

HAHN AND ASSOCIATES, INC.
ENVIRONMENTAL CONSULTANTS

March 13, 2001

Ms. Chuck Ciecko
METRO
600 NE Grand Avenue
Portland, Oregon 7232-2736

SUBJECT: Proposal for Phase I Environmental Site Assessment; 3.4-Acre Portion of Tax Lot 1100, Vicinity of North Marine Drive, Smith Lake, and the Burlington Northern Railroad in the Rivergate Industrial District, Portland, Oregon

Dear Mr. Ciecko:

Enclosed, as you have requested, is the information that comprises Hahn and Associates, Inc. (HAI) statement of qualifications for work in the field of environmental management, in particular those qualifications for Phase I Environmental Site Assessments (ESAs). Included is a guideline document that has been developed to assist our clients in understanding the level of detail that our firm undertakes in preparing an ESA report.

It is proposed that the subject property be evaluated for environmental hazards and that a Phase I report be prepared according to the American Society for Testing and Materials (ASTM) guideline (E1527-00) entitled *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*. The indicated work can be completed for \$2,500 (Project Manager at \$75/hour for 30 hours, Senior Project Manager at \$85/hour for 2 hours plus \$80 for miscellaneous items such as aerial photographs, mileage, copies). In the event that the utility (i.e. Portland General Electric) need be queried regarding polychlorinated biphenyl (PCB) levels in transformers located on or adjacent to the property, the costs associated with this task are not included in the price of the Phase I ESA and would be charged on a time and materials basis, with your approval, and in addition to the cost of the Phase I ESA. The site inspection would be performed at your convenience. HAI assumes that the subject property will be surveyed, staked or otherwise identified (e.g. identified in the field by METRO personnel). The Phase I report can be completed within approximately three to four weeks of authorization to proceed.

At your direction, HAI is ready to proceed with the indicated work activity. If there are any comments or questions, please contact the undersigned. Thank you for the opportunity to present this information.

Sincerely,



Anne Canter, R.E.A.
Senior Project Manager

acanter@hahnasoc.com

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**GUIDELINE FOR
PHASE I
ENVIRONMENTAL SITE ASSESSMENTS**

The purpose of a Phase I environmental site assessment (ESA) is to research the historical and current uses of a property and the structures located upon it and to identify potential recognized environmental conditions (RECs) that have resulted from these uses. Known or suspect areas of hazardous material usage and hazardous and non-hazardous waste disposal, the presence of underground storage tanks (USTs) and polychlorinated biphenyls (PCBs), areas of historical environmental practices and of potential contamination will be identified and investigated during the Phase I investigative process, based upon readily available information.

In an effort to minimize the costs of an environmental assessment to the client and to detail the efforts that will be undertaken, the task items presented in this document define the minimum level of effort which will be required to identify and document actual and potential environmental liabilities on the property and to evaluate the need for further investigatory work. The task items have been designed to follow the American Society for Testing and Materials (ASTM) guideline (E1527-00) entitled *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process* (revised).

Current occupants of the property may need to be contacted regarding property history and waste disposal practices. The client or its representative will be contacted first so that arrangements may be made to minimize any disruption to occupants caused by the assessment activities.

The product of the assessment will be a written report containing maps, diagrams, photographs and descriptions of environmental conditions encountered during the conduct of the indicated project activities. The report is not intended to be an exhaustive investigation of environmental conditions that may be on the subject property.

TASK 1 RECORDS REVIEW

Internal File Review - The records that are made available by the client and/or its tenant(s) will be reviewed as they relate to the environmental condition, current or historic, of the subject property. In particular, environmental regulatory permits, hazardous substance usage, release and remediation reports, waste characterization and disposal records, asbestos surveys, material safety data sheets (MSDSs), geotechnical studies, and construction plans will be studied as a part of the records review for the property.

Agency File Review - The available records at the local office of the state environmental agency will be reviewed as necessary to identify any inspections, permits, notifications, orders or penalties for the subject property and its surroundings. The U.S. Environmental Protection Agency (EPA) National Priority List (NPL), the Resource Conservation Recovery Act (RCRA) Treatment, Storage, and Disposal (TSD) Facilities list of facilities subject to corrective action under RCRA (CORRACTS), and the state lists of properties under environmental investigation and listings of releases or where remediation of hazardous substances has occurred are reviewed for facilities listed within a 1.0-mile radius of the subject property. The Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) list, the RCRA non-CORRACTS TSD facilities list, the state landfill/solid waste disposal sites list, and the state leaking underground storage tank (LUST) list are all reviewed for sites within a 0.5-mile radius of the property. The report will include a review of the RCRA hazardous waste generators list, the CERCLIS No Further Remedial Action Planned (NFRAP) list, and the state-registered underground storage tank (UST) list for the subject property and adjacent properties. The Emergency Response Notification System (ERNS) list is also reviewed to determine if the subject property has been listed.

In addition, pertinent documentation regarding the physical or environmental conditions on the subject property that is available from the U.S. Geological Survey (USGS), the Army Corps of Engineers, and/or city and county agencies will also be reviewed.

Historical Review - An historical background search will be undertaken to provide general information on the activities which were conducted on the property which may provide insight as to the potential for contamination to be present. Facility construction plans, if available, will be reviewed to provide information on the construction materials that were used. The available data on historic land use practices at the property and the surrounding area will be reviewed from the readily available records. The following sources may be used, if available:

- Land ownership maps/land use records/building permits and plans/tax record files
- Aerial photographs/historical topographic maps
- Fire department records regarding underground storage tank installation or decommissioning

TASK 2 SITE RECONNAISSANCE

A site reconnaissance will be conducted to identify any visual indications of past or present activities which could pose a risk of contamination. The visit will consist of a walk-through of the subject property with a representative of the client and/or its tenant(s), if so directed. A reconnaissance of the adjacent surrounding land uses will also be conducted to identify potential off-site sources of contamination. Appropriate land use maps will be consulted and the proximity of the property to known contaminated areas and USTs will be detailed.

The locations of underground storage tanks (USTs), potential polychlorinated biphenyl (PCB)-contaminated equipment, waste disposal areas, surface water drainages, and evidence of potential hazardous substance contamination at the property will be identified, although sampling of these materials will not be undertaken during the Phase I.

During the site survey, the HAI staff member will be alert for potential asbestos-containing materials (ACMs), however the scope of work for the Phase I will not include an asbestos survey or sampling activities. Photographs of the environmental features of the property will be taken for inclusion in the report.

TASK 3 INTERVIEWS

Personnel that are knowledgeable of the subject property will be interviewed regarding the current and historical operational practices that could have affected its environmental condition. Interviews may include the client or "user" of the Phase I ESA, the current and historical owners, the tenant(s), neighbors, and agency personnel that may have direct knowledge of the property. The purpose of the interviews will be to gather information to corroborate the records review, or to bring up additional environmental areas of concern, particularly those related to hazardous substance handling and releases.

TASK 4 REPORT PREPARATION

A comprehensive report will be prepared upon completion of the site reconnaissance, records review, and personnel interview task items. The report will serve as a consolidated gathering of the data which was obtained, as described in the scope of work. The resultant findings and conclusions will be included. Three bound copies, with site and aerial photographs will be submitted to the client as a final work product of the assessment activities.

EXCLUSIONS

Unless otherwise specified or requested by the Client, the Phase I ESA activities will not include:

- Asbestos, lead-based paint, lead in drinking water, indoor air quality, industrial hygiene, health and safety issues, electromagnetic radiation, radon, or wetland survey activities
- Regulatory compliance assessment with respect to subject property activities
- Cultural and/or Historic resources, endangered species, or National Environmental Policy Act (NEPA) issues
- Chain of Title or Title Report, nor a determination of the suitability of a property for any purpose

HAHN AND ASSOCIATES, INC.
ENVIRONMENTAL CONSULTANTS

ENVIRONMENTAL SITE ASSESSMENT

REFERENCES

- **City of Portland**, Portland, Oregon. Mr. John O'Donovan, P.E., Bureau of Environmental Services, (503) 823-7881.
- **Cushman & Wakefield**, Portland, Oregon. Mr. Tony Reser, Commercial Group, Real Estate Division, (503) 279-1726.
- **Fred Meyer, Inc.**, Portland, Oregon. Ms. Kimberley Pillon, Environmental Coordinator, Operations Office, (503) 797-7915.
- **Law Firm of Stoel Rives LLP**, Portland, Oregon. Mr. Mark Morford, Ms. Joan Snyder, and Mr. Richard Bach, Environmental Attorneys, (503) 224-3380.
- **METRO**, Portland, Oregon. Mr. Jim Desmond, Manager Open Spaces Program, (503) 797-1914.
- **Ossey Patterson Company**, Portland, Oregon. Mr. Alan Patterson, Vice President, (503) 326-9000.
- **Pacific Realty Associates, L.P. (PacTrust)**, Portland, Oregon. Mr. Richard Buono, Vice President, (503) 624-6300.
- **Ramis, Crew Corrigan & Bachrach LLP**, Portland, Oregon. Ms. Amy Chestnut, Attorney, (503) 306-0254.
- **Safeway Inc.**, Pleasanton, California. Mr. Jeffrey Brown, Director of Environmental Affairs, (925) 467-3845.
- **Safeway Stores, Inc.**, Clackamas, Oregon. Ms. Diane Phillips, Manager Real Estate Department, (503) 657-6136.
- **The Nature Conservancy**; Portland, Oregon. Mr. Russ Pinto, Director of Land Protection (503) 230-1221, ext. 339, and Ms. Jana Setzler, Land Acquisitions Coordinator, Property Manager, (503) 230-0707, ext. 245.
- **Trust for Public Land**, Portland, Oregon. Mr. Bowen Blair, Property Manager, (503) 228-6620.
- **U.S. Bank**, Portland, Oregon. Mr. Rick Ferguson, P.G., Corporate Hydrogeologist, (503) 275-7840.
- **Washington Mutual Bank**, Seattle, Washington. Mr. Mike Wearne, Assistant Vice President, Environmental Risk Management, (206) 461-7059.

HAHN AND ASSOCIATES, INC.
ENVIRONMENTAL CONSULTANTS

August 23, 2001

Ms. Elaine Stewart
Regional Parks Supervisor
Smith and Bybee Lakes Wildlife Area
METRO
600 NE Grand Avenue
Portland, Oregon 97232-2736

Project No. 5599

SUBJECT: Confirmation of Phase I Environmental Site Assessment (Contract No. 92260; Work Order No. 9); 3.4-Acre Portion of Tax Lot 1100, Vicinity of North Marine Drive, Smith Lake, and the Burlington Northern Railroad in the Rivergate Industrial District, Portland, Oregon

Dear Ms. Stewart:

At your request, Hahn and Associates, Inc. (HAI) has reviewed the information that has been provided to us on the above-described property. As we understand it, the scope of work that is to be done includes the inspection of the subject property and its surroundings for current and historical uses that could affect its environmental condition with respect to hazardous substance storage, use, and disposal. A review of environmental agency files and other information of current and historical nature will also be conducted.

The Phase I environmental site assessment (ESA) report that is proposed to be performed will follow the guideline document previously forwarded for your review and the report on the assessment activities will be formatted according to the indicated Task Items. These services will be conducted in accordance with HAI's Schedule of Fees previously submitted and METRO's contract with HAI. The fee to prepare the requested ESA report will not exceed \$2,500. Mr. Michael O'Connor, Project Manager of our staff, will be project manager.

Enclosed is a Client-Furnished Information Checklist. Please complete the checklist to the best of your knowledge regarding the above-referenced property and return it along with copies of any relevant documents not already provided. Client completion of the checklist fulfills the client (user) disclosure requirement of ASTM E1527-00 and may provide information useful in the preparation of the Phase I ESA.

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

Sincerely,



Anne Canter, R.E.A.
Senior Project Manager

acanter@hahnasoc.com

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**PHASE I
ENVIRONMENTAL SITE ASSESSMENT
CLIENT-FURNISHED INFORMATION**

The following is a list of documents and information that will be useful in preparing your Phase I Environmental Site Assessment. Indicate to the best of your knowledge the existence of this information and/or these documents below by checking the appropriate boxes; then sign and return along with copies of any documents or information. This form will be attached to and made a part of the completed Phase I Report.

Existence of Document/ Information?				Provided to HAI?	
Yes	No	Unknown		Yes	No
		✓	1. Environmental reports (e.g. Phase I reports, audits, etc.)		✓
		✓	2. Environmental permits (e.g. underground or above-ground storage tank registrations/permits, solid waste disposal permits, hazardous waste disposal permits, wastewater permits, NPDES permits, etc.)		✓
		✓	3. Hazardous materials storage and site information (e.g. material safety data sheets, community right-to-know plans, safety plans, preparedness and prevention plans, spill prevention, spill control and countermeasure plans, etc.)		✓
		✓	4. Hazardous waste generator notices or reports		✓
		✓	5. Reports regarding geotechnical or hydrogeologic conditions on the property or surrounding area		✓
		✓	6. Notices or other correspondence from any government agency relating to past or existing environmental liens encumbering the property or knowledge of environmental liens on the property via title records		✓
		✓	7. Information concerning any pending, threatened, or past litigation or administrative proceedings relevant to hazardous substances or petroleum products		✓
		✓	8. Notices from any governmental entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products		✓
		✓	9. Specialized knowledge or experience with regard to Recognized Environmental Conditions (RECs) in connection to the property		✓
		✓	10. Disclosure of water wells, sumps, pits, drainage systems: existence and location		✓
		✓	11. Building plans (architectural, utility, structural)		✓
		✓	12. Description of current site operations, including layout drawings or sketches		✓
		✓	13. Title report or preliminary title report, and/or chain of title		✓
		✓	14. Tax assessor records (previous owner and occupants)		✓
		✓	15. Are you aware of environmental conditions that have affected or may affect the purchase/lease price of the property?		✓
		✓	16. Current and historical photographs of site		✓
			17. Statement of Purpose for Environmental Site Assessment: A. <input checked="" type="checkbox"/> Due diligence purposes in support of innocent purchaser defense under CERCLA B. <input type="checkbox"/> Business Risk C. <input type="checkbox"/> Other (Specify)	N/A	N/A

I have reviewed the above list and where noted and have provided copies of existing documents and information.

Elaine M. Stewart

Signature

8-28-01

Date

HAHN AND ASSOCIATES, INC.
ENVIRONMENTAL CONSULTANTS

September 11, 2001

Mr. Charlie Ciecko
METRO
Regional Parks and Greenspaces
600 NE Grand Avenue
Portland, Oregon 97232-2736

Project No. 5599

SUBJECT: Phase I Environmental Site Assessment; 4.36-Acre SE Civic Street Light Rail,
Gresham, Oregon

Dear Mr. Ciecko,

Included, as requested, are three copies of the document entitled *A Phase I Environmental Site Assessment, 3.44-Acre Proposed METRO Boat Ramp Property, Vicinity of N Marine Drive and Smith Lake, Portland, Oregon*, prepared by Hahn and Associates, Inc. (HAI).

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

Sincerely,



Michael T O'Connor, R.E.A.
Project Manager