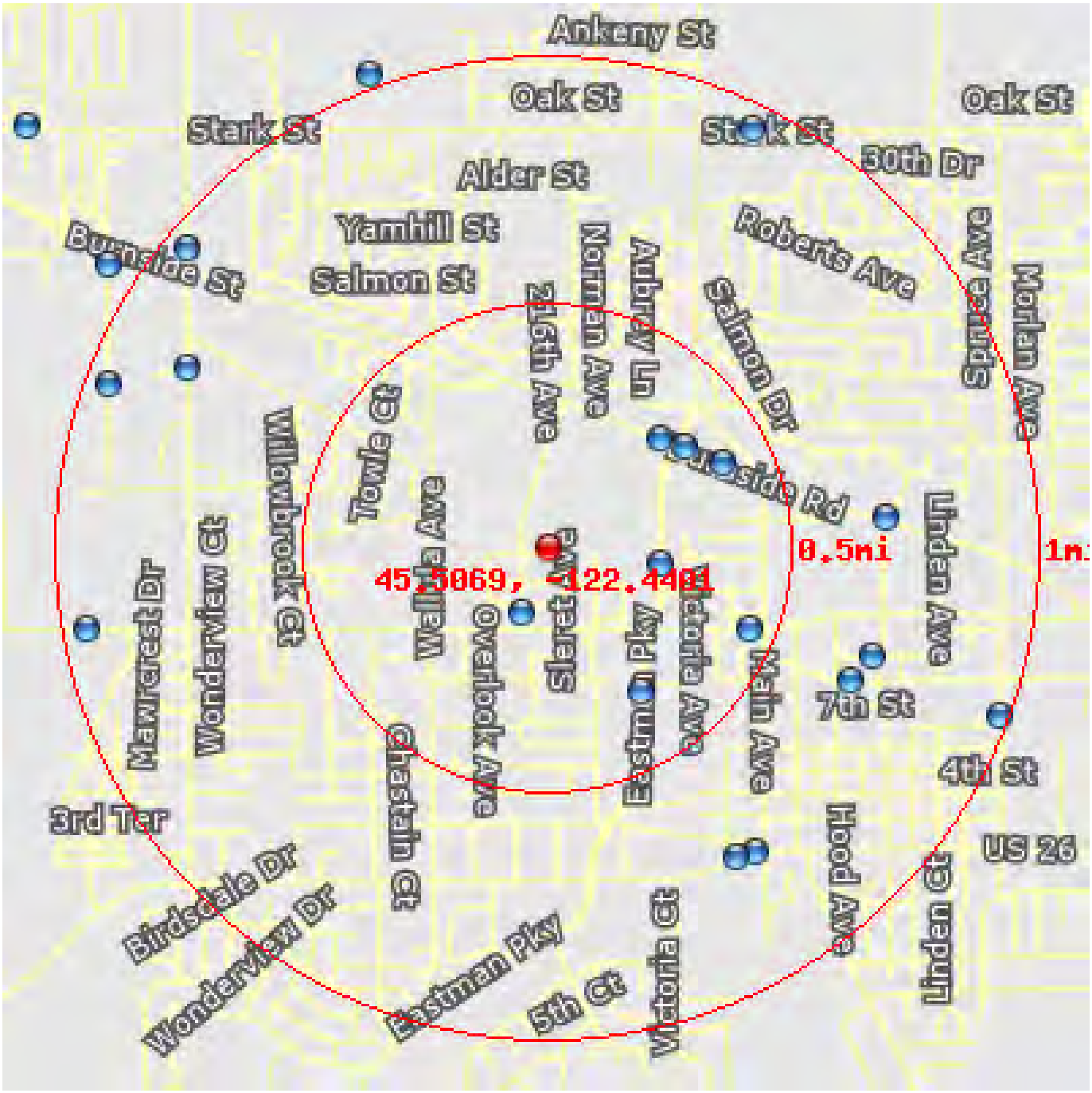
Location	45.50778, -122.4226
Distance to site	4480 ft / 0.85 mi E
Incident	CALLER IS REPORTING THAT A PERSON PUT A WATER HOSE IN THE WASTE OIL CONTAINER THEN TURNED THE HOSE ON WHICH CAUSED THE CONTAINER TO OVERFLOW.
Incident Date	9/10/2012 7:30
Year Reported	2012
Address	855 NE BURNSIDE
City	GRESHAM
State	OR
County	MULTNOMAH
Zip Code	97030

US Toxic Release Inventory

This database returned 0 results for your area.

The Toxics Release Inventory (TRI) is a publicly available EPA database that contains information on toxic chemical releases and other waste management activities reported annually by certain covered industry groups as well as federal facilities. TRI reporters for all reporting years are provided in the file.

US RCRA Generators (CESQG, SQG, LQG)



This database returned 18 results for your area.

The United States Environmental Protection Agency (EPA) regulates hazardous waste under the Resource Conservation and Recovery Act (RCRA). EPA maintains a database of facilities, which generate hazardous waste or treat, store, and/or dispose of hazardous wastes.

Conditionally Exempt Small Quantity Generators (CESQG) generate 100 kilograms or less per month of hazardous waste, or 1 kilogram or less per month of acutely hazardous waste.

Small Quantity Generators (SQG) generate more than 100 kilograms, but less than 1,000 kilograms, of hazardous waste per month.

Large Quantity Generators (LQG) generate 1,000 kilograms per month or more of hazardous waste, or more than 1 kilogram per month of acutely hazardous waste.

US RCRA Generators (CESQG, SQG, LQG)

Location	45.50489, -122.4411
Distance to site	778 ft / 0.15 mi SW
Info URL	*http://ofmpub.epa.gov/enviro/fii_query_detail.disp_program_facility?p_registry_id=110037439992*
EPA Identifier	110037439992
Primary Name	PORTRAIT INNOVATIONS
Address	1066 NW CIVIC DR
City	GRESHAM
County	MULTNOMAH
State	OR
Zipcode	97030-5516
NAICS Codes	541921
Programs	OR-DEQ, RCRAINFO
Program Interests	CESQG, STATE MASTER
Updated On	13-APR-2011 13:56:59
Recorded On	15-DEC-2008 18:28:15
NAICS Descriptions	PHOTOGRAPHY STUDIOS, PORTRAIT.

Location	45.50632, -122.4353
Distance to site	1234 ft / 0.23 mi E
Info URL	*http://ofmpub.epa.gov/enviro/fii_query_detail.disp_program_facility?p_registry_id=110012257422*
EPA Identifier	110012257422
Primary Name	CITY OF GRESHAM FINANCE & MANAGEMENT SERVICES
Address	1333 NW EASTMAN PARKWAY
City	GRESHAM
County	MULTNOMAH
State	OR
Zipcode	97030-3825
Programs	RCRAINFO
Program Interests	CESQG
Updated On	26-SEP-2011 16:28:31
Recorded On	01-MAR-2000 00:00:00

US RCRA Generators (CESQG, SQG, LQG)

Location	45.51004, -122.4354
Distance to site	1660 ft / 0.31 mi NE
Info URL	*http://ofmpub.epa.gov/enviro/fii_query_detail.disp_program_facility?p_registry_id=110004785661*
EPA Identifier	110004785661
Primary Name	PENSKE AUTO CENTER #4435
Address	440 NORTHWEST BURNSIDE
City	GRESHAM
County	MULTNOMAH
State	OR
Zipcode	97030-3744
NAICS Codes	056141, 452111, 561410, 561492, 811111
SIC Codes	7338, 7538
SIC Descriptions	GENERAL AUTOMOTIVE REPAIR SHOPS, SECRETARIAL AND COURT REPORTING SERVICES
Programs	OR-DEQ, RCRAINFO
Program Interests	LQG, STATE MASTER, UNSPECIFIED UNIVERSE
Updated On	28-MAR-2014 20:54:34
Recorded On	01-MAR-2000 00:00:00
NAICS Descriptions	COURT REPORTING AND STENOTYPE SERVICES., DEPARTMENT STORES (EXCEPT DISCOUNT DEPARTMENT STORES)., DOCUMENT PREPARATION SERVICES., GENERAL AUTOMOTIVE REPAIR.

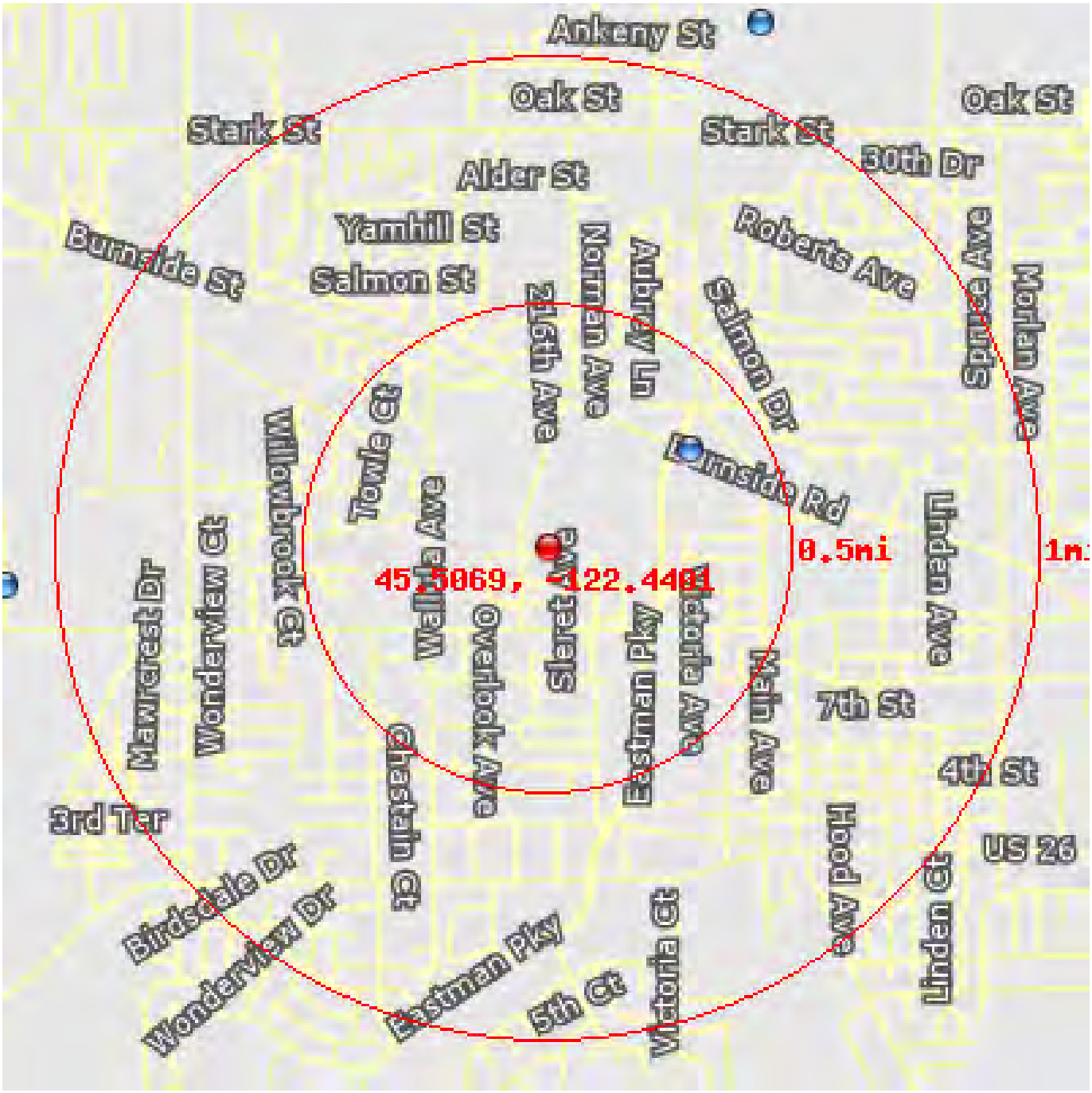
Location	45.50975, -122.4343
Distance to site	1798 ft / 0.34 mi NE
Info URL	*http://ofmpub.epa.gov/enviro/fii_query_detail.disp_program_facility?p_registry_id=110004804196*
EPA Identifier	110004804196
Primary Name	GRESHAM CLEANERS & LAUNDRY
Address	360 NW BURNSIDE
City	GRESHAM
County	MULTNOMAH
State	OR
Zipcode	97030-3852
NAICS Codes	081232, 812320
SIC Codes	7216
SIC Descriptions	DRYCLEANING PLANTS, EXCEPT RUG CLEANING
Programs	EIS, OR-DEQ, RCRAINFO
Program Interests	AIR EMISSIONS CLASSIFICATION UNKNOWN, CESQG, STATE MASTER
Updated On	14-APR-2015 22:09:37
Recorded On	01-MAR-2000 00:00:00
NAICS Descriptions	DRYCLEANING AND LAUNDRY SERVICES (EXCEPT COIN-OPERATED).

US ACRES (Brownfields)

This database returned no results for your area.

Brownfields are 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. Cleaning up and reinvesting in these properties protects the environment, reduces blight, and takes development pressures off greenspaces and working lands. The Assessment, Cleanup and Redevelopment Exchange System (ACRES) is an online database for Brownfields Grantees to electronically submit data directly to The United States Environmental Protection Agency (EPA)

US NPDES



This database returned 1 results for your area.

The NPDES module of the Compliance Information System (ICIS) tracks surface water permits issued under the Clean Water Act. Under NPDES, all facilities that discharge pollutants from any point source into waters of the United States are required to obtain a permit. The permit will likely contain limits on what can be discharged, impose monitoring and reporting requirements, and include other provisions to ensure that the discharge does not adversely affect water quality.

US NPDES

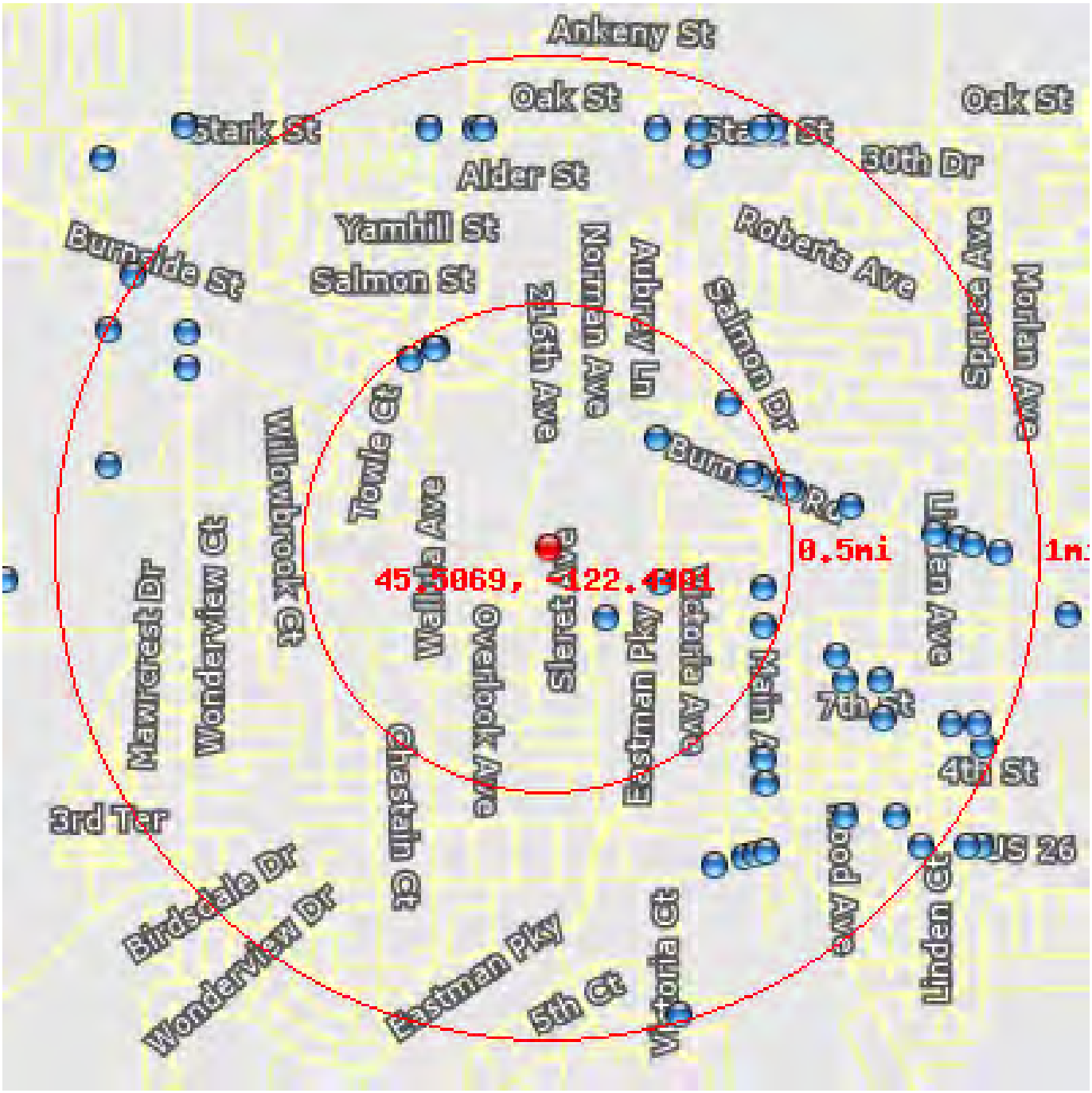
Location	45.50969, -122.4341
Distance to site	1830 ft / 0.35 mi NE
Info URL	*http://ofmpub.epa.gov/enviro/fii_query_detail.disp_program_facility?p_registry_id=110069600159*
EPA Identifier	110069600159
Primary Name	QUATTRO RETAIL DEVELOPMENT GRESHAM
Address	345 NW BURNSIDE
City	GRESHAM
County	MULTNOMAH COUNTY
State	OR
Zipcode	97030
SIC Codes	1542
SIC Descriptions	GENERAL CONTRACTORS-NONRESIDENTIAL BUILDINGS, OTHER THAN INDUSTRIAL BUILDINGS AND WAREHOUSES
Programs	NPDES
Program Interests	ICIS-NPDES NON-MAJOR
Recorded On	07-OCT-2016 18:46:54

US Air Facility System (AIRS / AFS)

This database returned 0 results for your area.

The Air Facility System (AIRS / AFS) contains compliance and permit data for stationary sources of air pollution (such as electric power plants, steel mills, factories, and universities) regulated by EPA, state and local air pollution agencies. The information in AFS is used by the states to prepare State Implementation Plans (SIPs) and to track the compliance status of point sources with various regulatory programs under Clean Air Act.

OR Underground Storage Tanks



This database returned 53 results for your area.

Underground Storage Tanks (UST) containing hazardous or petroleum substances are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA). The Oregon Department of Environmental Quality (ODEQ)maintains a list of federally regulated USTs. The list contains the following information: Facility ID, Name, Location, City, Zip, Phone Number, Permittee, Total Number of Tanks, Number of Active Tanks, Number of Decommissioned Tanks, and Number of Permitted Tanks.

OR Underground Storage Tanks

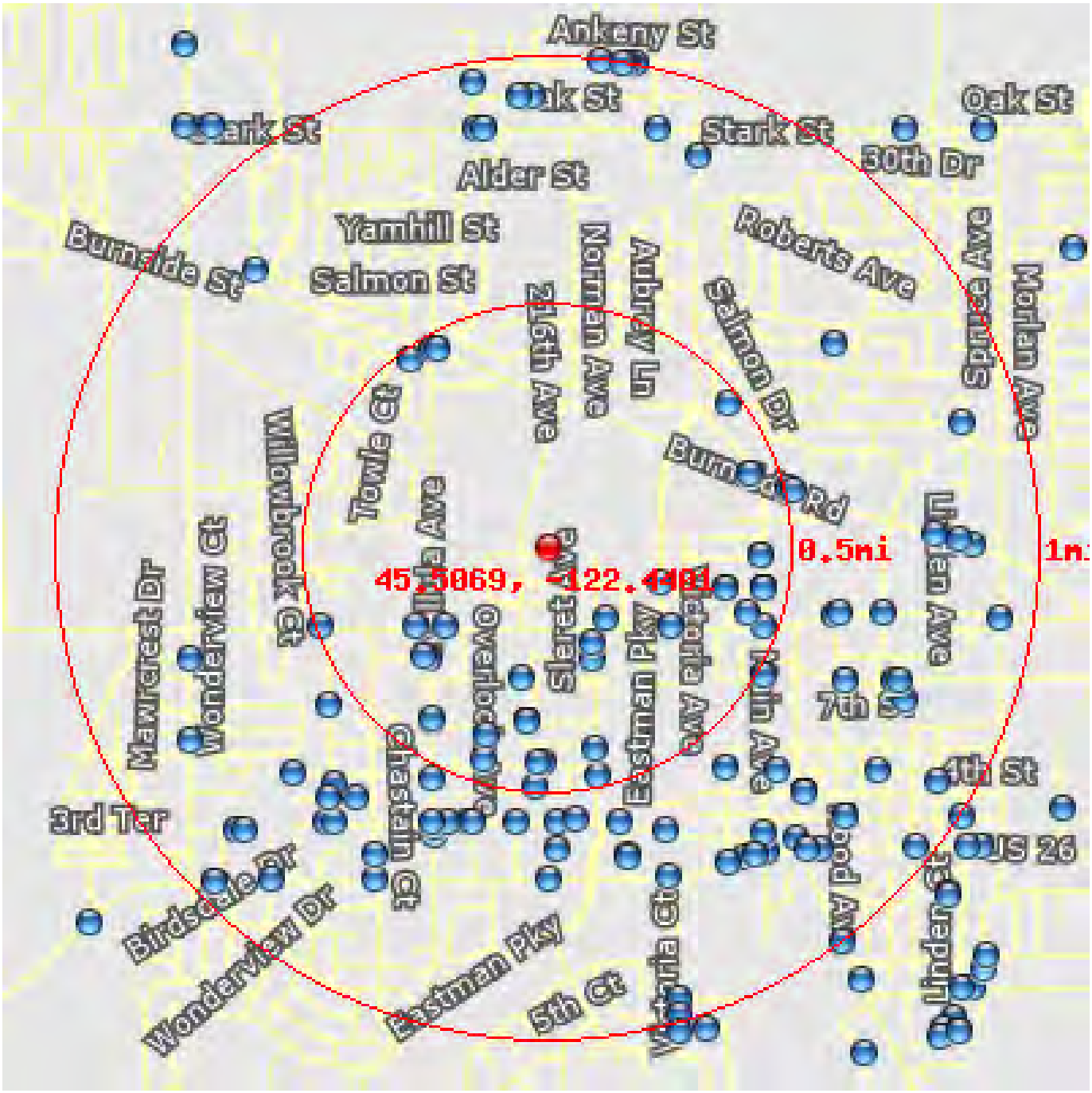
Location	45.50474, -122.4376
Distance to site	1007 ft / 0.19 mi SE
Id Number	11443
Facility Name	THE DEAN COMPANY
Address	519 NW 11TH DR
City	GRESHAM
Zip Code	97030
Permittee	J M VAUGHAN, VP
Number of Tanks	1
Number Decommissioned	1

Location	45.50582, -122.4353
Distance to site	1279 ft / 0.24 mi E
Id Number	5844
Facility Name	GRESHAM, CITY OF
Address	1333 NW EASTMAN PKWY
City	GRESHAM
Zip Code	97030
Permittee	VICTOR D STOCKMAN, FLEET MAINT COORD
Number of Tanks	2
Number Decommissioned	2

Location	45.51003, -122.4354
Distance to site	1648 ft / 0.31 mi NE
Id Number	1278
Facility Name	KMART #4435
Address	440 NW BURNSIDE RD
City	GRESHAM
Zip Code	97030
Permittee	G W SAMPSON, MANAGER
Number of Tanks	1
Number Decommissioned	1

Location	45.50896, -122.4316
Distance to site	2302 ft / 0.44 mi E
Id Number	1403
Facility Name	TEXACO STATION
Address	975 NE HOGAN & DIVISION
City	GRESHAM
Zip Code	97030
Number of Tanks	11
Number Decommissioned	11

OR Leaking Underground Storage Tanks



This database returned 132 results for your area.

Information on Leaking Underground Storage Tanks (LUST) containing hazardous or petroleum substances is maintained by the Oregon Department of Environmental Quality. This database includes sites that reported releases of petroleum products from underground storage tanks which includes residential heating oil tanks

OR Leaking Underground Storage Tanks

Location	45.50474, -122.4376
Distance to site	1007 ft / 0.19 mi SE
Site Name	THE DEAN COMPANY
Address	519 NW 11TH DR
City	GRESHAM
Zip Code	97030
Received	1997-11-13
Started	1997-11-11
Completed	2000-03-16

Location	45.504, -122.4381
Distance to site	1167 ft / 0.22 mi SE
Site Name	MYERS, VIOLA
Address	935 NW NORMAN AVE
City	GRESHAM
Zip Code	97030
Received	2006-03-14
Started	2006-03-15
Completed	2006-08-01

Location	45.50582, -122.4353
Distance to site	1279 ft / 0.24 mi E
Site Name	GRESHAM CITY HALL
Address	1333 NW EASTMAN PARKWAY
City	GRESHAM
Zip Code	97030
Received	1990-08-01
Started	1990-07-26
Completed	1998-01-21

Location	45.50358, -122.4381
Distance to site	1306 ft / 0.25 mi SE
Site Name	AHNGER, MARY
Address	880 NW NORMAN AVENUE
City	GRESHAM
Zip Code	97030
Received	2003-07-21
Started	2003-07-21
Completed	2003-09-10

OR Leaking Underground Storage Tanks

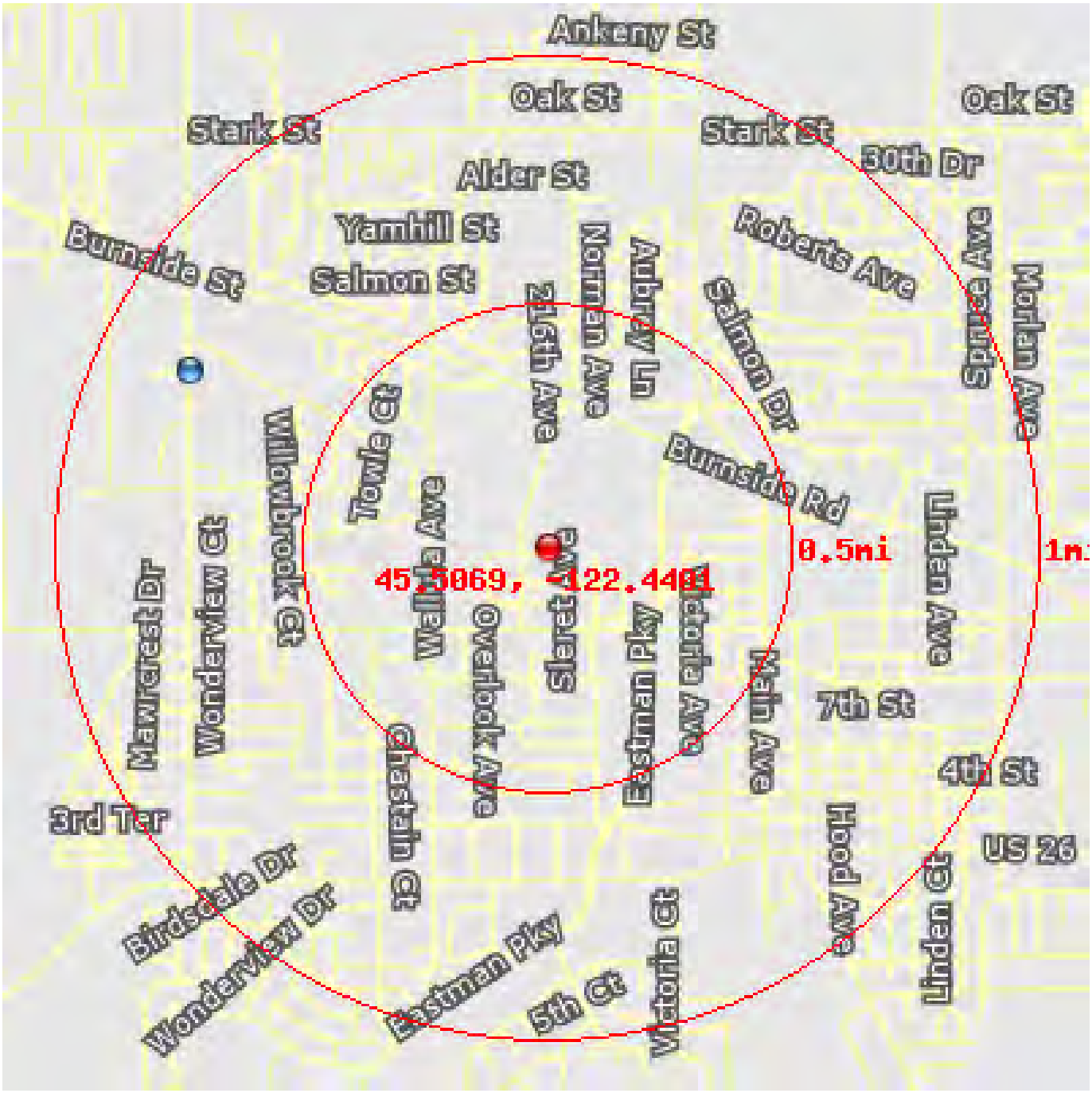
Location	45.50453, -122.4443
Distance to site	1381 ft / 0.26 mi SW
Site Name	VOGT, DONNA
Address	1210 NW DIVISION ST
City	GRESHAM
Zip Code	97030
Received	2003-03-07
Started	2003-03-07
Completed	2005-11-03

Location	45.50296, -122.4412
Distance to site	1464 ft / 0.28 mi S
Site Name	GRAY, LYNN
Address	855 NW 8TH ST
City	GRESHAM
Zip Code	97030
Received	2006-08-29
Started	2006-08-30
Completed	2007-02-14

Location	45.50449, -122.4348
Distance to site	1599 ft / 0.3 mi SE
Site Name	GRANITE II LLC HOT
Address	355 NW DIVISION
City	GRESHAM
Zip Code	97030
Received	2001-11-19
Started	2001-11-16
Completed	2002-01-31

Location	45.50453, -122.4456
Distance to site	1657 ft / 0.31 mi SW
Site Name	JACKSON, STAN
Address	1350 NW DIVISION
City	GRESHAM
Zip Code	97030
Received	2000-09-07
Started	2000-09-06
Completed	2000-11-16

OR Solid Waste Active Permitted Facilities



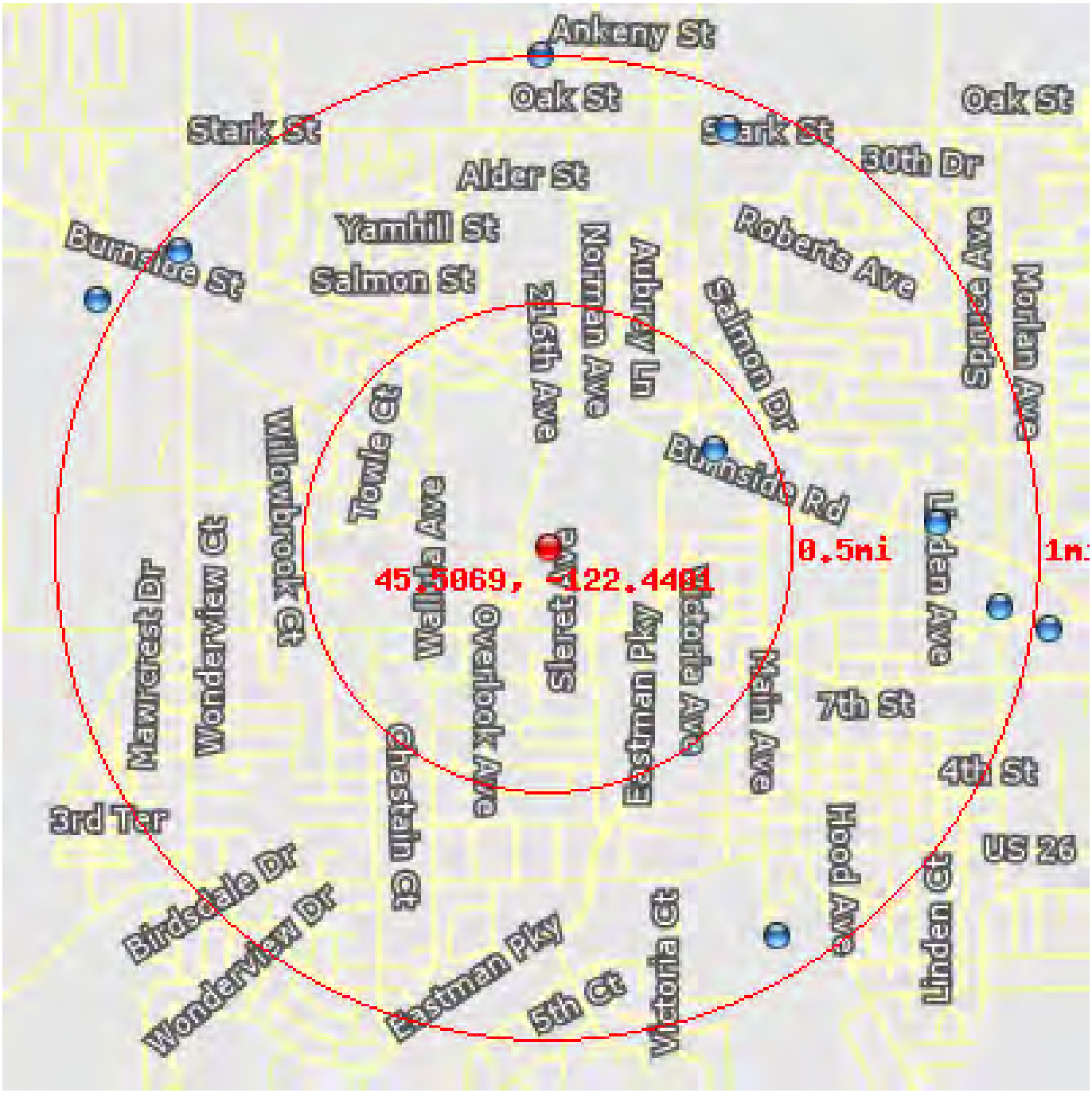
This database returned 1 results for your area.

The Oregon Department of Environmental Quality maintains a database of Active Permitted Facilities. The database provides a listing of current active permitted facilities (including landfills, waste tire storage sites and carriers) in Oregon. The types of permitted facilities included are: compost, municipal solid waste (disposal) landfills, material recovery, transfer stations, waste tire and household hazardous waste

OR Solid Waste Active Permitted Facilities

Location	45.51209, -122.4551
Distance to site	4277 ft / 0.81 mi W
Permit ID	1392
Facility Name	Gresham Sanitary Service
Address	2131 NW BIRDSDALE AVE
City	GRESHAM
Zip Code	97030
Permit Class	Municipal
Permit Type	Transfer
County	MULTNOMAH
Permittee Zip Code	97030-0515
Permittee City	Gresham
Permittee Address	PO Box 1560
Permitee Organization	Gresham Sanitary Service Inc.

OR Environmental Cleanup Sites



This database returned 7 results for your area.

The Oregon Department of Environmental Quality (DEQ) maintains its Environmental Cleanup Site Information (ECSI) database to track sites in Oregon with known or potential contamination from hazardous substances, and to document sites where DEQ has determined that no further action is required. Data in ECSI is "working information" used by DEQ's Environmental Cleanup Section.

OR Environmental Cleanup Sites

Location	45.5097, -122.4331
Distance to site	2054 ft / 0.39 mi E
Site ID	4856
Name	Gresham Cleaners
Zip Code	97030
City	Gresham
Address	40-360 NW Burnside Rd.
Tax Lots	4400
Size	7.39 acres
Section	3
Township Direction	S
Township Number	1.00
Range Number	3.00
Range Direction	E

Location	45.5075, -122.4238
Distance to site	4166 ft / 0.79 mi E
Site ID	4445
Name	Ron Tonkin Gresham Honda
Zip Code	97030
City	Gresham
Address	675 NE Burnside Rd.
Tax Lots	200
Size	0.25 acres
Section	3
Township Direction	S
Township Number	1.00
Range Number	3.00
Range Direction	E

Location	45.5191, -122.4325
Distance to site	4855 ft / 0.92 mi NE
Site ID	2052
Name	PGE - Transformer Oil Spill
Zip Code	97080
City	Gresham
Address	SE Stark St. and Fairview Ave.
Section	34
Township Direction	N
Township Number	1.00
Range Number	3.00
Range Direction	E

www.aaiconsulting.com

ASSESSMENT ASSOCIATES, INC.
ENVIRONMENTAL CONSULTING
3123 SE 9th Avenue, Portland, Oregon 97202
Phone 503.233.8565 • Fax 503.296.2638

Appendix C

Site Assessment Activities Report, Approximate 2.06-Acre Lot, Vicinity of Civic Street and Light Rail Tracks, Gresham, Oregon, Hahn and Associates, Inc.,
HAI Project No. 5328, dated January 25, 2001

SITE ASSESSMENT
ACTIVITIES REPORT

Approximate 2.06-Acre Lot
Vicinity of Civic Street and Light Rail Tracks
Gresham, Oregon

January 25, 2001

Prepared for:

METRO
Portland, Oregon

Metro No. 922620; Work Order No. 1A
Metro Target Area: Other – Peak Development
Metro File No.: Other

Prepared by:

Hahn and Associates, Inc.
Portland, Oregon

HAI Project No. 5328

TABLE OF CONTENTS

January 25, 2001

Mr. Joel Morton
METRO Open Spaces
600 NE Grand Avenue
Portland, Oregon 97232-2736

HAI Project No. 5328

SUBJECT: Site Assessment Activities, Approximate 2.06-Acre Lot, Vicinity of Civic Street and Light Rail Tracks, Gresham, Oregon

Metro No. 922620; Work Order No. 1A
Metro Target Area: Other – Peak Development
Metro File No.: Other

Dear Mr. Morton:

1. Introduction

At your request, Hahn and Associates, Inc. (HAI) has completed site assessment activities at the above-referenced property (Figure 1). The investigation activities were conducted to assess soil and groundwater at the subject site for the presence of contaminants that have been detected at a site adjoining the subject property.

2. Background

Our understanding of activities formerly conducted in the vicinity of the site (e.g. plywood / veneer mill; automobile manufacture, and foundry) is based on a June 1998 Phase I environmental site assessment (ESA) completed by Secor International Incorporated for a larger property which incorporated the subject property, and a July 1999 Phase II ESA completed by GeoDesign, Inc. (as provided by Metro) on the property adjacent to the east and southeast of the subject property. Based on a review of these reports, the identified contaminants of potential concern in groundwater beneath the property included the following:

- Total petroleum hydrocarbons
- Volatile organic compounds (VOCs)
- Polynuclear aromatic hydrocarbons (PAHs)
- Phenols
- Polychlorinated biphenyls (PCBs)
- Priority pollutant metals

The purpose of the groundwater investigation activities conducted by HAI at the subject property was to document the presence or absence of contaminants of concern that may be migrating onto the subject property from the adjoining property to the east and southeast. The investigation took place at the northeast and southeast portions of the property.

3. Field Activities

3.1 Drilling Procedures

On January 17, 2001, HAI installed two push probes at the subject property. Push probe B-1 was installed at the southeastern portion of the property, and push probe B-2 was installed at the northeastern portion of the subject property (Figure 2). Borings B-1 and B-2 were advanced to approximately 20 feet and 24 feet below ground surface (bgs), respectively, for the collection of groundwater samples for laboratory analysis. All push probes were installed by Geo-Tech Explorations, Inc. of Tualatin, Oregon. The push probes were installed with a truck-mounted Geo-Probe Systems hydraulic hammer unit.

Following completion of each push probe installation, temporary well points were removed and each boring was backfilled with granular bentonite to within six inches of ground surface, and then capped with soil.

3.2 Soil Sampling and Screening Procedures

Continuous soil cores were collected using a 4-foot long, 2-inch OD Macro-Core sampler. Soil samples were selected from the cores for field screening and possible laboratory analyses. The properties of each soil core were noted in the field by the HAI scientist. Soil boring logs are included in Appendix A.

Upon collection, each soil sample was immediately placed in a 4-ounce sample jar and capped with a teflon-lined lid. The sample jars were then labeled and transferred to a chilled container for shipment to the analytical laboratory. Standard sampling protocols, including the use of chain-of-custody documentation, were followed for all sampling procedures.

The soil samples were field-screened for the presence of potential contamination by the visual, olfactory, sheen, and headspace vapor methods. Screening for the presence of organic vapors was conducted by the headspace method using a photoionization detector (PID) equipped with a 10.6 ev lamp.

3.3 Groundwater Sampling Procedures

Groundwater samples were collected at the two push probe borings with a temporary well point. To collect the groundwater samples, a 4-foot section of 1-inch OD, 0.004-inch slotted stainless steel well screen was pushed to beneath the suspected groundwater level. The well screen intervals for B-1 and B-2 were from 20 to 24 feet bgs and 16 to 20 feet bgs, respectively. Water was detected at approximate depths of 21 feet bgs in B-1 and 13 feet bgs in B-2.

The groundwater samples were collected from the well points with new disposable bailer tubing following purging of approximately one liter of water with a vacuum pump. Due to the slow recovery encountered in boring B-2, no groundwater was purged prior to sample collection. Sampling containers were completely filled such that no headspace was present that would allow for the loss of volatiles. The sample containers were then labeled and transferred to a chilled container for shipment to the analytical laboratory.

Standard sampling protocols, including the use of chain-of-custody documentation, were followed for all soil and groundwater sampling procedures.

3.4 Decontamination Procedures

All drilling and reusable sampling equipment was washed in a detergent solution followed by a double-rinse in potable water prior to use, and between probe locations in order to prevent cross-contamination.

3.5 Investigative Derived Waste

Soil wastes were not generated during the investigative activities. Since evidence of soil contamination was not noted by field screening methodologies and since a sheen was not noted on water, purge water and decontamination water from two borings were placed on bare ground in the vicinity of the borings.

4. Analytical Tests

The soil and groundwater samples were shipped with chain-of-custody documentation in sealed and chilled containers to Environmental Services Laboratory, Inc. located in Portland, Oregon.

Based on field screening results and depth with respect to the water table, two soil samples were selected from the two borings for analysis of diesel- and oil-range petroleum hydrocarbons by Northwest Method TPH-Dx.

The two groundwater samples were analyzed for VOCs, including solvents, by U. S. Environmental Protection Agency (EPA) Method 8260, semi-volatile organic compounds/base neutral acid extractables (SVOCs/BNAs), which includes phenols and PAHs, by U.S. EPA Method 8270, PCBs by U.S. EPA Method 8082, and dissolved (filtered) priority pollutant metals by U.S. EPA Methods 6010/7470. The groundwater samples for metals analysis were filtered and preserved at the laboratory.

The results of the soil and groundwater analytical testing are summarized on Tables 1 and 2, respectively. The laboratory reports and chain-of-custody documentation for the soil and groundwater sampling activities are included in Appendix B.

5. Results and Discussion

5.1 Subsurface Conditions

The subsurface soils encountered during drilling activities were silty clays and silts to depths of approximately 11 to 13.5 feet bgs, overlying sand and clayey sands to the maximum depth of investigation at 24 feet bgs. Evidence of a perched saturated silt lens existed at depths ranging from approximately 10.5 to 12.5 feet bgs. Groundwater was measured in the borings at depths ranging from approximately 13 to 21 feet bgs.

5.2 Soil Testing Results

Laboratory analytical results of the two selected soil samples collected from near the water table indicates diesel- and oil-range hydrocarbons were not detected above analytical detection limits (Table 1).

5.3 Groundwater Testing Results

Laboratory analytical results of the groundwater samples collected from each of the well point locations indicates VOCs, SVOCs/BNAs, PCBs, and dissolved metals were not detected above analytical method detection limits (Table 2), except for concentrations of dissolved copper and zinc at naturally-occurring background concentrations.

6. Conclusions and Recommendations

Based on the site assessment activities, groundwater sampling does not indicate the presence of detectable concentrations of the selected potential contaminants of concern in shallow groundwater. Furthermore, petroleum hydrocarbons were not detected in selected soil samples. It does not appear shallow groundwater currently migrating onto the site from adjacent properties has been impacted. Additional investigation of the groundwater for the purpose of determining the presence of contaminants in shallow groundwater from off-site sources does not appear warranted at this time.

7. Limitations

The samples discussed in this report were collected, analyzed, and interpreted following the standards of care, skill, and diligence ordinarily provided by a professional in the performance of similar services as of the time the services were performed. This report and the conclusions and/or recommendations contained in it are based solely upon physical sampling and analytical activities that were conducted. The data presented in this report document only the concentrations of the target analytes in the particular sample and not the property as a whole.

If there are any comments or questions, please contact the undersigned or Mr. Robert Ede of HAI. Thank you for the opportunity to be of service.

Respectfully,

Dennis M. Terzian
Sr. Environmental Scientist

attachments

GLOSSARY OF ABBREVIATIONS

bgs	below ground surface
BNAs	base neutral acid extractables
EPA	U. S. Environmental Protection Agency
ESA	environmental site assessment
HAI	Hahn and Associates, Inc.
OD	outside diameter
PAHs	polynuclear aromatic hydrocarbons
PCBs	polychlorinated biphenyls
PID	photo-ionization detector
SVOCs	semi-volatile organic compounds
TPH	total petroleum hydrocarbons
VOCs	volatile organic compounds

TABLE 1 – Summary of Analytical Results for Soil Samples

Site Assessment Activites
Vicinity of Civic Street and Light Rail Tracks
Gresham, Oregon

Project No. 5328

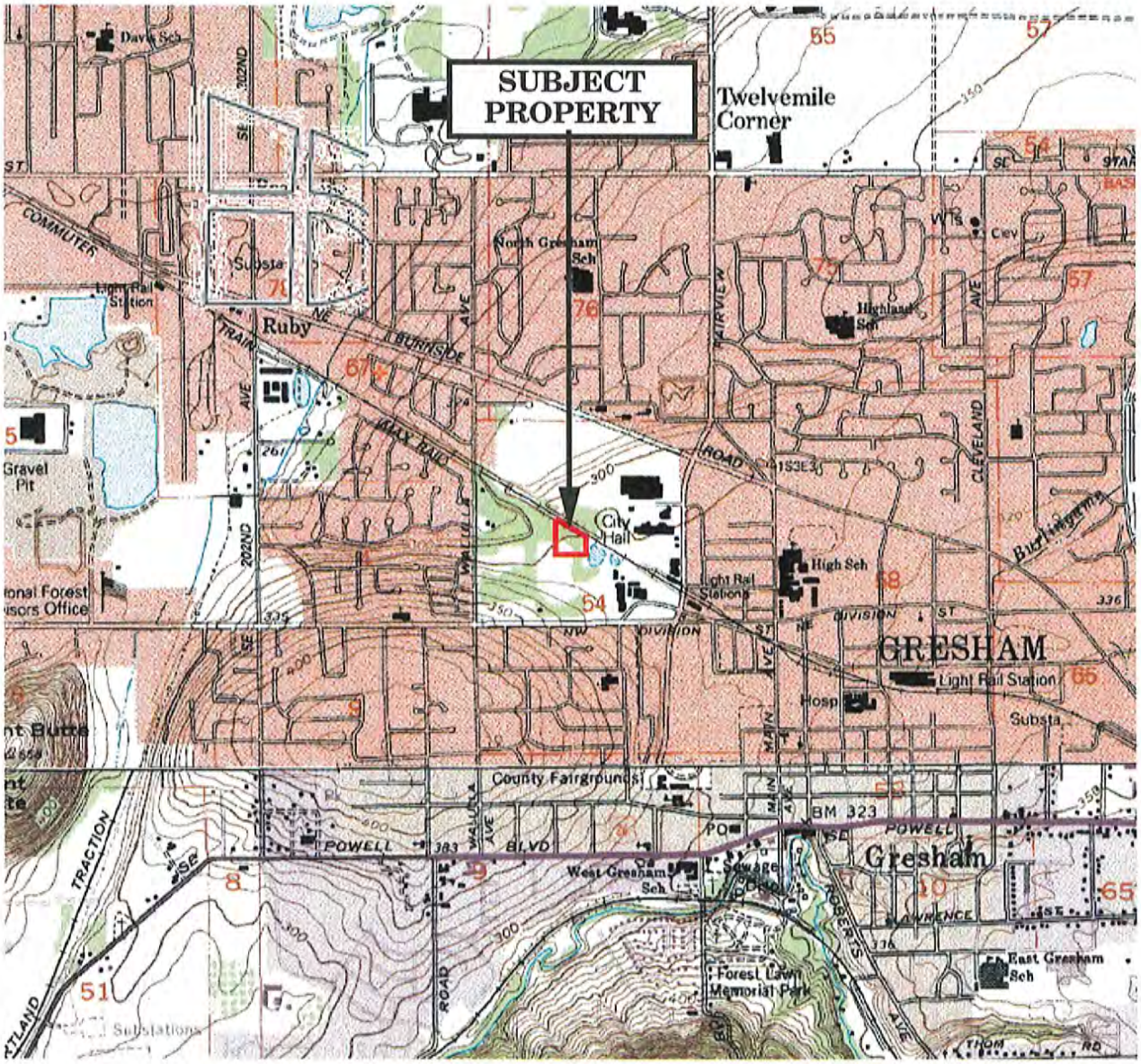
Push Probe Number	Sample Number [1]	Sample Date	Sample Depth (feet bgs)	**Analytical Results** mg/kg (ppm)	
				NW Method TPH-Dx	
				Diesel-Range	Oil-Range
B-1	005	17-Jan-01	19.5	ND>22.5	ND>56.2
B-2	008	17-Jan-01	11.5	ND>26.3	ND>65.8
			Reference Levels [2] ==>	500. [2]	500. [2]

NOTE:

bgs = below ground surface
mg/kg = milligrams/kilogram

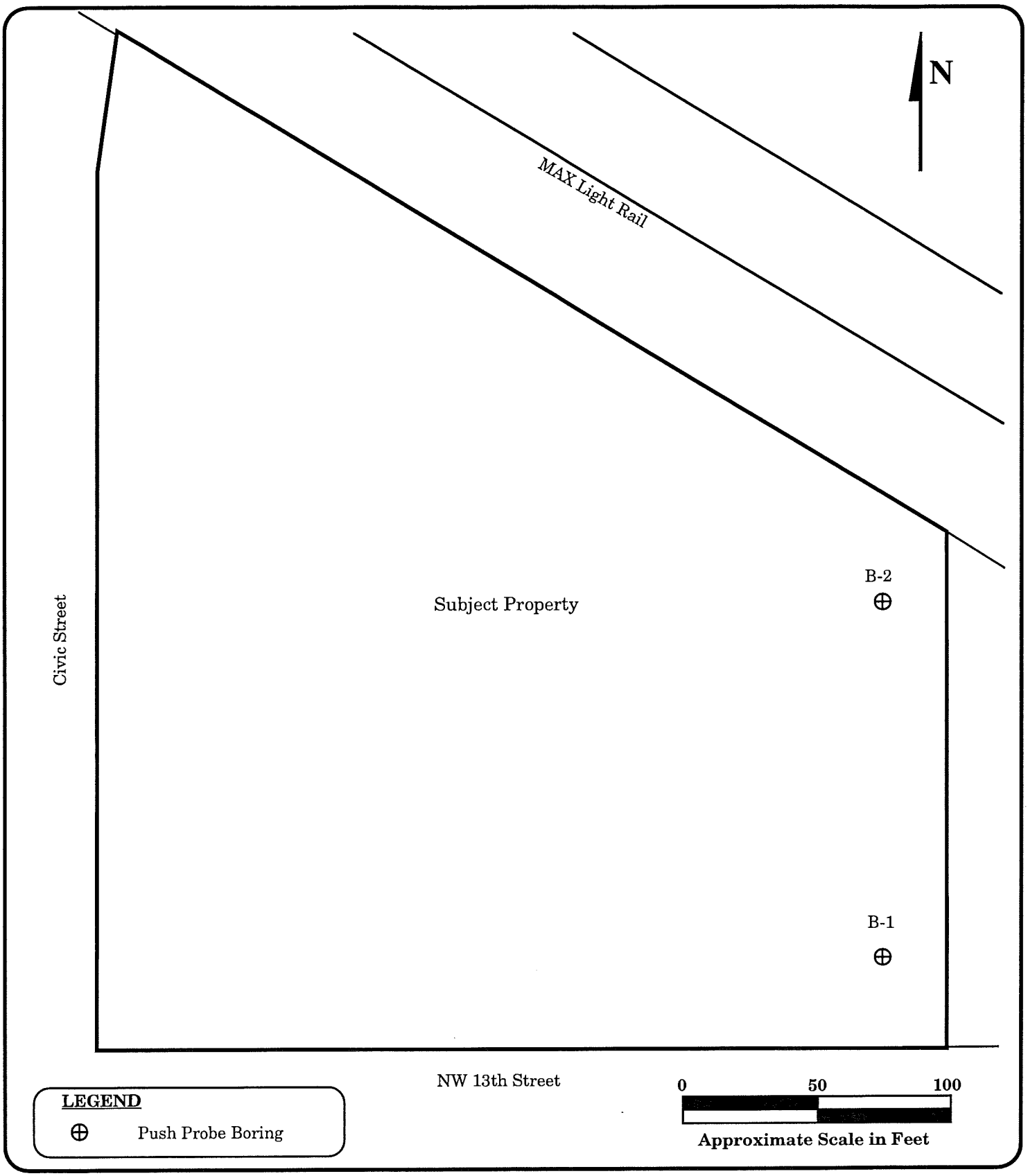
ND = not detected above detection limit indicated
ppm = parts per million
TPH = total petroleum hydrocarbons

1 = Sample Number Prefix: 5238-010117-
2 = DEQ Soil Matrix Level 2 Cleanup Standard (OAR 340-122-335)



Note: Base Map from the Lebanon, Oregon (1986) USGS 7.5 Minute Quadrangle
Contour Interval: 10 Feet

HAI Project No. 5328	**HAHN AND ASSOCIATES** INCORPORATED	**Location Map**	FIGURE
January 2001	ENVIRONMENTAL MANAGEMENT 434 NW SIXTH AVENUE, SUITE 203 PORTLAND, OREGON 97209 503/796-0717	Site Assessment Activities Vicinity of Civic Street and Light Rail Tracks Gresham, Oregon	1



HAI Project No. 5328	**HAHN AND ASSOCIATES** INCORPORATED	**Site Map**	FIGURE **2**
January 2001	ENVIRONMENTAL MANAGEMENT 434 NW SIXTH AVENUE, SUITE 203 PORTLAND, OREGON 97209 503/796-0717	Site Assessment Activities Vicinity of Civic Street and Light Rail Tracks Gresham, Oregon	

APPENDIX A

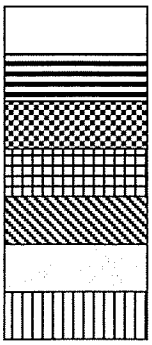
Soil Boring Logs

KEY TO BORING LOGS

Soil classification in this report is based upon visual and manual field observations which include moisture, consistency, plasticity and grading estimates and should not be construed to imply field or laboratory testing unless presented herein. Soils are classified in accordance with the Unified Soil Classification System. Stratigraphic boundaries are approximate representations only. No warranty is provided as to the continuity of soil strata between borings.

UNIFIED SOIL CLASSIFICATION SYSTEM (USCS)					
MAJOR DIVISIONS			GROUP SYMBOLS		TYPICAL NAMES
COURSE GRAINED SOILS More Than Half is Larger Than #200 Sieve	GRAVELS More Than Half the Course Fraction is Larger Than No. 4 Sieve Size	Clean Gravels With Little or No Fines	GW		Well Graded Gravels, Gravel-Sand Mixtures
			GP		Poorly Graded Gravels, Gravel-Sand Mixtures
		Gravels With Over 12% Fines	GM		Silty Gravels, Poorly Graded Gravel-Sand-Silt Mixtures
			GC		Clayey Gravels, Poorly Graded Gravel-Sand-Clay Mixtures
	SANDS More Than Half the Course Fraction is Smaller Than No. 4 Sieve Size	Clean Sands With Little or No Fines	SW		Well Graded Sands, Gravelly Sands
			SP		Poorly Graded Sands, Gravelly Sands
		Sands With Over 12% Fines	SM		Silty Sands, Poorly Graded Sand-Silt Mixtures
			SC		Clayey Sands, Poorly Graded Sand-Clay Mixtures
FINE GRAINED SOILS More Than Half is Smaller Than #200 Sieve	SILTS AND CLAYS Liquid Limit Less Than 50%		ML		Inorganic Silts and Very Fine Sands, Rock Flour, Silty or Clayey Fine Sands, or Clayey Silts with Slight Plasticity
			CL		Inorganic Clays of Low to Medium Plasticity, Gravelly Clays, Sandy Clays, Silty Clays, Lean Clays
			OL		Organic Clays and Organic Silty Clays of Low Plasticity
	SILTS AND CLAYS Liquid Limit Greater Than 50%		MH		Inorganic Silts, Micaceous or Diatomaceous Fine Sandy or Silty Soils, Elastic Silts
			CH		Inorganic Clays of High Plasticity, Fat Clays
			OH		Organic Clays of Medium to High Plasticity, Organic Silts
HIGHLY ORGANIC SOILS			Pt		Peat and Other Highly Organic Soils

LEGEND FOR BORING LOGS



- Blank Casing
- Slotted Screen
- Cement Grout
- Concrete
- Bentonite
- Sand Pack
- Fill Material

ABBREVIATIONS

HCID	Hydrocarbon Identification
NA	Not Applicable
ND	Not Detected Above Detection Limit
ppm	Parts Per Million
SPT	Standard Penetration Test
TPH	Total Petroleum Hydrocarbons
▽	Measured Static Water Level in Well
▼	Estimated Water Level During Drilling

HAHN & ASSOCIATES, INC. 434 NW Sixth Avenue Portland, Oregon (503) 796-0717	**PUSH PROBE NUMBER B-1**			
PROJECT: Peak Development Property Civic Street and Light Rail Gresham, Oregon PROJECT #: 5328	HAI LOGGER:	Dennis M. Terzian	DRILL START Time: 8:45 Date: 17-Jan-01	DRILL FINISH Time: 10:50 Date: 17-Jan-01
	SAMPLING METHOD:	Stainless Steel Macrocore Soil Sampler		
	DRILLING METHOD:	Hydraulic Push Probe		
	EQUIPMENT TYPE	Geo Probe		
	DRILLER:	Keith Vidos		
	DRILLING CONTRACTOR:	Geo-Tech Explorations		

BORING DIAMETER:	2-inch OD
CASING DIAMETER:	N/A
SURFACE ELEVATION:	Not Surveyed
TOP OF CASING ELEVATION:	N/A

ABANDONMENT DETAILS	SAMPLE NUMBER*	TIME	HEADSPACE (ppm)	LAB RESULT TPH (ppm)	SPT (blows/0.5 feet)	RECOVERY	DEPTH (feet)	GROUNDWATER	STRATA (USCS)	SOIL DESCRIPTION
Bentonite Chips	001	0850	2.0	-			1–5		CL	Silty CLAY - brown with red and gray mottling, dry, stiff, low plasticity, no odors, no sheen, no discoloration Silty CLAY - dark brown, slightly moist to moist, medium stiff to stiff, medium plasticity, no odors, no sheen, no discoloration
	002	0855	2.7	-			6–10			Silty CLAY - as above, soft
							11		ML	Sandy SILT - brown, slightly moist, dense, non-plastic, silty clay lense from 10.75 to 11.00 feet bgs, no odors, no sheen, no discoloration
	003	0903	1.8	-			12–14		SM	Silty SAND - brown, slightly moist, non-plastic, fine-grained, medium dense, well-graded, saturated silty clay lense (3") at 12 feet bgs, no odors, no sheen, no discoloration
	004	0915	1.4	-			15–19		SP	SAND - light brown, slightly moist, medium-grained, medium dense, poorly-graded, no odors, no sheen, no discoloration SAND - as above
	005	1000	1.1	ND			20			

HAHN & ASSOCIATES, INC. 434 NW Sixth Avenue Portland, Oregon (503) 796-0717	**PUSH PROBE NUMBER B-1**			
PROJECT: Peak Development Property Civic Street and Light Rail Gresham, Oregon	HAI LOGGER:	Dennis M. Terzian	DRILL START Time: 8:45	DRILL FINISH Time: 10:50
	SAMPLING METHOD:	Stainless Steel Macrocore Soil Sampler		
	DRILLING METHOD:	Hydraulic Push Probe		
	EQUIPMENT TYPE	Geo Probe		
	DRILLER:	Keith Vidos	Date: 17-Jan-01	Date: 17-Jan-01
PROJECT #: 5328	DRILLING CONTRACTOR:	Geo-Tech Explorations		

BORING DIAMETER:	2-inch OD
CASING DIAMETER:	N/A
SURFACE ELEVATION:	Not Surveyed
TOP OF CASING ELEVATION:	N/A

ABANDONMENT DETAILS	SAMPLE NUMBER*	TIME	HEADSPACE (ppm)	LAB RESULT TPH (ppm)	SPT (blows/0.5 feet)	RECOVERY	DEPTH (feet)	GROUNDWATER	STRATA (USCS)	SOIL DESCRIPTION
Bentonite Chips							21	▼		SAND with Silt- brown, saturated, medium-grained, medium dense, poorly-graded, some pieces of rock at top and bottom of sampler, no odors, no sheen, no discoloration
							22		SP	
							23			Silty CLAY - brown, slightly moist, medium stiff, medium plasticity, no odors, no sheen, no discoloration
							24		CL	
									SM	Silty SAND - brown, moist, non-plastic, fine-grained, loose, well-graded, no odors, no sheen, no discoloration
							25			
							26			
							27			
							28			
							29			
							30			
							31			
							32			
							33			
							34			
							35			
							36			
							37			
							38			
							39			
							40			

GROUNDWATER SAMPLE
Installed a temporary 1-inch ID stainless steel well point with a 0.010-inch slotted screen at 12 to 16 feet bgs. The well point did not accumulate water after 30 minutes. The well point was removed from the borehole and the boring was continued.

Installed a temporary 1-inch ID stainless steel well point with a 0.010-inch slotted screen at 20 to 24 feet bgs. Approximately1.0 liters of water were purged prior to sampling. Following well point recharge, groundwater sample (#5328-010117-101 was collected with a vacuum pump and disposible tubing at 10:40 hours, 01/17/01). After sampling, the well point was removed from the borehole and the boring was abandoned.

* Sample number prefix = 5328-010117-

HAHN & ASSOCIATES, INC. 434 NW Sixth Avenue Portland, Oregon (503) 796-0717	**PUSH PROBE NUMBER B-2**			
PROJECT: Peak Development Property Civic Street and Light Rail Gresham, Oregon	HAI LOGGER:	Dennis M. Terzian	DRILL START Time: 11:00	DRILL FINISH Time: 14:00
	SAMPLING METHOD:	Stainless Steel Macrocore Soil Sampler		
	DRILLING METHOD:	Hydraulic Push Probe		
	EQUIPMENT TYPE	Geo Probe		
	DRILLER:	Keith Vidos	Date: 17-Jan-01	Date: 17-Jan-01
PROJECT #: 5328	DRILLING CONTRACTOR:	Geo-Tech Explorations		

BORING DIAMETER:	2-inch OD
CASING DIAMETER:	1-inch ID
SURFACE ELEVATION:	Not Surveyed
TOP OF CASING ELEVATION:	N/A

ABANDONMENT DETAILS	SAMPLE NUMBER*	TIME	HEADSPACE (ppm)	LAB RESULT TPH (ppm)	SPT (blows/0.5 feet)	RECOVERY	DEPTH (feet)	GROUNDWATER	STRATA (USCS)	SOIL DESCRIPTION
Bentonite Chips	006	1110	0.0	-			1		CL	Silty CLAY - brown, slightly moist, soft, low to medium plasticity, road gravel layer from 3.5 to 3.8 feet bgs, no odors, no sheen, no discoloration
							2			
							3			
							4			
							5			
							6		ML	SILT - brown, dry, loose, non-plastic, no odors, no sheen, no discoloration
							7			
	007	1113	0.0	-			8		CL	Silty CLAY - brown with red mottling, slightly moist, medium stiff to stiff, medium plasticity, saturated silt seam at 12.5 feet bgs, no odors, no sheen, no discoloration
							9			
							10			
							11			
	008	1115	1.8	ND			12			
							13			
							14		SC	Clayey SAND - brown, moist, slightly plastic, fine to medium-grained, medium dense, poorly-graded, no odors, no sheen, no discoloration
							15			
	009	1120	0.0	-			16			
							17		ML	SILT - brown, saturated, medium-stiff, non-plastic, no odors, no sheen, no discoloration
							18		SC	Clayey SAND - as above
							19		SW	SAND with Silt - brown, moist, non-plastic, medium-grained, medium dense, well-graded, saturated silty seam from 16 to 17 feet bgs, no odors, no sheen, no discoloration
							20			

HAHN & ASSOCIATES, INC. 434 NW Sixth Avenue Portland, Oregon (503) 796-0717	**PUSH PROBE NUMBER B-2**			
PROJECT: Peak Development Property Civic Street and Light Rail Gresham, Oregon PROJECT #: 5328	HAI LOGGER:	Dennis M. Terzian	DRILL START Time: 11:00	DRILL FINISH Time: 14:00
	SAMPLING METHOD:	Stainless Steel Macrocore Soil Sampler		
	DRILLING METHOD:	Hydraulic Push Probe		
	EQUIPMENT TYPE	Geo Probe		
	DRILLER:	Keith Vidos	Date: 17-Jan-01	Date: 17-Jan-01
	DRILLING CONTRACTOR:	Geo-Tech Explorations		

ABANDONMENT DETAILS	SAMPLE NUMBER*	TIME	HEADSPACE (ppm)	LAB RESULT TPH (ppm)	SPT (blows/0.5 feet)	RECOVERY	DEPTH (feet)	GROUNDWATER	STRATA (USCS)
							21		
							22		
							23		
							24		
							25		
							26		
							27		
							28		
							29		
							30		
							31		
							32		
							33		
							34		
							35		
							36		
							37		
							38		
							39		
							40		

BORING DIAMETER:	2-inch OD
CASING DIAMETER:	1-inch ID
SURFACE ELEVATION:	Not Surveyed
TOP OF CASING ELEVATION:	N/A

SOIL DESCRIPTION

GROUNDWATER SAMPLE
Installed a temporary 1-inch ID stainless steel well point with a 0.010-inch slotted screen at 16 to 20 feet bgs. No groundwater was purged prior to sampling due to slow groundwater recharge. A groundwater sample (#5328-010117-102 was collected with a vacuum pump and disposible tubing at 14:00 hours, 01/17/01). After sampling, the well point was removed from the borehole and the boring was abandoned.

* Sample number prefix = 5328-010117-

APPENDIX B

Laboratory Reports and Chain of Custody Documentation

HAHN AND ASSOCIATES, INC.
Environmental Management
434 NW Sixth Avenue, Suite 203 • Portland OR 97209
(503) 796-0717 • Fax (503) 227-2209

Laboratory ESL

Lab Project No. ~~021087~~ 0101084

CHAIN OF CUSTODY

Chain of Custody No. _____

Project Manager	Dennis Terzian
Project No.	5328
Project Name	Pearl Development Program.
Collected by	Dennis Terzian

Liquid with Sediment Sample
_____ Test Filtrate _____ Test Sediment _____ Test Both

Multi-Phase Sample
_____ Test One (which) _____ Test Separately _____ Shake

Samples Received at 4C (Y or N)	
Appropriate Containers Used (Y or N)	
Provide Verbal Results (Y or N)	No
Provide Preliminary Fax Results	Yes

Comments SAMPLE PREFIX = 5328-010117-

Lab ID	Sample #	Date	Time	Sample Description	Matrix: Soil	Matrix: Water	Matrix: Other	Number of Containers	NW-TPH-Dx with Silica Gel Cleanup	VOCs (8260)	PAHs SVOCs/BNAs 8270	PAHs	Priority Pollutant Metals (Dissolved)	PCBs EPA 8081				RUSH	Remarks
01	001	17-Jan-01	0850	B-1 4'	X			1										X	APP Metals filtered by lab.
02	002	17-Jan-01	0855	B-1 8'	X			1										X	
03	003	17-Jan-01	0903	B-1 12'	X			1										X	Final
04	004	17-Jan-01	0915	B-1 16'	X			1										X	Results By
05	005	17-Jan-01	1000	B-1 20'	X			1	X									X	Fridays JAN 18TH
06	006	17-Jan-01	1110	B-2 4'	X			1										X	10 am!
07	007	17-Jan-01	1113	B-2 8'	X			1										X	
08	008	17-Jan-01	1115	B-2 12'	X			1	X									X	
09	009	17-Jan-01	1120	B-2 16	X			1										X	
10	101	17-Jan-01		B-1		X		9		X	X		X	X				X	
11	102	17-Jan-01		B-2		X		7		X	X		X					X	

	Company	Date	Time	Received by	Company
Relinquished by	HAHN + ASSOC. INC.	1/17/01	1540		ESL
Relinquished by					
Relinquished by					

Environmental Services Laboratory, Inc. E S L

17400 SW Upper Boones Ferry Road • Suite 270 • Portland, OR 97224 • (503) 670-8520

January 19, 2001

Mr. Dennis Terzian
Hahn & Associates
434 N.W. 6th Avenue
Suite 203
Portland, OR 97209
TEL: (503)796-0717
FAX (503) 227-2209

RE: 5328/Peak Development Program Order No.: 0101084

Dear Mr. Dennis Terzian,

Environmental Services Laboratory received 11 samples on 1/18/01 for the analyses presented in the following report.

The Samples were analyzed for the following tests:

BNA Semi-Vol Organics, Aqueous (EPA 8270C)
ICP Metals (EPA 6010B)
Mercury (EPA 7470A)
NWTPH-Dx Soil (EPA 8015)
PCBs in Aqueous Waste (EPA 8082A)
PERCENT MOISTURE (SM 2540)
Volatiles by GC/MS (EPA 8260B)

There were no problems with the analyses and all data for associated QC met EPA or laboratory specifications except where noted in the Case Narrative. Results apply only to the samples analyzed. Reproduction of this report is permitted only in its entirety, without the written approval from the Laboratory.

If you have any questions regarding these test results, please feel free to call.

Sincerely,

Nichole Karl

Nichole Karl
Project Manager

Keith Hunter

Technical Review

Environmental Services Laboratory

Date: *19-Jan-01*

CLIENT:	Hahn & Associates	**Client Sample ID:**	5328-010117-005
Lab Order:	0101084	**Tag Number:**	
Project:	5328/Peak Development Program	**Collection Date:**	1/17/01
Lab ID:	0101084-05A	**Matrix:**	SOIL

Analyses	Result	Limit	Qual	Units	DF	Date Analyzed
NWTPH-DX SOIL		**EPA 8015**				Analyst: **smc**
Diesel	ND	22.5		mg/Kg-dry	1	1/18/01
Oil	ND	56.2		mg/Kg-dry	1	1/18/01
Surr: O-Terphenyl	94.0	50-150		%REC	1	1/18/01
PERCENT MOISTURE		**SM 2540**				Analyst: **smc**
% Moisture	11.0	0		wt%	1	1/18/01

Qualifiers:

ND - Not Detected at the Reporting Limit

J - Analyte detected below quantitation limits

B - Analyte detected in the associated Method Blank

* - Value exceeds Maximum Contaminant Level

S - Spike Recovery outside accepted recovery limits

R - RPD outside accepted recovery limits

E - Value above quantitation range

Environmental Services Laboratory

Date: *19-Jan-01*

CLIENT:	Hahn & Associates	**Client Sample ID:**	5328-010117-008
Lab Order:	0101084	**Tag Number:**	
Project:	5328/Peak Development Program	**Collection Date:**	1/17/01
Lab ID:	0101084-08A	**Matrix:**	SOIL

Analyses	Result	Limit	Qual	Units	DF	Date Analyzed
NWTPH-DX SOIL		**EPA 8015**				Analyst: **smc**
Diesel	ND	26.3		mg/Kg-dry	1	1/18/01
Oil	ND	65.8		mg/Kg-dry	1	1/18/01
Surr: O-Terphenyl	88.0	50-150		%REC	1	1/18/01
PERCENT MOISTURE		**SM 2540**				Analyst: **smc**
% Moisture	24.0	0		wt%	1	1/18/01

Qualifiers:

ND - Not Detected at the Reporting Limit

J - Analyte detected below quantitation limits

B - Analyte detected in the associated Method Blank

* - Value exceeds Maximum Contaminant Level

S - Spike Recovery outside accepted recovery limits

R - RPD outside accepted recovery limits

E - Value above quantitation range

Environmental Services Laboratory

Date: *19-Jan-01*

CLIENT:	Hahn & Associates	**Client Sample ID:**	5328-010117-101
Lab Order:	0101084	**Tag Number:**	
Project:	5328/Peak Development Program	**Collection Date:**	1/17/01
Lab ID:	0101084-10A	**Matrix:**	AQUEOUS

Analyses	Result	Limit	Qual	Units	DF	Date Analyzed
MERCURY		**EPA 7470A**				Analyst: **lmc**
Mercury	ND	0.000200		mg/L	1	1/18/01
ICP METALS		**EPA 6010B**				Analyst: **lmc**
Antimony, Diss	ND	0.00500		mg/L	1	1/18/01
Arsenic, Diss	ND	0.00500		mg/L	1	1/18/01
Beryllium, Diss	ND	0.00200		mg/L	1	1/18/01
Cadmium, Diss	ND	0.00200		mg/L	1	1/18/01
Chromium, Diss	ND	0.00500		mg/L	1	1/18/01
Copper, Diss	0.0711	0.00500		mg/L	1	1/18/01
Lead, Diss	ND	0.00500		mg/L	1	1/18/01
Nickel, Diss	ND	0.00500		mg/L	1	1/18/01
Selenium, Diss	ND	0.00500		mg/L	1	1/18/01
Silver, Diss	ND	0.00500		mg/L	1	1/18/01
Thallium, Diss	ND	0.0100		mg/L	1	1/18/01
Zinc, Diss	0.194	0.00500		mg/L	1	1/18/01
PCBS IN AQUEOUS WASTE		**EPA 8082A**				Analyst: **ams**
Aroclor 1016	ND	1.00		µg/L	1	1/18/01
Aroclor 1221	ND	1.00		µg/L	1	1/18/01
Aroclor 1232	ND	1.00		µg/L	1	1/18/01
Aroclor 1242	ND	1.00		µg/L	1	1/18/01
Aroclor 1248	ND	1.00		µg/L	1	1/18/01
Aroclor 1254	ND	1.00		µg/L	1	1/18/01
Aroclor 1260	ND	1.00		µg/L	1	1/18/01
Surr: Decachlorobiphenyl	104.0	70-130		%REC	1	1/18/01

Qualifiers:

ND - Not Detected at the Reporting Limit

J - Analyte detected below quantitation limits

B - Analyte detected in the associated Method Blank

* - Value exceeds Maximum Contaminant Level

S - Spike Recovery outside accepted recovery limits

R - RPD outside accepted recovery limits

E - Value above quantitation range

Environmental Services Laboratory

Date: *19-Jan-01*

CLIENT:	Hahn & Associates	**Client Sample ID:**	5328-010117-101
Lab Order:	0101084	**Tag Number:**	
Project:	5328/Peak Development Program	**Collection Date:**	1/17/01
Lab ID:	0101084-10A	**Matrix:**	AQUEOUS

Analyses	Result	Limit	Qual	Units	DF	Date Analyzed
VOLATILES BY GC/MS		**EPA 8260B**				Analyst: **tmh**
1,1,1,2-Tetrachloroethane	ND	1.00		µg/L	1	1/18/01
1,1,1-Trichloroethane	ND	1.00		µg/L	1	1/18/01
1,1,2,2-Tetrachloroethane	ND	1.00		µg/L	1	1/18/01
1,1,2-Trichloroethane	ND	1.00		µg/L	1	1/18/01
1,1-Dichloroethane	ND	1.00		µg/L	1	1/18/01
1,1-Dichloroethene	ND	1.00		µg/L	1	1/18/01
1,1-Dichloropropene	ND	1.00		µg/L	1	1/18/01
1,2,3-Trichlorobenzene	ND	1.80		µg/L	1	1/18/01
1,2,3-Trichloropropane	ND	1.00		µg/L	1	1/18/01
1,2,4-Trichlorobenzene	ND	1.00		µg/L	1	1/18/01
1,2,4-Trimethylbenzene	ND	1.00		µg/L	1	1/18/01
1,2-Dibromo-3-chloropropane	ND	1.80		µg/L	1	1/18/01
1,2-Dibromoethane	ND	1.00		µg/L	1	1/18/01
1,2-Dichlorobenzene	ND	1.00		µg/L	1	1/18/01
1,2-Dichloroethane	ND	1.00		µg/L	1	1/18/01
1,2-Dichloropropane	ND	1.00		µg/L	1	1/18/01
1,3,5-Trimethylbenzene	ND	1.00		µg/L	1	1/18/01
1,3-Dichlorobenzene	ND	1.00		µg/L	1	1/18/01
1,3-Dichloropropane	ND	1.00		µg/L	1	1/18/01
1,4-Dichlorobenzene	ND	1.00		µg/L	1	1/18/01
2,2-Dichloropropane	ND	1.00		µg/L	1	1/18/01
2-Butanone	ND	20.0		µg/L	1	1/18/01
2-Chloroethyl vinyl ether	ND	5.00		µg/L	1	1/18/01
2-Chlorotoluene	ND	1.00		µg/L	1	1/18/01
2-Hexanone	ND	20.0		µg/L	1	1/18/01
4-Chlorotoluene	ND	1.00		µg/L	1	1/18/01
4-Isopropyltoluene	ND	1.00		µg/L	1	1/18/01
4-Methyl-2-pentanone	ND	1.00		µg/L	1	1/18/01
Acetone	ND	20.0		µg/L	1	1/18/01
Benzene	ND	1.00		µg/L	1	1/18/01
Bromobenzene	ND	1.00		µg/L	1	1/18/01
Bromochloromethane	ND	1.00		µg/L	1	1/18/01
Bromodichloromethane	ND	1.00		µg/L	1	1/18/01
Bromoform	ND	1.00		µg/L	1	1/18/01
Bromomethane	ND	5.00		µg/L	1	1/18/01
Carbon disulfide	ND	1.00		µg/L	1	1/18/01
Carbon tetrachloride	ND	1.00		µg/L	1	1/18/01
Chlorobenzene	ND	1.00		µg/L	1	1/18/01
Chloroethane	ND	1.80		µg/L	1	1/18/01
Chloroform	ND	1.00		µg/L	1	1/18/01

Qualifiers:

ND - Not Detected at the Reporting Limit

J - Analyte detected below quantitation limits

B - Analyte detected in the associated Method Blank

* - Value exceeds Maximum Contaminant Level

S - Spike Recovery outside accepted recovery limits

R - RPD outside accepted recovery limits

E - Value above quantitation range

Environmental Services Laboratory

Date: *19-Jan-01*

CLIENT:	Hahn & Associates	**Client Sample ID:**	5328-010117-101
Lab Order:	0101084	**Tag Number:**	
Project:	5328/Peak Development Program	**Collection Date:**	1/17/01
Lab ID:	0101084-10A	**Matrix:**	AQUEOUS

Analyses	Result	Limit	Qual	Units	DF	Date Analyzed
Chloromethane	ND	2.00		µg/L	1	1/18/01
cis-1,2-Dichloroethene	ND	1.80		µg/L	1	1/18/01
cis-1,3-Dichloropropene	ND	1.00		µg/L	1	1/18/01
Dibromochloromethane	ND	1.00		µg/L	1	1/18/01
Dibromomethane	ND	1.00		µg/L	1	1/18/01
Dichlorodifluoromethane	ND	2.00		µg/L	1	1/18/01
Ethylbenzene	ND	1.00		µg/L	1	1/18/01
Hexachlorobutadiene	ND	2.00		µg/L	1	1/18/01
Iodomethane	ND	1.00		µg/L	1	1/18/01
Isopropylbenzene	ND	1.00		µg/L	1	1/18/01
m,p-Xylene	ND	2.00		µg/L	1	1/18/01
Methyl tert-butyl ether	ND	2.00		µg/L	1	1/18/01
Methylene chloride	ND	10.0		µg/L	1	1/18/01
n-Butylbenzene	ND	1.00		µg/L	1	1/18/01
n-Propylbenzene	ND	1.00		µg/L	1	1/18/01
Naphthalene	ND	2.00		µg/L	1	1/18/01
o-Xylene	ND	1.00		µg/L	1	1/18/01
sec-Butylbenzene	ND	1.00		µg/L	1	1/18/01
Styrene	ND	1.00		µg/L	1	1/18/01
tert-Butylbenzene	ND	1.00		µg/L	1	1/18/01
Tetrachloroethene	ND	1.00		µg/L	1	1/18/01
Toluene	ND	1.00		µg/L	1	1/18/01
trans-1,2-Dichloroethene	ND	1.00		µg/L	1	1/18/01
trans-1,3-Dichloropropene	ND	1.00		µg/L	1	1/18/01
Trichloroethene	ND	1.00		µg/L	1	1/18/01
Trichlorofluoromethane	ND	2.00		µg/L	1	1/18/01
Vinyl acetate	ND	1.00		µg/L	1	1/18/01
Vinyl chloride	ND	1.20		µg/L	1	1/18/01
Surr: 4-Bromofluorobenzene	92.0	86-115		%REC	1	1/18/01
Surr: Dibromofluoromethane	103.0	86-118		%REC	1	1/18/01
Surr: Toluene-d8	100.6	88-110		%REC	1	1/18/01

Qualifiers:

ND - Not Detected at the Reporting Limit

J - Analyte detected below quantitation limits

B - Analyte detected in the associated Method Blank

* - Value exceeds Maximum Contaminant Level

S - Spike Recovery outside accepted recovery limits

R - RPD outside accepted recovery limits

E - Value above quantitation range

Environmental Services Laboratory

Date: *19-Jan-01*

CLIENT:	Hahn & Associates	**Client Sample ID:**	5328-010117-101
Lab Order:	0101084	**Tag Number:**	
Project:	5328/Peak Development Program	**Collection Date:**	1/17/01
Lab ID:	0101084-10A	**Matrix:**	AQUEOUS

Analyses	Result	Limit	Qual	Units	DF	Date Analyzed
BNA SEMI-VOL ORGANICS, AQUEOUS		**EPA 8270C**				Analyst: **ams**
1,2,4,5-Tetrachlorobenzene	ND	2.00		µg/L	1	1/18/01
1,2,4-Trichlorobenzene	ND	2.00		µg/L	1	1/18/01
1,2-Dichlorobenzene	ND	2.00		µg/L	1	1/18/01
1,2-Diphenylhydrazine	ND	2.00		µg/L	1	1/18/01
1,3-Dichlorobenzene	ND	2.00		µg/L	1	1/18/01
1,4-Dichlorobenzene	ND	2.00		µg/L	1	1/18/01
2,3,4,6-Tetrachlorophenol	ND	2.00		µg/L	1	1/18/01
2,4,5-Trichlorophenol	ND	2.00		µg/L	1	1/18/01
2,4,6-Trichlorophenol	ND	2.00		µg/L	1	1/18/01
2,4-Dichlorophenol	ND	2.00		µg/L	1	1/18/01
2,4-Dimethylphenol	ND	2.00		µg/L	1	1/18/01
2,4-Dinitrophenol	ND	10.0		µg/L	1	1/18/01
2,4-Dinitrotoluene	ND	2.00		µg/L	1	1/18/01
2,6-Dichlorophenol	ND	2.00		µg/L	1	1/18/01
2,6-Dinitrotoluene	ND	2.00		µg/L	1	1/18/01
2-Chloronaphthalene	ND	2.00		µg/L	1	1/18/01
2-Chlorophenol	ND	2.00		µg/L	1	1/18/01
2-Methylnaphthalene	ND	2.00		µg/L	1	1/18/01
2-Methylphenol	ND	2.00		µg/L	1	1/18/01
2-Nitroaniline	ND	2.00		µg/L	1	1/18/01
2-Nitrophenol	ND	2.00		µg/L	1	1/18/01
2-Picoline	ND	5.00		µg/L	1	1/18/01
3&4-Methylphenol	ND	4.00		µg/L	1	1/18/01
3-Methylcholanthrene	ND	2.00		µg/L	1	1/18/01
3-Nitroaniline	ND	2.00		µg/L	1	1/18/01
4,6-Dinitro-2-methylphenol	ND	5.00		µg/L	1	1/18/01
4-Aminobiphenyl	ND	5.00		µg/L	1	1/18/01
4-Bromophenyl phenyl ether	ND	2.00		µg/L	1	1/18/01
4-Chloro-3-methylphenol	ND	2.00		µg/L	1	1/18/01
4-Chlorophenyl phenyl ether	ND	2.00		µg/L	1	1/18/01
4-Nitroaniline	ND	2.00		µg/L	1	1/18/01
4-Nitrophenol	ND	2.00		µg/L	1	1/18/01
7,12-Dimethylbenz(a)anthracene	ND	2.00		µg/L	1	1/18/01
Acenaphthene	ND	2.00		µg/L	1	1/18/01
Acenaphthylene	ND	2.00		µg/L	1	1/18/01
Acetophenone	ND	2.00		µg/L	1	1/18/01
Aniline	ND	2.00		µg/L	1	1/18/01
Anthracene	ND	2.00		µg/L	1	1/18/01
Benz(a)anthracene	ND	2.00		µg/L	1	1/18/01
Benzo(a)pyrene	ND	1.20		µg/L	1	1/18/01

Qualifiers:

ND - Not Detected at the Reporting Limit

J - Analyte detected below quantitation limits

B - Analyte detected in the associated Method Blank

* - Value exceeds Maximum Contaminant Level

S - Spike Recovery outside accepted recovery limits

R - RPD outside accepted recovery limits

E - Value above quantitation range

Environmental Services Laboratory

Date: *19-Jan-01*

CLIENT:	Hahn & Associates	**Client Sample ID:**	5328-010117-101
Lab Order:	0101084	**Tag Number:**	
Project:	5328/Peak Development Program	**Collection Date:**	1/17/01
Lab ID:	0101084-10A	**Matrix:**	AQUEOUS

Analyses	Result	Limit	Qual	Units	DF	Date Analyzed
Benzo(b)fluoranthene	ND	2.00		µg/L	1	1/18/01
Benzo(g,h,i)perylene	ND	2.00		µg/L	1	1/18/01
Benzo(k)fluoranthene	ND	2.00		µg/L	1	1/18/01
Benzyl alcohol	ND	2.00		µg/L	1	1/18/01
Bis(2-chloroethoxy)methane	ND	2.00		µg/L	1	1/18/01
Bis(2-chloroethyl)ether	ND	2.00		µg/L	1	1/18/01
Bis(2-chloroisopropyl)ether	ND	2.00		µg/L	1	1/18/01
Bis(2-ethylhexyl)phthalate	ND	2.50		µg/L	1	1/18/01
Butyl benzyl phthalate	ND	2.00		µg/L	1	1/18/01
Chrysene	ND	2.00		µg/L	1	1/18/01
Di-n-butyl phthalate	ND	2.00		µg/L	1	1/18/01
Di-n-octyl phthalate	ND	2.00		µg/L	1	1/18/01
Dibenz(a,h)anthracene	ND	2.00		µg/L	1	1/18/01
Dibenzofuran	ND	2.00		µg/L	1	1/18/01
Diethyl phthalate	ND	2.00		µg/L	1	1/18/01
Dimethyl phthalate	ND	2.00		µg/L	1	1/18/01
Ethyl methanesulfonate	ND	2.00		µg/L	1	1/18/01
Fluoranthene	ND	2.00		µg/L	1	1/18/01
Fluorene	ND	2.00		µg/L	1	1/18/01
Hexachlorobenzene	ND	1.30		µg/L	1	1/18/01
Hexachlorobutadiene	ND	2.00		µg/L	1	1/18/01
Hexachlorocyclopentadiene	ND	5.00		µg/L	1	1/18/01
Hexachloroethane	ND	2.00		µg/L	1	1/18/01
Indeno(1,2,3-cd)pyrene	ND	2.00		µg/L	1	1/18/01
Isophorone	ND	2.00		µg/L	1	1/18/01
Methyl methanesulfonate	ND	2.00		µg/L	1	1/18/01
N-Nitroso-di-n-butylamine	ND	2.00		µg/L	1	1/18/01
N-Nitrosodi-n-propylamine	ND	2.00		µg/L	1	1/18/01
N-Nitrosodiphenylamine	ND	2.00		µg/L	1	1/18/01
N-Nitrosopiperidine	ND	2.00		µg/L	1	1/18/01
Naphthalene	ND	2.00		µg/L	1	1/18/01
Nitrobenzene	ND	2.00		µg/L	1	1/18/01
p-Dimethylaminoazobenzene	ND	2.00		µg/L	1	1/18/01
Pentachlorobenzene	ND	2.00		µg/L	1	1/18/01
Pentachloronitrobenzene	ND	2.00		µg/L	1	1/18/01
Pentachlorophenol	ND	2.50		µg/L	1	1/18/01
Phenacetin	ND	2.00		µg/L	1	1/18/01
Phenanthrene	ND	2.00		µg/L	1	1/18/01
Phenol	ND	5.00		µg/L	1	1/18/01
Pyrene	ND	2.00		µg/L	1	1/18/01
Pyridine	ND	5.00		µg/L	1	1/18/01

Qualifiers:

ND - Not Detected at the Reporting Limit

J - Analyte detected below quantitation limits

B - Analyte detected in the associated Method Blank

* - Value exceeds Maximum Contaminant Level

S - Spike Recovery outside accepted recovery limits

R - RPD outside accepted recovery limits

E - Value above quantitation range

Environmental Services Laboratory

Date: *19-Jan-01*

CLIENT:	Hahn & Associates	**Client Sample ID:**	5328-010117-101
Lab Order:	0101084	**Tag Number:**	
Project:	5328/Peak Development Program	**Collection Date:**	1/17/01
Lab ID:	0101084-10A	**Matrix:**	AQUEOUS

Analyses	Result	Limit	Qual	Units	DF	Date Analyzed
Surr: 2,4,6-Tribromophenol	52.4	10-123		%REC	1	1/18/01
Surr: 2-Fluorobiphenyl	60.2	43-116		%REC	1	1/18/01
Surr: 2-Fluorophenol	28.2	21-100		%REC	1	1/18/01
Surr: 4-Terphenyl-d14	65.8	33-141		%REC	1	1/18/01
Surr: Nitrobenzene-d5	59.4	35-114		%REC	1	1/18/01
Surr: Phenol-d5	16.6	10-94		%REC	1	1/18/01

Qualifiers:

ND - Not Detected at the Reporting Limit

J - Analyte detected below quantitation limits

B - Analyte detected in the associated Method Blank

* - Value exceeds Maximum Contaminant Level

S - Spike Recovery outside accepted recovery limits

R - RPD outside accepted recovery limits

E - Value above quantitation range

Environmental Services Laboratory

Date: *19-Jan-01*

CLIENT:	Hahn & Associates	**Client Sample ID:**	5328-010117-102
Lab Order:	0101084	**Tag Number:**	
Project:	5328/Peak Development Program	**Collection Date:**	1/17/01
Lab ID:	0101084-11A	**Matrix:**	AQUEOUS

Analyses	Result	Limit	Qual	Units	DF	Date Analyzed
MERCURY		**EPA 7470A**				Analyst: **lmc**
Mercury	ND	0.000200		mg/L	1	1/18/01
ICP METALS		**EPA 6010B**				Analyst: **lmc**
Antimony, Diss	ND	0.00500		mg/L	1	1/18/01
Arsenic, Diss	ND	0.00500		mg/L	1	1/18/01
Beryllium, Diss	ND	0.00200		mg/L	1	1/18/01
Cadmium, Diss	ND	0.00200		mg/L	1	1/18/01
Chromium, Diss	ND	0.00500		mg/L	1	1/18/01
Copper, Diss	0.00910	0.00500		mg/L	1	1/18/01
Lead, Diss	ND	0.00500		mg/L	1	1/18/01
Nickel, Diss	ND	0.00500		mg/L	1	1/18/01
Selenium, Diss	ND	0.00500		mg/L	1	1/18/01
Silver, Diss	ND	0.00500		mg/L	1	1/18/01
Thallium, Diss	ND	0.0100		mg/L	1	1/18/01
Zinc, Diss	0.184	0.00500		mg/L	1	1/18/01

Qualifiers:

ND - Not Detected at the Reporting Limit

J - Analyte detected below quantitation limits

B - Analyte detected in the associated Method Blank

* - Value exceeds Maximum Contaminant Level

S - Spike Recovery outside accepted recovery limits

R - RPD outside accepted recovery limits

E - Value above quantitation range

Environmental Services Laboratory

Date: *19-Jan-01*

CLIENT:	Hahn & Associates	**Client Sample ID:**	5328-010117-102
Lab Order:	0101084	**Tag Number:**	
Project:	5328/Peak Development Program	**Collection Date:**	1/17/01
Lab ID:	0101084-11A	**Matrix:**	AQUEOUS

Analyses	Result	Limit	Qual	Units	DF	Date Analyzed
VOLATILES BY GC/MS		**EPA 8260B**				Analyst: **tmh**
1,1,1,2-Tetrachloroethane	ND	1.00		µg/L	1	1/18/01
1,1,1-Trichloroethane	ND	1.00		µg/L	1	1/18/01
1,1,2,2-Tetrachloroethane	ND	1.00		µg/L	1	1/18/01
1,1,2-Trichloroethane	ND	1.00		µg/L	1	1/18/01
1,1-Dichloroethane	ND	1.00		µg/L	1	1/18/01
1,1-Dichloroethene	ND	1.00		µg/L	1	1/18/01
1,1-Dichloropropene	ND	1.00		µg/L	1	1/18/01
1,2,3-Trichlorobenzene	ND	1.80		µg/L	1	1/18/01
1,2,3-Trichloropropane	ND	1.00		µg/L	1	1/18/01
1,2,4-Trichlorobenzene	ND	1.00		µg/L	1	1/18/01
1,2,4-Trimethylbenzene	ND	1.00		µg/L	1	1/18/01
1,2-Dibromo-3-chloropropane	ND	1.80		µg/L	1	1/18/01
1,2-Dibromoethane	ND	1.00		µg/L	1	1/18/01
1,2-Dichlorobenzene	ND	1.00		µg/L	1	1/18/01
1,2-Dichloroethane	ND	1.00		µg/L	1	1/18/01
1,2-Dichloropropane	ND	1.00		µg/L	1	1/18/01
1,3,5-Trimethylbenzene	ND	1.00		µg/L	1	1/18/01
1,3-Dichlorobenzene	ND	1.00		µg/L	1	1/18/01
1,3-Dichloropropane	ND	1.00		µg/L	1	1/18/01
1,4-Dichlorobenzene	ND	1.00		µg/L	1	1/18/01
2,2-Dichloropropane	ND	1.00		µg/L	1	1/18/01
2-Butanone	ND	20.0		µg/L	1	1/18/01
2-Chloroethyl vinyl ether	ND	5.00		µg/L	1	1/18/01
2-Chlorotoluene	ND	1.00		µg/L	1	1/18/01
2-Hexanone	ND	20.0		µg/L	1	1/18/01
4-Chlorotoluene	ND	1.00		µg/L	1	1/18/01
4-Isopropyltoluene	ND	1.00		µg/L	1	1/18/01
4-Methyl-2-pentanone	ND	1.00		µg/L	1	1/18/01
Acetone	ND	20.0		µg/L	1	1/18/01
Benzene	ND	1.00		µg/L	1	1/18/01
Bromobenzene	ND	1.00		µg/L	1	1/18/01
Bromochloromethane	ND	1.00		µg/L	1	1/18/01
Bromodichloromethane	ND	1.00		µg/L	1	1/18/01
Bromoform	ND	1.00		µg/L	1	1/18/01
Bromomethane	ND	5.00		µg/L	1	1/18/01
Carbon disulfide	ND	1.00		µg/L	1	1/18/01
Carbon tetrachloride	ND	1.00		µg/L	1	1/18/01
Chlorobenzene	ND	1.00		µg/L	1	1/18/01
Chloroethane	ND	1.80		µg/L	1	1/18/01
Chloroform	ND	1.00		µg/L	1	1/18/01

Qualifiers:

ND - Not Detected at the Reporting Limit

J - Analyte detected below quantitation limits

B - Analyte detected in the associated Method Blank

* - Value exceeds Maximum Contaminant Level

S - Spike Recovery outside accepted recovery limits

R - RPD outside accepted recovery limits

E - Value above quantitation range

Environmental Services Laboratory

Date: *19-Jan-01*

CLIENT:	Hahn & Associates	**Client Sample ID:**	5328-010117-102
Lab Order:	0101084	**Tag Number:**	
Project:	5328/Peak Development Program	**Collection Date:**	1/17/01
Lab ID:	0101084-11A	**Matrix:**	AQUEOUS

Analyses	Result	Limit	Qual	Units	DF	Date Analyzed
Chloromethane	ND	2.00		µg/L	1	1/18/01
cis-1,2-Dichloroethene	ND	1.80		µg/L	1	1/18/01
cis-1,3-Dichloropropene	ND	1.00		µg/L	1	1/18/01
Dibromochloromethane	ND	1.00		µg/L	1	1/18/01
Dibromomethane	ND	1.00		µg/L	1	1/18/01
Dichlorodifluoromethane	ND	2.00		µg/L	1	1/18/01
Ethylbenzene	ND	1.00		µg/L	1	1/18/01
Hexachlorobutadiene	ND	2.00		µg/L	1	1/18/01
Iodomethane	ND	1.00		µg/L	1	1/18/01
Isopropylbenzene	ND	1.00		µg/L	1	1/18/01
m,p-Xylene	ND	2.00		µg/L	1	1/18/01
Methyl tert-butyl ether	ND	2.00		µg/L	1	1/18/01
Methylene chloride	ND	10.0		µg/L	1	1/18/01
n-Butylbenzene	ND	1.00		µg/L	1	1/18/01
n-Propylbenzene	ND	1.00		µg/L	1	1/18/01
Naphthalene	ND	2.00		µg/L	1	1/18/01
o-Xylene	ND	1.00		µg/L	1	1/18/01
sec-Butylbenzene	ND	1.00		µg/L	1	1/18/01
Styrene	ND	1.00		µg/L	1	1/18/01
tert-Butylbenzene	ND	1.00		µg/L	1	1/18/01
Tetrachloroethene	ND	1.00		µg/L	1	1/18/01
Toluene	ND	1.00		µg/L	1	1/18/01
trans-1,2-Dichloroethene	ND	1.00		µg/L	1	1/18/01
trans-1,3-Dichloropropene	ND	1.00		µg/L	1	1/18/01
Trichloroethene	ND	1.00		µg/L	1	1/18/01
Trichlorofluoromethane	ND	2.00		µg/L	1	1/18/01
Vinyl acetate	ND	1.00		µg/L	1	1/18/01
Vinyl chloride	ND	1.20		µg/L	1	1/18/01
Surr: 4-Bromofluorobenzene	93.0	86-115		%REC	1	1/18/01
Surr: Dibromofluoromethane	103.0	86-118		%REC	1	1/18/01
Surr: Toluene-d8	97.4	88-110		%REC	1	1/18/01

Qualifiers:

ND - Not Detected at the Reporting Limit

J - Analyte detected below quantitation limits

B - Analyte detected in the associated Method Blank

* - Value exceeds Maximum Contaminant Level

S - Spike Recovery outside accepted recovery limits

R - RPD outside accepted recovery limits

E - Value above quantitation range

Environmental Services Laboratory

Date: *19-Jan-01*

CLIENT:	Hahn & Associates	**Client Sample ID:**	5328-010117-102
Lab Order:	0101084	**Tag Number:**	
Project:	5328/Peak Development Program	**Collection Date:**	1/17/01
Lab ID:	0101084-11A	**Matrix:**	AQUEOUS

Analyses	Result	Limit	Qual	Units	DF	Date Analyzed
BNA SEMI-VOL ORGANICS, AQUEOUS		**EPA 8270C**				Analyst: **ams**
1,2,4,5-Tetrachlorobenzene	ND	2.00		µg/L	1	1/18/01
1,2,4-Trichlorobenzene	ND	2.00		µg/L	1	1/18/01
1,2-Dichlorobenzene	ND	2.00		µg/L	1	1/18/01
1,2-Diphenylhydrazine	ND	2.00		µg/L	1	1/18/01
1,3-Dichlorobenzene	ND	2.00		µg/L	1	1/18/01
1,4-Dichlorobenzene	ND	2.00		µg/L	1	1/18/01
2,3,4,6-Tetrachlorophenol	ND	2.00		µg/L	1	1/18/01
2,4,5-Trichlorophenol	ND	2.00		µg/L	1	1/18/01
2,4,6-Trichlorophenol	ND	2.00		µg/L	1	1/18/01
2,4-Dichlorophenol	ND	2.00		µg/L	1	1/18/01
2,4-Dimethylphenol	ND	2.00		µg/L	1	1/18/01
2,4-Dinitrophenol	ND	10.0		µg/L	1	1/18/01
2,4-Dinitrotoluene	ND	2.00		µg/L	1	1/18/01
2,6-Dichlorophenol	ND	2.00		µg/L	1	1/18/01
2,6-Dinitrotoluene	ND	2.00		µg/L	1	1/18/01
2-Chloronaphthalene	ND	2.00		µg/L	1	1/18/01
2-Chlorophenol	ND	2.00		µg/L	1	1/18/01
2-Methylnaphthalene	ND	2.00		µg/L	1	1/18/01
2-Methylphenol	ND	2.00		µg/L	1	1/18/01
2-Nitroaniline	ND	2.00		µg/L	1	1/18/01
2-Nitrophenol	ND	2.00		µg/L	1	1/18/01
2-Picoline	ND	5.00		µg/L	1	1/18/01
3&4-Methylphenol	ND	4.00		µg/L	1	1/18/01
3-Methylcholanthrene	ND	2.00		µg/L	1	1/18/01
3-Nitroaniline	ND	2.00		µg/L	1	1/18/01
4,6-Dinitro-2-methylphenol	ND	5.00		µg/L	1	1/18/01
4-Aminobiphenyl	ND	5.00		µg/L	1	1/18/01
4-Bromophenyl phenyl ether	ND	2.00		µg/L	1	1/18/01
4-Chloro-3-methylphenol	ND	2.00		µg/L	1	1/18/01
4-Chlorophenyl phenyl ether	ND	2.00		µg/L	1	1/18/01
4-Nitroaniline	ND	2.00		µg/L	1	1/18/01
4-Nitrophenol	ND	2.00		µg/L	1	1/18/01
7,12-Dimethylbenz(a)anthracene	ND	2.00		µg/L	1	1/18/01
Acenaphthene	ND	2.00		µg/L	1	1/18/01
Acenaphthylene	ND	2.00		µg/L	1	1/18/01
Acetophenone	ND	2.00		µg/L	1	1/18/01
Aniline	ND	2.00		µg/L	1	1/18/01
Anthracene	ND	2.00		µg/L	1	1/18/01
Benz(a)anthracene	ND	2.00		µg/L	1	1/18/01
Benzo(a)pyrene	ND	1.20		µg/L	1	1/18/01

Qualifiers:

ND - Not Detected at the Reporting Limit

J - Analyte detected below quantitation limits

B - Analyte detected in the associated Method Blank

* - Value exceeds Maximum Contaminant Level

S - Spike Recovery outside accepted recovery limits

R - RPD outside accepted recovery limits

E - Value above quantitation range

Environmental Services Laboratory

Date: *19-Jan-01*

CLIENT:	Hahn & Associates	**Client Sample ID:**	5328-010117-102
Lab Order:	0101084	**Tag Number:**	
Project:	5328/Peak Development Program	**Collection Date:**	1/17/01
Lab ID:	0101084-11A	**Matrix:**	AQUEOUS

Analyses	Result	Limit	Qual	Units	DF	Date Analyzed
Benzo(b)fluoranthene	ND	2.00		µg/L	1	1/18/01
Benzo(g,h,i)perylene	ND	2.00		µg/L	1	1/18/01
Benzo(k)fluoranthene	ND	2.00		µg/L	1	1/18/01
Benzyl alcohol	ND	2.00		µg/L	1	1/18/01
Bis(2-chloroethoxy)methane	ND	2.00		µg/L	1	1/18/01
Bis(2-chloroethyl)ether	ND	2.00		µg/L	1	1/18/01
Bis(2-chloroisopropyl)ether	ND	2.00		µg/L	1	1/18/01
Bis(2-ethylhexyl)phthalate	ND	2.50		µg/L	1	1/18/01
Butyl benzyl phthalate	ND	2.00		µg/L	1	1/18/01
Chrysene	ND	2.00		µg/L	1	1/18/01
Di-n-butyl phthalate	ND	2.00		µg/L	1	1/18/01
Di-n-octyl phthalate	ND	2.00		µg/L	1	1/18/01
Dibenz(a,h)anthracene	ND	2.00		µg/L	1	1/18/01
Dibenzofuran	ND	2.00		µg/L	1	1/18/01
Diethyl phthalate	ND	2.00		µg/L	1	1/18/01
Dimethyl phthalate	ND	2.00		µg/L	1	1/18/01
Ethyl methanesulfonate	ND	2.00		µg/L	1	1/18/01
Fluoranthene	ND	2.00		µg/L	1	1/18/01
Fluorene	ND	2.00		µg/L	1	1/18/01
Hexachlorobenzene	ND	1.30		µg/L	1	1/18/01
Hexachlorobutadiene	ND	2.00		µg/L	1	1/18/01
Hexachlorocyclopentadiene	ND	5.00		µg/L	1	1/18/01
Hexachloroethane	ND	2.00		µg/L	1	1/18/01
Indeno(1,2,3-cd)pyrene	ND	2.00		µg/L	1	1/18/01
Isophorone	ND	2.00		µg/L	1	1/18/01
Methyl methanesulfonate	ND	2.00		µg/L	1	1/18/01
N-Nitroso-di-n-butylamine	ND	2.00		µg/L	1	1/18/01
N-Nitrosodi-n-propylamine	ND	2.00		µg/L	1	1/18/01
N-Nitrosodiphenylamine	ND	2.00		µg/L	1	1/18/01
N-Nitrosopiperidine	ND	2.00		µg/L	1	1/18/01
Naphthalene	ND	2.00		µg/L	1	1/18/01
Nitrobenzene	ND	2.00		µg/L	1	1/18/01
p-Dimethylaminoazobenzene	ND	2.00		µg/L	1	1/18/01
Pentachlorobenzene	ND	2.00		µg/L	1	1/18/01
Pentachloronitrobenzene	ND	2.00		µg/L	1	1/18/01
Pentachlorophenol	ND	2.50		µg/L	1	1/18/01
Phenacetin	ND	2.00		µg/L	1	1/18/01
Phenanthrene	ND	2.00		µg/L	1	1/18/01
Phenol	ND	5.00		µg/L	1	1/18/01
Pyrene	ND	2.00		µg/L	1	1/18/01
Pyridine	ND	5.00		µg/L	1	1/18/01

Qualifiers:

ND - Not Detected at the Reporting Limit

J - Analyte detected below quantitation limits

B - Analyte detected in the associated Method Blank

* - Value exceeds Maximum Contaminant Level

S - Spike Recovery outside accepted recovery limits

R - RPD outside accepted recovery limits

E - Value above quantitation range

Environmental Services Laboratory

Date: *19-Jan-01*

CLIENT:	Hahn & Associates	**Client Sample ID:**	5328-010117-102
Lab Order:	0101084	**Tag Number:**	
Project:	5328/Peak Development Program	**Collection Date:**	1/17/01
Lab ID:	0101084-11A	**Matrix:**	AQUEOUS

Analyses	Result	Limit	Qual	Units	DF	Date Analyzed
Surr: 2,4,6-Tribromophenol	49.6	10-123		%REC	1	1/18/01
Surr: 2-Fluorobiphenyl	54.0	43-116		%REC	1	1/18/01
Surr: 2-Fluorophenol	38.7	21-100		%REC	1	1/18/01
Surr: 4-Terphenyl-d14	61.8	33-141		%REC	1	1/18/01
Surr: Nitrobenzene-d5	52.8	35-114		%REC	1	1/18/01
Surr: Phenol-d5	23.5	10-94		%REC	1	1/18/01

Qualifiers:

ND - Not Detected at the Reporting Limit

J - Analyte detected below quantitation limits

B - Analyte detected in the associated Method Blank

* - Value exceeds Maximum Contaminant Level

S - Spike Recovery outside accepted recovery limits

R - RPD outside accepted recovery limits

E - Value above quantitation range

www.aaiconsulting.com

ASSESSMENT ASSOCIATES, INC.
ENVIRONMENTAL CONSULTING
3123 SE 9th Avenue, Portland, Oregon 97202
Phone 503.233.8565 • Fax 503.296.2638

Appendix D

Property Records

NW 13TH ST

GRESHAM, OR 97030

ASSESSOR

Address	NW 13TH ST
Address2	GRESHAM, OR 97030
City	GRESHAM
Property ID	R552404
Tax Roll	PARTITION PLAT 2004-62, LOT 2
Use	VACANT LAND
Lot	2
County	Multnomah
State ID	1S3E04DC 302
Alt Account Number	R649842460
Land Type	COMMERCIAL LAND
Total Land Area	0.42 acres (18,163 sq ft)
Split Property Parent	R337484
Assessor Update Date	06/12/2017 7:25AM

Improvements

Owner

Name	METRO % PROPERTY MANAGER
Type	OWNER (PRIMARY)
Address	600 NE GRAND AVE
City	PORTLAND
State	OR
Zip Code	97232-2736

Assessment History

Year	Improvements	Land	Special Use	Real Market	Exemptions	Assessed
2016	$0.00	$407,580.00	$0.00	$407,580.00	$407,580.00	$0.00
2015	$0.00	$399,590.00	$0.00	$399,590.00	$399,590.00	$0.00
2014	$0.00	$399,590.00	$0.00	$399,590.00	$399,590.00	$0.00

Year	Improvements	Land	Special Use	Real Market	Exemptions	Assessed
2013	$0.00	$399,590.00	$0.00	$399,590.00	$399,590.00	$0.00
2012	$0.00	$399,590.00	$0.00	$399,590.00	$399,590.00	$0.00
2011	$0.00	$399,590.00	$0.00	$399,590.00	$399,590.00	$0.00
2010	$0.00	$399,590.00	$0.00	$399,590.00	$399,590.00	$0.00
2009	$0.00	$399,590.00	$0.00	$399,590.00	$399,590.00	$0.00
2008	$0.00	$399,590.00	$0.00	$399,590.00	$399,590.00	$0.00
2007	$0.00	$336,020.00	$0.00	$336,020.00	$336,020.00	$0.00
2006	$0.00	$290,610.00	$0.00	$290,610.00	$290,610.00	$0.00
2005	$0.00	$290,610.00	$0.00	$290,610.00	$290,610.00	$0.00
2004	$0.00	$263,360.00	$0.00	$263,360.00	$0.00	$151,380.00

Tax Districts

Code	Description
101	PORT OF PORTLAND
126	CITY OF GRESHAM
143	METRO
164	EAST MULT SOIL/WATER
170	MULTNOMAH COUNTY
170L	MULT CO LIBRARY LOCAL OPT TAX
198	TRI-MET TRANSPORTATION
304	MULTNOMAH ESD
308	MT HOOD COMM COLLEGE
310	GRESHAM-BARLOW SCHL DIST #10
413	GRESHAM ELEM SCHL DIST #4 BONDS
626	GRESHAM REDEVELOPMENT COMMISSION

Tax History

Year	Property Tax	Total Tax
2016	$0.00	$0.00
2015	$0.00	$0.00
2014	$0.00	$0.00
2013	$0.00	$0.00

Year	Property Tax	Total Tax
2012	$0.00	$0.00
2011	$0.00	$0.00
2010	$0.00	$0.00
2009	$0.00	$0.00
2008	$0.00	$0.00
2007	$0.00	$0.00
2006	$0.00	$0.00
2005	$0.00	$0.00
2004	$2,638.69	$2,638.69

Tax Maps

Quarter Section	Size
1s3e04dc (Current Property)	132.7 KB
1s3e04aa	192.8 KB
1s3e04ab	234.1 KB
1s3e04ac	218.6 KB
1s3e04acd	82.9 KB
1s3e04ad	559.0 KB
1s3e04ba	186.7 KB
1s3e04bb	209.3 KB
1s3e04bc	167.9 KB
1s3e04bd	552.2 KB
1s3e04ca	625.5 KB
1s3e04cb	191.7 KB
1s3e04cc	478.9 KB
1s3e04cd	409.5 KB
1s3e04da	127.3 KB
1s3e04db	127.4 KB
1s3e04dbd	99.7 KB
1s3e04dd	172.3 KB

RE: Records Request (unaddressed Gresham parcel)

1 message

Gresham Fire and Emergency Services <GFES@greshamoregon.gov> Fri, Jul 7, 2017 at 1:14 PM
To: "Brian J. Haug" <brian@aaiconsulting.com>

Gresham Fire has no records of above ground storage tanks, underground storage tanks, or hazardous materials at the SE corner of the parking lot at 773 NW 13th Ave.

We do show record of a small bark dust fire in 2008, with $0 in damage. No other fire incidents were found.

Please let me know if we can help with anything further.

Thank you,

Alyssa Roupp

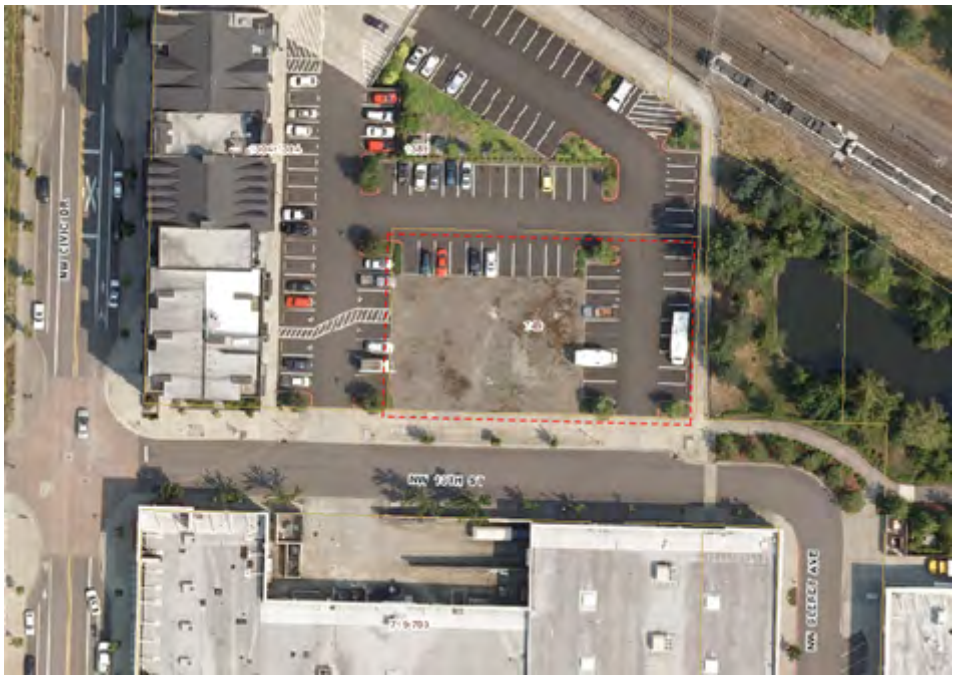
Administra ve Assistant II

Gresham Fire & Emergency Services

503-618-2847

From: Brian J. Haug [mailto:brian@aaiconsulting.com]
Sent: Thursday, July 06, 2017 3:33 PM
To: Gresham Fire and Emergency Services <GFES@greshamoregon.gov>
Subject: Records Request (unaddressed Gresham parcel)

See attached records request. Photo of site from Gresham GIS site below (dashed red box). I will be in Gresham next week to pick up & pay for any records you might have. Thanks!



--

Best Regards,

Brian J. Haug, R.G.
Project Geologist
brian@aaiconsulting.com
Mobile: 503.995.3618
Assessment Associates, Inc.
www.aaiconsulting.com
3123 SE 9th Ave., Portland, OR 97202
Phone: 503.233.8565
Fax: 503.296.2638

www.aaiconsulting.com

ASSESSMENT ASSOCIATES, INC.
ENVIRONMENTAL CONSULTING
3123 SE 9th Avenue, Portland, Oregon 97202
Phone 503.233.8565 • Fax 503.296.2638

Appendix E

Research Resources

www.aaiconsulting.com

ASSESSMENT ASSOCIATES, INC.
ENVIRONMENTAL CONSULTING
3123 SE 9th Avenue, Portland, Oregon 97202
Phone 503.233.8565 • Fax 503.296.2638

RESEARCH RESOURCES

City of Gresham Building Inspection Department, permit and plan information query, July 14, 2017

City of Gresham Fire & Emergency Services, UST and hazmat response information request, July 7, 2017

GoogleEarth.com, 2004, 2005, 2010, and 2016 aerial photographs of Property

Gresham Regional Library, review of directories for the years 1966, 1970, 1975, 1979-80, and 1985

Multnomah County Library, review of directories for the years 1990, 1995, 2000, 2005, 2010, 2015, and 2018

Multnomah County Tax Assessor's Office, Property ownership information, July 14, 2017

Oregon Department of Environmental Quality, state regulatory lists and files

Oregonian Newspaper online archives at http://infoweb.newsbank.com, articles pertaining to the environmental conditions at the Property

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

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

U.S. Army Corps of Engineers Central Map Files, Portland, Oregon, review of aerial photographs for the years 1939, 1955, 1974, 1983, and 1989.

U.S. Environmental Protection Agency, Federal CERCLA, RCRA, and Brownfields databases, available in Google Earth Keyhole Markup Language, and dated July 24, 2017

U.S. Geological Survey, current and historical 7.5-Minute Quadrangles, Camas, Washington-Oregon, 1957, 1962, 1971, 1977, 1996, and 2011, area topography and site history

U.S. Geological Survey, *Geologic Map of the Camas Quadrangle, Clark County, Washington, and Multnomah County, Oregon* (2008), R. C. Evarts and J. E. O'Connor.

www.aaiconsulting.com

ASSESSMENT ASSOCIATES, INC.
ENVIRONMENTAL CONSULTING
3123 SE 9th Avenue, Portland, Oregon 97202
Phone 503.233.8565 • Fax 503.296.2638

Appendix F

List of Interviewees

www.aaiconsulting.com

ASSESSMENT ASSOCIATES, INC.
ENVIRONMENTAL CONSULTING
3123 SE 9th Avenue, Portland, Oregon 97202
Phone 503.233.8565 • Fax 503.296.2638

LIST OF INTERVIEWEES

Mr. Charles Patton, maintenance technician for Crossings at Gresham Station (apartment-retail complex adjoining the Property to the west), general Property information, July 14, 2017.

Ms. Alyssa Roupp, Administrative Assistant II, Gresham Fire & Emergency Services, UST and hazmat response information request, July 7, 2017.

Ms. Jodi Wacenske, legal assistant and representative of Metro, the client, general Property information via email correspondence, June 29, 2017.