

Phase I Environmental Site Assessment

840 and 945 Dollar Street
West Linn, Oregon

Prepared for:
West Linn Wilsonville School District
2755 SW Borland Road
Tualatin, Oregon 97062

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PBS Project 24106.001



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Abbreviations

The following are commonly used abbreviations in PBS Phase I Environmental Site Assessment reports. Abbreviations are defined upon first use within the text.

AAI	all appropriate inquiry
ACBM	asbestos-containing building material
ACM	asbestos-containing material
AST	aboveground storage tank
ASTM	ASTM International (formerly American Society for Testing and Materials)
AUL	activity and use limitation
bgs	below ground surface (depth below the ground surface)
CEG	conditionally exempt generator (of hazardous waste)
CERCLA	Comprehensive Environmental Response, Compensation, and Liability Act (EPA)
CR2K	Oregon Community Right-to-Know
CREC	controlled recognized environmental condition
DEQ	Oregon Department of Environmental Quality
ECSI	Environmental Cleanup Site Information database (DEQ)
EDR	Environmental Data Resources (a regulatory database report provider)
EPA	Environmental Protection Agency
ESA	environmental site assessment
HOT	heating oil tank
HREC	historical recognized environmental condition
LCP	lead-containing paint
LQG	large-quantity generator (of hazardous waste)
LUST	leaking underground storage tank
mg/kg	milligrams per kilogram (equivalent to ppm)
NFA	No Further Action determination (DEQ)
NLR	no longer reporting
NonGen	non-generator of hazardous waste
PBS	PBS Engineering and Environmental Inc.
PCB	polychlorinated biphenyls
ppm	parts per million (equivalent to mg/kg)
RCRA	Resource Conservation and Recovery Act (EPA)
REC	recognized environmental condition
SQG	small-quantity generator (of hazardous waste)
USGS	United States Geological Survey
UST	underground storage tank

Executive Summary

A Phase I Environmental Site Assessment was conducted by PBS Engineering and Environmental Inc. (PBS) for the property (Site or subject property) located at 840 and 945 Dollar Street in West Linn, Oregon. The assessment was conducted for West Linn Wilsonville School District (Client). This assessment was performed in general compliance with the ASTM International E1527-13 Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, approved by the EPA in November 2013, for conducting all appropriate inquiries (AAI).

This report should be read in its entirety (text and attachments) before decisions are made based on the findings provided in the Executive Summary. PBS is not responsible for utilization of less than the complete report.

Site Description and History

The Site is a 22.11-acre parcel, consisting of three tax lots, located in West Linn, Oregon, and currently unoccupied. The features include many walking and biking trails on the interior of the property and fencing and gates on the exterior of the property. The western section of the property, closer to the Tualatin River, contains a significant amount of debris, including a probable water tank, two rusted 55-gallon drums, and various metal debris. The Site is relatively level, with variable slopes to the south and west, getting closer to the Tualatin River.

The Site was used for agricultural farmland through the 1970s. A tree farm was observed using historical imagery. A few structures were observed in the western and eastern section of the Site. At least one of these structures was heated by a heating oil tank (HOT) and PBS was provided information regarding a clean decommissioning.

Regulatory Review

Environmental Protection Agency (EPA) and state environmental databases were reviewed to identify sites that pose a potential environmental concern to the subject property. The subject property appears in the Heating Oil Tank Clean Decommissioning List. This database lists clean HOT decommissions. PBS reviewed the documentation relating to the decommission at the Site, and none appear to pose a significant environmental concern to the subject property.

Findings and Opinions

This Phase I ESA identified the following:

1. The property was in agricultural use from before 1930s to the 1970s including several small orchards in the western and central portions of the site. Historically, orchard pesticides contained heavy metals such as arsenic and lead, as well as DDT (dichloro-diphenyl-trichloroethane). There is a concern that elevated pesticides may exist at the subject property, posing a risk for potential future receptors. Given the proposed use for construction of a new middle school at the site, this poses a high environmental concern.
2. A heating oil underground storage tank located adjacent to a shop building along the central northern property portion of the site was decommissioned by removal at the site in 2009. Because of the lack of regulatory status for the HOT, this HOT decommissioning is not of significant concern. It is possible that one or more heating oil tanks are present associated with other residential structures located on the western corner of the site. If encountered during future site development, they should be decommissioned by a suitably licensed contractor.

3. Two 55-gallon drums were observed in the western section of the subject property with no labels to indicate their original purpose. Both drums were rusted away, and no staining was observed. Care should be taken during construction around the location of these drums for potential soil impacts (staining, odors, discoloration). Based in the absence of these conditions this poses a low environmental concern.

Recognized Environmental Conditions (RECs), Including Controlled RECs (CRECs)

PBS has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E-1527-13 of 840 and 945 Dollar Street in West Linn, Oregon, the subject property. This assessment has not revealed any RECs in connection with the property.

Data Gaps

The following data gaps were identified during this study:

- The history of the property could not be established back to first development. Readily available records show use back to 1936 and based on these records, land use prior to this was likely agricultural. PBS does not view this data failure as a significant data gap and the data failure does not change the conclusions or opinion of PBS as stated in this Phase I ESA.
- Several time periods exist for which data could not be gathered every five years (see source tables above). Section 8.3.2.1 of ASTM E1527-13 indicates that if the specific use of the property appears unchanged over a period longer than five years, then research of its use during that period is not required. PBS does not view this data failure as a significant data gap and the data failure does not change the conclusions or opinion of PBS as stated in this Phase I ESA.

Additional Investigation

Additional investigation is recommended to determine if residual concentrations of pesticides and agricultural metals are present in former orchard areas.

1 PROJECT AND REPORT INFORMATION

1.1 PBS Client Information

PBS Engineering and Environmental Inc. (PBS) conducted this assessment for West Linn Wilsonville School District (Client). The Client is considered the User, as defined by ASTM International Standard E1527-13.

This Phase I Environmental Site Assessment has been requested by West Linn Wilsonville School District to evaluate environmental issues prior to future development. This assessment was performed in general compliance with ASTM International's E1527-13 Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, approved by the EPA in November 2013, for conducting all appropriate inquiries (AAI).

1.2 Report Purpose

A Phase I Environmental Site Assessment (ESA) was conducted by PBS for the property located at 840 and 945 Dollar Street in West Linn, Oregon (Site or subject property). The purpose of the Phase I ESA was to identify recognized environmental conditions associated with the subject property, and to assess the likelihood that contamination from hazardous substances or petroleum products may exist on the Site either from past or present use of the subject property or nearby properties. This study is intended to reduce, not eliminate, uncertainty regarding the potential for recognized environmental conditions in connection with the subject property, within reasonable limits of time and cost.

The purpose of this study is to conduct an all appropriate inquiry into the current and previous ownership and uses of the subject property consistent with good commercial or customary practice. In so doing, the Client may qualify for one of three Landowner Liability Protections (LLP) that limit Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) liability. The Client must fulfill associated continuing obligations to maintain LLP status.

1.3 Scope of Work

The assessment was performed in general compliance with the ASTM International (ASTM) E1527-13 Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, approved by the Environmental Protection Agency (EPA) in November 2013. Unless noted in section 1.6 Special Terms and Conditions, the scope of work for the project included the following:

1. Identifying and visually surveying the subject property for the presence of hazardous substances and petroleum products.
2. Obtaining information from the Client through a completed disclosure questionnaire and a review of a title report, if provided by the Client.
3. Reviewing federal, state, tribal, and local agency listings using a commercial database search provider, including activity and use limitations.
4. Reviewing historical maps, historical occupant records, and the nature of past property usage.
5. Reviewing readily available soils, geology, or environmental reports for the subject property or subject property vicinity.
6. Interviewing persons knowledgeable about the subject property, including current and previous owners.
7. Preparing the report summarizing any observations, sources used, findings, conclusions, and opinions relating to the presence or likely presence of hazardous substances or petroleum products on the

subject property, including the potential for contaminants migrating to the subject property from an off-site location.

This assessment considers business environmental risks (see section 11.2 Glossary) that are not recognized environmental conditions unless the Client specifically requests otherwise. Please refer to the PBS Proposal to Provide a Phase I Environmental Site Assessment/Contract, Appendix A, for a detailed description of our scope of work.

PBS has prepared this report using information that is reasonably ascertainable; that is, information that is practically reviewable, publicly available, and obtainable from its source within reasonable time and cost constraints.

1.4 Conformance with ASTM E1527-13

This report has been formatted to maximize reader usability and comprehension. This report conforms to the requirements of ASTM E1527-13, and items indicated in Appendix X4 of the standard are included. Section 11 provides a cross-reference table that allows the reader to confirm conformance.

1.5 Non-ASTM Method Scope of Work

Non-ASTM method issues such as asbestos, lead-containing paint, wetlands, indoor air quality were not addressed during this study.

1.6 Special Terms and Conditions

The standard PBS Terms and Conditions are included in the PBS Proposal to Provide a Phase I Environmental Site Assessment/Contract in Appendix A; there are no special terms and conditions.

1.7 Client-Imposed Limitations

The Client did not impose limitations on PBS while completing this report.

2 PROPERTY INFORMATION AND PHYSICAL SETTING

2.1 Site Description

Site Address:	840 and 945 Dollar Street, West Linn, Oregon
Tax Lot:	Clackamas County Assessor ID 21E34C 00600, 21E34DC 00900, 21E34DC 01001
Township, Range, Section:	Township 02S Range 01E, Southeast and Southwest ¼ of Southeast and Southwest ¼ of Section 34, Willamette Base and Meridian
Size:	Approximately 22.11 acres
Current Use:	Vacant with bike trails and walking trails

Tax lot information was obtained from the State of Oregon's online map resource¹ on 6/9/2020.

A Site Vicinity Map and Site Plan are included with this report under Figures. A copy of the county assessor's tax map is included in Appendix B.

The Site comprises three different tax lots, two of which are large, and one is small and borders the neighborhood to the southeast.

2.2 Owner and Occupant(s)

Current Owner:	West Linn Wilsonville School District (Wilson, L)
Previous Owner:	Sherman, Judith (2000–2005), Boeckman, Ray E. (1978–2000)
Property Manager:	Angela Caffrey – Senior Construction Project Manager at CBRE-HEERY
Current Occupant(s):	Vacant

2.3 Topography and Surface Features

The US Geological Survey 7.5-minute topographic map (Canby Quadrangle, 2020; see Figure 1) for the Site indicates that most of the property has a gentle downward slope to the southwest, until the boundary approaches the Tualatin River, at which point the topography slopes steeply in this direction. The middle of the northern border of the Site, which borders Dollar Street, is the relative high point. The subject property elevation is approximately 120 to 200 feet above mean sea level. A tree farm was present in the 21E34DC 00900 tax lot, so there are distinct vegetative patterns on that portion of the Site. The rest of the Site contains walking and biking trails.

The topographic map indicates that the nearest surface water is the Tualatin River, approximately 200 feet to the northwest and 230 feet south from the subject property. According to surface topography, surface water is likely to flow from northeast and to the south toward the Tualatin River, depending on where surface water falls at the Site.

2.4 Groundwater Well/Borehole Records

The Oregon Water Resources Department (OWRD) well-query online database² provides logs for water wells, monitoring wells, and geotechnical borings along with decommissioned well reports and other records. This database was reviewed by PBS on June 10, 2020. The following water well reports were identified: CLAC 62436, CLAC 51036, CLAC18496, and CLAC 69923. Records from two of these borings indicate that

¹ <http://www.ormap.net/flexviewer/index.html>

² http://apps.wrd.state.or.us/apps/gw/well_log

groundwater was first encountered at depths of 92 to 95 feet below ground surface (bgs). The static water level from two of the borings ranged from 45 feet bgs to 56 feet bgs.

Based on topography, the direction of a shallow unconfined groundwater flow is expected to flow toward the west and southwest; therefore, properties to the east and northeast of the subject property are considered upgradient.

3 GOVERNMENTAL AND REGULATORY RECORDS REVIEW

3.1 Government Record Sources

Oregon Department of Environmental Quality (DEQ) Online Facility Profiler-Lite

The Oregon Department of Environmental Quality (DEQ) maintains an online database³ of facilities and sites that have had regulatory interactions with DEQ involving matters such as permitted air and water discharges, underground injection controls sites, generated hazardous and/or solid waste; cleanup sites; and underground storage tanks (USTs) and releases from USTs. This website was reviewed by PBS on June 10, 2020. The subject property was not listed. No adjoining or nearby properties were listed.

Department of Environmental Quality Heating Oil Tanks (HOTs)

DEQ maintains online databases⁴ for heating oil tanks (HOTs) that have either been decommissioned with clean certification or identified as a leaking underground storage tank (LUST). This website was reviewed by PBS on June 10, 2020. The subject property was listed as having a clean HOT decommission date of November 17, 2009, and a file closed date of December 14, 2009. The subject property was not found in the LUST database.

Oregon State Police and State Fire Marshal

Oregon State Police and Oregon Office of State Fire Marshal maintain the Community Right-to-Know Hazardous Substance Incident Searchable Database⁵ on their Community Right-to-Know website, which was reviewed by PBS on June 10, 2020. The subject property and adjacent properties were not listed.

Local Fire Department

This department does not keep formal records of USTs, aboveground storage tanks (ASTs), or hazardous material incidents. PBS was referred to the Oregon Office of State Fire Marshal's website for this information.

Other Government Records

No other local government records were reviewed for this assessment.

3.2 Standard Environmental Record Sources

A search of EPA, state, and tribal environmental database listings was performed by a commercial database search provider (a copy of the database search report is included in Appendix C). The purpose of this search was to identify potential, suspected, or known sources of contamination on or in the area of the subject property. Various agency listings were searched for different approximate minimum search distances from the subject property as established in the ASTM method. Listings included publicly available databases of environmental liens, activity and use limitations, and easements and equitable servitudes, if recorded or filed.

If the Site and/or adjacent properties are identified in the regulatory database report, the information is summarized below. Regulatory data for surrounding properties that may pose a potential risk to the subject property are also included. Other properties listed in the database report are not considered to be of environmental concern to the Site based on presumed groundwater flow direction, distance from the subject property, regulatory status (for example, the agency file is closed), or other physical factors.

³ <https://www.oregon.gov/deq/Data-and-Reports/Pages/default.aspx>

⁴ <http://www.oregon.gov/deq/tanks/Pages/hot.aspx>

⁵ <https://www.oregon.gov/osp/programs/sfm/Pages/Hazardous-Incident-Database.aspx>

The commercial database report may also include proprietary data derived from historical city directories. These can include historical dry cleaners/laundries and automobile stations (gas stations, automobile repair shops, auto body shops). These are non-regulatory listings and are included as historical information.

Subject Property

Address:	945 Dollar Street West Linn, Oregon 97068	Program #:	HOT ID: 23549
Located on the 945 Dollar Street section of the subject property. Probable location of the UST was near the house.			
PBS was provided with documents related to HOT decommissioning completed by Evren Northwest, Inc., at the Site in 2009. The heating oil UST decommissioning was performed by Evren Northwest, Inc., at the request of Konell Construction. A 340-gallon-capacity tank was decommissioned and removed. Confirmation soil samples did not identify petroleum hydrocarbons above laboratory detection limits. DEQ received this report and certified that the decommissioning met applicable requirements. Documents relating to this HOT are provided in Appendix C.			

Adjoining Properties

No adjoining properties appear on the regulatory database report.

Surrounding Properties

Address:	2120 SW Ostman Drive West Linn, Oregon 97068	Program #:	LUST ID: 03-96-0297
Located 558 feet northeast and upgradient of the subject property			
At the above address, a release was reported related to a 675-gallon HOT. The responsible party decommissioned the HOT in October 1997. The DEQ letter on file in the LUST database explains that a pocket of contamination remained on the property that exceeds the allowable levels of total petroleum hydrocarbons (TPH) for heating oil contaminated soil. Siting Oregon Administrative rule (OAR) 340-122-355(4), DEQ approved of leaving this contamination on the property if removal would endanger structures, or if removal is prohibitively expensive, and the contamination does not threaten human health, safety, welfare, and the environment.			
Additional work was reported in December 2004, but there were no files associated with this work in the database. Currently, the site status is closed.			

Address:	23790 SW Elderberry Lane West Linn, Oregon 97068	Program #:	LUST ID: 03-97-0678
Located 610 feet southwest and downgradient of the subject property			
A release from a HOT was reported for this site in 1997 and was subsequently evaluated for closure using risk-based criteria. DEQ registered the report and certification and closed the file at this property in December 2007.			

Address:	965 Willamette Falls Drive West Linn, Oregon 97068	Program #:	LUST ID: 03-98-0309
Located 752 feet southeast and downgradient of the subject property			

A tank decommissioning project found a leak in a HOT at the site. Remediation included the removal of 5 tons of contaminated soil resulting in an absence of residual petroleum contamination. DEQ closed this site in April 1998.

Unmappable Sites

The unmappable/orphan sites were reviewed on June 10, 2020. Based on the presumed location or reported regulatory status, unmappable sites listed on the EDR database report are considered to pose *de minimis* concern. The only site listed was for Wankers General Store, which likely went through an address change. This store is close to the address listed in the EDR report, and it a substantial distance from the subject property.

4 HISTORICAL RECORDS REVIEW

4.1 Standard Historical Sources

ASTM E1527-13 indicates that review of standard historical sources at less than approximately five-year intervals is not required by this practice. If the specific use of the property appears unchanged over a period longer than five years, then it is not required by this practice to research the use during that period.

The following standard sources were reviewed:

- Aerial photographs were obtained from University of Oregon Map Library and Google Earth.
- Clackamas County has a database for their property accounts, and records for this start in 1999.
- Title records were obtained from Ticor Title dated in November 2019 (provided by Client).
- Topographic maps were obtained from EDR Topographic Maps.

No other historical records were reviewed for this assessment.

The table below summarizes the information gathered from the sources listed above. Data obtained from other sources reviewed for this Phase I ESA may also be included in the following tables in order to identify potential historical data failures.

Copies of the reviewed records are included in Appendix D.

Year	Source	Description
1936	Aerial Photograph	<p><u>Subject Property:</u> Three structures are shown in the northern and western section of the subject property. Most of the subject property is used for agriculture with several small areas of potential orchards present in the western and central portions of the site.</p> <p><u>Adjoining Properties:</u> The surrounding properties all appear to be in agricultural usage with minimal structures.</p>
1948	Aerial Photograph	<p><u>Subject Property:</u> The subject property appears to be primarily unchanged. Some of the orchards have been removed.</p> <p><u>Adjoining Properties:</u> The adjoining properties appear to be unchanged.</p>
1956	Aerial Photograph	<p><u>Subject Property:</u> The eastern section of the subject property appears to be the beginning of a tree farm.</p> <p><u>Adjoining Properties:</u> The surrounding properties appear to be unchanged.</p>
1964	Aerial Photograph	<p><u>Subject Property:</u> The subject property appears to be unchanged.</p> <p><u>Adjoining Properties:</u> The surrounding properties appear to have added more residential structures, and they have rearranged where certain crops are in the agricultural sections.</p>
1970	Aerial Photograph	<p><u>Subject Property:</u> The subject property appears to be unchanged.</p> <p><u>Adjoining Properties:</u> The surrounding properties appear to be unchanged.</p>

Year	Source	Description
1980	Aerial Photograph	<p><u>Subject Property:</u> The subject property appears to be unchanged.</p> <p><u>Adjoining Properties:</u> The surrounding properties have added many residential structures in the northeast and northwest. There is also development in the property to the southeast.</p>
1990	Aerial Photograph	<p><u>Subject Property:</u> The subject property has stopped being used for agriculture. The subject property appears to be mostly unchanged.</p> <p><u>Adjoining Properties:</u> The surrounding properties to the north and east are still undergoing residential development.</p>
1998	Aerial Photograph	<p><u>Subject Property:</u> The subject property appears to be unchanged.</p> <p><u>Adjoining Properties:</u> All surrounding properties to the north and east have been developed with residential structures.</p>
2003	Aerial Photograph	<p><u>Subject Property:</u> The subject property appears to be unchanged.</p> <p><u>Adjoining Properties:</u> The surrounding properties appear to be unchanged.</p>
2008	Aerial Photograph	<p><u>Subject Property:</u> The subject property appears to be unchanged.</p> <p><u>Adjoining Properties:</u> The surrounding properties to the northeast and southwest have been developed for residential properties and a park, respectively. The neighborhood to the southeast has been redeveloped into another neighborhood with residential structures.</p>
2009	Aerial Photograph	<p><u>Subject Property:</u> The subject property has added a gravel lot on the far western tip. There was construction ongoing at the park to the southwest of the subject property, and this gravel patch appears to be involved with that construction.</p> <p><u>Adjoining Properties:</u> Construction on the park to the southwest is underway. More properties have been added to the surrounding property to the east. Other properties surrounding the subject property appear unchanged.</p>
2012	Aerial Photograph	<p><u>Subject Property:</u> The single house has been demolished in the eastern section of the subject property.</p> <p><u>Adjoining Properties:</u> The surrounding property to the east has added new residential properties. Other properties surrounding the subject property appear unchanged.</p>
2017	Aerial Photograph	<p><u>Subject Property:</u> The subject property appears to be unchanged.</p> <p><u>Adjoining Properties:</u> The surrounding properties appear to be unchanged.</p>
2019	Aerial Photograph	<p><u>Subject Property:</u> A small structure in the northwest corner of the subject property has been demolished.</p> <p><u>Adjoining Properties:</u> The surrounding properties appear to be unchanged.</p>

Year	Source	Description
2019	Title Report	Ticor Title, November 2019, states that the buyer / borrower of the subject property is the West Linn-Wilsonville School District 3JT and West Linn-Wilsonville School District #3J. Easements for public and private utilities are noted for the dates of 1976, 1978, 2008, and 2013. Easements for grading, filling, slope protection, maintenance landscaping, and related uses are noted for 2005, and temporary emergency access is noted for 2013.

Summary of Property Use from Historical Sources

The property was used for rural residential and agricultural activities including a mixture of row crops and orchards up to the 1980s, when the agricultural use at the site was fallow. Residential structures were present at the Site from at least 1936 until the early 2000s. The property in the western section was demolished around 1990, and the property in the eastern section around 2010. The area surrounding these structures were in agricultural use.

The adjoining properties were all in agricultural use before 1936. Over time, the adjoining properties were developed for residential usage. Development of the adjoining properties began in the 1970s and ended in the late 1990s. The large park to the southwest of the subject property was developed in the late 2000s with two baseball fields. The adjoining properties have appeared unchanged since these additions.

4.2 City Directories

City directories were searched using EDR. A listing of the directory listings is included in Appendix D. A summary of the findings is presented below.

The subject property first appears in the 1969 directory as belonging to Ray E. Boeckman and appears in each directory until 2000, in which it is listed as Judith Sherman. Since 2005, the subject property is listed as "West, L," which PBS assumes to be West Linn School District.

The adjacent properties surrounding the subject property are all residential. The historical directories did not identify listings of potential concern at adjacent properties.

4.3 Previous Environmental Assessments

PBS was provided with documents related to clean HOT decommissioning completed by Evren Northwest, Inc., at the Site in 2009 (Appendix C). A summary of the investigation activities and findings is provided in section 3.2 above.

4.4 Activity and Use Limitations (AULs)

PBS did not identify environmental liens, activity, and use limitation (AULs), or easements and equitable servitudes on the subject property during this study.

4.5 Data Failure

Data failure was encountered while conducting the historical research for this Phase I ESA report. Data failure occurs when the standard historical sources reasonably ascertainable and likely to be useful have been reviewed, but the objectives in ASTM E1527-13 Sections 8.3.1 through 8.3.2.2 have not been met. If the data failure represents a significant data gap, the impact of this data gap shall be discussed in section 8.1 of this Phase I ESA report.

The following data failure occurred:

- The history of the property could not be established back to first development. Readily available records show use back to 1936 and based on these records, land use prior to this was likely agricultural. PBS does not view this data failure as a significant data gap and the data failure does not change the conclusions or opinion of PBS as stated in this Phase I ESA.
- Several time periods exist for which data could not be gathered every five years (see source tables above). Section 8.3.2.1 of ASTM E1527-13 indicates that if the specific use of the property appears unchanged over a period longer than five years, then research of its use during that period is not required. PBS does not view this data failure as a significant data gap and the data failure does not change the conclusions or opinion of PBS as stated in this Phase I ESA.

5 SITE RECONNAISSANCE

5.1 Methodology and Limiting Conditions

The Site reconnaissance was conducted by Shad Brooks, Staff Geologist, with oversight by Claudia Byes-Lund, Project Scientist and PBS environmental professional (EP), on May 27, 2020, to observe and document site conditions and visible indications of existing environmental conditions.

The entirety of the subject property was accessed. Parts of the Site were overgrown with vegetation; however, a best attempt was made at observing the entire site.

Photographs of the Site are included in Appendix E.

5.2 Site and Vicinity General Characteristics

The subject property is a 22.11-acre parcel located in West Linn, Oregon. The city of West Linn is located along the Willamette River and the Tualatin River in the southwest section of the city. The subject property is currently unoccupied. The features include many walking and biking trails on the interior of the property and fencing and gates on the exterior of the property. The western section of the property, closer to the Tualatin River, contains a significant amount of debris, including what appears to be a water tank, two rusted 55-gallon drums, and various metal debris. The subject property is relatively level, with variable slopes to the south, getting closer to the Tualatin River.

Site Operations/Processes

The Site is used for bike trails and walking trails. Various features, such as pits and ramps, are used for the bike trails and the walking trails border the property. There were no observed structures on site.

Exterior Improvements

Fencing and gates into and out of the subject property were observed.

Utilities

- | | |
|-----------------|--|
| Water Supply: | West Linn Municipal |
| Sewage System: | West Linn Municipal |
| Stormwater: | Municipal stormwater drains and ditches along the southern border of the subject property. |
| Heating Source: | Historically, a HOT was used for heating. There are no structures currently on the subject property. |

5.3 Site Conditions and Observations

Note: The PBS Field Checklist, Appendix E, may detail additional field observations not described below.

Aboveground and Underground Storage Tanks

No aboveground or underground storage tanks were observed on the subject property.

Drywells, Injection Wells, Septic Systems

None of these features were observed and/or known to be present on the subject property.

Floor Drains, Catch Basins, Sumps, Oil/Water Separators

None of these structures were observed on the subject property.

Hazardous Substances, Petroleum Products, Unidentified Containers

The following were observed during the Site visit (see Site Photographs in Appendix E):

- Two rusted out 55-gallon drums. Evidence of soil staining or stressed vegetation was not observed in the area of the drums.

Improper Dumping/Solid Waste Disposal

- Household trash (cans, empty buckets)
- Metal debris in the western section of the subject property (piping, chain-link fencing)

Pits, Ponds, Lagoons, Surface Impoundments

- One pit approximately 3 feet deep and 5 feet by 4 feet wide was observed. This looked hand dug and appears to be related to a dirt bike track in the middle of the Site.

Polychlorinated Biphenyls (PCBs)

PCBs were once used in the manufacture of electrical equipment (transformers) and hydraulic fluids. Now considered hazardous substances under CERCLA rules, the manufacture of PCBs was banned in 1979. Examination or sampling of individual building components or fixtures for PCBs is not within the scope of the Phase I ESA; however, the following was observed:

- A pole-mounted transformer was observed near the subject property close to the Tualatin River. The transformer was in good condition with no signs of leakage.

Stains, Sheens, Odors

None of these conditions were observed on the subject property.

Wells

According to the property manager, Angela Caffrey, the Site once contained a well. This was not observed by the field staff during the Site visit, and this was not listed in any publicly available records. The 2009 HOT decommissioning report including in Appendix C includes a photo of the well location and scaled figure showing the location of the well to the north of the former shop building along the northern central portion of the site.

Other Conditions of Concern

No other conditions of concern were observed on the subject property during the Site reconnaissance.

5.4 Observed Current Use of Adjoining Properties

- North: Residential neighborhoods (Dollar Street)
South: Fields Bridge Park and the Tualatin River (Willamette Falls Drive)
East: Residential Neighborhoods
West: Fields Bridge Park and the Tualatin River

These properties were viewed from the subject property or the nearest public right-of-way. No conditions of environmental concern were observed.

6 INTERVIEWS

The section below summarizes information obtained from interviews and questionnaires completed by the Client/User, property owner, and/or other key personnel.

6.1 Interview with Client/User

In addition to completing a written questionnaire regarding the subject property, Angela Caffrey, the Senior Construction Project Manager at CBRE-HEERY, was interviewed. Information obtained from the interview/questionnaire is summarized below. A copy of the questionnaire is provided in Appendix F. Ms. Caffrey was also interviewed via telephone at 503.523.8103. The interview and questionnaire are summarized as follows:

- Ms. Caffrey is not aware of environmental liens against the subject property or AULs related to environmental conditions.
- Ms. Caffrey does not have specialized knowledge or experience that may be material to the identification of recognized environmental conditions on the subject property.
- The property purchase price has not been devalued based on environmental conditions at the subject property or surrounding properties.

6.2 Interview with Owner

Ms. Caffrey also completed the owner questionnaire. The questionnaire is summarized as follows:

- The property was used for farming and independent dwelling, all prior to 2009. No other uses were noted.
- Ms. Caffrey reported that all homes at 840 and 945 Dollar Street were demolished.
- Ms. Caffrey provided a copy of the HOT decommissioning report.
- Ms. Caffrey indicated that geotechnical studies are in process.
- Ms. Caffrey indicated that a prior ESA was performed. PBS determined that she is likely referring to the HOT decommissioning report.

6.3 Interview with Previous Owner(s)

PBS was unable to contact the previous owners. This property is a new construction and based on available historical use of the property and regulatory information found for the subject property, this does not impact the ability of PBS to identify recognized environmental conditions (RECs).

6.4 Interviews with Site Manager, Occupants, or Employees

The subject property is managed by Angela Caffrey, the Senior Construction Project Manager at CBRE-HEERY. A phone call with PBS staff was completed while on site for the site reconnaissance. Ms. Caffrey explained that there was some worry from people in the neighborhood about the use of herbicide by the city. PBS was unable to determine the use of herbicide during the site visit. The only stressed vegetation that was observed was the vegetation that was run over by heavy equipment. Ms. Caffrey also talked about the drums and metal debris in the western section of the Site. PBS was able to locate and photograph this debris.

There are no occupants or other employees on site during the site reconnaissance.

6.5 Interviews with Local Government Officials

Interviews with local government officials were previously summarized in section 3.1, and are not repeated here.

6.6 Interviews with Others

No others were interviewed for completed for this report.

7 NON-SCOPE CONSIDERATIONS

Non-scope considerations are issues or conditions at the subject property that could pose a business risk to an owner or prospective purchaser but are not included in a standard Phase I ESA. PBS assesses non-scope considerations only when requested to do so by the Client.

There were no non-scope considerations requested by the Client.

8 EVALUATION

The sections below present the findings, opinion, and conclusions of this Phase I ESA.

8.1 Findings and Opinion

This Phase I ESA identified the following:

1. The property was in agricultural use from before 1930s to the 1970s including several small orchards in the western and central portions of the site. Historically, orchard pesticides contained heavy metals such as arsenic and lead, as well as DDT (dichloro-diphenyl-trichloroethane). There is a concern that elevated pesticides may exist at the subject property, posing a risk for potential future receptors. Given the proposed use for construction of a new middle school at the site, this poses a high environmental concern.
2. A heating oil underground storage tank located adjacent to a shop building along the central northern property portion of the site was decommissioned by removal at the site in 2009. Because of the lack of regulatory status for the HOT, this HOT decommissioning is not of significant concern. It is possible that one or more heating oil tanks are present associated with other residential structures located on the western corner of the site. If encountered during future site development, they should be decommissioned by a suitably licensed contractor.
3. Two 55-gallon drums were observed in the western section of the subject property with no labels to indicate their original purpose. Both drums were rusted away, and no staining was observed. Care should be taken during construction around the location of these drums for potential soil impacts (staining, odors, discoloration). Based in the absence of these conditions this poses a low environmental concern.

8.2 Conclusions

PBS has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E-1527-13 of 840 and 945 Dollar Street in West Linn, Oregon, the subject property. This assessment did not identify any RECs in connection with the property.

Data Gaps

The following data gaps were identified during this study:

- The history of the property could not be established back to first development. Readily available records show use back to 1936 and based on these records, land use prior to this was likely agricultural. PBS does not view this data failure as a significant data gap and the data failure does not change the conclusions or opinion of PBS as stated in this Phase I ESA.
- Several time periods exist for which data could not be gathered every five years (see source tables above). Section 8.3.2.1 of ASTM E1527-13 indicates that if the specific use of the property appears unchanged over a period longer than five years, then research of its use during that period is not required. PBS does not view this data failure as a significant data gap and the data failure does not change the conclusions or opinion of PBS as stated in this Phase I ESA.

Additional Investigation

Additional investigation is recommended to determine if residual concentrations of pesticides and agricultural metals are present in former orchard areas.

9 SIGNATURES

PBS respectfully submits the results of our Phase I Environmental Site Assessment. We appreciate the opportunity to provide our recommendations for your project. If you have additional concerns, please do not hesitate to contact us at 503.248.1939.

Sincerely,
PBS Engineering and Environmental Inc.

I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in §312.10 of 40 CFR 312. I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. I have developed and performed the All Appropriate Inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

Claudia Byes-Lund
PBS Project Scientist

Date

Dennis Terzian, RG
PBS Senior Geologist

Date

10 ASSUMPTIONS AND LIMITATIONS

10.1 Significant Assumptions

Client's Responsibilities

It is assumed that the User has provided PBS with title and lien records, actual knowledge of environmental liens or activity and use limitations encumbering the property, any specialized knowledge or experience material to recognized environmental conditions in connection with the property, any commonly known or reasonably ascertainable information material to recognized environmental conditions on the property, and the reason why the property may have a significantly lower purchase price than comparable properties, if applicable (User Responsibilities, ASTM E1527-13, Section 6.0).

It is further assumed that the Client will read this report in its entirety (text and attachments) before making decisions based on the findings of the report.

Groundwater Flow

Groundwater flow direction has been determined based on topography in the area of the subject property; the assumption is that shallow groundwater flow will follow topography. No site-specific field measurements of groundwater flow direction (such as installation of groundwater monitoring wells) have been performed.

Based on this interpretation, PBS has reviewed regulatory agency information for sites located in a presumed upgradient direction that, based on proximity and knowledge of potential contaminant fate and transport, may potentially impact the subject property.

Accuracy and Completeness

The public records search is performed by PBS with the understanding that such records may be inaccurate or incomplete, and that the ability of public agencies to retrieve records may be variable or inconsistent over time. Similarly, PBS interviews of knowledgeable persons are performed in good faith that information provided is reasonably accurate and truthful. It may not always be feasible or appropriate for PBS to determine the accuracy of conflicting information, and this determination is pursued at the environmental professional's discretion.

10.2 Limitations and Exceptions

Unless noted elsewhere in this proposal, the scope of work for the project does not address a number of potentially significant environmental issues including, but not limited to, hazardous materials audit, environmental compliance, vapor encroachment assessment per ASTM standard E2600-10, formaldehyde, radon, asbestos-containing building materials, PCBs, lead-containing paint, mold, wetlands and other land use issues, drinking water quality, geotechnical or geologic hazards, nor does it include subsurface exploration or chemical screening of soil and groundwater beneath the subject property.

Recognized environmental conditions are defined in paragraph 3.2.78 of ASTM E1527-13 and the complete text is included in the glossary of this document. The vague and ambiguous nature of recognized environmental conditions as defined by the ASTM standard may result in reasonable minds differing as to whether any observed condition at a site is a recognized environmental condition. There may be other conditions noted in this report that could be considered recognized environmental conditions by other persons. Accordingly, the Client is advised that no warranty is given that other experts may agree that site conditions noted herein are recognized environmental conditions. Users of this report are encouraged to review the report in its entirety and specifically to consider all site conditions described and not merely those classified herein as recognized environmental conditions.

When an assessment is completed without surface exploration or chemical screening of soil and groundwater beneath the subject property, as in this study, no statement of scientific certainty can be made regarding latent subsurface conditions that may be the result of on-site or off-site sources. PBS is not able to represent that the Site or adjoining land contains no hazardous substances including petroleum, or other latent conditions beyond that identified by PBS during the study. The possibility always exists for contaminants to migrate undetected through surface water, air, soil, soil gas, or groundwater. The ability to accurately address the environmental risk associated with transport in these media is beyond the scope of this study.

The findings and conclusions of this report are not scientific certainties but are based on professional judgment concerning the significance of the data gathered during the course of the Phase I ESA. The conclusions in this report are not to be considered a legal opinion or advice as to the Client's duty concerning due diligence and all appropriate inquiry relating to potential liabilities in leasing, owning, or purchasing real estate.

The ASTM method does not require a search interval of fewer than five years; this search interval is not guaranteed to identify all prior tenants or occupants of the subject property (please refer to the table in section 4.1 Standard Historical Resources for search intervals achieved for this report.) The PBS investigator reviewed sources that are publicly available, available within a reasonable time and cost, and reasonably ascertainable and considered practically reviewable, as defined under the ASTM standard. In addition, these criteria are applied keeping in mind sources that are likely to provide information concerning possible recognized environmental conditions at the subject property. PBS has reviewed sources of information that we consider meeting these criteria. In cases where the history of the subject property is not traced prior to its first-developed use, this condition is considered a data failure and not an exception to the required scope of work. If the data failure represents a significant data gap, this will be discussed in the report.

10.3 Data Gaps

A data gap results from a lack of, or inability to, obtain information required by the ASTM method, despite good faith efforts to gather such information. Our report identifies and comments on significant data gaps that have affected our ability to identify recognized environmental conditions.

10.4 Client Reliance

PBS acknowledges that only the Client (User of the report) may rely upon the information, findings, opinions, and conclusions set forth in this report, subject to the conditions and limitations contained in this report, and as set forth in our contract. This report is for the exclusive use of the User and is not to be relied upon by other parties unless specifically indicated. Reliance on this report by other parties will require a fee from those parties, and a written agreement from PBS, and will be subject to the same conditions and limitations contained in the contract between PBS and the User. Any other use of, or reliance on, this report by any third party is at that party's sole risk.

This report was prepared with the standard of care and skill ordinarily recognized under similar circumstances by members of its profession in the state and region at the time the services are performed. No warranties, expressed or implied, are made.

This report provides information on the subject property only as specified in the scope of work based on conditions at the time of the study. Additional information may become available that differs significantly from our understanding of conditions presented in this report. If this occurs, we request that this information be brought to our attention so that we may reassess the conclusions provided herein.

11 RESOURCES

11.1 References

Many references, primarily internet-based and governmental resources, are cited within the text of this report and are not repeated on this page.

11.2 Glossary

Note: Definitions without a specific citation are derived from PBS project and industry experience.

Abandoned Property. A property that can be presumed to be deserted, or an intent to relinquish possession or control can be inferred from the general disrepair or lack of activity thereon such that a reasonable person could believe that there was an intent on the part of the current owner to surrender rights to the property. (ASTM E1527-13, Section 3.2.1)

Activity and Use Limitations (AULs). Legal (institutional) or physical (engineering) restrictions or limitations on the use of, or access to, a site or facility, to reduce or eliminate potential exposure to hazardous substances or petroleum products in soil or groundwater, or to prevent activities that could interfere with the effectiveness of a response action in order to ensure maintenance of a condition of no significant risk to public health or the environment. These legal or physical restrictions, which may include institutional and/or engineering controls are intended to prevent adverse impacts to individuals or populations that may be exposed to hazardous substances and petroleum products in the soil or ground water on the property. (ASTM E1527-13, Section 3.2.2)

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 the property but for a street, road, or other public thoroughfare separating them. (ASTM E1527-13, Section 3.2.4)

All Appropriate Inquiry (AAI). 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 U.S.C. §9601(35)(B), that will qualify a party to a commercial real estate transaction for one of the threshold criteria for satisfying the LLPs to the CERCLA liability (42 U.S.C. §9601(35)(A)&(B), §9607 (b)(3), §9607(q); and §9607(r)), assuming compliance with other elements of the defense. (ASTM E1527-13, Section 3.2.6)

Approximate Minimum Search Distance. The area for which records must be obtained and reviewed pursuant to Section 8 of ASTM Standard Practice E1527-13 subject to the limitations provided in that section. This may include areas outside the property and shall be measured from the nearest property boundary. This term is used in lieu of radius to include irregularly shaped properties. (ASTM E1527-13, Section 3.2.7)

Business Environmental Risk. A risk which can have a material environmental or environmentally-driven impact on the business associated with the current or planned use of a parcel of commercial real estate, not necessarily limited to those environmental issues required to be investigated in this practice. Consideration of business environmental risk issues may involve addressing one or more non-scope considerations some of which are identified in the report (ASTM E1527-13, Section 3.2.11)

Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), as amended by the Superfund Amendments and Reauthorization Act (SARA), 42 USC 9601 et seq. (ASTM E1527-13, Section 3.3.2)

Contaminated Aquifer Policy: Oregon and Washington environmental agencies will not hold a property owner liable for groundwater contamination that has migrated from an upgradient property. This indemnity is granted under the assumption that the property owner is not responsible for the release of the contamination, is not financially associated with the property from which the contamination originated and did nothing to exacerbate the problem. Certain restrictions might be placed on the use of groundwater on the site (such as an irrigation or drinking water well could not be installed on the property). The property owner should ensure that the contamination does not present a health risk to on-site occupants. (5/20/04 DEQ Contaminated Aquifer policy, Washington RCW 70.105D.020(17)(iii) F(iv))

Continuing Obligations. After completion of an AAI-compliant Phase I ESA, there are continuing obligations of the User required under 2002 Brownfields Amendment to maintain landowner liability protections. These include:

1. Complying with land use restrictions and not impeding the effectiveness or integrity of institutional controls.
2. Taking "reasonable steps" with respect to hazardous substances affecting a landowner's property to stop continuing releases, prevent threatened future releases, and prevent exposure to earlier releases.
3. Providing cooperation, assistance, and access to the EPA, a state, or other party conducting response actions or natural resource restoration at the property.
4. Complying with CERCLA information requests and administrative subpoenas.
5. Providing legally required notices relating to the discovery or release of hazardous substances on the property (40 CFR Part 312, Section II – Background, Item D).

Controlled Recognized Environmental Condition (CREC). A recognized environmental condition 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). (See ASTM Note 2.) A condition considered by the environmental professional to be a controlled recognized environmental condition shall be listed in the findings section of the Phase I Environmental Site Assessment report, and as a recognized environmental condition in the conclusions section of the Phase I Environmental Site Assessment report. (See ASTM Note 3.) (ASTM E1527-13, Section 3.2.18)

ASTM Note 2: For example, if a leaking underground storage tank has been cleaned up to a commercial use standard, but does not meet unrestricted residential cleanup criteria, this would be considered a controlled recognized environmental condition. The "control" is represented by the restriction that the property use remains commercial.

ASTM Note 3: A condition identified as a controlled recognized environmental condition does not imply that the environmental professional has evaluated or confirmed the adequacy, implementation, or continued effectiveness of the required control that has been, or is intended to be, implemented.

Data Failure. A failure to achieve the historical research objectives in Section 8.3.1 through 8.3.2.2 of ASTM E1527-13 even after reviewing standard historical sources in 8.3.4.1 through 8.3.4.8 of ASTM E1527-13 that are reasonably ascertainable and likely to be useful. Data failure is a type of data gap. (ASTM E1527-13, Section 3.2.20)

Data Gap. A lack of, or inability to obtain required information by ASTM E1527-13 despite good faith efforts to gather such information. Data gaps may result from incompleteness in any of the activities required by this practice, including, but not limited to site reconnaissance (for example, an inability to conduct the site visit), and interviews (for example, an inability to interview the key site manager, regulatory officials, etc). The report will identify and comment on significant data gaps that affect the ability of the EP to identify recognized environmental conditions. (ASTM E1527-13, Section 3.2.21)

De minimis Condition. Condition that generally does not present a material risk of harm to public health or the environment or 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.

Environmental Professional. A person meeting the education, training, and experience requirements set forth in 40 CFR §312.10(b). That person may be an independent contractor or an employee of the User. (ASTM E1527-13, Section 3.2.32)

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 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 §9601 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. The term does not include petroleum, including crude oil or any fraction thereof which is not otherwise specifically listed or designated as a hazardous substance under subparagraphs (A) through (F) of this paragraph, and the term does not include natural gas, natural gas liquids, liquefied natural gas, or synthetic gas usable for fuel (or mixtures of natural gas and such synthetic gas)." (ASTM E1527-13, Section 3.2.39)

PBS Note: The term hazardous substances, as it is used in this report, describes both hazardous substances and petroleum products. It does not include hazardous building materials.

Historical Recognized Environmental Condition (HREC). A past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls). Before calling the past release a historical recognized environmental condition, the environmental professional must determine whether the past release is a recognized environmental condition at the time the Phase I Environmental Site Assessment is conducted (for example, if there has been a change in the regulatory criteria). If the EP considers the past release to be a recognized environmental condition at the time the Phase I ESA is conducted, the condition shall be included in the conclusions section of the report as a recognized environmental condition. (ASTM E1527-13, Section 3.2.42)

Landowner Liability Protections (LLPs). Landowner liability protections provided under CERCLA; these protections include the bona fide prospective purchaser liability protection, contiguous property owner liability protection, and innocent landowner defense from CERCLA liability. See 42 U.S.C. §§ 9601(35)(A), 9601(40), 9607(b), 9607(q), 9607(r). (ASTM E1527-13, Section 3.2.49)

Off-Site Migration Policy. It is Oregon Department of Environmental Quality (DEQ) policy, subject to the specific conditions, that where hazardous substances have come to be located at a property solely as the result of migration from a source or sources outside the property, DEQ will not require the owner or operator of the impacted property to perform remedial actions or pay remedial action costs associated with the migrated contaminants as long as: (a) the owner or operator of the impacted property did not cause, contribute to, or exacerbate through an act or omission, the release of hazardous substances that has migrated to the impacted property; (b) the person whose acts or omissions caused the release was not and is not an employee or agent of the owner or operator of the impacted property; (c) the acts or omissions of the person causing the release did not occur in connection with a contractual relationship existing directly or indirectly with the owner or operator of the impacted property; and (d) there is no other basis for the impacted property owner or operator to be liable for the contamination. (Oregon Department of Environmental Quality, Land Quality Division, Off-Site Contaminant Migration Policy, DEQ 12-LQ-041, December 2012)

Other Issues of Concern. Issues that could potentially result in adverse environmental impacts to the subject property. They are not included as recognized environmental conditions because insufficient evidence was collected during the course of this study to come to the conclusion that the condition(s) has resulted in the "presence or likely presence" of contamination to soil and/or groundwater on the subject property.

Petroleum Products. Those substances included within the meaning of the petroleum exclusion to CERCLA, 42 U.S.C. §9601(14), as interpreted by the courts and EPA; that is: petroleum, including crude oil or any fraction thereof which is not otherwise specifically listed or designated as a hazardous substance under Subparagraphs (A) through (F) of 42 U.S.C. § 9601(14), natural gas, natural gas liquids, liquefied natural gas, and synthetic gas usable for fuel (or mixtures of natural gas and such synthetic gas). (The word fraction refers to certain distillates of crude oil, including gasoline, kerosene, diesel oil, jet fuels, and fuel oil, pursuant to Standard Definitions of Petroleum Statistics.) (ASTM E1527-13, Section 3.2.65)

Practically Reviewable. Information that is practically 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 in which the property is located are not generally practically reviewable. Most databases of public records are practically reviewable if they can be obtained from the source agency by the county, city, zip code, or other geographic area of the facilities listed in the record system. Records that are sorted, filed, organized, or maintained by the source agency only chronologically are not generally practically reviewable. Listings in publicly available records which do not have adequate address information to be located geographically are not generally considered practically reviewable. For large databases with numerous records (such as RCRA hazardous waste generators and registered underground storage tanks), the records are not practically reviewable unless they can be obtained from the source agency in the smaller geographic area of zip codes. Even when information is provided by zip code for some large databases, it is common for an unmanageable number of sites to be identified within a given zip code. In these cases, it is not necessary to review the impact of all the sites that are likely to be listed in any given zip code because that information would not be practically reviewable. In other words, when so much data is generated that it cannot be feasibly reviewed for its impact on the property, it is not practically reviewable. (ASTM E1527-13, Section 3.2.69)

Publicly Available. Information that is publicly available means that the source of the information allows access to the information by anyone upon request. (ASTM E1527-13, Section 3.2.72)

Reasonably Ascertainable. Information that is (1) publicly available, (2) obtainable from its source within reasonable time and cost constraints, and (3) practically reviewable. (ASTM E1527-13, Section 3.2.77)

Recognized Environmental Condition (REC). The presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment. *De minimis* conditions are not recognized environmental conditions. (ASTM E1527-13, Section 3.2.78)

Subject Property (ASTM standard uses the term Property). The real property that is the subject of this Environmental Site Assessment. Real property includes buildings and other fixtures and improvements located on the property and affixed to the land. (ASTM E1527-13, Section 3.2.70)

User. The party seeking to use ASTM Practice E1527 to complete an Environmental Site Assessment of the property. A User may include, without limitation, a potential purchaser of property, a potential tenant of property, an owner of property, a lender, or a property manager. The User has specific obligations for completing a successful application of this practice as outlined in Section 6 of Practice E1527. (ASTM E1527-13, Section 3.2.98)

11.3 Cross-Reference for ASTM E1527-13 Requirements

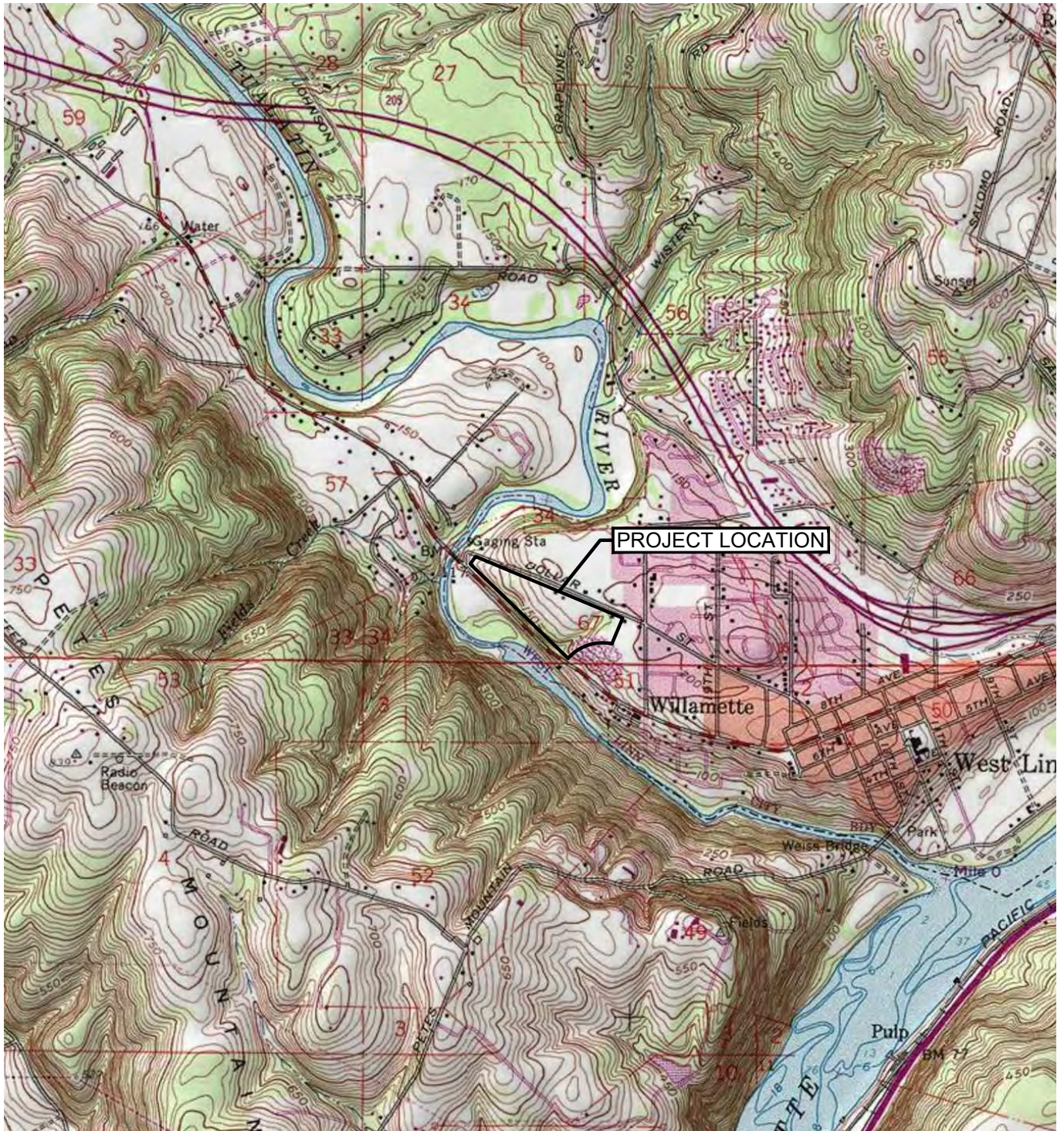
This table provides an easy cross reference for ensuring that the PBS Phase I ESA report complies with ASTM E1527-13. The ASTM recommended format is found in Appendix X4 of the standard.

ASTM Recommended Format	Provided in PBS Report Page/Section Number
X4.1 Summary	Executive Summary
X4.2 Introduction	Section 1 and Section 2
X4.3 User Provided Information	Sections 1, 4 and 6, Appendix F
X4.4 Records Review	Sections 3 and 4, Appendices B, C, and D
X4.5 Site Reconnaissance	Section 5, Appendix E
X4.6 Interviews	Section 6
X4.7 Evaluation	Section 8
X4.8 Non-Scope Services	7
X4.9 Appendices	Appendices A, B, C, D, E, and F

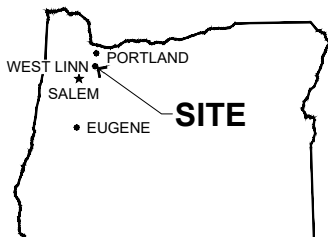
Figures

Figure 1. Site Vicinity Map

Figure 2. Site Plan



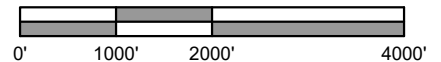
SOURCE: USGS CANBY, OR QUADRANGLE 1981,
PHOTO REVISED 1985.



OREGON



Scale 1" = 2000'



PREPARED FOR: WEST LINN WILSONVILLE SCHOOL DISTRICT



VICINITY MAP
840 AND 945 DOLLAR STREET
WEST LINN, OREGON

JUN 2020

24106.001

FIGURE

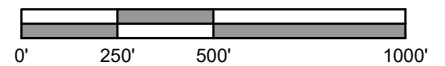
1



SOURCE: © 2019 GOOGLE EARTH PRO



Scale 1" = 500'



PREPARED FOR: WEST LINN WILSONVILLE SCHOOL DISTRICT



SITE PLAN
840 AND 945 DOLLAR STREET
WEST LINN, OREGON

JUN 2020
24106.001

FIGURE

2

Appendix A

Contract and Resumes

PBS Proposal to Provide a Phase I Environmental Site Assessment/Contract
Resumes/Staff Qualifications



March 9, 2020

Scott Johnson
West Linn Wilsonville School District
2755 SW Borland Road
Tualatin, Oregon 97062

Via email: JohnsonS@wlwv.k12.or.us

Regarding: Proposal to Provide a Phase I Environmental Site Assessment
840 and 945 Dollar Street
West Linn, Oregon
PBS Proposal 24106.001

Dear Mr. Johnson:

PBS Engineering and Environmental Inc. (PBS) is pleased to submit this proposal to the West Linn Wilsonville School District to provide Phase I Environmental Site Assessment (ESA) services for the property located at 840 and 945 Dollar Street in West Linn, Oregon.

This proposal outlines our project approach, scope of work, schedule, and budget for PBS services based on our understanding of the project, information provided to us to date, and experience with similar projects.

PROJECT UNDERSTANDING AND APPROACH

PBS understands that the subject property consists of two tax lots, 21.81 acres in total area, formerly occupied by a Christmas tree farm; the house and historic homestead have been removed and the site is described as being wooded with trails.

PBS' scope of work follows ASTM International's E1527-13 Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, approved by the Environmental Protection Agency (EPA) in November 2013, for conducting all appropriate inquiries (AAI) to protect innocent landowners, bona fide prospective purchasers, and contiguous property owners from CERCLA liability.

PBS investigators meet the environmental professional (EP) criteria and bring many years of diverse experience to this project. The following scope of work and compensation are based on PBS' understanding of current structures, site conditions, and usage.

SCOPE OF WORK

A more detailed scope of work is attached to this proposal and contains important assumptions related to the completion of this work. Please review this section carefully.

DELIVERABLE

An electronic copy of the final report will be provided.

COMPENSATION ESTIMATE

Phase I Environmental Site Assessment (Flat Fee)

The fees and terms under which these services are provided will be in accordance with the attached terms and conditions for professional services. The PBS terms and conditions and this proposal constitute the entire agreement (Agreement) between the parties and may not be changed without prior written consent of the parties.

The pricing and other information contained in this proposal document are proprietary and shall not be duplicated, used, or disclosed, in whole or in part, to other parties without the permission of PBS.

ASSUMPTIONS

PBS' compensation estimate includes the following assumptions:

- Review of an existing title report if supplied by the Client.
- PBS provides recommendations in the Phase I ESA report, unless otherwise instructed.
- Following issuance of the final report, if information is subsequently provided to PBS that warrants report revisions or amendments, the additional work will be charged on a time and materials basis.
- Other services provided on a time and materials fee scale include draft reports, additional report hard copies, Client-requested in-person meetings, and conference calls to discuss findings. These services will be communicated to the Client before extra charges are incurred.
- A standard PBS reliance letter to third parties will be provided at no additional cost within 60 days of report completion. Letters provided after 60 days may be requested for an additional fee. Client- or lender-specific reliance letters will be reviewed by PBS and may be associated with a higher fee.

SCHEDULE

PBS is available to begin services immediately upon receipt of a signed copy of this Agreement. The scope of work will be completed within approximately four weeks of receiving the signed Agreement. Please review Agency File Check in the Scope of Work attachment regarding potential impacts to this schedule.

Please contact me if the schedule does not meet your requirements.

APPROVAL

Please indicate acceptance of this Agreement by returning a signed copy of this Agreement or a purchase order incorporating the terms and conditions of the Agreement, along with the attached Project Checklist and Client/User Questionnaire fully completed.

The signed Agreement, Project Checklist, and Client/User Questionnaire can be emailed to claudia.byes-lund@pbsusa.com.

Please feel free to contact me at 503.417.7692 or the above noted email address with any questions or comments.

Sincerely,



Digitally signed by
Claudia Byes-Lund
Date: 2020.03.09
13:19:50 -07'00'

Claudia Byes-Lund
Project Scientist
PBS Engineering and Environmental Inc.

ACCEPTED BY:
West Linn Wilsonville School District

Signature of Authorized Representative

Name (Please Print)

Title

Date

Attachments: Project Checklist
Client/User Questionnaire
Phase 1 ESA Scope of Work and Limitations
General Terms and Conditions for Limited Professional Services (Rev. 10/2018)

PBS Phase I ESA Scope of Work

The scope of work for this project includes a review of applicable environmental databases, a review of readily available records to document past and current uses of the subject property and adjoining properties, interviews with persons with knowledge of the site, a site reconnaissance, and a final report summarizing PBS' findings and conclusions. PBS has prepared this report using information that is *reasonably ascertainable*, that is, information that is *practically reviewable, publicly available*, and obtainable from its source within reasonable time and cost constraints.

PBS will provide the following specific scope of services:

1. *Initial Meeting:* Discuss the project, in person or on the phone, with the property owner or other key personnel to obtain any information that may be relevant to the site or adjoining land. Interviews with past owners, occupants, and operators of the site will also be conducted. An environmental questionnaire will be submitted to the current owner as well as other persons identified as having specific knowledge of the site.

In order to qualify as AAI and meet ASTM E1527-13 requirements, it is understood that the client will complete the Client/User Questionnaire.

2. *Agency File Check:* Using a commercial database search provider, search federal, state, tribal, and local listings or records per ASTM E1527-13 and AAI requirements, including activity and use limitations databases, to identify known hazardous substance violations, contaminant discharges, and other environmental problems for varying distances based upon their relative potential impact to the subject property.
 - PBS relies on readily available electronic database information whenever possible. A physical file review may be undertaken, if needed, to resolve specific questions regarding the subject property or adjoining properties. In the event that file review requires more than one hour to complete, and/or travel is more than 30 miles from PBS' nearest branch office, additional expenses will be charged.
 - In the event in-person file review is deemed critical to assessment of the subject property, PBS will schedule an appointment with the agency as soon as feasible. If the appointment date requires an extension of the noted time frame for project completion, PBS will immediately discuss this with the client.
3. *Geologic Research:* As appropriate, review available soils, geology, engineering, groundwater or other reports regarding the property and the immediate vicinity.
4. *Historical Review:* Review aerial photographs of the site and adjacent properties to assess previous site conditions and operations (if available). Other historical information that may be reviewed at the discretion of the EP includes Sanborn fire maps, city directories, building permits, or property chain of title information or preliminary title report (if provided by the client) to determine history of usage. Whenever feasible, the history of the property will be traced to 1940 or to a time prior to its earliest developed use, whichever is earlier.
5. *Physical Inspection:* PBS assumes that the site is accessible and safe to enter and perform the assessment. An EP or qualified staff working under the guidance of an EP, will conduct one site visit, during which the property and any structures will be visually and/or physically observed for potentially hazardous substances existing in the past or present. A field checklist will be completed, and pertinent observations related to potential environmental conditions on the subject property and the adjoining properties will be recorded. Interviews with the owner, previous owner, on-site personnel, tenants, and other persons familiar with the history of the area may be conducted.

6. *Report:* A report will be prepared containing observations and conclusions relating to the apparent environmental conditions of the site. The report will include a description of the site and conditions encountered, topographic area map and local site and vicinity plan, and documentation of resources including interviews, regulatory and historic records reviewed, data gaps, opinion, and conclusions. As required by ASTM E1527-13, the content will include all documents used by PBS to form an opinion. If appropriate, recommendations will be made in the text of the report, unless PBS is directed otherwise by the client (see Project Checklist for option).

PBS Phase I ESA Limitations

The purpose of this phase of the work is to determine if more in-depth studies are warranted. Observations will be made based on the best available information by trained environmental assessment professionals. It is not intended to be a comprehensive determination of all potential liabilities associated with a particular property, nor is it represented as a legal opinion as to the client's performance of "due diligence" concerning the purchase of real estate. Unless otherwise specified, the scope of work does not include a review/opinion of legal instruments such as indemnification agreements, purchase and sale agreements, liens, etc. Its cursory nature is to be noted by all parties.

Unless noted elsewhere in this proposal, the scope of work for the project does not address a number of potentially significant environmental issues including, but not limited to, hazardous materials audit, environmental compliance, vapor encroachment assessment per ASTM standard E2600, formaldehyde, radon, asbestos-containing building materials, PCBs, lead-based paint, mold, wetlands and other land use issues, drinking water quality, geotechnical or geologic hazards, nor does it include subsurface exploration or chemical screening of soil and groundwater beneath the site.

It is standard practice in the industry to use a commercial database search provider to meet the database search requirements of the ASTM Method. Although PBS reviews its work, the database provider report is subject to the limitations, constraints, inaccuracies, and incompleteness of government information and of computer mapping data and conventions, and any disclaimer of liability made in the database report. The database report is included in an appendix to the PBS report.

The findings and conclusions of the study will not be scientific certainties but will be based on professional judgment concerning the significance of the data gathered during the course of the Phase I ESA. PBS will not be able to represent that the subject property or adjoining land contain no hazardous substances, petroleum, or other latent condition beyond that identified by PBS during the study. The possibility always exists for contaminants to migrate undetected through surface water, air, soil, soil gas, or groundwater. The ability to accurately address the environmental risk associated with transport in these media is beyond the scope of this study.



GENERAL TERMS AND CONDITIONS FOR LIMITED PROFESSIONAL SERVICES

These General Terms and Conditions for Professional Services ("Terms and Conditions") are attached to and made part of the letter proposal and scope of work (collectively, the "SOW") from PBS Engineering and Environmental Inc. ("PBS") to Client (as defined in the letter proposal). The Terms and Conditions and the SOW (collectively, the "Agreement") represent the entire and integrated agreement between Client and PBS. This Agreement supersedes all prior negotiations, representations, or agreements, written or oral. If there are any inconsistencies between the SOW and the Terms and Conditions, the SOW shall control. Any services outside the SOW will be considered an "extra" and billed directly to the Client, outside of the contract amount, on a "Time and Materials" basis in accordance with PBS's currently established bill rates and these Terms and Conditions.

The Agreement memorializes the contractual obligations of PBS and Client with respect to PBS' delivery of professional consulting services to Client as an engineer, consultant, or owner representative.

- 1. PROFESSIONAL LIABILITY AND STANDARD OF CARE:** PBS will perform the professional services described in the SOW in accordance with the standard of care and skill ordinarily recognized under similar circumstances by members of its profession in the state and region at the time the services are performed. PBS makes no other warranty, express or implied, in connection with its performance of its professional services. If PBS' services under this Agreement do not include observation or review of contractor performance during construction phase, PBS services are deemed complete on the date the design is completed or if applicable, the date when the approving authority approves the design. Client assumes all responsibility for the application and interpretation of the construction phase review of design.
- 2. TERM AND TERMINATION:** This Agreement will remain in full force and effect until all work described in the SOW has been completed and Client has paid for the work in full. Client may terminate this Agreement at any time and for any reason by providing written notice to PBS of its decision to terminate. Client is responsible for payment of all fees for any work performed by PBS through the date and time PBS receives the written termination notice. The amount of fees owed will be established by the SOW and PBS' then current rate schedule. PBS may elect to suspend or terminate this Agreement for nonpayment of its fees. If PBS elects to suspend services, PBS will give Client seven days' written notice to cure the nonpayment before suspending services. In the event of a suspension of services, PBS shall have no liability to Client because of the suspension and Client shall indemnify, defend, and hold PBS harmless from and against any claims arising out of or in any way related to such suspension. If Client fails to cure a nonpayment after a suspension that lasts thirty (30) days, PBS may terminate this Agreement and recover its fees as provided in this Agreement and by law.
- 3. INDEPENDENT CONTRACTOR:** Client has retained PBS, including its subconsultants and subcontractors, to perform the services and to prepare any deliverables described in the SOW as an independent contractor. Accordingly, PBS is not responsible for the following: (a) the health and safety of Client's personnel or other persons present on the Property (as defined in paragraph 8 below) at the time PBS performs its field services; (b) the overall status of Client's project; (c) any damage to any real or personal property of Client unless it results from an intentional or negligent act of PBS; (d) the interpretation of any PBS report, design drawings, or results by others; (e) any use of PBS reports, design drawings, or results by Client or others except as specifically set forth herein; or (f) any other matter not encompassed in the SOW.
- 4. LIMITATION OF PBS' LIABILITY:** Client acknowledges and agrees that PBS' maximum liability to Client for any breach of this Agreement or for any PBS act or omission affecting client, including PBS' negligence, shall not exceed \$45,000.00 (Forty-five Thousand Dollars). Under no circumstances shall PBS be liable to Client for any indirect, incidental, special, punitive, or consequential damages, including any loss of use, profit, or revenue.
- 5. RATE SCHEDULE:** Fees for services are based on the number of hours spent working on Client's project by PBS personnel, including travel, plus all reimbursable expenses. PBS hourly rates will be billed as stated in the SOW or at its current hourly rates as applicable (current rates are available upon request). Invoices will include sales tax when required.
- 6. REIMBURSABLE EXPENSES:**
 - A. Outside Services.** Services performed by any subconsultants or subcontractors will be invoiced at cost plus 15 percent (15%). Examples of services that may be subcontracted include other professional disciplines, soil boring, well installation, heavy and specialty equipment operators, geophysical surveys, commercial data base search providers, and computer programming.
 - B. Supplies and Equipment.** Charges for items not ordinarily furnished by PBS such as expendable equipment, rental equipment, subsistence, travel expenses, tolls, special fees, reproduction, permits, licenses, priority mail fees, and deposits will be invoiced at cost plus 10 percent (10%). Certain PBS-owned equipment (for sampling, testing, personal protective equipment, surveying, mapping, vehicle mileage, photocopying, etc.) may be required to complete Client's project. These will be invoiced at PBS standard rates without markup (rates available upon request).
 - C. Laboratory.** PBS utilizes both in-house and outside laboratories for sample analysis. PBS maintains a list of standard rates for sample analyses commonly utilized in conjunction with PBS services (available upon request).
- 7. PAYMENTS TO PBS AND LIEN RIGHTS:** Invoices for services performed will be submitted periodically, but no more frequently than monthly. Invoices will describe the work PBS has performed and hours worked, reimbursable expenses incurred, and the total amount due to PBS in accordance with this Agreement. All invoices are due net thirty (30) days and an account will become delinquent 30 days after the invoice date. Delinquent accounts shall bear interest at the rate of eighteen percent (18%) per annum; provided, however, that if 18% per annum exceeds the maximum rate allowable by law, the maximum rate allowable by law will apply instead. If Client contests an invoice, Client may withhold only that portion contested and must pay the undisputed portion. Client acknowledges and agrees that if PBS may assert a lien against Client's project to secure payment for its services to the extent permitted by law.

- 8. RIGHT OF ENTRY:** Unless otherwise agreed in writing, Client will furnish PBS with a legal right-of-entry to any real property PBS is required to access in order to perform its services (the "Property") and that Client will be responsible for securing appropriate conditions concerning the time, place, and manner of PBS' entry upon the Property to perform its services. PBS will take reasonable precautions to minimize damage to the Property in the performance of its services. Restoration of the Property to its approximate condition prior to performance of PBS' services is not provided unless it is expressly included in the SOW. If the Client desires PBS to restore the Property to its approximate former condition, PBS will accomplish this and add the cost plus 15 percent (15%) to its fee.
- 9. BURIED UTILITIES:** PBS field personnel are trained in the public utility notification process and the risk of subsurface work encountering buried utilities. PBS personnel will avoid observable hazards or utilities at the Property and will take reasonable precautions to avoid damage to subsurface structures and utilities. PBS is not responsible for damage or loss due to undisclosed or unknown surface or subsurface conditions. Client will hold PBS and PBS subcontractors harmless from any loss resulting from inaccuracy of markings, of plans, or lack of plans, relating to the location of utilities. Note: Utility locates typically require two full working days' advance notice.
- 10. RETENTION OF RECORDS AND SAMPLES:** Client may make and retain copies of documents provided to Client for reference with the understanding that such documents may not be relied upon unless signed by PBS or its consultants. PBS has a Records Retention policy (available upon request), and pursuant thereto, client acknowledges that PBS has the right to destroy copies of documents without seeking further approval from Client. Samples retained by PBS and not subject to the recipient laboratory retention policy will be discarded 30 days after submission of PBS' final report unless other arrangements are made.
- 11. EMPLOYEE AND SERVICES SOLICITATION:** Client agrees not to solicit or tender any employment offer of/to any PBS employee, or consulting services offer to any PBS subcontractor assigned to perform work for Client under this Agreement within six (6) months of completion of their part of the work without PBS' prior written approval. Client agrees that any breach of this provision resulting in the Client hiring any PBS employee for employment or any PBS subcontractor for consulting services will cause damage to PBS and obligate the Client to reimburse PBS for recruitment and service fees incurred in connection with the breach upon demand by PBS.
- 12. OWNERSHIP OF INTELLECTUAL PROPERTY:** All concepts, plans, drawings, specifications, designs, models, reports, photographs, computer software, surveys, calculations, construction and other data, documents, and processes produced by PBS pursuant to this Agreement, including all copyright and other intellectual property therein (collectively, the "Instruments of Service"), are and shall at all times remain PBS' property. Any Client use of any Instruments of Service is permitted only if authorized by a written agreement executed by PBS and Client. Any unauthorized use or distribution of any Instruments of Service is a violation of this Agreement, will cause damage to PBS, and shall be at Client and recipient's sole risk. Accordingly, Client agrees to indemnify, defend, and hold PBS, its officers and employees, and its subconsultants and subcontractors harmless from and against any and all claims, damages, costs, losses, and expenses, including but not limited to attorney fees and costs of arbitrations, mediations, trials, proceedings in bankruptcy, or appeals, arising out of or in any way related to Client's unauthorized use, sale, or delivery to any third party of any Instrument of Service.
- 13. TIME FOR COMPLETION:** If, through no fault of PBS, the schedule to provide our services is changed, then the time for completion of PBS's services, and the rates and amounts of PBS' compensation shall be adjusted equitably via contract amendment. PBS shall not be responsible for delays in completing its services that cannot be reasonably foreseen at the time of entering into this agreement, or for delays caused by factors beyond PBS's control.
- 14. MISCELLANEOUS:** Neither party shall hold the other responsible for delay in performance caused by Acts of God, strikes, lockouts, weather, accidents, or other events beyond the control of the other or the other's employees and agents.

Any waiver of any provision, term, or condition, in this Agreement must be in writing and any such waiver will not be construed as a waiver of any subsequent breach of the same provision, term, or condition.

PBS may rely upon the accuracy and completeness of all information furnished by Client and may use such information in performing or furnishing services under this Agreement.

An opinion of construction, remediation, and restoration costs prepared by PBS represents its judgment as a professional. PBS has no control over the cost of labor and material, or over competitive bidding or market conditions.

If the SOW includes the investigation, remediation, or disposal of solid or hazardous wastes or substances, then the following terms shall apply: (a) PBS will assist Client with its legal obligation to make a hazardous waste determination and then act as an arranger with respect to solid and hazardous waste management only. Client acknowledges its full and sole responsibility to otherwise manage its solid and hazardous wastes and its ultimate liability for final disposal of all the solid and hazardous wastes it generates; (b) Should any release of hazardous substances or any other matter requiring notification to governmental authorities arise while PBS performs the services under this Agreement, Client acknowledges its responsibility to make such notification and agrees to do as required by applicable law; and, (c) Client agrees that PBS and its subconsultants and subcontractors are not responsible for any known or unknown pre-existing hazardous substance condition(s) PBS is being asked to investigate at the Property (collectively, "pre-existing conditions"). Accordingly, Client agrees to defend, indemnify, and hold PBS and its subconsultants and subcontractors harmless from liability for injury to person or property or loss arising from any pre-existing conditions, the unintentional exacerbation of any pre-existing conditions by PBS, and the exacerbation of pre-existing conditions by any third parties.

PBS does not provide legal opinions or advice. Client should consult with an attorney for advice on any legal issues related to this Agreement including efforts to minimize legal liability, the reportability of a condition to a public agency, potential cost recovery from responsible parties, and the possibility of protecting PBS' services under the attorney-client and attorney work product privileges.

In the event there is a dispute between PBS and the Client concerning the performance of any provision in this Agreement, the losing party shall pay the prevailing party's reasonable attorney's fees and costs in mediation, arbitration, trial, any proceeding in bankruptcy, and in any appeal or review. In addition, Client agrees to pay PBS for all employee time, costs, and witness costs incurred for collection activity. All disputes between Client and PBS shall be settled by arbitration in accordance with the rules of JAMS Mediators and Arbitrators.



Shad Brooks

Staff Geologist



Shad Brooks is a staff geologist with a Bachelor of Science degree in Geosciences, and a certificate in GIS. His experience includes Phase I and Phase II environmental site assessments, field work including soil and groundwater sampling; reporting; construction oversight; geotechnical observation; and oversight of field explorations.

RELEVANT PROJECT EXPERIENCE

INDUSTRY

Vancouver Waterfront Block 20 Apartments, Blue Pine Construction, Vancouver, Washinton. Provide environmental oversight during construction including stockpiled soil characterization, unknown substance sampling, and water sampling of dewatering tanks.

Marriott AC Hotel – Soil Improvement, T1 Hotel, Vancouver, Washinton. Provide geotechnical oversight during construction including observation of Cement Deep Soil Mixing (CDSM) column installation.

Vance Landfills Monitoring, Multnomah County, Gresham, Oregon. Assist in performing quarterly groundwater monitoring, data storage and analysis, and report preparation for Multnomah County.

Brookley Air Force Base, Department of Defence, Mobile, Alabama. Lead for an incremental soil sampling project with a UXO technician. Assisted in analyzing lab data for evidence of PAHs, and certain heavy metals associated with firing ranges.

Dugway Proving Grounds, Department of Defence, Dugway, Utah. Led a team of geologists in a groundwater sampling project. Over 100 wells were sampled for their groundwater management plan.

Georgia Environmental Protection Division Landfills (GA EDP), GA EPD, Areas throughout Georgia. Led a team of contractors in completing test pits at three different landfills in Georgia. Tasks included determining the depth to waste in a grid format to assist in a planning phase of landfill capping construction.

Georgia Power UST Removal, Georgia Power, Toccoa and Winder, Georgia. Managed UST tank removals at historical Georgia Power sites. Led a team of excavators in following the GA EPD regulations in removing USTs.

Phase I and Phase II ESAs, Speedway LLC, Various Locations, Southeast U.S. Assisted and managed multiple Phase I and Phase II ESAs for Speedway at various locations throughout the Southeastern United States.

McLean Point Sampling, Bergerson Construction, Newport, Oregon, Sampled former barge demolition area for potential residual contaminants..

Camp Bonneville Environmental Consulting 2019-2021, Clark County Public Works, Vancouver, Washington Project reporting and data analysis

Blocks 1 & 2 Vancouver Waterfront, Columbia Waterfront, LLC, Vancouver, Washington Assisted with field implementation of limited focus soil sampling

EXPERIENCE

3 Years

EDUCATION

BS Geoscience –
Geology, Georgia State
University

GIS Certificate, Georgia
State University

ACCREDITATION

OSHA 40-Hour
Hazardous Waste
Operations Training

Claudia Byes-Lund

Project Scientist/Environmental Professional



EXPERIENCE

19 Years

EDUCATION

Environmental Science:
Bio Perspectives

Oregon DEQ Hazardous
Waste Basics/Managing
Common Wastes

EDR Environmental Due
Diligence course

ACCREDITATION

AHERA Asbestos
Inspector

ASTM E1527-13

Claudia Byes-Lund is a key member of PBS' Portland GeoEnvironmental Group, specializing in Phase I Environmental Site Assessments (ESAs) and costing and scoping of Phase I ESAs. She has extensive historical knowledge of urban office and industrial core areas in the Northwest and is a resource for locating sources of information at city and county agencies. She manages site assessment projects from vacant farmland to urban industrial properties, including Phase I ESAs and Updates. Claudia routinely performs additional site assessment services such as visual asbestos, lead containing paint and mold surveys and limited hazardous materials sampling surveys. She is PBS' primary client contact and project manager for projects associated with TriMet, Avangrid Renewables, Providence Medical Foundation, OHSU Foundation, OSU Foundation, and Tualatin Hills Park and Recreation District, overseeing all aspects associated with trustee's donated properties. Claudia has applied her years of experience in Phase I ESAs and broadened her responsibilities becoming a Phase I trainer and supervisor for new employees.

RELEVANT PROJECT EXPERIENCE

Avangrid Renewables, Wind Farm and Solar Projects, Various Locations. Project Scientist and Project Manager for Phase I Site Assessments and Updates in the Pacific Northwest and Western Region, nationally.

OHSU Foundation, Oregon Health & Science University, Various Areas, Oregon. Project Manager and Project Scientist for Phase I ESA of properties that have been donated by this foundation's trustees in Portland, Black Butte, Forest Grove, Beaverton, and Hillsboro.

Phase I ESAs, Downtown Development Group LLC, Portland, Oregon. Project Manager in charge of Phase I ESA portions of for multi-use commercial property projects located in downtown Portland, Oregon.

Donation Properties, Providence Medical Foundation, Portland Metro area, Oregon. Project Manager and Project Scientist for client's trustee-donated properties. Claudia was responsible for handling all aspects associated with donation properties.

ESAs, TriMet, in Portland and Milwaukie, Oregon. Project Manager for Phase I and II Environmental Site Assessments. Project Scientist for numerous Phase I ESAs affiliated with the Portland-Milwaukie Light Rail Transit Project.

Phase I ESAs, Tualatin Hills Park and Recreation District, Washington County, Oregon. Project Manager and Project Scientist for Phase I ESA. Served as client contact for various Washington County park projects.

Oregon Recycling Center, Columbia Development Enterprises, Portland, Oregon. Project Manager for Phase I ESA on property containing both residential and commercial motor oil containers.



Dennis Terzian RG, LG

Senior Geologist



EXPERIENCE

22 Years

EDUCATION

BS Earth Science,
Western Michigan
University

ACCREDITATION

Registered Geologist
(Oregon)

Licensed Geologist
(Washington)

Certified Water Rights
Examiner (Oregon)

UST Assessor
(Washington)

Heating Oil Tank
Supervisor (Oregon)

OSHA 40-Hour
Hazardous Waste
Training (Oregon
HAZWOPER)

Dennis Terzian has more than 20 years of experience managing site investigation and remedial activities for a variety of clients including municipal and state agencies, brownfields properties, industrial/commercial clients, and non-profit organizations. Through numerous site investigations, he has evaluated and implemented remedial activities at site environmental issues related to historic petroleum releases, chlorinated solvents, and metals. He has prepared budgets, proposals, work plans, and status reports along with feasibility studies, remedial investigation/feasibility studies, quality assurance plans, and site closure requests.

Dennis has managed both short and long-term project for clients with a focus of safety, meeting client timelines, and effectively managing client budgets.

RELEVANT PROJECT EXPERIENCE

S 2nd Street Technical Review on Underground Storage Tank Decommissioning, Coos Grange Supply Co., Coos Bay, Ore. Senior project manager on assessment and regulatory closure of previous reported UST release. Conducted limited historical review of site activities prior to marketing property for sale. Conducted assessment activities to evaluate risk of soil and groundwater contamination identified during prior heating oil UST decommissioning. Achieved regulatory closure for site.

Third-Party Review and Assessment of Commercial Property, Half Moon LLC, Eugene, Oregon. Project manager for site assessment and closure of former lumber mill facility with existing pentachlorophenol impacts to groundwater. Development of remedial options related to prior use of wood preservatives. Negotiated site closure with DEQ and affected neighboring property owner site which allowed management of contaminated media in-place. Evaluated former features including USTs and lumber mill features likely to have contaminated soil and/or groundwater with wood preservatives. Prepared RI/FS, CMMP, and Soil Cap Maintenance Plan.

NW Lower River Road Phase I Environmental Site Assessment, Specht Properties, Inc., Vancouver, Wash. Project manager for site assessment activities related to purchase of property for redevelopment. Site issues included evaluation of fill soil placed at the site, installation of monitoring wells and evaluation of groundwater for site contaminants of interest.

MacLaren Youth Correctional Facility Heating Oil Tank Services, Anderson Environmental Contracting, LLC, Woodburn, Oregon. Project manager who worked with client's contractor to decommission historical heating oil USTs. Acted as licensed tank decommissioning supervisor in performance of site assessment, remedial action (excavation of contaminated soil), and regulatory closure.

Enid Road East Environmental Consulting Services, States Industries, Eugene, Oregon. Designed and implemented site assessment intended to satisfy regulator request to evaluate historical activities for potential releases. Successfully characterized areas of impact, evaluated risk, and obtained regulatory closure of open DEQ file.

Appendix B

Property Information and Physical Setting Records

Well Logs
Tax Map

STATE OF OREGON
WATER WELL REPORT
(as required by ORS 537.765)

RECEIVED
MAY 17 1993
C/AC
18496
8496

(START CARD) # 51717

(1) OWNER: WATER RESOURCES DEPT.
Name Lenore Hopkins SALEM, OREGON
Address 718 NW Greenleaf Rd.
City Portland State Or Zip 97229

(2) TYPE OF WORK:
☒ New Well ☐ Deepen ☐ Recondition ☐ Abandon

(3) DRILL METHOD:
☒ Rotary Air ☐ Rotary Mud ☐ Cable
☐ Other

(4) PROPOSED USE:
☒ Domestic ☐ Community ☐ Industrial ☐ Irrigation
☐ Thermal ☐ Injection ☐ Other

(5) BORE HOLE CONSTRUCTION:
Special Construction approval ☒ Yes ☐ No Depth of Completed Well 115 ft.
Explosives used ☐ Yes ☒ No Type _____ Amount _____

HOLE			SEAL			Amount sacks or pounds
Diameter	From	To	Material	From	To	
10	0	81	Portland	0	81	79
8	81	90				
6	90	100				
5	100	117				

How was seal placed: Method ☐ A ☐ B ☒ C ☐ D ☐ E
☐ Other 2% Bentonite

Backfill placed from _____ ft. to _____ ft. Material _____
Gravel placed from _____ ft. to _____ ft. Size of gravel _____

(6) CASING/LINER:

	Diameter	From	To	Gauge	Steel	Plastic	Welded	Threaded
Casing:	5	41	90	.250	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
					<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
					<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
					<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Liner:	4	75	115		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
					<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Final location of shoe(s) _____

(7) PERFORATIONS/SCREENS:
☒ Perforations Method saw
☐ Screens Type _____ Material _____

From	To	Slot size	Number	Diameter	Tele/pipe size	Casing	Liner
75	115	3/16	50	4		<input type="checkbox"/>	<input checked="" type="checkbox"/>
						<input type="checkbox"/>	<input type="checkbox"/>
						<input type="checkbox"/>	<input type="checkbox"/>
						<input type="checkbox"/>	<input type="checkbox"/>

(8) WELL TESTS: Minimum testing time is 1 hour

☐ Pump ☐ Bailer ☒ Air ☐ Flowing Artesian

Yield gal/min	Drawdown	Drill stem at	Time
15		100	1 hr.

Temperature of Water 55° Depth Artesian Flow Found _____

Was a water analysis done? ☐ Yes By whom _____

Did any strata contain water not suitable for intended use? ☐ Too little

☐ Salty ☐ Muddy ☐ Odor ☐ Colored ☐ Other _____

Depth of strata: _____

(9) LOCATION OF WELL by legal description:

County Clack. Latitude _____ Longitude _____
Township 2 N or S. Range 1 E or W. WM.
Section 34 SW $\frac{1}{4}$ SE $\frac{1}{4}$
Tax Lot _____ Lot _____ Block _____ Subdivision _____
Street Address of Well (or nearest address) 21790 SW Elderberry Lane

(10) STATIC WATER LEVEL:

56 ft. below land surface. Date 5-7

Artesian pressure _____ lb. per square inch. Date _____

(11) WATER BEARING ZONES:

Depth at which water was first found 95

From	To	Estimated Flow Rate	SWL
92	117	15	56

(12) WELL LOG:

Ground elevation _____

Material	From	To	SWL
Top soil	0	2	
Clay brown	2	20	
Gravel	20	50	
Sandstone	50	59	56
Rock	59	92	
Rock broken yellow clay seams	92	117	

Date started 4-28-93 Completed 5-7-93

(unbonded) Water Well Constructor Certification:

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

Signed _____ WWC Number _____
Date _____

(bonded) Water Well Constructor Certification:

I accept responsibility for the construction, alteration, or abandonment work performed on this well during the construction dates reported above. All work performed during this time is in compliance with Oregon well construction standards. This report is true to the best of my knowledge and belief.

Signed _____ WWC Number 1229
Date 5-7-93



May 4, 1993

WATER
RESOURCES
DEPARTMENT

Glenn Anthony
Anthony Well Drilling
19156 S. Pease Road
Oregon City, OR 97045

Dear Mr. Anthony:

The Water Resources Department has received your request for special standards on the Lenore Hopkins well located in Township 2S, Range 1E, Section 34 of Clackamas County. Due to property limitations, the proposed site location is located only 35-50 feet from the nearest drainfield.

Your request for special standards on this well is approved with the following conditions:

1. A continuous cement grout seal must be placed at least 5 feet into the water-bearing zone or 65 feet, whichever is deeper.
2. You must contact Rob Carter of the Water Resources Department at least 48 hours prior to seal placement so that a representative may be on site.

I have enclosed a new version of the special standards form for your convenience. If you have any questions concerning this letter, please contact me at the address or phone number listed below, extension 296.

Sincerely,

A handwritten signature in black ink, appearing to read "Rob Carter".

Rob Carter
Well Construction Specialist

cc: Jerry Rodgers, Watermaster
Richard Edwards, Well Inspector



CLAC 18496

WELL IDENTIFICATION FORM

Owner's Well Number: _____

CURRENT WELL OWNER:

Phone 1-503-638-9805

Name: Lenore Barrett

Mailing Address: 21790 SW Elderberry Lane

City: West Linn State: Oregon Zip: 97068

If a well report is available for this well, please attach a copy of it to this form and return. It is not necessary for you to complete the remainder of the form if the well report is attached. If a well report is not available, please complete the remainder of the form to the best of your ability.

RECEIVED

WELL LOCATION:

County: Clackamas Latitude: _____ Longitude: _____

APR 01 1996

Township: 2 N or S, Range: 10 E or W Section: 34 1/4

WATER RESOURCES DEPT.
SALEM, OREGON

Tax Lot Number: _____

Street Address of Well (if different from above): 21790 SW Elderberry Ln

WELL INFORMATION:

Start Card Number: 51717 Approx. Construction Date: _____

Well Constructor: Anthony Well Drilling

Name of Owner at Time of Construction: Lenore Hopkins

Well Depth (in feet): _____ Static Water Level (in feet): _____

Diameter of Exposed Well Casing (in inches): _____

Does this well have a formal water right associated with it? Yes: _____ No: _____ If yes:

Application #: _____ Permit #: _____ Certificate #: _____

Please Return Completed Form to:

Oregon Water Resources Department
158 12th Street NE
Salem, OR 97310

(Office use only)

Well Identification Number: _____

14

NOT TAG # 600848

RECEIVED

Skyles Drilling, Inc.

1169 Molalla Ave.

Oregon City, OR 97045

656-2683

WELL I.D.# L04020

STATE OF OREGON
WATER SUPPLY WELL REPORT

(as required by ORS 537.765)

WATER RESOURCES DEPT.

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

(START CARD) # 87810

(1) OWNER:

Well Number 01

Name **Mike Fitzgerald**Address **23131 Bland Circle**City **West Linn** State **Or.** Zip **97068**

(2) TYPE OF WORK

☒ New Well ☐ Deepening ☐ Alteration (repair/recondition) ☐ Abandonment

(3) DRILL METHOD:

☒ Rotary Air ☐ Rotary Mud ☐ Cable ☐ Auger☒ Other **Holt**

(4) PROPOSED USE:

☒ Domestic ☐ Community ☐ Industrial ☐ Irrigation☐ Thermal ☐ Injection ☐ Livestock ☐ Other

(5) BORE HOLE CONSTRUCTION:

Special Construction approval ☐ Yes ☒ No Depth of Completed Well **197** ft.Explosives used ☐ Yes ☒ No Type Amount

HOLE			SEAL			Sacks or pounds
Diameter	From	To	Material	From	To	
10"	0	24	Bentonite	24	0	8 sacks
7 1/2"	24	197				

How was seal placed: Method ☐ A ☐ B ☐ C ☐ D ☐ E☒ Other **Poured**

Backfill placed from ft. to ft. Material

Gravel placed from ft. to ft. Size of gravel

(6) CASING/LINER:

Diameter	From	To	Gauge	Steel	Plastic	Welded	Threaded
Casing: 6"	+1 1/2"	197	250	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Liner: None				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Final location of shoe(s) **197' Holt**

(7) PERFORATIONS/SCREENS:

From		To	Slot size	Number	Diameter	Tele/pipe size	Casing	Liner
None							<input type="checkbox"/>	<input type="checkbox"/>

(8) WELL TESTS: Minimum testing time is 1 hour

<input type="checkbox"/> Pump	<input type="checkbox"/> Bailer	<input checked="" type="checkbox"/> Air	<input type="checkbox"/> Flowing Artesian
Yield gal/min	Drawdown	Drill stem at	Time
100		195	1 hr.

Temperature of water **58.6°** Depth Artesian Flow FoundWas a water analysis done? ☒ Yes By whom **driller 1PPM Iron**Did any strata contain water not suitable for intended use? ☐ Too little☐ Salty ☐ Muddy ☐ Odor ☐ Colored ☒ Other **iron/sand**Depth of strata: **92'-96', 112-118' fine**
172'-182'

(9) LOCATION OF WELL by legal description:

County **Clackamas** Latitude LongitudeTownship **2 South** N or S Range **1 East** E or W. WM.Section **34B** SE 1/4 NW 1/4Tax Lot **01505** Lot Block SubdivisionStreet Address of Well (or nearest address) **22750 SW Ulsky Rd.****West Linn, Or.**

(10) STATIC WATER LEVEL:

45 ft. below land surface.Date **10-7-96**

Artesian pressure lb. per square inch.

Date

(11) WATER BEARING ZONES:

Depth at which water was first found **92'**

From	To	Estimated Flow Rate	SWL
92'	96'	3	45
112	118	5	45
172	182	75	45
182	197	100	45

(12) WELL LOG:

Ground Elevation

Material	From	To	SWL
Soil Brown	0	3	
Clay Brown	3	14	
" Brown Sandy	14	32	
Sand Large to medium	32		
Multicolored		38	
Clay Gray	38	92	
Cemented Sand Gray Fract	92	96	
Clay Gray Sandy @ times	96	112	
Sand Course to Med	112		
Multicolored w/wood		118	
Clay Gray	118	172	
Clay Gray Sandy w/seams	172		
of sand fine to Med Gray		182	
Basalt Black Gray &	182		
Brown Fractured & Broken	197	45	

Date started **10-4-96** Completed **10-7-96**

(unbonded) Water Well Constructor Certification:

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

Signed **Shane D. Reese** WWC Number **1601** Date **10/8/96**

(bonded) Water Well Constructor Certification:

I accept responsibility for the construction, alteration, or abandonment work performed on this well during the construction dates reported above. All work performed during this time is in compliance with Oregon water supply well construction standards. This report is true to the best of my knowledge and belief.

Signed **Steven C. Bland** WWC Number **1592** Date **10-9-96**

STATE OF OREGON
WATER SUPPLY WELL REPORT

(as required by ORS 537.765)

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

CLAC 62436

SKYLES DRILLING, INC.

503-656-2683

WELL ID # L 04020

START CARD # W187602

(1) OWNER:

Well Number: 01

Name **Steve's Pump Service, Inc. / Mitch Burrell**

Address **P.O. Box 547**

City **Boring** State **OR** Zip **97009**

(2) TYPE OF WORK:

☐ New Well ☐ Deepening ☒ Alteration (repair/recondition) ☐ Abandonment

(3) DRILL METHOD:

☐ Rotary Air ☐ Rotary Mud ☐ Cable ☐ Auger

☒ Other **Pump Hoist**

(4) PROPOSED USE:

☒ Domestic ☐ Community ☐ Industrial ☐ Irrigation

☐ Thermal ☐ Injection ☐ Livestock ☐ Other

(5) BORE HOLE CONSTRUCTION:

Special Construction approval ☐ Yes ☒ No Depth of Completed Well **197** ft.

Explosives used ☐ Yes ☒ No Type Amount

HOLE			SEAL			Amount sacks or pounds
Diameter	From	To	Material	From	To	
			No Change			

How was seal placed: Method ☐ A ☐ B ☐ C ☐ D ☐ E

☐ Other

Backfill placed from ft. to ft. Material

Gravel placed from ft. to ft. Size of gravel

(6) CASING/LINER:

	Diameter	From	To	Gauge	Steel	Plastic	Welded	Threaded
Casing:	6	+1.5	197	.250	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Existng				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Liner:	4	5	197	160#	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Drive Shoe used ☐ Inside ☐ Outside ☒ None

Final location of shoe(s)

(7) PERFORATIONS/SCREENS:

☒ Perforations

☐ Screens

Method **Saw**

Type

Material

From	To	Slot size	Number	Diameter	Tele/pipe size	Casing	Liner
178	196	1/8x3	70			<input type="checkbox"/>	<input checked="" type="checkbox"/>

(8) WELL TESTS: Minimum testing time is 1 hour

☐ Pump ☐ Bailer ☐ Air ☐ Flowing Artesian

Yield gal/min Drawdown Drill stem at Time

N/A

Temperature of Water Depth Artesian Flow found

Was a water analysis done? ☐ Yes By whom

Did any strata contain water not suitable for intended use? ☐ Too little

☐ Salty ☐ Muddy ☐ Odor ☐ Colored ☐ Other

Depth of strata:

(9) LOCATION OF WELL by legal description:

County **Clackamas** Latitude Longitude

Township **2SOUTH** N or S. Range **1EAST** E or W. of WM.

Section **34** SE 1/4 NW 1/4

Tax lot **1505** Lot Block Subdivision

Street Address of Well (or nearest address) **22750 SW Ulsky Rd.,**

West Linn, OR

(10) STATIC WATER LEVEL:

45 ft. below land surface.

Date **6/15/2006**

Artesian pressure lb. per square inch. Date

(11) WATER BEARING ZONES:

Depth at which water was first found **N/A**

From	To	Estimated Flow Rate	SWL
------	----	---------------------	-----

(12) WELL LOG:

Ground elevation

Material	From	To	SWL
Liner Installation Only. CLAC 51036			
Install 4x6 Shale trap at 177'			
Skyles Drilling, Inc.			
1169 Molalla Ave.			
Oregon City, OR 97045			
(503) 656-2683			

RECEIVED

JUN 19 2006

**WATER RESOURCES DEPT
SALEM, OREGON**

Date started **6/15/2006**

Completed **6/15/2006**

(unbonded) Water Well Constructor Certification:

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

Signed *Mitch Burrell* WWC Number **553**
Date **6-15-06**
Skyles Drilling, Inc.

(bonded) Water Well Constructor Certification:

I accept responsibility for the construction, alteration, or abandonment work performed on this well during the construction dates reported above. All work performed during this time is in compliance with Oregon water supply well construction standards. This report is true to the best of my knowledge and belief.

Signed *Steven C. Blaud* WWC Number **1592**
Date **6/15/06**
Skyles Drilling, Inc.

STATE OF OREGON
WATER SUPPLY WELL REPORT
(as required by ORS 537.765)

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

CLAC 69923

SKYLES DRILLING, INC.

503-656-2683

WELL ID # L None

START CARD # W1020670

(1) OWNER:

Well Number: 01

Name JT Smith Companies / LF5 LLC Project

Address 5285 Meadows Rd, Suite #171

City Lake Oswego State OR Zip 97035

(2) TYPE OF WORK:

☐ New Well ☐ Deepening ☐ Alteration (repair/recondition) ☒ Abandonment

(3) DRILL METHOD:

☒ Rotary Air ☐ Rotary Mud ☐ Cable ☐ Auger
☐ Other

(4) PROPOSED USE:

☒ Domestic ☐ Community ☐ Industrial ☐ Irrigation
☐ Thermal ☐ Injection ☐ Livestock ☐ Other

(5) BORE HOLE CONSTRUCTION:

Special Construction approval ☐ Yes ☒ No Depth of Completed Well 0 ft.

Explosives used ☐ Yes ☒ No Type Amount

HOLE			SEAL			Amount	
Diameter	From	To	Material	From	To	sacks or pounds	
6			Cement w/5% bentonite	200		0	31 Sacks

How was seal placed: Method ☐ A ☐ B ☐ C ☐ D ☐ E

☒ Other Pumped at bottom

Backfill placed from ft. to ft. Material

Gravel placed from ft. to ft. Size of gravel

(6) CASING/LINER:

Diameter	From	To	Gauge	Steel	Plastic	Welded	Threaded
6	2	85	.250	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Existing							
Liner: None							

Drive Shoe used ☐ Inside ☐ Outside ☐ None

Final location of shoe(s)

(7) PERFORATIONS/SCREENS:

☒ Perforations

Method Air Perforator

☐ Screens

Type

Material

From	To	Slot size	Number	Diameter	Tele/pipe size	Casing	Liner
2	85	1/8x1	1120			<input checked="" type="checkbox"/>	<input type="checkbox"/>

(8) WELL TESTS: Minimum testing time is 1 hour

☐ Pump ☐ Bailer ☐ Air ☐ Flowing Artesian

Yield gal/min Drawdown Drill stem at Time

N/A

Temperature of Water Depth Artesian Flow found

Was a water analysis done? ☐ Yes By whom

Did any strata contain water not suitable for intended use? ☐ Too little

☐ Salty ☐ Muddy ☐ Odor ☐ Colored ☐ Other

Depth of strata:

(9) LOCATION OF WELL by legal description:

County Clackamas Latitude Longitude
Township 2SOUTH N or S. Range 1EAST E or W. of WM.
Section 34DC SW 1/4 SE 1/4
Tax lot 00800 Lot Block Subdivision
Street Address of Well (or nearest address) 960 Dollar St, West Linn, OR

(10) STATIC WATER LEVEL:

119 ft. below land surface. Date 8/7/2013
Artesian pressure lb. per square inch. Date

(11) WATER BEARING ZONES:

Depth at which water was first found N/A

From	To	Estimated Flow Rate	SWL

(12) WELL LOG:

Ground elevation

Material	From	To	SWL
Abandonment Only.			

(Cleaned well out from 54' to 200')

SKYLES DRILLING, INC.

503-656-2683

RECEIVED BY OWRD

AUG 14 2013

SALEM, OR

Date started 8/6/2013

Completed 8/7/2013

(unbonded) Water Well Constructor Certification:

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

Signed

Skyles Drilling, Inc.

WWC Number 1715

Date 8/8/2013

(bonded) Water Well Constructor Certification:

I accept responsibility for the construction, alteration, or abandonment work performed on this well during the construction dates reported above. All work performed during this time is in compliance with Oregon water supply well construction standards. This report is true to the best of my knowledge and belief.

Signed

Skyles Drilling, Inc.

WWC Number 1592

Date 8/8/2013



150 Beaver Creek Rd
Oregon City, OR 97045
503-655-8671

Property Account Summary

6/15/2020

Account Number	00402111	Property Address	840 DOLLAR ST , WEST LINN, OR 97068
----------------	----------	------------------	-------------------------------------

General Information

Alternate Property #	21E34C 00600
Property Description	140 1ST AD WILL FA BLKS W X&PT BLK V
Property Category	Land &/or Buildings
Status	Active, Locally Assessed
Tax Code Area	003-002
Remarks	

Property Characteristics

Neighborhood	15854: Willamette newer all other
Land Class Category	400: Tract Land, Vacant
Change property ratio	4XX
Not in CPR Calc	Multiple Chg's

Property Details

Living Area Sq Ft	Manf Struct Size	Year Built	Improvement Grade	Stories	Bedrooms	Full Baths	Half Baths

Property Values

Value Type	Tax Year 2019	Tax Year 2018	Tax Year 2017	Tax Year 2016	Tax Year 2015
AVR Total	\$950,148	\$912,840	\$652,852	\$633,837	\$615,376
Exempt	\$950,148	\$912,840	\$652,852	\$633,837	\$615,376
TVR Total					
Real Mkt Land	\$1,493,943	\$1,385,189	\$1,259,262	\$1,213,471	\$921,551
Real Mkt Bldg					
Real Mkt Total	\$1,493,943	\$1,385,189	\$1,259,262	\$1,213,471	\$921,551
M5 Mkt Land	\$1,493,943	\$1,385,189	\$1,259,262	\$1,213,471	\$921,551
M5 Mkt Bldg					
M5 SAV					

SAVL (MAV Use Portion)					
MAV (Market Portion)	\$950,148	\$912,840	\$652,852	\$633,837	\$615,376
Mkt Exception					
AV Exception					

Tax Rate

Description	Rate
Total Rate	

Tax Balance

Related Properties

No Related Properties Found

Active Exemptions

Schools

Events

Effective Date	Entry Date-Time	Type	Remarks
06/20/2017	06/20/2017 12:04:00	Taxpayer Changed	Property Transfer Filing No.: 317588 06/20/2017 by CINDYSIM
06/20/2017	06/20/2017 12:04:00	Recording Processed	Property Transfer Filing No.: 317588, Letter, Recording No.: 00298172-06-20-2017 06/20/2017 by CINDYSIM
02/28/2012	02/28/2012 10:43:00	The situs address has changed	by JEANETTE
04/05/2004	04/05/2004 10:04:00	Annexation Completed For Property	Annex to TVFR, Ord 03-13 for 2004-Revise TCA Membership by JENMAYO
07/01/1999	07/01/1999 12:00:00	Ownership at Conversion	Warranty Deed: 94-12633, 2/1/94, \$ 400000

Receipts

Date	Receipt No.	Amount Applied	Amount Due	Tendered	Change
No Receipts Found					

Sales History

Sale Date	Entry Date	Recording Date	Recording Number	Sale Amount	Excise Number	Deed Type	Grantee(Buyer)	Other Parcels
06/20/2017	06/20/2017	06/20/2017	00298172-06-20-	\$0.00	317588		WEST LINN-WILS SCH DIST #3	No



150 Beaver Creek Rd
Oregon City, OR 97045
503-655-8671

Property Account Summary

6/15/2020

Account Number	00403860	Property Address	945 DOLLAR ST , WEST LINN, OR 97068
----------------	----------	------------------	-------------------------------------

General Information

Alternate Property #	21E34DC00900
Property Description	140 1ST ADD WILLMT FALLS LTS 1&2 BLK R PT LT 1 BLK Q PT LT 2 BLK S LT 2 PT LT 1 BLK N VAC ST & PT SEC
Property Category	Land &/or Buildings
Status	Active, Locally Assessed
Tax Code Area	003-002
Remarks	

Property Characteristics

Neighborhood	15854: Willamette newer all other
Land Class Category	401: Tract Land Improved
Acreage	0.00
Change property ratio	4XX
Not in CPR Calc	Multiple Chg's

Property Details

Living Area Sq Ft	Manf Struct Size	Year Built	Improvement Grade	Stories	Bedrooms	Full Baths	Half Baths

Property Values

Value Type	Tax Year 2019	Tax Year 2018	Tax Year 2017	Tax Year 2016	Tax Year 2015
AVR Total	\$1,326,400	\$1,273,067	\$1,056,746	\$1,025,967	\$996,084
Exempt	\$1,326,400	\$1,273,067	\$1,056,746	\$1,025,967	\$996,084
TVR Total					
Real Mkt Land	\$2,079,455	\$1,928,077	\$1,752,797	\$1,689,059	\$1,282,729
Real Mkt Bldg	\$6,080	\$3,740	\$3,410	\$3,270	\$2,500
Real Mkt Total	\$2,085,535	\$1,931,817	\$1,756,207	\$1,692,329	\$1,285,229

M5 Mkt Land	\$2,079,455	\$1,928,077	\$1,752,797	\$1,689,059	\$1,282,729
M5 Mkt Bldg	\$6,080	\$3,740	\$3,410	\$3,270	\$2,500
M5 SAV					
SAVL (MAV Use Portion)					
MAV (Market Portion)	\$1,326,400	\$1,273,067	\$1,056,746	\$1,025,967	\$996,084
Mkt Exception					
AV Exception					

Tax Rate

Description	Rate
Total Rate	

Tax Balance

Related Properties

No Related Properties Found

Active Exemptions

Schools

Events

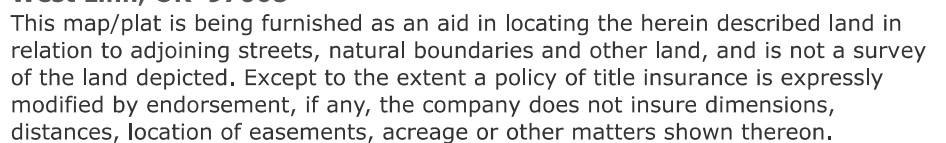
Effective Date	Entry Date-Time	Type	Remarks
06/20/2017	06/20/2017 12:04:00	Taxpayer Changed	Property Transfer Filing No.: 317588 06/20/2017 by CINDYSIM
06/20/2017	06/20/2017 12:04:00	Recording Processed	Property Transfer Filing No.: 317588, Letter, Recording No.: 00298172-06-20-2017 06/20/2017 by CINDYSIM
01/13/2015	01/13/2015 10:52:00	The situs address has changed	by HEIDIHAR
03/03/2008	03/03/2008 14:17:00	Seg/Merge Completed	Parent in Seg/Merge SM080404, Effective: 01/02/2007 by LAURIEB
03/03/2008	03/03/2008 14:16:00	Seg/Merge Initiated	SM080404 EFFECTIVE 2008-09: MERGE 21E34DC00990 INTO 21E34DC00900 BY LTR (02/22/2008); AFTER 01/01/2008 by LAURIEB
03/03/2008	03/03/2008 12:13:00	Seg/Merge Completed	Parent in Seg/Merge SM080403, Effective: 01/02/2007 by LAURIEB
03/03/2008	03/03/2008 12:12:00	Seg/Merge Initiated	SM080403 EFFECTIVE 2008-09: ADD VAC ST BY 2008-012122; AFTER 01/01/2008 by LAURIEB
04/05/2004	04/05/2004 10:04:00	Annexation Completed For Property	Annex to TVFR, Ord 03-13 for 2004-Revise TCA Membership by JENMAYO
07/01/1999	07/01/1999 12:00:00	Ownership at Conversion	Warranty Deed: 94-33372, 4/1/94, \$ 680452

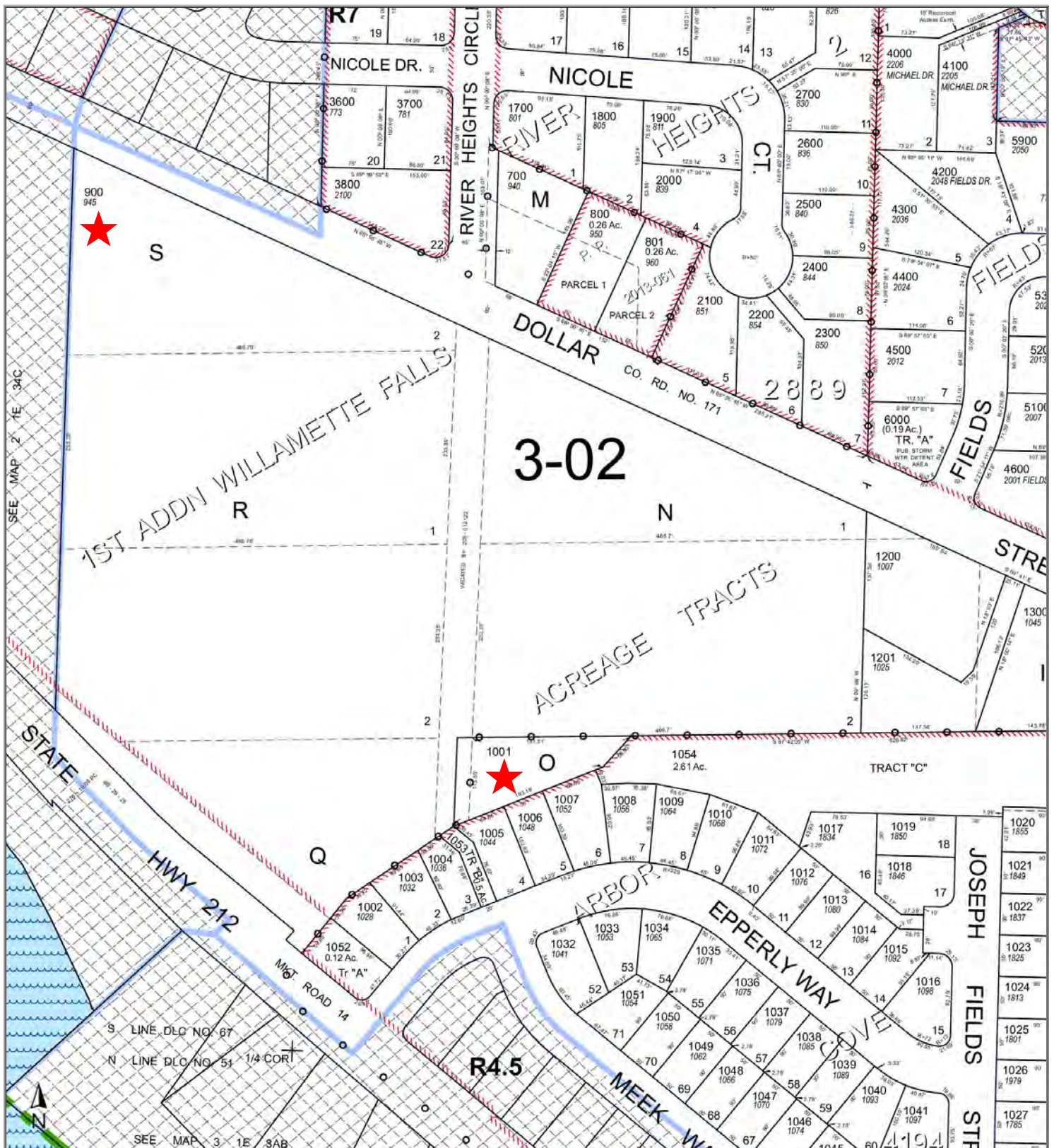
Receipts

Date	Receipt No.	Amount Applied	Amount Due	Tendered	Change
No Receipts Found					

Sales History

Sale Date	Entry Date	Recording Date	Recording Number	Sale Amount	Excise Number	Deed Type	Grantee(Buyer)	Other Parcels
06/20/2017	06/20/2017	06/20/2017	00298172-06-20-	\$0.00	317588		WEST LINN-WILS SCH DIST #3	No





ParcelID: 00403860

945 Dollar St

West Linn, OR 97068

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

2 1 E 34DC
WEST LINN

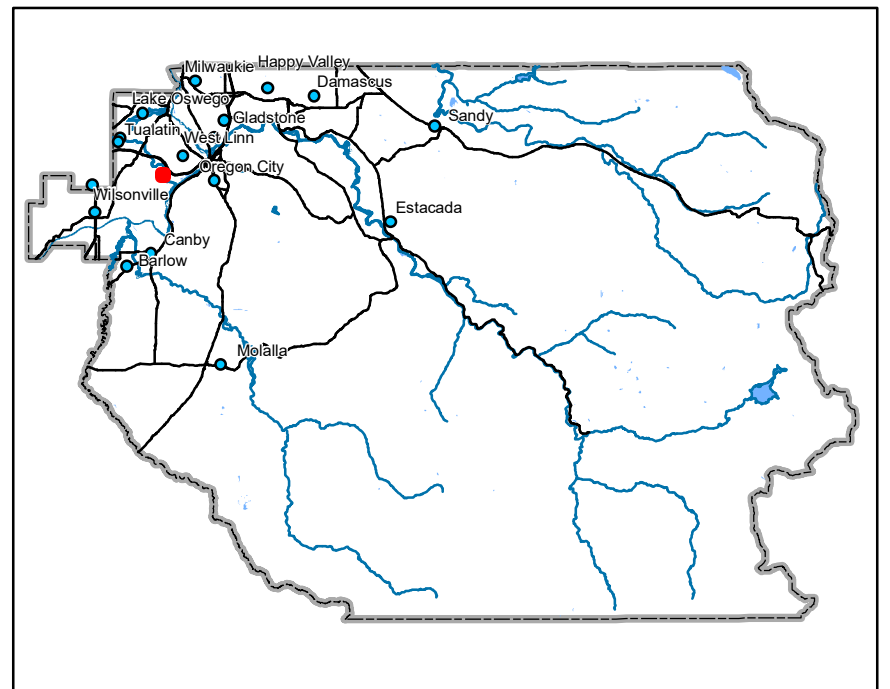
S.W.1/4 S.E.1/4 SEC.34 T.2S. R.1E. W.M.
CLACKAMAS COUNTY
1" = 100'

D. L. C.
JOSEPH FIELDS NO. 51 & 67
AMBROSE FIELDS NO. 52

Cancelled Taxlots

1100
600
1501
1301
991C1
1506
1500
991C2
901
100
200
300
400
500
6100
1000
990

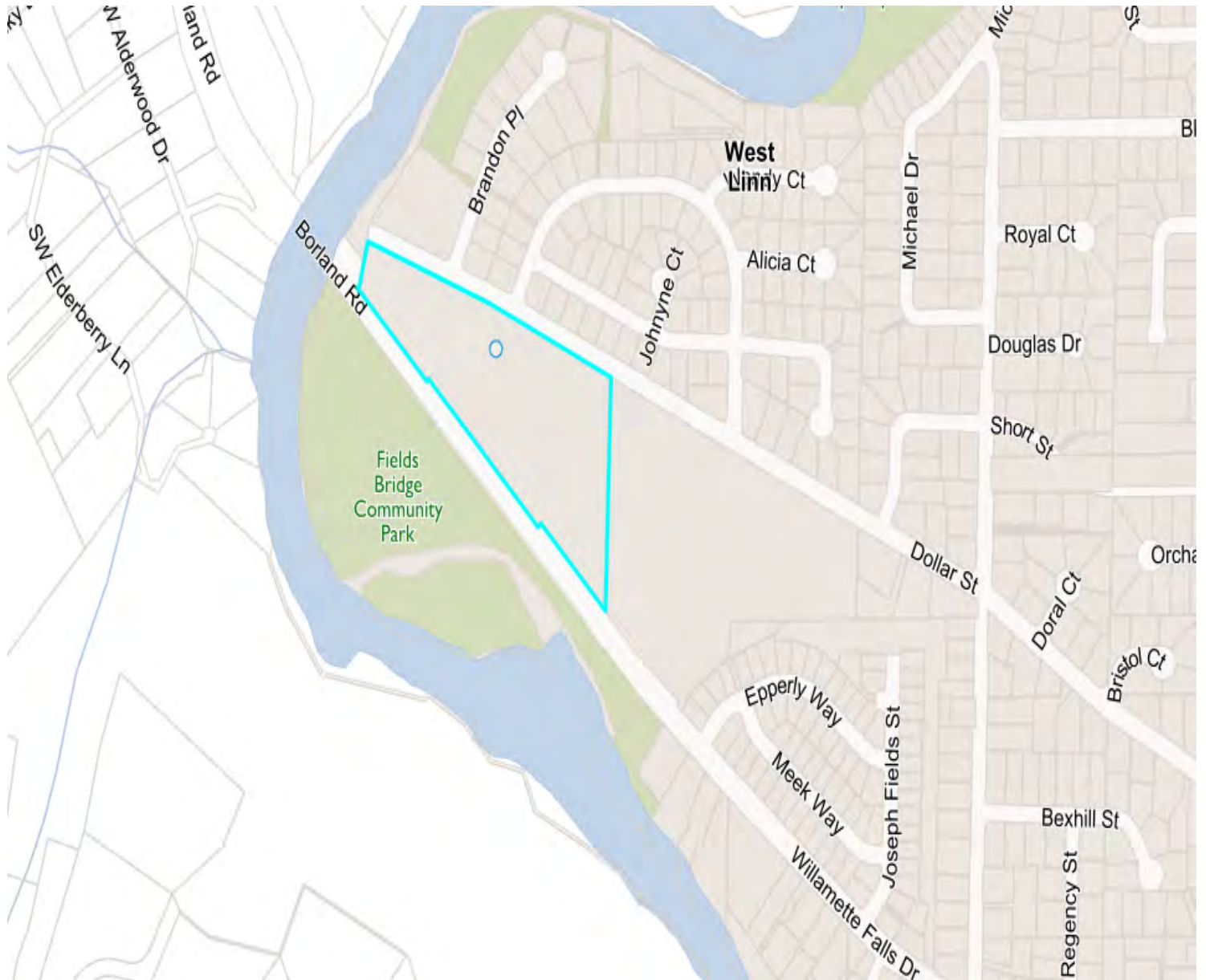
- Parcel Boundary
- Private Road ROW
- Historical Boundary
- Railroad Centerline
- TaxCodeLines
- Map Index
- WaterLines
- Land Use Zoning
- Plats
- Water
- Corner
- Section Corner
- 1/16th Line
- Govt Lot Line
- DLC Line
- Meander Line
- PLSS Section Line
- Historic Corridor 40'
- Historic Corridor 20'



THIS MAP IS FOR ASSESSMENT
PURPOSES ONLY

10/9/2014

2 1 E 34DC
WEST LINN



Objectid: 73173

Primary Address: 840 Dollar St, West Linn, 97068

Jurisdiction: West Linn (<https://westlinnoregon.gov>)

Map Number: 21E34C

Taxlot Number: 21E34C 00600

Parcel Number: 00402111

Document Number: 00298172-06

Census Tract: 020700

Assessment

Estimated Acres: 9.45

Current Year Assessed Value: \$950,148.00

Market Building Value: \$0.00

Market Land Value: \$1,493,943.00

Market Total Value: \$1,493,943.00

Sale Price: \$0.00

Doc Date: 06/20/2017

Doc Type: X

Taxcode: 003002

Schools

Elementary School

Stafford Primary (<https://www.wlww.k12.or.us/Domain/16>)

WestLinn/Wilsonville

19875 SW Stafford Rd, West Linn, 97068

503-673-7150

Middle School

Meridian Athey Choice (<http://www.wlww.k12.or.us/Domain/8>)

WestLinn/Wilsonville

2900 SW Borland Rd, West Linn, 97068

503-673-7400

High School

West Linn High (<http://www.wlhs.wlww.k12.or.us/>)

WestLinn/Wilsonville

5464 West A St, West Linn, 97068

503-673-7800

Public Safety

Nearest Fire Station

Willamette Falls Drive Station #59

1850 Willamette Falls Dr, West Linn 97068

Tualatin Valley Fire & Rescue

Nearest Police Station

West Linn Police

Zoning & Development

Designation: Contact City

Urban Growth Boundary: METRO UGB

Voting

Voting Precinct: 131

State House District: 37

State Senate District: 19

Congressional District: 5

Utilities & Districts

Community Planning Organization

City (<http://www.westlinnoregon.gov>)

Sanitary Hauler

West Linn Refuse & Recycle (<https://clackamas.us/recycling/garbage/company.html>)

School District

West Linn/Wilsonville (<http://www.wlww.k12.or.us>)

Sewer District

TRI-CITY

Environmental & Hazards

Flood

Likely not in a flood zone.

Wildfire

You may be at moderate risk.

Earthquake Hazard

You may be at a higher risk.

Soils

88A - Willamette Silt Loam, Wet, 0 To 3 Percent Slopes

91C - Woodburn Silt Loam, 8 To 15 Percent Slopes

67 - Newberg Fine Sandy Loam

57 - Mcbee Variant Loam

Approximate Elevation

159.00 ft

North Folk Dam Failure

Most likely not at risk of flooding due to dam failure

River Mill Dam Failure

Most likely not at risk of flooding due to dam failure

Timothy Dam Failure

Most likely not at risk of flooding due to dam failure

Parks

Nearby

Douglas Park (<http://westlinnoregon.gov/parksrec/douglas-park-0>)

2280 Rogue Way, West Linn

1.34 miles

Fields Bridge Community Park (<https://westlinnoregon.gov/parksrec/fields-bridge-park>)

821 Willamette Falls Dr, West Linn

0.10 miles

North Willamette Park (<https://westlinnoregon.gov/parksrec/north-willamette-park>)

1500 Rosemarie Dr, West Linn

0.94 miles

The White Oak Savanna (<http://westlinnoregon.gov/parksrec/white-oak-savanna>)

2425 Tannler Dr, West Linn

1.17 miles

Willamette Park (<https://westlinnoregon.gov/parksrec/willamette-park>)

1100 12th St, West Linn

1.34 miles

Documents

Surveyor Documents

Survey - SN10107 (<http://cmap.clackamas.us/survey/PSImages/2S1E/34/PS10107.tif>)

Survey - SN25733 (<http://cmap.clackamas.us/survey/PSImages/2S1E/34/PS25733.TIF>)

Survey - SN1-153 (<http://cmap.clackamas.us/survey/PSImages/2S1E/34/SN1-153.TIF>)

Survey - SN2007-382 (<http://cmap.clackamas.us/survey/PSImages/2S1E/34/SN2007-382-P1.TIF>)

Survey - SN2007-382 (<http://cmap.clackamas.us/survey/PSImages/2S1E/34/SN2007-382-P2.TIF>)

Survey - SN2009-057 (<http://cmap.clackamas.us/survey/PSImages/2S1E/34/SN2009-057-P1.TIF>)

Survey - SN2009-057 (<http://cmap.clackamas.us/survey/PSImages/2S1E/34/SN2009-057-P2.TIF>)

Survey - SN2003-126 (<http://cmap.clackamas.us/survey/PSImages/GPSSurveys/SN2003-126-P0.tif>)

Survey - SN2003-126 (<http://cmap.clackamas.us/survey/PSImages/GPSSurveys/SN2003-126-P1.TIF>)

Survey - SN2003-126 (<http://cmap.clackamas.us/survey/PSImages/GPSSurveys/SN2003-126-P2.TIF>)

Plat - 0140 (<http://cmap.clackamas.us/survey/SDImages/2S1E/34/0140.tif>)

Assessor Documents

Taxmap - 2S1E34C (http://cmap.clackamas.us/taxmap/03_2s1e34c.pdf)

District Maps

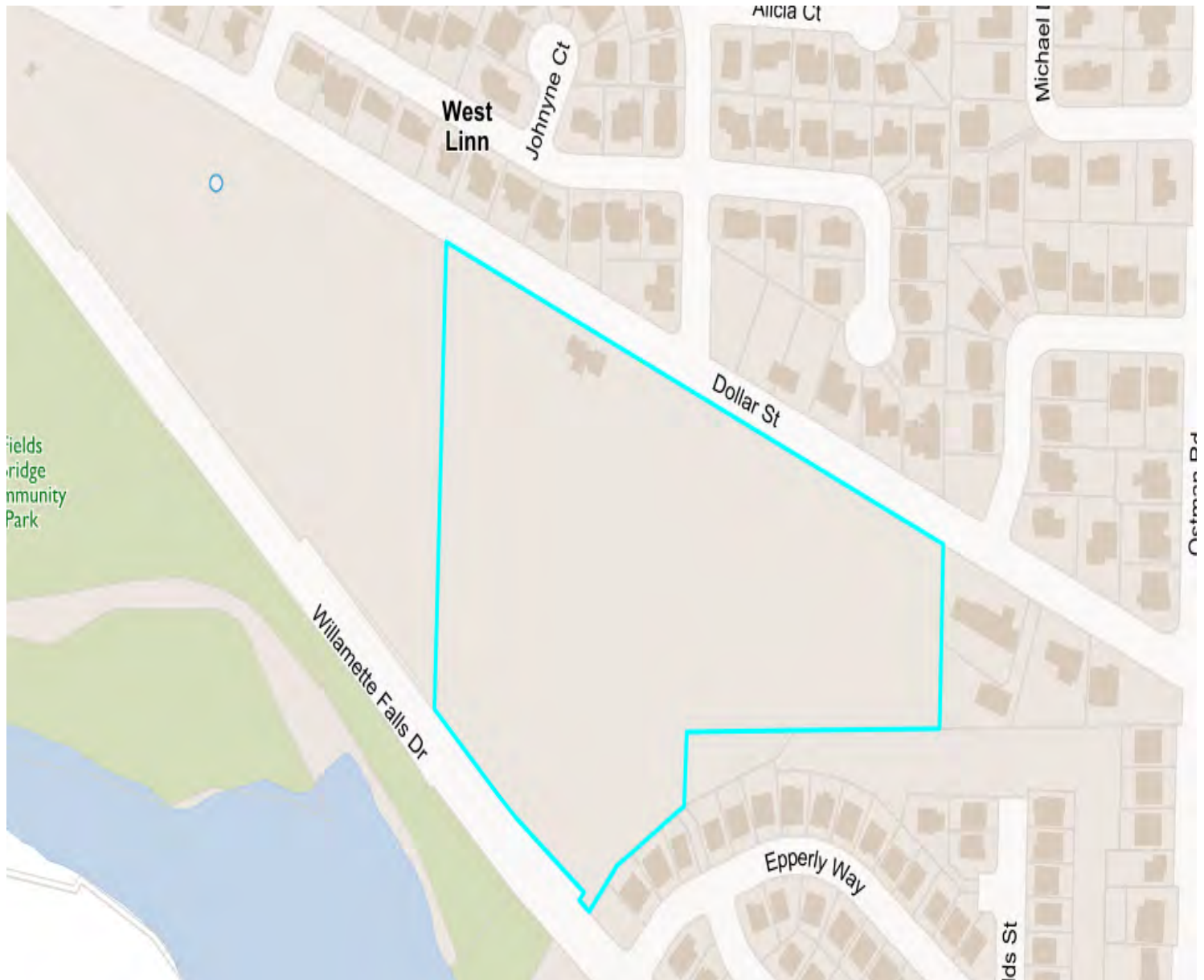
Voting Precinct (<https://dochub.clackamas.us/documents/drupal/56adbdcc-9aaa-4417-9017-4b1ba759ec0d>)

State House District (<https://dochub.clackamas.us/documents/drupal/b5a02bd9-1e1a-4f4a-a15b-6e46adefacbd>)

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Objectid: 50983

Primary Address: 945 Dollar St, West Linn, 97068

Jurisdiction: West Linn (<https://westlinnoregon.gov>)

Map Number: 21E34DC

Taxlot Number: 21E34DC00900

Parcel Number: 00403860

Document Number: 00298172-06

Census Tract: 020700

Assessment

Estimated Acres: 12.36

Current Year Assessed Value: \$1,326,400.00

Market Building Value: \$6,080.00

Market Land Value: \$2,079,455.00

Market Total Value: \$2,085,535.00

Sale Price: \$0.00

Doc Date: 06/20/2017

Doc Type: X

Taxcode: 003002

Schools

Elementary School

Stafford Primary (<https://www.wlww.k12.or.us/Domain/16>)

WestLinn/Wilsonville

19875 SW Stafford Rd, West Linn, 97068

503-673-7150

Middle School

Meridian Athey Choice (<http://www.wlww.k12.or.us/Domain/8>)

WestLinn/Wilsonville

2900 SW Borland Rd, West Linn, 97068

503-673-7400

High School

West Linn High (<http://www.wlhs.wlww.k12.or.us/>)

WestLinn/Wilsonville

5464 West A St, West Linn, 97068

503-673-7800

Public Safety

Nearest Fire Station

Willamette Falls Drive Station #59

1850 Willamette Falls Dr, West Linn 97068

Tualatin Valley Fire & Rescue

Nearest Police Station

West Linn Police

Zoning & Development

Designation: Contact City

Urban Growth Boundary: METRO UGB

Voting

Voting Precinct: 131

State House District: 37

State Senate District: 19

Congressional District: 5

Utilities & Districts

Community Planning Organization

City (<http://www.westlinnoregon.gov>)

Sanitary Hauler

West Linn Refuse & Recycle (<https://clackamas.us/recycling/garbage/company.html>)

School District

West Linn/Wilsonville (<http://www.wlww.k12.or.us>)

Sewer District

TRI-CITY

Environmental & Hazards

Flood

Likely not in a flood zone.

Wildfire

You may be at moderate to high risk.

Earthquake Hazard

You may be at moderate risk.

Soils

88A - Willamette Silt Loam, Wet, 0 To 3 Percent Slopes

91C - Woodburn Silt Loam, 8 To 15 Percent Slopes

Approximate Elevation

194.00 ft

North Folk Dam Failure

Most likely not at risk of flooding due to dam failure

River Mill Dam Failure

Most likely not at risk of flooding due to dam failure

Timothy Dam Failure

Most likely not at risk of flooding due to dam failure

Parks

Nearby

Douglas Park (<http://westlinnoregon.gov/parksrec/douglas-park-0>)

2280 Rogue Way, West Linn

1.22 miles

Fields Bridge Community Park (<https://westlinnoregon.gov/parksrec/fields-bridge-park>)

821 Willamette Falls Dr, West Linn

0.25 miles

North Willamette Park (<https://westlinnoregon.gov/parksrec/north-willamette-park>)

1500 Rosemarie Dr, West Linn

0.86 miles

The White Oak Savanna (<http://westlinnoregon.gov/parksrec/white-oak-savanna>)

2425 Tannler Dr, West Linn

1.03 miles

Willamette Park (<https://westlinnoregon.gov/parksrec/willamette-park>)

1100 12th St, West Linn

1.18 miles

Documents

Surveyor Documents

Survey - SN25733 (<http://cmap.clackamas.us/survey/PSImages/2S1E/34/PS25733.TIF>)

Survey - SN1-153 (<http://cmap.clackamas.us/survey/PSImages/2S1E/34/SN1-153.TIF>)

Survey - SN2007-382 (<http://cmap.clackamas.us/survey/PSImages/2S1E/34/SN2007-382-P1.TIF>)

Survey - SN2007-382 (<http://cmap.clackamas.us/survey/PSImages/2S1E/34/SN2007-382-P2.TIF>)

Survey - SN2003-126 (<http://cmap.clackamas.us/survey/PSImages/GPSSurveys/SN2003-126-P0.tif>)

Survey - SN2003-126 (<http://cmap.clackamas.us/survey/PSImages/GPSSurveys/SN2003-126-P1.TIF>)

Survey - SN2003-126 (<http://cmap.clackamas.us/survey/PSImages/GPSSurveys/SN2003-126-P2.TIF>)

Plat - 0140 (<http://cmap.clackamas.us/survey/SDImages/2S1E/34/0140.tif>)

Assessor Documents

Taxmap - 2S1E34DC (http://cmap.clackamas.us/taxmap/03_2s1e34dc.pdf)

District Maps

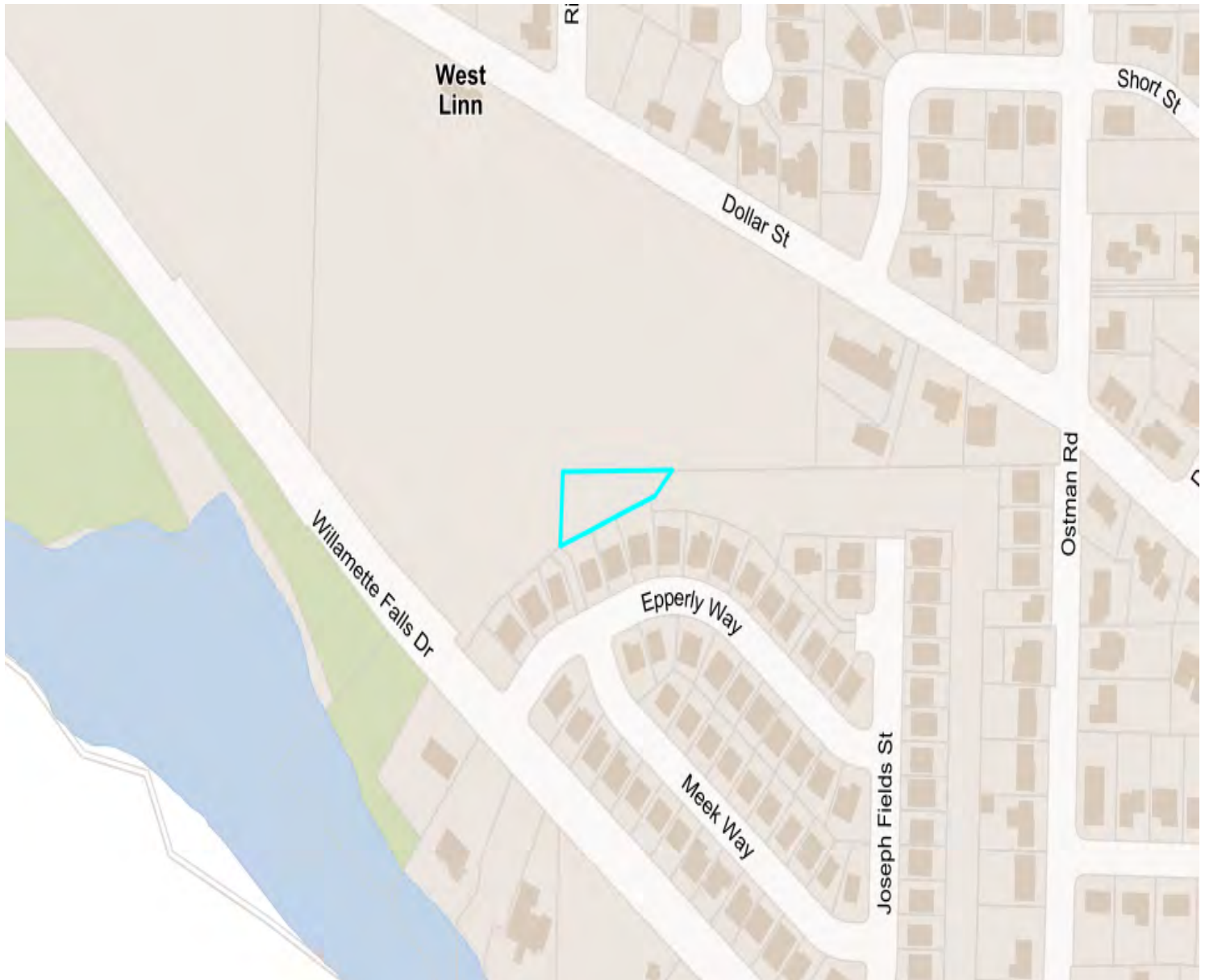
Voting Precinct (<https://dochub.clackamas.us/documents/drupal/56adbdcc-9aaa-4417-9017-4b1ba759ec0d>)

State House District (<https://dochub.clackamas.us/documents/drupal/b5a02bd9-1e1a-4f4a-a15b-6e46adefacbd>)

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Objectid: 158489

Primary Address: No Situs

Jurisdiction: West Linn (<https://westlinnoregon.gov>)

Map Number: 21E34DC

Taxlot Number: 21E34DC01001

Parcel Number: 00403922

Document Number: 00298172-06

Census Tract: 020700

Assessment

Estimated Acres: 0.30

Current Year Assessed Value: \$22,656.00

Market Building Value: \$0.00

Market Land Value: \$35,235.00

Market Total Value: \$35,235.00

Sale Price: \$0.00

Doc Date: 06/20/2017

Doc Type: X

Taxcode: 003002

Schools

Elementary School

Stafford Primary (<https://www.wlww.k12.or.us/Domain/16>)

WestLinn/Wilsonville

19875 SW Stafford Rd, West Linn, 97068

503-673-7150

Middle School

Meridian Athey Choice (<http://www.wlww.k12.or.us/Domain/8>)

WestLinn/Wilsonville

2900 SW Borland Rd, West Linn, 97068

503-673-7400

High School

West Linn High (<http://www.wlhs.wlww.k12.or.us/>)

WestLinn/Wilsonville

5464 West A St, West Linn, 97068

503-673-7800

Public Safety

Nearest Fire Station

Willamette Falls Drive Station #59

1850 Willamette Falls Dr, West Linn 97068

Tualatin Valley Fire & Rescue

Nearest Police Station

West Linn Police

Zoning & Development

Designation: Contact City

Urban Growth Boundary: METRO UGB

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Voting Precinct: 131

State House District: 37

State Senate District: 19

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Utilities & Districts

Community Planning Organization

City (<http://www.westlinnoregon.gov>)

Sanitary Hauler

West Linn Refuse & Recycle (<https://clackamas.us/recycling/garbage/company.html>)

School District

West Linn/Wilsonville (<http://www.wlww.k12.or.us>)

Sewer District

TRI-CITY

Environmental & Hazards

Flood

Likely not in a flood zone.

Wildfire

You may be at moderate to high risk.

Earthquake Hazard

You may be at moderate risk.

Soils

88A - Willamette Silt Loam, Wet, 0 To 3 Percent Slopes

Approximate Elevation

166.00 ft

North Folk Dam Failure

Most likely not at risk of flooding due to dam failure

River Mill Dam Failure

Most likely not at risk of flooding due to dam failure

Timothy Dam Failure

Most likely not at risk of flooding due to dam failure

Parks

Nearby

Douglas Park (<http://westlinnoregon.gov/parksrec/douglas-park-0>)

2280 Rogue Way, West Linn

1.21 miles

Fields Bridge Community Park (<https://westlinnoregon.gov/parksrec/fields-bridge-park>)

821 Willamette Falls Dr, West Linn

0.29 miles

North Willamette Park (<https://westlinnoregon.gov/parksrec/north-willamette-park>)

1500 Rosemarie Dr, West Linn

0.87 miles

The White Oak Savanna (<http://westlinnoregon.gov/parksrec/white-oak-savanna>)

2425 Tannler Dr, West Linn

1.01 miles

Willamette Park (<https://westlinnoregon.gov/parksrec/willamette-park>)

1100 12th St, West Linn

1.13 miles

Documents

Surveyor Documents

Survey - SN11275 (<http://cmap.clackamas.us/survey/PSImages/2S1E/34/PS11275.TIF>)

Survey - SN25733 (<http://cmap.clackamas.us/survey/PSImages/2S1E/34/PS25733.TIF>)

Survey - SN1-153 (<http://cmap.clackamas.us/survey/PSImages/2S1E/34/SN1-153.TIF>)

Survey - SN2007-382 (<http://cmap.clackamas.us/survey/PSImages/2S1E/34/SN2007-382-P1.TIF>)

Survey - SN2007-382 (<http://cmap.clackamas.us/survey/PSImages/2S1E/34/SN2007-382-P2.TIF>)

Survey - SN2003-126 (<http://cmap.clackamas.us/survey/PSImages/GPSSurveys/SN2003-126-P0.tif>)

Survey - SN2003-126 (<http://cmap.clackamas.us/survey/PSImages/GPSSurveys/SN2003-126-P1.TIF>)

Survey - SN2003-126 (<http://cmap.clackamas.us/survey/PSImages/GPSSurveys/SN2003-126-P2.TIF>)

Plat - 0140 (<http://cmap.clackamas.us/survey/SDImages/2S1E/34/0140.tif>)

Assessor Documents

Taxmap - 2S1E34DC (http://cmap.clackamas.us/taxmap/03_2s1e34dc.pdf)

District Maps

Voting Precinct (<https://dochub.clackamas.us/documents/drupal/56adbdcc-9aaa-4417-9017-4b1ba759ec0d>)

State House District (<https://dochub.clackamas.us/documents/drupal/b5a02bd9-1e1a-4f4a-a15b-6e46adefacbd>)

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Appendix C

Regulatory Databases and Government Records

UST Decommissioning Report

Regulatory Database Report

945 Dollar Street

945 Dollar Street

West Linn, OR 97068

Inquiry Number: 6063181.2s

May 13, 2020

The EDR Radius Map™ Report with GeoCheck®



6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

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Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

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EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E 1527-13), the ASTM Standard Practice for Environmental Site Assessments for Forestland or Rural Property (E 2247-16), the ASTM Standard Practice for Limited Environmental Due Diligence: Transaction Screen Process (E 1528-14) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

TARGET PROPERTY INFORMATION

ADDRESS

945 DOLLAR STREET
WEST LINN, OR 97068

COORDINATES

Latitude (North):	45.3483840 - 45° 20' 54.18"
Longitude (West):	122.6722420 - 122° 40' 20.07"
Universal Transverse Mercator:	Zone 10
UTM X (Meters):	525676.1
UTM Y (Meters):	5021487.5

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property Map:	6067204 CANBY, OR
Version Date:	2014

AERIAL PHOTOGRAPHY IN THIS REPORT

Portions of Photo from:	20140630
Source:	USDA

MAPPED SITES SUMMARY

Target Property Address:
945 DOLLAR STREET
WEST LINN, OR 97068

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
1	HEATING OIL TANK	2120 SW OSTMAN DRIVE	LUST	Same	558, 0.106, East
2	HEATING OIL TANK	23790 SW ELDERBERRY	LUST	Same	610, 0.116, West
3	HEATING OIL TANK	965 WILLAMETTE FALL	LUST	Same	752, 0.142, SSE
A4	HEATING OIL TANK	2023 19TH ST	LUST	Same	1516, 0.287, East
A5	HEATING OIL TANK	2015 SW 19TH	LUST	Same	1516, 0.287, East
B6	BLUE HERON LAGOON	1317 WILLAMETTE FALL	ECSI, VCP, BROWNFIELDS	Same	2146, 0.406, SE
B7	HEATING OIL TANK	1329 WILLAMETTE FALL	LUST	Same	2182, 0.413, SE
B8	HEATING OIL TANK	1334 WILLAMETTE FALL	LUST	Same	2216, 0.420, SE
9	HEATING OIL TANK	1122 MEADOWVIEW CT	LUST	Same	2363, 0.448, NNE
10	HEATING OIL TANK	681 BORLAND RD	LUST	Same	2431, 0.460, NW
11	HEATING OIL TANK	2005 16TH ST	LUST	Same	2487, 0.471, East
12	ROSSMAN SANITARY SER	112 SW TUALATIN LOOP	ECSI, VCP	Same	3576, 0.677, NNW
13	PGE - WEST LINN CAPA	11TH ST. AND LESLIE'	ECSI, VCP	Same	5052, 0.957, ESE

EXECUTIVE SUMMARY

TARGET PROPERTY SEARCH RESULTS

The target property was not listed in any of the databases searched by EDR.

DATABASES WITH NO MAPPED SITES

No mapped sites were found in EDR's search of available ("reasonably ascertainable ") government records either on the target property or within the search radius around the target property for the following databases:

STANDARD ENVIRONMENTAL RECORDS

Federal NPL site list

NPL..... National Priority List
Proposed NPL..... Proposed National Priority List Sites
NPL LIENS..... Federal Superfund Liens

Federal Delisted NPL site list

Delisted NPL..... National Priority List Deletions

Federal CERCLIS list

FEDERAL FACILITY..... Federal Facility Site Information listing
SEMS..... Superfund Enterprise Management System

Federal CERCLIS NFRAP site list

SEMS-ARCHIVE..... Superfund Enterprise Management System Archive

Federal RCRA CORRACTS facilities list

CORRACTS..... Corrective Action Report

Federal RCRA non-CORRACTS TSD facilities list

RCRA-TSDF..... RCRA - Treatment, Storage and Disposal

Federal RCRA generators list

RCRA-LQG..... RCRA - Large Quantity Generators
RCRA-SQG..... RCRA - Small Quantity Generators
RCRA-VSQG..... RCRA - Very Small Quantity Generators (Formerly Conditionally Exempt Small Quantity Generators)

Federal institutional controls / engineering controls registries

LUCIS..... Land Use Control Information System

EXECUTIVE SUMMARY

US ENG CONTROLS..... Engineering Controls Sites List
US INST CONTROLS..... Institutional Controls Sites List

Federal ERNS list

ERNS..... Emergency Response Notification System

State- and tribal - equivalent CERCLIS

CRL..... Confirmed Release List and Inventory

State and tribal landfill and/or solid waste disposal site lists

SWF/LF..... Solid Waste Facilities List

State and tribal leaking storage tank lists

INDIAN LUST..... Leaking Underground Storage Tanks on Indian Land

State and tribal registered storage tank lists

FEMA UST..... Underground Storage Tank Listing
UST..... Underground Storage Tank Database
AST..... Aboveground Storage Tanks
INDIAN UST..... Underground Storage Tanks on Indian Land

State and tribal institutional control / engineering control registries

ENG CONTROLS..... Engineering Controls Recorded at ESCI Sites
INST CONTROL..... Institutional Controls Recorded at ESCI Sites

State and tribal voluntary cleanup sites

INDIAN VCP..... Voluntary Cleanup Priority Listing

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS..... A Listing of Brownfields Sites

Local Lists of Landfill / Solid Waste Disposal Sites

HIST LF..... Old Closed SW Disposal Sites
SWRCY..... Recycling Facility Location Listing
INDIAN ODI..... Report on the Status of Open Dumps on Indian Lands
ODI..... Open Dump Inventory
DEBRIS REGION 9..... Torres Martinez Reservation Illegal Dump Site Locations
IHS OPEN DUMPS..... Open Dumps on Indian Land

Local Lists of Hazardous waste / Contaminated Sites

US HIST CDL..... Delisted National Clandestine Laboratory Register
AOCONCERN..... Columbia Slough

EXECUTIVE SUMMARY

CDL..... Uninhabitable Drug Lab Properties
US CDL..... National Clandestine Laboratory Register

Local Land Records

LIENS 2..... CERCLA Lien Information

Records of Emergency Release Reports

HMIRS..... Hazardous Materials Information Reporting System
SPILLS..... Spill Database
OR HAZMAT..... Hazmat/Incidents
SPILLS 90..... SPILLS 90 data from FirstSearch

Other Ascertainable Records

RCRA NonGen / NLR..... RCRA - Non Generators / No Longer Regulated
FUDS..... Formerly Used Defense Sites
DOD..... Department of Defense Sites
SCRD DRYCLEANERS..... State Coalition for Remediation of Drycleaners Listing
US FIN ASSUR..... Financial Assurance Information
EPA WATCH LIST..... EPA WATCH LIST
2020 COR ACTION..... 2020 Corrective Action Program List
TSCA..... Toxic Substances Control Act
TRIS..... Toxic Chemical Release Inventory System
SSTS..... Section 7 Tracking Systems
ROD..... Records Of Decision
RMP..... Risk Management Plans
RAATS..... RCRA Administrative Action Tracking System
PRP..... Potentially Responsible Parties
PADS..... PCB Activity Database System
ICIS..... Integrated Compliance Information System
FTTS..... FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
MLTS..... Material Licensing Tracking System
COAL ASH DOE..... Steam-Electric Plant Operation Data
COAL ASH EPA..... Coal Combustion Residues Surface Impoundments List
PCB TRANSFORMER..... PCB Transformer Registration Database
RADINFO..... Radiation Information Database
HIST FTTS..... FIFRA/TSCA Tracking System Administrative Case Listing
DOT OPS..... Incident and Accident Data
CONSENT..... Superfund (CERCLA) Consent Decrees
INDIAN RESERV..... Indian Reservations
FUSRAP..... Formerly Utilized Sites Remedial Action Program
UMTRA..... Uranium Mill Tailings Sites
LEAD SMELTERS..... Lead Smelter Sites
US AIRS..... Aerometric Information Retrieval System Facility Subsystem
US MINES..... Mines Master Index File
ABANDONED MINES..... Abandoned Mines
FINDS..... Facility Index System/Facility Registry System
ECHO..... Enforcement & Compliance History Information
DOCKET HWC..... Hazardous Waste Compliance Docket Listing
UXO..... Unexploded Ordnance Sites
FUELS PROGRAM..... EPA Fuels Program Registered Listing
AIRS..... Oregon Title V Facility Listing

EXECUTIVE SUMMARY

COAL ASH.....	Coal Ash Disposal Sites Listing
DRYCLEANERS.....	Drycleaning Facilities
Enforcement.....	Enforcement Action Listing
Financial Assurance.....	Financial Assurance Information Listing
HSIS.....	Hazardous Substance Information Survey
MANIFEST.....	Manifest Information
NPDES.....	Wastewater Permits Database
UIC.....	Underground Injection Control Program Database
MINES MRDS.....	Mineral Resources Data System

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP.....	EDR Proprietary Manufactured Gas Plants
EDR Hist Auto.....	EDR Exclusive Historical Auto Stations
EDR Hist Cleaner.....	EDR Exclusive Historical Cleaners

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA HWS.....	Recovered Government Archive State Hazardous Waste Facilities List
RGA LF.....	Recovered Government Archive Solid Waste Facilities List
RGA LUST.....	Recovered Government Archive Leaking Underground Storage Tank

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified in the following databases.

Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

Sites listed in ***bold italics*** are in multiple databases.

Unmappable (orphan) sites are not considered in the foregoing analysis.

STANDARD ENVIRONMENTAL RECORDS

State- and tribal - equivalent CERCLIS

ECSI: The Environmental Cleanup Site Information System records information about sites in Oregon that may be of environmental interest. The data come from the Department of Environmental Quality.

A review of the ECSI list, as provided by EDR, and dated 12/01/2019 has revealed that there are 3 ECSI sites within approximately 1 mile of the target property.

<u>Site</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
<i>BLUE HERON LAGOON</i> State ID Number: 5717 Decode For Further Action: Medium-Low Size: Approx. 39 acres	<i>1317 WILLAMETTE FALL</i>	<i>1/4 - 1/2 (0.406 mi.) SE</i>	<i>B6</i>	<i>9</i>

EXECUTIVE SUMMARY

Investigation: Suspect

ROSSMAN SANITARY SER

State ID Number: 4031

Size: 4.2 acres

Investigation: No Further Action

112 SW TUALATIN LOOP

1/2 - 1 (0.677 mi.) NNW

12

15

PGE - WEST LINN CAPA

State ID Number: 3524

Investigation: No Further Action

11TH ST. AND LESLIE'

1/2 - 1 (0.957 mi.) ESE

13

18

State and tribal leaking storage tank lists

LUST: The Leaking Underground Storage Tank Incident Reports contain an inventory of reported leaking underground storage tank incidents. The data come from the Department of Environmental Quality's LUST Database List.

A review of the LUST list, as provided by EDR, and dated 01/02/2020 has revealed that there are 10 LUST sites within approximately 0.5 miles of the target property.

<u>Site</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
HEATING OIL TANK Facility ID: 03-96-0297 Cleanup Complete: 01/12/2005	2120 SW OSTMAN DRIVE	0 - 1/8 (0.106 mi.) E	1	8
HEATING OIL TANK Facility ID: 03-97-0678 Cleanup Complete: 12/31/2007	23790 SW ELDERBERRY	0 - 1/8 (0.116 mi.) W	2	8
HEATING OIL TANK Facility ID: 03-98-0309 Cleanup Complete: 02/04/2000	965 WILLAMETTE FALL	1/8 - 1/4 (0.142 mi.) SSE	3	8
HEATING OIL TANK Facility ID: 26-04-1237 Cleanup Complete: 11/19/2004	2023 19TH ST	1/4 - 1/2 (0.287 mi.) E	A4	9
HEATING OIL TANK Facility ID: 03-97-0907	2015 SW 19TH	1/4 - 1/2 (0.287 mi.) E	A5	9
HEATING OIL TANK Facility ID: 03-00-5518 Cleanup Complete: 02/14/2001	1329 WILLAMETTE FALL	1/4 - 1/2 (0.413 mi.) SE	B7	14
HEATING OIL TANK Facility ID: 03-00-5203 Cleanup Complete: 08/31/2000	1334 WILLAMETTE FALL	1/4 - 1/2 (0.420 mi.) SE	B8	14
HEATING OIL TANK Facility ID: 03-11-0798 Cleanup Complete: 04/04/2016	1122 MEADOWVIEW CT	1/4 - 1/2 (0.448 mi.) NNE	9	14
HEATING OIL TANK Facility ID: 03-13-0161	681 BORLAND RD	1/4 - 1/2 (0.460 mi.) NW	10	15
HEATING OIL TANK Facility ID: 26-11-0188	2005 16TH ST	1/4 - 1/2 (0.471 mi.) E	11	15

EXECUTIVE SUMMARY

State and tribal voluntary cleanup sites

VCP: Responsible parties have entered into an agreement with DEQ to voluntarily address contamination associated with their property.

A review of the VCP list, as provided by EDR, and dated 12/24/2019 has revealed that there is 1 VCP site within approximately 0.5 miles of the target property.

<u>Site</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
BLUE HERON LAGOON Facility Status: Active ECS Site ID: 5717 Facility Size: Approx. 39 acres Action: SITE EVALUATION Facility Status: Completed ECS Site ID: 3524 Action: NO FURTHER STATE ACTION REQUIRED	1317 WILLAMETTE FALL	1/4 - 1/2 (0.406 mi.) SE	B6	9

State and tribal Brownfields sites

Brownfields investigations and/or cleanups that have been conducted in Oregon.

A review of the BROWNFIELDS list, as provided by EDR, and dated 02/01/2020 has revealed that there is 1 BROWNFIELDS site within approximately 0.5 miles of the target property.

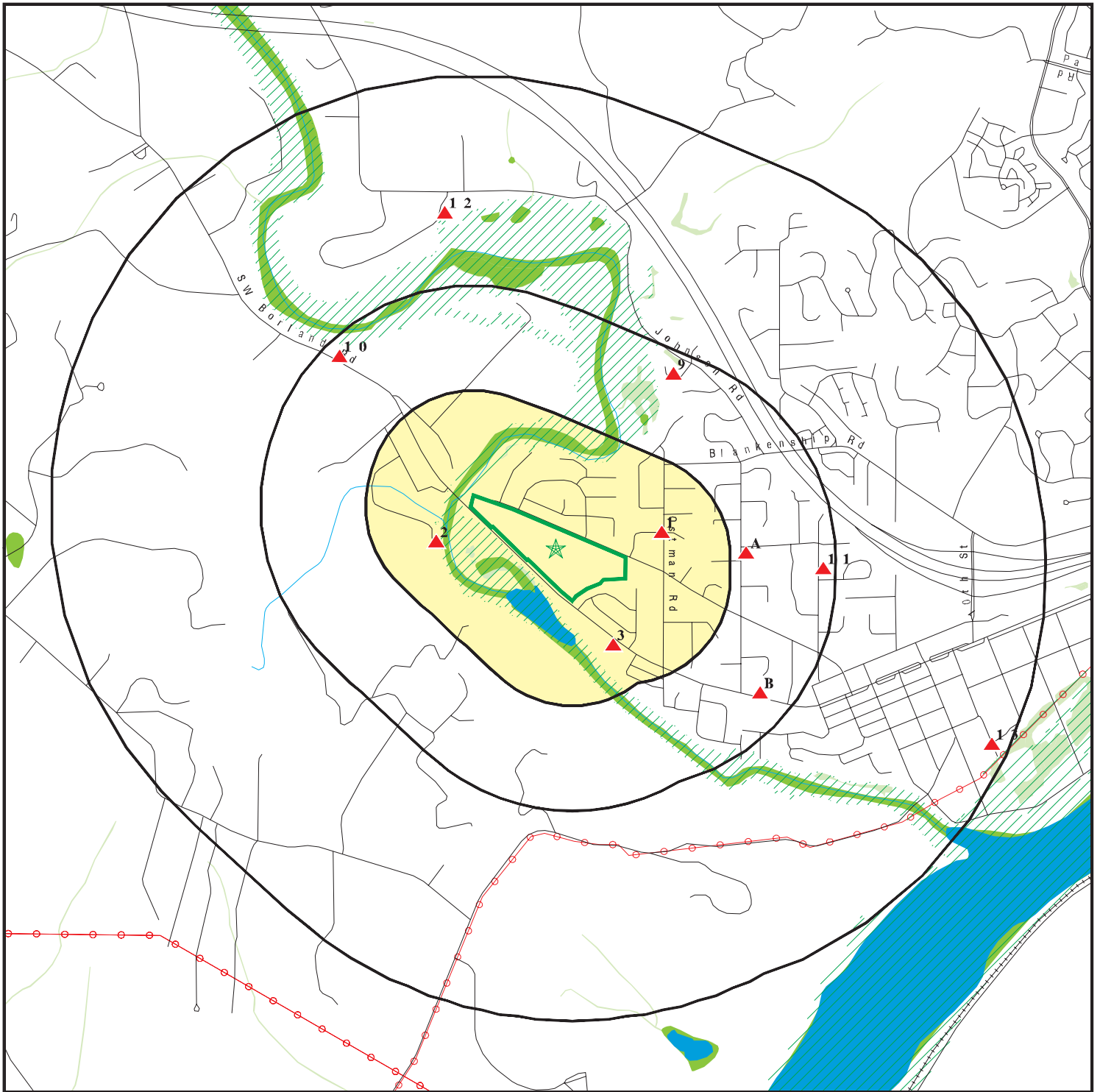
<u>Site</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
BLUE HERON LAGOON Status: SITE EVALUATION envid: 5717	1317 WILLAMETTE FALL	1/4 - 1/2 (0.406 mi.) SE	B6	9

EXECUTIVE SUMMARY

Due to poor or inadequate address information, the following sites were not mapped. Count: 1 records.

<u>Site Name</u>	<u>Database(s)</u>
WANKERS GENERAL STORE	LUST, UST

OVERVIEW MAP - 6063181.2S



Target Property

Toxic Sites

Manufactured Gas Plants

National Priority List Sites

Dept. Defense Sites

Indian Reservations BIA

Power transmission lines

Special Flood Hazard Area (1%)

0.2% Annual Chance Flood Hazard

National Wetland Inventory

State Wetlands

Areas of Concern

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: 945 Dollar Street
ADDRESS: 945 Dollar Street
West Linn OR 97068
LAT/LONG: 45.348384 / 122.672242

CLIENT: PBS Engineering & Env.
CONTACT: Claudia Byes-Lund
INQUIRY #: 6063181.2s
DATE: May 13, 2020 1:25 pm

DETAIL MAP - 6063181.2S



- Target Property
- Toxic Sites
- Manufactured Gas Plants
- Sensitive Receptors
- National Priority List Sites
- Dept. Defense Sites

- Indian Reservations BIA
- Special Flood Hazard Area (1%)
- 0.2% Annual Chance Flood Hazard
- National Wetland Inventory
- State Wetlands
- Areas of Concern

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: 945 Dollar Street
 ADDRESS: 945 Dollar Street
 West Linn OR 97068
 LAT/LONG: 45.348384 / 122.672242

CLIENT: PBS Engineering & Env.
 CONTACT: Claudia Byes-Lund
 INQUIRY #: 6063181.2s
 DATE: May 13, 2020 1:26 pm

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
STANDARD ENVIRONMENTAL RECORDS								
<i>Federal NPL site list</i>								
NPL	1.000		0	0	0	0	NR	0
Proposed NPL	1.000		0	0	0	0	NR	0
NPL LIENS	1.000		0	0	0	0	NR	0
<i>Federal Delisted NPL site list</i>								
Delisted NPL	1.000		0	0	0	0	NR	0
<i>Federal CERCLIS list</i>								
FEDERAL FACILITY	0.500		0	0	0	NR	NR	0
SEMS	0.500		0	0	0	NR	NR	0
<i>Federal CERCLIS NFRAP site list</i>								
SEMS-ARCHIVE	0.500		0	0	0	NR	NR	0
<i>Federal RCRA CORRACTS facilities list</i>								
CORRACTS	1.000		0	0	0	0	NR	0
<i>Federal RCRA non-CORRACTS TSD facilities list</i>								
RCRA-TSDF	0.500		0	0	0	NR	NR	0
<i>Federal RCRA generators list</i>								
RCRA-LQG	0.250		0	0	NR	NR	NR	0
RCRA-SQG	0.250		0	0	NR	NR	NR	0
RCRA-VSQG	0.250		0	0	NR	NR	NR	0
<i>Federal institutional controls / engineering controls registries</i>								
LUCIS	0.500		0	0	0	NR	NR	0
US ENG CONTROLS	0.500		0	0	0	NR	NR	0
US INST CONTROLS	0.500		0	0	0	NR	NR	0
<i>Federal ERNS list</i>								
ERNS	0.001		0	NR	NR	NR	NR	0
<i>State- and tribal - equivalent CERCLIS</i>								
CRL	1.000		0	0	0	0	NR	0
ECSI	1.000		0	0	1	2	NR	3
<i>State and tribal landfill and/or solid waste disposal site lists</i>								
SWF/LF	0.500		0	0	0	NR	NR	0
<i>State and tribal leaking storage tank lists</i>								
LUST	0.500		2	1	7	NR	NR	10
INDIAN LUST	0.500		0	0	0	NR	NR	0
<i>State and tribal registered storage tank lists</i>								
FEMA UST	0.250		0	0	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
UST	0.250		0	0	NR	NR	NR	0
AST	0.250		0	0	NR	NR	NR	0
INDIAN UST	0.250		0	0	NR	NR	NR	0
State and tribal institutional control / engineering control registries								
ENG CONTROLS	0.500		0	0	0	NR	NR	0
INST CONTROL	0.500		0	0	0	NR	NR	0
State and tribal voluntary cleanup sites								
VCP	0.500		0	0	1	NR	NR	1
INDIAN VCP	0.500		0	0	0	NR	NR	0
State and tribal Brownfields sites								
BROWNFIELDS	0.500		0	0	1	NR	NR	1
ADDITIONAL ENVIRONMENTAL RECORDS								
Local Brownfield lists								
US BROWNFIELDS	0.500		0	0	0	NR	NR	0
Local Lists of Landfill / Solid Waste Disposal Sites								
HIST LF	0.500		0	0	0	NR	NR	0
SWRCY	0.500		0	0	0	NR	NR	0
INDIAN ODI	0.500		0	0	0	NR	NR	0
ODI	0.500		0	0	0	NR	NR	0
DEBRIS REGION 9	0.500		0	0	0	NR	NR	0
IHS OPEN DUMPS	0.500		0	0	0	NR	NR	0
Local Lists of Hazardous waste / Contaminated Sites								
US HIST CDL	0.001		0	NR	NR	NR	NR	0
AOCONCERN	1.000		0	0	0	0	NR	0
CDL	0.001		0	NR	NR	NR	NR	0
US CDL	0.001		0	NR	NR	NR	NR	0
Local Land Records								
LIENS 2	0.001		0	NR	NR	NR	NR	0
Records of Emergency Release Reports								
HMIRS	0.001		0	NR	NR	NR	NR	0
SPILLS	0.001		0	NR	NR	NR	NR	0
OR HAZMAT	0.001		0	NR	NR	NR	NR	0
SPILLS 90	0.001		0	NR	NR	NR	NR	0
Other Ascertainable Records								
RCRA NonGen / NLR	0.250		0	0	NR	NR	NR	0
FUDS	1.000		0	0	0	0	NR	0
DOD	1.000		0	0	0	0	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
SCRD DRYCLEANERS	0.500		0	0	0	NR	NR	0
US FIN ASSUR	0.001		0	NR	NR	NR	NR	0
EPA WATCH LIST	0.001		0	NR	NR	NR	NR	0
2020 COR ACTION	0.250		0	0	NR	NR	NR	0
TSCA	0.001		0	NR	NR	NR	NR	0
TRIS	0.001		0	NR	NR	NR	NR	0
SSTS	0.001		0	NR	NR	NR	NR	0
ROD	1.000		0	0	0	0	NR	0
RMP	0.001		0	NR	NR	NR	NR	0
RAATS	0.001		0	NR	NR	NR	NR	0
PRP	0.001		0	NR	NR	NR	NR	0
PADS	0.001		0	NR	NR	NR	NR	0
ICIS	0.001		0	NR	NR	NR	NR	0
FTTS	0.001		0	NR	NR	NR	NR	0
MLTS	0.001		0	NR	NR	NR	NR	0
COAL ASH DOE	0.001		0	NR	NR	NR	NR	0
COAL ASH EPA	0.500		0	0	0	NR	NR	0
PCB TRANSFORMER	0.001		0	NR	NR	NR	NR	0
RADINFO	0.001		0	NR	NR	NR	NR	0
HIST FTTS	0.001		0	NR	NR	NR	NR	0
DOT OPS	0.001		0	NR	NR	NR	NR	0
CONSENT	1.000		0	0	0	0	NR	0
INDIAN RESERV	1.000		0	0	0	0	NR	0
FUSRAP	1.000		0	0	0	0	NR	0
UMTRA	0.500		0	0	0	NR	NR	0
LEAD SMELTERS	0.001		0	NR	NR	NR	NR	0
US AIRS	0.001		0	NR	NR	NR	NR	0
US MINES	0.250		0	0	NR	NR	NR	0
ABANDONED MINES	0.250		0	0	NR	NR	NR	0
FINDS	0.001		0	NR	NR	NR	NR	0
ECHO	0.001		0	NR	NR	NR	NR	0
DOCKET HWC	0.001		0	NR	NR	NR	NR	0
UXO	1.000		0	0	0	0	NR	0
FUELS PROGRAM	0.250		0	0	NR	NR	NR	0
AIRS	0.001		0	NR	NR	NR	NR	0
COAL ASH	0.500		0	0	0	NR	NR	0
DRYCLEANERS	0.250		0	0	NR	NR	NR	0
Enforcement	0.001		0	NR	NR	NR	NR	0
Financial Assurance	0.001		0	NR	NR	NR	NR	0
HSIS	0.001		0	NR	NR	NR	NR	0
MANIFEST	0.250		0	0	NR	NR	NR	0
NPDES	0.001		0	NR	NR	NR	NR	0
UIC	0.001		0	NR	NR	NR	NR	0
MINES MRDS	0.001		0	NR	NR	NR	NR	0

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP	1.000		0	0	0	0	NR	0
EDR Hist Auto	0.125		0	NR	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
EDR Hist Cleaner	0.125		0	NR	NR	NR	NR	0
<u>EDR RECOVERED GOVERNMENT ARCHIVES</u>								
<i>Exclusive Recovered Govt. Archives</i>								
RGA HWS	0.001		0	NR	NR	NR	NR	0
RGA LF	0.001		0	NR	NR	NR	NR	0
RGA LUST	0.001		0	NR	NR	NR	NR	0
- Totals --		0	2	1	10	2	0	15

NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

MAP FINDINGS

Map ID			EDR ID Number
Direction			
Distance			
Distance (ft.)	Site	Database(s)	EPA ID Number

1	HEATING OIL TANK	LUST	S102417200
East	2120 SW OSTMAN DRIVE		N/A
< 1/8	WEST LINN, OR 97068		
0.106 mi.			
558 ft.			

LUST:

Name:	HEATING OIL TANK
Address:	2120 SW OSTMAN DRIVE
City,State,Zip:	WEST LINN, OR 97068
Region:	North Western Region
Facility ID:	03-96-0297
Cleanup Received Date:	05/13/1996
Cleanup Start Date:	05/13/1996
Cleanup Complete Date:	01/12/2005
Decode for Region:	North West Region

2	HEATING OIL TANK	LUST	S103838872
West	23790 SW ELDERBERRY LANE		N/A
< 1/8	WEST LINN, OR 97068		
0.116 mi.			
610 ft.			

LUST:

Name:	HEATING OIL TANK
Address:	23790 SW ELDERBERRY LANE
City,State,Zip:	WEST LINN, OR 97068
Region:	North Western Region
Facility ID:	03-97-0678
Cleanup Received Date:	09/11/1997
Cleanup Start Date:	Not reported
Cleanup Complete Date:	12/31/2007
Decode for Region:	North West Region

3	HEATING OIL TANK	LUST	S103422104
SSE	965 WILLIAMETTE FALLS DRIVE		N/A
1/8-1/4	WEST LINN, OR 97068		
0.142 mi.			
752 ft.			

LUST:

Name:	HEATING OIL TANK
Address:	965 WILLIAMETTE FALLS DRIVE
City,State,Zip:	WEST LINN, OR 97068
Region:	North Western Region
Facility ID:	03-98-0309
Cleanup Received Date:	04/29/1998
Cleanup Start Date:	04/29/1998
Cleanup Complete Date:	02/04/2000
Decode for Region:	North West Region

MAP FINDINGS

Map ID			EDR ID Number
Direction			
Distance			
Distance (ft.)	Site	Database(s)	EPA ID Number
A4	HEATING OIL TANK	LUST	S106476001
East	2023 19TH ST		N/A
1/4-1/2	WEST LINN, OR 97068		
0.287 mi.			
1516 ft.	Site 1 of 2 in cluster A		
	LUST:		
	Name:	HEATING OIL TANK	
	Address:	2023 19TH ST	
	City,State,Zip:	WEST LINN, OR 97068	
	Region:	North Western Region	
	Facility ID:	26-04-1237	
	Cleanup Received Date:	06/25/2004	
	Cleanup Start Date:	07/06/2004	
	Cleanup Complete Date:	11/19/2004	
	Decode for Region:	North West Region	
A5	HEATING OIL TANK	LUST	S102959363
East	2015 SW 19TH		N/A
1/4-1/2	WEST LINN, OR 97068		
0.287 mi.			
1516 ft.	Site 2 of 2 in cluster A		
	LUST:		
	Name:	HEATING OIL TANK	
	Address:	2015 SW 19TH	
	City,State,Zip:	WEST LINN, OR 97068	
	Region:	North Western Region	
	Facility ID:	03-97-0907	
	Cleanup Received Date:	12/01/1997	
	Cleanup Start Date:	11/22/1997	
	Cleanup Complete Date:	Not reported	
	Decode for Region:	North West Region	
B6	BLUE HERON LAGOON	ECSI	S111766415
SE	1317 WILLAMETTE FALLS DR.	VCP	N/A
1/4-1/2	WEST LINN, OR 97068	BROWNFIELDS	
0.406 mi.			
2146 ft.	Site 1 of 3 in cluster B		
	ECSI:		
	Name:	BLUE HERON LAGOON	
	Address:	1317 WILLAMETTE FALLS DR.	
	City,State,Zip:	WEST LINN, OR 97068	
	State ID Number:	5717	
	Brown ID:	Brownfield Site - DEQ Tech Assistance	
	Study Area:	False	
	Region ID:	Not reported	
	Legislative ID:	0	
	Investigation:	Suspect	
	FACA ID:	123413	
	Further Action:	259	
	Lat/Long (dms):	45 20 35.90 / -122 39 46.10	
	County Code:	3.00	
	Score Value:	Not reported	
	Cerclis ID:	Not reported	
	Township Coord.:	3.00	
	Township Zone:	S	

MAP FINDINGS

Map ID
Direction
Distance
Distance (ft.)Site

EDR ID Number

Database(s) EPA ID Number

BLUE HERON LAGOON (Continued)

S111766415

Range Coord: 1.00
Range Zone: E
Section Coord: 2
Qtr Section: AA
Tax Lots: Not reported
Size: Approx. 39 acres
NPL: False
Orphan: False
Updated By: KTHIESS
Update Date: 11/26/2019
Created Date: 03/28/2012
Decode For RegionID: Not reported
Decode For BrownID: Brownfield Site - DEQ Technical Assistance
Decode For Furtheract: Medium-Low
Decode For Investstat: Suspect
Decode For Legislative: Not reported

Narrative:

NARR ID: 5753982
NARR Code: General Site Description
Created By: GGAMOLO
Created Date: 03/28/2012
Updated By: KTHIESS
Updated Date: 04/08/2019
Decode for NarcdID: General Site Description

NARR Comments: The property has not been actively used for industrial wastewater disposal and treatment since approximately December 2010, when the paper mill shut down operations. It is still used for stormwater treatment.

NARR ID: 5755056
NARR Code: Project Activity Status
Created By: SRAPP
Created Date: 03/12/2014
Updated By: KTHIESS
Updated Date: 02/13/2019
Decode for NarcdID: Project Activity Status

NARR Comments: Clackamas County/WES have adequately characterized the site through a draft Remedial Investigation (RI) Report prepared in April 2014. Currently, questions regarding final property re-use are being evaluated and discussed by Clackamas County and the City of West Linn. The final redevelopment of the property will potentially affect the screening and conclusions of the draft Risk Assessments (RAs), and are currently under revision. Comments on the Draft RI and RAs are included on ECSI WebDocs.

NARR ID: 5755573
NARR Code: Remedial Action
Created By: SRAPP
Created Date: 02/18/2015
Updated By: SRAPP
Updated Date: 02/18/2015
Decode for NarcdID: Remedial Action

NARR Comments: Clackamas County/WES have adequately characterized the site through a draft Remedial Investigation (RI) Report. Currently, questions regarding final property re-use are being evaluated and discussed by Clackamas County and the City of West Linn. The final redevelopment of the property will potentially affect the screening and conclusions

MAP FINDINGS

Map ID
Direction
Distance
Distance (ft.)Site

EDR ID Number

Database(s) EPA ID Number

BLUE HERON LAGOON (Continued)

S111766415

of the draft Risk Assessments (RAs), and are currently under revision. Comments on the Draft RI and RAs are included on ECSI WebDocs.

NARR ID: 5755572
NARR Code: Site History
Created By: SRAPP
Created Date: 02/18/2015
Updated By: KTHIESS
Updated Date: 11/26/2019
Decode for NarcdID: Site History
NARR Comments: The Blue Heron Lagoons were the Aeration and Settling Basin (ASB) for the former Blue Heron Paper Mill, and accepted post-clarified treatment process water from the mill for aeration and settlement prior to discharge to the Willamette River under an NPDES Permit. The paper mill history: The former Blue Heron paper mill site occupies 22.6 acres is located along the eastern shore of the Willamette River, adjacent to Willamette Falls. The mill site is built upon basalt bedrock which also forms the Willamette Falls cataract. Slopes and dropoffs are steep along the western side of the plant next to the Willamette River. Wood pulping and paper manufacturing activities began at the facility in 1908, originally as the Hawley Pulp and Paper Company. Prior to the pulp mill the site was used by a saw mill which later converted to a woolen mill. In 1948, Hawley Pulp and Paper Company was purchased by Times Mirror and the mill became the Publisher Paper Company. In 1986, the Publisher Paper Company was purchased by the Jefferson Smurfit Corporation who renamed the facility the Smurfit Newsprint Corporation. In May 2000, the facility was sold to its employees, who renamed it Blue Heron Paper Company.

NARR ID: 5757704
NARR Code: 1922
Created By: KTHIESS
Created Date: 11/26/2019
Updated By: KTHIESS
Updated Date: 11/26/2019
Decode for NarcdID: Current Site Summary Statement
NARR Comments: The Blue Heron Lagoons were the Aeration and Settling Basin (ASB) for the former Blue Heron Paper Mill, and accepted post-clarified treatment process water from the mill for aeration and settlement prior to discharge to the Willamette River under an NPDES Permit. Clackamas County/WES have adequately characterized the site through a draft Remedial Investigation (RI) Report prepared in April 2014. Currently, questions regarding final property re-use are being evaluated and discussed by Clackamas County and the City of West Linn. The final redevelopment of the property will potentially affect the screening and conclusions of the draft Risk Assessments (RAs), and are currently under revision.

Administrative Action:

Action ID: 9424
Region: Not reported
Complete Date: 03/28/2012
Rank Value: Not reported
Cleanup Flag: False
Created Date: 03/28/2012
Decode for AgencyID: Department of Environmental Quality
Decode for RegionID: Not reported

MAP FINDINGS

Map ID
Direction
Distance
Distance (ft.)Site

EDR ID Number

Database(s) EPA ID Number

BLUE HERON LAGOON (Continued)

S111766415

Category: Administrative Action
Action Code Flag: False
Action: Site added to database
Further Action: Not reported
Comments: Not reported

Action ID: 9511
Region: Northwestern Region
Complete Date: 03/12/2014
Rank Value: Not reported
Cleanup Flag: False
Created Date: 03/28/2012
Decode for AgencyID: Department of Environmental Quality
Decode for RegionID: Northwest Region

Category: Remedial Action
Action Code Flag: False
Action: SITE INVESTIGATION
Further Action: 0
Comments: Not reported

Action ID: 9464
Region: Northwestern Region
Complete Date: 07/19/2012
Rank Value: Not reported
Cleanup Flag: False
Created Date: 04/04/2013
Decode for AgencyID: Department of Environmental Quality
Decode for RegionID: Northwest Region

Category: Remedial Action
Action Code Flag: False
Action: Prospective Purchaser Agreement
Further Action: 0
Comments: Not reported

Action ID: 9486
Region: Northwestern Region
Complete Date: 02/18/2015
Rank Value: Not reported
Cleanup Flag: False
Created Date: 03/12/2014
Decode for AgencyID: Department of Environmental Quality
Decode for RegionID: Northwest Region

Category: Remedial Action
Action Code Flag: False
Action: RISK ASSESSMENT
Further Action: 0
Comments: Not reported

Action ID: 9423
Region: Northwestern Region
Complete Date: 02/18/2015
Rank Value: Not reported
Cleanup Flag: False
Created Date: 03/12/2014
Decode for AgencyID: Department of Environmental Quality
Decode for RegionID: Northwest Region
Category: Remedial Action

MAP FINDINGS

Map ID
 Direction
 Distance
 Distance (ft.)Site

EDR ID Number

Database(s) EPA ID Number

BLUE HERON LAGOON (Continued)

S111766415

Action Code Flag: False

Action: Ecological Risk Assessment

Further Action: 0

Comments: Not reported

Action ID: 9436

Region: Northwestern Region

Complete Date: 02/18/2015

Rank Value: Not reported

Cleanup Flag: False

Created Date: 03/12/2014

Decode for AgencyID: Department of Environmental Quality

Decode for RegionID: Northwest Region

Category: Remedial Action

Action Code Flag: False

Action: Land-Use Assessment

Further Action: 0

Comments: Not reported

Action ID: 9425

Region: Northwestern Region

Complete Date: Not reported

Rank Value: Not reported

Cleanup Flag: False

Created Date: 02/18/2015

Decode for AgencyID: Department of Environmental Quality

Decode for RegionID: Northwest Region

Category: Remedial Action

Action Code Flag: False

Action: SITE EVALUATION

Further Action: Medium-Low

Comments: Not reported

VCS:

Name: BLUE HERON LAGOON

Address: 1317 WILLAMETTE FALLS DR.

City,State,Zip: WEST LINN, OR 97068

ECS Site ID: 5717

Facility Size: Approx. 39 acres

Action: SITE EVALUATION

Start Date: 02/18/2015

End Date: Not reported

Facility Status: Active

Program: VCP

Latitude: 45.3433

Longitude: -122.6628

OR BROWNFIELDS:

Name: BLUE HERON LAGOON

Address: 1317 WILLAMETTE FALLS DR.

City,State,Zip: WEST LINN, OR 97068

Geolocation Id: 123413

Status: SITE EVALUATION

Lat/Long: 45.3433 / -122.662

MAP FINDINGS

Map ID			EDR ID Number
Direction			
Distance			
Distance (ft.)	Site	Database(s)	EPA ID Number

B7	HEATING OIL TANK	LUST	S104657667
SE	1329 WILLAMETTE FALLS DR		N/A
1/4-1/2	WEST LINN, OR 97068		
0.413 mi.			
2182 ft.	Site 2 of 3 in cluster B		

LUST:

Name:	HEATING OIL TANK
Address:	1329 WILLAMETTE FALLS DR
City,State,Zip:	WEST LINN, OR 97068
Region:	North Western Region
Facility ID:	03-00-5518
Cleanup Received Date:	08/03/2000
Cleanup Start Date:	08/03/2000
Cleanup Complete Date:	02/14/2001
Decode for Region:	North West Region

B8	HEATING OIL TANK	LUST	S104657645
SE	1334 WILLAMETTE FALLS DRIVE		N/A
1/4-1/2	WEST LINN, OR 97068		
0.420 mi.			
2216 ft.	Site 3 of 3 in cluster B		

LUST:

Name:	HEATING OIL TANK
Address:	1334 WILLAMETTE FALLS DRIVE
City,State,Zip:	WEST LINN, OR 97068
Region:	North Western Region
Facility ID:	03-00-5203
Cleanup Received Date:	06/28/2000
Cleanup Start Date:	06/28/2000
Cleanup Complete Date:	08/31/2000
Decode for Region:	North West Region

9	HEATING OIL TANK	LUST	S111332388
NNE	1122 MEADOWVIEW CT		N/A
1/4-1/2	WEST LINN, OR 97068		
0.448 mi.			
2363 ft.			

LUST:

Name:	HEATING OIL TANK
Address:	1122 MEADOWVIEW CT
City,State,Zip:	WEST LINN, OR 97068
Region:	North Western Region
Facility ID:	03-11-0798
Cleanup Received Date:	08/08/2011
Cleanup Start Date:	Not reported
Cleanup Complete Date:	04/04/2016
Decode for Region:	North West Region

MAP FINDINGS

Map ID			EDR ID Number
Direction			
Distance			
Distance (ft.)	Site	Database(s)	EPA ID Number

10	HEATING OIL TANK	LUST	S113668686
NW	681 BORLAND RD		N/A
1/4-1/2	WEST LINN, OR 97218		
0.460 mi.			
2431 ft.			

LUST:

Name:	HEATING OIL TANK
Address:	681 BORLAND RD
City,State,Zip:	WEST LINN, OR 97218
Region:	North Western Region
Facility ID:	03-13-0161
Cleanup Received Date:	02/18/2013
Cleanup Start Date:	Not reported
Cleanup Complete Date:	Not reported
Decode for Region:	North West Region

11	HEATING OIL TANK	LUST	S111005322
East	2005 16TH ST		N/A
1/4-1/2	WEST LINN, OR 97068		
0.471 mi.			
2487 ft.			

LUST:

Name:	HEATING OIL TANK
Address:	2005 16TH ST
City,State,Zip:	WEST LINN, OR 97068
Region:	North Western Region
Facility ID:	26-11-0188
Cleanup Received Date:	03/09/2011
Cleanup Start Date:	Not reported
Cleanup Complete Date:	Not reported
Decode for Region:	North West Region

12	ROSSMAN SANITARY SERVICE LANDFILL (FORMER)	ECSI	S106123748
NNW	112 SW TUALATIN LOOP ROAD	VCP	N/A
1/2-1	WEST LINN, OR 97068		
0.677 mi.			
3576 ft.			

ECSI:

Name:	ROSSMAN SANITARY SERVICE LANDFILL (FORMER)
Address:	112 SW TUALATIN LOOP ROAD
City,State,Zip:	WEST LINN, OR 97068
State ID Number:	4031
Brown ID:	0
Study Area:	False
Region ID:	2
Legislative ID:	0
Investigation:	No Further Action
FACA ID:	81034
Further Action:	0
Lat/Long (dms):	45 21 37.10 / -122 40 39.70
County Code:	3.00
Score Value:	Not reported
Cerclis ID:	Not reported
Township Coord.:	2.00
Township Zone:	S

MAP FINDINGS

Map ID
Direction
Distance
Distance (ft.)Site

EDR ID Number

Database(s) EPA ID Number

ROSSMAN SANITARY SERVICE LANDFILL (FORMER) (Continued)

S106123748

Range Coord: 1.00
Range Zone: E
Section Coord: 34
Qtr Section: Not reported
Tax Lots: Not reported
Size: 4.2 acres
NPL: False
Orphan: False
Updated By: HBLISCH
Update Date: 12/02/2004
Created Date: 12/24/2003
Decode For RegionID: Northwest Region
Decode For BrownID: Not reported
Decode For Furtheract: Not reported
Decode For Investstat: No Further Action
Decode For Legislative: Not reported

Narrative:

NARR ID: 5745992
NARR Code: Remedial Action
Created By: HBLISCH
Created Date: 12/02/2004
Updated By: GWISTAR
Updated Date: 12/02/2004
Decode for NarcdID: Remedial Action

NARR Comments: This site was a residential property where sanitary waste was accepted for approximately 1 year. The waste lies in an approximately 1-acre portion of the site beneath a few feet of soil fill. Hazardous substances were not detected in the soil above risk-based concentrations. Limited, low-level hazardous substances were detected in shallow perched groundwater beneath the landfill. With the exception of some naturally-occurring metals, these hazardous substances in groundwater have not, and are not expected to, reach the Tualatin River, which runs south of the property. Remedial action was not required at the site.

NARR ID: 5744465
NARR Code: Site History
Created By: JWAGGY
Created Date: 12/24/2003
Updated By: GWISTAR
Updated Date: 01/13/2004
Decode for NarcdID: Site History

NARR Comments: A single residence was constructed on the property in 1946 and is still in use. In 1961, the site was licensed by Clackamas County Health Department to operate as a garbage and refuse disposal site. The period of operation was from January 5th, 1961 through December 31, 1961. The landfill was reportedly closed in late 1961 or early 1962, and has been inactive since.

Administrative Action:

Action ID: 9424
Region: Not reported
Complete Date: 12/24/2003
Rank Value: Not reported
Cleanup Flag: False
Created Date: 12/24/2003
Decode for AgencyID: Department of Environmental Quality

MAP FINDINGS

Map ID
Direction
Distance
Distance (ft.)Site

EDR ID Number

Database(s) EPA ID Number

ROSSMAN SANITARY SERVICE LANDFILL (FORMER) (Continued)

S106123748

Decode for RegionID: Not reported
Category: Administrative Action
Action Code Flag: False
Action: Site added to database
Further Action: Not reported
Comments: Not reported

Action ID: 9435
Region: Northwestern Region
Complete Date: 06/11/2004
Rank Value: Not reported
Cleanup Flag: False
Created Date: 12/24/2003
Decode for AgencyID: Department of Environmental Quality
Decode for RegionID: Northwest Region
Category: Remedial Action
Action Code Flag: False
Action: Independent Cleanup Program
Further Action: 0
Comments: Not reported

Action ID: 9520
Region: Northwestern Region
Complete Date: 04/16/2004
Rank Value: Not reported
Cleanup Flag: False
Created Date: 12/24/2003
Decode for AgencyID: Department of Environmental Quality
Decode for RegionID: Northwest Region
Category: Remedial Action
Action Code Flag: False
Action: EXPANDED PRELIMINARY ASSESSMENT
Further Action: 0
Comments: Not reported

Action ID: 9443
Region: Northwestern Region
Complete Date: 06/11/2004
Rank Value: Not reported
Cleanup Flag: False
Created Date: 12/02/2004
Decode for AgencyID: Department of Environmental Quality
Decode for RegionID: Northwest Region
Category: Remedial Action
Action Code Flag: False
Action: NO FURTHER STATE ACTION REQUIRED
Further Action: 0
Comments: Not reported

Operations:

Operation Id: 134857
Operation Status: Inactive
Common Name: Rossman Sanitary Service Landfill, Former
Yrs of Operation: 1
Comments: A single-family residence was constructed on the property in 1946 and is still in use. In 1961, the site was licensed by Clackamas County Health Department to operate as a refuse disposal site. The landfill reportedly operated for 1 year and was closed.

MAP FINDINGS

Map ID
Direction
Distance
Distance (ft.)Site

EDR ID Number

Database(s) EPA ID Number

ROSSMAN SANITARY SERVICE LANDFILL (FORMER) (Continued)

S106123748

Updated Date: 12/24/2003
Updated By: JWAGGY
Decode for OpstatID: Inactive

VCS:

Name: ROSSMAN SANITARY SERVICE LANDFILL (FORMER)
Address: 112 SW TUALATIN LOOP ROAD
City,State,Zip: WEST LINN, OR 97068
ECS Site ID: 4031
Facility Size: 4.2 acres
Action: NO FURTHER STATE ACTION REQUIRED
Start Date: 06/11/2004
End Date: 06/11/2004
Facility Status: Completed
Program: ICP
Latitude: 45.3603
Longitude: -122.6777

13
ESE
1/2-1
0.957 mi.
5052 ft.

PGE - WEST LINN CAPACITOR SITE
11TH ST. AND LESLIE'S WAY
WEST LINN, OR 97068

ECSI S105807715
VCP N/A

ECSI:

Name: PGE - WEST LINN CAPACITOR SITE
Address: 11TH ST. AND LESLIE'S WAY
City,State,Zip: WEST LINN, OR 97068
State ID Number: 3524
Brown ID: 0
Study Area: False
Region ID: 2
Legislative ID: 831
Investigation: No Further Action
FACA ID: 47613
Further Action: 0
Lat/Long (dms): 45 20 31.20 / -122 39 4.70
County Code: 3.00
Score Value: Not reported
Cercis ID: Not reported
Township Coord.: 3.00
Township Zone: S
Range Coord: 1.00
Range Zone: E
Section Coord: 3
Qtr Section: Not reported
Tax Lots: 2200
Size: Not reported
NPL: False
Orphan: False
Updated By: GWISTAR
Update Date: 07/20/2007
Created Date: 11/21/2002
Decode For RegionID: Northwest Region
Decode For BrownID: Not reported
Decode For Furtheract: Not reported
Decode For Investstat: No Further Action

MAP FINDINGS

Map ID
Direction
Distance
Distance (ft.)Site

EDR ID Number

Database(s) EPA ID Number

PGE - WEST LINN CAPACITOR SITE (Continued)

S105807715

Decode For Legislative: Owner, operator or other party under agreement, order or consent
decree under ORS 465.200 or 465.420

Alias Name: Portland General Electric

Narrative:

NARR ID: 5744971
NARR Code: Contamination
Created By: AVOSS
Created Date: 04/29/2004
Updated By: GWISTAR
Updated Date: 05/17/2004
Decode for NarcdID: Contamination

NARR Comments: On January 10, 2002, abandoned electrical equipment (capacitors) were reported to be discarded in a PGE utility corridor right-of-way. The nearest street description is at the end of 11th St., adjacent to Willamette Park in West Linn. PGE investigated the report and found seven capacitors dumped under the power lines in the right-of-way. They had been punctured and drained, with all identifying labels removed. PGE suspected a release of electrical oils from the capacitors, which may have contained PCBs.

NARR ID: 5744972
NARR Code: Data Sources
Created By: AVOSS
Created Date: 04/29/2004
Updated By: AVOSS
Updated Date: 04/29/2004
Decode for NarcdID: Data Sources

NARR Comments: December 2003 PGE ICP report: West Linn Capacitor Cleanup Site.

NARR ID: 5744973
NARR Code: General Site Description
Created By: AVOSS
Created Date: 04/29/2004
Updated By: GWISTAR
Updated Date: 05/17/2004
Decode for NarcdID: General Site Description

NARR Comments: The disposal site is a grassy area under large electrical power lines. It is near residential and park areas. The site is about 2 blocks from the Willamette River, above the falls at Oregon City.

NARR ID: 5744974
NARR Code: Hazardous Substance/Waste Types
Created By: AVOSS
Created Date: 04/29/2004
Updated By: AVOSS
Updated Date: 04/29/2004
Decode for NarcdID: Hazardous Substance/Waste Types

NARR Comments: PCB oils

NARR ID: 5744975
NARR Code: Remedial Action
Created By: AVOSS
Created Date: 04/29/2004
Updated By: GWISTAR
Updated Date: 05/17/2004
Decode for NarcdID: Remedial Action

NARR Comments: (4/29/04 ACV/ICP) PGE removed and disposed the capacitors in January

MAP FINDINGS

Map ID
Direction
Distance
Distance (ft.)Site

EDR ID Number

Database(s) EPA ID Number

PGE - WEST LINN CAPACITOR SITE (Continued)

S105807715

2002. Soil in the disposal are was sampled for PCB content and detected up to 118 ppm. PGE conducted two independent soil removal actions in August and September 2002 which resulted in the removal of about 57 tons of impacted soil and disposal at Arlington Landfill. Confirmation soil sample analysis (detection limit 0.067 ppm) did not result in detections above the method detection limit. The site was revegetated. The cleanup report documented the successful removal of equipment and impacted soil. No residual risks are anticipated. A public notice on DEQ's no further action decision was published in early 2004. No comments were received, and DEQ issued the NFA in April 2004.

Administrative Action:

Action ID: 9433
Region: Northwestern Region
Complete Date: 10/29/2003
Rank Value: Not reported
Cleanup Flag: True
Created Date: 04/29/2004
Decode for AgencyID: Department of Environmental Quality
Decode for RegionID: Northwest Region
Category: Remedial Action
Action Code Flag: False
Action: INDEPENDENT CLEANUP
Further Action: Low
Comments: Not reported

Action ID: 9443
Region: Northwestern Region
Complete Date: 04/29/2004
Rank Value: Not reported
Cleanup Flag: False
Created Date: 04/29/2004
Decode for AgencyID: Department of Environmental Quality
Decode for RegionID: Northwest Region
Category: Remedial Action
Action Code Flag: False
Action: NO FURTHER STATE ACTION REQUIRED
Further Action: 0
Comments: Not reported

Action ID: 9424
Region: Northwestern Region
Complete Date: Not reported
Rank Value: 0
Cleanup Flag: False
Created Date: 12/17/2002
Decode for AgencyID: Department of Environmental Quality
Decode for RegionID: Northwest Region
Category: Administrative Action
Action Code Flag: False
Action: Site added to database
Further Action: Not reported
Comments: Not reported

Action ID: 9435
Region: Northwestern Region
Complete Date: 12/31/2003

MAP FINDINGS

Map ID
Direction
Distance
Distance (ft.)Site

EDR ID Number

Database(s) EPA ID Number

PGE - WEST LINN CAPACITOR SITE (Continued)

S105807715

Rank Value: 0
Cleanup Flag: True
Created Date: 12/17/2002
Decode for AgencyID: Department of Environmental Quality
Decode for RegionID: Northwest Region
Category: Remedial Action
Action Code Flag: False
Action: Independent Cleanup Program
Further Action: 0
Comments: Not reported

Operations:

Operation Id: 134628
Operation Status: Active
Common Name: PGE
Yrs of Operation: unknown
Comments: Not reported
Updated Date: 11/21/2002
Updated By: jmw
Decode for OpstatID: Active

VCS:

Name: PGE - WEST LINN CAPACITOR SITE
Address: 11TH ST. AND LESLIE'S WAY
City,State,Zip: WEST LINN, OR 97068
ECS Site ID: 3524
Facility Size: Not reported
Action: NO FURTHER STATE ACTION REQUIRED
Start Date: 04/29/2004
End Date: 04/29/2004
Facility Status: Completed
Program: ICP
Latitude: 45.342
Longitude: -122.6513

Count: 1 records.

ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
WEST LINN	U004123530	WANKERS GENERAL STORE	19995 SW BORLAND ROAD	97068	LUST, UST

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

To maintain currency of the following federal and state databases, EDR contacts the appropriate governmental agency on a monthly or quarterly basis, as required.

Number of Days to Update: Provides confirmation that EDR is reporting records that have been updated within 90 days from the date the government agency made the information available to the public.

STANDARD ENVIRONMENTAL RECORDS

Federal NPL site list

NPL: National Priority List

National Priorities List (Superfund). The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. NPL sites may encompass relatively large areas. As such, EDR provides polygon coverage for over 1,000 NPL site boundaries produced by EPA's Environmental Photographic Interpretation Center (EPIC) and regional EPA offices.

Date of Government Version: 01/30/2020	Source: EPA
Date Data Arrived at EDR: 02/05/2020	Telephone: N/A
Date Made Active in Reports: 02/14/2020	Last EDR Contact: 05/06/2020
Number of Days to Update: 9	Next Scheduled EDR Contact: 07/13/2020
	Data Release Frequency: Quarterly

NPL Site Boundaries

Sources:

EPA's Environmental Photographic Interpretation Center (EPIC)
Telephone: 202-564-7333

EPA Region 1
Telephone 617-918-1143

EPA Region 6
Telephone: 214-655-6659

EPA Region 3
Telephone 215-814-5418

EPA Region 7
Telephone: 913-551-7247

EPA Region 4
Telephone 404-562-8033

EPA Region 8
Telephone: 303-312-6774

EPA Region 5
Telephone 312-886-6686

EPA Region 9
Telephone: 415-947-4246

EPA Region 10
Telephone 206-553-8665

Proposed NPL: Proposed National Priority List Sites

A site that has been proposed for listing on the National Priorities List through the issuance of a proposed rule in the Federal Register. EPA then accepts public comments on the site, responds to the comments, and places on the NPL those sites that continue to meet the requirements for listing.

Date of Government Version: 01/30/2020	Source: EPA
Date Data Arrived at EDR: 02/05/2020	Telephone: N/A
Date Made Active in Reports: 02/14/2020	Last EDR Contact: 05/06/2020
Number of Days to Update: 9	Next Scheduled EDR Contact: 07/13/2020
	Data Release Frequency: Quarterly

NPL LIENS: Federal Superfund Liens

Federal Superfund Liens. Under the authority granted the USEPA by CERCLA of 1980, the USEPA has the authority to file liens against real property in order to recover remedial action expenditures or when the property owner received notification of potential liability. USEPA compiles a listing of filed notices of Superfund Liens.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 10/15/1991
Date Data Arrived at EDR: 02/02/1994
Date Made Active in Reports: 03/30/1994
Number of Days to Update: 56

Source: EPA
Telephone: 202-564-4267
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: No Update Planned

Federal Delisted NPL site list

Delisted NPL: National Priority List Deletions

The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate.

Date of Government Version: 01/30/2020
Date Data Arrived at EDR: 02/05/2020
Date Made Active in Reports: 02/14/2020
Number of Days to Update: 9

Source: EPA
Telephone: N/A
Last EDR Contact: 05/06/2020
Next Scheduled EDR Contact: 07/13/2020
Data Release Frequency: Quarterly

Federal CERCLIS list

FEDERAL FACILITY: Federal Facility Site Information listing

A listing of National Priority List (NPL) and Base Realignment and Closure (BRAC) sites found in the Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) Database where EPA Federal Facilities Restoration and Reuse Office is involved in cleanup activities.

Date of Government Version: 04/03/2019
Date Data Arrived at EDR: 04/05/2019
Date Made Active in Reports: 05/14/2019
Number of Days to Update: 39

Source: Environmental Protection Agency
Telephone: 703-603-8704
Last EDR Contact: 04/03/2020
Next Scheduled EDR Contact: 07/13/2020
Data Release Frequency: Varies

SEMS: Superfund Enterprise Management System

SEMS (Superfund Enterprise Management System) tracks hazardous waste sites, potentially hazardous waste sites, and remedial activities performed in support of EPA's Superfund Program across the United States. The list was formerly known as CERCLIS, renamed to SEMS by the EPA in 2015. The list contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). This dataset also contains sites which are either proposed to or on the National Priorities List (NPL) and the sites which are in the screening and assessment phase for possible inclusion on the NPL.

Date of Government Version: 01/30/2020
Date Data Arrived at EDR: 02/05/2020
Date Made Active in Reports: 02/14/2020
Number of Days to Update: 9

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 05/06/2020
Next Scheduled EDR Contact: 07/27/2020
Data Release Frequency: Quarterly

Federal CERCLIS NFRAP site list

SEMS-ARCHIVE: Superfund Enterprise Management System Archive

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

SEMS-ARCHIVE (Superfund Enterprise Management System Archive) tracks sites that have no further interest under the Federal Superfund Program based on available information. The list was formerly known as the CERCLIS-NFRAP, renamed to SEMS ARCHIVE by the EPA in 2015. EPA may perform a minimal level of assessment work at a site while it is archived if site conditions change and/or new information becomes available. Archived sites have been removed and archived from the inventory of SEMS sites. Archived status indicates that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list the site on the National Priorities List (NPL), unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time. The 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 potential NPL site.

Date of Government Version: 01/30/2020	Source: EPA
Date Data Arrived at EDR: 02/05/2020	Telephone: 800-424-9346
Date Made Active in Reports: 02/14/2020	Last EDR Contact: 05/06/2020
Number of Days to Update: 9	Next Scheduled EDR Contact: 07/27/2020
	Data Release Frequency: Quarterly

Federal RCRA CORRACTS facilities list

CORRACTS: Corrective Action Report

CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

Date of Government Version: 12/16/2019	Source: EPA
Date Data Arrived at EDR: 12/16/2019	Telephone: 800-424-9346
Date Made Active in Reports: 12/20/2019	Last EDR Contact: 03/25/2020
Number of Days to Update: 4	Next Scheduled EDR Contact: 07/06/2020
	Data Release Frequency: Quarterly

Federal RCRA non-CORRACTS TSD facilities list

RCRA-TSDF: RCRA - Treatment, Storage and Disposal

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Transporters are individuals or entities that move hazardous waste from the generator offsite to a facility that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of the waste.

Date of Government Version: 12/16/2019	Source: Environmental Protection Agency
Date Data Arrived at EDR: 12/16/2019	Telephone: (206) 553-1200
Date Made Active in Reports: 12/20/2019	Last EDR Contact: 03/25/2020
Number of Days to Update: 4	Next Scheduled EDR Contact: 07/06/2020
	Data Release Frequency: Quarterly

Federal RCRA generators list

RCRA-LQG: RCRA - Large Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Large quantity generators (LQGs) generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month.

Date of Government Version: 12/16/2019	Source: Environmental Protection Agency
Date Data Arrived at EDR: 12/16/2019	Telephone: (206) 553-1200
Date Made Active in Reports: 12/20/2019	Last EDR Contact: 03/25/2020
Number of Days to Update: 4	Next Scheduled EDR Contact: 07/06/2020
	Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

RCRA-SQG: RCRA - Small Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month.

Date of Government Version: 12/16/2019	Source: Environmental Protection Agency
Date Data Arrived at EDR: 12/16/2019	Telephone: (206) 553-1200
Date Made Active in Reports: 12/20/2019	Last EDR Contact: 03/25/2020
Number of Days to Update: 4	Next Scheduled EDR Contact: 07/06/2020
	Data Release Frequency: Quarterly

RCRA-VSQG: RCRA - Very Small Quantity Generators (Formerly Conditionally Exempt Small Quantity Generators)

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Very small quantity generators (VSQGs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month.

Date of Government Version: 12/16/2019	Source: Environmental Protection Agency
Date Data Arrived at EDR: 12/16/2019	Telephone: (206) 553-1200
Date Made Active in Reports: 12/20/2019	Last EDR Contact: 03/25/2020
Number of Days to Update: 4	Next Scheduled EDR Contact: 07/06/2020
	Data Release Frequency: Quarterly

Federal institutional controls / engineering controls registries

LUCIS: Land Use Control Information System

LUCIS contains records of land use control information pertaining to the former Navy Base Realignment and Closure properties.

Date of Government Version: 11/04/2019	Source: Department of the Navy
Date Data Arrived at EDR: 11/13/2019	Telephone: 843-820-7326
Date Made Active in Reports: 01/28/2020	Last EDR Contact: 02/10/2020
Number of Days to Update: 76	Next Scheduled EDR Contact: 05/25/2020
	Data Release Frequency: Varies

US ENG CONTROLS: Engineering Controls Sites List

A listing of sites with engineering controls in place. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health.

Date of Government Version: 11/22/2019	Source: Environmental Protection Agency
Date Data Arrived at EDR: 11/22/2019	Telephone: 703-603-0695
Date Made Active in Reports: 01/28/2020	Last EDR Contact: 02/20/2020
Number of Days to Update: 67	Next Scheduled EDR Contact: 06/08/2020
	Data Release Frequency: Varies

US INST CONTROLS: Institutional Controls Sites List

A listing of sites with institutional controls in place. Institutional controls include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Deed restrictions are generally required as part of the institutional controls.

Date of Government Version: 11/22/2019	Source: Environmental Protection Agency
Date Data Arrived at EDR: 11/22/2019	Telephone: 703-603-0695
Date Made Active in Reports: 01/28/2020	Last EDR Contact: 02/20/2020
Number of Days to Update: 67	Next Scheduled EDR Contact: 06/08/2020
	Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Federal ERNS list

ERNS: Emergency Response Notification System

Emergency Response Notification System. ERNS records and stores information on reported releases of oil and hazardous substances.

Date of Government Version: 12/16/2019
Date Data Arrived at EDR: 12/19/2019
Date Made Active in Reports: 03/06/2020
Number of Days to Update: 78

Source: National Response Center, United States Coast Guard
Telephone: 202-267-2180
Last EDR Contact: 03/24/2020
Next Scheduled EDR Contact: 07/06/2020
Data Release Frequency: Quarterly

State- and tribal - equivalent CERCLIS

CRL: Confirmed Release List and Inventory

All facilities with a confirmed release.

Date of Government Version: 02/01/2020
Date Data Arrived at EDR: 02/12/2020
Date Made Active in Reports: 04/21/2020
Number of Days to Update: 69

Source: Department of Environmental Quality
Telephone: 503-229-6170
Last EDR Contact: 02/12/2020
Next Scheduled EDR Contact: 05/25/2020
Data Release Frequency: Quarterly

ECSI: Environmental Cleanup Site Information System

Sites that are or may be contaminated and may require cleanup.

Date of Government Version: 12/01/2019
Date Data Arrived at EDR: 01/02/2020
Date Made Active in Reports: 03/04/2020
Number of Days to Update: 62

Source: Department of Environmental Quality
Telephone: 503-229-6629
Last EDR Contact: 03/31/2020
Next Scheduled EDR Contact: 07/13/2020
Data Release Frequency: Quarterly

State and tribal landfill and/or solid waste disposal site lists

SWF/LF: Solid Waste Facilities List

Solid Waste Facilities/Landfill Sites. SWF/LF type records typically contain an inventory of solid waste disposal facilities or landfills in a particular state. Depending on the state, these may be active or inactive facilities or open dumps that failed to meet RCRA Subtitle D Section 4004 criteria for solid waste landfills or disposal sites.

Date of Government Version: 01/31/2020
Date Data Arrived at EDR: 01/31/2020
Date Made Active in Reports: 04/13/2020
Number of Days to Update: 73

Source: Department of Environmental Quality
Telephone: 503-229-6299
Last EDR Contact: 04/02/2020
Next Scheduled EDR Contact: 07/27/2020
Data Release Frequency: Semi-Annually

State and tribal leaking storage tank lists

LUST: Leaking Underground Storage Tank Database

Leaking Underground Storage Tank Incident Reports. LUST records contain an inventory of reported leaking underground storage tank incidents. Not all states maintain these records, and the information stored varies by state.

Date of Government Version: 01/02/2020
Date Data Arrived at EDR: 02/12/2020
Date Made Active in Reports: 04/21/2020
Number of Days to Update: 69

Source: Department of Environmental Quality
Telephone: 503-229-5790
Last EDR Contact: 02/12/2020
Next Scheduled EDR Contact: 05/25/2020
Data Release Frequency: Quarterly

INDIAN LUST R1: Leaking Underground Storage Tanks on Indian Land

A listing of leaking underground storage tank locations on Indian Land.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 10/01/2019
Date Data Arrived at EDR: 12/04/2019
Date Made Active in Reports: 02/10/2020
Number of Days to Update: 68

Source: EPA Region 1
Telephone: 617-918-1313
Last EDR Contact: 04/24/2020
Next Scheduled EDR Contact: 08/03/2020
Data Release Frequency: Varies

INDIAN LUST R6: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in New Mexico and Oklahoma.

Date of Government Version: 10/02/2019
Date Data Arrived at EDR: 12/04/2019
Date Made Active in Reports: 02/10/2020
Number of Days to Update: 68

Source: EPA Region 6
Telephone: 214-665-6597
Last EDR Contact: 04/24/2020
Next Scheduled EDR Contact: 08/03/2020
Data Release Frequency: Varies

INDIAN LUST R5: Leaking Underground Storage Tanks on Indian Land
Leaking underground storage tanks located on Indian Land in Michigan, Minnesota and Wisconsin.

Date of Government Version: 10/01/2019
Date Data Arrived at EDR: 12/04/2019
Date Made Active in Reports: 02/10/2020
Number of Days to Update: 68

Source: EPA, Region 5
Telephone: 312-886-7439
Last EDR Contact: 04/24/2020
Next Scheduled EDR Contact: 08/03/2020
Data Release Frequency: Varies

INDIAN LUST R4: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Florida, Mississippi and North Carolina.

Date of Government Version: 10/10/2019
Date Data Arrived at EDR: 12/05/2019
Date Made Active in Reports: 02/10/2020
Number of Days to Update: 67

Source: EPA Region 4
Telephone: 404-562-8677
Last EDR Contact: 04/24/2020
Next Scheduled EDR Contact: 08/03/2020
Data Release Frequency: Varies

INDIAN LUST R10: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Alaska, Idaho, Oregon and Washington.

Date of Government Version: 10/11/2019
Date Data Arrived at EDR: 12/04/2019
Date Made Active in Reports: 02/10/2020
Number of Days to Update: 68

Source: EPA Region 10
Telephone: 206-553-2857
Last EDR Contact: 04/23/2020
Next Scheduled EDR Contact: 08/02/2020
Data Release Frequency: Varies

INDIAN LUST R8: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Colorado, Montana, North Dakota, South Dakota, Utah and Wyoming.

Date of Government Version: 10/03/2019
Date Data Arrived at EDR: 12/04/2019
Date Made Active in Reports: 02/14/2020
Number of Days to Update: 72

Source: EPA Region 8
Telephone: 303-312-6271
Last EDR Contact: 04/24/2020
Next Scheduled EDR Contact: 08/03/2020
Data Release Frequency: Varies

INDIAN LUST R7: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Iowa, Kansas, and Nebraska

Date of Government Version: 10/15/2019
Date Data Arrived at EDR: 12/17/2019
Date Made Active in Reports: 02/10/2020
Number of Days to Update: 55

Source: EPA Region 7
Telephone: 913-551-7003
Last EDR Contact: 04/24/2020
Next Scheduled EDR Contact: 08/03/2020
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

INDIAN LUST R9: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Arizona, California, New Mexico and Nevada

Date of Government Version: 10/04/2019	Source: Environmental Protection Agency
Date Data Arrived at EDR: 12/04/2019	Telephone: 415-972-3372
Date Made Active in Reports: 02/27/2020	Last EDR Contact: 04/24/2020
Number of Days to Update: 85	Next Scheduled EDR Contact: 08/03/2020
	Data Release Frequency: Varies

State and tribal registered storage tank lists

FEMA UST: Underground Storage Tank Listing
A listing of all FEMA owned underground storage tanks.

Date of Government Version: 08/27/2019	Source: FEMA
Date Data Arrived at EDR: 08/28/2019	Telephone: 202-646-5797
Date Made Active in Reports: 11/11/2019	Last EDR Contact: 03/19/2020
Number of Days to Update: 75	Next Scheduled EDR Contact: 07/20/2020
	Data Release Frequency: Varies

UST: Underground Storage Tank Database
Registered Underground Storage Tanks. UST's are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA) and must be registered with the state department responsible for administering the UST program. Available information varies by state program.

Date of Government Version: 01/02/2020	Source: Department of Environmental Quality
Date Data Arrived at EDR: 02/12/2020	Telephone: 503-229-5815
Date Made Active in Reports: 04/21/2020	Last EDR Contact: 02/12/2020
Number of Days to Update: 69	Next Scheduled EDR Contact: 05/25/2020
	Data Release Frequency: Quarterly

AST: Aboveground Storage Tanks
Aboveground storage tank locations reported to the Office of State Fire Marshal.

Date of Government Version: 02/26/2020	Source: Office of State Fire Marshal
Date Data Arrived at EDR: 02/27/2020	Telephone: 503-378-3473
Date Made Active in Reports: 05/05/2020	Last EDR Contact: 05/06/2020
Number of Days to Update: 68	Next Scheduled EDR Contact: 08/10/2020
	Data Release Frequency: Semi-Annually

INDIAN UST R9: Underground Storage Tanks on Indian Land
The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 9 (Arizona, California, Hawaii, Nevada, the Pacific Islands, and Tribal Nations).

Date of Government Version: 10/04/2019	Source: EPA Region 9
Date Data Arrived at EDR: 12/04/2019	Telephone: 415-972-3368
Date Made Active in Reports: 02/27/2020	Last EDR Contact: 04/24/2020
Number of Days to Update: 85	Next Scheduled EDR Contact: 08/03/2020
	Data Release Frequency: Varies

INDIAN UST R6: Underground Storage Tanks on Indian Land
The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 6 (Louisiana, Arkansas, Oklahoma, New Mexico, Texas and 65 Tribes).

Date of Government Version: 10/02/2019	Source: EPA Region 6
Date Data Arrived at EDR: 12/04/2019	Telephone: 214-665-7591
Date Made Active in Reports: 02/10/2020	Last EDR Contact: 04/24/2020
Number of Days to Update: 68	Next Scheduled EDR Contact: 08/03/2020
	Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

INDIAN UST R7: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 7 (Iowa, Kansas, Missouri, Nebraska, and 9 Tribal Nations).

Date of Government Version: 10/11/2019	Source: EPA Region 7
Date Data Arrived at EDR: 12/04/2019	Telephone: 913-551-7003
Date Made Active in Reports: 02/10/2020	Last EDR Contact: 04/24/2020
Number of Days to Update: 68	Next Scheduled EDR Contact: 08/03/2020
	Data Release Frequency: Varies

INDIAN UST R5: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 5 (Michigan, Minnesota and Wisconsin and Tribal Nations).

Date of Government Version: 10/01/2019	Source: EPA Region 5
Date Data Arrived at EDR: 12/04/2019	Telephone: 312-886-6136
Date Made Active in Reports: 02/10/2020	Last EDR Contact: 04/24/2020
Number of Days to Update: 68	Next Scheduled EDR Contact: 08/03/2020
	Data Release Frequency: Varies

INDIAN UST R4: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 4 (Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, Tennessee and Tribal Nations)

Date of Government Version: 10/10/2019	Source: EPA Region 4
Date Data Arrived at EDR: 12/05/2019	Telephone: 404-562-9424
Date Made Active in Reports: 02/10/2020	Last EDR Contact: 04/24/2020
Number of Days to Update: 67	Next Scheduled EDR Contact: 08/03/2020
	Data Release Frequency: Varies

INDIAN UST R8: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 8 (Colorado, Montana, North Dakota, South Dakota, Utah, Wyoming and 27 Tribal Nations).

Date of Government Version: 10/03/2019	Source: EPA Region 8
Date Data Arrived at EDR: 12/04/2019	Telephone: 303-312-6137
Date Made Active in Reports: 02/14/2020	Last EDR Contact: 04/24/2020
Number of Days to Update: 72	Next Scheduled EDR Contact: 08/03/2020
	Data Release Frequency: Varies

INDIAN UST R1: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 1 (Connecticut, Maine, Massachusetts, New Hampshire, Rhode Island, Vermont and ten Tribal Nations).

Date of Government Version: 10/01/2019	Source: EPA, Region 1
Date Data Arrived at EDR: 12/04/2019	Telephone: 617-918-1313
Date Made Active in Reports: 02/10/2020	Last EDR Contact: 04/24/2020
Number of Days to Update: 68	Next Scheduled EDR Contact: 08/03/2020
	Data Release Frequency: Varies

INDIAN UST R10: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 10 (Alaska, Idaho, Oregon, Washington, and Tribal Nations).

Date of Government Version: 10/11/2019	Source: EPA Region 10
Date Data Arrived at EDR: 12/04/2019	Telephone: 206-553-2857
Date Made Active in Reports: 02/10/2020	Last EDR Contact: 04/24/2020
Number of Days to Update: 68	Next Scheduled EDR Contact: 08/03/2020
	Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

State and tribal institutional control / engineering control registries

ENG CONTROLS: Engineering Controls Recorded at ESCI Sites

Engineering controls are physical measures selected or approved by the Director for the purpose of preventing or minimizing exposure to hazardous substances. Engineering controls may include, but are not limited to, fencing, capping, horizontal or vertical barriers, hydraulic controls, and alternative water supplies.

Date of Government Version: 12/01/2019	Source: Department of Environmental Quality
Date Data Arrived at EDR: 01/02/2020	Telephone: 503-229-5193
Date Made Active in Reports: 03/04/2020	Last EDR Contact: 03/31/2020
Number of Days to Update: 62	Next Scheduled EDR Contact: 07/13/2020
	Data Release Frequency: Quarterly

INST CONTROL: Institutional Controls Recorded at ESCI Sites

An institutional control is a legal or administrative tool or action taken to reduce the potential for exposure to hazardous substances. Institutional controls may include, but are not limited to, use restrictions, environmental monitoring requirements, and site access and security measures.

Date of Government Version: 12/01/2019	Source: Department of Environmental Quality
Date Data Arrived at EDR: 01/02/2020	Telephone: 503-229-5193
Date Made Active in Reports: 03/04/2020	Last EDR Contact: 03/31/2020
Number of Days to Update: 62	Next Scheduled EDR Contact: 07/13/2020
	Data Release Frequency: Quarterly

State and tribal voluntary cleanup sites

INDIAN VCP R1: Voluntary Cleanup Priority Listing

A listing of voluntary cleanup priority sites located on Indian Land located in Region 1.

Date of Government Version: 07/27/2015	Source: EPA, Region 1
Date Data Arrived at EDR: 09/29/2015	Telephone: 617-918-1102
Date Made Active in Reports: 02/18/2016	Last EDR Contact: 03/18/2020
Number of Days to Update: 142	Next Scheduled EDR Contact: 07/06/2020
	Data Release Frequency: Varies

INDIAN VCP R7: Voluntary Cleanup Priority Listing

A listing of voluntary cleanup priority sites located on Indian Land located in Region 7.

Date of Government Version: 03/20/2008	Source: EPA, Region 7
Date Data Arrived at EDR: 04/22/2008	Telephone: 913-551-7365
Date Made Active in Reports: 05/19/2008	Last EDR Contact: 04/20/2009
Number of Days to Update: 27	Next Scheduled EDR Contact: 07/20/2009
	Data Release Frequency: Varies

VCS: Voluntary Cleanup Program Sites

Responsible parties have entered into an agreement with DEQ to voluntarily address contamination associated with their property.

Date of Government Version: 12/24/2019	Source: DEQ
Date Data Arrived at EDR: 01/02/2020	Telephone: 503-229-5256
Date Made Active in Reports: 03/04/2020	Last EDR Contact: 03/23/2020
Number of Days to Update: 62	Next Scheduled EDR Contact: 07/13/2020
	Data Release Frequency: Quarterly

State and tribal Brownfields sites

BROWNFIELDS: Brownfields Projects

Brownfields investigations and/or cleanups that have been conducted in Oregon.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 02/01/2020
Date Data Arrived at EDR: 02/12/2020
Date Made Active in Reports: 04/21/2020
Number of Days to Update: 69

Source: Department of Environmental Quality
Telephone: 503-229-6801
Last EDR Contact: 02/12/2020
Next Scheduled EDR Contact: 05/25/2020
Data Release Frequency: Annually

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS: A Listing of Brownfields Sites

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 takes development pressures off of undeveloped, open land, and both improves and protects the environment. Assessment, Cleanup and Redevelopment Exchange System (ACRES) stores information reported by EPA Brownfields grant recipients on brownfields properties assessed or cleaned up with grant funding as well as information on Targeted Brownfields Assessments performed by EPA Regions. A listing of ACRES Brownfield sites is obtained from Cleanups in My Community. Cleanups in My Community provides information on Brownfields properties for which information is reported back to EPA, as well as areas served by Brownfields grant programs.

Date of Government Version: 12/02/2019
Date Data Arrived at EDR: 12/16/2019
Date Made Active in Reports: 03/06/2020
Number of Days to Update: 81

Source: Environmental Protection Agency
Telephone: 202-566-2777
Last EDR Contact: 03/17/2020
Next Scheduled EDR Contact: 06/29/2020
Data Release Frequency: Semi-Annually

Local Lists of Landfill / Solid Waste Disposal Sites

SWRCY: Recycling Facility Location Listing

A listing of recycling facility locations.

Date of Government Version: 02/24/2020
Date Data Arrived at EDR: 02/26/2020
Date Made Active in Reports: 05/05/2020
Number of Days to Update: 69

Source: Department of Environmental Quality
Telephone: 503-229-5353
Last EDR Contact: 02/26/2020
Next Scheduled EDR Contact: 06/08/2020
Data Release Frequency: Quarterly

HIST LF: Old Closed SW Disposal Sites

A list of solid waste disposal sites that have been closed for a long while.

Date of Government Version: 04/01/2000
Date Data Arrived at EDR: 07/08/2003
Date Made Active in Reports: 07/18/2003
Number of Days to Update: 10

Source: Department of Environmental Quality
Telephone: 503-229-5409
Last EDR Contact: 07/08/2003
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

INDIAN ODI: Report on the Status of Open Dumps on Indian Lands

Location of open dumps on Indian land.

Date of Government Version: 12/31/1998
Date Data Arrived at EDR: 12/03/2007
Date Made Active in Reports: 01/24/2008
Number of Days to Update: 52

Source: Environmental Protection Agency
Telephone: 703-308-8245
Last EDR Contact: 04/16/2020
Next Scheduled EDR Contact: 08/10/2020
Data Release Frequency: Varies

ODI: Open Dump Inventory

An open dump is defined as a disposal facility that does not comply with one or more of the Part 257 or Part 258 Subtitle D Criteria.

Date of Government Version: 06/30/1985
Date Data Arrived at EDR: 08/09/2004
Date Made Active in Reports: 09/17/2004
Number of Days to Update: 39

Source: Environmental Protection Agency
Telephone: 800-424-9346
Last EDR Contact: 06/09/2004
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

DEBRIS REGION 9: Torres Martinez Reservation Illegal Dump Site Locations

A listing of illegal dump sites location on the Torres Martinez Indian Reservation located in eastern Riverside County and northern Imperial County, California.

Date of Government Version: 01/12/2009
Date Data Arrived at EDR: 05/07/2009
Date Made Active in Reports: 09/21/2009
Number of Days to Update: 137

Source: EPA, Region 9
Telephone: 415-947-4219
Last EDR Contact: 04/09/2020
Next Scheduled EDR Contact: 08/03/2020
Data Release Frequency: No Update Planned

IHS OPEN DUMPS: Open Dumps on Indian Land

A listing of all open dumps located on Indian Land in the United States.

Date of Government Version: 04/01/2014
Date Data Arrived at EDR: 08/06/2014
Date Made Active in Reports: 01/29/2015
Number of Days to Update: 176

Source: Department of Health & Human Services, Indian Health Service
Telephone: 301-443-1452
Last EDR Contact: 05/01/2020
Next Scheduled EDR Contact: 08/10/2020
Data Release Frequency: Varies

Local Lists of Hazardous waste / Contaminated Sites

US HIST CDL: National Clandestine Laboratory Register

A listing of clandestine drug lab locations that have been removed from the DEAs National Clandestine Laboratory Register.

Date of Government Version: 06/11/2019
Date Data Arrived at EDR: 06/13/2019
Date Made Active in Reports: 09/03/2019
Number of Days to Update: 82

Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 02/21/2020
Next Scheduled EDR Contact: 06/08/2020
Data Release Frequency: No Update Planned

AOC COL: Columbia Slough

Columbia Slough waterway boundaries.

Date of Government Version: 08/10/2005
Date Data Arrived at EDR: 05/17/2006
Date Made Active in Reports: 06/16/2006
Number of Days to Update: 30

Source: City of Portland Environmental Services
Telephone: 503-823-5310
Last EDR Contact: 03/13/2007
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

AOC MU: East Multnomah County Area

Approximate extent of TSA VOC plume February , 2002

Date of Government Version: N/A
Date Data Arrived at EDR: 10/07/2002
Date Made Active in Reports: 10/22/2002
Number of Days to Update: 15

Source: City of Portland Environmental Services
Telephone: 503-823-5310
Last EDR Contact: 03/13/2007
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

CDL 2: Clandestine Drug Lab Site Listing

A listing of clandestine drug lab site locations included in the Incident database.

Date of Government Version: 10/29/2018
Date Data Arrived at EDR: 10/31/2018
Date Made Active in Reports: 12/10/2018
Number of Days to Update: 40

Source: Oregon State Police
Telephone: 503-373-1540
Last EDR Contact: 04/17/2020
Next Scheduled EDR Contact: 08/10/2020
Data Release Frequency: Varies

CDL: Uninhabitable Drug Lab Properties

The properties listed on these county pages have been declared by a law enforcement agency to be unfit for use due to meth lab and/or storage activities. The properties are considered uninhabitable until cleaned up by a state certified decontamination contractor and a certificate of fitness is issued by the Oregon Health Division.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 02/04/2020
Date Data Arrived at EDR: 02/05/2020
Date Made Active in Reports: 02/14/2020
Number of Days to Update: 9

Source: Department of Consumer & Business Services
Telephone: 503-378-4133
Last EDR Contact: 04/29/2020
Next Scheduled EDR Contact: 08/17/2020
Data Release Frequency: Quarterly

US CDL: Clandestine Drug Labs

A listing of clandestine drug lab locations. The U.S. Department of Justice ("the Department") provides this web site as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy. Members of the public must verify the accuracy of all entries by, for example, contacting local law enforcement and local health departments.

Date of Government Version: 06/11/2019
Date Data Arrived at EDR: 06/13/2019
Date Made Active in Reports: 09/03/2019
Number of Days to Update: 82

Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 02/21/2020
Next Scheduled EDR Contact: 06/08/2020
Data Release Frequency: Quarterly

PFAS: PFAS Site Contamination Listing

Site locations where pfas contamination has been detected.

Date of Government Version: 02/06/2020
Date Data Arrived at EDR: 02/07/2020
Date Made Active in Reports: 03/12/2020
Number of Days to Update: 34

Source: Department of Environmental Quality
Telephone: 503-229-6783
Last EDR Contact: 04/02/2020
Next Scheduled EDR Contact: 07/27/2020
Data Release Frequency: Varies

Local Land Records

LIENS 2: CERCLA Lien Information

A Federal CERCLA ('Superfund') lien can exist by operation of law at any site or property at which EPA has spent Superfund monies. These monies are spent to investigate and address releases and threatened releases of contamination. CERCLIS provides information as to the identity of these sites and properties.

Date of Government Version: 01/30/2020
Date Data Arrived at EDR: 02/05/2020
Date Made Active in Reports: 02/14/2020
Number of Days to Update: 9

Source: Environmental Protection Agency
Telephone: 202-564-6023
Last EDR Contact: 05/06/2020
Next Scheduled EDR Contact: 07/13/2020
Data Release Frequency: Semi-Annually

Records of Emergency Release Reports

HMIRS: Hazardous Materials Information Reporting System

Hazardous Materials Incident Report System. HMIRS contains hazardous material spill incidents reported to DOT.

Date of Government Version: 12/05/2019
Date Data Arrived at EDR: 12/06/2019
Date Made Active in Reports: 02/14/2020
Number of Days to Update: 70

Source: U.S. Department of Transportation
Telephone: 202-366-4555
Last EDR Contact: 03/24/2020
Next Scheduled EDR Contact: 07/06/2020
Data Release Frequency: Quarterly

SPILLS: Spill Data

Oil and hazardous material spills reported to the Environmental Response Program.

Date of Government Version: 12/27/2019
Date Data Arrived at EDR: 01/02/2020
Date Made Active in Reports: 03/04/2020
Number of Days to Update: 62

Source: Department of Environmental Quality
Telephone: 503-229-5815
Last EDR Contact: 03/23/2020
Next Scheduled EDR Contact: 07/13/2020
Data Release Frequency: Semi-Annually

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

HAZMAT: Hazmat/Incidents

Hazardous material incidents reported to the State Fire Marshal by emergency responders. The hazardous material may or may not have been released.

Date of Government Version: 12/31/2019
Date Data Arrived at EDR: 01/30/2020
Date Made Active in Reports: 04/13/2020
Number of Days to Update: 74

Source: State Fire Marshal's Office
Telephone: 503-373-1540
Last EDR Contact: 04/29/2020
Next Scheduled EDR Contact: 08/10/2020
Data Release Frequency: Semi-Annually

SPILLS 90: SPILLS90 data from FirstSearch

Spills 90 includes those spill and release records available exclusively from FirstSearch databases. Typically, they may include chemical, oil and/or hazardous substance spills recorded after 1990. Duplicate records that are already included in EDR incident and release records are not included in Spills 90.

Date of Government Version: 05/01/2006
Date Data Arrived at EDR: 01/03/2013
Date Made Active in Reports: 02/22/2013
Number of Days to Update: 50

Source: FirstSearch
Telephone: N/A
Last EDR Contact: 01/03/2013
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

Other Ascertainable Records

RCRA NonGen / NLR: RCRA - Non Generators / No Longer Regulated

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste.

Date of Government Version: 12/16/2019
Date Data Arrived at EDR: 12/16/2019
Date Made Active in Reports: 12/20/2019
Number of Days to Update: 4

Source: Environmental Protection Agency
Telephone: (206) 553-1200
Last EDR Contact: 03/25/2020
Next Scheduled EDR Contact: 07/06/2020
Data Release Frequency: Quarterly

FUDS: Formerly Used Defense Sites

The listing includes locations of Formerly Used Defense Sites properties where the US Army Corps of Engineers is actively working or will take necessary cleanup actions.

Date of Government Version: 11/12/2019
Date Data Arrived at EDR: 11/19/2019
Date Made Active in Reports: 01/28/2020
Number of Days to Update: 70

Source: U.S. Army Corps of Engineers
Telephone: 202-528-4285
Last EDR Contact: 02/19/2020
Next Scheduled EDR Contact: 06/01/2020
Data Release Frequency: Varies

DOD: Department of Defense Sites

This data set consists of federally owned or administered lands, administered by the Department of Defense, that have any area equal to or greater than 640 acres of the United States, Puerto Rico, and the U.S. Virgin Islands.

Date of Government Version: 12/31/2005
Date Data Arrived at EDR: 11/10/2006
Date Made Active in Reports: 01/11/2007
Number of Days to Update: 62

Source: USGS
Telephone: 888-275-8747
Last EDR Contact: 04/10/2020
Next Scheduled EDR Contact: 07/20/2020
Data Release Frequency: Semi-Annually

FEDLAND: Federal and Indian Lands

Federally and Indian administrated lands of the United States. Lands included are administrated by: Army Corps of Engineers, Bureau of Reclamation, National Wild and Scenic River, National Wildlife Refuge, Public Domain Land, Wilderness, Wilderness Study Area, Wildlife Management Area, Bureau of Indian Affairs, Bureau of Land Management, Department of Justice, Forest Service, Fish and Wildlife Service, National Park Service.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 04/02/2018
Date Data Arrived at EDR: 04/11/2018
Date Made Active in Reports: 11/06/2019
Number of Days to Update: 574

Source: U.S. Geological Survey
Telephone: 888-275-8747
Last EDR Contact: 04/06/2020
Next Scheduled EDR Contact: 07/20/2020
Data Release Frequency: N/A

SCRD DRYCLEANERS: State Coalition for Remediation of Drycleaners Listing

The State Coalition for Remediation of Drycleaners was established in 1998, with support from the U.S. EPA Office of Superfund Remediation and Technology Innovation. It is comprised of representatives of states with established drycleaner remediation programs. Currently the member states are Alabama, Connecticut, Florida, Illinois, Kansas, Minnesota, Missouri, North Carolina, Oregon, South Carolina, Tennessee, Texas, and Wisconsin.

Date of Government Version: 01/01/2017
Date Data Arrived at EDR: 02/03/2017
Date Made Active in Reports: 04/07/2017
Number of Days to Update: 63

Source: Environmental Protection Agency
Telephone: 615-532-8599
Last EDR Contact: 02/13/2020
Next Scheduled EDR Contact: 05/25/2020
Data Release Frequency: Varies

US FIN ASSUR: Financial Assurance Information

All owners and operators of facilities that treat, store, or dispose of hazardous waste are required to provide proof that they will have sufficient funds to pay for the clean up, closure, and post-closure care of their facilities.

Date of Government Version: 12/16/2019
Date Data Arrived at EDR: 12/19/2019
Date Made Active in Reports: 02/27/2020
Number of Days to Update: 70

Source: Environmental Protection Agency
Telephone: 202-566-1917
Last EDR Contact: 03/24/2020
Next Scheduled EDR Contact: 07/06/2020
Data Release Frequency: Quarterly

EPA WATCH LIST: EPA WATCH LIST

EPA maintains a "Watch List" to facilitate dialogue between EPA, state and local environmental agencies on enforcement matters relating to facilities with alleged violations identified as either significant or high priority. Being on the Watch List does not mean that the facility has actually violated the law only that an investigation by EPA or a state or local environmental agency has led those organizations to allege that an unproven violation has in fact occurred. Being on the Watch List does not represent a higher level of concern regarding the alleged violations that were detected, but instead indicates cases requiring additional dialogue between EPA, state and local agencies - primarily because of the length of time the alleged violation has gone unaddressed or unresolved.

Date of Government Version: 08/30/2013
Date Data Arrived at EDR: 03/21/2014
Date Made Active in Reports: 06/17/2014
Number of Days to Update: 88

Source: Environmental Protection Agency
Telephone: 617-520-3000
Last EDR Contact: 05/04/2020
Next Scheduled EDR Contact: 08/17/2020
Data Release Frequency: Quarterly

2020 COR ACTION: 2020 Corrective Action Program List

The EPA has set ambitious goals for the RCRA Corrective Action program by creating the 2020 Corrective Action Universe. This RCRA cleanup baseline includes facilities expected to need corrective action. The 2020 universe contains a wide variety of sites. Some properties are heavily contaminated while others were contaminated but have since been cleaned up. Still others have not been fully investigated yet, and may require little or no remediation. Inclusion in the 2020 Universe does not necessarily imply failure on the part of a facility to meet its RCRA obligations.

Date of Government Version: 09/30/2017
Date Data Arrived at EDR: 05/08/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 73

Source: Environmental Protection Agency
Telephone: 703-308-4044
Last EDR Contact: 05/08/2020
Next Scheduled EDR Contact: 08/17/2020
Data Release Frequency: Varies

TSCA: Toxic Substances Control Act

Toxic Substances Control Act. TSCA identifies manufacturers and importers of chemical substances included on the TSCA Chemical Substance Inventory list. It includes data on the production volume of these substances by plant site.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 12/31/2016
Date Data Arrived at EDR: 06/21/2017
Date Made Active in Reports: 01/05/2018
Number of Days to Update: 198

Source: EPA
Telephone: 202-260-5521
Last EDR Contact: 03/20/2020
Next Scheduled EDR Contact: 06/29/2020
Data Release Frequency: Every 4 Years

TRIS: Toxic Chemical Release Inventory System

Toxic Release Inventory System. TRIS identifies facilities which release toxic chemicals to the air, water and land in reportable quantities under SARA Title III Section 313.

Date of Government Version: 12/31/2018
Date Data Arrived at EDR: 02/05/2020
Date Made Active in Reports: 04/24/2020
Number of Days to Update: 79

Source: EPA
Telephone: 202-566-0250
Last EDR Contact: 02/05/2020
Next Scheduled EDR Contact: 06/01/2020
Data Release Frequency: Annually

SSTS: Section 7 Tracking Systems

Section 7 of the Federal Insecticide, Fungicide and Rodenticide Act, as amended (92 Stat. 829) requires all registered pesticide-producing establishments to submit a report to the Environmental Protection Agency by March 1st each year. Each establishment must report the types and amounts of pesticides, active ingredients and devices being produced, and those having been produced and sold or distributed in the past year.

Date of Government Version: 05/01/2019
Date Data Arrived at EDR: 10/23/2019
Date Made Active in Reports: 01/15/2020
Number of Days to Update: 84

Source: EPA
Telephone: 202-564-4203
Last EDR Contact: 04/21/2020
Next Scheduled EDR Contact: 08/03/2020
Data Release Frequency: Annually

ROD: Records Of Decision

Record of Decision. ROD documents mandate a permanent remedy at an NPL (Superfund) site containing technical and health information to aid in the cleanup.

Date of Government Version: 01/30/2020
Date Data Arrived at EDR: 02/05/2020
Date Made Active in Reports: 02/14/2020
Number of Days to Update: 9

Source: EPA
Telephone: 703-416-0223
Last EDR Contact: 05/06/2020
Next Scheduled EDR Contact: 06/15/2020
Data Release Frequency: Annually

RMP: Risk Management Plans

When Congress passed the Clean Air Act Amendments of 1990, it required EPA to publish regulations and guidance for chemical accident prevention at facilities using extremely hazardous substances. The Risk Management Program Rule (RMP Rule) was written to implement Section 112(r) of these amendments. The rule, which built upon existing industry codes and standards, requires companies of all sizes that use certain flammable and toxic substances to develop a Risk Management Program, which includes a(n): Hazard assessment that details the potential effects of an accidental release, an accident history of the last five years, and an evaluation of worst-case and alternative accidental releases; Prevention program that includes safety precautions and maintenance, monitoring, and employee training measures; and Emergency response program that spells out emergency health care, employee training measures and procedures for informing the public and response agencies (e.g the fire department) should an accident occur.

Date of Government Version: 11/05/2019
Date Data Arrived at EDR: 11/20/2019
Date Made Active in Reports: 04/17/2020
Number of Days to Update: 149

Source: Environmental Protection Agency
Telephone: 202-564-8600
Last EDR Contact: 04/15/2020
Next Scheduled EDR Contact: 08/03/2020
Data Release Frequency: Varies

RAATS: RCRA Administrative Action Tracking System

RCRA Administration Action Tracking System. RAATS contains records based on enforcement actions issued under RCRA pertaining to major violators and includes administrative and civil actions brought by the EPA. For administration actions after September 30, 1995, data entry in the RAATS database was discontinued. EPA will retain a copy of the database for historical records. It was necessary to terminate RAATS because a decrease in agency resources made it impossible to continue to update the information contained in the database.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 04/17/1995
Date Data Arrived at EDR: 07/03/1995
Date Made Active in Reports: 08/07/1995
Number of Days to Update: 35

Source: EPA
Telephone: 202-564-4104
Last EDR Contact: 06/02/2008
Next Scheduled EDR Contact: 09/01/2008
Data Release Frequency: No Update Planned

PRP: Potentially Responsible Parties

A listing of verified Potentially Responsible Parties

Date of Government Version: 01/30/2020
Date Data Arrived at EDR: 02/06/2020
Date Made Active in Reports: 02/14/2020
Number of Days to Update: 8

Source: EPA
Telephone: 202-564-6023
Last EDR Contact: 05/06/2020
Next Scheduled EDR Contact: 08/17/2020
Data Release Frequency: Quarterly

PADS: PCB Activity Database System

PCB Activity Database. PADS Identifies generators, transporters, commercial storers and/or brokers and disposers of PCB's who are required to notify the EPA of such activities.

Date of Government Version: 10/09/2019
Date Data Arrived at EDR: 10/11/2019
Date Made Active in Reports: 12/20/2019
Number of Days to Update: 70

Source: EPA
Telephone: 202-566-0500
Last EDR Contact: 04/10/2020
Next Scheduled EDR Contact: 07/20/2020
Data Release Frequency: Annually

ICIS: Integrated Compliance Information System

The Integrated Compliance Information System (ICIS) supports the information needs of the national enforcement and compliance program as well as the unique needs of the National Pollutant Discharge Elimination System (NPDES) program.

Date of Government Version: 11/18/2016
Date Data Arrived at EDR: 11/23/2016
Date Made Active in Reports: 02/10/2017
Number of Days to Update: 79

Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 03/26/2020
Next Scheduled EDR Contact: 07/20/2020
Data Release Frequency: Quarterly

FTTS: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

FTTS tracks administrative cases and pesticide enforcement actions and compliance activities related to FIFRA, TSCA and EPCRA (Emergency Planning and Community Right-to-Know Act). To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 04/09/2009
Date Data Arrived at EDR: 04/16/2009
Date Made Active in Reports: 05/11/2009
Number of Days to Update: 25

Source: EPA/Office of Prevention, Pesticides and Toxic Substances
Telephone: 202-566-1667
Last EDR Contact: 08/18/2017
Next Scheduled EDR Contact: 12/04/2017
Data Release Frequency: No Update Planned

FTTS INSP: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

A listing of FIFRA/TSCA Tracking System (FTTS) inspections and enforcements.

Date of Government Version: 04/09/2009
Date Data Arrived at EDR: 04/16/2009
Date Made Active in Reports: 05/11/2009
Number of Days to Update: 25

Source: EPA
Telephone: 202-566-1667
Last EDR Contact: 08/18/2017
Next Scheduled EDR Contact: 12/04/2017
Data Release Frequency: No Update Planned

MLTS: Material Licensing Tracking System

MLTS is maintained by the Nuclear Regulatory Commission and contains a list of approximately 8,100 sites which possess or use radioactive materials and which are subject to NRC licensing requirements. To maintain currency, EDR contacts the Agency on a quarterly basis.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 10/25/2019
Date Data Arrived at EDR: 10/25/2019
Date Made Active in Reports: 01/15/2020
Number of Days to Update: 82

Source: Nuclear Regulatory Commission
Telephone: 301-415-7169
Last EDR Contact: 04/10/2020
Next Scheduled EDR Contact: 08/03/2020
Data Release Frequency: Quarterly

COAL ASH DOE: Steam-Electric Plant Operation Data

A listing of power plants that store ash in surface ponds.

Date of Government Version: 12/31/2018
Date Data Arrived at EDR: 12/04/2019
Date Made Active in Reports: 01/15/2020
Number of Days to Update: 42

Source: Department of Energy
Telephone: 202-586-8719
Last EDR Contact: 03/06/2020
Next Scheduled EDR Contact: 06/15/2020
Data Release Frequency: Varies

COAL ASH EPA: Coal Combustion Residues Surface Impoundments List

A listing of coal combustion residues surface impoundments with high hazard potential ratings.

Date of Government Version: 01/12/2017
Date Data Arrived at EDR: 03/05/2019
Date Made Active in Reports: 11/11/2019
Number of Days to Update: 251

Source: Environmental Protection Agency
Telephone: N/A
Last EDR Contact: 02/27/2020
Next Scheduled EDR Contact: 06/15/2020
Data Release Frequency: Varies

PCB TRANSFORMER: PCB Transformer Registration Database

The database of PCB transformer registrations that includes all PCB registration submittals.

Date of Government Version: 09/13/2019
Date Data Arrived at EDR: 11/06/2019
Date Made Active in Reports: 02/10/2020
Number of Days to Update: 96

Source: Environmental Protection Agency
Telephone: 202-566-0517
Last EDR Contact: 05/08/2020
Next Scheduled EDR Contact: 08/17/2020
Data Release Frequency: Varies

RADINFO: Radiation Information Database

The Radiation Information Database (RADINFO) contains information about facilities that are regulated by U.S. Environmental Protection Agency (EPA) regulations for radiation and radioactivity.

Date of Government Version: 07/01/2019
Date Data Arrived at EDR: 07/01/2019
Date Made Active in Reports: 09/23/2019
Number of Days to Update: 84

Source: Environmental Protection Agency
Telephone: 202-343-9775
Last EDR Contact: 07/01/2019
Next Scheduled EDR Contact: 07/13/2020
Data Release Frequency: Quarterly

HIST FTTS: FIFRA/TSCA Tracking System Administrative Case Listing

A complete administrative case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006
Date Data Arrived at EDR: 03/01/2007
Date Made Active in Reports: 04/10/2007
Number of Days to Update: 40

Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 12/17/2007
Next Scheduled EDR Contact: 03/17/2008
Data Release Frequency: No Update Planned

HIST FTTS INSP: FIFRA/TSCA Tracking System Inspection & Enforcement Case Listing

A complete inspection and enforcement case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 10/19/2006
Date Data Arrived at EDR: 03/01/2007
Date Made Active in Reports: 04/10/2007
Number of Days to Update: 40

Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 12/17/2008
Next Scheduled EDR Contact: 03/17/2008
Data Release Frequency: No Update Planned

DOT OPS: Incident and Accident Data

Department of Transportation, Office of Pipeline Safety Incident and Accident data.

Date of Government Version: 01/02/2020
Date Data Arrived at EDR: 01/28/2020
Date Made Active in Reports: 04/17/2020
Number of Days to Update: 80

Source: Department of Transportation, Office of Pipeline Safety
Telephone: 202-366-4595
Last EDR Contact: 04/28/2020
Next Scheduled EDR Contact: 08/10/2020
Data Release Frequency: Quarterly

CONSENT: Superfund (CERCLA) Consent Decrees

Major legal settlements that establish responsibility and standards for cleanup at NPL (Superfund) sites. Released periodically by United States District Courts after settlement by parties to litigation matters.

Date of Government Version: 12/31/2019
Date Data Arrived at EDR: 01/17/2020
Date Made Active in Reports: 03/06/2020
Number of Days to Update: 49

Source: Department of Justice, Consent Decree Library
Telephone: Varies
Last EDR Contact: 03/26/2020
Next Scheduled EDR Contact: 07/20/2020
Data Release Frequency: Varies

BRS: Biennial Reporting System

The Biennial Reporting System is a national system administered by the EPA that collects data on the generation and management of hazardous waste. BRS captures detailed data from two groups: Large Quantity Generators (LQG) and Treatment, Storage, and Disposal Facilities.

Date of Government Version: 12/31/2015
Date Data Arrived at EDR: 02/22/2017
Date Made Active in Reports: 09/28/2017
Number of Days to Update: 218

Source: EPA/NTIS
Telephone: 800-424-9346
Last EDR Contact: 03/25/2020
Next Scheduled EDR Contact: 07/06/2020
Data Release Frequency: Biennially

INDIAN RESERV: Indian Reservations

This map layer portrays Indian administered lands of the United States that have any area equal to or greater than 640 acres.

Date of Government Version: 12/31/2014
Date Data Arrived at EDR: 07/14/2015
Date Made Active in Reports: 01/10/2017
Number of Days to Update: 546

Source: USGS
Telephone: 202-208-3710
Last EDR Contact: 04/10/2020
Next Scheduled EDR Contact: 07/20/2020
Data Release Frequency: Semi-Annually

FUSRAP: Formerly Utilized Sites Remedial Action Program

DOE established the Formerly Utilized Sites Remedial Action Program (FUSRAP) in 1974 to remediate sites where radioactive contamination remained from Manhattan Project and early U.S. Atomic Energy Commission (AEC) operations.

Date of Government Version: 08/08/2017
Date Data Arrived at EDR: 09/11/2018
Date Made Active in Reports: 09/14/2018
Number of Days to Update: 3

Source: Department of Energy
Telephone: 202-586-3559
Last EDR Contact: 04/29/2020
Next Scheduled EDR Contact: 08/17/2020
Data Release Frequency: Varies

UMTRA: Uranium Mill Tailings Sites

Uranium ore was mined by private companies for federal government use in national defense programs. When the mills shut down, large piles of the sand-like material (mill tailings) remain after uranium has been extracted from the ore. Levels of human exposure to radioactive materials from the piles are low; however, in some cases tailings were used as construction materials before the potential health hazards of the tailings were recognized.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 08/30/2019
Date Data Arrived at EDR: 11/15/2019
Date Made Active in Reports: 01/28/2020
Number of Days to Update: 74

Source: Department of Energy
Telephone: 505-845-0011
Last EDR Contact: 02/21/2020
Next Scheduled EDR Contact: 06/01/2020
Data Release Frequency: Varies

LEAD SMELTER 1: Lead Smelter Sites

A listing of former lead smelter site locations.

Date of Government Version: 01/30/2020
Date Data Arrived at EDR: 02/05/2020
Date Made Active in Reports: 02/14/2020
Number of Days to Update: 9

Source: Environmental Protection Agency
Telephone: 703-603-8787
Last EDR Contact: 05/06/2020
Next Scheduled EDR Contact: 07/13/2020
Data Release Frequency: Varies

LEAD SMELTER 2: Lead Smelter Sites

A list of several hundred sites in the U.S. where secondary lead smelting was done from 1931 and 1964. These sites may pose a threat to public health through ingestion or inhalation of contaminated soil or dust

Date of Government Version: 04/05/2001
Date Data Arrived at EDR: 10/27/2010
Date Made Active in Reports: 12/02/2010
Number of Days to Update: 36

Source: American Journal of Public Health
Telephone: 703-305-6451
Last EDR Contact: 12/02/2009
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

US AIRS (AFS): Aerometric Information Retrieval System Facility Subsystem (AFS)

The database is a sub-system of Aerometric Information Retrieval System (AIRS). AFS contains compliance data on air pollution point sources regulated by the U.S. EPA and/or state and local air regulatory agencies. This information comes from source reports by various stationary sources of air pollution, such as electric power plants, steel mills, factories, and universities, and provides information about the air pollutants they produce. Action, air program, air program pollutant, and general level plant data. It is used to track emissions and compliance data from industrial plants.

Date of Government Version: 10/12/2016
Date Data Arrived at EDR: 10/26/2016
Date Made Active in Reports: 02/03/2017
Number of Days to Update: 100

Source: EPA
Telephone: 202-564-2496
Last EDR Contact: 09/26/2017
Next Scheduled EDR Contact: 01/08/2018
Data Release Frequency: Annually

US AIRS MINOR: Air Facility System Data

A listing of minor source facilities.

Date of Government Version: 10/12/2016
Date Data Arrived at EDR: 10/26/2016
Date Made Active in Reports: 02/03/2017
Number of Days to Update: 100

Source: EPA
Telephone: 202-564-2496
Last EDR Contact: 09/26/2017
Next Scheduled EDR Contact: 01/08/2018
Data Release Frequency: Annually

MINES VIOLATIONS: MSHA Violation Assessment Data

Mines violation and assessment information. Department of Labor, Mine Safety & Health Administration.

Date of Government Version: 12/03/2019
Date Data Arrived at EDR: 12/03/2019
Date Made Active in Reports: 01/28/2020
Number of Days to Update: 56

Source: DOL, Mine Safety & Health Admini
Telephone: 202-693-9424
Last EDR Contact: 03/02/2020
Next Scheduled EDR Contact: 06/15/2020
Data Release Frequency: Quarterly

US MINES: Mines Master Index File

Contains all mine identification numbers issued for mines active or opened since 1971. The data also includes violation information.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 11/06/2019
Date Data Arrived at EDR: 11/25/2019
Date Made Active in Reports: 01/28/2020
Number of Days to Update: 64

Source: Department of Labor, Mine Safety and Health Administration
Telephone: 303-231-5959
Last EDR Contact: 02/25/2020
Next Scheduled EDR Contact: 06/08/2020
Data Release Frequency: Semi-Annually

US MINES 2: Ferrous and Nonferrous Metal Mines Database Listing

This map layer includes ferrous (ferrous metal mines are facilities that extract ferrous metals, such as iron ore or molybdenum) and nonferrous (Nonferrous metal mines are facilities that extract nonferrous metals, such as gold, silver, copper, zinc, and lead) metal mines in the United States.

Date of Government Version: 12/05/2005
Date Data Arrived at EDR: 02/29/2008
Date Made Active in Reports: 04/18/2008
Number of Days to Update: 49

Source: USGS
Telephone: 703-648-7709
Last EDR Contact: 02/28/2020
Next Scheduled EDR Contact: 06/08/2020
Data Release Frequency: Varies

US MINES 3: Active Mines & Mineral Plants Database Listing

Active Mines and Mineral Processing Plant operations for commodities monitored by the Minerals Information Team of the USGS.

Date of Government Version: 04/14/2011
Date Data Arrived at EDR: 06/08/2011
Date Made Active in Reports: 09/13/2011
Number of Days to Update: 97

Source: USGS
Telephone: 703-648-7709
Last EDR Contact: 02/28/2020
Next Scheduled EDR Contact: 06/08/2020
Data Release Frequency: Varies

ABANDONED MINES: Abandoned Mines

An inventory of land and water impacted by past mining (primarily coal mining) is maintained by OSMRE to provide information needed to implement the Surface Mining Control and Reclamation Act of 1977 (SMCRA). The inventory contains information on the location, type, and extent of AML impacts, as well as, information on the cost associated with the reclamation of those problems. The inventory is based upon field surveys by State, Tribal, and OSMRE program officials. It is dynamic to the extent that it is modified as new problems are identified and existing problems are reclaimed.

Date of Government Version: 12/09/2019
Date Data Arrived at EDR: 12/11/2019
Date Made Active in Reports: 02/27/2020
Number of Days to Update: 78

Source: Department of Interior
Telephone: 202-208-2609
Last EDR Contact: 03/05/2020
Next Scheduled EDR Contact: 06/22/2020
Data Release Frequency: Quarterly

FINDS: Facility Index System/Facility Registry System

Facility Index System. FINDS contains both facility information and 'pointers' to other sources that contain more detail. EDR includes the following FINDS databases in this report: PCS (Permit Compliance System), AIRS (Aerometric Information Retrieval System), DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes), FURS (Federal Underground Injection Control), C-DOCKET (Criminal Docket System used to track criminal enforcement actions for all environmental statutes), FFIS (Federal Facilities Information System), STATE (State Environmental Laws and Statutes), and PADS (PCB Activity Data System).

Date of Government Version: 11/22/2019
Date Data Arrived at EDR: 12/04/2019
Date Made Active in Reports: 03/02/2020
Number of Days to Update: 89

Source: EPA
Telephone: (206) 553-1200
Last EDR Contact: 03/03/2020
Next Scheduled EDR Contact: 06/15/2020
Data Release Frequency: Quarterly

ECHO: Enforcement & Compliance History Information

ECHO provides integrated compliance and enforcement information for about 800,000 regulated facilities nationwide.

Date of Government Version: 01/05/2020
Date Data Arrived at EDR: 01/07/2020
Date Made Active in Reports: 03/06/2020
Number of Days to Update: 59

Source: Environmental Protection Agency
Telephone: 202-564-2280
Last EDR Contact: 04/07/2020
Next Scheduled EDR Contact: 07/20/2020
Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

DOCKET HWC: Hazardous Waste Compliance Docket Listing

A complete list of the Federal Agency Hazardous Waste Compliance Docket Facilities.

Date of Government Version: 05/31/2018	Source: Environmental Protection Agency
Date Data Arrived at EDR: 07/26/2018	Telephone: 202-564-0527
Date Made Active in Reports: 10/05/2018	Last EDR Contact: 02/21/2020
Number of Days to Update: 71	Next Scheduled EDR Contact: 06/08/2020
	Data Release Frequency: Varies

UXO: Unexploded Ordnance Sites

A listing of unexploded ordnance site locations

Date of Government Version: 12/31/2017	Source: Department of Defense
Date Data Arrived at EDR: 01/17/2019	Telephone: 703-704-1564
Date Made Active in Reports: 04/01/2019	Last EDR Contact: 04/03/2020
Number of Days to Update: 74	Next Scheduled EDR Contact: 07/27/2020
	Data Release Frequency: Varies

FUELS PROGRAM: EPA Fuels Program Registered Listing

This listing includes facilities that are registered under the Part 80 (Code of Federal Regulations) EPA Fuels Programs. All companies now are required to submit new and updated registrations.

Date of Government Version: 11/18/2019	Source: EPA
Date Data Arrived at EDR: 11/19/2019	Telephone: 800-385-6164
Date Made Active in Reports: 01/28/2020	Last EDR Contact: 02/19/2020
Number of Days to Update: 70	Next Scheduled EDR Contact: 06/01/2020
	Data Release Frequency: Quarterly

AIRS: Oregon Title V Facility Listing

A listing of Title V facility source and emissions information.

Date of Government Version: 01/06/2020	Source: Department of Environmental Quality
Date Data Arrived at EDR: 01/07/2020	Telephone: 503-229-6459
Date Made Active in Reports: 03/04/2020	Last EDR Contact: 03/23/2020
Number of Days to Update: 57	Next Scheduled EDR Contact: 07/13/2020
	Data Release Frequency: Annually

COAL ASH: Coal Ash Disposal Sites Listing

A listing of coal ash disposal sites.

Date of Government Version: 12/31/2018	Source: Department of Environmental Quality
Date Data Arrived at EDR: 03/28/2019	Telephone: 541-298-7255
Date Made Active in Reports: 06/18/2019	Last EDR Contact: 03/02/2020
Number of Days to Update: 82	Next Scheduled EDR Contact: 06/15/2020
	Data Release Frequency: Varies

DRYCLEANERS: Drycleaning Facilities

A listing of registered drycleaning facilities in Oregon.

Date of Government Version: 01/28/2020	Source: Department of Environmental Quality
Date Data Arrived at EDR: 01/29/2020	Telephone: 503-229-6783
Date Made Active in Reports: 04/10/2020	Last EDR Contact: 04/17/2020
Number of Days to Update: 72	Next Scheduled EDR Contact: 08/10/2020
	Data Release Frequency: Annually

ENF: Enforcement Action Listing

Enforcement actions

Date of Government Version: 09/16/2019	Source: Department of Environmental Quality
Date Data Arrived at EDR: 09/18/2019	Telephone: 503-229-5696
Date Made Active in Reports: 11/20/2019	Last EDR Contact: 03/26/2020
Number of Days to Update: 63	Next Scheduled EDR Contact: 06/29/2020
	Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Financial Assurance 1: Financial Assurance Information Listing

Financial assurance information for hazardous waste facilities.

Date of Government Version: 06/24/2019
Date Data Arrived at EDR: 06/27/2019
Date Made Active in Reports: 09/11/2019
Number of Days to Update: 76

Source: Department of Environmental Quality
Telephone: 541-633-2011
Last EDR Contact: 03/02/2020
Next Scheduled EDR Contact: 06/15/2020
Data Release Frequency: Semi-Annually

Financial Assurance 2: Financial Assurance Information Listing

Financial assurance information for solid waste facilities. Financial assurance is intended to ensure that resources are available to pay for the cost of closure, post-closure care, and corrective measures if the owner or operator of a regulated facility is unable or unwilling to pay.

Date of Government Version: 12/06/2019
Date Data Arrived at EDR: 12/09/2019
Date Made Active in Reports: 02/07/2020
Number of Days to Update: 60

Source: Department of Environmental Quality
Telephone: 503-229-5521
Last EDR Contact: 05/07/2020
Next Scheduled EDR Contact: 08/31/2020
Data Release Frequency: Semi-Annually

HSIS: Hazardous Substance Information Survey

Companies in Oregon submitting the Hazardous Substance Information Survey and either reporting or not reporting hazardous substances.

Date of Government Version: 01/30/2020
Date Data Arrived at EDR: 01/30/2020
Date Made Active in Reports: 04/13/2020
Number of Days to Update: 74

Source: State Fire Marshal's Office
Telephone: 503-373-1540
Last EDR Contact: 05/01/2020
Next Scheduled EDR Contact: 08/10/2020
Data Release Frequency: Semi-Annually

OR MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 12/31/2018
Date Data Arrived at EDR: 11/06/2019
Date Made Active in Reports: 01/15/2020
Number of Days to Update: 70

Source: Department of Environmental Quality
Telephone: N/A
Last EDR Contact: 04/24/2020
Next Scheduled EDR Contact: 08/17/2020
Data Release Frequency: Annually

NPDES: Wastewater Permits Database

A listing of permitted wastewater facilities.

Date of Government Version: 11/06/2019
Date Data Arrived at EDR: 11/07/2019
Date Made Active in Reports: 01/16/2020
Number of Days to Update: 70

Source: Department of Environmental Quality
Telephone: 503-229-5657
Last EDR Contact: 04/24/2020
Next Scheduled EDR Contact: 08/17/2020
Data Release Frequency: Varies

UIC: Underground Injection Control Program Database

DEQ's Underground Injection Control Program is authorized by the Environmental Protection Agency (EPA) to regulate all underground injection in Oregon to protect groundwater resources.

Date of Government Version: 12/18/2019
Date Data Arrived at EDR: 12/23/2019
Date Made Active in Reports: 03/04/2020
Number of Days to Update: 72

Source: Department of Environmental Quality
Telephone: 503-229-5945
Last EDR Contact: 03/27/2020
Next Scheduled EDR Contact: 07/06/2020
Data Release Frequency: Quarterly

MINES MRDS: Mineral Resources Data System

Mineral Resources Data System

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 04/06/2018
Date Data Arrived at EDR: 10/21/2019
Date Made Active in Reports: 10/24/2019
Number of Days to Update: 3

Source: USGS
Telephone: 703-648-6533
Last EDR Contact: 02/28/2020
Next Scheduled EDR Contact: 06/08/2020
Data Release Frequency: Varies

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP: EDR Proprietary Manufactured Gas Plants

The EDR Proprietary Manufactured Gas Plant Database includes records of coal gas plants (manufactured gas plants) compiled by EDR's researchers. Manufactured gas sites were used in the United States from the 1800's to 1950's to produce a gas that could be distributed and used as fuel. These plants used whale oil, rosin, coal, or a mixture of coal, oil, and water that also produced a significant amount of waste. Many of the byproducts of the gas production, such as coal tar (oily waste containing volatile and non-volatile chemicals), sludges, oils and other compounds are potentially hazardous to human health and the environment. The byproduct from this process was frequently disposed of directly at the plant site and can remain or spread slowly, serving as a continuous source of soil and groundwater contamination.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

EDR Hist Auto: EDR Exclusive Historical Auto Stations

EDR has searched selected national collections of business directories and has collected listings of potential gas station/filling station/service station sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include gas station/filling station/service station establishments. The categories reviewed included, but were not limited to gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

EDR Hist Cleaner: EDR Exclusive Historical Cleaners

EDR has searched selected national collections of business directories and has collected listings of potential dry cleaner sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include dry cleaning establishments. The categories reviewed included, but were not limited to dry cleaners, cleaners, laundry, laundromat, cleaning/laundry, wash & dry etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

RGA HWS: Recovered Government Archive State Hazardous Waste Facilities List

The EDR Recovered Government Archive State Hazardous Waste database provides a list of SHWS incidents derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the Department of Environmental Quality in Oregon.

Date of Government Version: N/A

Source: Department of Environmental Quality

Date Data Arrived at EDR: 07/01/2013

Telephone: N/A

Date Made Active in Reports: 01/03/2014

Last EDR Contact: 06/01/2012

Number of Days to Update: 186

Next Scheduled EDR Contact: N/A

Data Release Frequency: Varies

RGA LF: Recovered Government Archive Solid Waste Facilities List

The EDR Recovered Government Archive Landfill database provides a list of landfills derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the Department of Environmental Quality in Oregon.

Date of Government Version: N/A

Source: Department of Environmental Quality

Date Data Arrived at EDR: 07/01/2013

Telephone: N/A

Date Made Active in Reports: 01/13/2014

Last EDR Contact: 06/01/2012

Number of Days to Update: 196

Next Scheduled EDR Contact: N/A

Data Release Frequency: Varies

RGA LUST: Recovered Government Archive Leaking Underground Storage Tank

The EDR Recovered Government Archive Leaking Underground Storage Tank database provides a list of LUST incidents derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the Department of Environmental Quality in Oregon.

Date of Government Version: N/A

Source: Department of Environmental Quality

Date Data Arrived at EDR: 07/01/2013

Telephone: N/A

Date Made Active in Reports: 12/27/2013

Last EDR Contact: 06/01/2012

Number of Days to Update: 179

Next Scheduled EDR Contact: N/A

Data Release Frequency: Varies

OTHER DATABASE(S)

Depending on the geographic area covered by this report, the data provided in these specialty databases may or may not be complete. For example, the existence of wetlands information data in a specific report does not mean that all wetlands in the area covered by the report are included. Moreover, the absence of any reported wetlands information does not necessarily mean that wetlands do not exist in the area covered by the report.

NY MANIFEST: Facility and Manifest Data

Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a TSD facility.

Date of Government Version: 01/01/2019

Source: Department of Environmental Conservation

Date Data Arrived at EDR: 05/01/2019

Telephone: 518-402-8651

Date Made Active in Reports: 06/21/2019

Last EDR Contact: 04/29/2020

Number of Days to Update: 51

Next Scheduled EDR Contact: 08/10/2020

Data Release Frequency: Quarterly

WI MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 05/31/2018

Source: Department of Natural Resources

Date Data Arrived at EDR: 06/19/2019

Telephone: N/A

Date Made Active in Reports: 09/03/2019

Last EDR Contact: 03/09/2020

Number of Days to Update: 76

Next Scheduled EDR Contact: 06/22/2020

Data Release Frequency: Annually

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Oil/Gas Pipelines

Source: Endeavor Business Media

Petroleum Bundle (Crude Oil, Refined Products, Petrochemicals, Gas Liquids (LPG/NGL), and Specialty Gases (Miscellaneous)) N = Natural Gas Bundle (Natural Gas, Gas Liquids (LPG/NGL), and Specialty Gases (Miscellaneous)). This map includes information copyrighted by Endeavor Business Media. This information is provided on a best effort basis and Endeavor Business Media does not guarantee its accuracy nor warrant its fitness for any particular purpose. Such information has been reprinted with the permission of Endeavor Business Media.

Electric Power Transmission Line Data

Source: Endeavor Business Media

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Sensitive Receptors: There are individuals deemed sensitive receptors due to their fragile immune systems and special sensitivity to environmental discharges. These sensitive receptors typically include the elderly, the sick, and children. While the location of all sensitive receptors cannot be determined, EDR indicates those buildings and facilities - schools, daycares, hospitals, medical centers, and nursing homes - where individuals who are sensitive receptors are likely to be located.

AHA Hospitals:

Source: American Hospital Association, Inc.

Telephone: 312-280-5991

The database includes a listing of hospitals based on the American Hospital Association's annual survey of hospitals.

Medical Centers: Provider of Services Listing

Source: Centers for Medicare & Medicaid Services

Telephone: 410-786-3000

A listing of hospitals with Medicare provider number, produced by Centers of Medicare & Medicaid Services, a federal agency within the U.S. Department of Health and Human Services.

Nursing Homes

Source: National Institutes of Health

Telephone: 301-594-6248

Information on Medicare and Medicaid certified nursing homes in the United States.

Public Schools

Source: National Center for Education Statistics

Telephone: 202-502-7300

The National Center for Education Statistics' primary database on elementary and secondary public education in the United States. It is a comprehensive, annual, national statistical database of all public elementary and secondary schools and school districts, which contains data that are comparable across all states.

Private Schools

Source: National Center for Education Statistics

Telephone: 202-502-7300

The National Center for Education Statistics' primary database on private school locations in the United States.

Daycare Centers: Child Care Listings

Source: Employment Department

Telephone: 503-947-1420

Flood Zone Data: This data was obtained from the Federal Emergency Management Agency (FEMA). It depicts 100-year and 500-year flood zones as defined by FEMA. It includes the National Flood Hazard Layer (NFHL) which incorporates Flood Insurance Rate Map (FIRM) data and Q3 data from FEMA in areas not covered by NFHL.

Source: FEMA

Telephone: 877-336-2627

Date of Government Version: 2003, 2015

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005 and 2010 from the U.S. Fish and Wildlife Service.

State Wetlands Data: Wetlands Inventory Data

Source: Oregon Geospatial Enterprise Office

Telephone: 503-378-2166

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Current USGS 7.5 Minute Topographic Map
Source: U.S. Geological Survey

STREET AND ADDRESS INFORMATION

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GEOCHECK[®] - PHYSICAL SETTING SOURCE ADDENDUM

TARGET PROPERTY ADDRESS

945 DOLLAR STREET
945 DOLLAR STREET
WEST LINN, OR 97068

TARGET PROPERTY COORDINATES

Latitude (North):	45.348384 - 45° 20' 54.18"
Longitude (West):	122.672242 - 122° 40' 20.07"
Universal Transverse Mercator:	Zone 10
UTM X (Meters):	525676.1
UTM Y (Meters):	5021487.5

USGS TOPOGRAPHIC MAP

Target Property Map:	6067204 CANBY, OR
Version Date:	2014

EDR's GeoCheck Physical Setting Source Addendum is provided to assist the environmental professional in forming an opinion about the impact of potential contaminant migration.

Assessment of the impact of contaminant migration generally has two principle investigative components:

1. Groundwater flow direction, and
2. Groundwater flow velocity.

Groundwater flow direction may be impacted by surface topography, hydrology, hydrogeology, characteristics of the soil, and nearby wells. Groundwater flow velocity is generally impacted by the nature of the geologic strata.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW DIRECTION INFORMATION

Groundwater flow direction for a particular site is best determined by a qualified environmental professional using site-specific well data. If such data is not reasonably ascertainable, it may be necessary to rely on other sources of information, such as surface topographic information, hydrologic information, hydrogeologic data collected on nearby properties, and regional groundwater flow information (from deep aquifers).

TOPOGRAPHIC INFORMATION

Surface topography may be indicative of the direction of surficial groundwater flow. This information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

TARGET PROPERTY TOPOGRAPHY

General Topographic Gradient: General WSW

Source: Topography has been determined from the USGS 7.5' Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

HYDROLOGIC INFORMATION

Surface water can act as a hydrologic barrier to groundwater flow. Such hydrologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Refer to the Physical Setting Source Map following this summary for hydrologic information (major waterways and bodies of water).

FEMA FLOOD ZONE

<u>Flood Plain Panel at Target Property</u>	<u>FEMA Source Type</u>
41047C0075G	FEMA FIRM Flood data
<u>Additional Panels in search area:</u>	<u>FEMA Source Type</u>
Not Reported	

NATIONAL WETLAND INVENTORY

<u>NWI Quad at Target Property</u>	<u>NWI Electronic Data Coverage</u>
CANBY	YES - refer to the Overview Map and Detail Map

HYDROGEOLOGIC INFORMATION

Hydrogeologic information obtained by installation of wells on a specific site can often be an indicator of groundwater flow direction in the immediate area. Such hydrogeologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

AQUIFLOW®

Search Radius: 1.000 Mile.

EDR has developed the AQUIFLOW Information System to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted by environmental professionals to regulatory authorities at select sites and has extracted the date of the report, groundwater flow direction as determined hydrogeologically, and the depth to water table.

<u>MAP ID</u>	<u>LOCATION FROM TP</u>	<u>GENERAL DIRECTION GROUNDWATER FLOW</u>
Not Reported		

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW VELOCITY INFORMATION

Groundwater flow velocity information for a particular site is best determined by a qualified environmental professional using site specific geologic and soil strata data. If such data are not reasonably ascertainable, it may be necessary to rely on other sources of information, including geologic age identification, rock stratigraphic unit and soil characteristics data collected on nearby properties and regional soil information. In general, contaminant plumes move more quickly through sandy-gravelly types of soils than silty-clayey types of soils.

GEOLOGIC INFORMATION IN GENERAL AREA OF TARGET PROPERTY

Geologic information can be used by the environmental professional in forming an opinion about the relative speed at which contaminant migration may be occurring.

ROCK STRATIGRAPHIC UNIT

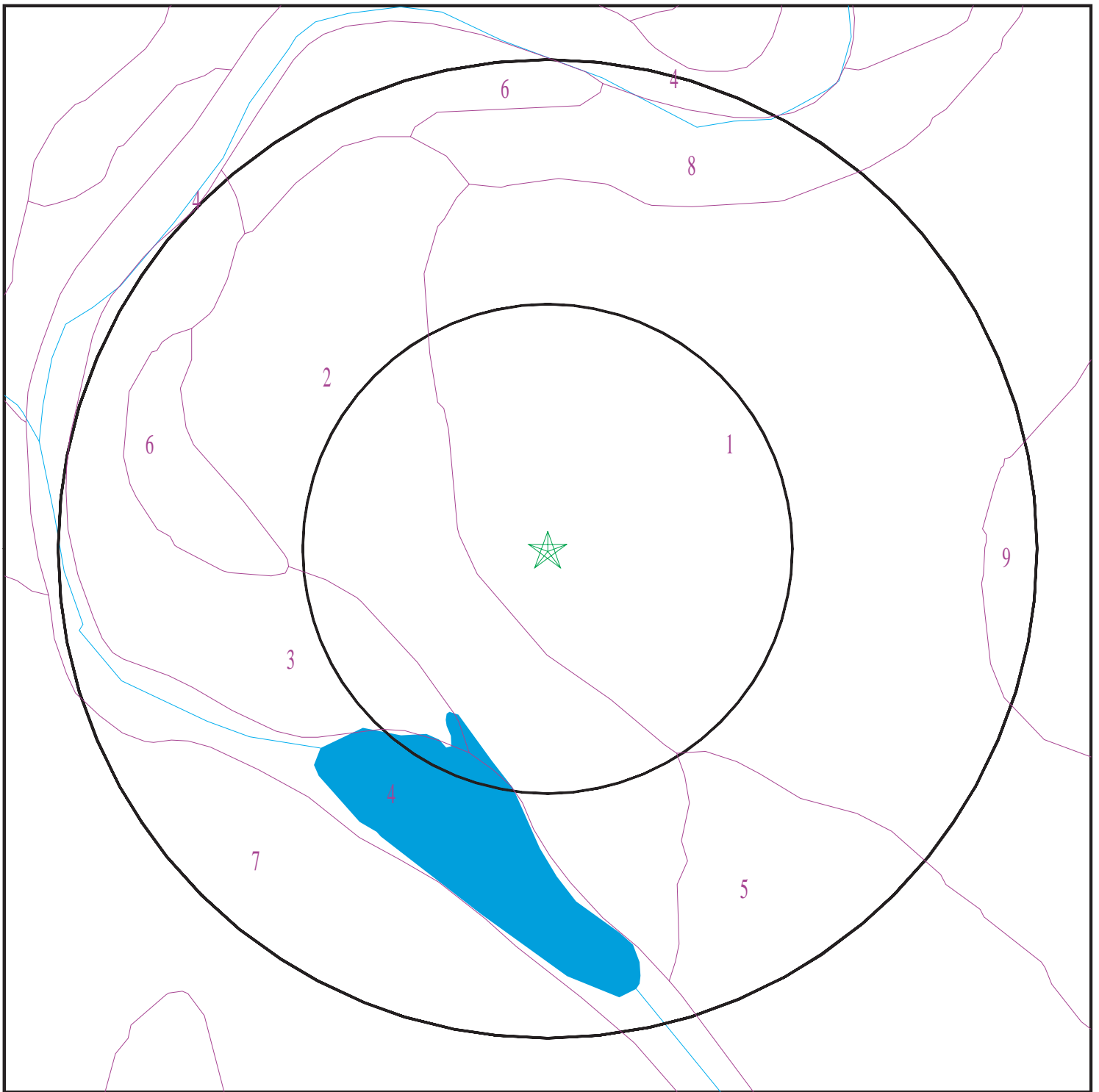
Era:	Cenozoic
System:	Tertiary
Series:	Miocene volcanic rocks
Code:	Tmv (<i>decoded above as Era, System & Series</i>)

GEOLOGIC AGE IDENTIFICATION

Category: Volcanic Rocks

Geologic Age and Rock Stratigraphic Unit Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - a digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

SSURGO SOIL MAP - 6063181.2s



- ★ Target Property
- SSURGO Soil
- Water

0 1/16 1/8 1/4 Miles



SITE NAME: 945 Dollar Street
ADDRESS: 945 Dollar Street
West Linn OR 97068
LAT/LONG: 45.348384 / 122.672242

CLIENT: PBS Engineering & Env.
CONTACT: Claudia Byes-Lund
INQUIRY #: 6063181.2s
DATE: May 13, 2020 1:26 pm

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

DOMINANT SOIL COMPOSITION IN GENERAL AREA OF TARGET PROPERTY

The U.S. Department of Agriculture's (USDA) Soil Conservation Service (SCS) leads the National Cooperative Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. The following information is based on Soil Conservation Service SSURGO data.

Soil Map ID: 1

Soil Component Name: Willamette

Soil Surface Texture: silt loam

Hydrologic Group: Class C - Slow infiltration rates. Soils with layers impeding downward movement of water, or soils with moderately fine or fine textures.

Soil Drainage Class: Moderately well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Moderate

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 92 inches

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	14 inches	silt loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 14 Min: 4	Max: 6.5 Min: 5.6
2	14 inches	59 inches	silty clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 14 Min: 4	Max: 6.5 Min: 5.6

Soil Map ID: 2

Soil Component Name: Woodburn

Soil Surface Texture: silt loam

Hydrologic Group: Class C - Slow infiltration rates. Soils with layers impeding downward movement of water, or soils with moderately fine or fine textures.

Soil Drainage Class: Moderately well drained

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Moderate

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 76 inches

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	16 inches	silt loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 1.4 Min: 0.42	Max: 6.5 Min: 5.6
2	16 inches	37 inches	silty clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 1.4 Min: 0.42	Max: 6.5 Min: 5.6
3	37 inches	59 inches	silt loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 1.4 Min: 0.42	Max: 6.5 Min: 5.6

Soil Map ID: 3

Soil Component Name: Newberg

Soil Surface Texture: fine sandy loam

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Moderate

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	14 inches	fine sandy loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 42 Min: 14	Max: 7.3 Min: 5.6
2	14 inches	22 inches	fine sandy loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 42 Min: 14	Max: 7.3 Min: 5.6
3	42 inches	59 inches	extremely gravelly sand	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 42 Min: 14	Max: 7.3 Min: 5.6
4	22 inches	42 inches	fine sand	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 42 Min: 14	Max: 7.3 Min: 5.6

Soil Map ID: 4

Soil Component Name: Water

Soil Surface Texture: fine sandy loam

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class:
Hydric Status: Unknown

Corrosion Potential - Uncoated Steel: Not Reported

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

No Layer Information available.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Map ID: 5

Soil Component Name: Latourell

Soil Surface Texture: loam

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Moderate

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	14 inches	loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Gravels, Gravels with fines, Silty Gravel	Max: 42 Min: 14	Max: 6.5 Min: 5.6
2	14 inches	48 inches	loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Gravels, Gravels with fines, Silty Gravel	Max: 42 Min: 14	Max: 6.5 Min: 5.6
3	48 inches	59 inches	gravelly sandy loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Gravels, Gravels with fines, Silty Gravel	Max: 42 Min: 14	Max: 6.5 Min: 5.6

Soil Map ID: 6

Soil Component Name: McBee variant

Soil Surface Texture: loam

Hydrologic Group: Class D - Very slow infiltration rates. Soils are clayey, have a high water table, or are shallow to an impervious layer.

Soil Drainage Class: Somewhat poorly drained

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Moderate

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 31 inches

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	27 inches	loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 14 Min: 4	Max: 6 Min: 5.6
2	27 inches	59 inches	clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 14 Min: 4	Max: 6 Min: 5.6

Soil Map ID: 7

Soil Component Name: Saum

Soil Surface Texture: silt loam

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Moderate

Depth to Bedrock Min: > 127 inches

Depth to Watertable Min: > 0 inches

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	7 inches	silt loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	Not reported	Max: Min:	Max: Min:
2	7 inches	25 inches	silty clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	Not reported	Max: Min:	Max: Min:
3	25 inches	50 inches	gravelly silty clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	Not reported	Max: Min:	Max: Min:
4	50 inches	53 inches	unweathered bedrock	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	Not reported	Max: Min:	Max: Min:

Soil Map ID: 8

Soil Component Name: Xerochrepts

Soil Surface Texture: silt loam

Hydrologic Group: Class C - Slow infiltration rates. Soils with layers impeding downward movement of water, or soils with moderately fine or fine textures.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Moderate

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 107 inches

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	7 inches	silt loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Gravels, Gravels with fines, Silty Gravel	Max: 4 Min: 1.4	Max: 6 Min: 5.1
2	7 inches	48 inches	gravelly clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Gravels, Gravels with fines, Silty Gravel	Max: 4 Min: 1.4	Max: 6 Min: 5.1
3	48 inches	59 inches	very cobbly clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Gravels, Gravels with fines, Silty Gravel	Max: 4 Min: 1.4	Max: 6 Min: 5.1

Soil Map ID: 9

Soil Component Name: Willamette

Soil Surface Texture: silt loam

Hydrologic Group: Class C - Slow infiltration rates. Soils with layers impeding downward movement of water, or soils with moderately fine or fine textures.

Soil Drainage Class: Moderately well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Moderate

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 92 inches

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	14 inches	silt loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 14 Min: 4	Max: 6.5 Min: 5.6
2	14 inches	59 inches	silty clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 14 Min: 4	Max: 6.5 Min: 5.6

LOCAL / REGIONAL WATER AGENCY RECORDS

EDR Local/Regional Water Agency records provide water well information to assist the environmental professional in assessing sources that may impact ground water flow direction, and in forming an opinion about the impact of contaminant migration on nearby drinking water wells.

WELL SEARCH DISTANCE INFORMATION

<u>DATABASE</u>	<u>SEARCH DISTANCE (miles)</u>
Federal USGS	1.000
Federal FRDS PWS	Nearest PWS within 1 mile
State Database	1.000

FEDERAL USGS WELL INFORMATION

<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
A4	USGS40000992778	1/4 - 1/2 Mile NNW
I39	USGS40000992725	1/2 - 1 Mile WSW

FEDERAL FRDS PUBLIC WATER SUPPLY SYSTEM INFORMATION

<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
No PWS System Found		

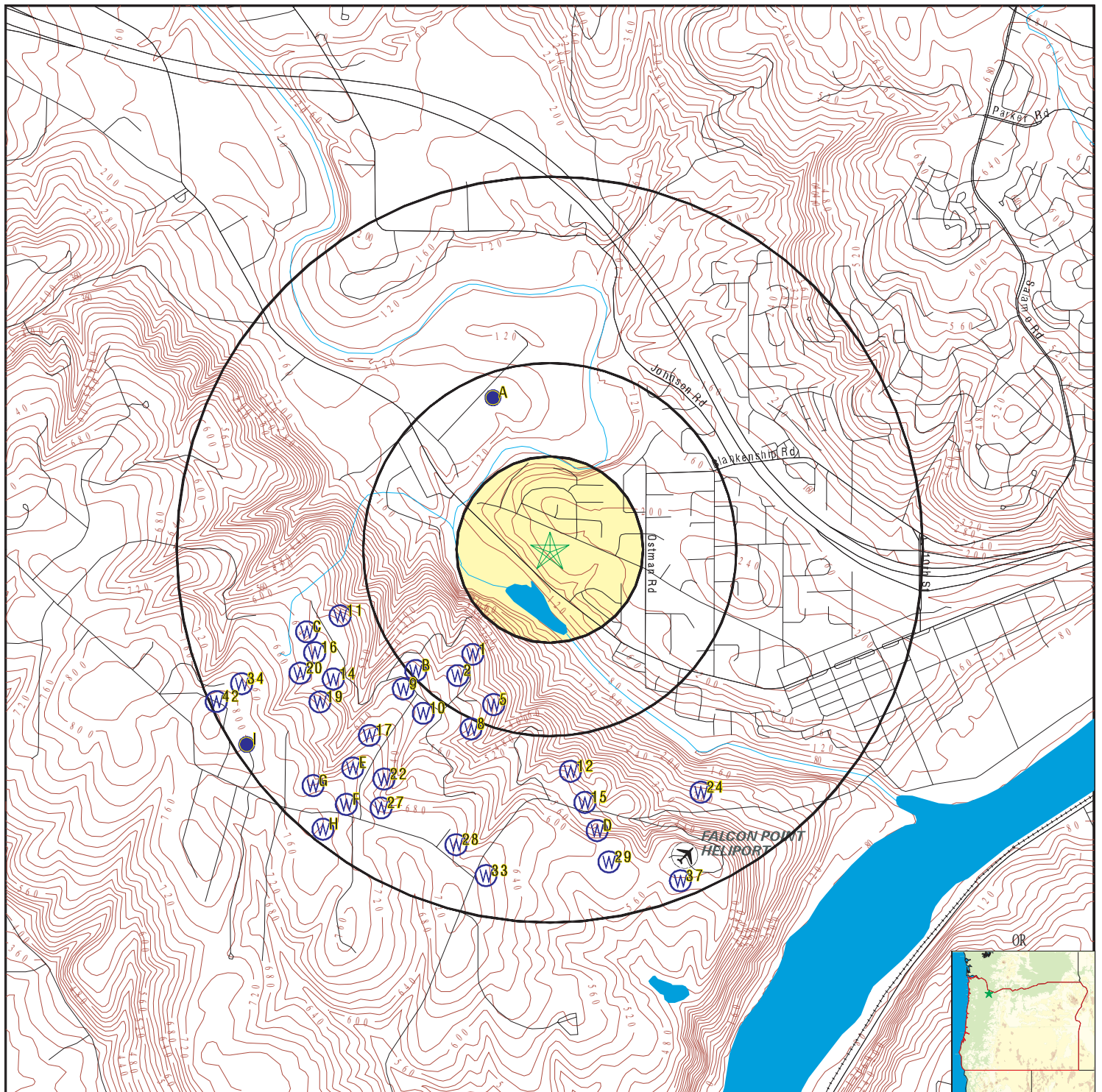
Note: PWS System location is not always the same as well location.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

STATE DATABASE WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
1	ORW600000008833	1/4 - 1/2 Mile SW
2	ORW600000008832	1/4 - 1/2 Mile SW
A3	ORW600000018323	1/4 - 1/2 Mile NNW
5	ORW600000008831	1/4 - 1/2 Mile SSW
B6	ORW600000008834	1/4 - 1/2 Mile SW
B7	ORW600000008842	1/4 - 1/2 Mile SW
8	ORW600000008830	1/2 - 1 Mile SSW
9	ORW600000008827	1/2 - 1 Mile SW
10	ORW600000008829	1/2 - 1 Mile SW
11	ORW600000008835	1/2 - 1 Mile WSW
12	ORW600000008825	1/2 - 1 Mile South
C13	ORW600000008836	1/2 - 1 Mile WSW
14	ORW600000008841	1/2 - 1 Mile WSW
15	ORW600000010797	1/2 - 1 Mile South
16	ORW600000008838	1/2 - 1 Mile WSW
17	ORW600000008826	1/2 - 1 Mile SW
C18	ORW600000008837	1/2 - 1 Mile WSW
19	ORW600000008840	1/2 - 1 Mile WSW
20	ORW600000008839	1/2 - 1 Mile WSW
D21	ORW600000008304	1/2 - 1 Mile South
22	ORW600000008305	1/2 - 1 Mile SW
E23	ORW600000008847	1/2 - 1 Mile SW
24	ORW600000008817	1/2 - 1 Mile SSE
D25	ORW600000008828	1/2 - 1 Mile South
E26	ORW600000004080	1/2 - 1 Mile SW
27	ORW600000008306	1/2 - 1 Mile SSW
28	ORW600000008816	1/2 - 1 Mile SSW
29	ORW600000008820	1/2 - 1 Mile South
F30	ORW600000008852	1/2 - 1 Mile SW
G31	ORW600000008849	1/2 - 1 Mile SW
F32	ORW600000008851	1/2 - 1 Mile SW
33	ORW600000008821	1/2 - 1 Mile South
34	ORW600000008844	1/2 - 1 Mile WSW
G35	ORW600000008850	1/2 - 1 Mile SW
G36	ORW600000008848	1/2 - 1 Mile SW
37	ORW600000008819	1/2 - 1 Mile SSE
H38	ORW600000008854	1/2 - 1 Mile SW
H40	ORW600000008855	1/2 - 1 Mile SW
I41	ORW600000008845	1/2 - 1 Mile WSW
42	ORW600000005957	1/2 - 1 Mile WSW

PHYSICAL SETTING SOURCE MAP - 6063181.2s



- County Boundary
- Major Roads
- Contour Lines
- Airports
- Earthquake epicenter, Richter 5 or greater
- Water Wells
- Public Water Supply Wells
- Cluster of Multiple Icons

- Groundwater Flow Direction
- Indeterminate Groundwater Flow at Location
- Groundwater Flow Varies at Location
- Oil, gas or related wells

SITE NAME: 945 Dollar Street
 ADDRESS: 945 Dollar Street
 West Linn OR 97068
 LAT/LONG: 45.348384 / 122.672242

CLIENT: PBS Engineering & Env.
 CONTACT: Claudia Byes-Lund
 INQUIRY #: 6063181.2s
 DATE: May 13, 2020 1:26 pm

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database EDR ID Number

1
SW
1/4 - 1/2 Mile
Higher

OR WELLS ORW600000008833

Well Log ID: CLAC 61394
Well Tag: 70529
Observation Well: Not Reported
Obs Well Flag: Not Reported

Last Update: 08/24/2007
State Obs Well #: 0
Recorder Well: Not Reported
Surface Elevation: 0

2
SW
1/4 - 1/2 Mile
Higher

OR WELLS ORW600000008832

Well Log ID: CLAC 61235
Well Tag: 71092
Observation Well: Not Reported
Obs Well Flag: Not Reported

Last Update: 08/24/2007
State Obs Well #: 0
Recorder Well: Not Reported
Surface Elevation: 0

A3
NNW
1/4 - 1/2 Mile
Lower

OR WELLS ORW600000018323

Well Log ID: CLAC 3846
Well Tag: 0
Observation Well: Not Reported
Obs Well Flag: Not Reported

Last Update: 12/31/2015
State Obs Well #: 0
Recorder Well: Not Reported
Surface Elevation: 148

A4
NNW
1/4 - 1/2 Mile
Lower

FED USGS USGS40000992778

Organization ID: USGS-OR
Monitor Location: 02S/01E-34BDC
Description: Not Reported
Drainage Area: Not Reported
Contrib Drainage Area: Not Reported
Aquifer: Not Reported
Aquifer Type: Not Reported
Well Depth: 200
Well Hole Depth: Not Reported

Organization Name: USGS Oregon Water Science Center
Type: Well
HUC: 17090010
Drainage Area Units: Not Reported
Contrib Drainage Area Units: Not Reported
Formation Type: Not Reported
Construction Date: Not Reported
Well Depth Units: ft
Well Hole Depth Units: Not Reported

5
SSW
1/4 - 1/2 Mile
Higher

OR WELLS ORW600000008831

Well Log ID: CLAC 19931
Well Tag: 0

Last Update: 08/24/2007
State Obs Well #: 0

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Observation Well: Not Reported
Obs Well Flag: Not Reported

Recorder Well: Not Reported
Surface Elevation: 0

**B6
SW
1/4 - 1/2 Mile
Higher**

OR WELLS ORW600000008834

Well Log ID: CLAC 1093
Well Tag: 0
Observation Well: Not Reported
Obs Well Flag: Not Reported

Last Update: 08/24/2007
State Obs Well #: 0
Recorder Well: Not Reported
Surface Elevation: 0

**B7
SW
1/4 - 1/2 Mile
Higher**

OR WELLS ORW600000008842

Well Log ID: CLAC 19217
Well Tag: 0
Observation Well: Not Reported
Obs Well Flag: Not Reported

Last Update: 08/24/2007
State Obs Well #: 0
Recorder Well: Not Reported
Surface Elevation: 0

**8
SSW
1/2 - 1 Mile
Higher**

OR WELLS ORW600000008830

Well Log ID: CLAC 20461
Well Tag: 0
Observation Well: Not Reported
Obs Well Flag: Not Reported

Last Update: 08/24/2007
State Obs Well #: 0
Recorder Well: Not Reported
Surface Elevation: 0

**9
SW
1/2 - 1 Mile
Higher**

OR WELLS ORW600000008827

Well Log ID: CLAC 19000
Well Tag: 0
Observation Well: Not Reported
Obs Well Flag: Not Reported

Last Update: 08/24/2007
State Obs Well #: 0
Recorder Well: Not Reported
Surface Elevation: 0

**10
SW
1/2 - 1 Mile
Higher**

OR WELLS ORW600000008829

Well Log ID: CLAC 1484
Well Tag: 0
Observation Well: Not Reported
Obs Well Flag: Not Reported

Last Update: 08/24/2007
State Obs Well #: 0
Recorder Well: Not Reported
Surface Elevation: 0

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database EDR ID Number

11
WSW
1/2 - 1 Mile
Higher

OR WELLS ORW600000008835

Well Log ID: CLAC 57814
Well Tag: 53302
Observation Well: Not Reported
Obs Well Flag: Not Reported

Last Update: 08/24/2007
State Obs Well #: 0
Recorder Well: Not Reported
Surface Elevation: 0

12
South
1/2 - 1 Mile
Higher

OR WELLS ORW600000008825

Well Log ID: CLAC 58195
Well Tag: 55465
Observation Well: Not Reported
Obs Well Flag: Not Reported

Last Update: 08/24/2007
State Obs Well #: 0
Recorder Well: Not Reported
Surface Elevation: 0

C13
WSW
1/2 - 1 Mile
Higher

OR WELLS ORW600000008836

Well Log ID: CLAC 20379
Well Tag: 0
Observation Well: Not Reported
Obs Well Flag: Not Reported

Last Update: 08/24/2007
State Obs Well #: 0
Recorder Well: Not Reported
Surface Elevation: 0

14
WSW
1/2 - 1 Mile
Higher

OR WELLS ORW600000008841

Well Log ID: CLAC 18184
Well Tag: 0
Observation Well: Not Reported
Obs Well Flag: Not Reported

Last Update: 08/24/2007
State Obs Well #: 0
Recorder Well: Not Reported
Surface Elevation: 0

15
South
1/2 - 1 Mile
Higher

OR WELLS ORW600000010797

Well Log ID: CLAC 8859
Well Tag: 0
Observation Well: Not Reported
Obs Well Flag: Not Reported

Last Update: 01/08/2008
State Obs Well #: 0
Recorder Well: Not Reported
Surface Elevation: 515

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database EDR ID Number

16
WSW
1/2 - 1 Mile
Higher

OR WELLS ORW600000008838

Well Log ID: CLAC 12222
Well Tag: 0
Observation Well: Not Reported
Obs Well Flag: Not Reported

Last Update: 08/24/2007
State Obs Well #: 0
Recorder Well: Not Reported
Surface Elevation: 0

17
SW
1/2 - 1 Mile
Higher

OR WELLS ORW600000008826

Well Log ID: CLAC 58308
Well Tag: 40830
Observation Well: Not Reported
Obs Well Flag: Not Reported

Last Update: 08/24/2007
State Obs Well #: 0
Recorder Well: Not Reported
Surface Elevation: 0

C18
WSW
1/2 - 1 Mile
Higher

OR WELLS ORW600000008837

Well Log ID: CLAC 20314
Well Tag: 0
Observation Well: Not Reported
Obs Well Flag: Not Reported

Last Update: 08/24/2007
State Obs Well #: 0
Recorder Well: Not Reported
Surface Elevation: 0

19
WSW
1/2 - 1 Mile
Higher

OR WELLS ORW600000008840

Well Log ID: CLAC 20389
Well Tag: 0
Observation Well: Not Reported
Obs Well Flag: Not Reported

Last Update: 08/24/2007
State Obs Well #: 0
Recorder Well: Not Reported
Surface Elevation: 0

20
WSW
1/2 - 1 Mile
Higher

OR WELLS ORW600000008839

Well Log ID: CLAC 299
Well Tag: 0
Observation Well: Not Reported
Obs Well Flag: Not Reported

Last Update: 08/24/2007
State Obs Well #: 0
Recorder Well: Not Reported
Surface Elevation: 0

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database EDR ID Number

D21
South
1/2 - 1 Mile
Higher

OR WELLS ORW600000008304

Well Log ID: CLAC 8864
Well Tag: 60340
Observation Well: Not Reported
Obs Well Flag: Not Reported

Last Update: 11/15/2006
State Obs Well #: 0
Recorder Well: Not Reported
Surface Elevation: 535

22
SW
1/2 - 1 Mile
Higher

OR WELLS ORW600000008305

Well Log ID: CLAC 8867
Well Tag: 0
Observation Well: Not Reported
Obs Well Flag: Not Reported

Last Update: 11/15/2006
State Obs Well #: 0
Recorder Well: Not Reported
Surface Elevation: 675

E23
SW
1/2 - 1 Mile
Higher

OR WELLS ORW600000008847

Well Log ID: CLAC 8856
Well Tag: 0
Observation Well: Not Reported
Obs Well Flag: Not Reported

Last Update: 08/27/2007
State Obs Well #: 0
Recorder Well: Not Reported
Surface Elevation: 0

24
SSE
1/2 - 1 Mile
Higher

OR WELLS ORW600000008817

Well Log ID: CLAC 193
Well Tag: 0
Observation Well: Not Reported
Obs Well Flag: Not Reported

Last Update: 08/23/2007
State Obs Well #: 0
Recorder Well: Not Reported
Surface Elevation: 0

D25
South
1/2 - 1 Mile
Higher

OR WELLS ORW600000008828

Well Log ID: CLAC 8866
Well Tag: 60340
Observation Well: Not Reported
Obs Well Flag: Not Reported

Last Update: 08/24/2007
State Obs Well #: 0
Recorder Well: Not Reported
Surface Elevation: 0

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database EDR ID Number

E26
SW
1/2 - 1 Mile
Higher

OR WELLS ORW600000004080

Well Log ID: CLAC 8855
Well Tag: 0
Observation Well: Not Reported
Obs Well Flag: Not Reported

Last Update: 01/01/1990
State Obs Well #: 0
Recorder Well: Not Reported
Surface Elevation: 730

27
SSW
1/2 - 1 Mile
Higher

OR WELLS ORW600000008306

Well Log ID: CLAC 20305
Well Tag: 0
Observation Well: Not Reported
Obs Well Flag: Not Reported

Last Update: 11/15/2006
State Obs Well #: 0
Recorder Well: Not Reported
Surface Elevation: 635

28
SSW
1/2 - 1 Mile
Higher

OR WELLS ORW600000008816

Well Log ID: CLAC 8873
Well Tag: 0
Observation Well: Not Reported
Obs Well Flag: Not Reported

Last Update: 08/23/2007
State Obs Well #: 0
Recorder Well: Not Reported
Surface Elevation: 0

29
South
1/2 - 1 Mile
Higher

OR WELLS ORW600000008820

Well Log ID: CLAC 53452
Well Tag: 23439
Observation Well: Not Reported
Obs Well Flag: Not Reported

Last Update: 08/23/2007
State Obs Well #: 0
Recorder Well: Not Reported
Surface Elevation: 0

F30
SW
1/2 - 1 Mile
Higher

OR WELLS ORW600000008852

Well Log ID: CLAC 8889
Well Tag: 0
Observation Well: Not Reported
Obs Well Flag: Not Reported

Last Update: 08/27/2007
State Obs Well #: 0
Recorder Well: Not Reported
Surface Elevation: 0

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database EDR ID Number

G31
SW
1/2 - 1 Mile
Higher

OR WELLS ORW600000008849

Well Log ID: CLAC 18156
Well Tag: 0
Observation Well: Not Reported
Obs Well Flag: Not Reported

Last Update: 08/27/2007
State Obs Well #: 0
Recorder Well: Not Reported
Surface Elevation: 0

F32
SW
1/2 - 1 Mile
Higher

OR WELLS ORW600000008851

Well Log ID: CLAC 59965
Well Tag: 60161
Observation Well: Not Reported
Obs Well Flag: Not Reported

Last Update: 08/27/2007
State Obs Well #: 0
Recorder Well: Not Reported
Surface Elevation: 0

33
South
1/2 - 1 Mile
Higher

OR WELLS ORW600000008821

Well Log ID: CLAC 265
Well Tag: 0
Observation Well: Not Reported
Obs Well Flag: Not Reported

Last Update: 08/23/2007
State Obs Well #: 0
Recorder Well: Not Reported
Surface Elevation: 0

34
WSW
1/2 - 1 Mile
Higher

OR WELLS ORW600000008844

Well Log ID: CLAC 53052
Well Tag: 18707
Observation Well: Not Reported
Obs Well Flag: Not Reported

Last Update: 08/27/2007
State Obs Well #: 0
Recorder Well: Not Reported
Surface Elevation: 0

G35
SW
1/2 - 1 Mile
Higher

OR WELLS ORW600000008850

Well Log ID: CLAC 53613
Well Tag: 18734
Observation Well: Not Reported
Obs Well Flag: Not Reported

Last Update: 08/27/2007
State Obs Well #: 0
Recorder Well: Not Reported
Surface Elevation: 0

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database EDR ID Number

G36
SW
1/2 - 1 Mile
Higher

OR WELLS ORW600000008848

Well Log ID: CLAC 8882
Well Tag: 0
Observation Well: Not Reported
Obs Well Flag: Not Reported

Last Update: 08/27/2007
State Obs Well #: 0
Recorder Well: Not Reported
Surface Elevation: 0

37
SSE
1/2 - 1 Mile
Higher

OR WELLS ORW600000008819

Well Log ID: CLAC 18683
Well Tag: 0
Observation Well: Not Reported
Obs Well Flag: Not Reported

Last Update: 08/23/2007
State Obs Well #: 0
Recorder Well: Not Reported
Surface Elevation: 0

H38
SW
1/2 - 1 Mile
Higher

OR WELLS ORW600000008854

Well Log ID: CLAC 61858
Well Tag: 75506
Observation Well: Not Reported
Obs Well Flag: Not Reported

Last Update: 08/27/2007
State Obs Well #: 0
Recorder Well: Not Reported
Surface Elevation: 0

I39
WSW
1/2 - 1 Mile
Higher

FED USGS USGS40000992725

Organization ID: USGS-OR
Monitor Location: 03S/01E-04ACC
Description: Not Reported
Drainage Area: Not Reported
Contrib Drainage Area: Not Reported
Aquifer: Not Reported
Aquifer Type: Not Reported
Well Depth: 1000
Well Hole Depth: 1000

Organization Name: USGS Oregon Water Science Center
Type: Well
HUC: 17090007
Drainage Area Units: Not Reported
Contrib Drainage Area Units: Not Reported
Formation Type: Not Reported
Construction Date: 19690509
Well Depth Units: ft
Well Hole Depth Units: ft

Ground water levels, Number of Measurements: 5
Feet below surface: 174.5
Note: Not Reported

Level reading date: 1989-03-29
Feet to sea level: Not Reported

Level reading date: 1988-04-07
Feet to sea level: Not Reported

Feet below surface: 173.7
Note: Not Reported

Level reading date: 1987-04-06

Feet below surface: 174.0

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1979-06-20	Feet below surface:	172.0
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1970-04-28	Feet below surface:	655.00
Feet to sea level:	Not Reported	Note:	Not Reported

H40 SW 1/2 - 1 Mile Higher

OR WELLS ORW600000008855

Well Log ID:	CLAC 2258	Last Update:	08/27/2007
Well Tag:	0	State Obs Well #:	0
Observation Well:	Not Reported	Recorder Well:	Not Reported
Obs Well Flag:	Not Reported	Surface Elevation:	0

I41 WSW 1/2 - 1 Mile Higher

OR WELLS ORW600000008845

Well Log ID:	CLAC 8888	Last Update:	08/27/2007
Well Tag:	0	State Obs Well #:	0
Observation Well:	Not Reported	Recorder Well:	Not Reported
Obs Well Flag:	Not Reported	Surface Elevation:	0

42 WSW 1/2 - 1 Mile Higher

OR WELLS ORW600000005957

Well Log ID:	CLAC 8865	Last Update:	01/01/1990
Well Tag:	0	State Obs Well #:	0
Observation Well:	Noncurrent	Recorder Well:	Not Reported
Obs Well Flag:	Other Obs Well, Noncurrent	Surface Elevation:	808

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS RADON

AREA RADON INFORMATION

State Database: OR Radon

Radon Test Results

Zipcode	Num Tests	Maximum	Minimum	Average	# > 4 pCi/L
97068	30	25.5	0.1	4.5	11

Federal EPA Radon Zone for CLACKAMAS County: 3

Note: Zone 1 indoor average level > 4 pCi/L.

: Zone 2 indoor average level \geq 2 pCi/L and \leq 4 pCi/L.

: Zone 3 indoor average level < 2 pCi/L.

Not Reported

PHYSICAL SETTING SOURCE RECORDS SEARCHED

TOPOGRAPHIC INFORMATION

USGS 7.5' Digital Elevation Model (DEM)

Source: United States Geologic Survey

EDR acquired the USGS 7.5' Digital Elevation Model in 2002 and updated it in 2006. The 7.5 minute DEM corresponds to the USGS 1:24,000- and 1:25,000-scale topographic quadrangle maps. The DEM provides elevation data with consistent elevation units and projection.

Current USGS 7.5 Minute Topographic Map

Source: U.S. Geological Survey

HYDROLOGIC INFORMATION

Flood Zone Data: This data was obtained from the Federal Emergency Management Agency (FEMA). It depicts 100-year and 500-year flood zones as defined by FEMA. It includes the National Flood Hazard Layer (NFHL) which incorporates Flood Insurance Rate Map (FIRM) data and Q3 data from FEMA in areas not covered by NFHL.

Source: FEMA

Telephone: 877-336-2627

Date of Government Version: 2003, 2015

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005 and 2010 from the U.S. Fish and Wildlife Service.

State Wetlands Data: Wetlands Inventory Data

Source: Oregon Geospatial Enterprise Office

Telephone: 503-378-2166

HYDROGEOLOGIC INFORMATION

AQUIFLOW^R Information System

Source: EDR proprietary database of groundwater flow information

EDR has developed the AQUIFLOW Information System (AIS) to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted to regulatory authorities at select sites and has extracted the date of the report, hydrogeologically determined groundwater flow direction and depth to water table information.

GEOLOGIC INFORMATION

Geologic Age and Rock Stratigraphic Unit

Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - A digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

STATSGO: State Soil Geographic Database

Source: Department of Agriculture, Natural Resources Conservation Service (NRCS)

The U.S. Department of Agriculture's (USDA) Natural Resources Conservation Service (NRCS) leads the national Conservation Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps.

SSURGO: Soil Survey Geographic Database

Source: Department of Agriculture, Natural Resources Conservation Service (NRCS)

Telephone: 800-672-5559

SSURGO is the most detailed level of mapping done by the Natural Resources Conservation Service, mapping scales generally range from 1:12,000 to 1:63,360. Field mapping methods using national standards are used to construct the soil maps in the Soil Survey Geographic (SSURGO) database. SSURGO digitizing duplicates the original soil survey maps. This level of mapping is designed for use by landowners, townships and county natural resource planning and management.

PHYSICAL SETTING SOURCE RECORDS SEARCHED

LOCAL / REGIONAL WATER AGENCY RECORDS

FEDERAL WATER WELLS

PWS: Public Water Systems

Source: EPA/Office of Drinking Water

Telephone: 202-564-3750

Public Water System data from the Federal Reporting Data System. A PWS is any water system which provides water to at least 25 people for at least 60 days annually. PWSs provide water from wells, rivers and other sources.

PWS ENF: Public Water Systems Violation and Enforcement Data

Source: EPA/Office of Drinking Water

Telephone: 202-564-3750

Violation and Enforcement data for Public Water Systems from the Safe Drinking Water Information System (SDWIS) after August 1995. Prior to August 1995, the data came from the Federal Reporting Data System (FRDS).

USGS Water Wells: USGS National Water Inventory System (NWIS)

This database contains descriptive information on sites where the USGS collects or has collected data on surface water and/or groundwater. The groundwater data includes information on wells, springs, and other sources of groundwater.

STATE RECORDS

Water Well Data

Source: Department of Water Resources

Telephone: 503-986-0843

OTHER STATE DATABASE INFORMATION

Oil and Gas Well Locations

Source: Department of Geology and Mineral Industries

Telephone: 971-673-1540

A listing of oil and gas well locations in the state.

RADON

State Database: OR Radon

Source: Oregon Health Services

Telephone: 503-731-4272

Radon Levels in Oregon

Area Radon Information

Source: USGS

Telephone: 703-356-4020

The National Radon Database has been developed by the U.S. Environmental Protection Agency (USEPA) and is a compilation of the EPA/State Residential Radon Survey and the National Residential Radon Survey. The study covers the years 1986 - 1992. Where necessary data has been supplemented by information collected at private sources such as universities and research institutions.

EPA Radon Zones

Source: EPA

Telephone: 703-356-4020

Sections 307 & 309 of IRAA directed EPA to list and identify areas of U.S. with the potential for elevated indoor radon levels.

OTHER

Airport Landing Facilities: Private and public use landing facilities

Source: Federal Aviation Administration, 800-457-6656

Epicenters: World earthquake epicenters, Richter 5 or greater

Source: Department of Commerce, National Oceanic and Atmospheric Administration

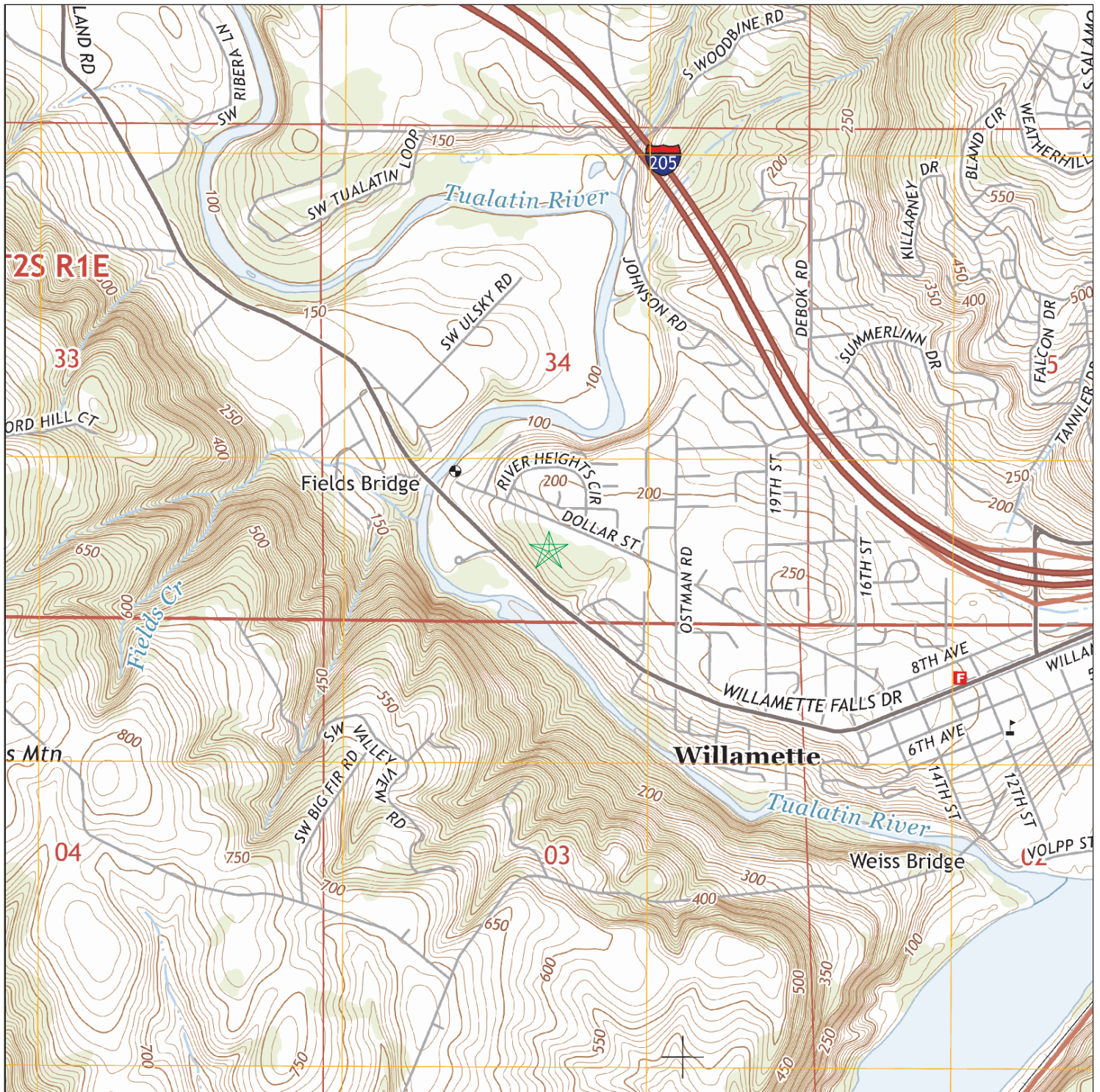
Earthquake Fault Lines: The fault lines displayed on EDR's Topographic map are digitized quaternary faultlines, prepared in 1975 by the United State Geological Survey

PHYSICAL SETTING SOURCE RECORDS SEARCHED

STREET AND ADDRESS INFORMATION

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USGS 7.5 Minute Quad - 6063181.2s



SITE NAME: 945 Dollar Street
 ADDRESS: 945 Dollar Street
 West Linn OR 97068
 LAT/LONG: 45.348384 / 122.672242

CLIENT: PBS Engineering & Env.
 CONTACT: Claudia Byes-Lund
 INQUIRY #: 6063181.2s
 DATE: May 13, 2020 1:26 pm

**HEATING OIL UNDERGROUND STORAGE TANK
DECOMMISSIONING**

**945 DOLLAR STREET
WEST LINN, OREGON 97068**

Prepared for:

West Linn School District
PO Box 35
West Linn, OR 97068-0035

Prepared on behalf of:

Konell Construction Company, Inc.

36000 SE Industrial Way
Sandy, Oregon 97055

Prepared by:



P.O. Box 80747
Portland, OR 97280-1747
T. 503-452-5561 F. 503-452-7669

December 1, 2009

Project Number: 290-09005-01

09040.8.10

HEATING OIL UNDERGROUND STORAGE TANK
DECOMMISSIONING

945 DOLLAR STREET
WEST LINN, OREGON 97068

Prepared for

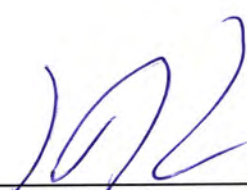
West Linn School District
PO Box 35
West Linn, OR 97068-0035

Prepared on behalf of:

Konell Construction Company, Inc.

36000 SE Industrial Way
Sandy, Oregon 97055

Prepared by



Lynn D. Green, UST/Soil Matrix Cleanup Supervisor, Project Manager



Neil M. Woller, Senior Hydrogeologist

December 1, 2009

Project Number: 290-09005-01

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APPENDIX C LABORATORY ANALYTICAL REPORTS

APPENDIX D SOIL MATRIX SCORE SHEET

TABLES AND FIGURES

Tables (in text of report)	Location
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4-1 Summary of Analytical Results	Section 4

Figure	Figure No.
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Site Plan.....	2
Sampling Location Diagram, Assessment Samples	3

ACRONYMS AND ABBREVIATIONS

DRO	diesel-range organics
ENW	EVREN Northwest Inc.
EPA	U. S. Environmental Protection Agency
GRO	gasoline-range organics
Konell	Konell Construction
mg/Kg	milligrams/Kilogram
NWTPH-HCID	Northwest Method Total Petroleum Hydrocarbons-Hydrocarbon Identification
ODEQ	Oregon Department of Environmental Quality
OARs	Oregon Administrative Rules
PCS	petroleum-impacted soil
RBCs	risk-based concentrations
RBDM	<u><i>Risk-Based Decision Making for Remediation of Petroleum Contaminated Sites</i></u> , ODEQ September 2003 Guidance Document
RRO	residual (oil)-range organics
SOW	scope of work
TPH	total petroleum hydrocarbons
USGS	U. S. Geological Survey
UST	underground storage tank

EXECUTIVE SUMMARY

At the request of Konell Construction, EVREN Northwest, Inc. supervised an heating oil underground storage tank decommissioning at the property located at 945 Dollar Street in West Linn, Oregon.

The property was formerly occupied by a dwelling and a detached shop structure; however, both structures have recently been demolished. The heating oil tank was located at the east side of the shop building. The tank was 340 gallons capacity and was empty. The underground storage tank was decommissioned by removal according to national standards of practice. The tank and all waste fluids were appropriately recycled. Assessment samples collected under the ends of the tank after its removal did not contain any petroleum hydrocarbons above laboratory detection limits, thereby meeting the Soil Matrix Cleanup Levels established for the site. Therefore, no further investigation is warranted at this time.

1.0 INTRODUCTION

At the request of Konell Construction (Konell), EVREN Northwest, Inc. (ENW) has prepared this Heating Oil Underground Storage Tank (HOT) Decommissioning Report for the West Linn School District property located at 945 SW Dollar Street, West Linn, Oregon. The site has not been occupied for many years; however, County records indicate that previous development consisted of a 1,340 square foot residence built in 1924.

1.1 Purpose

The purpose of this project was to decommission the HOT and assess subsurface soils for potential impacts.

1.2 Scope

The scope of work (SOW) for the project was as follows:

- Decommission the UST according to national standards of practice.
- Assess soils under the tank by collecting assessment soil samples.
- Submit soil samples to an independent laboratory for chemical analysis by selected analytical methods.
- Evaluate analytical results with respect to the State of Oregon regulations and guidance documents.
- Prepare this report documenting findings and analytical data.

2.0 SITE SETTING

2.1 Location and Description

The subject property is located at 945 SW Dollar Street in West Linn, Oregon (Figure 1). The property is located on the south side of Dollar Street at its intersection with SW River Heights Road (Figure 2). The property is 7.6 acres and at the time of the work described in this report was undergoing demolition of a residence and shop. The tank location was located near the shop on the property.

2.2 Topography

The subject site is located within the U. S. Geological Survey (USGS) 7.5-minute Lake Oswego quadrangle, at an approximate elevation of 193-feet above mean sea level (Figure 1). The site is relatively level; however, the vicinity of the site slopes variably to the south, towards the Tualatin River.

2.3 Geologic Setting

The site is located in a transitional area between the Portland and Tualatin Basins. Geologic mapping in the vicinity shows that the site is located on Willamette Silts, deposited by late Pleistocene (approximately 12,000 years ago) catastrophic floods (Missoula Floods) impounded within the Portland and Tualatin Basins¹.

During the UST removal activities at the site, fine silty sands and fine sands were encountered to the bottom of the HOT excavation (about 6 feet). Geotechnical borings completed on the property were completed at a maximum of 55 feet, with 0 to 10 feet described as silt, and 10 to 55 feet described as sand.

2.4 Hydrogeologic Setting

The Tualatin River is located approximately 900 feet to the southwest and approximately 100 feet lower elevation. At this location, the Tualatin River flows on a southeasterly course toward the Willamette River. The site is outside the 100-year flood plain. Surface drainage is generally southwest towards the Tualatin River. There are no springs, seeps, ponds, lakes, ephemeral drainages or other surface water features in the vicinity of the former HOT site.

Ground water generally flows in a direction consistent with topography and surface drainage. The Oregon Water Resources Department's GRID water well database suggests that ground water is deeper than 55-feet deep in the vicinity of the site, based on geotechnical borings completed on the site. No ground water was encountered during the sampling or UST removal activities on the site, which reached a maximum depth of (6)-feet.

¹ Schlicker, H.G., and Finlayson, C.T., 1979, Geology and geologic hazards of northwestern Clackamas County, Oregon: Oregon Department of Geology and Mineral Industries, Bulletin 99, 79 p., maps.

3.0 METHODS AND PROCEDURES

Work performed for this project was developed with the following specific objectives:

- To perform the decommissioning and soil removal activities in a safe manner for technical and construction personnel on-site
- To perform the decommissioning project without substantially interfering with other on-going site construction/demolition activities.
- To document information and data generated under this statement of work that is valid for the intended use.

This section describes the methods and procedures used to complete the project. A photographic log of all the field work is presented in Appendix A.

3.1 UST Decommissioning

The UST was decommissioned by Konell on November 17, 2009, under ENW oversight, and according to the following procedural standards:

- American Petroleum Institute 2015, "Cleaning Petroleum Storage Tanks," 1994.
- ODEQ, "Cleanup Rules for Leaking Petroleum UST Systems," November 1998.

The USTs were decommissioned as follows:

- Soils above the tank were excavated to access the top of the UST.
- The tank was pumped of all fluids by West Coast Marine of Portland, Oregon.
- The tank was then cut open and pressure washed cleaned. All rinsate was removed by West Coast Marine.
- After cleaning, the tank was removed using an excavator. The UST was transported to Konell's facility and then recycled.
- Associated piping (fill port and product lines) were pumped and removed.
- Soil samples were collected from native soils beneath each end of the tank.
- The tank excavation was backfilled to match the surrounding grade.

3.2 Waste Management and Disposal

The tank was taken to Konell's yard in Sandy, Oregon, as scrap metal for recycling. Remaining product and rinse water was taken by West Coast Marine and treated at ORRCO's Portland facility. Receipts are included in Appendix B. Upon completion of the decommissioning activities, the excavations were backfilled with clean fill material.

3.3 Soil Sampling

Assessment soil samples were collected from freshly excavated soils in the excavator bucket and transferred with fresh Nitrile gloves into sample containers provided by the laboratory. Headspace within the containers was minimized before sealing. Selected samples were placed in Ziploc bags for headspace screening with an organic vapor monitor (OVM) and field identification. Each sample was given a distinctive designation and then placed in cooled storage with frozen blue icepacks until they were delivered to the analytical laboratory. Chain-of-custody protocols were implemented.

3.4 Analytical Methods

The assessment samples were analyzed by Friedman & Bruya, Inc. of Seattle, Washington. The laboratory analytical report, including quality control information, is provided in Appendix C. Both assessment samples were analyzed by laboratory analytical method NWTPH-Dx (Northwest Method Total Petroleum Diesel Range Extended for diesel range organics (DRO) and residual oil-range organics (RRO)). Table 3-1, below summarizes the analytical program.

Table 3-1. Analytical Methods

Analytical Method	Constituents	Soil
NWTPH-Dx	Total Petroleum Hydrocarbons (TPH) – Diesel range extended	Both assessment samples

3.5 Cleanup Standards

3.5.1 Soil Matrix Cleanup Regulation

ODEQ permits petroleum-contaminated sites to be cleaned up by setting standards based on site-specific conditions. The standards are specified in the Soil Matrix Cleanup Rules.

The Soil Matrix Cleanup levels are determined for the site by inputting environmental parameters with site-specific values. The values used in determining the Soil Matrix Cleanup level for a site are:

- Annual rainfall
- Soil type
- Sensitivity of the uppermost aquifer
- Depth to ground water
- Distance to nearest potential receptors
- Number of potential receptors

The Soil Matrix Cleanup Score Sheet and Checklist for the site are presented in Appendix D. The score calculated for the site is 22, indicating that a Level II cleanup standard (1000-mg/Kg DRO) is appropriate.

4.0 UST DECOMMISSIONING

4.1 Decommissioning Observations

The UST was located just east of a now demolished shop building, and adjacent to a nearby thickly wooded area. The tank was approximately 340-gallons capacity. The tank was empty and dry. Given the small size of the UST and the configuration, the UST was determined to be an old heating oil tank.

The UST was decommissioned on November 17, 2009, as previously described. No holes, corrosion or pitting was observed on the bottom of the tank, and no impacted soils were observed beneath the former UST.

4.2 Assessment Sampling Results

Two (2) assessment samples (GS01-091117-W-6' and GS02-091117-E-6) were collected beneath the ends of the tanks immediately after decommissioning by removal (Figure 3). Analytical results are summarized in Table 4-1 and locations are indicated in Figure 3.

Table 4-1. Summary of Analytical Results

Location ID		West end of tank	East end of tank	Maximum Soil Concentration (remaining soil)	Soil Matrix Cleanup Level	Exceedance?
Sample ID		GS01-091117-W-6	GS02-091117-E-6			
Date Sampled		11/17/09	11/17/09			
Depth Sampled (feet)		6	6			
Sampled By		ENW	ENW			
Constituent of Interest	Note	mg/Kg (ppm)				TRUE OR Y FALSE OR N
Total Petroleum Hydrocarbons						
DRO	nc, nv	<50 (ND)	<50 (ND)	<50 (ND)	1,000	N
RRO	nc, nv	<250 (ND)	<250 (ND)	<250 (ND)		N

Notes:

mg/Kg = milligram per kilogram or parts per million.

<# (ND) = not detected at or above the laboratory method reporting limit shown.

NP = not present at or above the laboratory method reporting limit shown (HCID analysis).

— = not analyzed or not applicable.

c = carcinogenic

nc = noncarcinogenic

v = volatile

nv = nonvolatile

GRO = gasoline-range organics.

DRO = diesel-range organics.

RRO = residual-range organics.

The analytical results showed that DRO and RRO were not detected above the laboratory detection limits. The data therefore indicates that Soil Matrix Cleanup Level II standards calculated for the site have been met.

Based on the above assessment, no additional investigation or remedial activities are warranted at this time.

5.0 CONCLUSIONS AND RECOMMENDATIONS

The property was formerly occupied by a residence and a shop building; however, both structures have recently been demolished. The heating oil tank discovered onsite was 340 gallons capacity and was dry at the time of discovery. The tank was decommissioned according to national standards of practice. All waste was properly disposed.

Assessment samples collected under the ends of the tank after its removal did not contain any petroleum hydrocarbons above laboratory detection limits, thereby meeting the Soil Matrix Cleanup Levels established for the site. Therefore, no further investigation is warranted at this time.

6.0 LIMITATIONS

The scope of this report is limited to observations made during on-site work; interviews with knowledgeable sources; and review of readily available published and unpublished reports and literature. As a result, these conclusions are based on information supplied by others as well as interpretations by qualified parties.

The focus of the site closure does not extend to the presence of the following conditions unless they were the express concerns of contacted personnel, report and literature authors or the work scope.

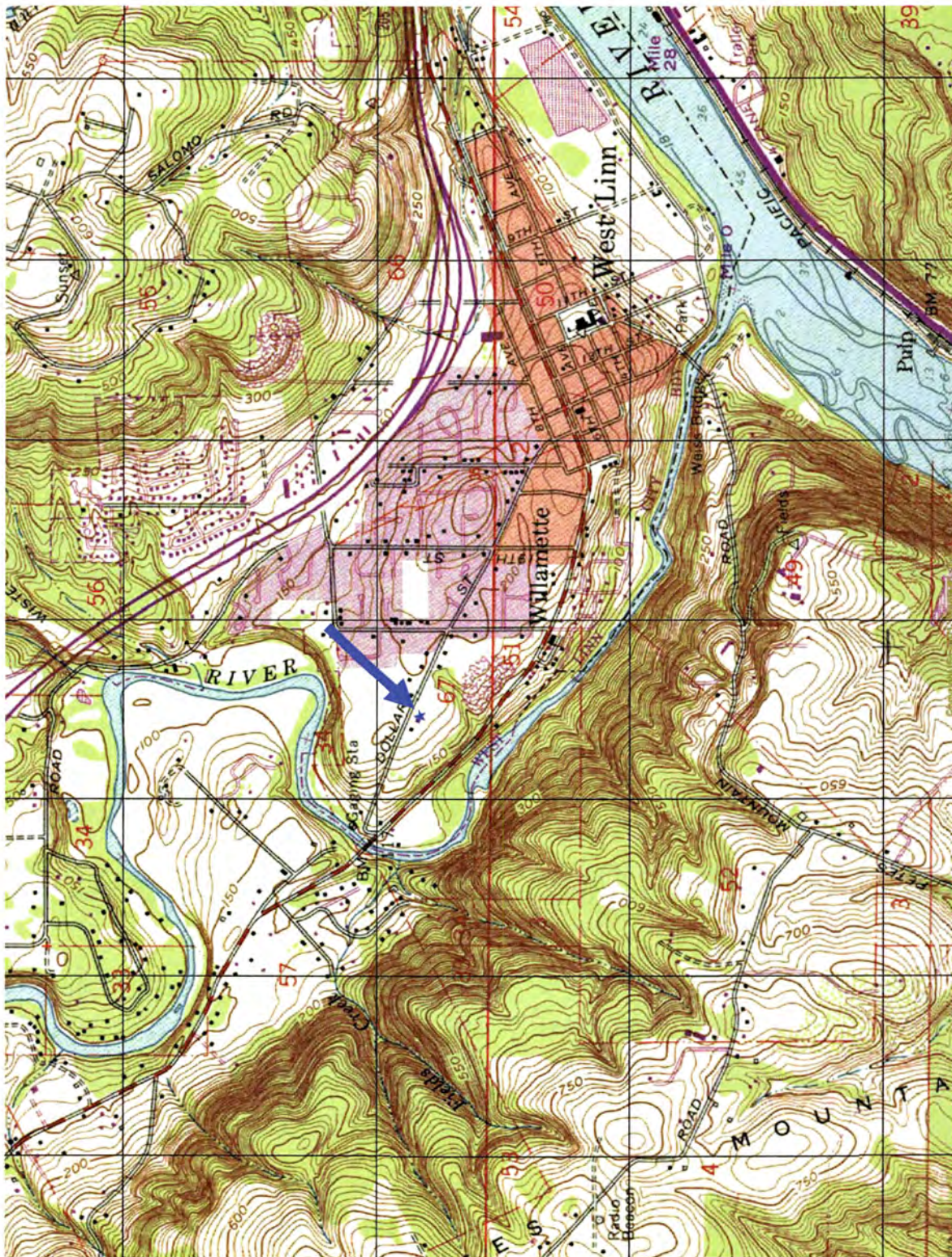
1. Naturally occurring toxic or hazardous substances in the subsurface soils, geology and water,
2. Toxicity of substances common in current habitable environments, such as stored chemicals, products, building materials and consumables,
3. Contaminants or contaminant concentrations that are not a concern now but may be under future regulatory standards,
4. Unpredictable events that may occur after ENW's site work, such as illegal dumping or accidental spillage.

There is no practice that is thorough enough to absolutely identify the presence of all hazardous substances that may be present at a given site. ENW's investigation has been focused only on the potential for contamination that was specifically identified in the SOW. Therefore, if contamination other than that specifically mentioned is present and not identified as part of a limited SOW, ENW's environmental investigation shall not be construed as a guaranteed absence of such materials. ENW has endeavored to collect representative analytical samples for the locations and depths indicated in this report. However, no sampling program can thoroughly identify all variations in contaminant distribution.

We have performed our services for this project in accordance with our agreement and understanding with the client. This document and the information contained herein have been prepared solely for the use of the client.

ENW performed this study under a limited scope of services per our agreement. It is possible, despite the use of reasonable care and interpretation, that ENW may have failed to identify regulation violations related to the presence of hazardous substances other than those specifically mentioned at the closure site. ENW assumes no responsibility for conditions that we did not specifically evaluate or conditions that were not generally recognized as environmentally unacceptable at the time this report was prepared.

FIGURES



Source: USGS Topographic Map, 7.5-Minute Lake Oswego Quadrangle, 1990



Date Drawn: 11/25/2009
 CAD File Name: 290-09005-01 svmap
 Drawn By: LDG
 Approved By: NMW

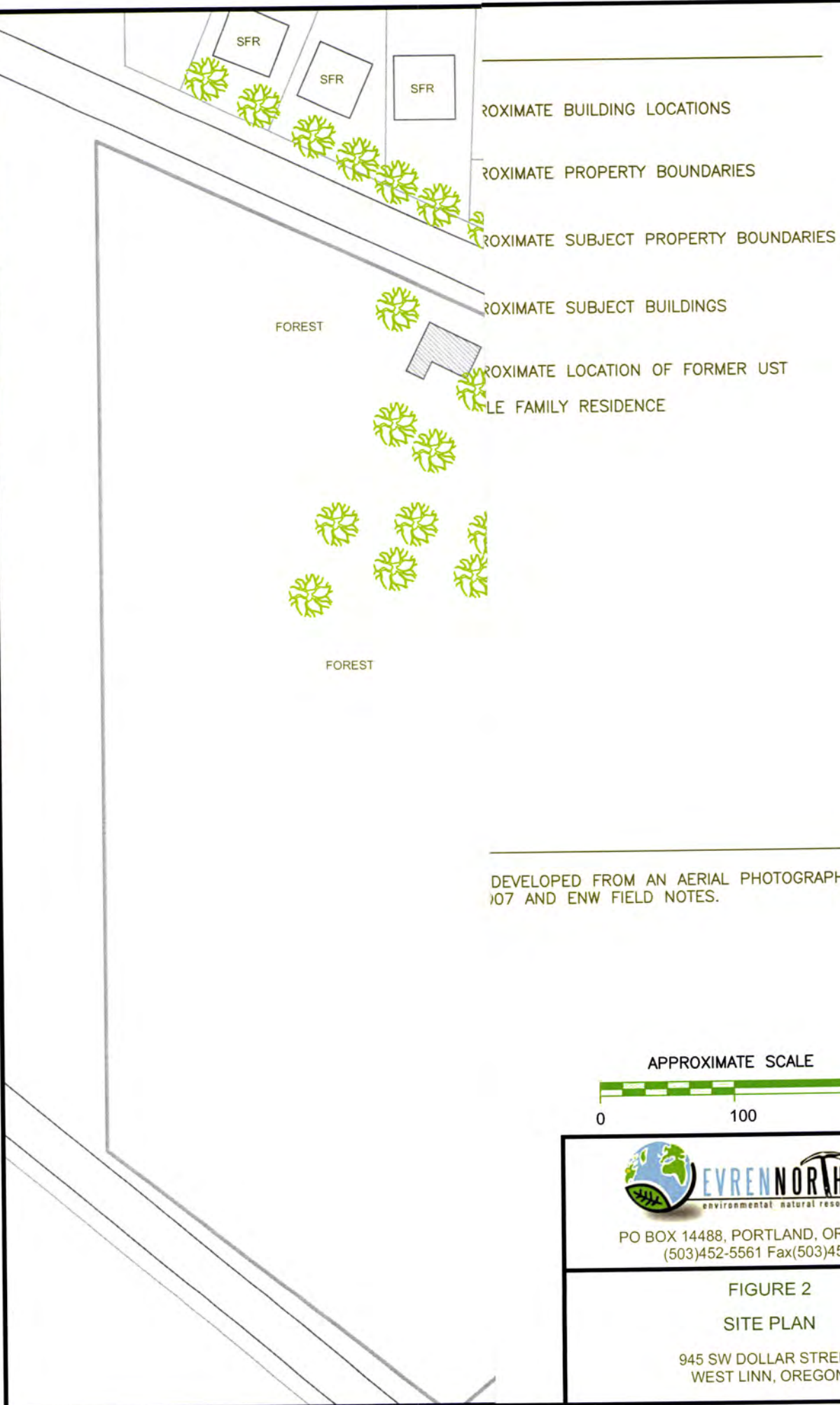
West Linn School District
Property
 945 Dollar Street
 West Linn, Oregon 97068

Site Vicinity Map

Project No.
 290-09005-01

Figure No.
1

DRAWING 290-09005(v01)
NUMBER
DRAWN BY 11/19/2009 N.MORRIS
CHECKED BY 11/19/2009 L.GREEN
APPROVED BY 11/19/2009 N.WOLLER



DEVELOPED FROM AN AERIAL PHOTOGRAPH MAP
007 AND ENW FIELD NOTES.

APPROXIMATE SCALE



PO BOX 14488, PORTLAND, OREGON 97293
(503)452-5561 Fax(503)452-7669

FIGURE 2

SITE PLAN

945 SW DOLLAR STREET
WEST LINN, OREGON

DRAWING 290-09005(v01)
NUMBER
DRAWN BY
N.MORRIS
11/19/2009
CHECKED BY
L.GREEN
11/19/2009
APPROVED BY
N.WOLLER
11/19/2009

XIMATE BUILDING LOCATIONS

XIMATE PROPERTY BOUNDARIES

XIMATE SUBJECT PROPERTY BOUNDARIES

XIMATE SUBJECT BUILDINGS

XIMATE LOCATION OF FORMER UST

OIL ASSESSMENT LOCATION

SEL-RANGE HYDROCARBONS
IDUAL(OIL)-RANGE HYDROCARBONS
MILLIGRAMS PER KILOGRAM

HOUSE

S TO AN ANALYTICAL RESULT LESS THAN (<)
REPORTING LIMIT (#).

DEVELOPED FROM AN AERIAL PHOTOGRAPH MAP
2007 AND ENW FIELD NOTES.

GRASS
FIELD

APPROXIMATE SCALE



EVRENNORTHWEST
INC.
environmental natural resource consultants

PO BOX 14488, PORTLAND, OREGON 97293
(503)452-5561 Fax(503)452-7669

FIGURE 3
SAMPLE LOCATION DIAGRAM
(SOIL DATA)

945 SW DOLLAR STREET
WEST LINN, OREGON

SW DOLLAR ST

HOUSE

WELL

VAULT

SHOP

GRASS
FIELD

GS01
GS02

Sample ID	GS01-091117-W-6
Depth (ft)	6
DRO	<50
RRO	<250
UNITS	mg/Kg

Sample ID	GS02-091117-E-6
Depth (ft)	6
DRO	<50
RRO	<250
UNITS	mg/Kg

LEGEND:

- APPROXIMATE BUILDING LOCATIONS
- APPROXIMATE PROPERTY BOUNDARIES
- APPROXIMATE SUBJECT PROPERTY BOUNDARIES
- APPROXIMATE SUBJECT BUILDINGS
- APPROXIMATE LOCATION OF FORMER UST

GS01
ENW SOIL ASSESSMENT LOCATION

DRO: DIESEL-RANGE HYDROCARBONS
RRO: RESIDUAL(OIL)-RANGE HYDROCARBONS
mg/Kg: MILLIGRAMS PER KILOGRAM

<#: REFERS TO AN ANALYTICAL RESULT LESS THAN (<) THE REPORTING LIMIT (#).

NOTES:
1. BASE MAP DEVELOPED FROM AN AERIAL PHOTOGRAPH MAP DATED 2007 AND ENW FIELD NOTES.



PO BOX 14488, PORTLAND, OREGON 97293
(503)452-5561 Fax(503)452-7669

FIGURE 3
SAMPLE LOCATION DIAGRAM
(SOIL DATA)

945 SW DOLLAR STREET
WEST LINN, OREGON

APPENDIX A SITE PHOTOGRAPHS



Exposing top of HOT



Top of tank



Tank was empty (no product in tank)



Rinsing interior of tank prior to removal



West Linn School District Property
945 SW Dollar Street
West Linn, Oregon
For: Konell Construction

Site Photographs

Project No.
290-09005-01

Appendix
A



Tank location (not well in foreground)



Cleaning interior of tank prior to removal




Tank location from road




Tank removed from the ground

Note

	West Linn School District Property 945 SW Dollar Street West Linn, Oregon For: Konell Construction	Site Photographs	Project No. 290-09005-01
			Appendix A



Close up of well location, with former tank location in background

	Site Photographs	Project No. 290-09005-01	
		Appendix A	

APPENDIX B WASTE RECIEPTS



RECEIVING RECORD

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

R 01-09-1117-004

Received From:

West Coast Marine
3501 Thompson Ave
Vancouver WA 98660

EPA#

Phone: 503-285-2485

Customer ID# **7662**

Driver: mitch

Receiving Location: Plant

FPI

4150 N. Suttle Road
Portland, OR 97217

Phone 503-286-8352

EPA# ORD980975692

Date	Terms	Written By	Sales Rep.	Page
11/17/09	-0-	Laureano	0	1 of 1

Line	Qty.	Unit	Item	%H2O	Manifest #	B/L#	Net Qty
------	------	------	------	------	------------	------	---------

1	1	Each	Truck Wash Out				
			Generator ID# 0		See Comments		
			West Linn School District.				
			Total Each		1.		

2	30	Gal.	Emulsified Fuel	40 %			
			Generator ID# 0		See Comments		
			profile attached. West Linn School District 945 SW Dollar Street West Linn or.				
			Total Gal.		30.		

Customer warrants that the waste petroleum products being received do not contain any contaminants including, without limitation, pesticides, chlorinated solvents at total concentrations greater than 1000 PPM, PCB's greater than 2 PPM, or any other material classified as hazardous waste by 40 CFR part 261, Subparts C and D (implementing the Federal Resource Conservation and Recovery Act) or by any other state or local hazardous waste classification program. Should Laboratory tests find this product not in compliance with 40 CFR part 261 customer agrees to pay all disposal costs incurred.

Signed X

DATE: 11/17/09

NON-HAZARDOUS WASTE MANIFEST

1. Generator ID Number

2. Page 1 of

3. Emergency Response Phone

4. Waste Tracking Number

001

503-285-2485

ORV-20518

5. Generator's Name and Mailing Address

Generator's Site Address (if different than mailing address)

WEST LINN SCHOOL DISTRICT
945 SW DOLLAR STREET
WEST LINN, OR

Generator's Phone:

6. Transporter 1 Company Name

WEST COAST MARINE CLEANING, INC

U.S. EPA ID Number

WAD988479440

7. Transporter 2 Company Name

U.S. EPA ID Number

8. Designated Facility Name and Site Address

Oil Re-Refining, Inc
4150 N. Suttle Road
Portland, OR 97210

U.S. EPA ID Number

ORD980975692

Facility's Phone: 503-288-5027

9. Waste Shipping Name and Description

10. Containers

No.

Type

11. Total
Quantity

12. Unit
Wt./Vol.

1. TANK SLUDGE, HEATING OIL AND WATER

001

TT

30

G

2.

3.

4.

13. Special Handling Instructions and Additional Information

MATERIAL REMOVED FROM EVERN NORTHWEST JOB SITE, WESTLINN, OR

14. GENERATOR'S CERTIFICATION: I certify the materials described above on this manifest are not subject to federal regulations for reporting proper disposal of Hazardous Waste.

Generator's/Officer's Printed/Typed Name

Signature

Month Day Year

15. International Shipments

☐ Import to U.S.

☐ Export from U.S.

Port of entry/exit:

Transporter Signature (for exports only):

Date leaving U.S.:

16. Transporter Acknowledgment of Receipt of Materials

Transporter 1 Printed/Typed Name

Signature

Month Day Year

Transporter 2 Printed/Typed Name

Signature

Month Day Year

17. Discrepancy

17a. Discrepancy Indication Space

☐ Quantity

☐ Type

☐ Residue

☐ Partial Rejection

☐ Full Rejection

Manifest Reference Number:

17b. Alternate Facility (or Generator)

U.S. EPA ID Number

Facility's Phone:

17c. Signature of Alternate Facility (or Generator)

Month Day Year

18. Designated Facility Owner or Operator: Certification of receipt of materials covered by the manifest except as noted in Item 17a

Printed/Typed Name

Signature

Month Day Year

N. Mully

11 17 05

GENERATOR

INT'L

TRANSPORTER

DESIGNATED FACILITY

APPENDIX C LABORATORY ANALYTICAL REPORTS

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

James E. Bruya, Ph.D.
Charlene Morrow, M.S.
Yelena Aravkina, M.S.
Bradley T. Benson, B.S.
Kurt Johnson, B.S.

3012 16th Avenue West
Seattle, WA 98119-2029
TEL: (206) 285-8282
FAX: (206) 283-5044
e-mail: fbi@isomedia.com

November 20, 2009

Lynn Green, Project Manager
Evren Northwest, Inc.
PO Box 14488
Portland, OR 97293


Dear Mr. Green:

Included are the results from the testing of material submitted on November 18, 2009 from the 290-09005-01/West Linn, F&BI 911138 project. There are 4 pages included in this report. Any samples that may remain are currently scheduled for disposal in 30 days. If you would like us to return your samples or arrange for long term storage at our offices, please contact us as soon as possible.

We appreciate this opportunity to be of service to you and hope you will call if you have any questions.

Sincerely,

FRIEDMAN & BRUYA, INC.



Bradley T. Benson
Chemist

Enclosures
c: Neil Woller, Mike Krzeminski
ENW1120R.DOC

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

CASE NARRATIVE

This case narrative encompasses samples received on November 18, 2009 by Friedman & Bruya, Inc. from the Evren Northwest, Inc. 290-09005-01/West Linn, F&BI 911138 project. Samples were logged in under the laboratory ID's listed below.

<u>Laboratory ID</u>	<u>Evren Northwest, Inc.</u>
911138-01	GS01-091117-W-6
911138-02	GS02-091117-E-6

All quality control requirements were acceptable.

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Date of Report: 11/20/09
Date Received: 11/18/09
Project: 290-09005-01/West Linn, F&BI 911138
Date Extracted: 11/18/09
Date Analyzed: 11/18/09

**RESULTS FROM THE ANALYSIS OF THE SOIL SAMPLES
FOR TOTAL PETROLEUM HYDROCARBONS AS
DIESEL AND RESIDUAL RANGE
USING METHOD NWTPH-D_x**

Results Reported on a Dry Weight Basis

Results Reported as mg/kg (ppm)

<u>Sample ID</u> Laboratory ID	<u>Diesel Range</u> (C ₁₀ -C ₂₅)	<u>Residual Range</u> (C ₂₅ -C ₃₆)	<u>Surrogate</u> <u>(% Recovery)</u> (Limit 67-127)
GS01-091117-W-6 911138-01	<50	<250	88
GS02-091117-E-6 911138-02	<50	<250	84
Method Blank	<50	<250	81

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Date of Report: 11/20/09

Date Received: 11/18/09

Project: 290-09005-01/West Linn, F&BI 911138

**QUALITY ASSURANCE RESULTS FROM THE ANALYSIS OF SOIL SAMPLES
FOR TOTAL PETROLEUM HYDROCARBONS AS
DIESEL EXTENDED USING METHOD NWTPH-Dx**

Laboratory Code: 911138-01 (Matrix Spike)

Analyte	Reporting Units	Spike Level	(Wet wt) Sample Result	Percent Recovery MS	Percent Recovery MSD	Acceptance Criteria	RPD (Limit 20)
Diesel Extended	mg/kg (ppm)	5,000	<50	101	98	78-126	3

Laboratory Code: Laboratory Control Sample

Analyte	Reporting Units	Spike Level	Percent Recovery LCS	Acceptance Criteria
Diesel Extended	mg/kg (ppm)	5,000	103	70-127

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Data Qualifiers & Definitions

- a - The analyte was detected at a level less than five times the reporting limit. The RPD results may not provide reliable information on the variability of the analysis.
- A1 - More than one compound of similar molecule structure was identified with equal probability.
- b - The analyte was spiked at a level that was less than five times that present in the sample. Matrix spike recoveries may not be meaningful.
- ca - The calibration results for this range fell outside of acceptance criteria. The value reported is an estimate.
- c - The presence of the analyte indicated may be due to carryover from previous sample injections.
- d - The sample was diluted. Detection limits may be raised due to dilution.
- ds - The sample was diluted. Detection limits are raised due to dilution and surrogate recoveries may not be meaningful.
- dv - Insufficient sample was available to achieve normal reporting limits and limits are raised accordingly.
- fb - The analyte indicated was found in the method blank. The result should be considered an estimate.
- fc - The compound is a common laboratory and field contaminant.
- hr - The sample and duplicate were reextracted and reanalyzed. RPD results were still outside of control limits. The variability is attributed to sample inhomogeneity.
- ht - The sample was extracted outside of holding time. Results should be considered estimates.
- ip - Recovery fell outside of normal control limits. Compounds in the sample matrix interfered with the quantitation of the analyte.
- j - The result is below normal reporting limits. The value reported is an estimate.
- J - The internal standard associated with the analyte is out of control limits. The reported concentration is an estimate.
- jl - The analyte result in the laboratory control sample is out of control limits. The reported concentration should be considered an estimate.
- jr - The rpd result in laboratory control sample associated with the analyte is out of control limits. The reported concentration should be considered an estimate.
- js - The surrogate associated with the analyte is out of control limits. The reported concentration should be considered an estimate.
- lc - The presence of the compound indicated is likely due to laboratory contamination.
- L - The reported concentration was generated from a library search.
- nm - The analyte was not detected in one or more of the duplicate analyses. Therefore, calculation of the RPD is not applicable.
- pc - The sample was received in a container not approved by the method. The value reported should be considered an estimate.
- pr - The sample was received with incorrect preservation. The value reported should be considered an estimate.
- ve - The value reported exceeded the calibration range established for the analyte. The reported concentration should be considered an estimate.
- vo - The value reported fell outside the control limits established for this analyte.
- x - The pattern of peaks present is not indicative of diesel.
- y - The pattern of peaks present is not indicative of motor oil.

108

1

PU#

290-50521

[illegible]

Friedman & Bruya, Inc.
3012 16th Avenue West
Seattle, WA 98119-2029
Ph. (206) 285-8282
Fax (206) 283-5044

APPENDIX D SOIL MATRIX SCORESHEET AND CHECKLIST

MATRIX SCORE SHEET

Depth to Groundwater < 25 feet (10) 25 – 50 feet (7) 51 – 100 feet (4) > 100 feet (1)	4
Mean Annual Precipitation > 45 inches (10) 20 – 45 inches (5) < 20 inches (1)	5
Native Soil Types Coarse sands, gravels (10) Silts, fine sands (5) Clays (1)	5
Sensitivity of uppermost Aquifer Sole Source (10) Current Potable (7) Future Potable (4) Non-potable (1)	7
Potential Receptors Many, near (10) Medium (5) Few, far (1)	1
TOTAL SCORE =	22

Matrix Score	Cleanup level in mg/Kg TPH	
	Gasoline	Diesel
Level 1: > 40 pts.	40	100
Level 2: 25 - 40 pts.	80	500
Level 3: < 25 pts.	130	1000

UST Cleanup Manual
 July 1991 Matrix Scoresheet

Decommissioning Checklist

(as provided by the ODEQ – Underground Storage Tank Program, dated March 1, 2000)

COMPLETE this checklist for any voluntary decommissioning project certified.

Important: This checklist is for decommissioning projects where not contamination has been detected. If contamination is present, use the Cleanup Checklist.

GENERAL INFORMATION

Tank Owner Name: West Linn School District

Tank Site Address: 945 Dollar Street
West Linn, Oregon 97068

Tank Owner Phone Number: 503) 673-7000

Licensed Service Provider

Company Name: EVREN Northwest, Inc..

16478

License Number

3-15-2010

Expiration Date

Licensed Supervisor Name: Neil Woller

Decommissioning Supervisor License Number 18109 Expiration Date: August 25, 2010

Soil Matrix Supervisor License Number 18110 Expiration Date: August 25, 2010

HOT Supervisor License Number 18111 Expiration Date: August 25, 2010

"By my signature below, I state that the information contained in the checklist is true and complete to the best of my knowledge."

Supervisor Signature:  Date: November 24, 2009

✓ **Check each item that is complete and correct (i.e. true).** By checking any of the boxes in this checklist, you are indicating that the statement applies to this project. If there are any exceptions to the statement, please note them in the comments area provided. If the statement does not apply, please do not check the box.

Check one of the following three statements – A, B, or C.

☒ A. The decommissioning was performed after March 15, 2000.

☐ B. The decommissioning was performed prior to March 15, 2000 by a licensed service provider (Soil Matrix Cleanup or UST Decommissioning) and two soil samples were collected in general conformity with OAR-177-0025.

Service Provider Name: _____

License Number: _____

☐ A. The decommissioning was performed prior to March 15, 2000 by an unlicensed contractor or no soil samples were originally collected at time of decommissioning. If this box is

checked as yes, then this checklist is used to document current sites assessment actions taken to comply with the requirement of OAR 340-177-0025.

Check all of the statements below that are true.

- ☒ 1) No contamination was detected during the site assessment above 50-mg/Kg NWTPH-Dx or was non-detect for NWTPH-HCID.
- ☒ 2) The tank was decommissioned using a nation code of practice.
- ☒ 3) The tank was cleaned to the maximum extent practical. Disposal receipts for the tank contents are included in the report.
- 4) Check one of the following:
 - ☒ a) The tank was decommissioned in place and was filled with a solid inert substance that completely filled the tank void space.
 - ☐ b) The tank was decommissioned by removal.
- ☒ 5) A site assessment was conducted that meets the requirements of OAR 340-177-0025.
- ☐ 6) Water was present in the tank pit and the requirement of OAR 340-177-0025 (2) (3) have been met.
- ☒ 7) A site sketch, drawn approximately to scale, has been made of this site (OAR 340-177-0025 (e) and (f)) which clearly shows:
 - ☒ The location of all buildings and other key features, both man-made and natural;
 - ☒ The names of adjacent streets and properties;
 - ☒ The location of all excavations including those that were for the removal of tanks and associated piping as well as those that were strictly for the removal of contaminated soils;
 - ☒ The location of all underground storage tanks, including those that were decommissioned as well as those that remain on the site; and
 - ☒ All soil and water sample locations including sample depths and analytical results.
- ☒ 8) All soil and/or water samples have been collected, coded, stored, shipped, and analyzed as required and chain-of-custody forms have been filled out (OAR 340-122-0218, 340-122-0340, 340-122-0345 and 340-177-0025).
- ☒ 9) A report has been prepared which includes a detailed description of everything that was observed and performed at the site and that meets the requirements of OAR 340-177-0025 (3).

Comments

**Heating Oil Tank Voluntary
Decommissioning
Certificate**

EVREN Northwest, Inc.
Heating Oil Tank Service Provider No.: 16478

In consideration for UST services provided

Presents this certificate to:

KONELL CONSTRUCTION

Tank Owner: West Linn School District

36000 SE Industrial Way
Sandy, Oregon 97055

Tank Site Address: 945 Dollar Street
West Linn, Oregon 97068

ODEQ File Number: Not applicable

Closure Type: ☒ Voluntary UST Decommissioning
☐ Soil Matrix
☐ HOT Generic Remedy
☐ Risk-Based Cleanup with Corrective Action Plan

EVREN Northwest, Inc., has performed heating oil tank services at the above-referenced property and certifies that the work performed meets the appropriate requirements of OAR 340-122-0205 through 340-122-0360 and OAR Chapter 340, Division 177.

Based upon information and belief formed after reasonable inquiry, the heating oil tank services performed under this certification were conducted in compliance with all applicable federal, state and local laws. EVREN Northwest, Inc., is currently insured as required by OAR 340-163-0050.

Signature

November 25, 2009

Date

09040.8.4



Oregon

Theodore R. Kulongoski, Governor

Parks and Recreation Department

State Historic Preservation Office

725 Summer St NE, Ste C

Salem, OR 97301-1266

(503) 986-0671

Fax (503) 986-0793

www.oregonheritage.org



November 09, 2009

Mr. Bob Teters

West Linn Wilsonville School Dist 3

PO Box 35

West Linn, OR 97068

RE: SHPO Case No. 09-2448

West Linn Wilsonville School Dist 3 Proj

945 Dollar, West Linn, Clackamas County

Dear Mr. Teters:

We have reviewed the materials submitted on the project referenced above, and we concur with the determination that the property is not eligible for the National Register of Historic Places in accordance with 36 CFR Part 60.4. Additionally, there will be no historic properties affected for this undertaking.

Our response here is to assist you with your responsibilities under Section 106 of the National Historic Preservation Act (per 36 CFR Part 800). Please feel free to contact me if you have further questions, comments or need additional assistance.

Sincerely,

Stephen P. Poyser, Ph.D.

Review and Compliance Specialist

(503) 986-0686 or Stephen.Poyser@state.or.

As of August 2009, a redesigned form is available for Section 106 and ORS 358.653 projects.

Find it on our updated and expanded Review and Compliance website:

www.oregonheritage.org. Click on the "Review and Compliance" link.



Oregon

Theodore R. Kulongoski, Governor

Department of Environmental Quality

Northwest Region - East Side Office
1550 NW Eastman Parkway, Suite 290
Gresham, OR 97030
(503) 667-8414
Fax: (503) 674-5148

December 14, 2009

WEST LINN SCHOOL DISTRICT
945 DOLLAR ST
WEST LINN, OR 97068

Re: West Linn School District
File No.: HOTD-23549

OPS DEPT
DEC 21 2009
WLWSD

Dear WEST LINN SCHOOL DISTRICT:

The Department of Environmental Quality has received report and Evren Northwest, Inc. certification concerning the heating oil underground storage tank (UST) decommissioning conducted at 945 Dollar St, in West Linn, Oregon.

Evren Northwest, Inc. was licensed to provide heating oil tank services and has certified that the decommissioning has met the Department's requirements. The Department has registered this report and certification.

The decision to register the report and certification will no longer apply if new or undisclosed facts show that the project does not comply with the rules governing heating oil tank decommissioning.

We recommend that a copy of all of information associated with the decommissioning be kept with the permanent property records.

Your efforts to comply with Oregon's environmental rules and regulations to ensure that your heating oil tank has been adequately addressed have been appreciated. Proper decommissioning helps ensure protection of the environment from future heating oil tank leaks. If you have any questions, please feel free to contact me at (503) 667-8414 ext. 55009.

Sincerely,

Bruce Gilles, Manager
HOT Program

cc: Contractor



Appendix D

Historical Research Records

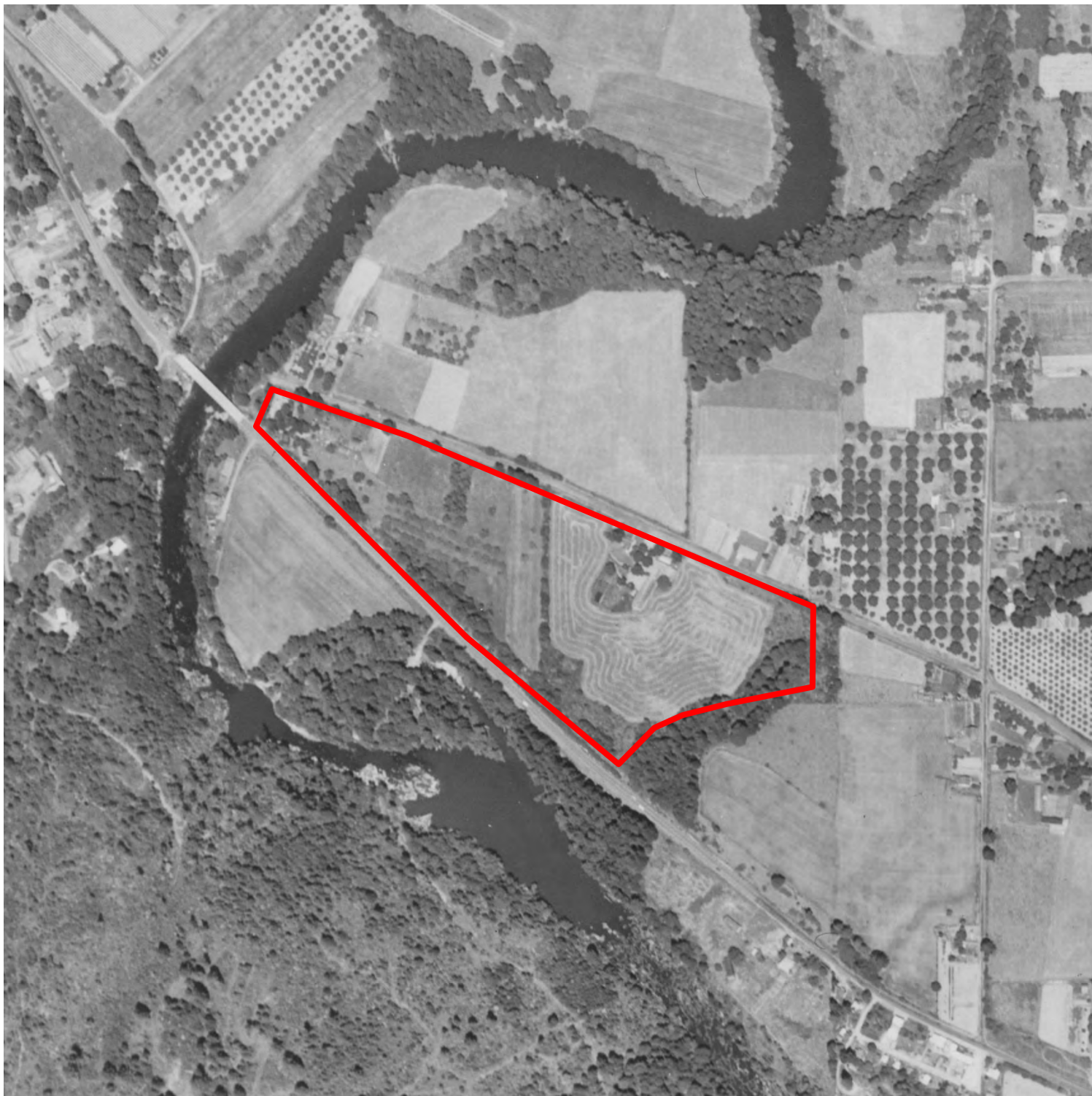
Historical Aerial Photographs
EDR Street Directories
Preliminary Title Report



1936 Aerial Photograph



1948 Aerial Photograph



1956 Aerial Photograph



1964 Aerial Photograph



1970 Aerial Photograph



1980 Aerial Photograph



1990 Aerial Photograph



1998 Aerial Photograph



2003 Aerial Photograph



2008 Aerial Photograph



2009 Aerial Photograph



2012 Aerial Photograph



2017 Aerial Photograph



2019 Aerial Photograph

945 Dollar Street

945 Dollar Street
West Linn, OR 97068

Inquiry Number: 6063181.5
May 15, 2020

The EDR-City Directory Image Report

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SECTION

Executive Summary

Findings

City Directory Images

Thank you for your business.

Please contact EDR at 1-800-352-0050
with any questions or comments.

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This Report contains certain information obtained from a variety of public and other sources reasonably available to Environmental Data Resources, Inc. It cannot be concluded from this Report that coverage information for the target and surrounding properties does not exist from other sources. **NO WARRANTY EXPRESSED OR IMPLIED, IS MADE WHATSOEVER IN CONNECTION WITH THIS REPORT. ENVIRONMENTAL DATA RESOURCES, INC. SPECIFICALLY DISCLAIMS THE MAKING OF ANY SUCH WARRANTIES, INCLUDING WITHOUT LIMITATION, MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE. ALL RISK IS ASSUMED BY THE USER. IN NO EVENT SHALL ENVIRONMENTAL DATA RESOURCES, INC. BE LIABLE TO ANYONE, WHETHER ARISING OUT OF ERRORS OR OMISSIONS, NEGLIGENCE, ACCIDENT OR ANY OTHER CAUSE, FOR ANY LOSS OR DAMAGE, INCLUDING, WITHOUT LIMITATION, SPECIAL, INCIDENTAL, CONSEQUENTIAL, OR EXEMPLARY DAMAGES. ANY LIABILITY ON THE PART OF ENVIRONMENTAL DATA RESOURCES, INC. IS STRICTLY LIMITED TO A REFUND OF THE AMOUNT PAID FOR THIS REPORT.** Purchaser accepts this Report "AS IS". Any analyses, estimates, ratings, environmental risk levels or risk codes provided in this Report are provided for illustrative purposes only, and are not intended to provide, nor should they be interpreted as providing any facts regarding, or prediction or forecast of, any environmental risk for any property. Only a Phase I Environmental Site Assessment performed by an environmental professional can provide information regarding the environmental risk for any property. Additionally, the information provided in this Report is not to be construed as legal advice.

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EXECUTIVE SUMMARY

DESCRIPTION

Environmental Data Resources, Inc.'s (EDR) City Directory Report is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's City Directory Report includes a search of available city directory data at 5 year intervals.

RECORD SOURCES

EDR's Digital Archive combines historical directory listings from sources such as Cole Information and Dun & Bradstreet. These standard sources of property information complement and enhance each other to provide a more comprehensive report.

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Data by

infoUSA®

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RESEARCH SUMMARY

The following research sources were consulted in the preparation of this report. A check mark indicates where information was identified in the source and provided in this report.

<u>Year</u>	<u>Target Street</u>	<u>Cross Street</u>	<u>Source</u>
2017	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	EDR Digital Archive
2014	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	EDR Digital Archive
2010	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	EDR Digital Archive
2005	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	EDR Digital Archive
2000	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	EDR Digital Archive
1995	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	EDR Digital Archive
1992	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	EDR Digital Archive
1987	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Polk's City Directory
1984	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Polk's City Directory
1979	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Polk's City Directory
1974	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Polk's City Directory
1969	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Polk's City Directory

FINDINGS

TARGET PROPERTY STREET

945 Dollar Street
West Linn, OR 97068

<u>Year</u>	<u>CD Image</u>	<u>Source</u>
-------------	-----------------	---------------

DOLLAR ST

2017	pg A1	EDR Digital Archive
2014	pg A3	EDR Digital Archive
2010	pg A6	EDR Digital Archive
2005	pg A9	EDR Digital Archive
2000	pg A12	EDR Digital Archive
1995	pg A15	EDR Digital Archive
1992	pg A17	EDR Digital Archive
1987	pg A19	Polk's City Directory
1987	pg A20	Polk's City Directory
1984	pg A22	Polk's City Directory
1979	pg A23	Polk's City Directory
1979	pg A24	Polk's City Directory
1974	pg A25	Polk's City Directory
1974	pg A26	Polk's City Directory
1969	pg A27	Polk's City Directory

FINDINGS

CROSS STREETS

<u>Year</u>	<u>CD Image</u>	<u>Source</u>
-------------	-----------------	---------------

WILLAMETTE FALLS DR

2017	pg. A2	EDR Digital Archive	
2014	pg. A5	EDR Digital Archive	
2010	pg. A8	EDR Digital Archive	
2005	pg. A11	EDR Digital Archive	
2000	pg. A14	EDR Digital Archive	
1995	pg. A16	EDR Digital Archive	
1992	pg. A18	EDR Digital Archive	
1987	pg. A21	Polk's City Directory	
1984	-	Polk's City Directory	Target and Adjoining not listed in Source
1979	-	Polk's City Directory	Target and Adjoining not listed in Source
1974	-	Polk's City Directory	Target and Adjoining not listed in Source
1969	-	Polk's City Directory	Target and Adjoining not listed in Source

City Directory Images

DOLLAR ST 2017

65	VANDEMARR, KENNETH K
960	GARRETT, DANIEL S
1007	HALL, FRED D
1025	KRAUS, JEFF J
1045	HICKS, DIRK F
1088	TEDMUS, RYAN C
1100	COX, DEALOUS L
1105	RICHARDSON, LARRY K
1115	BLEVINS, A J
1133	HARRIS, PAMELA J
1188	ESQUEDA, DAVID S
1198	ANDERSON, JEFFERY D
1201	TIEDEMAN, EMERSON L
1210	SUE, JARON A
1235	BARKER, GARRETT W
1250	JOHANSEN, GREGG S
1270	NICHELINI, BARBARA N
1285	HAWKEY, DAN E
1290	BIERMAN, TED B
1293	ROBERTS, RICK M
1312	LEACH, DOUGLAS W
1315	STRECH, LOIS
1321	YOUNG, JACK L
1324	MCELELLAN, RYAN J
1340	GORDON, JA
1341	ATKINSON, MARK W
1344	CHOURA, DONALD L
1348	KLIEWER, RICHARD L
1385	LORETTE, R
	NIEDERHISER, ROY W
1420	WOOD, JEREMY P
1428	BERGERSON, ANNETTE
1434	MOBERG, EVA M
1474	DAGOBERG, BRETT A
1667	MCINTYRE, LOGAN
1671	SWEET, MICHELLE A
1673	RAMOS, LUSILA
1675	MCDONALD, JOHN J
1684	SKEE, MONICA
1719	WHEELOCK, THEODORE F
1721	SMYTH, ELIZABETH A
1725	KIRKS, MOLLY J
1731	RAINS, HUNTER L
1739	LEBLANC, SUZANNE C
1741	DARCUS, CARI
1749	MARTIN, JUDY A
1753	WATERMAN, ROXANNE L
1757	PA, PATRICK
1773	GRIGGS, GREGORY A

WILLAMETTE FALLS DR 2017

949	HOOD, JEFF K
951	TABOR, MATTHEW O
955	BONFIGLIO, CLAUDE
957	ROCCHIA, ANDY J
961	HILL, LLOYD W
963	FOREMAN, KEVIN C
965	VORHIES, DANI G
967	SCHWERIN, LAURA B
969	FRANKLIN, APRIL D
	LYONS, EVAN
	MILLER, CLYDE
	VON, SAMSON C
975	MONETA, GREGORY L
987	LOCKE, JEFFREY B
1015	ZEZINI, ALAN G
1085	CHAMPSYSTEMS
1091	BIRD NEST
1109	STARK, COREY D
1125	SWEENEY, BRYAN J
1208	MCCURDY, JOHN P
1252	PETERSON, DSCOTT S
1260	MARSHALL, ANDREW D
1275	FRATZKE, THOMAS A
1285	EISENHAUER, CRAIG A
1295	KING, RILEY

DOLLAR ST 2014

65 VANDEMARR, TURTLE K
 945 OCCUPANT UNKNOWN,
 1007 HALL, FRED D
 1025 KRAUS, JEFF J
 1045 HICKS, DIRK F
 1088 BLANCHARD, JAMES R
 1095 SCHUTZLER, ALYSSA
 1100 COX, DEALOUS L
 1105 RICHARDSON, LARRY K
 1115 BLEVINS, A J
 1130 HART, TY Y
 1133 HARRIS, PAMELA J
 1175 PARKER, SHARON K
 1188 ESQUEDA, DAVID S
 1195 MUELLER, ANGELA D
 1198 CUNNINGHAM, JOHN S
 1201 TIEDEMAN, EMERSON L
 1205 MALONE, MARY J
 1210 SUE, JARON A
 1235 BARKER, GARRETT W
 1250 WEGTER, MELISSA R
 1270 NICHELINI, BARBARA N
 1285 YATES, LEON P
 1290 BIERMAN, THEODORE B
 1293 ROBERTS, RICK M
 1312 PEARSON, JACK A
 1315 ARDELEAN, CORIOLAN D
 1321 YOUNG, PETER C
 1324 MCELELLAN, RYAN J
 1340 OCCUPANT UNKNOWN,
 1341 STAHLNECKER, JEF
 1344 CHOURA, DONALD L
 1348 KLIEWER, RICHARD D
 1385 MARTIN, ANGELA M
 MOORE, PATRICK
 SAUNDERS, KIRK W
 WILLIAMS, DONALD R
 1420 REID, GREGORY S
 1428 LOUGHRAN, RICHARD J
 1434 MOBERG, EVA M
 1474 EISELE, DOUGLAS L
 1667 DAVIS, SHIRLY A
 1669 RUSSO, ROBERT S
 1671 SWEET, MICHELLE
 1673 OCCUPANT UNKNOWN,
 1675 MCDONALD, JOHN J
 1677 OCCUPANT UNKNOWN,
 1684 SKEE, CHARLEY
 1707 HANSEN, GEORGE
 1715 GODDARD, JACOB

DOLLAR ST

2014

(Cont'd)

1719	WHEELOCK, THEODORE F
1721	SMYTH, ELIZABETH A
1725	OCCUPANT UNKNOWN,
1729	DEEDER, JEFFREY M
1731	BURRIS, ROBERT D
1735	OCCUPANT UNKNOWN,
1739	LEBLANC, SUZANNE C
1741	REED, KENNETH J
1745	HOLSTROM, SCOTT E
1749	OCCUPANT UNKNOWN,
1753	WATERMAN, ROXANNE L
1757	OCCUPANT UNKNOWN,
1773	XIAO, JUN

WILLAMETTE FALLS DR 2014

800	ROBERT, EUGENE
949	HOOD, JEFF K
951	DEJARDIN, CAROL A
955	BONFIGLIO, CLAUDE
957	ROCCHIA, ANDY J
961	HILL, LLOYD W
963	FOREMAN, KEVIN S
965	VORHIES, DANI G
967	JOWILLIAMSON, SHERRIE J
969	AARON, THOMAS J
	ALSDORF, ABBY
	HAYNES, REBECCA T
	MEREDITH, JASON T
	ZANGE, SCOTT
975	CASEY, SCOTT M
987	LOCKE, JEFFREY B
1015	ZEZINI, ALAN G
1085	CHAMPSYSTEMS
1091	BIRD NEST
1109	ZOBRIST, NORMAN D
1125	OCCUPANT UNKNOWN,
1208	MCCURDY, JOHN P
1244	OCCUPANT UNKNOWN,
1252	PETERSON, DSCOTT S
1260	MARSHALL, ANDREW D
1275	OCCUPANT UNKNOWN,
1285	EISENHAUER, CRAIG A
1290	NIERENGARTEN, MIKE A
1295	KING, JOHN J

DOLLAR ST 2010

65 OCCUPANT UNKNOWN,
 OREGON GRAPE NURSERY
 945 WEST, L
 960 SMITH, CLAYTON R
 1007 HALL, FRED D
 1025 KRAUS, JEFF J
 1045 HICKS, DIRK F
 1088 BLANCHARD, JAMES R
 1095 OCCUPANT UNKNOWN,
 1100 COX, DEALOUS L
 1105 RICHARDSON, LARRY K
 1115 BLEVINS, JESSE
 1130 ELITE NETWORKS
 HART, TY Y
 JAN FITZGERALD GROUP
 1133 OCCUPANT UNKNOWN,
 1175 PRUEITT, AARON J
 1188 ESQUEDA, JESSE I
 1195 OCCUPANT UNKNOWN,
 1198 ANDERSON, JEFFERY D
 1201 OCCUPANT UNKNOWN,
 1205 MALONE, MARY J
 1210 SUE, JARON A
 1235 BARKER, GARRETT W
 1250 JOHANSEN, GREGG S
 1270 QUEEN, HATTIE J
 1285 YATES, LEON P
 1290 OCCUPANT UNKNOWN,
 1293 ROBERTS, RICK M
 1312 DAILEY, BRIAN A
 1315 ARDELEAN, CORIOLAN D
 1321 SCHIERHOLZ, SUSAN P
 1324 MCELELLAN, RYAN J
 1340 TENSCHER, MAX E
 1341 STAHLNECKER, JEFFERY M
 1344 CHOURA, DONALD L
 1348 KLIEWER, DEWAYNE H
 1385 THOMPSON, ROBERT E
 1420 DUNLAP, LINDA D
 1428 LOUGHRAN, RICHARD J
 1434 MOBERG, EVA M
 1474 EISELE, DOUGLAS L
 MJS HAIR STUDIO
 1667 BAILEY, DOUGLAS B
 1669 OCCUPANT UNKNOWN,
 1671 OCCUPANT UNKNOWN,
 1673 OCCUPANT UNKNOWN,
 1675 MCDONALD, JOHN J
 1677 OCCUPANT UNKNOWN,
 1684 SKEE, MICHAEL S

DOLLAR ST

2010

(Cont'd)

1707	HANSEN, GEORGE
1715	STONE, KENNETH E
1719	MCDONALD, CHRISTINE
1721	SMYTH, ELIZABETH A
1725	OCCUPANT UNKNOWN,
1729	DEEDER, JEFFREY M
1731	SHEKARRIZ, ALIREZA R
1739	ALBAZZAZ, NICOLE
1741	SEPEHRI, SADRA
1745	JOHNSEE, RAY
1749	BOETTCHER, DOUGLAS N
1753	WATERMAN & ASSOCSURETY LIFE
	WATERMAN, ROXANNE L
1757	SHEKARRIZ, HABIB
1773	POSTLES, WILLIAM J

WILLAMETTE FALLS DR 2010

800	ROBERT, EUGENE
821	OCCUPANT UNKNOWN,
949	DUNFORD, ELIZABETH
951	DEJARDIN, LESTER T
955	OCCUPANT UNKNOWN,
957	ROCCHIA, ANDY J
961	HILL, LLOYD W
963	FOREMAN, KEVIN S
965	VORHIES, DANIEL G
967	WILLIAMSON, SHERRIE J
969	ALSDORF, ABBY
	HINSON, RYAN
	VON, LILY M
975	CASEY, SCOTT M
987	LOCKE, BRIAN L
997	OCCUPANT UNKNOWN,
1015	BURT, TERI L
1085	CHAMPSYSTEMS
1091	BIRD NEST
1099	RIVER CITY WOODWORKS
1109	ZOBRIST, NORMAN D
1208	MCCURDY, JOHN P
1244	ELLINGSON, KURT
1252	PETERSON, DSCOTT S
1260	DETHLEFS, WALTER J
1275	OCCUPANT UNKNOWN,
1285	EISENHAUER, KAREN J
1290	NIERENGARTEN, KELLY N
1295	KING, JOHN J

DOLLAR ST 2005

65 RICHARDS, OWEN
 TUALATIN RIVER NURSERY & COFFEE HO
 WILLOWS BOUTIQUE & GALLERY INC
 945 WEST, L
 960 SMITH, CLAYTON R
 1004 OCCUPANT UNKNOWN,
 1007 FRED HALL MASONARY
 HALL, FRED D
 1025 KRAUS, JEFFREY J
 1045 HICKS, DIRK F
 1080 OCCUPANT UNKNOWN,
 1095 PURDY, CHARLES A
 1100 COX, DEALOUS L
 1105 RICHARDSON, LAWRENCE J
 1115 BLEVINS, JESSE
 1130 OCCUPANT UNKNOWN,
 1133 MOCKLIN, MARY E
 1175 WATKINS, GARY J
 1188 ESQUEDA, JESSE I
 1195 CANBY RV & BOAT STORAGE LLC
 SMITH, WADE
 1198 ANDERSON, JEFFERY D
 1201 TIEDEMAN, JR
 1205 BREMPERIS, MARY J
 1210 PERRY, WILLIAM S
 1235 TAINER, BARBARA J
 1250 WALKER, VANCE W
 1270 HAMMOND, NATHAN W
 1285 YATES, LEON P
 1290 WIECHE, ROBERT K
 1293 ROBERTS, RICK M
 1312 PEARSON, JACK A
 1315 ARDELEAN, CORIOLAN D
 1321 SCHIERHOLZ, SUSAN P
 1324 MCLELLAN, MICHAEL D
 1340 TENSCHER, MAX E
 1341 STAHLNECKER, JEFFERY M
 1344 CHOURA, DONALD L
 1348 KLIEWER, DEWAYNE H
 1385 MIRICH, KAREN R
 RAYMOND, PATRICK E
 TIDWELL, MIKEL J
 1420 WOOD, JEREMY
 1428 LOUGHRAN, RICHARD J
 1434 MOBERG, EVA M
 1474 DAGOBERG, MARY J
 1667 CRUZ, DAVID
 1669 VANZANT, ROBERT
 1671 SOTELO, AGUIRRE
 1673 OCCUPANT UNKNOWN,

DOLLAR ST**2005****(Cont'd)**

1675	MCDONALD, JOHN J
1677	BEASLEY, D
1684	SKEE, MICHAEL S
1739	OCCUPANT UNKNOWN,
1773	OCCUPANT UNKNOWN,

WILLAMETTE FALLS DR 2005

821	FREEMAN, CHARLES D
949	HOOD, JEFF K
951	DEJARDIN, CAROL A
955	BONFIGLIO, CLAUDE
957	ROCCHIA, ANDY J
961	CIMRAL, JOHN J
	LAURA SCHWERIN PHD
963	FOREMAN, WALLY W
	TEACHERS DEVELOPMENT GROUP
965	VORHIES, DANIEL G
967	WILLIAMSON, SHERRIE J
969	PRICE, BILL
	SCHOEPKE, NICOLE E
975	CASEY, SCOTT M
987	LOCKE, BRIAN L
997	OCCUPANT UNKNOWN,
1015	OCCUPANT UNKNOWN,
1085	CHAMPSYSTEMS INC
	OCCUPANT UNKNOWN,
1095	POLYDYNE INC
1109	OCCUPANT UNKNOWN,
1125	YORK, RONALD D
1208	MCCURDY, JOHN P
1244	WILLIAMS-GOSS, VIRGIL A
1252	BERGSTROM, DAVID
1260	DETHLEFS, WALTER J
1275	FRATZKE, THOMAS A
1285	EISENHAUER, CRAIG A
1290	NIERENGARTEN, KELLY N
1295	KING, JOHN J

DOLLAR ST 2000

65	KOVAL MARKETING TUALATIN RIVER NURSERY & COFFEE HOUSE WEST LINN FLORIST
945	SHERMAN, JUDITH
960	SMITH, CLAYTON R
1004	PHILPOT, RAMONA J
1007	HALL, FRED
1025	STRUDLER, GARY
1045	HICKS, DIRK F
1080	DEMERS, BERNARD E
1095	OCCUPANT UNKNOWN,
1100	OCCUPANT UNKNOWN,
1105	RICHARDSON, LAWR
1115	BLEVIN, TYLER BLEVINS, A J
1130	FITZGERALD, JAN
1133	OHARE, CECILIA
1175	WATKINS, GARY J
1188	BROKAW, LEON
1198	ANDERSON, JEFFERY D
1201	TIEDEMAN, EMERSON
1205	OCCUPANT UNKNOWN,
1210	BOOTH, BOB
1250	OCCUPANT UNKNOWN,
1270	HAMMOND, NATHAN W
1285	OCCUPANT UNKNOWN,
1290	OCCUPANT UNKNOWN,
1293	ROBERTS, RICK
1312	OCCUPANT UNKNOWN,
1315	MCGUIRE, JAMES A
1321	OCCUPANT UNKNOWN, SIMANTEL R C BUILDER
1324	MCLELLAN, MICHAEL D
1340	TENSCHER, ROXANNE B
1341	STAHLNECKER, JEFFERY
1344	CHOURA, DONALD L
1348	KLIEWER, DEWAYNE
1385	ATWOOD, ANNE GALLOWAY, SAMUEL F STONE, AMANDA VAI, JASON
1420	EVANS, JAMES
1428	LOUGHRAN, RICHARD
1434	MOBERG, EVA M
1474	SWEET, REBECCA C
1667	CLARK, J
1671	KENNEY, MARILYN
1673	OCCUPANT UNKNOWN,
1675	PIONTEK, DAVID R
1677	OCCUPANT UNKNOWN,

DOLLAR ST**2000****(Cont'd)**

1684	SKEE, MICHAEL S
1739	BARNES, DAVID A
1773	GUTFLEISCH, HEIDI

WILLAMETTE FALLS DR 2000

951	GRAVATT, M
	WELLONS, P J
955	ARES, JOYCE
957	ROCCHIA, E B
961	CIMRAL, JOHN
	SCHWERIN LAURA PHD
963	FOREMAN, WALLY
965	VORHIES, DAN
969	MEHL, DORIS
975	CULLUM, DYKE
987	LOCKE, BRIAN L
997	OCCUPANT UNKNOWN,
1015	PETERSON, CAROL L
1109	PETERSON, BILL
1125	YORK, RONALD D
1260	DETHLEFS, WALTER J
1275	FRATZKE, SHARON L
1285	EISENHAUER, CRAIG
1290	GRONVOLD, MARK
1295	OCCUPANT UNKNOWN,

DOLLAR ST 1995

65	LEITZS OREGON GRAPE INC
960	SMITH, CLAYTON R
1004	OCCUPANT UNKNOWNNN
1007	OCCUPANT UNKNOWNNN
1025	LUCCIO, DENISE
1045	OCCUPANT UNKNOWNNN
1080	DEMERS, BERNARD E
1095	PURDY, BUCKLEY R
1100	COX, DEALOUS L
1105	RICHARDSON, LAWR
1115	BLEVINS, A J
1130	FRANK, DAVID R
1133	POLA, C
1175	WATKINS, GARY J
1188	BROKAW, LEON
1195	TRACHSEL, JOHN
1198	OCCUPANT UNKNOWNNN
1201	TIEDEMAN, EMERSON JR
1205	OCCUPANT UNKNOWNNN
1210	SCHOEN, JAMES P
1235	TAINER, ARCHIE R
1250	OCCUPANT UNKNOWNNN
1270	HAND, DEBORAH
1285	K M MATOL BOTANICAL INTL
	OCCUPANT UNKNOWNNN
1293	OCCUPANT UNKNOWNNN
1312	OCCUPANT UNKNOWNNN
1315	MCGUIRE, JAMES A
1324	OCCUPANT UNKNOWNNN
1340	MALONEY, ROXANNE B
1341	STAHLNECKER, JEFFERY
1344	CHOURA, DONALD L
1348	KLIEWER, DEWAYNE
1385	GANOS, RICHARD
	OVIST, THOMAS
	RASH, ELAINE G
1420	WEBSTER, TOM
1434	OCCUPANT UNKNOWNNN
1474	OCCUPANT UNKNOWNNN
1667	ELMORE, K
	JURISONS, KARL
1669	OCCUPANT UNKNOWNNN
1671	ANDERSON, J
1673	JACKSON, TIEL
1675	PIONTEK, DAVID R
1677	OCCUPANT UNKNOWNNN
1678	OCCUPANT UNKNOWNNN
1684	OCCUPANT UNKNOWNNN
1739	BORLAND, ARTHUR W

WILLAMETTE FALLS DR 1995

957	ROCCHIA, E B
961	OCCUPANT UNKNOWNN
963	FOREMAN, WALLY
965	VORHIES, DAN
969	POTTRATZ, K A
	RHEAUME, JARRETT
1085	MATTSON HEATING & AIR COND
1087	DESIGNS ON TILE
1095	POLYDYNE
1109	PETERSON, BILL
1125	OCCUPANT UNKNOWNN
1208	MCCURDY, CHRIS
1260	DETHLEFS, WALTER J
1275	OCCUPANT UNKNOWNN
1285	EISENHAUER, CRAIG
1295	BETTS, CORY

DOLLAR ST 1992

65	DRANEY, TIM
	LEITZ OREGON GRAPE
945	BOECKMAN, RAY E
1004	PHILPOT, JACK
1007	HALL, FRED
1080	DEMERS, BERNARD E
1095	PURDY, CHARLES
1100	COX, DEALOUS L
1105	RICHARDSON, LAWR
1115	BLEVINS, A J
1130	FRANK, DAVID R
1133	SMITH, TARA
1175	WATKINS, GARY J
1188	BROKAW, LEON
1195	TRACHSEL, JOHN
1201	TIEDEMAN, EMERSON JR
1210	SCHOEN, JAMES P
1250	HINKLEY, WILFRED
1270	HAND, DEBORAH
1290	FOSTER, JEFF
1293	DANSOT, BARBARA
1315	SCHNEIDER, JOHN
1324	MCLELLAN, MICHAEL D
1340	LUTES, DAVID
1341	STAHLNECKER, JEFFERY
1344	CHOURA, DONALD L
	GUTHRIE, CHRIS
1348	KLIEWER, DEWAYNE
1385	GRIESMER, JOSEPH
	GSELL, ROBERT
	RASH, E G
1420	PARSONS, CLAUDE
1667	PRICE, KATHY
1669	BANASH, L
1677	WHITTALL, GEOFF
1684	SKEE, MICHAEL S
1739	BORLAND, ARTHUR W

WILLAMETTE FALLS DR 1992

957	ROCCHIA, E B
965	VORHIES, DAN
969	BROUSSEAU, G D
	FUNKHOUSER, TERRI L
	KARRY, DAN
	MORGAN, MARY L
1015	DICK, JACK JR
1109	PETERSON, BILL
1125	HUNTLEY, R M
1260	DETHLEFS, WALTER J
1275	FRATZE, THOMAS
1285	EISENHAUER, CRAIG
1295	GILLESPIE, TIM

DOLLAR ST 1987

603

**DOLLAR ST (WEST LINN)
FROM 1590 7TH AV
SOUTHWEST**

ZIP CODE 97068

945 Boeckman Ray E © 656-7164

960 Smith Clayton R © 655-9471

990★Anderson Jill 655-3459

1004 Philpot Jack D © 656-2226

1007★Hall Fred D brk mason ©

1025 Luccio I

1045★Campbell Mickey 655-6337

1080 De Mers Bernard E ©

656-1148

1095 Vacant

OSTMAN DR INTERSECTS

1100 Cox Dealous L © 655-9926

1105 Richardson Lawrence J ©

656-8621

1115 Blevins A J © 655-4211

DORAL CT INTERSECTS

1130★Frank David R © 657-4100

1133 Merrifield John C 656-6855

1175 Watkins Gary J © 656-5849

DOLLAR ST 1987**DOLLAR ST (WL)-Contd**

1188 Brokaw Leon Rev ©
655-3844

1195★Trachsel John 655-6439

1198 Bailey

1201 Tiedeman Emerson L Jr ©
656-0586

BRISTOL CT INTERSECTS

1205 Wright Jack P ©

1210★Matsui Vienna

1235 Tainer Archie © 657-8200

1250 Hinkley Wilford R ©
655-6066

1270★Hallberg Shirley M ©

1285 Yates Leon P © 657-4755

1290 Scott Mary © 656-3515

1293 Dansot Barbara Mrs ©

19TH ST INTERSECTS

1312★Hill Geo J © 656-8114

1324 Mc Lellan Michl D 656-0944

1340 Harmonix adv agcy 655-9102
Lutes David © 655-9102

1341 Newton Robt C © 655-5528

1344 Choura Donald L ©
655-0203

1348 Buffam Steven P © 657-0524

1385 Gsell Apartments The

1 Vacant

2 Sykes Michl W 655-9822

3★Sweet M J 650-0039

4 Gsell Robt G

5★Bepple Jeannette M
657-6213

6 Vacant

1420 Parsons Claude M ©
656-4784

BRITTON AV INTERSECTS

1434 Moberg Eva M ©

1474 Dagoberg Jeffrey A ©
656-0121

16TH ST INTERSECTS

1667 Willamette Manor

Townhouses

★Litk Duane 655-3430

1669 Mac Mahon Tim 657-4191

1671★Marion Harless B 656-2514

1673 Lee

1675★Acker Wm E

1677 Plummer John III 656-1560

1684★Skee Michl S 655-7749

8TH AV INTERSECTS

1739 Borland Arth W © 656-3838

SW 7TH AV INTERSECTS

WILLAMETTE FALLS DR 1987**602****WILLAMETTE FALLS DR
(WEST LINN)-FROM 5263
WEST A ST SOUTHWEST**

ZIP CODE 97068

BLANKENSHIP DR

INTERSECTS

4795 Brandow Roy F ☉ 656-7319

4805 Milln Dolores N Mrs ☉
656-5551

4835★Mohling Lloyd ☉ 650-0144

4845 Waits John W ☉ 657-3470

4865★Edens Wm L ☉ 657-9383

4875 Laub Lyman B ☉ 656-5397

4891 Apartments

1 Skinner Don

2 Vacant

3 Hellberg Marvin J 656-0652

4 Mc Kibbin Wayne R

5 Vacant

6 Vacant

4973 Vacant

4975 Crown Federal Credit Union
656-2903

4999 Vacant

5001 Lawrence R A & Associates
land surveyors 656-6804**434**

DOLLAR ST 1984**003****DOLLAR ST (WEST LINN)
FROM 1590 7TH AV
SOUTHWEST****ZIP CODE 97068****945 Boeckman Ray E © 656-7164****960 No Return****990★Boeckman Larry****1004 Philpot Jack D © 656-2226****1007★Miller Dennis © 650-0068****1045★Barnes Michl 657-9490****1080 De Mers Bernard E ©****656-1148****1095★Schrage Douglas J ©****OSTMAN DR INTERSECTS****1100 Cox Dealous L © 655-9926****1105 Richardson Lawrence J ©****656-8621****1115 Blevins A J © 655-4211****DORAL CT INTERSECTS****1130 Kempster Harold G ©****656-1549****1133 Vacant****1188 Brokaw Leon Rev 655-3844****1195 Vacant****1198★Eberhardt Alfred ©****655-7237****1201 Tiedeman Emerson L Jr ©****656-0586****BRISTOL CT INTERSECTS****1205 Wright Jack P ©****1210 Lee Howard B****1235 Tainer Archie © 657-8200****1250★Hinkley Wilford R ©****655-6066****1270 Dillery Sue C 657-1131****1290 Guerrero L L ©**

DOLLAR ST 1979**603****DOLLAR ST (WEST LINN)
FROM 1590 7TH AV
SOUTHWEST****ZIP CODE 97068****945 Boeckman Ray E 656-7164****960 Berberick John F 656-2094****990 Smith Sharon S 656-0205****1004 Philpot Jack D © 656-2226****1007 Grand Barbara J Mrs ©
656-7980****1045 Lowe Larry © 657-9878****1080 De Mers Bernard E ©
656-1148****1095 Vacant**

DOLLAR ST 1979

OSTMAN DR INTERSECTS

1105 Richardson Lawrence J ©

656-8621

1115★Blevins' A J 657-0600

DOREAL CT INTERSECTS

1130 Vacant

1133★Weihmann John J ©

656-8145

1188 Brokaw Leon Rev 655-3844

1195 Aasen Carl M © 656-5527

1201 Tiedeman Emerson L Jr ©

656-0586

BRISTOL CT INTERSECTS

1205 Ribik Frank J © 656-1142

1210★Swan G M 655-1916

1250★Mc Clain Michl D ©

1270★Dillery S C 657-1131

1290 Guerrero Louis L ©

655-7215

1293 Dansot Barbara Mrs ©

656-7198

19TH ST INTERSECTS

1324★Mc Lelland Michl D

656-0944

1340 No Return

1341 Parsons Dorothy H Mrs ©

656-2077

1344★Jaquith Paul S 657-4872

1348★Beach Lanny G 655-3048

1385 Apartments

1 No Return

2 Strawn Ken R 657-1081

3★Ewing Craig L 655-9570

4★Ackerman Russell 655-1788

5 Vacant

DOLLAR ST 1974**603****DOLLAR ST —FROM 1590 7TH
AV SOUTHWEST****ZIP CODE 97068****945 ★ Boeckman Ray E 656-7164****1004 Philpot Jack D ☉ 656-2226****1007 Grand Anthony R ☉****656-7980****1045 Mortensen Bennie L ☉****656-5439****1080 De Mers Bernard E ☉****656-1148****1095 Gericke Rudolph F ☉****656-5581****OSTMAN DR INTERSECTS**

DOLLAR ST 1974

1105 ★ Richardson Lawrence J ☉
656-8621

1115 Branch Alvin ☉ 656-8120

1133 Gilkison Charles A ☉
655-5480

1195 Aasen Carl M ☉ 656-5527

1201 Jones Dennis R ☉ 655-1841

1205 Ribik Frank J ☉ 656-1142

1210 Lee Howard G ☉ 655-1916

1250 Oswald John ☉ 655-4753

1270 Eaton Dennis G ☉ 655-1492

1290 Vacant

1293 Dansot Barbara Mrs ☉
656-7198

19TH ST INTERSECTS

1324 Vacant

1341 Parsons Dorothy Mrs ☉
656-2077

1385 Apartments

1 Vacant

DOLLAR ST 1969

600
DOLLAR ST SW -FROM 1590 SW
7TH AV SOUTHWEST

---ZIP CODE 97068

945 BOECKMAN RAY E •

656-7164

1004 PHILPOTT JACK D •

656-2226

1007 GRAND ANTHONY R •

656-7980

1045 MORTENSON BENNIE L •

656-5439

1080 DE MERS BERNARD E •

656-1148

1095 GERICKE RUDOLPH F •

656-5581

---SW OSTMAN DR INTERSECTS

1105 YOUNG GARY A •

655-2964

1115 BRANCH ALVIN •

656-8120

1133 DOLAN JOANNE L MRS •

656-8142

1195 AASEN CARL M •

656-5527

1201 BRISTOL JACK •

655-1240

1210 DUNWOODIE JESSE J •

1285 DANSOT BARBARA MRS •

656-7198

1290 SMITH JEWETT W •

656-6817

---SW 19TH ST INTERSECTS

1324 MANNING JAMES D •

656-3892

1341 PARSONS ROSCOE C •

656-2077

1420 PARSONS CLAUDE M •

656-4784

---SW BRITTON AV

INTERSECTS

1434 MOBERG ROBT S •

656-1227

1474 FREDD LOUIS C •

655-1856

---SW 16TH ST INTERSECTS

1684 GRANQUIST EDW E •

656-4381

1739 BRITTON BURNS W

UPHOLSTERY SHOP

656-3838



PRELIMINARY REPORT

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

The printed Exceptions and Exclusions from the coverage of said policy or policies are set forth in Exhibit One. Copies of the policy forms should be read. They are available from the office which issued this report.

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

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

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

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

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

Countersigned

A handwritten signature in cursive script, appearing to read 'Maggie Metcalf', written over a horizontal line.



111 SW Columbia St., Ste 1000, Portland, OR 97201
(503)242-1210 FAX (503)242-0770

PRELIMINARY REPORT

ESCROW OFFICER: Candice Weischedel
dannielle.booth@ticortitle.com
(503)219-2104

ORDER NO.: 36261907370

TITLE OFFICER: Mark Davison

TO: Ticor Title Company of Oregon
111 SW Columbia St., Ste 1000
Portland, OR 97201

ESCROW LICENSE NO.: EA850600240

BUYER/BORROWER: West Linn-Wilsonville School District 3JT and West Linn-Wilsonville School District #3J

PROPERTY ADDRESS: 840 Dollar Street, West Linn, OR 97068
945 Dollar Street, West Linn, OR 97068
No Situs, West Linn, OR 97068

EFFECTIVE DATE: November 19, 2019, 08:00 AM

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

	<u>AMOUNT</u>	<u>PREMIUM</u>
	\$ 0.00	\$ 0.00
Government Lien Search		\$ 90.00

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

A Fee

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

West Linn-Wilsonville School District #3J as to Parcels I, III and IV and West Linn-Wilsonville School District 3JT as to Parcel II

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

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

EXHIBIT "A"
Legal Description

PARCEL I:

All of that part of Tracts "N" and "S" lying South of the County road, (Dollar Street) and all of Tracts "Q" and "R" in FIRST ADDITION TO WILLAMETTE FALLS ACREAGE TRACTS, in the City of West Linn, County of Clackamas and State of Oregon.

EXCEPTING THEREFROM that portion included in conveyance to Allen B. Pynn and G. Mary Pynn, in deed recorded November 12, 1975, Fee No. 75-33261.

PARCEL II:

All of Tract "X", FIRST ADDITION TO WILLAMETTE FALLS ACREAGE TRACTS, in the City of West Linn, County of Clackamas and State of Oregon.

ALSO all that portion of tract marked 'V' in said FIRST ADDITION TO WILLAMETTE FALLS ACREAGE TRACTS, which lies on the Southerly side of the County Road.

ALSO tract marked "W" in said FIRST ADDITION TO WILLAMETTE FALLS ACREAGE TRACTS, according to the duly recorded plat thereof.

PARCEL III:

That portion of Lot 1, Tract "O", FIRST ADDITION TO WILLAMETTE FALLS ACREAGE TRACTS, in the City of West Linn, County of Clackamas and State of Oregon, described as follows:

Beginning at a point on the Easterly right-of-way line of a road, said point being South 87° 45' 19" West, a distance of 466.70 feet from the Northwest corner of Lot 4, EASTMAN REPLAT; thence North 87° 45' 19" East, a distance of 191.51 feet to a point in the centerline of a canyon; thence South 40° 47' 24" West along the centerline of said canyon a distance of 50.90 feet; thence South 66° 48' 06" West, a distance of 193.19 feet to the Easterly right-of-way line of the above mentioned road; thence Northerly along said Easterly right-of-way line to the point of beginning.

PARCEL IV:

All that portion of 40 foot roadway lying between the South line of Dollar Street and North of the South line as extended, South 66° 48' 06" West of tract described in Warranty Deed, recorded November 12, 1975, Fee No. 75-33262, lying within the plat of FIRST ADDITION TO WILLAMETTE FALLS ACREAGE TRACTS, in the City of West Linn, County of Clackamas and State of Oregon.

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

GENERAL EXCEPTIONS:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any 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 which may be asserted by persons in possession thereof.
3. Easements, or claims thereof, which are 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, encumbrance, violation, variation or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land.
5. Any lien, or right to a lien, for services, labor, material or equipment rental, or for contributions due to the State of Oregon for unemployment compensation or worker's compensation, heretofore or hereafter furnished, imposed by law and not shown by the Public Records.

SPECIFIC ITEMS AND EXCEPTIONS:

6. The subject property is under public ownership and is exempt from ad valorem taxation. Any change in ownership prior to delivery of the assessment roll may result in tax liability.

Tax Account No.: 00403860
Map No.: 21E34DC00900
Levy Code: 003-002
Affects: Parcel I and IV

7. The subject property is under public ownership and is exempt from ad valorem taxation. Any change in ownership prior to delivery of the assessment roll may result in tax liability.

Tax Account No.: 00402111
Map No.: 21E34C 00600
Levy Code: 003-002
Affects: Parcel II

8. The subject property is under public ownership and is exempt from ad valorem taxation. Any change in ownership prior to delivery of the assessment roll may result in tax liability.

Tax Account No.: 00403922
Map No.: 21E34DC01001
Levy Code: 003-002
Affects: Parcel III

9. City Liens, if any, in favor of the City of West Linn. None found as of November 22, 2019.

NOTE: A search of the Conduits City lien program reveals no listing for property shown as Parcel III. An updated search will need to be completed prior to closing.

10. Rights of the public to any portion of the Land lying within the area commonly known as streets, roads and highways.
11. Restrictions, but omitting restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said restriction is permitted by applicable law, as shown on that certain plat

Name: FIRST ADDITION TO WILLAMETTE FALLS ACREAGE TRACTS

12. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: City of West Linn
Purpose: Utilities
Recording Date: June 25, 1976
Recording No: 76-21158
Affects: Parcel I- 20 feet wide as described therein

13. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: City of West Linn
Purpose: Utilities
Recording Date: July 8, 1976
Recording No: 76-22962
Affects: Parcels I and III-10 feet wide as described therein

14. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Adjacent property owner
Purpose: Sewer
Recording Date: March 8, 1978
Recording No: 78-9470
Affects: Parcel I as described therein

15. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: The City of West Linn
Purpose: Grading, filling, slope protection, maintenance, landscaping and related uses
Recording Date: August 9, 2005
Recording No: 2005-075434
Affects: Parcel II as described therein

16. Any easements or rights of way for existing utilities or other rights of way over those portions of said Land lying within the public right of way vacated by Ordinance No. 1558
- Recording Date: February 21, 2008
Recording No: 2008-012122
Affects: Parcel IV
17. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: Portland General Electric Company
Purpose: Electricity and communications service and appurtenances thereto
Recording Date: July 30, 2008
Recording No: 2008-053805
Affects: Parcel II-Exact location not stated
18. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: City of West Linn
Purpose: Public utility
Recording Date: July 16, 2013
Recording No: 2013-049480
Affects: Parcel I as described therein
19. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: City of West Linn
Purpose: Temporary emergency access
Recording Date: July 16, 2013
Recording No: 2013-049481
Affects: Parcel II as described therein
20. Please be advised that our search did not disclose any open Deeds of Trust of record. If you should have knowledge of any outstanding obligation, please contact the Title Department immediately for further review prior to closing.
21. NOTE: The following are required when a principal to the proposed transaction is an instrumentality of the state, such as a municipality, a county or other governmental body:
- Certification, with supporting documentation, that the board or other governing authority of the governmental body has approved the transaction in accordance with applicable practices, procedures, rules, ordinances and statutes.
 - Certification that a named person or persons, identified by name and position, are authorized to act on behalf of the governmental body in the proposed transaction.
 - Verification of the current legal name and good standing of the governmental body when it is a local governmental body other than a city or county.

ADDITIONAL REQUIREMENTS/NOTES:

- A. In addition to the standard policy exceptions, the exceptions enumerated above shall appear on the final 2006 ALTA Policy unless removed prior to issuance.
- B. Note: There are NO conveyances affecting said Land recorded within 24 months of the date of this report.

- C. Note: The name(s) of the proposed insured(s) furnished with this application for title insurance is/are:
No names were furnished with the application. Please provide the name(s) of the buyers as soon as possible.
- D. Notice: Please be aware that due to the conflict between federal and state laws concerning the cultivation, distribution, manufacture or sale of marijuana, the Company is not able to close or insure any transaction involving Land that is associated with these activities.
- E. Note: No utility search has been made or will be made for water, sewer or storm drainage charges unless the City/Service District claims them as liens (i.e. foreclosable) and reflects them on its lien docket as of the date of closing. Buyers should check with the appropriate city bureau or water service district and obtain a billing cutoff. Such charges must be adjusted outside of escrow.
- F. Note: Effective January 1, 2008, Oregon law (ORS 314.258) mandates withholding of Oregon income taxes from sellers who do not continue to be Oregon residents or qualify for an exemption. Please contact your Escrow Closer for further information.
- G. Recording Charge (Per Document) is the following:
- | County | First Page | Each Additional Page |
|------------|------------|----------------------|
| Multnomah | \$82.00 | \$5.00 |
| Washington | \$81.00 | \$5.00 |
| Clackamas | \$93.00 | \$5.00 |
- Note: When possible the company will record electronically. An additional charge of \$5.00 applies to each document that is recorded electronically.
- H. THE FOLLOWING NOTICE IS REQUIRED BY STATE LAW: YOU WILL BE REVIEWING, APPROVING AND SIGNING IMPORTANT DOCUMENTS AT CLOSING. LEGAL CONSEQUENCES FOLLOW FROM THE SELECTION AND USE OF THESE DOCUMENTS. YOU MAY CONSULT AN ATTORNEY ABOUT THESE DOCUMENTS. YOU SHOULD CONSULT AN ATTORNEY IF YOU HAVE QUESTIONS OR CONCERNS ABOUT THE TRANSACTION OR ABOUT THE DOCUMENTS. IF YOU WISH TO REVIEW TRANSACTION DOCUMENTS THAT YOU HAVE NOT SEEN, PLEASE CONTACT THE ESCROW AGENT.
- I. Note: This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances or acreage shown thereon.

EXHIBIT ONE

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

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

- (a) Any law, ordinance or governmental regulation (including but not limited to building and zoning) restricting, regulating, prohibiting or relating to
 - the occupancy, use, or enjoyment of the Land;
 - the character, dimensions or location of any improvement erected on the land;
 - the subdivision of land; or
 - environmental protection;or the effect of any violation of these laws, ordinances or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
- Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
- Defects, liens, encumbrances, adverse claims, or other matters
 - created, suffered, assumed or agreed to by the Insured Claimant;
 - not known to the Company, not recorded in the Public Records at Date of Policy, but known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
- (c) resulting in no loss or damage to the Insured Claimant;
- (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 13, or 14); or
- (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
- Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with the applicable doing-business laws of the state where the Land is situated.
- Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law.
- Any claim, by reason of the operation of federal bankruptcy, state insolvency or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
 - a fraudulent conveyance or fraudulent transfer, or
 - a preferential transfer for any reason not stated in the Covered Risk 13(b) of this policy.
- Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the Insured Mortgage in the Public Records. This Exclusion does not modify or limit the coverage provided under Covered Risk 11(b).

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

SCHEDULE B - GENERAL EXCEPTIONS FROM COVERAGE

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

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

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

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

- (a) Any law, ordinance or governmental regulation (including but not limited to building and zoning) restricting, regulating, prohibiting or relating to
 - the occupancy, use, or enjoyment of the Land;
 - the character, dimensions or location of any improvement erected on the land;
 - the subdivision of land; or
 - environmental protection;or the effect of any violation of these laws, ordinances or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
- Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
- Defects, liens, encumbrances, adverse claims, or other matters
 - created, suffered, assumed or agreed to by the Insured Claimant;
 - not known to the Company, not recorded in the Public Records at Date of Policy, but known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
- (c) resulting in no loss or damage to the Insured Claimant;
- (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10); or
- (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
- Any claim, by reason of the operation of federal bankruptcy, state insolvency or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
 - a fraudulent conveyance or fraudulent transfer, or
 - a preferential transfer for any reason not stated in the Covered Risk 9 of this policy.
- Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

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

SCHEDULE B - GENERAL EXCEPTIONS FROM COVERAGE

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

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



Inquire before you wire!

WIRE FRAUD ALERT

This Notice is not intended to provide legal or professional advice.
If you have any questions, please consult with a lawyer.

All parties to a real estate transaction are targets for wire fraud and many have lost hundreds of thousands of dollars because they simply relied on the wire instructions received via email, without further verification. **If funds are to be wired in conjunction with this real estate transaction, we strongly recommend verbal verification of wire instructions through a known, trusted phone number prior to sending funds.**

In addition, the following non-exclusive self-protection strategies are recommended to minimize exposure to possible wire fraud.

- **NEVER RELY** on emails purporting to change wire instructions. Parties to a transaction rarely change wire instructions in the course of a transaction.
- **ALWAYS VERIFY** wire instructions, specifically the ABA routing number and account number, by calling the party who sent the instructions to you. DO NOT use the phone number provided in the email containing the instructions, use phone numbers you have called before or can otherwise verify. **Obtain the number of relevant parties to the transaction as soon as an escrow account is opened.** DO NOT send an email to verify as the email address may be incorrect or the email may be intercepted by the fraudster.
- **USE COMPLEX EMAIL PASSWORDS** that employ a combination of mixed case, numbers, and symbols. Make your passwords greater than eight (8) characters. Also, change your password often and do NOT reuse the same password for other online accounts.
- **USE MULTI-FACTOR AUTHENTICATION** for email accounts. Your email provider or IT staff may have specific instructions on how to implement this feature.

For more information on wire-fraud scams or to report an incident, please refer to the following links:

Federal Bureau of Investigation:

<http://www.fbi.gov>

Internet Crime Complaint Center:

<http://www.ic3.gov>

FIDELITY NATIONAL FINANCIAL
PRIVACY NOTICE
Revised May 1, 2018

Fidelity National Financial, Inc. and its majority-owned subsidiary companies (collectively, "FNF", "our," or "we") respect and are committed to protecting your privacy. This Privacy Notice explains how we collect, use, and protect personal information, when and to whom we disclose such information, and the choices you have about the use and disclosure of that information.

Types of Information Collected

We may collect two types of information from you: Personal Information and Browsing Information.

Personal Information. FNF may collect the following categories of Personal Information:

- contact information (e.g., name, address, phone number, email address);
- demographic information (e.g., date of birth, gender, marital status);
- identity information (e.g. Social Security Number, driver's license, passport, or other government ID number);
- financial account information (e.g. loan or bank account information); and
- other personal information necessary to provide products or services to you.

Browsing Information. FNF may automatically collect the following types of Browsing Information when you access an FNF website, online service, or application (each an "FNF Website") from your Internet browser, computer, and/or mobile device:

- Internet Protocol (IP) address and operating system;
- browser version, language, and type;
- domain name system requests; and
- browsing history on the FNF Website, such as date and time of your visit to the FNF Website and visits to the pages within the FNF Website.

How Personal Information is Collected

We may collect Personal Information about you from:

- information we receive from you on applications or other forms;
- information about your transactions with FNF, our affiliates, or others; and
- information we receive from consumer reporting agencies and/or governmental entities, either directly from these entities or through others.

How Browsing Information is Collected

If you visit or use an FNF Website, Browsing Information may be collected during your visit. Like most websites, our servers automatically log each visitor to the FNF Website and may collect the Browsing Information described above. We use Browsing Information for system administration, troubleshooting, fraud investigation, and to improve our websites. Browsing Information generally does not reveal anything personal about you, though if you have created a user account for an FNF Website and are logged into that account, the FNF Website may be able to link certain browsing activity to your user account.

Other Online Specifics

Cookies. When you visit an FNF Website, a "cookie" may be sent to your computer. A cookie is a small piece of data that is sent to your Internet browser from a web server and stored on your computer's hard drive. Information gathered using cookies helps us improve your user experience. For example, a cookie can help the website load properly or can customize the display page based on your browser type and user preferences. You can choose whether or not to accept cookies by changing your Internet browser settings. Be aware that doing so may impair or limit some functionality of the FNF Website.

Web Beacons. We use web beacons to determine when and how many times a page has been viewed. This information is used to improve our websites.

Do Not Track. Currently our FNF Websites do not respond to "Do Not Track" features enabled through your browser.

Links to Other Sites. FNF Websites may contain links to other websites. FNF is not responsible for the privacy practices or the content of any of those other websites. We advise you to read the privacy policy of every website you visit.

Use of Personal Information

FNF uses Personal Information for three main purposes:

- To provide products and services to you or in connection with a transaction involving you.
- To improve our products and services.
- To communicate with you about our, our affiliates', and third parties' products and services, jointly or independently.

When Information Is Disclosed

We may make disclosures of your Personal Information and Browsing Information in the following circumstances:

- to enable us to detect or prevent criminal activity, fraud, material misrepresentation, or nondisclosure;
- to nonaffiliated service providers who provide or perform services or functions on our behalf and who agree to use the information only to provide such services or functions;
- to nonaffiliated third party service providers with whom we perform joint marketing, pursuant to an agreement with them to jointly market financial products or services to you;
- to law enforcement or authorities in connection with an investigation, or in response to a subpoena or court order; or
- in the good-faith belief that such disclosure is necessary to comply with legal process or applicable laws, or to protect the rights, property, or safety of FNF, its customers, or the public.

The law does not require your prior authorization and does not allow you to restrict the disclosures described above. Additionally, we may disclose your information to third parties for whom you have given us authorization or consent to make such disclosure. We do not otherwise share your Personal Information or Browsing Information with nonaffiliated third parties, except as required or permitted by law.

We reserve the right to transfer your Personal Information, Browsing Information, and any other information, in connection with the sale or other disposition of all or part of the FNF business and/or assets, or in the event of bankruptcy, reorganization, insolvency, receivership, or an assignment for the benefit of creditors. By submitting Personal Information and/or Browsing Information to FNF, you expressly agree and consent to the use and/or transfer of the foregoing information in connection with any of the above described proceedings.

Please see "**Choices With Your Information**" to learn the disclosures you can restrict.

Security of Your Information

We maintain physical, electronic, and procedural safeguards to guard your Personal Information. We limit access to nonpublic personal information about you to employees who need to know that information to do their job. When we provide Personal Information to others as discussed in this Privacy Notice, we expect that they process such information in compliance with our Privacy Notice and in compliance with applicable privacy laws.

Choices With Your Information

If you do not want FNF to share your information with our affiliates to directly market to you, you may send an "opt out" request by email, phone, or physical mail as directed at the end of this Privacy Notice. We do not share your Personal Information with nonaffiliates for their use to direct market to you.

Whether you submit Personal Information or Browsing Information to FNF is entirely up to you. If you decide not to submit Personal Information or Browsing Information, FNF may not be able to provide certain services or products to you.

For California Residents: We will not share your Personal Information or Browsing Information with nonaffiliated third parties, except as permitted by California law.

For Nevada Residents: You may be placed on our internal Do Not Call List by calling (888) 934-3354 or by contacting us via the information set forth at the end of this Privacy Notice. Nevada law requires that we also provide you with the following contact information: Bureau of Consumer Protection, Office of the Nevada Attorney General, 555 E. Washington St., Suite 3900, Las Vegas, NV 89101; Phone number: (702) 486-3132; email: BCPINFO@ag.state.nv.us.

For Oregon Residents: We will not share your Personal Information or Browsing Information with nonaffiliated third parties for marketing purposes, except after you have been informed by us of such sharing and had an opportunity to indicate that you do not want a disclosure made for marketing purposes.

For Vermont Residents: We will not disclose information about your creditworthiness to our affiliates and will not disclose your personal information, financial information, credit report, or health information to nonaffiliated third parties to market to you, other than as permitted by Vermont law, unless you authorize us to make those disclosures.

Information From Children

The FNF Websites are meant for adults and are not intended or designed to attract persons under the age of eighteen (18). We do not collect Personal Information from any person that we know to be under the age of thirteen (13) without permission from a parent or guardian.

International Users

FNF's headquarters is located within the United States. If you reside outside the United States and choose to provide Personal Information or Browsing Information to us, please note that we may transfer that information outside of your country of residence for any of the purposes described in this Privacy Notice. By providing FNF with your Personal Information and/or Browsing Information, you consent to our collection, transfer, and use of such information in accordance with this Privacy Notice.

FNF Website Services for Mortgage Loans

Certain FNF companies provide services to mortgage loan servicers, including hosting websites that collect customer information on behalf of mortgage loan servicers (the "Service Websites"). The Service Websites may contain links to both this Privacy Notice and the mortgage loan servicer or lender's privacy notice. The sections of this Privacy Notice titled When Information is Disclosed, Choices with Your Information, and Accessing and Correcting Information do not apply to the Service Websites. The mortgage loan servicer or lender's privacy notice governs use, disclosure, and access to your Personal Information. FNF does not share Personal Information collected through the Service Websites, except (1) as required or authorized by contract with the mortgage loan servicer or lender, or (2) as required by law or in the good-faith belief that such disclosure is necessary to comply with a legal process or applicable law, to enforce this Privacy Notice, or to protect the rights, property, or safety of FNF or the public.

Your Consent To This Privacy Notice; Notice Changes

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If you have questions, would like to access or correct your Personal Information, or want to opt-out of information sharing for affiliate marketing, send your requests via email to privacy@fnf.com, by phone to (888) 934-3354, or by mail to:

Fidelity National Financial, Inc.
601 Riverside Avenue,
Jacksonville, Florida 32204
Attn: Chief Privacy Officer

Appendix E

Site Reconnaissance Records

Site Photographs
Field Checklist



Photo 1. Northeast corner facing northwest



Photo 2. Northeast corner facing south



Photo 3. Northern boundary facing northwest



Photo 4. Northern boundary facing southeast

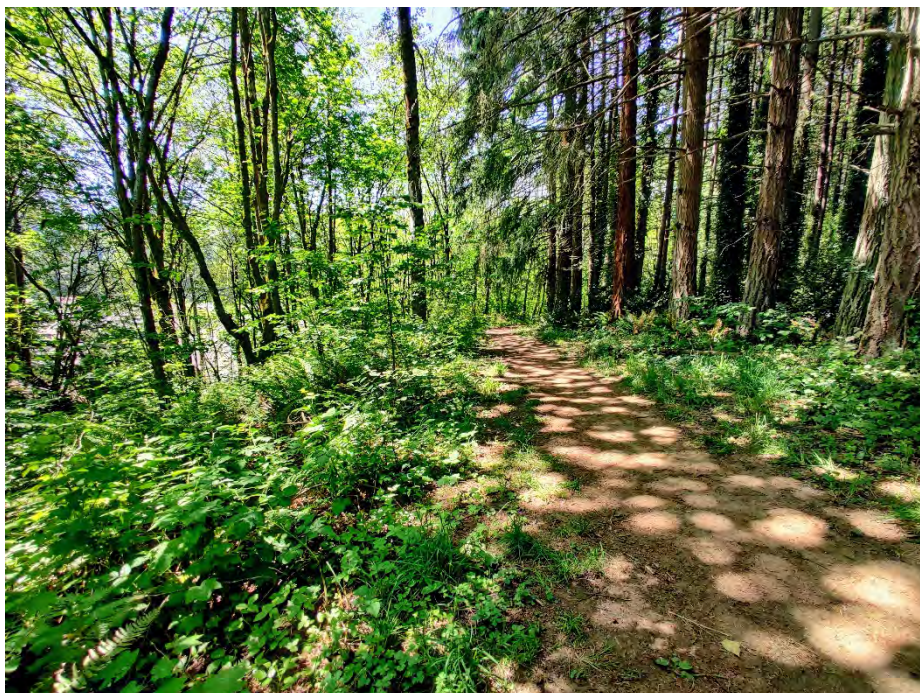


Photo 5. Trail near eastern boundary facing south



Photo 6. Northwest corner facing southeast

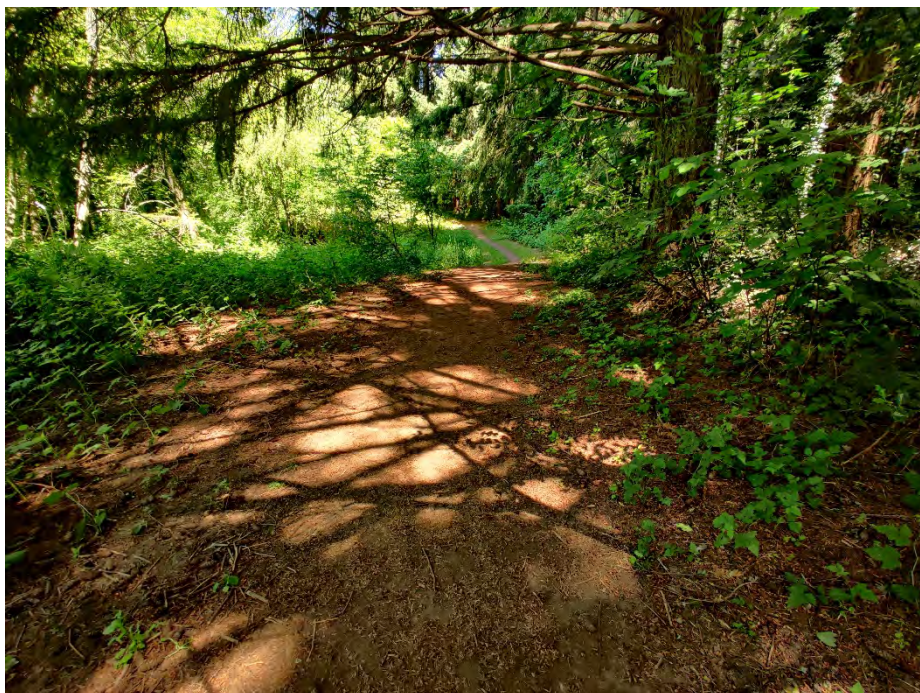


Photo 7. Trail near southwest corner facing northwest



Photo 8. Black buried plastic near western boundary



Photo 9. Buried tire and AST



Photo 10. Car axel middle of the western portion of the Site



Photo 11. Rusted 55-gallon drum with spout and inlet western side



Photo 12. Fresh excavator tracks – western portion of the Site



Photo 13. Large metal debris – western portion of the Site



Photo 14. Metal chain-link fence / metal debris – western portion of the Site



Photo 15. Pole mounted transformer in the northwest corner near the Tualatin River



Photo 16. Tualatin River near northwest corner of the Site



Photo 17. Rusted drum in the middle of the western portion of the Site.



Photo 18. Tire and debris in the western portion of the Site



Photo 19. Probable boiler in the middle of the western portion of the Site



Photo 20. Empty 5-gallon buckets in the eastern portion of the Site



Photo 21. Bike trail in the eastern portion of the Site

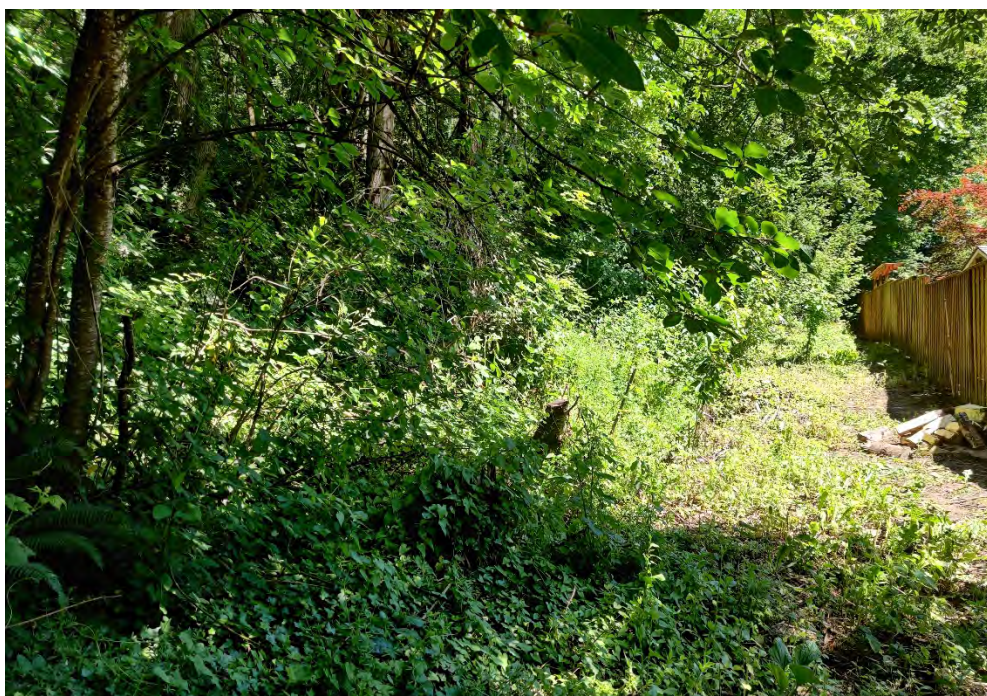


Photo 22. Neighborhood bordering the Site to the southeast



Photo 23. Pit in the middle of the eastern section of the Site facing east – appears hand-dug



Photo 24. Tree platform with debris in the eastern section of the Site, facing west

Project No.: 24106.001

Completed By: Shad Brooks

Date: 5/27/2020

Site Name/Address: 840 Dollar Street 3 tax lots

Site Contact: Angela Caffrey 5035238103 angela.caffrey@cbre.com

Site Description (e.g., single-family residential, multi-tenant commercial): Vacant lot

Tenant(s)/Occupant(s) None

Areas not accessed (state reasons): Visited all areas

Weather at the time of site visit (e.g., overcast, heavy rain, snow): 70's & 80's, Sunny

Topography/Slope: See figure

SITE DEVELOPMENT

Building Descriptions (e.g., wood-frame residence, concrete tilt-up commercial) NOTE: For multi-building sites, include individual addresses or building numbers.	#Stories	Basement?
<input checked="" type="checkbox"/> No buildings on the subject property		
Exterior Features (e.g., paving, gravel, landscaping) fencing & Gates		

UTILITIES

Heating (e.g., natural gas, oil, electricity)	None observed
Water (well or <u>municipal</u>) (if a water well is present, indicate location)	On the N-side
Sewer (municipal) or Septic (if a septic tank is present, note location)	No septic seen, possibly one of the Drums w/
Stormwater (note features such as detention ponds, catch basins, swales; note whether unusual odors or staining are present)	None Observed, across dollar St, yes

SITE OBSERVATIONS

ASTs (approx. size and location; note secondary containment, evidence of leakage, spills)	None Yes, large 5' tall & 2' wide tank above ground was visible, no labels, odor, or stressed vegetation observed
USTs (approx. size and location; note associated pumps, fill ports, vent pipes)	Historically, yes
Drums (note locations, condition, contents, labeling, secondary containment, evidence of spills)	2 unlabeled, rusted drums
Automobile repair/maintenance activities (note in-ground hoists, parts washers, stored batteries, stored engine blocks & other oily parts, lube pits, oil sumps)	None
Stored chemicals, hazardous materials (e.g., 5-gallon buckets, pre-packaged retail containers; note condition, evidence of spills)	Yes, Pictures taken, likely brought in Buckets w/out the chemicals, near Bike track

1

Floor drains (note locations, stains, odors, chemical storage nearby)	None				
Oil-Water Separator (note location, cleaning schedule, if known)	None				
Solid waste (e.g., dumping, litter, refuse not in a dumpster or other appropriate receptacle)	Litter present				
Pits, lagoons, other surface impoundments (artificial features; note unusual staining, odors)	yes, L. hole from construction of B. & C. track. Pits taken				
Other Features/Conditions	Yes	No	(if yes to these items, include more information under "Notes," below)	Yes	No
Dip tanks		X	Wetlands, ponds, lakes (natural features)		X
Landfills		X	Railroad spurs		X
Concrete patching (e.g., old hoists, tanks)		X	Stressed vegetation (not due to dryness)	X	
Discolored/stained soils		X	Remnant foundations		X
Disturbed soil (mounding, soil piles, scraped areas)	X		Buried utilities	X	
Boreholes or Test Pits	X		Trails, dead end roads	X	
Monitoring wells		X	Unusual odors		X
Dry wells		X	Transient camps		X
Fill material		X	Rivers, streams, creeks		X
Depressions		X	Wildlife, livestock		X
Transformers (on-site only)		X	(Note location, whether pad/pole mounted, labels, condition, evidence of leakage)		
Is the property abandoned?		X	(if abandoned, interview neighbors)	Neighbor said that kids hang out in these woods	
Other Conditions of Concern					
Notes: Disturbed Soil! Soil was shaped to make ramps for bikes, + various disturbed soils from w/ Heavy Equipment tracks. Boreholes: Boreholes were observed + drilling was taking place while on-site. Stressed Veg: Likely from being run over w/ Heavy Equipment. Buried utilities: water lines + public utility boxes were observed. Trails: many trails observed throughout.					

ADJACENT PROPERTIES

North: Residential homes

South: Park, River, + Homes

East: Residential homes

West: Park + River

Conditions of Concern on Adjacent Properties (e.g., USTs, ASTs, automobile repairs, industrial uses)

ASTs, Drums + Possibly UST (Historically)

Visual Surveys <input type="checkbox"/> Not in Scope of Work	Observations	Samples?
Asbestos		
Lead-based paint		
Mold		
Other		

SITE SKETCH (or attach site plan/aerial that includes field notations)

See figure used on site visit



No Scale

ON-SITE INTERVIEWS

Name: _____

Information: _____

Name: Angela (Call)

Information: Possible herbicide usage, mentioned drums + UST, found drums + possible locations of the USTs

Notes:

Appendix F

Questionnaires

Property Owner/Representative Questionnaire

Client/User Questionnaire



PROPERTY OWNER/REPRESENTATIVE QUESTIONNAIRE

Please complete, sign, and return the following questionnaire via email to Shad.Brooks@pbsusa.com

Or by fax to: 866.727.0140 Attn: Shad Brooks

Or mail to: Attn: Shad Brooks, PBS Engineering and Environmental Inc., 4412 S Corbett Avenue, Portland, Oregon 97239

The following information will help PBS Engineering and Environmental Inc. (PBS) conduct a more thorough investigation during our Phase I Environmental Site Assessment. Please answer the questions to the best of your ability and return the completed questionnaire at your earliest opportunity.

Where appropriate, please provide copies of citations, permits, maps, and other useful documents. If necessary, please use the space provided on page 4 to further explain "Yes" responses or to include information needed to clarify answers (please reference the question's heading number and associated letter).

1. BASIC PROPERTY INFORMATION

a. Property address: 840 and 945 Dollar Street, West Linn, Oregon _____

b. Name of person completing this questionnaire: Angela Caffrey

c. Are you the legal property owner? ☐ Yes If so, how long have you owned the property? _____
☒ No

d. If you are not the property owner, please provide the legal property owner's name and contact information, and describe your relationship to the property:

West Linn Wilsonville School District - Remo Douglas

Angela Caffrey serves as Owner's Representative

e. Please provide the previous property owner's name and contact information, if available:

f. Please describe known historical uses of the property, including dates or years:

Farming, independent dwelling, All prior to 2009

Original home at 840 demolished

Original home at 945 demolished

g. Property utilities and services (if known)

Electricity:	avail	Heating:	none
Sewer:	connect to city	Garbage:	none
Stormwater:	connect to city	Other:	n/a

2. ENVIRONMENTAL INFORMATION

Has the property or any adjoining properties, presently or in the past, been associated with the following uses or features? Please check the appropriate column, and provide explanatory information under "Notes."

Uses/Features	Your Property	Adjoining Properties
a. Above-ground storage tanks		
b. Automobile repairs or maintenance		
c. Auto wrecking, scrap yard, or junk yard		
d. Commercial printing		
e. Dry-cleaning		
f. Fill dirt placement		
g. Floor drains (interior) or catch basins (exterior) emitting foul odors		
h. Fueling		
i. Industrial use/manufacturing (please describe under "Notes," below)		
j. Landfill		
k. Lumber mill		
l. Orchard or other agricultural use		
m. PCB-containing equipment		
n. Photo-developing		
o. Sand blasting		
p. Stained soils (other than from engine oil drips)		
q. Under-ground storage tanks		
r. Vent pipes or fill pipes		
s. Storage, burial or disposal of any of the following:		
Municipal waste		
Petroleum products		
Drums		
Tires		
Automotive or industrial batteries		
Pesticides		
Paints		
Hazardous materials (e.g., lead paint, asbestos)		
Hazardous chemicals (e.g., solvents, thinners, strippers)		

Notes: Section 2 (please list question letter).

3. PROPERTY CONDITIONS

Are you aware of any of the following conditions associated with your property? Please check (X) the appropriate column and provide explanatory information under "Notes."

Uses/Features	Your Property
a. Are there any environmental liens or property-use limitations such as deed restrictions?	no
b. Has the property's purchase price been devalued due to environmental conditions?	no
c. Have there been any past or recurrent violations of environmental laws with respect to the property or any facility located on the property, resulting in governmental notification?	no
d. Have there been environmental assessments completed previously?	yes
e. Are there any pending, threatened or past lawsuits or administrative proceedings concerning a release or threatened release of any hazardous substances or petroleum products on the property?	no
Notes. Section 3 (please list question letter.)	

4. PREVIOUS STUDIES AND OTHER DOCUMENTS

Are you aware of previous environmental studies or other documents associated with the property? Please check (X) the column next to any applicable study or document, and provide explanatory information under "Notes."

Previous Studies and Other Documents	Your Property
a. Environmental permits (e.g., solid waste disposal, hazardous waste generation, wastewater disposal permits, stormwater permits)	no
b. Geotechnical studies	in process
c. Hazardous waste generator reports	no
d. Hydrogeologic reports	no
e. Notices or correspondence from governmental agencies (past or current violations of environmental laws)	no
f. Prior asbestos survey or abatement reports	no
g. Prior environmental site assessment	yes
h. Safety plans, preparedness and prevention plans, spill prevention plans	no
i. State or federal registrations for above-ground or under-ground storage tanks	yes
Notes. Section 4 (please list question letter).	

5. ADDITIONAL INFORMATION

Please provide any additional information regarding your property that might be relevant to our study, below:

The property was formerly occupied by a dwelling and a detached shop structure; however, both structures have recently been demolished. The heating oil tank was located at the east side of the shop building. The tank was 340 gallons capacity and was empty. The underground storage tank was decommissioned by removal according to national standards of practice. The tank and all waste fluids were appropriately recycled. Assessment samples collected under the ends of the tank after its removal did not contain any petroleum hydrocarbons above laboratory detection limits, thereby meeting the Soil Matrix Cleanup Levels established for the site. Therefore, no further investigation is warranted at this time.

The undersigned represents that the information given in this questionnaire is accurate and complete to the best of his or her knowledge.



Signature

Angela Caffrey

Name (Please print)

June 12, 2020

Date

CBRE / Heery

Representing (company name)

This form is the **User Questionnaire**, as defined and required by ASTM E1527-13. The **User** is the party seeking to rely on the Phase I Environmental Site Assessment; this is typically **not** the current property owner. The User's responses to these questions are an important element to meeting the all appropriate inquiry rule. It is acceptable to write "Do not know."

PROPERTY ADDRESS:

840 and 945 Dollar St., West Linn, OR

FORM COMPLETED BY:

Remo Douglas, Senior Project Manager, WLWSD

RELATIONSHIP TO PROPERTY:

District (owner) staff

QUESTIONNAIRE

Please complete this information to the best of your knowledge.

1. Are you aware of any environmental cleanup liens against the property that are filed under federal, tribal, state, or local law? ☐ Yes ☒ No (If yes, summarize below.)

2. Are you aware of any activity and land use limitations (AULs), such as engineering controls, land use restrictions, or institutional controls in place at the site and/or filed or recorded in a registry under federal, tribal, state, or local law? ☐ Yes ☒ No (If yes, summarize below.)

3. As the User of this environmental site assessment, 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 you would have specialized knowledge of the chemicals and processes used by that type of business?

No.

4. Does the purchase price being paid for this property reasonably reflect the fair market value of the property?
☐ Yes ☐ No **Not Applicable.**

If you conclude that there is a difference from fair market value, is the lower price because contamination is known or believed to be present at the property?

Not Applicable.

5. Are you aware of commonly known or reasonably ascertainable information about the property that would help the environmental professional (EP) identify conditions indicative of releases or threatened releases?

For example:

Do you know the past uses of the property?

Farming.

Do you know of specific chemicals that are present or once present at the property?

No.

Do you know of any spills or other chemical releases that have taken place at the property?

No.

Do you know of any environmental cleanups that have taken place at the property?

UST removal. See attached documents from contractor and state confirming cleanup.

Any other environmentally significant information?

No.

6. 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?

No.

Signature: _____ Date: _____

Please Print Name: _____ Title: _____

Company (if applicable): _____

Site Address: 840 and 945 Dollar St., West Linn, OR

Please provide the following information regarding site access, report submittal, and other documents relevant to the completion of a Phase I ESA.

Why is this Phase I ESA being performed? (e.g., to obtain refinancing, for purchase/sale)
In preparation for development of the site for a middle school.

Who should we contact for site access? (Please provide name, telephone number, and email address.)
Angela Caffrey, Project Manager, 503-523-8103, caffreya@wlwv.k12.or.us

To whom should we address the report, if different than the client? (Please provide name and address.)

The following documents are useful to PBS when completing this assessment. Please provide if available:

- Preliminary title report / chain of title
 - Previous environmental assessment reports
 - Tax map, legal description, aerial photograph
 - Special requirements for the assessment (e.g., non-ASTM tasks required by lender, lender-specific reliance letters)
- Request title report, tax map, legal description through Joe at Compass. Aerials can be gotten via city GIS page <https://westlinnoregon.gov/maps/mapoptix>

ADDITIONAL SERVICES (Optional)

Phase I ESAs assess CERCLA liability. Building- and land-related environmental conditions may contribute to non-CERCLA "business environmental risks," and can include asbestos, lead-based paint, mold, radon, wetlands, and other issues.

The following additional services, which are non-Phase I ESA tasks not included in this proposal, can also be provided by PBS but will be **associated with a separate scope of work, additional fees, and extended completion schedules**. Please check the boxes of additional services desired and PBS will contact you to discuss them.

<input type="checkbox"/> Asbestos-containing materials testing	<input type="checkbox"/> Health and safety audit
<input type="checkbox"/> Lead-in-paint testing	<input type="checkbox"/> Regulatory compliance audit
<input type="checkbox"/> Radon testing	<input type="checkbox"/> On-site drywell registration (UICs)
<input type="checkbox"/> Mold testing	<input type="checkbox"/> Vapor migration assessment per ASTM E2600-10
<input type="checkbox"/> Drinking water testing	<input type="checkbox"/> Greenhouse gas emissions/carbon footprint
<input type="checkbox"/> NEPA/SEPA survey	<input type="checkbox"/> Cultural and historic resources survey
<input type="checkbox"/> Wetland determination/delineation	<input type="checkbox"/> Geotechnical evaluation
<input type="checkbox"/> Water rights evaluation	<input type="checkbox"/> ALTA Survey
<input type="checkbox"/> Other (please contact PBS to discuss)	