August 5, 2002

PORT OF PORTLAND

Charlie Ciecko, Director
Regional Parks, Greenspaces
Metro
600 NE Grand Ave.
Portland, Oregon 97232

Re: Metro/Rivergate Property Exchange

Dear Charlie,

Enclosed please find a revised proposal including additional language clarifying the two issues we discussed. I moved the condition for regarding and fencing to a separate category called Conditions After Closing (Within One Year). I also added a sentence regarding the concrete removal area being reseeded with a mixture of grass seed. I clarified that "naturally vegetated condition" means grass.

If these terms are acceptable, please acknowledge your acceptance by signing below and returning a copy of this letter to me. We will then proceed to prepare the documents for the proposed exchange. We look forward to completing this transaction with you in a timely fashion.

Please feel free to call me at 944-7538 or Jim Laubenthal at 944-7526 if you have any questions.

Cordially,

Lorali Sinnen
Contract Administrator

Read, Agreed and Accepted by Metro.

By: _____
Charlie Ciecko, Director

Date: _____

OUTLINE OF PROPOSED TERMS
FOR AN EXCHANGE OF PROPERTIES BETWEEN
METRO AND THE PORT OF PORTLAND

	Metro Property	Port Property
Property	Approximately 6.04-acres of land located on the westerly boundary of the Radio Tower property, as shown as **Parcel 1** on **Exhibit B**, (" the Metro Property"). Approximately 0.7-acre strip of land located on the northerly boundary of the Radio Tower site, that runs parallel to the north side of Metro's fence line, as shown as **Parcel 2** on **Exhibit B**, the Metro Property. Both Parcels are subject to the City of Portland's approval of a lot line adjustment to create one parcel and a boundary survey, both to be conducted by the Port.	Approximately 3.46-acres of land located on the south side of the Burlington Northern Railroad, on the east side of the N. Marine Drive overpass in Rivergate Industrial District. This site is shown on Port drawing RG 2001-17, labeled **Exhibit A** (the "Rivergate Property"). Of the 3.46 acres, approximately 0.78-acres is a slope easement located in the westerly boundary as shown on **Exhibit A**. This easement is to the City of Portland and Metro will be responsible for the landscape and maintenance of the slope.
Seller	Metro	Port of Portland
Buyer	Port of Portland	Metro
Price/ Consideration	It is the intent of both parties to agree to an even exchange. The value for the exchange will take into consideration the costs necessary to prepare land for development and limitations to development, including but not limited to survey, lot line adjustments, partitioning, wetlands, easements, and utility connections.	It is the intent of both parties to agree to an even exchange.
Access	Metro will grant to the Port a vehicular and pedestrian access easement to the northeast corner of the Metro Property from the private road that runs along the south end of the Expo parking lot.	Vehicular access is by way of new, widened N. Marine Drive, then over the old, vacated N. Marine Drive to the site. Pedestrian access to the boat launch from the proposed parking lot will require an access easement from the Port across undeveloped Port property, which will include access for trail, conservation activities and associated recreational facilities .
Use	Development of vegetative buffer and enhancements compatible with the adjacent Radio Tower (Vanport Wetlands) site.	Multiple recreational uses to include biking, walking, hiking, wildlife viewing, canoeing and kayaking (non-gas powered boats only), fishing, and environmental

		education, with a parking lot for public access, and public boat launch with access to Smith and Bybee Lakes. Said uses to be consistent with the "Smith and Bybee Lakes Wildlife Area Recreation Facility Plan" as adopted by the Metro Council in December, 1999.
Conditions of Closing	The Port will have 60 days after execution of the Exchange Agreement by both parties to complete at its cost any due diligence it wishes to conduct. IGA needs to be extended to provide continuing access for the due diligence work. The City of Portland's approval for lot line adjustments for both properties, which takes approximately eight-weeks to complete. Based upon an analysis of the findings of the Phase II Assessment dated October 18, 2001, conducted by Hahn and Associates, **Exhibit C**, Metro agrees to complete the following prior to Closing: Demolish, remove, and dispose of two existing concrete covered areas, as indicated on **Exhibit D**. Property should be free from any debris resulting from such demolition, free from all litter, and in a naturally vegetated (grass) condition at time of transfer. The concrete removal area must be broadcast or hydroseeded with a mixture of a quick germinating cover species and a native species. Clean out the storm water outfall at the discharge point and remove and replace the soil containing Total Petroleum Hydrocarbon ("TPH"), as described in Section 6, page 7, and Figure 2, of **Exhibit C** to the satisfaction of the Port. Documentation of clean up including re-sampling after clean-up shall be provided to the Port. Provide to the Port, for Port review,	Metro will have 60 days after execution of the Exchange Agreement by both parties to complete, at its cost, any due diligence it wishes to conduct. IGA needs to be extended to provide continuing access for the due diligence work. Prior to Closing, Metro will submit a preliminary development plan for the Property to the Port for review and approval for issues related to access and utility coordination. Metro will provide copies of all permits and approvals to Port

Vacation

	Metro's storm water management and pollution control plan, including maintenance schedule and storm water sampling program, for Expo Center parking areas that discharge to the Port's Radio Tower Property, in the discharge locations shown on **Exhibit D.**	
Conditions After Closing (Within One Year)	Re-grade the slope area, reseed, and provide erosion control on slope area of Metro property to the north of the new proposed south access road as required by Exposition Master Plan as approved by the City of Portland. Port will build fence on southern boundary of road to limit access.	
Sale "As Is"	Sale will be AS-IS with no representations or warranties regarding the condition of the Property	Sale will be AS-IS with no representations or warranties regarding the condition of the Property
Deed	Bargain and Sale Deed with clause providing for reversion if property ceases to be used for its intended purposes	Bargain and Sale Deed with clause providing for reversion if property ceases to be used for its intended purposes
Brokerage	Metro and the Port represent that there are no brokers involved with this proposed exchange and will indemnify each other against any real estate brokerage fees or commissions due, or alleged to be due as a result of commitments that may have been made to other parties by Metro or the Port.	Metro and the Port represent that there are no brokers involved with this proposed exchange and will indemnify each other against any real estate brokerage fees or commissions due, or alleged to be due as a result of commitments that may have been made to other parties by Metro or the Port.
Closing Costs	Seller of each property will pay for a standard owner's insurance policy. The Closing Date shall occur no later than fifteen (15) days following the satisfaction or waiver of all conditions as described above, unless both parties agree to extend, but in no event later than November 30, 2002. The Exchange Agreement shall be closed in the downtown offices of Chicago Title Insurance Company of Oregon. Each party will pay one-half (1/2) of the escrow fee and any recording fees and other.	Seller of each property will pay for a standard owner's insurance policy. The Closing Date shall occur no later than fifteen (15) days following the satisfaction or waiver of all conditions as described above, unless both parties agree to extend, but in no event later than November 30, 2002. The Exchange Agreement shall be closed in the downtown offices of Chicago Title Insurance Company of Oregon. Each party will pay one-half (1/2) of the escrow fee and any recording fees and other.

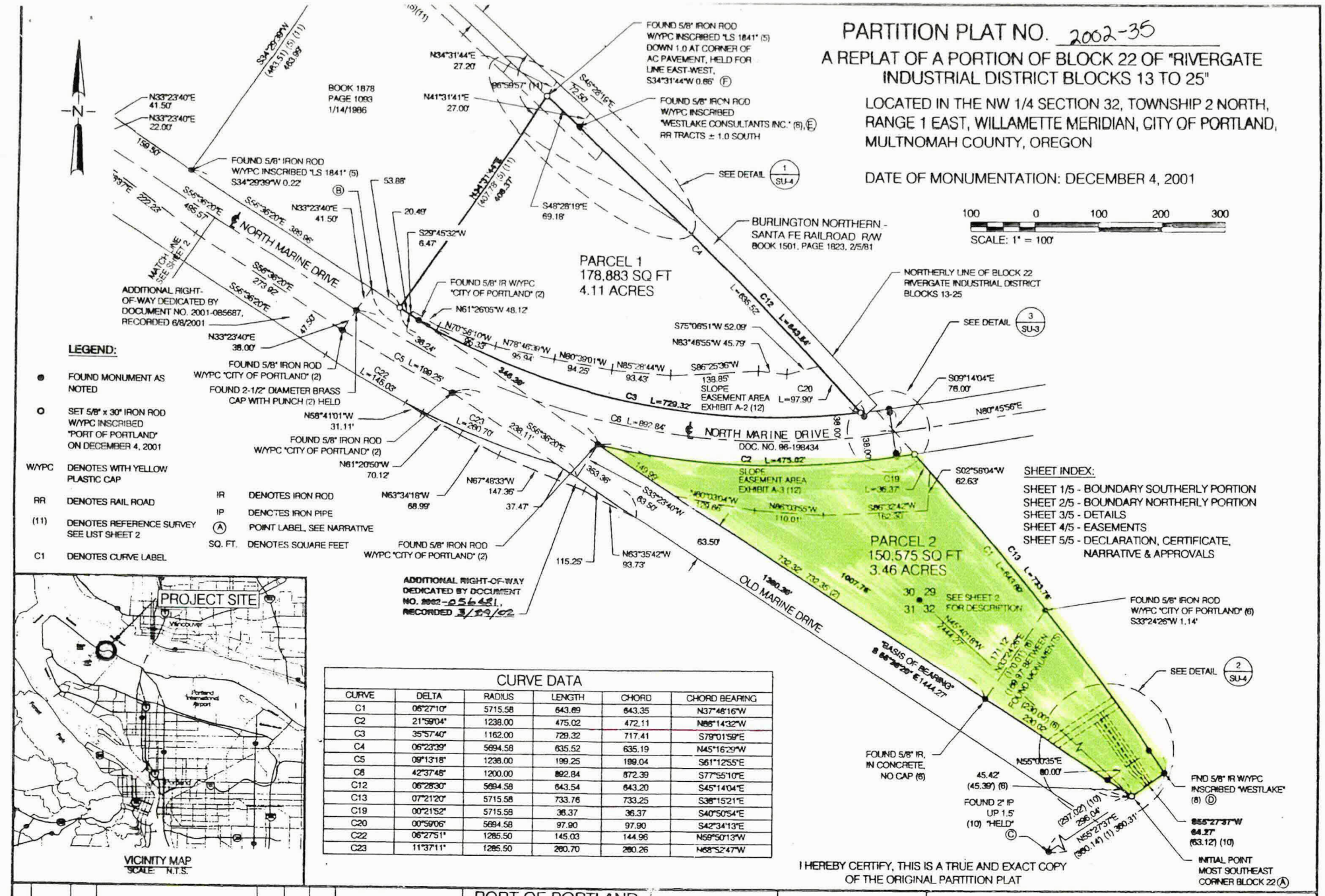
The terms outlined above are expressly limited to the purposes of negotiations only and are not intended to be binding or create any interest or right on behalf of Metro or the Port. The terms of a proposed exchange described above are contingent upon the execution of an agreement acceptable to the both parties and approved by the Port of Portland Commission, Metro Council, and Metropolitan Exposition-Recreation Commission. The agreement and deed form will contain additional and more detailed terms.

PARTITION PLAT NO. 2002-35

A REPLAT OF A PORTION OF BLOCK 22 OF "RIVERGATE INDUSTRIAL DISTRICT BLOCKS 13 TO 25"

LOCATED IN THE NW 1/4 SECTION 32, TOWNSHIP 2 NORTH, RANGE 1 EAST, WILLAMETTE MERIDIAN, CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON

DATE OF MONUMENTATION: DECEMBER 4, 2001



LEGEND:

●	FOUND MONUMENT AS NOTED
O	SET 5/8" x 30" IRON ROD W/YPC INSCRIBED "PORT OF PORTLAND" ON DECEMBER 4, 2001
W/YPC	DENOTES WITH YELLOW PLASTIC CAP
RR	DENOTES RAIL ROAD
(11)	DENOTES REFERENCE SURVEY SEE LIST SHEET 2
C1	DENOTES CURVE LABEL
IR	DENOTES IRON ROD
IP	DENOTES IRON PIPE
(A)	POINT LABEL, SEE NARRATIVE
SQ. FT.	DENOTES SQUARE FEET

SHEET INDEX:

VICINITY MAP
SCALE N.T.S.

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	06°27'10"	5715.58	643.89	643.35	N37°46'16"W
C2	21°59'04"	1238.00	475.02	472.11	N86°14'32"W
C3	35°57'40"	1162.00	729.32	717.41	S79°01'59"E
C4	06°23'39"	5694.58	635.52	635.19	N45°16'29"W
C5	09°13'18"	1238.00	199.25	199.04	S61°12'55"E
C6	42°37'48"	1200.00	892.84	872.39	S77°55'10"E
C12	06°28'30"	5694.58	643.54	643.20	S45°14'04"E
C13	07°21'20"	5715.58	733.76	733.25	S38°15'21"E
C19	00°21'52"	5715.58	36.37	36.37	S40°50'54"E
C20	00°59'06"	5694.58	97.90	97.90	S42°34'13"E
C22	06°27'51"	1285.50	145.03	144.96	N59°50'13"W
C23	11°37'11"	1285.50	260.70	260.26	N68°52'47"W

I HEREBY CERTIFY, THIS IS A TRUE AND EXACT COPY OF THE ORIGINAL PARTITION PLAT

NO.	DATE	BY	REVISIONS	CK'D	APP'VD

PORT OF PORTLAND
PORTLAND, OREGON

PROJECT MANAGER

2001D024 (DESIGN NUMBER) | 52099 - 113 (PROJECT NUMBER)

REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON
DEC. 16, 1988
DAVID A. FOSTER
1934
RENEWED THRU 12/31/03
12/23/02

DESIGNED BY	D. FOSTER
DRAWN BY	J. MORIARTY
CHECKED BY	C. VANDERWERF
DATE	DEC 2001
SCALE	1"=100'

RIVERGATE INDUSTRIAL DISTRICT

METRO - PARTITION PLAT
SOUTHERLY PORTION

SUBMITTED BY
SURVEY MANAGER

TYPE	DRAWING NO.
BS	RG 2001 -17 1/5 SU-1

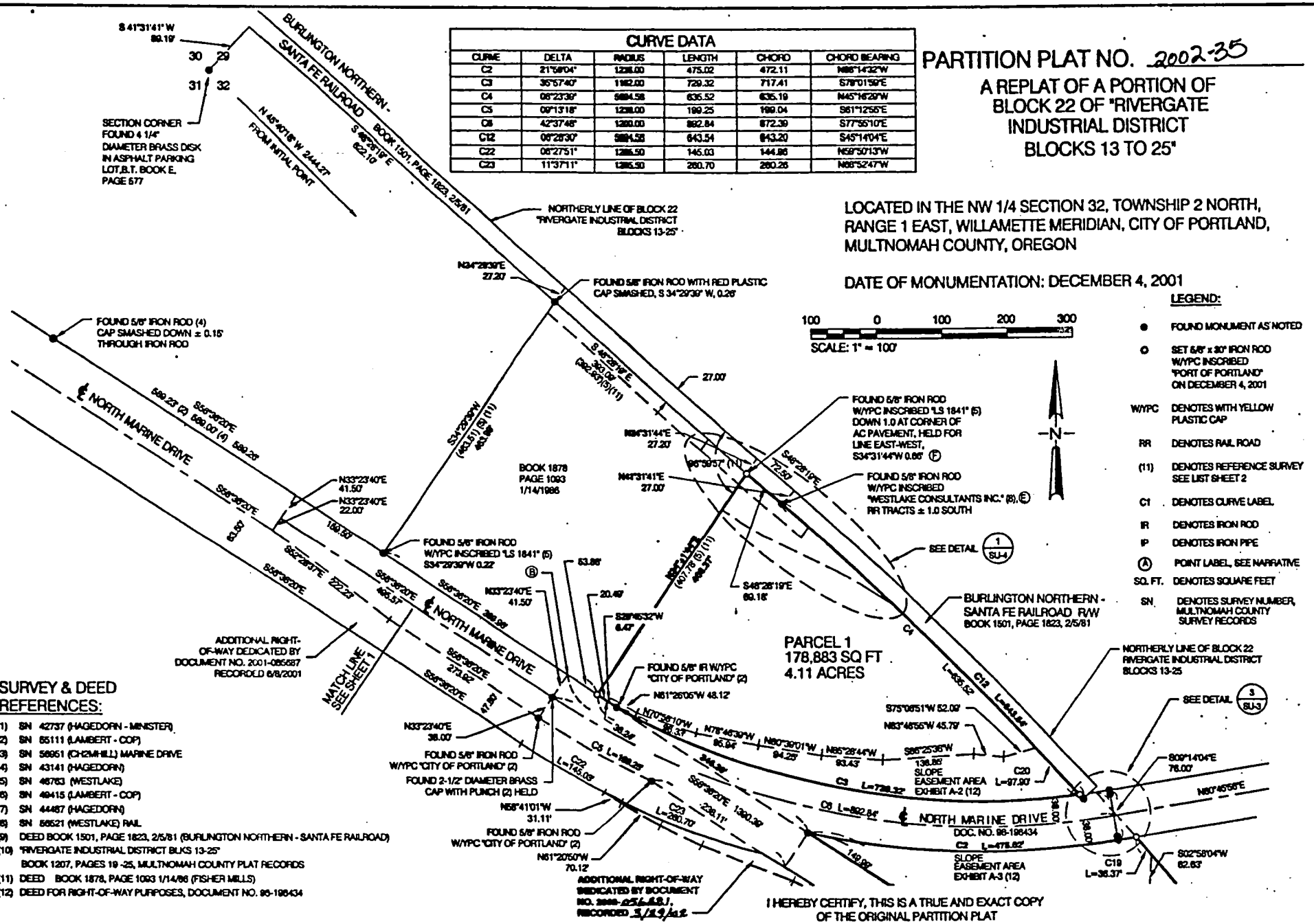
PARTITION PLAT NO. 2002-35

A REPLAT OF A PORTION OF BLOCK 22 OF "RIVERGATE INDUSTRIAL DISTRICT BLOCKS 13 TO 25"

LOCATED IN THE NW 1/4 SECTION 32, TOWNSHIP 2 NORTH, RANGE 1 EAST, WILLAMETTE MERIDIAN, CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON

DATE OF MONUMENTATION: DECEMBER 4, 2001

CURVE DATA					
CURVE	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C2	21°58'04"	1238.00	475.02	472.11	N88°14'32"W
C3	35°57'40"	1162.00	729.32	717.41	S78°01'59"E
C4	06°23'39"	5694.58	635.52	635.19	N45°16'29"W
C5	09°13'18"	1238.00	199.25	199.04	S61°12'55"E
C6	42°37'48"	1200.00	892.84	872.39	S77°55'10"E
C12	06°28'30"	5694.58	643.54	643.20	S45°14'04"E
C22	06°27'51"	1286.50	145.03	144.96	N59°50'13"W
C23	11°37'11"	1286.50	260.70	260.26	N88°52'47"W



LEGEND:

- ● FOUND MONUMENT AS NOTED
- ○ SET 5/8" x 30" IRON ROD W/YPC INSCRIBED "PORT OF PORTLAND" ON DECEMBER 4, 2001
- W/YPC DENOTES WITH YELLOW PLASTIC CAP
- RR DENOTES RAIL ROAD
- (11) DENOTES REFERENCE SURVEY SEE LIST SHEET 2
- C1 DENOTES CURVE LABEL
- IR DENOTES IRON ROD
- IP DENOTES IRON PIPE
- (A) POINT LABEL, SEE NARRATIVE
- SQ. FT. DENOTES SQUARE FEET
- SN DENOTES SURVEY NUMBER, MULTNOMAH COUNTY SURVEY RECORDS

SURVEY & DEED REFERENCES:

(1) SN 42737 (HAGEDORN - MINISTER)
(2) SN 55111 (LAMBERT - COP)
(3) SN 56951 (CH2M-HILL) MARINE DRIVE
(4) SN 43141 (HAGEDORN)
(5) SN 46763 (WESTLAKE)
(6) SN 49415 (LAMBERT - COP)
(7) SN 44467 (HAGEDORN)
(8) SN 55521 (WESTLAKE) RAIL
(9) DEED BOOK 1501, PAGE 1823, 2/5/81 (BURLINGTON NORTHERN - SANTA FE RAILROAD)
(10) "RIVERGATE INDUSTRIAL DISTRICT BLKS 13-25" BOOK 1207, PAGES 19 -25, MULTNOMAH COUNTY PLAT RECORDS
(11) DEED BOOK 1878, PAGE 1093 1/14/86 (FISHER MILLS)
(12) DEED FOR RIGHT-OF-WAY PURPOSES, DOCUMENT NO. 98-196434

I HEREBY CERTIFY, THIS IS A TRUE AND EXACT COPY OF THE ORIGINAL PARTITION PLAT

NO.	DATE	BY	REVISIONS	CK'D	APP'VD

PORT OF PORTLAND
PORTLAND, OREGON

PROJECT MANAGER

2001D024 (DESIGN NUMBER) | 52099 - 113 (PROJECT NUMBER)

REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON
DAVID A. FOSTER
1934
RENEWED THRU 12/31/03

DESIGNED BY D. FOSTER
DRAWN BY J. MORIARTY
CHECKED BY C. VANDERWERF
DATE DEC 2001
SCALE 1" = 100'

RIVERGATE INDUSTRIAL DISTRICT

METRO - PARTITION PLAT
NORTHERLY PORTION

SURVEY MANAGER

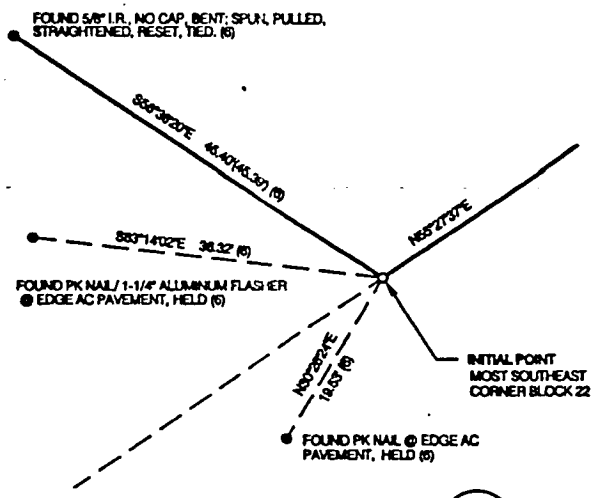
TYPE	DRAWING NO.		
BS	RG 2001 -17	2/5	SU-2

PARTITION PLAT NO. 2002-35

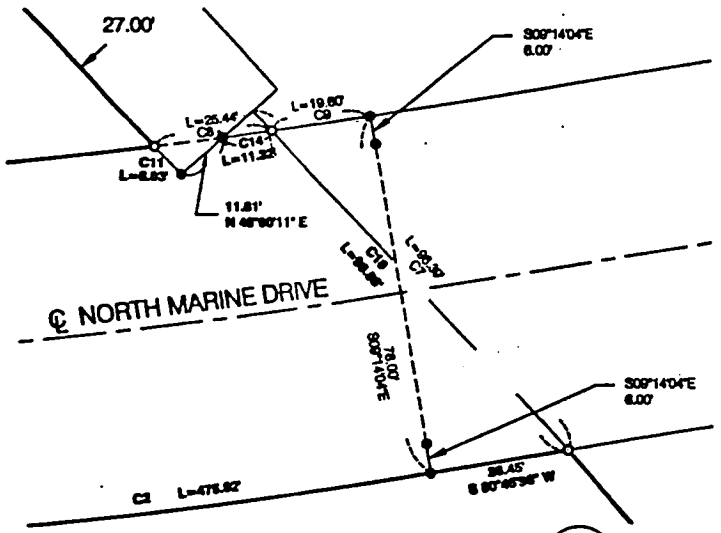
A REPLAT OF A PORTION OF BLOCK 22 OF "RIVERGATE INDUSTRIAL DISTRICT BLOCKS 13 TO 25"

LOCATED IN THE NW 1/4 SECTION 32, TOWNSHIP 2 NORTH, RANGE 1 EAST, WILLAMETTE MERIDIAN, CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON

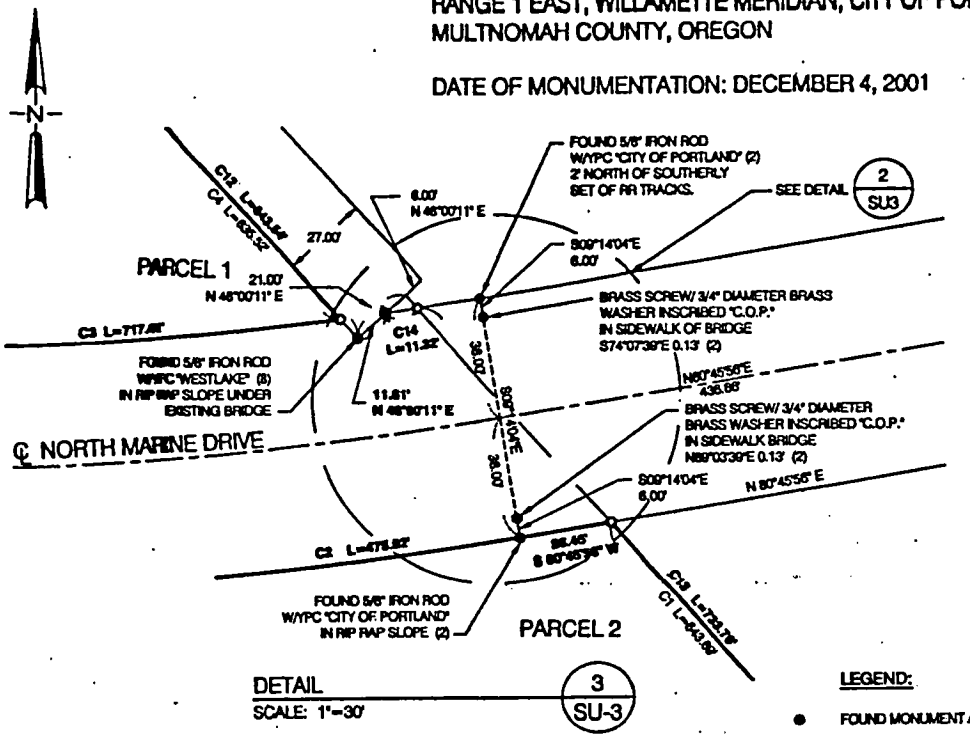
DATE OF MONUMENTATION: DECEMBER 4, 2001



DETAIL 1 / SU-3
SCALE: 1"=10'



DETAIL 2 / SU-3
SCALE: 1"=20'



DETAIL 3 / SU-3
SCALE: 1"=30'

CURVE DATA					
CURVE	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	6°22'10"	5715.58	643.99	643.35	N37°46'16"W
C2	23°39'04"	1238.00	475.02	472.11	S66°14'32"E
C3	35°57'40"	1162.00	729.32	717.41	S79°01'59"E
C4	6°23'39"	5694.58	635.52	635.19	N45°16'29"W
C7	0°57'56"	5715.58	96.39	96.39	N41°30'50"W
C8	0°51'16"	1162.00	25.44	25.44	N62°21'01"E
C9	0°58'00"	1162.00	19.80	19.80	N61°15'37"E
C10	0°54'10"	5715.58	90.06	90.06	S41°28'56"E
C11	0°06'51"	5694.58	8.03	8.03	S42°02'14"E
C12	6°28'30"	5694.58	643.54	643.20	S45°14'04"E
C13	6°21'20"	5715.58	733.76	733.25	S38°15'21"E
C14	0°33'29"	1162.00	11.32	11.32	N81°59'28"E

LEGEND:

- ● FOUND MONUMENT AS NOTED
- O SET 5/8" x 30" IRON ROD W/YPC INSCRIBED "PORT OF PORTLAND" ON DECEMBER 4, 2001
- ⊗ NOT SET DUE TO POSITION FELL UNDER LARGE BOULDER ON RIP RAP BRIDGE EMBANKMENT
- W/YPC DENOTES WITH YELLOW PLASTIC CAP
- RR DENOTES RAIL ROAD
- (11) DENOTES REFERENCE SURVEY SEE LIST SHEET 2
- C1 DENOTES CURVE LABEL
- IR DENOTES IRON ROD
- IP DENOTES IRON PIPE

I HEREBY CERTIFY, THIS IS A TRUE AND EXACT COPY OF THE ORIGINAL PARTITION PLAT

NO.	DATE	BY	REVISIONS	CKD	APPVD

PORT OF PORTLAND
PORTLAND, OREGON

PROJECT MANAGER

REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON
DAVID A. FOSTER
1994
RENEWED THRU 12/31/03

2001D024 (DESIGN NUMBER) | 52099 - 113 (PROJECT NUMBER)

DESIGNED BY D. FOSTER
DRAWN BY J. MORIARTY
CHECKED BY C. VANDERWERF
DATE DEC 2001
SCALE AS SHOWN

RIVERGATE INDUSTRIAL DISTRICT

METRO - PARTITION PLAT DETAILS

SUBMITTED BY
SURVEY MANAGER

TYPE BS

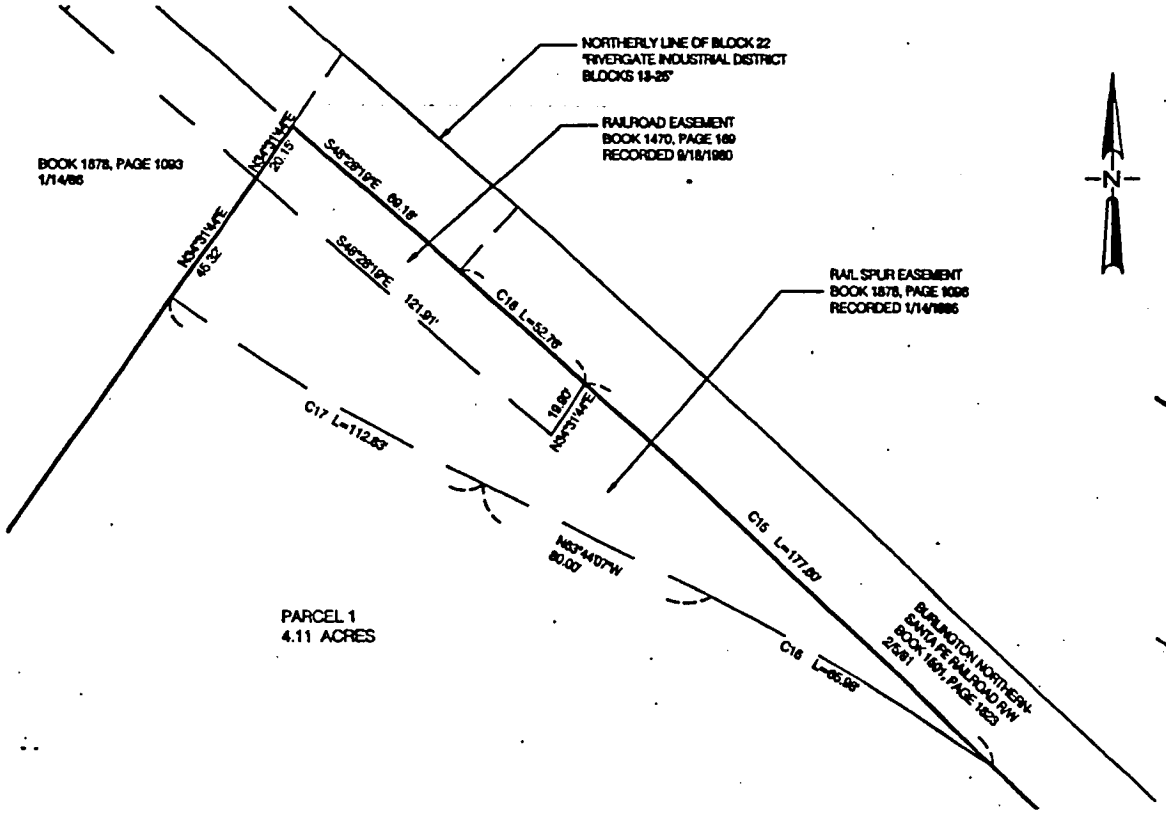
DRAWING NO. RG 2001 -17 3/5 SU-3

PARTITION PLAT NO. 2002-35

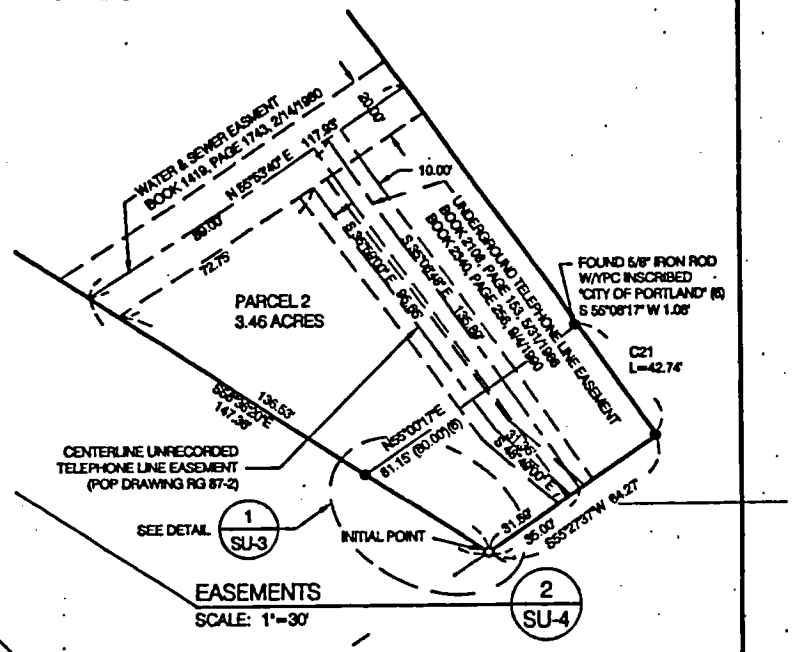
A REPLAT OF A PORTION OF BLOCK 22 OF "RIVERGATE INDUSTRIAL DISTRICT BLOCKS 13 TO 25"

LOCATED IN THE NW 1/4 SECTION 32, TOWNSHIP 2 NORTH, RANGE 1 EAST, WILLAMETTE MERIDIAN, CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON

DATE OF MONUMENTATION: DECEMBER 4, 2001



RAILROAD SPUR EASEMENT (1 / SU-4)
SCALE: 1"=30'



N

LEGEND:

●	FOUND MONUMENT AS NOTED
○	SET 5/8" x 30" IRON ROD W/ YPC INSCRIBED "PORT OF PORTLAND" ON DECEMBER 4, 2001
W/YPC	DENOTES WITH YELLOW PLASTIC CAP
RR	DENOTES RAIL ROAD
(11)	DENOTES REFERENCE SURVEY SEE LIST SHEET 2-3
C1	DENOTES CURVE TABLE
IR	DENOTES IRON ROD
IP	DENOTES IRON PIPE

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C15	01°47'13"	5694.58	177.80	177.80	S47°02'52"E
C16	06°22'00"	593.81	65.98	65.95	N60°33'07"W
C17	10°31'55"	613.81	112.83	112.67	N58°28'09"W
C18	00°31'51"	5694.58	52.76	52.76	N48°12'24"W
C21	00°25'43"	5715.58	42.74	42.74	S34°47'33"E

I HEREBY CERTIFY, THIS IS A TRUE AND EXACT COPY OF THE ORIGINAL PARTITION PLAT

NO.	DATE	BY	REVISIONS	CKD	APPVD

PORT OF PORTLAND
PORTLAND, OREGON

PROJECT MANAGER

2001D024 (DESIGN NUMBER) | 52099 - 113 (PROJECT NUMBER)

REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON
DAVID A. FOSTER
1934
RENEWED THRU 12/31/03

DESIGNED BY	D. FOSTER
DRAWN BY	J. MORIARTY
CHECKED BY	C. VANDERWERF
DATE	DEC 2001
SCALE	AS SHOWN

RIVERGATE INDUSTRIAL DISTRICT

METRO - PARTITION PLAT
EASEMENTS

SUBMITTED BY
SURVEY MANAGER

TYPE: BS

DRAWING NO.: RG 2001 -17 4/5 SU-4

PARTITION PLAT NO. 2002-35

A REPLAT OF A PORTION OF BLOCK 22 OF "RIVERGATE INDUSTRIAL DISTRICT BLOCKS 13 TO 25"

LOCATED IN THE NW 1/4 SECTION 32, TOWNSHIP 2 NORTH, RANGE 1 EAST, WILLAMETTE MERIDIAN, CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON

DATE OF MONUMENTATION: DECEMBER 4, 2001

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE PORT OF PORTLAND, OWNER OF THE LAND REPRESENTED ON THE ANNEXED MAP AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYORS CERTIFICATE, DOES HEREBY DECLARE THE ANNEXED MAP TO BE A CORRECT MAP OF THE PARTITION OF SAID PROPERTY, AND HAS CAUSED THIS PARTITION PLAT TO BE PREPARED AND THE PROPERTY PARTITIONED WITH EXISTING EASEMENTS AS SHOWN IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 92 OF OREGON REVISED SATUTES.

William Wyatt
PORT OF PORTLAND
WILLIAM WYATT, EXECUTIVE DIRECTOR

ACKNOWLEDGEMENT:

STATE OF OREGON } SS
COUNTY OF MULTNOMAH

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 26th DAY OF February 2002, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED WILLIAM WYATT WHO BEING DULY SWORN, DID SAY THAT HE IS THE IDENTICAL PERSON NAMED IN THE FOREGOING INSTRUMENT, AND THAT HE EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

Mary E. Shinn
NOTARY SIGNATURE

Mary E. Shinn
NOTARY PUBLIC - OREGON

COMMISSION NO 318111
MY COMMISSION EXPIRES 2-20-03

PLAT RESTRICTIONS & NOTES

1. THIS PLAT SUBJECT TO THE CONDITIONS IMPOSED BY THE CITY OF PORTLAND IN CASE FILE NO. LUR 01-00426 MP VZ.

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO PARTITION A PORTION OF BLOCK 22 "RIVERGATE INDUSTRIAL DISTRICT BLOCKS 13 TO 25" INTO TWO PARCELS AS SHOWN. AND AS APPROVED BY THE CITY OF PORTLAND PLANNING DEPARTMENT IN THEIR CASE FILE NUMBER LUR 01-00426 MP VZ. FOR MY BASIS OF BEARING I HELD A LINE FROM THE CALCULATED POSITION (DETERMINED BY USING THE REFERENCES AS SET IN SN 49415) OF THE MOST SOUTHEAST CORNER (LABELED POINT "A") AND A POINT (LABELED POINT "B") PERPENDICULAR TO AND 41.50 FEET NORTHEASTERLY FROM THE FOUND AND HELD BRASS CAP AS SOUTH 56°36'20" EAST PER REFERENCE SURVEY NUMBERS 49,415 AND 56,521. THIS LINE WAS HELD AS MY SOUTHWESTERLY LINE (NORTHEASTERLY RIGHT-OF-WAY LINE OF OLD MARINE DRIVE).

THE SOUTHEASTERLY LINE WAS DETERMINED BY HOLDING THE FOUND 2-INCH IRON PIPE ON THE MEANDER LINE (AT POINT LABELED "C") ALONG WITH THE REFERENCED POSITION OF THE MOST SOUTHEAST CORNER OF BLOCK 22 (POINT LABELED "A"), AND THE FOUND MONUMENT SET BY WESTLAKE (POINT LABELED "D") AT THE EASTERLY MOST CORNER OF SAID BLOCK 22.

THE NORTHEASTERLY LINE, (SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE BURLINGTON NORTHERN - SANTA FE RAILROAD) WAS HELD AS MONUMENTED BY THE WESTLAKE SURVEY (SURVEY NO. 56521)(MONUMENTS LABELED "D" AND "E").

THE NORTHWESTERLY LINE (SOUTHEASTERLY LINE OF BOOK 1878, PAGE 1093, RECORDED JANUARY 14, 1986) WAS DETERMINED BY HOLDING RECORD DEED ANGLE (REFERENCE NO. 11) WHILE HOLDING THE POSITION OF THE FOUND MONUMENT (LABELED AS POINT "F") AND INTERSECTING SAID LINE WITH THE PREVIOUSLY DESCRIBED SOUTHWESTERLY RAILROAD RIGHT-OF-WAY LINE TO THE NORTH AND THE NORTHEASTERLY RIGHT-OF-WAY LINE OF NORTH MARINE DRIVE AS SHOWN.

NORTH MARINE DRIVE WAS DETERMINED BY HOLDING RECORD DATA FROM THE CITY OF PORTLAND "MONUMENTATION OF NORTH MARINE DRIVE" SURVEY (SURVEY NO. 56111).

SURVEYORS CERTIFICATE

I, DAVID A. FOSTER, A REGISTERED PROFESSIONAL SURVEYOR IN THE STATE OF OREGON, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LAND REPRESENTED ON THE ATTACHED PARTITION PLAT MAP THE BOUNDARY OF SAID LAND BEING DESCRIBED AS FOLLOWS. A PORTION OF BLOCK 22 OF "RIVERGATE INDUSTRIAL DISTRICT BLOCKS 13 TO 25" LOCATED IN THE NORTHWEST ONE-QUARTER OF SECTION 32, TOWNSHIP 2 NORTH, RANGE 1 EAST, WILLAMETTE MERIDIAN, CITY OF PORTLAND, MULTNOMAH COUNTY, STATE OF OREGON, BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE INITIAL POINT, A SET 5/8 INCH BY 30 INCH IRON ROD WITH YELLOW PLASTIC CAP INSCRIBED "PORT OF PORTLAND" AT THE MOST SOUTHEASTERLY CORNER OF BLOCK 22 OF "RIVERGATE INDUSTRIAL DISTRICT BLOCKS 13 TO 25", FROM WHICH A 4-1/4 INCH BRASS DISK, BEING THE NORTHWEST CORNER OF SAID SECTION 32, BEARS NORTH 45°40'18" WEST A DISTANCE OF 2,444.27 FEET, SAID INITIAL POINT BEING ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF OLD MARINE DRIVE; THENCE ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE AND ITS WESTERLY EXTENSION NORTH 56°36'20" WEST A DISTANCE OF 1,390.39 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP INSCRIBED "PORT OF PORTLAND" SET AT THE MOST SOUTHERLY CORNER OF THAT TRACT OF LAND DESCRIBED IN DEED BOOK 1878, PAGE 1093, RECORDED JANUARY 14, 1986, MULTNOMAH COUNTY DEED RECORDS; THENCE LEAVING SAID RIGHT-OF-WAY LINE NORTH 34°31'44" EAST FOLLOWING THE SOUTHEASTERLY LINE OF SAID TRACT A DISTANCE OF 408.37 FEET TO A POINT BEING PERPENDICULAR TO AND 27.00 FEET DISTANT FROM THE NORTHEASTERLY LINE OF SAID BLOCK 22, (SAID POINT BEING ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE BURLINGTON NORTHERN - SANTA FE RAILROAD); THENCE SOUTH 48°28'10" EAST PARALLEL TO THE NORTHEASTERLY LINE OF SAID BLOCK 22 A DISTANCE OF 69.18 FEET; THENCE CONTINUING ALONG SAID PARALLEL LINE ALONG THE ARC OF A 5,694.58 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 06°28'30" A DISTANCE OF 643.54 FEET TO A POINT THAT BEARS SOUTH 45°14'04" EAST A DISTANCE OF 643.20 FEET FROM THE LAST DESCRIBED POINT, SAID POINT BEING THE SOUTHERLY CORNER OF THAT TRACT OF LAND CONVEYED TO OREGON-WASHINGTON RAILROAD & NAVIGATION CO. AND BURLINGTON NORTHERN INC. RECORDED FEBRUARY 5, 1981 IN BOOK 1504, PAGE 1823, MULTNOMAH COUNTY DEED RECORDS; THENCE LEAVING SAID PARALLEL LINE RADIAL TO SAID CURVE NORTH 48°00'11" EAST A DISTANCE OF 11.61 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF NORTH MARINE DRIVE; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE ALONG THE ARC OF A 1162.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 00°33'29" A DISTANCE OF 11.32 FEET TO A POINT THAT BEARS NORTH 81°59'28" EAST A DISTANCE OF 11.32 FEET FROM THE LAST DESCRIBED POINT, SAID POINT BEING A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID BURLINGTON NORTHERN - SANTA FE RAILROAD RIGHT-OF-WAY; THENCE ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE ALONG THE ARC OF A 5715.58 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 07°21'20" A DISTANCE OF 733.76 FEET TO A POINT THAT BEARS SOUTH 38°15'21" EAST A DISTANCE OF 733.25 FEET FROM THE LAST DESCRIBED POINT; THENCE SOUTH 55°27'37" WEST A DISTANCE OF 84.27 FEET TO THE INITIAL POINT.

EXCEPTING THAT PORTION CONVEYED TO THE CITY OF PORTLAND FOR PUBLIC STREET AND RIGHT-OF-WAY PURPOSES (NORTH MARINE DRIVE) BY EXHIBIT A-1 IN DOCUMENT NO. 98-198434, MULTNOMAH COUNTY DEED RECORDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE PREVIOUSLY DESCRIBED INITIAL POINT, A SET 5/8 INCH BY 30 INCH IRON ROD WITH YELLOW PLASTIC CAP INSCRIBED "PORT OF PORTLAND" AT THE MOST SOUTHEASTERLY CORNER OF BLOCK 22 OF "RIVERGATE INDUSTRIAL DISTRICT BLOCKS 13 TO 25", SAID INITIAL POINT BEING ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF OLD MARINE DRIVE, THENCE ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE NORTH 56°36'20" WEST A DISTANCE OF 1007.76 FEET TO A FOUND 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP INSCRIBED "CITY OF PORTLAND" AT A POINT OF NON-TANGENCY ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF NORTH MARINE DRIVE AS DESCRIBED IN SAID DOCUMENT NO. 98-198434 AND THE TRUE POINT OF BEGINNING OF SAID EXCEPTION PARCEL; THENCE CONTINUING ALONG THE WESTERLY EXTENSION OF SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF OLD MARINE DRIVE NORTH 56°36'20" WEST A DISTANCE OF 346.39 FEET, TO A POINT OF CUSP ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF NORTH MARINE DRIVE AS DESCRIBED IN SAID DOCUMENT NO. 98-198434; THENCE ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE THE FOLLOWING FOUR (4) COURSES AND DISTANCES: 1) ALONG THE ARC OF A 1162.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 35°57'40", A DISTANCE OF 729.32 FEET TO A POINT THAT BEARS SOUTH 79°01'58" EAST A DISTANCE OF 717.41 FEET FROM THE LAST DESCRIBED POINT; 2) ALONG THE ARC OF A 5694.58 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 00°04'51", A DISTANCE OF 8.03 FEET TO A POINT THAT BEARS SOUTH 42°02'14" EAST A DISTANCE OF 8.03 FEET FROM THE LAST DESCRIBED POINT, 3) NORTH 48°00'11" EAST A DISTANCE OF 11.61 FEET TO A POINT, 4) ALONG THE ARC OF A 1162.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 00°33'29", A DISTANCE OF 11.32 FEET TO A POINT THAT BEARS NORTH 81°59'28" EAST A DISTANCE OF 11.32 FEET FROM THE LAST DESCRIBED POINT; THENCE CROSSING SAID NORTH MARINE DRIVE ALONG THE ARC OF A 5715.58 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 00°54'10", A DISTANCE OF 90.06 FEET TO A POINT THAT BEARS SOUTH 41°28'56" EAST A DISTANCE OF 90.06 FEET FROM THE LAST DESCRIBED POINT SAID POINT BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID NORTH MARINE DRIVE; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES AND DISTANCES: 1) SOUTH 80°45'56" WEST A DISTANCE OF 28.46 FEET; 2) ALONG THE ARC OF A 1238.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 21°59'04", A DISTANCE OF 475.02 FEET TO A POINT THAT BEARS NORTH 88°14'32" WEST A DISTANCE OF 472.11 FEET FROM THE LAST DESCRIBED POINT, SAID POINT BEING THE TRUE POINT OF BEGINNING.

CONTAINING 329,458 SQUARE FEET OR 7.56 ACRES MORE OR LESS.

CITY OF PORTLAND CASE FILE LUR 01-00426 MP VZ

APPROVALS:

CITY OF PORTLAND PLANNING CASE FILE LUR 01-00426 MP VZ

APPROVED THIS 8 DAY OF April, 2002

BY: Elizabeth Fuestor (JHL)
CITY OF PORTLAND PLANNING DIRECTORS DELEGATE

APPROVED THIS 3RD DAY OF APRIL, 2002

BY: Glen R. Pierce
CITY OF PORTLAND CITY ENGINEER'S DELEGATE

APPROVED THIS 11th DAY OF APRIL, 2002

BY: [signature] - DEPUTY
COUNTY SURVEYOR, MULTNOMAH COUNTY, OREGON

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS PROVIDED BY O.R.S. 92.095 HAVE BEEN PAID AS OF April 11, 2002
DIRECTOR, DIVISION OF ASSESSMENTS & TAXATION
MULTNOMAH COUNTY, OREGON

BY: M C Stine
DEPUTY

STATE OF OREGON) SS
COUNTY OF MULTNOMAH)

I DO HEREBY CERTIFY THAT THE ATTACHED PARTITION PLAT WAS RECEIVED FOR RECORD AND RECORDED April 11, 2002 AT 11:53 O'CLOCK A.M., AS PARTITION PLAT NO. 2002-35, MULTNOMAH COUNTY RECORDS.

COUNTY RECORDING OFFICE

BY: K. Mooneyham
DEPUTY

DOCUMENT NO. 2002-065076

I HEREBY CERTIFY, THIS IS A TRUE AND EXACT COPY OF THE ORIGINAL PARTITION PLAT

NO.	DATE	BY	REVISIONS	CKD	APPVD

PORT OF PORTLAND
PORTLAND, OREGON

[signature]
PROJECT MANAGER

2001D024 (DESIGN NUMBER) | 52099 - 113 (PROJECT NUMBER)

REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON
DAVID A. FOSTER
1934
RENEWED THRU 12/31/03

DESIGNED BY D. FOSTER
DRAWN BY J. MORIARTY
CHECKED BY C. VANDERWERF
DATE DEC 2001
SCALE NONE

RIVERGATE INDUSTRIAL DISTRICT

METRO - PARTITION PLAT
DECLARATION, CERTIFICATE, & APPROVALS

SUBMITTED BY [signature] PROJECT MANAGER

TYPE BS | DRAWING NO. RG 2001 -17 | 5/5 | SU-5

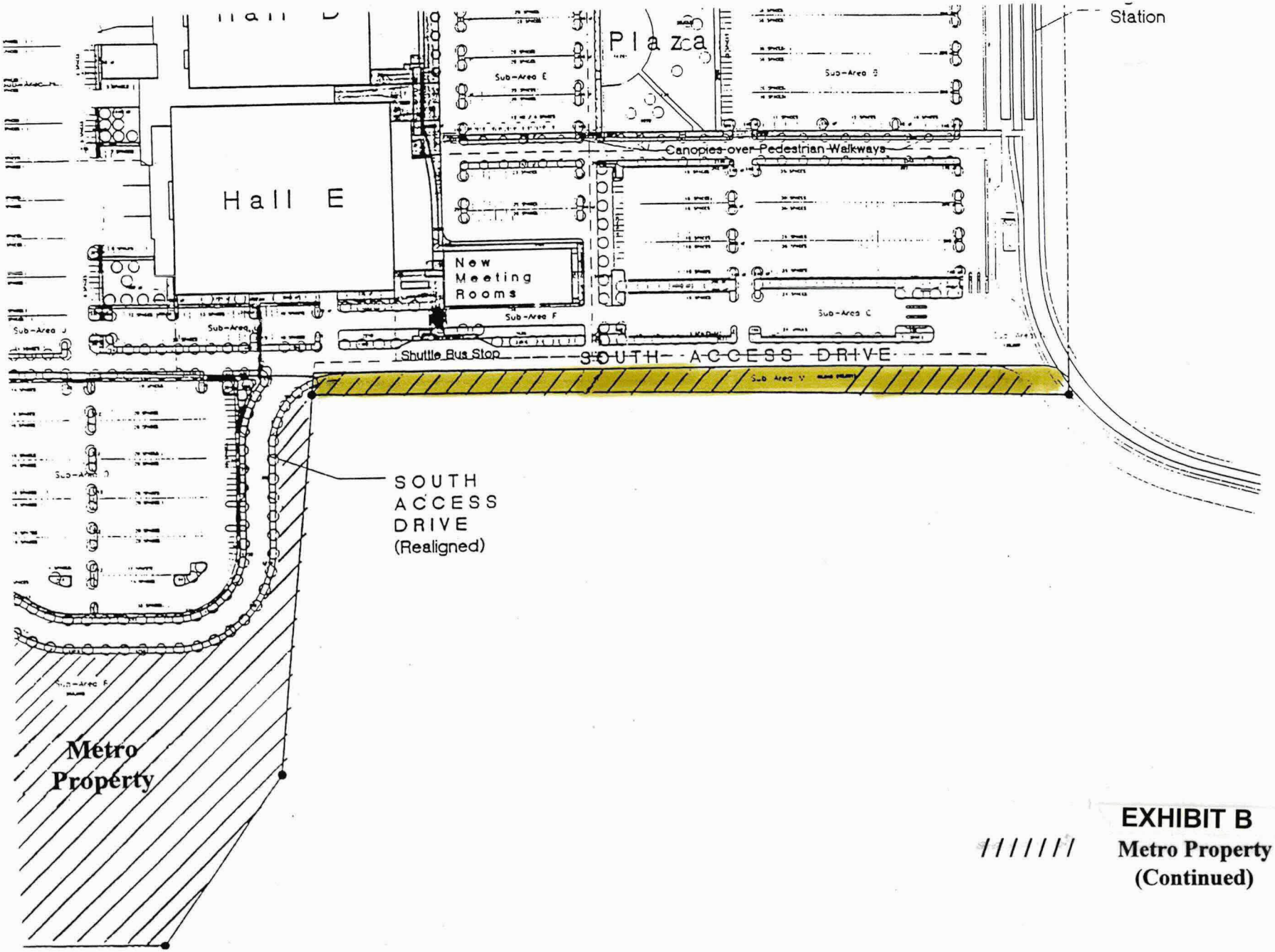


EXHIBIT B
Metro Property
(Continued)

Metro Property

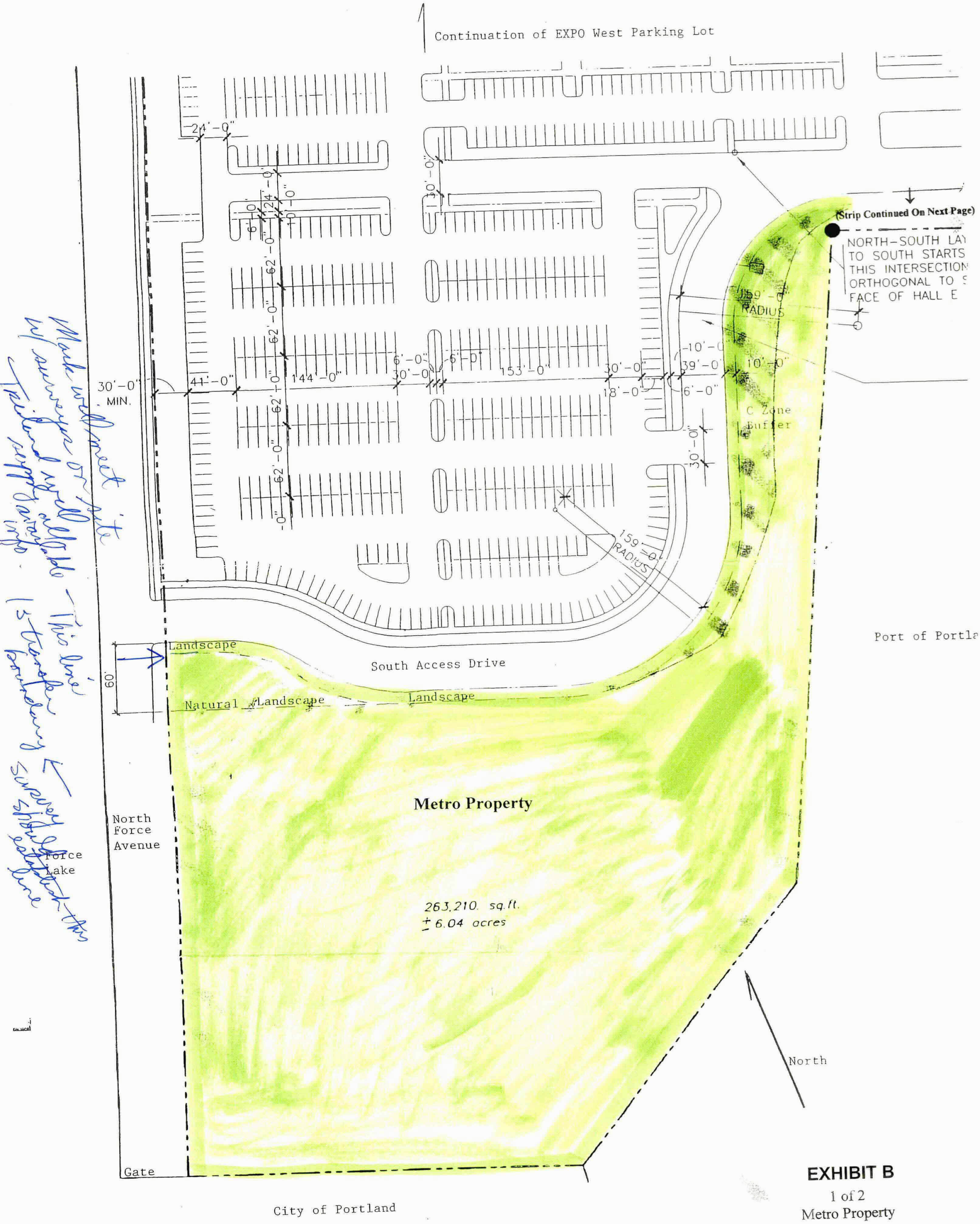


EXHIBIT B

1 of 2

Metro Property

Area Added to Environmental
Zone from Master Plan
(Landscape Included)

A PHASE II ENVIRONMENTAL SITE ASSESSMENT

6.04-Acre Parcel
North Force Avenue
Portland, Oregon

October 18, 2001

HAHN AND ASSOCIATES, INC.
Environmental Management

434 NW 6th Avenue, Suite 203
Portland, Oregon 97209-3600
503/796-0717 • 503/227-2209 FAX

Recycled Recyclable

EXHIBIT C

A PHASE II ENVIRONMENTAL SITE ASSESSMENT

6.04-Acre Parcel
North Force Avenue
Portland, Oregon

October 18, 2001

Prepared for:

The Port of Portland
Portland, Oregon

Prepared by:

Hahn and Associates, Inc.
Portland, Oregon

Port Project /Task No. 52099/111
HAI Project No. 5420

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HAHN AND ASSOCIATES, INC.
ENVIRONMENTAL CONSULTANTS

October 18, 2001

Mr. Joe Mollusky
The Port of Portland
P.O. Box 3529
Portland, Oregon 97208

Port Project /Task No. 52099/111
HAI Project No. 5420

Subject: Report on Phase II Environmental Site Assessment Activities, 6.04-Acre Parcel, North Force Avenue, Portland Oregon

Dear Mr. Mollusky:

1. Introduction

At the request of the Port of Portland (the Port), Hahn and Associates, Inc. (HAI) has completed Phase II Environmental Site Assessment (ESA) activities at the above-referenced site (Figure 1). The Phase II activities were conducted to determine: 1) soil quality relating to storm water outfall areas; 2) soil quality relating to a former underground storage tank (UST) landfarm area; and 3) baseline soil and groundwater quality of the site.

2. Background

In June 2000, PBS Environmental conducted a Phase I ESA[1] of the site for Metro, the current property owner. The PBS Phase I ESA did not identify any recognized environmental conditions (RECs) for the property. However, based on a review of the PBS report conducted by HAI at the request of the Port (including a Shannon & Wilson, Inc. geotechnical report[2] in the PBS report appendix), and a December 20, 2000, site meeting with the Port, several areas of environmental concern were identified:

1) Extensive fill activities have been conducted at the property. Reportedly, up to 47,000 cubic yards of demolition debris consisting of concrete, asphalt, and some household refuse, 8,000 cubic yards of sawdust, and an undetermined quantity of "disturbed" fill have been placed at the site.

2) Approximately 564 cubic yards of gasoline-impacted soil were "land farmed" and remain on the northeast portion of the site; the design of the treatment cell could not be determined.

---

[1] PBS Environmental (2000). *Phase One Environmental Site Assessment Update for 11-Acre Site – North Force Avenue, Portland, Oregon*. June 2000.

[2] Shannon & Wilson, Inc. (1988). *Geotechnical Investigation, Proposed RV Park Development, Expo Center, Portland, Oregon*. October 12, 1988.

3) A storm water outfall was identified that discharges to the northeastern portion of the property. The source of the outfall is reportedly from the Expo Center property. In addition, a sump on the adjacent Harbor Oil property reportedly discharged to an outfall in the southeastern low-lying area at the site.

4) Harbor Oil, a site under investigation by the U. S. Environmental Protection Agency (EPA) and Oregon Department of Environmental Quality (DEQ), is located immediately adjacent to the site across North Force Avenue.

3. Field Activities

3.1 Harbor Oil Sump Outfall Determination

Prior to initiation of field activities, research was conducted to determine if the site received Harbor Oil sump discharge. Based on an August 14, 2001, Metro electronic mail to the Port (Alison Campbell to Rebecca Sonniksen), there is no record of a Harbor Oil outfall on the property (Appendix A). In addition, an outfall was not observed during HAI's August 20, 2001, field activities.

3.2 UST Soil Treatment Area Determination

Approximately 564 cubic yards of gasoline impacted soil were reportedly "land farm" treated and remain on the northeast portion of the site. Although the design of the land farm treatment cell was not documented in the Phase I ESA (PBS 2000), the treatment area was indicated to measure approximately 68 feet wide by 168 feet long by16 to 18 inches deep.

On August 20, 2001, prior to initiation of sampling activities, Mr. Randy Downs, the Portland Metropolitan Exposition Center (Expo Center) Operations Manager, was on-site to identify the general location of the former UST soil treatment pile (Figure 2). The location indicated by Mr. Downs was consistent with that identified in the Phase I ESA report (PBS 2000).

3.3 Investigation Methods and Locations

A combination of investigative methods was used for the collection of soil and groundwater quality samples including surface samples, test pits, and push probe borings. The locations of surface, test pit, and push probe borings are depicted on Figure 2.

3.3.1 Surface Soil Sampling

Storm water discharges onto the northeast corner of the property and flows on the eastern side of the property into a low-lying area. Recently, the storm water system was up-graded and re-routed to approximately the same discharge point as the previous outfall area. The source of the storm water is from the adjoining Expo Center property.

Five surface soil samples (SS-2 through SS-6) were collected from the eastern low-lying area to assess the storm water system; all soil samples were collected at a depth of 0.5 feet below ground surface (bgs). Surface soil sample SS-2 was collected immediately beneath the former storm water outfall. Additional soil samples (SS-3, SS-4, SS-5, and SS-6) were collected at approximate 200-foot intervals down-gradient from the outfall point. Sawdust fill, as documented in the geotechnical report (Shannon and Wilson 1988), was not identified at any of the surface soil samples and therefore not sampled as proposed.

During field activities, one area of darkly colored soil was observed near TP-7. Accordingly, one surface soil sample (SS-1) was collected at a depth of 0.5 feet bgs from this area.

3.3.2 Test Pit Installation

Ten test pits (TP-1 through TP-10) were excavated with a small excavator by Cherokee General Corporation, of Portland, Oregon, under the supervision of HAI. Four test pits (TP-1, TP-2, TP-3, and TP-10) were installed in the vicinity of the former UST soil treatment area and six test pits (TP- 4 through TP-9) were installed at various locations to assess baseline soil conditions within the fill at the site. Test pits were installed to a maximum depth of 5 feet bgs and sampled at depths of approximately 1, 2, and 3 feet bgs. Following completion, each test pit was backfilled with the removed soils and compacted using the excavator bucket in two-foot lifts to land surface.

3.3.3 Push Probe Installation

Five push probe borings (B-1 through B-5) were installed to assess baseline soil and groundwater quality at the site. The push probe borings were installed to depths of 12 to 24 feet bgs. Push probe boring B-5 served a dual purpose in that it was placed to evaluate groundwater quality in the vicinity of the former UST soil treatment area. Groundwater samples were collected from all five borings.

The push probes were installed by Geo-Tech Explorations, Inc. of Tualatin, Oregon with a truck-mounted Geo-Probe Systems hydraulic hammer unit. The push probes were installed with 2-inch outside diameter (OD) hydraulically-driven steel rods. Continuous soil cores were collected using a 4-foot long, 2-inch OD Macro-Core Sampler.

3.3.4 Soil Field Screening

Soil samples were field-screened for the presence of potential contamination by visual, olfactory, sheen, and headspace vapor methods. Screening for the presence of organic vapors was conducted by the headspace method using a Photovac MicroTip model MP-100 equipped with a 10.6 ev lamp and photoionization detector (PID). Immediately following the collection of the sample, approximately 4 ounces of soil was placed in a quart-size plastic bag and sealed. The sample was then set aside for a 20-minute stabilization period, whereupon the detector probe was inserted through the seal into the bag.

With two exceptions, soil impacts were not observed at any location. An area of darkly colored surface soil was observed at location SS-1 (near TP-7). In addition, a slight sheen was observed in soil located above a buried concrete slab at test pit TP-2. A summary of test pit and push probe installation and field screening parameters are included on Table 1.

3.3.5 Groundwater Sampling

Groundwater samples were collected from a temporary well point installed in all five push probe borings. To collect the groundwater samples, a 4-foot section of 1-inch OD, 0.010-inch slotted stainless steel well screen was set beneath the groundwater level. The well screens at ranged in depths of between 8-12 and 20-24 feet bgs. Immediately following well point placement, a water level measurement was made with an electric water level meter to verify appropriate well screen placement. Water was detected at depths ranging from 10 to 22 feet bgs. Following purging of approximately 1 quart of water with a vacuum pump, all well points were sampled with new disposable bailer tubing.

Following completion of the push probe activities, the borings were backfilled with 3/8-inch bentonite chips to ground surface.

3.4 Decontamination Procedures

All push probe sampling equipment was steam cleaned with potable water prior to use, and between boring locations in order to prevent cross-contamination.

All soil sampling equipment was decontaminated after each sample by using a detergent solution wash, and two potable water rinses. Decontamination was not necessary for water sampling equipment, as new disposable tubing was used during groundwater sampling activities.

3.5 Investigative Derived Waste

Soil wastes were not generated during the investigative activities. Since a sheen was not observed on the equipment decontamination water, it was placed on the vegetated ground surface near borings B-1 and B-2 for percolation.

4. Analytical Tests

The soil and groundwater samples were shipped with chain-of-custody documentation in sealed and chilled containers to North Creek Analytical Laboratory located in Beaverton, Oregon, for analysis on a normal basis.

Selected soil samples were analyzed for the following parameters:

Parameter	Method
Hydrocarbon Identification (HCID)	NW TPH-HCID
Gasoline-range petroleum hydrocarbons	NW TPH-Gx
Diesel/Oil-range petroleum hydrocarbons (silica gel cleanup)	NW TPH-Dx SG
Benzene, toluene, ethylbenzene, xylene and naphthalene	U. S. Environmental Protection Agency (EPA) 8021
Volatile Organic Compounds (VOCs)	EPA 8260
Semi-VOCs (SVOCs)	EPA 8270
Priority Pollutant Metals/Lead	EPA 6010B/7000 Series

Five groundwater samples were analyzed for the presence of VOCs by EPA Method 8260, SVOCs by EPA Method 8270, and total (unfiltered) priority pollutant metals by EPA Method 6010B/7000.

The laboratory reports and chain-of-custody documentation for the soil and groundwater sample analyses are in Appendices B and C, respectively. A summary of soil sample analytical testing results are presented on Tables 2 and 3. Results of groundwater sample analytical testing are presented on Table 4.

5. Results and Discussion

5.1 Subsurface Conditions

The subsurface soils encountered during the investigation activities were generally mixtures of silt, sand, and gravel depending on location at the site. In general, native silts, sandy silts, and silty sands were overlain by 0 to 4.5 feet of fill. Fill composed of sandy gravel and sandy silt with gravel was encountered at the former UST soil treatment area and near the slope toe of the Expo Center parking expansion area. Specifically, apparent fill soil was observed in TP-1, TP-2, TP-3, TP-10, and B-5 to a depth of approximately 1.5 feet bgs. The fill was observed on top of a 0.5-foot thick concrete slab encountered at a depth of 1.5 feet bgs in TP-2, TP-3, TP-10 and B-5. In addition, sandy silt with gravel was encountered in B-1, B-2 and TP-8 to depths between 1.5 and 4.5 feet bgs, and likely represents fill soil similar to that observed by Shannon & Wilson, Inc. (1988). Beneath the fill soil, silt, silty sand, and sandy silt were encountered to the maximum depth of investigation at 24 feet bgs.

Groundwater was encountered at depths ranging from 10 to 22 feet bgs in the push probe borings. Topography and nearby hydrologic features do not indicate a clear uppermost groundwater flow direction beneath the site; it may be to the west towards Force Lake or east-southeast towards an unnamed creek.

5.2 Soil Testing Results

Analytical testing results indicate BTEX, naphthalene, and VOCs were not detected in any of the soil samples where analyzed, and petroleum hydrocarbons were only detected above laboratory reporting limits in two soil samples (SS-2 and SS-4). Oil-range petroleum hydrocarbons were detected in surface soil samples SS-2 and SS-4, located at the storm water outfall and approximately 490 feet down-gradient of the outfall, respectively, at concentration of 335 parts per million (ppm) and 65 ppm. The oil detected in sample SS-4 was flagged in the analytical report as not having a pattern consistent with typical petroleum products. In a September 28, 2001, telephone communication (Guy Tanz to Joy Chang) the analytical laboratory indicated the detected hydrocarbons in SS-4 are likely biogenic and not petroleum hydrocarbons. Petroleum hydrocarbons were not detected in the UST soil treatment area samples or in any of the baseline soil samples.

SVOCs, where analyzed, were not detected in soil samples with the exception of surface soil sample SS-2 from beneath the storm water outfall where benzo(a)pyrene, benzo(b)fluoranthene, pyrene, and bis(2-ethylhexyl)phthalate (DEHP) were detected. The detection of petroleum-related SVOCs (with the exception of DEHP) in SS-2 is not surprising since oil was detected in this sample at a concentration of 335 ppm. With the exception of benzo(a)pyrene, none of the detected SVOCs exceed EPA Region 9 Preliminary Remediation Goals (PRGs) for residential soils. The detected benzo(a)pyrene concentration of 0.377 ppm at SS-2 exceeds both the residential and industrial PRGs of 0.062 and 0.29 ppm, respectively. Although the laboratory reporting limits of the SVOC analyses are above a number of PRG-based screening levels, the results of this investigation should be adequate to evaluate baseline soil conditions at the site. Based on the analytical results at SS-3, SS-4, and SS-5, it appears the extent of petroleum impacts from the storm water outfall defined and limited to the immediate area of storm water discharge.

Concentrations of total metals were detected in all soil samples collected at the site. However, only arsenic was detected at concentrations that exceed EPA Region 9 PRGs for residential soils. Arsenic was detected at concentrations ranging from 2.5 to 7.41 ppm, which exceed the EPA PRG of 0.39 ppm. However, all detected arsenic concentrations are within the typical natural background concentrations for the area.

Since the Port may decide to utilize this property for wetlands mitigation, DEQ Level II Screening Benchmark Values (updated March 2001), where established, were compared to soil results to provide a preliminary risk screening for ecologic terrestrial receptors. Concentrations above the most-stringent terrestrial Level II Screening Benchmark Values do not necessarily mean that risks are unacceptable; rather further evaluation of site risks compared to endpoint species may be warranted.

The results of the Level II Screening indicate that DEHP (2.14 ppm) in SS-2 exceeds the most stringent terrestrial Level II Screening Benchmark value of 0.91 ppm (Table 3). In addition, concentrations of metals chromium, copper, lead, nickel, selenium, and zinc exceed the Level II Screening Benchmark Values at various locations across the site. The storm water outfall (SS-2) is the only location where all six referenced metals exceed Level II Screening Benchmark Values. Most of the exceedences for chromium, nickel, and zinc appear to be related to natural background levels (except at SS-2). Lead appears to be elevated above background at both the storm water outfall and soil UST soil treatment area.

5.3 Groundwater Testing Results

Analytical testing of the five groundwater samples from borings B-1 through B-5 did not detect BTEX, naphthalene, VOCs, or SVOCs above laboratory reporting limits. Although the detection limits for benzene, and the SVOC analyses are above a number of PRG-based screening levels, the results of this investigation should be adequate to evaluate baseline groundwater conditions at the site.

Of 13 total (unfiltered) metals analyzed, arsenic at all locations, and lead at one location (B-5), were detected in groundwater at concentrations above EPA Region 9 PRGs for tap water. Concentrations of arsenic ranged from 4.69 to 9.0 parts per billion (ppb) exceeding the EPA PRG of 0.045 ppb. There is no PRG established for lead in groundwater. Lead at B-5 was detected at a concentration of 35.8 ppb, which is above the Safe Drinking Water Act (SDWA) action level of 15 ppb.

The methodology for collecting screening-level groundwater samples from push probe borings often results in turbid samples (potentially releasing metals into the sample) and may not be representative of the true quality of groundwater. Since the initial screening of metals was conducted on unfiltered samples, one sample 5420-010820-205 with the highest concentration of total arsenic and lead was analyzed for dissolved (filtered) metals. The unfiltered concentrations of arsenic (9. ppb) and lead (35.8 ppb) were reduced to below laboratory method reporting limits and 2.64 ppb, respectively. The results suggest that arsenic and lead occurrence in groundwater is attributable to background levels with the detected variability being related to the sampling methodology. The results suggest that all of the detected metals in groundwater at the Site are within the realm of background concentrations for an uppermost water-bearing zone in this area.

6. Conclusions and Recommendations

The results of Phase II ESA investigations indicate that the quality of soil relating to the former UST soil treatment area, and baseline soil and groundwater quality at the site, have been adequately characterized. Petroleum impacted soil is documented in the vicinity of the storm water outfall, and is likely limited to the near proximity of the outfall point. Benzo(a)pyrene exceeds EPA PRGs in soil at the outfall point. In addition, concentrations of DEHP and six metals (chromium, copper, lead, nickel, selenium, and zinc) at the outfall area exceed Level II Screening Benchmark Values. Because of the elevated petroleum hydrocarbons, benzo(a)pyrene, DEHP, and metals values in soil at the storm water outfall, further risk evaluation and/or cleanup of this area appear warranted. In addition, it is recommended that the party responsible for storm water received by the property evaluate, and if needed upgrade, their storm water system to mitigate future impacts to the property.

7. Limitations

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

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

Sincerely,

Guy H. Tanz, R.G.
Associate

gtanz@hahnasoc.com

attachments

TABLE 1
Summary of Test Pit and Push Probe Logs
Phase II Environmental Site Assessment
6.04-Acre Parcel
North Force Avenue Property
Portland, Oregon

Project No. 5420

Boring/ Test Pit Number	Install Date	Total Depth (feet bgs)	Install Method	Groundwater Data Summary			Soil Data Summary							
				Depth (feet bgs)	Screen Interval (feet bgs)	Sample No. [1]	Bottom of Sample Depth (feet bgs)	Sample No. [1]	Soil Strata (feet bgs) Top	Soil Strata (feet bgs) Bottom	Soil Type/ USCS Designation	Field Screening Results: Odor	Visual	Sheen	Headspace (ppm)
TP-1	20-Aug-01	3.5	Excavator	-	-	-	1.5	001	0.0	1.5	Sandy Gravel (fill)(GP)	no	no	no	0.0
							2.5	002	1.5		Silt with trace Sand (ML)	no	no	no	0.0
							3.5	003		3.5		no	no	no	0.0
TP-2	20-Aug-01	3.5	Excavator	-	-	-	1.5	004	0.0	1.5	Sandy Gravel (fill)(GP)	no	no	yes	0.0
							-	-	1.5	2.0	Concrete slab	-	-	-	-
							2.5	005	2.0		Silt with trace Sand (ML)	no	no	no	0.0
							3.5	006		3.5		no	no	no	0.0
TP-3	20-Aug-01	3.5	Excavator	-	-	-	1.5	007	0.0	1.5	Sandy Gravel (fill)(GP)	no	no	no	0.0
							-	-	1.5	2.0	Concrete slab	-	-	-	-
							2.5	008	2.0		Silt with trace Sand (ML)	no	no	no	0.0
							3.5	009		3.5		no	no	no	0.0
TP-4	20-Aug-01	5.0	Excavator	-	-	-	1.5	010	0.0		Sandy Silt (ML)	no	no	no	0.0
							2.5	011		5.0		no	no	no	0.0
TP-5	20-Aug-01	2.5	Excavator	-	-	-	1.5	012	0.0		Sandy Silt (ML)	no	no	no	0.0
							2.5	013		2.5		no	no	no	0.0
TP-6	20-Aug-01	2.5	Excavator	-	-	-	1.5	014	0.0		Sandy Silt (ML)	no	no	no	0.0
							2.5	015		2.5		no	no	no	0.0
TP-7	20-Aug-01	2.5	Excavator	-	-	-	1.5	016	0.0		Sandy Silt (ML)	no	no	no	0.0
							2.5	017		2.5		no	no	no	0.0
TP-8	20-Aug-01	2.5	Excavator	-	-	-	1.5	019	0.0	1.5	Sandy Silt with Gravel (fill) (ML)	no	no	no	0.0
							2.5	020	1.5	2.5	Sandy Silt (ML)	no	no	no	0.0
TP-9	20-Aug-01	2.5	Excavator	-	-	-	1.5	021	0.0	1.5	Sandy Silt (ML)	no	no	no	0.0
TP-10	20-Aug-01	3.5	Excavator	-	-	-	1.5	022	0.0	1.5	Sandy Silt with Gravel (fill)(ML)	no	no	no	0.0
							-	-	1.5	2.0	Concrete Slab	-	-	-	-
							2.5	023	2.0		Sandy Silt (ML)	no	no	no	0.0
							3.5	024		3.5		no	no	no	0.0
B-1	20-Aug-01	20.0	Push Probe	18	16-20	201	1.5	101	0.0	3.5	Sandy Silt with Gravel (fill) (ML)	no	no	no	0.0
							3.5	102	3.5	12.0	Silt with trace Sand	no	no	no	0.0
							6.5	103	3.5	12.0		no	no	no	0.0
							9.5	104	3.5	12.0		no	no	no	0.0
							13.5	105	12.0	15.5	Silty Sand (SP)	no	no	no	0.0
							17.5	106	15.5	20.0	Sand with trace Silt (SP)	no	no	no	0.0
B-2	20-Aug-01	12.0	Push Probe	10	8-12	202	1.5	107	0.0	4.5	Sandy Silt with Gravel (fill) (ML)	no	no	no	0.0
							4.5	108	4.5		Silt with trace Sand (ML)	no	no	no	0.0
							9.5	109		12.0		no	no	no	0.0
B-3	20-Aug-01	12.0	Push Probe	10	8-12	203	1.5	110	0.0	2.5	Sandy Silt (ML)	no	no	no	0.0
							3.5	111	2.5		Silt with trace Sand (ML)	no	no	no	0.0
							6.5	112		12.0		no	no	no	0.0
B-4	20-Aug-01	19.0	Push Probe	15	12-16	204	1.5	113	0.0	4.5	Silty Sand (SP)	no	no	no	0.0
							4.5	114	4.5		Silt with trace Sand (ML)	no	no	no	0.0
							6.5	115				no	no	no	0.0
							9.5	116		12.0		no	no	no	0.0
							13.5	117	12.0	14.0	Sandy Silt (ML)	no	no	no	0.0
							16.0	-	14.0	16.0	Sand with trace Silt (SP)	no	no	no	0.0
B-5	20-Aug-01	24.0	Push Probe	22	20-24	205	-	-	0.0	1.5	Sandy Silt with Gravel (fill) (ML)	no	no	no	0.0
							-	-	1.5	2.0	Concrete	-	-	-	-
							4.0	-	2.0		Silty Sand (SP)	no	no	no	0.0
							8.0	-				no	no	no	0.0
							12.0	-				no	no	no	0.0
							16.0	-				no	no	no	0.0
							20.0	-				no	no	no	0.0
							24.0	-		24.0		no	no	no	0.0

Note: 1 = Sample No. prefix is 5106-010820- bgs = below ground surface ppm = parts per million USCS = Unified Soil Classification System

Updated: 10/17/01 GHT
File Name: 5420-01 Probes Sum

TABLE 2

Summary of Analytical Results for Soil Samples

Phase II Environmental Site Assessment
6.04-Acre Parcel
North Force Avenue Property
Portland, Oregon

Project No. 5420

Location	Sample Number[1]	Sample Date	Sample Depth (feet bgs)	Location Description	Analytical Results – mg/kg (ppm)										
					NW Method TPH-HCID			NW Method TPH-Gx	NW Method TPH-Dx (silica gel cleanup)		EPA 8021 or 8260B		EPA 8260B	EPA 8270	EPA 6010/7000
					Gasoline	Diesel	Oil	Gasoline	Diesel	Oil	BTEX	Naphthalene	VOCs	SVOCs (Table 3)	Metals (Table 4)
Storm Water Outfall Assessment															
SS-2	025	20-Aug-01	0.5	Beneath outfall	ND>20	ND>50	Detected	-	ND>50	335.	ND	ND>0.2	ND	Detected	Detected
SS-3	026	20-Aug-01	0.5	230 feet south of outfall	ND>20	ND>50	ND>100	-	-	-	-	-	-	-	-
SS-4	027	20-Aug-01	0.5	440 feet south of outfall	ND>20	ND>50	Detected	-	ND>25	65.[2]	ND	ND>0.2	ND	ND	Detected
SS-5	028	20-Aug-01	0.5	650 feet south of outfall	ND>20	ND>50	ND>100	-	-	-	-	-	-	-	-
SS-6	029	20-Aug-01	0.5	820 feet south of outfall	ND>20	ND>50	ND>100	-	-	-	-	-	-	-	-
Former Soil Treatment Area Assessment															
TP-1	001	20-Aug-01	1.5	Suspected fill	-	-	-	-	-	-	-	-	-	-	Detected
	002	20-Aug-01	2.5	-	-	-	-	ND>2	-	-	ND>0.05	ND>0.05	-	-	-
TP-2	004	20-Aug-01	1.5	Soil on concrete (fill)	-	-	-	ND>2	-	-	ND	ND>0.2	ND	-	Detected
	005	20-Aug-01	2.5	Soil beneath concrete	-	-	-	ND>2	-	-	ND>0.05	ND>0.05	-	-	-
TP-3	007	20-Aug-01	1.5	Soil on concrete (fill)	-	-	-	-	-	-	ND	ND>0.2	ND	-	Detected
	008	20-Aug-01	2.5	Soil beneath concrete	-	-	-	ND>2	-	-	ND>0.05	ND>0.05	-	-	-
TP-10	022	20-Aug-01	1.5	Soil on concrete (fill)	-	-	-	-	-	-	-	-	-	-	Detected
	023	20-Aug-01	2.5	Soil beneath concrete	-	-	-	ND>2	-	-	ND>0.05	ND>0.05	-	-	-
Baseline Assessment															
SS-1	018	20-Aug-01	0.5	Surface discoloration	ND>20	ND>50	ND>100	-	-	-					-
TP-4	010	20-Aug-01	1.5	-	ND>20	ND>50	ND>100	-	-	-	-	-	-	-	-
TP-5	012	20-Aug-01	1.5	-	ND>20	ND>50	ND>100	-	-	-	ND	ND>0.2	ND	ND	Detected
TP-6	014	20-Aug-01	1.5	-	ND>20	ND>50	ND>100	-	-	-	-	-	-	-	-
TP-7	016	20-Aug-01	1.5	-	ND>20	ND>50	ND>100	-	-	-	-	-	-	-	-
TP-8	019	20-Aug-01	1.5	Suspected fill	ND>20	ND>50	ND>100	-	-	-	-	-	-	-	-
TP-9	021	20-Aug-01	1.5	-	ND>20	ND>50	ND>100	-	-	-	-	-	-	-	-
B-1	101	20-Aug-01	1.5	Suspected fill	ND>20	ND>50	ND>100	-	-	-	ND	ND>0.2	ND	ND	Detected
B-2	107	20-Aug-01	1.5	Suspected fill	ND>20	ND>50	ND>100	-	-	-	-	-	-	-	-
B-3	110	20-Aug-01	1.5	-	ND>20	ND>50	ND>100	-	-	-	ND	ND>0.2	ND	ND	Detected
B-4	113	20-Aug-01	1.5	-	ND>20	ND>50	ND>100	-	-	-	ND	ND>0.2	ND	ND	Detected

Note: - = not analyzed
bgs = below ground surface
BTEX = benzene, toluene, ethylbenzene, xylene
DEHP = bis(2-ethylhexyl)phthalate
EPA = U.S. Environmental Protection Agency
HCID = hydrocarbon identification
mg/kg = milligrams per kilogram
ND = not detected above detection limit indicated
NW = Northwest Method
PAHs = polynuclear aromatic hydrocarbons
ppm = parts per million
SVOCs = semi-volatile organic compounds
TPH = total petroleum hydrocarbons
VOCs = volatile organic compounds

1 = Sample number prefix: 5420-010820-
2 = The detected hydrocarbons do not have a pattern consistent with typical petroleum products, and are likely bigenic in nature

TABLE 3

Summary of Analytical Results for Soil Samples: SVOCs

Phase II Environmental Site Assessment
6.04-Acre Parcel
North Force Avenue Property
Portland, Oregon

Project No. 5420

Location	Sample Number	Sample Date	Sample Depth (feet bgs)	Location Description	Analytical Results – mg/kg (ppm)				
					SVOCs by EPA Method 8270				
					Benzo(a) pyrene	Benzo(b) fluoranthene	Bis (2-ethylhexyl) phthalate	Pyrene	Other SVOCs
Storm Water Outfall Assessment									
SS-2	025	20-Aug-01	0.5	Beneath outfall	**0.377**	0.617	[redacted]	0.4	ND
SS-4	027	20-Aug-01	0.5	440 feet south of outfall	ND>0.33	ND>0.33	ND>2.	ND>0.33	ND
Baseline Assessment									
TP-5	012	20-Aug-01	1.5	-	ND>0.33	ND>0.33	ND>2.	ND>0.33	ND
B-1	101	20-Aug-01	1.5	Suspected fill	ND>0.33	ND>0.33	ND>2.	ND>0.33	ND
B-3	110	20-Aug-01	1.5	-	ND>0.33	ND>0.33	ND>2.	ND>0.33	ND
B-4	113	20-Aug-01	1.5	-	ND>0.33	ND>0.33	ND>2.	ND>0.33	ND
EPA Region 9 PRG - Residential Soils-->					**0.062**	**0.62**	**35.**	**2,300.**	-
DEQ III Screening Benchmark Value[2]-->					**7.**	#	**0.91**	#	-

Note:
# = not established
bgs = below ground surface
DEQ = Oregon Department of Environmental Quality
EPA = U.S. Environmental Protection Agency
mg/kg = milligrams per kilogram
ppm = parts per million
PRG = Preliminary Remediation Goal
SVOCs = semi-volatile organic compounds

Bold numbers indicate concentrations in excess of residential EPA PRGs (November 2000)

Shaded numbers indicate concentrations in excess of DEQ Level II Screening Benchmark Values (March 2001)

1 = Sample number prefix: 5420-010820-

2 = Lowest Level II Screening Benchmark Values for ecological receptors (March 2001)

Updated: 10/18/01 GHT
File: 5420-02/3 Soil Rslts PRG

TABLE 4

Summary of Analytical Results for Soil Samples: Metals

Phase II Environmental Site Assessment
6.04-Acre Parcel
North Force Avenue Property
Portland, Oregon

Project No. 5420

Location	Sample Number[1]	Sample Date	Sample Depth (feet bgs)	Location Description	Analytical Results – mg/kg (ppm) Total Metals by EPA 6010/7000 Series												
					Antimony	Arsenic	Beryllium	Cadmium	Chromium	Copper	Lead	Mercury	Nickel	Selenium	Silver	Thallium	Zinc
Storm Water Outfall Assessment																	
SS-2	025	20-Aug-01	0.5	Beneath outfall	ND>0.5	**7.41**	0.823	2.18	1590	790	201	ND>0.1	38.1	1.02	ND>0.5	ND>0.5	701
SS-4	027	20-Aug-01	0.5	440 feet south of outfall	1.24	**2.5**	ND>0.5	ND>0.5	17.1	30.5	72.7	ND>0.1	17.1	0.901	ND>0.5	ND>0.5	149
Former Soil Treatment Area Assessment																	
TP-1	001	20-Aug-01	1.5	Suspected fill	-	-	-	-	-	-	19.9	-	-	-	-	-	-
TP-2	004	20-Aug-01	1.5	Soil on concrete (fill)	-	-	-	-	-	-	83.4	-	-	-	-	-	-
TP-3	007	20-Aug-01	1.5	Soil on concrete (fill)	-	-	-	-	-	-	24.3	-	-	-	-	-	-
TP-10	022	20-Aug-01	1.5	Soil on concrete (fill)	-	-	-	-	-	-	1680	-	-	-	-	-	-
Baseline Assessment																	
TP-5	012	20-Aug-01	1.5	-	ND>0.5	**4.72**	1.16	ND>0.5	337	30.4	12.2	ND>0.1	36.4	ND>0.5	ND>0.5	ND>0.5	106
B-1	101	20-Aug-01	1.5	Suspected fill	ND>0.5	**5.28**	0.853	ND>0.5	23.1	29.4	14.8	ND>0.1	24.5	ND>0.5	ND>0.5	ND>0.5	91.5
B-3	110	20-Aug-01	1.5	-	ND>0.5	**3.25**	0.874	ND>0.5	29.1	36.2	8.75	ND>0.1	28.1	ND>0.5	ND>0.5	ND>0.5	81.6
B-4	113	20-Aug-01	1.5	-	ND>0.5	**5.79**	1.22	ND>0.5	37.3	35.5	12.5	ND>0.1	37.7	0.6	ND>0.5	ND>0.5	96.1
EPA Region 9 PRG - Residential Soils -->					31.	0.39	150.	37.	210.	2,900.	400.	23.	1,600.	390.	390.	5.2	23,000.
DEQ Level II Screening Benchmark Value[2] -->					5.	8.	8.	4.	0.4	50.	50.	0.1	30.	1.	2.	1.	50.

Note: - = not analyzed
bgs = below ground surface
DEQ = Oregon Department of Environmental Quality
EPA = U.S. Environmental Protection Agency
mg/kg = milligrams per kilogram
ND = not detected above detection limit indicated
PRG = Preliminary Remediation Goal
ppm = parts per million

1 = Sample number prefix: 5420-010820-
2 = Lowest Level II Screening Benchmark Values for ecological receptors (March 2001)
Bold numbers indicate concentrations in excess of EPA Region 9 Residential PRGs

Shaded numbers indicate concentrations in excess of DEQ Level II Screening Benchmark Values (March 2001)

TABLE 5

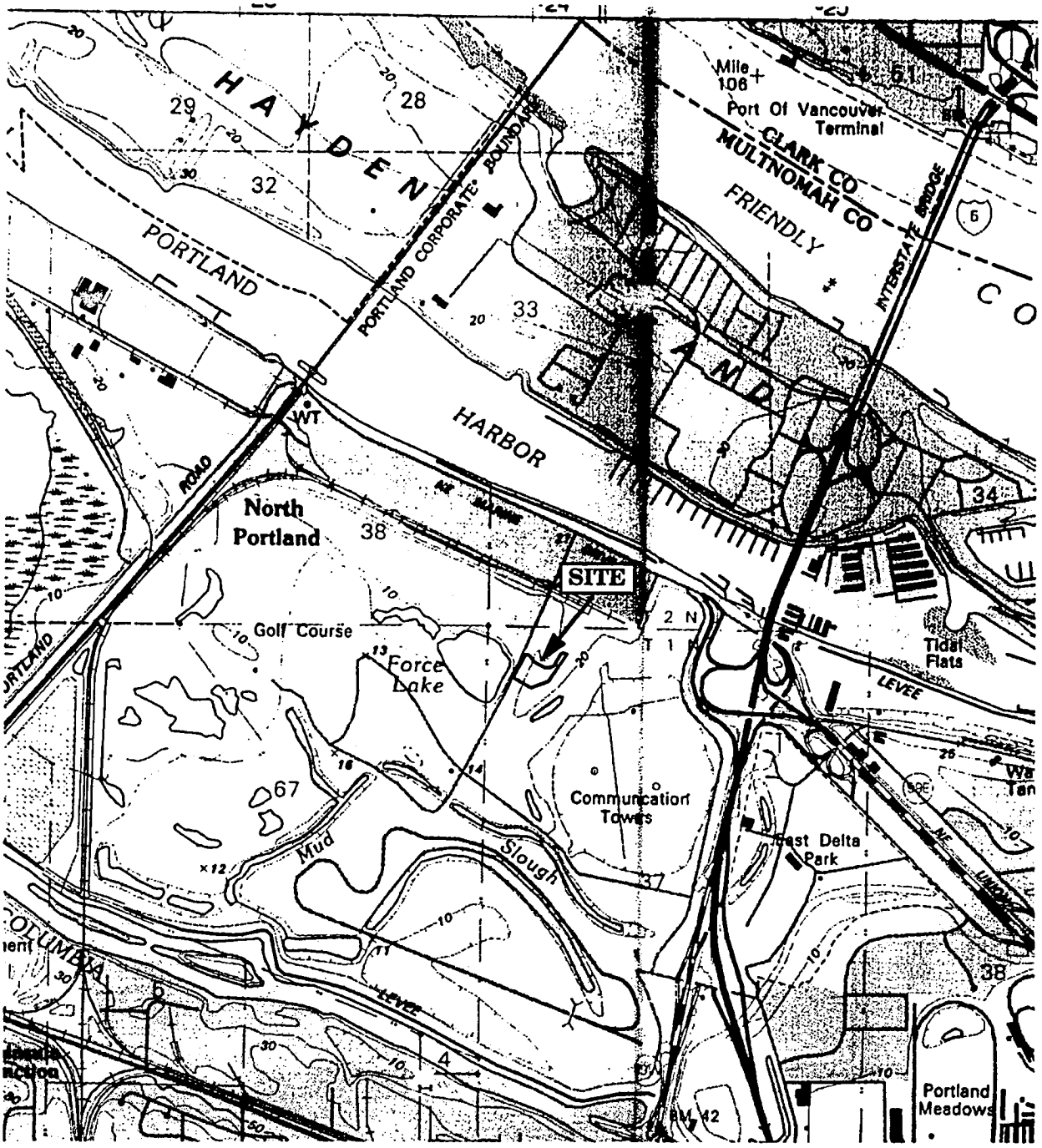
Summary of Analytical Results for Groundwater Samples
Phase II Environmental Site Assessment
6.04-Acre Property
North Force Avenue Property
Portland, Oregon

Project No. 5420

Boring Number	Screen Interval (feet bgs)	Sample Number[1]	Sample Date	Analytical Results ug/l (ppb)																					
				EPA Method 8260B						EPA Method 8270		Metals by EPA Method 6000/7000 Series													
												Total Metals (unfiltered)												Dissolved Metals (filtered)	
				Benzene	Toluene	Ethylbenzene	Total Xylenes	Naphthalene	Other VOCs	PAHs	Other SVOCs	Antimony	Arsenic	Beryllium	Cadmium	Chromium	Copper	Lead	Mercury	Nickel	Selenium	Silver	Thallium	Zinc	Arsenic	Lead
Baseline Investigation																									
B-1	16 - 20	201	20-Aug-01	ND>1.	ND>1.	ND>1.	ND>2.	ND>2.	ND	ND	ND	ND>1.	5.46	1.27	ND>1.	47.3	47.	13.5	0.27	34.6	1.6	1.32	ND>1.	128.	-	-
B-2	8 - 12	202	20-Aug-01	ND>1.	ND>1.	ND>1.	ND>2.	ND>2.	ND	ND	ND	1.35	4.69	ND>1.	1.74	24.4	92.1	11.5	ND>0.2	43.6	4.72	1.08	ND>1.	73.2	-	-
B-3	8 - 12	203	20-Aug-01	ND>1.	ND>1.	ND>1.	ND>2.	ND>2.	ND	ND	ND	ND>1.	5.91	1.48	ND>1.	58.8	51.9	13.1	0.21	44.6	1.21	ND>1.	ND>1.	138.	-	-
B-4	12 - 16	204	20-Aug-01	ND>1.	ND>1.	ND>1.	ND>2.	ND>2.	ND	ND	ND	ND>1.	7.17	1.99	ND>1.	47.1	61.	14.8	0.2	37.5	2.01	ND>1.	ND>1.	111.	-	-
B-5	20 - 24	205	20-Aug-01	ND>1.	ND>1.	ND>1.	ND>2.	ND>2.	ND	ND	ND	ND>1.	9.	3.22	1.04	105.	154.	35.8	1.56	77.2	1.64	ND>1.	ND>1.	235.	2.64	ND>1.
EPA PRG for Tap Water -->				0.35	720.	1,300.	1,400.	6.2	varies	varies	varies	15.	0.045	73.	18.	110.	1,400.	15.[2]	11.	730.	180.	180.	2.4	11,000.	0.045	15.[2]

Note: - = not analyzed
bgs = below ground surface
EPA = U.S. Environmental Protection Agency
ND = not detected above detection limit indicated
PAHs = polynuclear aromatic hydrocarbons
ppb = parts per billion
PRG = EPA Region 9 Preliminary Remediation Goal (11/00)
SVOCs = semi-volatile organic compounds
TPH = total petroleum hydrocarbons
ug/l = micrograms per liter
VOCs = volatile organic compounds

1 = sample number prefix: 5420-010820-
2 = EPA Primary Drinking Water Regulation Action Level
Bold = Concentration in excess of PRG for tap water



Source: Portland, Oregon U.S.G.S. 7.5 Minute Quadrangle, 1990
Contour Interval: 10 feet

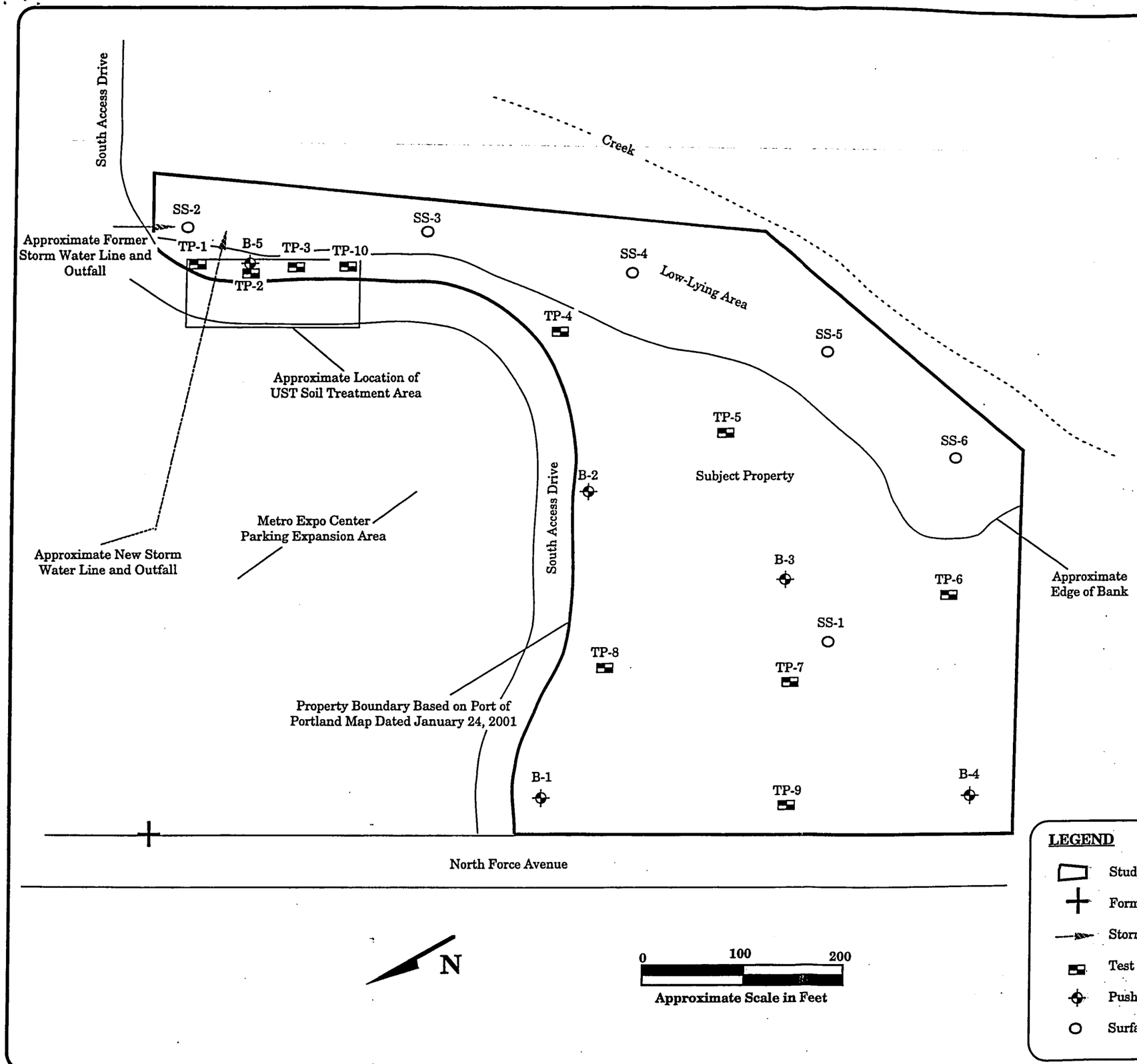
N 0 2,000 4,000
Scale in Feet

HAI Project	**HAHN and ASSOCIATES INCORPORATED**	**Location Map**	**FIGURE**
October 2001	ENVIRONMENTAL MANAGEMENT 434 NW SIXTH AVENUE, SUITE 203 PORTLAND, OREGON 97209 503/796-0717	Phase II Environmental Site Assessment 6.04-Acre Parcel North Force Avenue Portland, Oregon	1

Figure 2

Push Probe, Test Pit, and Surface Sample Locations

Phase II Environmental Site Assessment
6.04-Acre Parcel
North Force Avenue
Portland, Oregon



HAHN AND ASSOCIATES, INC.
ENVIRONMENTAL MANAGEMENT
434 NW SIXTH AVENUE, SUITE 203
PORTLAND, OREGON 97209
(503) 796-0717

October 2001

HAI Project No. 5420

N

EXPO SITE ANALYSIS
Land Swap with Metro

Work will adjust the exhibit to reflect actual area to be cleared.

Approximate Parcel Boundary (approx. 11 acre)

Concrete Slab Area (approx. 1.48 acre)

Scale: 1" = 100'

EXHIBIT D