

OREGON CITY SCHOOL DISTRICT

SITE PLAN AND DESIGN REVIEW

PROPOSED TRANSPORTATION MAINTENANCE FACILITY

Exhibit F - Phase 1 Environmental Site Assessment

*Refer to attached Phase I Environmental Site Assessment prepared by GeoDesign Inc.
(dated September 24, 2014).*



PHASE I ENVIRONMENTAL SITE ASSESSMENT

10.53-Acre Parcel
Northwest of Meyers Road and High School Avenue
Oregon City, Oregon

For
BBL Architects
September 24, 2014

GeoDesign Project: ArchBBL-3-01



September 24, 2014

BBL Architects
200 North State Street
Lake Oswego, OR 97034

Attention: Mr. Ron Lee


Phase I Environmental Site Assessment
10.53-Acre Parcel
Northwest of Meyers Road and High School Avenue
Oregon City, Oregon
GeoDesign Project: ArchBBL-3-01

GeoDesign, Inc. is pleased to submit our Phase I ESA of the 10.53-acre parcel located northwest of the intersection of NW Meyers Road and High School Avenue in Oregon City, Oregon. Our work was completed in conformance with the standards and practices for all appropriate inquiries specified in Title 40, Chapter I of CFR Part 312 and ASTM Practice E 1527-13. Contractual terms for our services are contained in our proposal dated August 22, 2014.

We appreciate the opportunity to be of service to BBL Architects. Please contact us if you have questions regarding this report.

Sincerely,

GeoDesign, Inc.


Robert E. Belding, R.G.
Principal Geologist

ASB:REB:kt

Attachments

One copy submitted

Document ID: ArchBBL-3-01-092414-envr.docx

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ACRONYMS

1.0 INTRODUCTION

This report summarizes the results of our Phase I ESA of the 10.53-acre parcel located northwest of the intersection of NW Meyers Road and High School Avenue in Oregon City, Oregon (project site). The project site includes Tax Lot 1400 of Clackamas County Tax Map 32E09D and includes a vacant barn. The project site is shown relative to surrounding physical features on Figure 1. The project site layout and surrounding properties are shown on Figure 2. GeoDesign's firm profile and resumes of project personnel are presented in Appendix A. For your reference, acronyms used herein are defined at the end of this document.

2.0 PURPOSE

2.1 PROTECTION FROM CERCLA LIABILITY

One purpose for conducting a Phase I ESA is to undertake all appropriate inquiries into prior ownership and uses of a property so that a prospective purchaser may potentially claim protection from CERCLA and/or state liability as an innocent landowner, a bona fide prospective purchaser, or a contiguous property owner. The standards and practices for all appropriate inquiries are specified in Title 40, Chapter I of CFR Part 312 and ORS 465. The inquiry must be conducted by an environmental professional to identify conditions indicative of releases and threatened releases of hazardous substances as defined in CERCLA Section 101(22). If the prospective purchaser is the recipient of an EPA Brownfields Grant, the inquiry must also identify conditions indicative of releases and threatened releases of petroleum and petroleum products and controlled substances as defined in 21 U.S. Code 802. These standards and practices do not require the identification of quantities of hazardous substances, petroleum and petroleum products, and controlled substances that, because of said quantity, generally would not pose a threat to human health or the environment.

2.2 IDENTIFICATION OF RECOGNIZED ENVIRONMENTAL CONDITIONS

Another purpose for conducting a Phase I ESA is to identify recognized environmental conditions in connection with a property as they pertain to ASTM Practice E 1527-13. This practice is intended for use by parties who wish to assess the environmental condition of a property by taking into account commonly known and reasonably ascertainable information. Although use of ASTM Practice E 1527-13 constitutes all appropriate inquiry as described in Section 2.1 of this report, the standard is intended primarily as an approach to identify recognized environmental conditions in connection with a property. A recognized environmental condition is defined by the presence or likely presence of hazardous substances or petroleum products on the project site under circumstances that designate an existing, previously existing, or potential release of hazardous substance or petroleum products into the structures or landscape of the project site. Recognized environmental conditions do not include de minimis conditions that do not generally present a risk to public health or to the environment and would not be the subject of legal enforcement if brought to the attention of appropriate governmental agencies.

3.0 SCOPE OF SERVICES

The completed scope of services was conducted in conformance with the standards and practices for all appropriate inquiries specified in 40 CFR Part 312 and the scope and limitations of ASTM Practice E 1527-13. The specific scope of services completed for this Phase I ESA included the following:

- Reviewed a current USGS topographic map to identify the physical setting of the project site.
- Reviewed federal, tribal, state, and local environmental records for listings of known or suspected environmental conditions at the project site or nearby properties as specified in 40 CFR Part 312 and ASTM Practice E 1527-13.
- Reviewed reasonably ascertainable standard historical sources, including aerial photographs, USGS topographic maps, reverse city directories, and online property information (including available building department records, property tax information, and zoning/land use records) to identify development history on and adjacent to the project site relative to the possible use, generation, storage, release, or disposal of hazardous substances.
- Interviewed a representative of the current owner of the project site (as provided by BBL Architects).
- Conducted a visual reconnaissance of the project site and adjacent properties to obtain information indicating the likelihood of identifying recognized environmental conditions concerning the properties.
- Prepared this report that presents our findings and provides conclusions and recommendations.

The scope of services was limited to only those items listed above. This project did not include completion of an environmental compliance audit; an evaluation for the presence of PCBs in light ballasts; a survey for asbestos, lead-based paint, radon gas, toxic mold, biological pollutants, or urea-formaldehyde insulation; or a wetlands determination or delineation.

4.0 PROJECT SITE AND VICINITY DESCRIPTION

Information concerning the physical setting of the project site and vicinity is based on a review of the USGS 7.5-minute Oregon City, Oregon, topographic quadrangle map; information provided by EDR of Shelton, Connecticut; and observations made during a site reconnaissance conducted on September 11, 2014.

The project site encompasses approximately 10.53 acres located northwest of the intersection of NW Meyers Road and High School Avenue in Oregon City, Oregon. The project site is currently owned by Oregon City School District #62 and includes a vacant barn. The project site includes Tax Lot 1400 of Clackamas County Tax Map 32E09D and is located in the western half of the southeast quarter of Section 9, Township 3 South, Range 2 East of the Willamette Meridian.

The project site is situated at elevations ranging between approximately 410 and 425 feet. The topography of the project site generally slopes slightly downward to the northwest. Based on a review of topographic maps for the area, shallow groundwater beneath the project site is expected to flow west towards Canfield Creek.

Land use in the vicinity of the project site is primarily residential and institutional. According to the City of Oregon City Planning Department, the project site is zoned Campus Institutional (CI). Properties surrounding the project site are zoned Campus Institutional (CI), Institutional (I), and Single Family Dwelling (R-8).

5.0 USER-PROVIDED INFORMATION

The purpose of this section is to describe information provided by the user of this report (BBL Architects) that was considered in the evaluation of potential recognized environmental conditions in connection with the project site. The user was not provided with previously completed environmental reports, title and judicial records for environmental liens or activity and land use restrictions, specialized or actual knowledge or experience, valuation reduction for environmental issues, or commonly known or reasonably ascertainable information. Therefore, these materials were not reviewed as part of this assessment.

6.0 ENVIRONMENTAL RECORDS REVIEW

Federal, tribal, state, and local environmental records and databases were compiled according to 40 CFR Part 312 and ASTM Practice E 1527-13 for the project site and those facilities that currently or previously have occupied properties within the specified search distance from the project site. Information contained in the records and databases was reviewed by GeoDesign to evaluate the potential for environmental impacts to the project site. The EDR report is presented in Appendix B.

6.1 PROJECT SITE

The project site was not listed on any of the government records or databases searched by EDR.

6.2 SURROUNDING SITES

The EDR report identified six surrounding sites listed on one or more regulatory databases within the ASTM search distances. Based on local topography, the inferred direction of shallow groundwater flow, the regulatory status of the listed sites, the media impacted at the listed sites, and information contained in the regulatory databases, it is our professional opinion that none of the six sites should pose a risk of a recognized environmental condition at the project site.

6.3 ORPHAN SITES

Due to poor or inadequate address information, EDR was unable to successfully map 19 facilities identified on several environmental databases. However, enough information was available to ascertain the general location of these orphan facilities relative to the project site and, in some cases, the status of the investigations concerning these orphan sites. Based on the location of the orphan sites, the inferred direction of shallow groundwater flow, the regulatory status of the listed sites, the media impacted at the listed sites, and information contained in the regulatory databases, it is our professional opinion that these orphan sites should not pose a risk of a recognized environmental condition at the project site.

7.0 PROJECT SITE HISTORY AND BACKGROUND

Reasonably ascertainable information concerning the history and background of the project site begins in 1914 and includes aerial photographs, USGS topographic maps, reverse city directories, and online property information (including available building department records, property tax information, and zoning/land use records). Fire insurance maps were not available as reported by EDR. The "No Coverage" report provided by EDR is presented in Appendix C.

Historical aerial photographs for the project site were obtained from EDR and were reviewed by GeoDesign. The scale of the photographs reviewed allowed for the interpretation of general site development/configuration but did not allow for the identification of specific project site features. Aerial photographs were reviewed for the following years: 1952, 1960, 1970, 1981, 1994, 2000, and 2012. The historical aerial photographs are presented in Appendix C.

Historical topographic maps of the project site were obtained from EDR to evaluate past uses of the project site. Topographic maps were reviewed for the following years: 1914, 1939, 1954, 1961, 1970, and 1975. The historical topographic maps are presented in Appendix C.

Reverse city directories for the project site and adjacent properties were obtained from EDR. The city directories were reviewed (if available) at approximately five-year intervals for the years spanning 1965 through 2013. The EDR City Directory Abstract is presented in Appendix C.

Online property information for the project site and select adjacent properties was reviewed by GeoDesign. The online property information is presented in Appendix C.

7.1 PROJECT SITE

Based on the review of historical sources cited in Section 7.0 of this report, we have identified the following developmental history of the project site:

Year	Observations	Source
1914 through 2014	Since 1914, the project site appeared as vacant, forested or agricultural-use land. By 1981, a barn was constructed on the project site. The project site appears to have remained generally unchanged since the barn was constructed.	<ul style="list-style-type: none">• Aerial Photograph• Topographic Map• Online Information

Our review of historical sources from 1914 through 2014 indicated that the project site has existed as vacant, forested or agricultural-use land since 1914. A barn was constructed on the project site between 1970 and 1981 and is still present in the southeast portion of the project site.

7.2 ADJOINING SITES

Based on the review of historical sources cited in Section 7.0 of this report, we have identified the following developmental history of properties adjoining the project site:

Year	Observations	Source
1914 through 2000	By 1914, properties surrounding the project site appeared as vacant, forested or agricultural-use land. By 1961, the property located east of the project site was used as an orchard. By 1970, an apparent farmstead was constructed on the property located south of the project site.	<ul style="list-style-type: none"> • Aerial Photograph • Topographic Map • City Directory
2005 through 2014	By 2005, High School Avenue was constructed east of the project site and the former orchard was redeveloped as a high school athletic field.	<ul style="list-style-type: none"> • Aerial Photograph

Our review of historical sources from 1914 through 2014 indicated that properties adjoining the project site existed as vacant, forested or agricultural-use land with light residential use until approximately 2005, when High School Avenue and a high school athletic field were constructed to the east of the project site.

8.0 SITE RECONNAISSANCE

GeoDesign conducted a reconnaissance of the project site on September 11, 2014. The observations noted in this section apply to the project site as it appeared on that day. The site reconnaissance was performed to observe the current condition of the project site and to obtain information indicating the likelihood of identifying recognized environmental conditions in connection with the project site. Access to the project site and its structures was unlimited. The adjoining properties were also observed from the boundaries of the project site as part of the site reconnaissance. A site plan is provided on Figure 2. Photographs of the project site were taken to document observations made during the reconnaissance and are presented on Figures 3 and 4.

8.1 GENERAL PROJECT SITE USE

The project site consists of vacant property with a barn.

8.1.1 Site Drainage

Surface water at the project site is expected to infiltrate into the subsurface. GeoDesign personnel did not observe surface water on the project site at the time of our site reconnaissance.

8.1.2 Project Site Structures

The approximately 1,200-square-foot, wood-framed barn was constructed with a concrete slab-on-grade foundation, corrugated metal siding, and corrugated metal roofing.

8.1.3 Potable Water Supply

A non-working water spigot was observed near the barn. The source of water for the water spigot was not identified during this assessment.

8.1.4 Sewage Disposal System

Evidence of a sewage disposal system was not observed at the project site.

8.1.5 Hazardous Substances and Petroleum Products

Hazardous substances or petroleum products were not observed on the project site.

8.1.6 Storage Tanks

GeoDesign observed an approximately ½-inch-diameter metal pipe extending upward from the ground surface near the barn. The purpose of this pipe was not identified by GeoDesign. Other possible evidence of USTs or ASTs was not observed on the project site.

8.1.7 Drums

Drums were not observed on the project site.

8.1.8 Unidentified Substance Containers

Unidentified substance containers suspected of containing hazardous substances or petroleum products were not observed on the project site.

8.1.9 Odors

Strong, pungent, or noxious odors were not observed on the project site.

8.1.10 Pools of Liquid

Pools of liquid were not observed on the project site.

8.1.11 PCB-Containing Equipment

Electrical or hydraulic equipment known to contain PCBs or likely to contain PCBs was not observed on the project site.

8.1.12 Pits, Ponds, and Lagoons

Pits, ponds, or lagoons were not observed on the project site.

8.1.13 Stained Soil or Stained Pavement

Stained soil or stained pavement was not observed on the project site.

8.1.14 Stressed Vegetation

Stressed vegetation was not observed on the project site.

8.1.15 Solid Waste

Solid waste was not observed on the project site.

8.1.16 Waste Water

Waste water was not observed on the project site.

8.1.17 Wells

Water wells, drywells, monitoring wells, irrigation wells, injection wells, abandoned wells, or other wells were not observed on the project site.

8.1.18 Septic Systems

Evidence of an on-site septic system or cesspool was not observed on the project site.

8.1.19 Fill

An approximately 10-cubic-yard fill pile was observed north of the barn. Evidence of deleterious material was not observed among the fill.

8.1.20 Heating and Cooling Systems

Heating and cooling systems were not observed on the project site.

8.1.21 Interior Stains or Corrosion

Interior stains or corrosion was not observed in the project site structure.

8.1.22 Interior Drains or Sumps

Interior drains or sumps were not observed in the project site structure.

8.2 SURROUNDING PROPERTY USE

The project site is directly bound to the north by a pond and vacant property; to the east by High School Avenue, across which is a high school athletic field; to the south by residential and vacant property; and to the west by vacant property. Evidence of adverse environmental conditions was not observed on adjacent properties.

9.0 INTERVIEWS

The vacant project site is currently owned by Oregon City School District #62. GeoDesign interviewed a representative of the owner during the course of this study. Information obtained from this interview is presented in the following section.

9.1 CURRENT OWNER REPRESENTATIVE

Mr. Wes Rogers (Oregon City School District director of operations) completed a Phase I ESA Questionnaire on September 10, 2014 regarding his knowledge of the project site. Mr. Rogers has been familiar with the project site for approximately two years. Mr. Rogers did not reveal any information indicative of recognized environmental conditions related to the project site.

10.0 DATA GAPS

The project site and adjoining properties are not listed on any federal, state, or local regulatory databases that would indicate the presence of a recognized environmental condition at the project site. Accordingly, attempts to identify a government official with first-hand knowledge of the environmental condition of the project site were not completed during this assessment. Based on our knowledge of the project site, it is our professional opinion that this data gap is of low significance relative to our ability to identify a recognized environmental condition at the project site.

11.0 CONCLUSIONS AND RECOMMENDATIONS

GeoDesign performed a Phase I ESA in conformance with the scope and limitations of ASTM Practice E 1527-13 and all appropriate inquiries specified in 40 CFR Part 312 and the proposal to BBL Architects dated August 22, 2014 for the project site located at located northwest of the

intersection of NW Meyers Road and High School Avenue in Oregon City, Oregon. Any exceptions to or deletions from this practice are described in Sections 3.0 and 13.0 of this report. This assessment has revealed no evidence of recognized environmental conditions in connection with the property. Based on the results of the Phase I ESA, it is our professional opinion that no further environmental inquiries regarding the project site are warranted at this time.

A non-working water spigot and an approximately ½-inch-diameter metal pipe were observed protruding from the ground at the project site. The water source for the spigot and the purpose of the metal pipe were not determined by GeoDesign. If encountered during construction, historical water supply wells or USTs associated with the project site should be properly abandoned in accordance with state and local regulations prior to site development. If chemical or hazardous material disposal is evident in any of the septic systems, soil samples should be collected from beneath these features.

We did not observe evidence of deleterious material among the fill pile present at the project site. If hazardous material is found in the fill pile, it should be separated, characterized, and properly disposed.

12.0 DECLARATIONS

We declare that, to the best of our professional knowledge and belief, we meet the definition of Environmental Professional as defined in 40 CFR Part 312.10. We have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the project site. We developed and performed all the appropriate inquiries in accordance with the standards and practices set forth in 40 CFR Part 312.

13.0 LIMITATIONS

This Phase I ESA has been prepared for use by BBL Architects. GeoDesign makes no warranties or guarantees regarding the accuracy or completeness of information provided or compiled by others. The information presented in this report is based on the above-described research and a single recent site visit. Information provided by others was relied on in our description of historical conditions and review of regulatory databases and files. The available data do not provide definitive information with regard to all past uses, operations, or incidents at the project site or adjacent properties. Performance of this practice is intended to reduce, but not eliminate, uncertainty regarding the potential for recognized environmental conditions in connection with a property. There is always a potential that areas with contamination that were not identified during this Phase I ESA exist at the project site or in the study areas. Further evaluation of such potential would require additional research, subsurface exploration, sampling, and/or testing.

Some substances may be present in the project site vicinity in quantities or under conditions that may have led or may lead to contamination of the project site but are not included in current local, state, or federal regulatory definitions of hazardous substances or do not otherwise present current potential liability. GeoDesign cannot be responsible if the standards of all

appropriate inquiry or regulatory definitions of hazardous substance change or if you are required to meet more stringent standards in the future.

This report is not intended for use by others, and the information contained herein is not applicable to other sites. Reliance on this report by other parties is strictly at the risk of those parties, and GeoDesign will grant no third party reliance unless specifically requested in writing by our client for whom this report was prepared.

Within the limitations of scope, schedule, and budget, our services have been executed in accordance with the generally accepted environmental science practices for Phase I ESAs in this area at the time this report was prepared. No warranty or other conditions, express or implied, should be understood.

♦ ♦ ♦

We appreciate the opportunity to be of service to BBL Architects. Please call if you have questions regarding this report.

Sincerely,

GeoDesign, Inc.



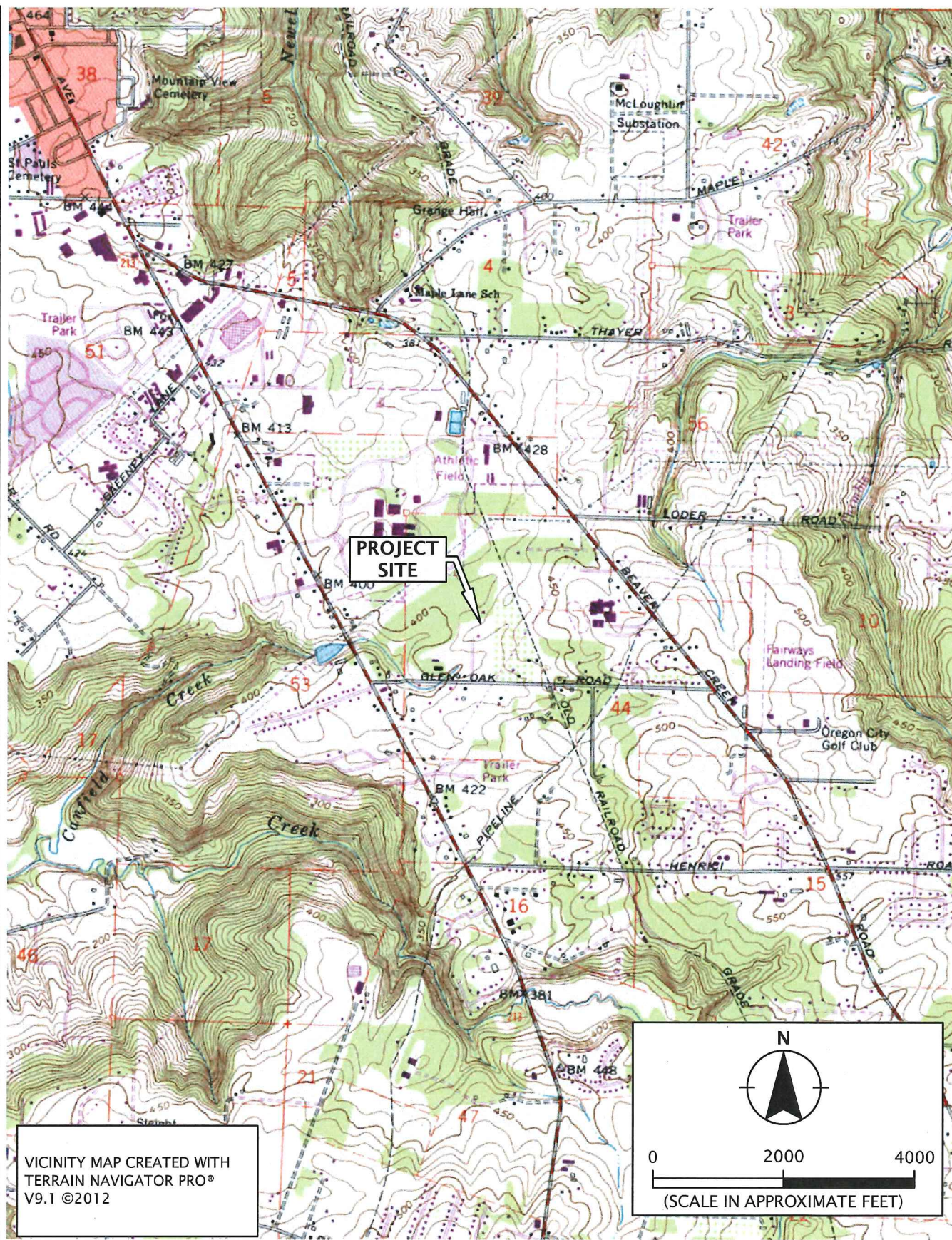
Andrew S. Blake, R.G.
Project Geologist



Robert E. Belding, R.G.
Principal Geologist

FIGURES

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GEODESIGN INC
 15575 SW Sequoia Parkway - Suite 100
 Portland OR 97224
 Off 503.968.8787 Fax 503.968.3068

ARCHBBL-3-01

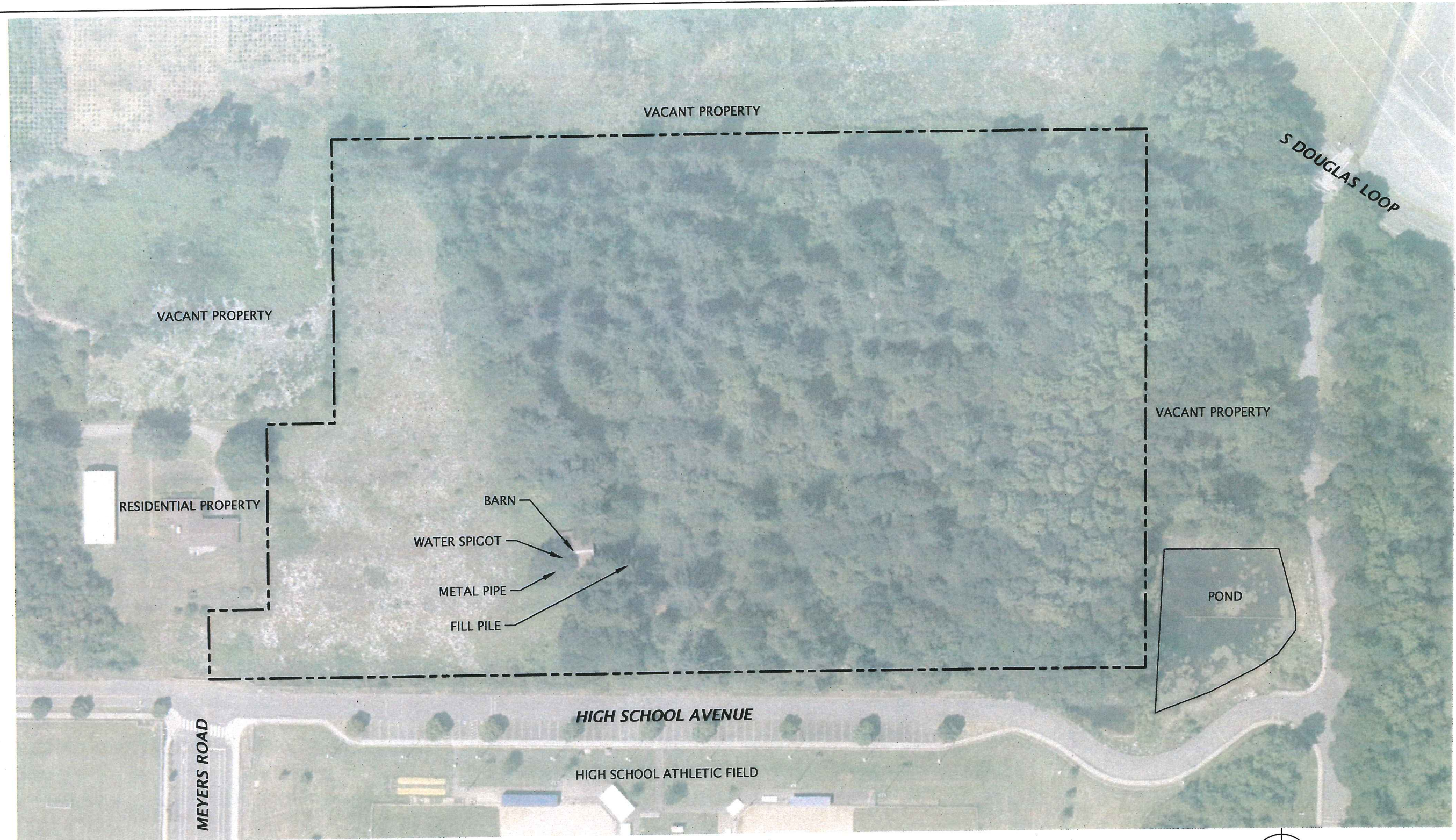
SEPTEMBER 2014

VICINITY MAP

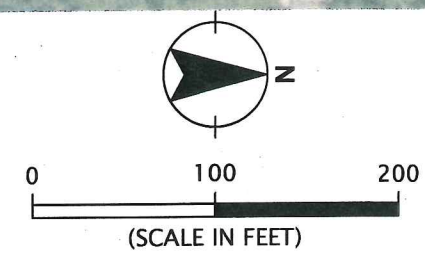
10.53-ACRE PARCEL
 OREGON CITY, OR

FIGURE 1

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File Name: J:\A-D\ArchBBL\ArchBBL-3\ArchBBL-3-01\Figures\CAD\ArchBBL-3-01-SP01.dwg | Layout: FIGURE 2



LEGEND:
----- PROJECT SITE BOUNDARY (CLACKAMAS COUNTY TAX LOT 1400 OF MAP 32E09D)



SITE PLAN BASED ON AERIAL PHOTOGRAPH
OBTAINED FROM GOOGLE EARTH PRO®,
SEPTEMBER 18, 2014

GEO DESIGN 15575 SW Sequoia Parkway - Suite 100 Portland OR 97224 OFF 503.968.8787 FAX 503.968.3088	ARCHBBL-3-01 SEPTEMBER 2014	SITE PLAN 10.53-ACRE PARCEL OREGON CITY, OR	FIGURE 2
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VIEW OF THE SOUTHERN PORTION OF THE PROJECT SITE. PHOTOGRAPH TAKEN FACING NORTH.



VIEW OF THE NORTHERN PORTION OF THE PROJECT SITE. PHOTOGRAPH TAKEN FACING WEST.



VIEW OF THE BARN AND FILL STOCKPILE. PHOTOGRAPH TAKEN FACING SOUTH.



VIEW OF THE BARN. PHOTOGRAPH TAKEN FACING NORTH.

APPENDIX A



FIRM PROFILE

Employee-owned and founded in 1997, GeoDesign provides geotechnical engineering, environmental, geological, hydrogeological, and pavement design consulting services from offices in Portland, Oregon; Vancouver and Seattle, Washington; and Anaheim, California. Our team consists of more than 100 engineers, geologists, engineering geologists, hydrogeologists, technical personnel, and administrative staff. More than 75 percent of our technical staff have advanced degrees in geology, geotechnical engineering, environmental engineering, and other related sciences. Forty percent are professional engineers, registered geologists, and certified engineering geologists and hydrogeologists.

We value our client relationships and are dedicated to offering exemplary service. Our focus on communication and collaboration enables us to develop a targeted approach for our clients' project needs and objectives. In providing recommendations, we clearly present the issues, alternatives, and risks in order to assist our clients in making informed decisions. As a result, more than 90 percent of our business comes from repeat clients and referrals.

From planning and design through construction, we offer consulting services in support of commercial and residential developments, industrial facilities, major transportation projects, property transactions, regulatory compliance, and infrastructure systems.



ROBERT E. BELDING, RG, LG

Principal Geologist

Bob Belding is an environmental and geological expert with nearly 30 years of experience managing a diverse range of projects throughout the Pacific Northwest. His project experience includes numerous Phase I and II ESAs, site characterizations, Remedial Investigations/Feasibility Studies, design and implementation of remedial actions, and working closely with regulatory agencies. In addition, Bob serves as an expert witness and provides senior technical review of peer and other consultants' work.

Key Projects

- Bellevue Towers; Bellevue, WA
- Ross Island Sand & Gravel Reclamation; Portland, OR
- Former Beacon Truck Stop; Albany, OR
- Birtcher Commercial Development Group, Environmental Consulting Services; Vancouver, WA
- Former Koch's Cleaners; Beaverton, OR
- The Civic Redevelopment; Portland, OR
- Townsend Farms Business Park; Portland, OR
- Oregon Military Department, Salem Field Maintenance Shop; Salem, OR
- 121st Avenue Business Park - Phase II; Vancouver, WA
- North Creek Place Office Building; Bothell, WA
- Pacific Gas Transmission, Site Investigation and Remediation; Portland, OR
- OGI School of Science and Engineering; Portland OR
- SW Hall and Highway 99W Intersection; Tigard, OR
- Columbia Tech Center; Vancouver, WA
- U.S. Bank, Master Service Agreement, Various Locations
- Evergreen School District, Columbia Tech Center Elementary School; Vancouver, WA
- Evergreen School District, Scovill Property; Vancouver, WA
- Boise Paper Solutions; Wallula, WA
- Hyland Hills Shopping Center (Former Alpine Dry Cleaners); Beaverton, OR
- Brewery Blocks Development (Former Blitz Weinhard Brewery Site); Portland, OR
- Old Mill Marina (Former Oregon-Washington Plywood Company Mill Site); Garibaldi, OR
- Former Oregon Fir Supply Site; Portland, OR
- Lowe's Home Improvement Warehouse; Longview, WA
- Sulzer Pumps Site Adjacent to the Willamette River; Portland, OR
- Former Tube Specialties Site; Portland, OR
- Confederated Tribes of the Umatilla Indian Reservation, Former Landfill Area; Pendleton, OR
- Eaton Corporation, Former Manufacturing Facility; Beaverton, OR
- Sexton Mountain Development (Cobbs Quarry); Beaverton, OR
- Bridgeport Village Development (Durham Quarry); Tigard/Tualatin, OR
- The Landing at Evergreen; Vancouver, WA
- Washington County Facilities Management, Professional Services Contract; Washington County, OR

Credentials/Affiliations

BS, Geology, California State University, Humboldt, 1979

Registered Geologist, OR

Licensed Geologist, WA

Association of Engineering Geologists

Oregon Association of Environmental Professionals



ANDREW S. BLAKE, RG, LG

Project Geologist

Andrew Blake has over four years of experience with geotechnical and environmental projects. He conducts Phase I ESAs, as well as sediment sampling using vibracore technology. Andrew performs a variety of field tasks, which include test pits, drilling, soil sampling, air/gas monitoring, and density/moisture tests. Prior to GeoDesign, he collected soil and water samples for environmental consulting firms, performed density tests for geotechnical consultants, and set groundwater monitoring wells in accordance with the Oregon Water Resources Department. His past experience also includes operating Geoprobe® soil sampling equipment, rock cutting equipment, sand sieves, magnetic sand grain separators, x-ray diffraction machines, dark room equipment, petrographic microscopes, standard chemistry lab equipment, water flow meters, conductivity meters, and GPS.

Key Projects

- Port of Vancouver – Sediment Sampling; Vancouver, WA
- Bay Boulevard Utility Upgrade; Newport, OR
- Vacant Site – 7201 and 7105 NE 94th Avenue; Vancouver, WA
- Crossroads at Orenco Station; Hillsboro, OR
- Boathouse at 1128 North Shore Road; Lake Oswego, OR
- Village at Mount Solo, Phases III – V; Longview, WA
- Cougar Creek Villas; Vancouver, WA
- Vancouver Mall Professional Campus; Vancouver, WA
- Existing Commercial Building at 2901 SE 65th Avenue; Vancouver, WA
- Battle Ground School District, Dunning Site; Brush Prairie, WA
- Columbia Tech Center; Vancouver, WA
- Former Koch's Cleaners; Beaverton, OR
- Benthic LLC, a Marine Sampling Service, Various Sites, WA and OR
- Former Tube Specialties Site; Portland, OR
- Ross Island Sand & Gravel, Feasibility Study/Reclamation Support Services; Portland, OR
- Washington County Facilities Management, Bridgeport Village; Tigard/Tualatin, OR
- Washington County, Former Shadybrook Landfill; North Plains, OR
- Bellevue Towers; Bellevue, WA
- The Landing at Evergreen; Vancouver, WA
- Ridgecrest Development; Ridgefield, WA
- Proposed Drug Store; St. Helens, OR
- Proposed Purdy Brush Company Facility Expansion; Portland, OR
- Idaho Department of Environmental Quality, Data Collection for Stream Assessments, ID

Credentials/Certifications

BS, Geology, University of Northern Iowa, 2002
Geologist-in-Training, OR
Licensed Driller/Monitor Well Setter, OR
OSHA Hazardous Materials Training (40 Hour, Refresher)
Licensed LBP Paint Inspector, WA, OR
Geological Society of America
American Water Resources Association

APPENDIX B

10.543-Acre Parcel

Glen Oak Road Nearby Site
Oregon City, OR 97045

Inquiry Number: 4061781.2s
September 10, 2014

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) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

TARGET PROPERTY INFORMATION

ADDRESS

GLEN OAK ROAD NEARBY SITE
OREGON CITY, OR 97045

COORDINATES

Latitude (North):	45.3197000 - 45° 19' 10.92"
Longitude (West):	122.5680000 - 122° 34' 4.80"
Universal Transverse Mercator:	Zone 10
UTM X (Meters):	533859.3
UTM Y (Meters):	5018339.5
Elevation:	423 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property Map:	45122-C5 OREGON CITY, OR
Most Recent Revision:	1985

AERIAL PHOTOGRAPHY IN THIS REPORT

Portions of Photo from:	20120706
Source:	USDA

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

EXECUTIVE SUMMARY

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

CERCLIS..... Comprehensive Environmental Response, Compensation, and Liability Information System
FEDERAL FACILITY..... Federal Facility Site Information listing

Federal CERCLIS NFRAP site List

CERC-NFRAP..... CERCLIS No Further Remedial Action Planned

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-CESQG..... RCRA - Conditionally Exempt Small Quantity Generator

Federal institutional controls / engineering controls registries

US ENG CONTROLS..... Engineering Controls Sites List
US INST CONTROL..... Sites with Institutional Controls
LUCIS..... Land Use Control Information System

Federal ERNS list

ERNS..... Emergency Response Notification System

State- and tribal - equivalent CERCLIS

OR 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

UST..... Underground Storage Tank Database

EXECUTIVE SUMMARY

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

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

VCP..... Voluntary Cleanup Program Sites
INDIAN VCP..... Voluntary Cleanup Priority Listing

State and tribal Brownfields sites

BROWNFIELDS..... Brownfields Projects

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

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

Local Lists of Landfill / Solid Waste Disposal Sites

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

Local Lists of Hazardous waste / Contaminated Sites

US CDL..... Clandestine Drug Labs
AOCONCERN..... Columbia Slough
CDL..... Uninhabitable Drug Lab Properties
US HIST 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

DOT OPS..... Incident and Accident Data
DOD..... Department of Defense Sites

EXECUTIVE SUMMARY

FUDS.....	Formerly Used Defense Sites
CONSENT.....	Superfund (CERCLA) Consent Decrees
ROD.....	Records Of Decision
UMTRA.....	Uranium Mill Tailings Sites
US MINES.....	Mines Master Index File
TRIS.....	Toxic Chemical Release Inventory System
TSCA.....	Toxic Substances Control Act
FTTS.....	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
HIST FTTS.....	FIFRA/TSCA Tracking System Administrative Case Listing
SSTS.....	Section 7 Tracking Systems
ICIS.....	Integrated Compliance Information System
PADS.....	PCB Activity Database System
MLTS.....	Material Licensing Tracking System
RADINFO.....	Radiation Information Database
FINDS.....	Facility Index System/Facility Registry System
RAATS.....	RCRA Administrative Action Tracking System
RMP.....	Risk Management Plans
UIC.....	Underground Injection Control Program Database
MANIFEST.....	Manifest Information
DRYCLEANERS.....	Drycleaning Facilities
NPDES.....	Wastewater Permits Database
AIRS.....	Oregon Title V Facility Listing
HSIS.....	Hazardous Substance Information Survey
INDIAN RESERV.....	Indian Reservations
SCRD DRYCLEANERS.....	State Coalition for Remediation of Drycleaners Listing
Financial Assurance.....	Financial Assurance Information Listing
2020 COR ACTION.....	2020 Corrective Action Program List
LEAD SMELTERS.....	Lead Smelter Sites
PRP.....	Potentially Responsible Parties
US AIRS.....	Aerometric Information Retrieval System Facility Subsystem
US FIN ASSUR.....	Financial Assurance Information
COAL ASH.....	Coal Ash Disposal Sites Listing
COAL ASH EPA.....	Coal Combustion Residues Surface Impoundments List
PCB TRANSFORMER.....	PCB Transformer Registration Database
COAL ASH DOE.....	Steam-Electric Plant Operation Data
EPA WATCH LIST.....	EPA WATCH LIST

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP.....	EDR Proprietary Manufactured Gas Plants
EDR US Hist Auto Stat.....	EDR Exclusive Historic Gas Stations
EDR US Hist Cleaners.....	EDR Exclusive Historic Dry Cleaners

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

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

EXECUTIVE SUMMARY

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified in the following databases.

Elevations have been determined from the USGS 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. Sites with an elevation equal to or higher than the target property have been differentiated below from sites with an elevation lower than the target property. 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 07/01/2014 has revealed that there are 3 ECSI sites within approximately 1 mile of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<i>SPENCER ENVIRONMENTAL INC DBA ORCHID</i>	<i>14865 S HENRICI RD</i>	<i>SSE 1/2 - 1 (0.721 mi.)</i>	<i>4</i>	<i>9</i>
	<i>13963 S FIR ST</i>	<i>NW 1/2 - 1 (0.765 mi.)</i>	<i>5</i>	<i>12</i>
JARCO DRY CLEANER PROPERTY (FO	19195 MOLALLA AVE	NW 1/2 - 1 (0.890 mi.)	6	17

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 04/01/2014 has revealed that there are 2 LUST sites within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
HEATING OIL TANK Cleanup Complete: 08/01/2006	19277 BEAVERCREEK RD	N 1/4 - 1/2 (0.400 mi.)	3	9
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
HEATING OIL TANK Cleanup Complete: 06/17/2005	14490 SE GLEN OAK RD	S 1/8 - 1/4 (0.142 mi.)	2	9

EXECUTIVE SUMMARY

ADDITIONAL ENVIRONMENTAL RECORDS

Other Ascertainable Records

RCRA NonGen / NLR: 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.

A review of the RCRA NonGen / NLR list, as provided by EDR, and dated 03/11/2014 has revealed that there is 1 RCRA NonGen / NLR site within approximately 0.25 miles of the target property.

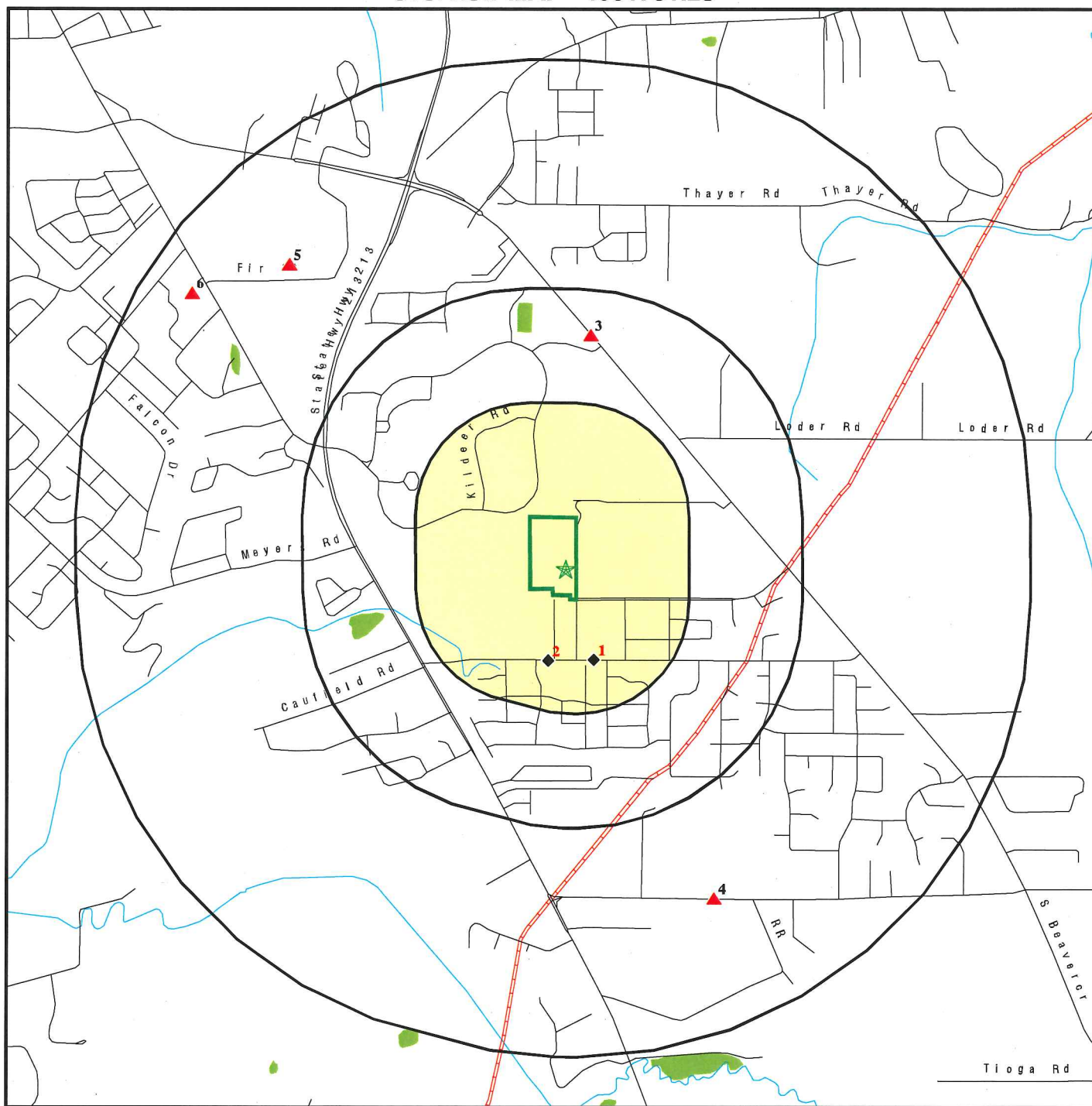
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
HESS DOROTHY PROPERTY	14641 S GLEN OAK RD	SSE 1/8 - 1/4 (0.137 mi.)	1	8

EXECUTIVE SUMMARY

Due to poor or inadequate address information, the following sites were not mapped. Count: 20 records.

<u>Site Name</u>	<u>Database(s)</u>
SPENCER ENVIORNMENTAL SVCS INC	SPILLS 90
ODOT OREGON CITY TUNNEL	HIST FTTS
ODOT OREGON CITY TUNNEL	MANIFEST
	RCRA NonGen / NLR
	OR HAZMAT
	OR HAZMAT
	OR HAZMAT
	OR HAZMAT
	OR HAZMAT
	OR HAZMAT
	OR HAZMAT
	OR HAZMAT
	OR HAZMAT
	OR HAZMAT
	OR HAZMAT
AT&T MOBILITY	HSIS
21560 SOUTH 213 HIGHWAY	US CDL
ROSSMANS CLOSED LANDFILL	NPDES
GRAMENZ, JON	RGA LUST
COALCA / CAFFAL MILL	RGA LUST

overview MAP - 4061781.2s



- Target Property
- Sites at elevations higher than or equal to the target property
- Sites at elevations lower than the target property
- Manufactured Gas Plants
- Sensitive Receptors
- National Priority List Sites
- Dept. Defense Sites

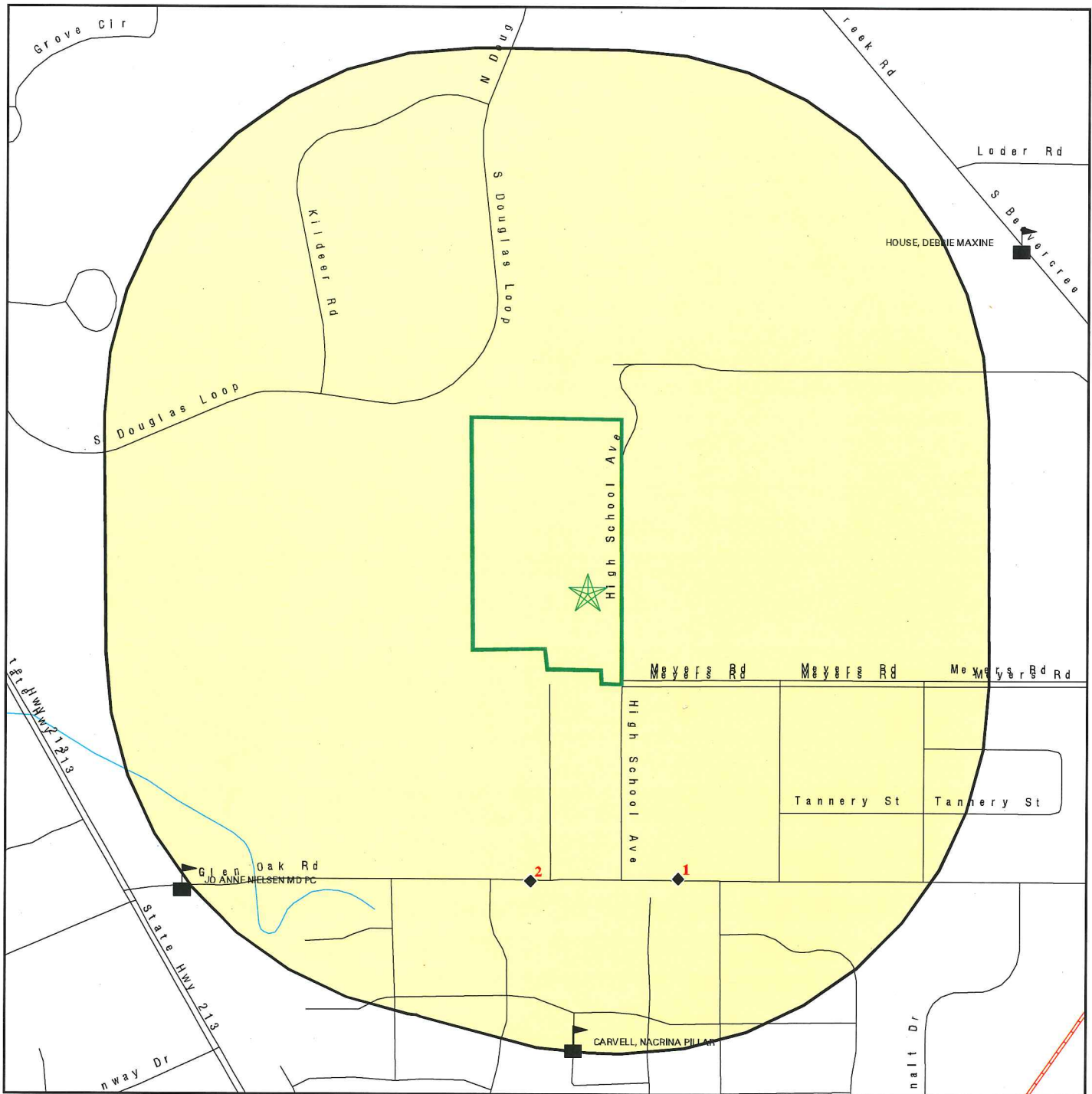
- Indian Reservations BIA
- Oil & Gas pipelines from USGS
- 100-year flood zone
- 500-year flood zone
- National Wetland Inventory
- State Wetlands
- Areas of Concern













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: 10.543-Acre Parcel
 ADDRESS: Glen Oak Road Nearby Site
 Oregon City OR 97045
 LAT/LONG: 45.3197 / 122.568

CLIENT: GeoDesign Inc.
 CONTACT: Andrew Blake
 INQUIRY #: 4061781.2s
 DATE: September 10, 2014 6:54 pm

detail MAP - 4061781.2s



-  Target Property
-  Sites at elevations higher than or equal to the target property
-  Sites at elevations lower than the target property
-  Manufactured Gas Plants
-  Sensitive Receptors
-  National Priority List Sites
-  Dept. Defense Sites
-  Indian Reservations BIA
-  Oil & Gas pipelines from USGS
-  100-year flood zone
-  500-year flood zone
-  Areas of Concern

0 1/16 1/8 1/4 Miles

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: 10.543-Acre Parcel
 ADDRESS: Glen Oak Road Nearby Site
 Oregon City OR 97045
 LAT/LONG: 45.3197 / 122.568

CLIENT: GeoDesign Inc.
 CONTACT: Andrew Blake
 INQUIRY #: 4061781.2s
 DATE: September 10, 2014 6:55 pm